

# West of England Strategic Housing Market Assessment

## South Gloucestershire Guidance Note

### Purpose and Background

The purpose of a Strategic Housing Market Assessment (SHMA) is to provide evidence on housing need and demand across a housing market area in terms of affordable and market housing and to identify the housing requirements of specific groups and the appropriate mix of housing required.

The West of England SHMA covers the six local authority areas of Bath and North East Somerset, Bristol, North Somerset, South Gloucestershire, Mendip and West Wiltshire. It was prepared by a project team consisting of housing and planning officers of the six authorities with research commissioned from Professor Glen Bramley, of Herriot-Watt University, and was published in June 2009. The SHMA was carried out according to the Strategic Housing Market Assessments Practice Guidance Version 2 issued August 2007. The SHMA was approved for use by South Gloucestershire Council in September 2009.

A revised SHMA is being progressed, initially by the four West of England authorities, with initial outputs anticipated by December 2014.

In the interim, the West of England Authorities commissioned Professor Glen Bramley to carry out further analysis of the SHMA 2009, to take account of the introduction of the Affordable Rent tenure in 2011. This new analysis is contained within an Addendum to the SHMA 2009 which was completed in March 2013 and approved for use by South Gloucestershire Council in September 2013.

This guidance note has been updated to highlight the key findings likely to affect housing developments in South Gloucestershire. Also further analysis has been undertaken on the Addendum, and the housing mix tables below reflect the deliverability of Affordable Rent in regard to specific house types.

For further information and links to the Addendum to the SHMA 2009, SHMA executive summary (40 pages) and full report (256 pages) see [SHMA - SGC website](#)

For the Council's Affordable Housing Supplementary Planning Document see [Current SPD - SGC website](#) and the Council's main Core Strategy Policy on affordable housing CS18, see [www.southglos.gov.uk/corestrategy](http://www.southglos.gov.uk/corestrategy)

## Impact of Affordable Rent on Housing Mix

### Tenure

The Addendum to the SHMA 2009 found that had Affordable Rent (at 80% median market rent) been available at the time the SHMA 2009 was produced there would have been a large overlap of households in need who could afford both Affordable Rent and Intermediate affordable housing. The revised tenure split showing the numbers who might only be able to access Affordable Rent but not Intermediate housing is set out below:

### Housing Need by Tenure (Annual average 2009-2021)

| 2009-2021   | South Glos        |
|---|-------------------|
| Total net need social rent                                  | 788               |
| Total net need affordable rent                              | 61                |
| Total net need intermediate                                 | 158               |
| Percentage split social rent /affordable rent/ Intermediate | <b>78%/6%/16%</b> |

Source: Table 1 Addendum to SHMA 2009 report. Note: figures may not sum due to rounding

### Housing Mix

The tables below show the unit types sought to meet housing need by tenure. This housing mix is based upon the Addendum to the SHMA 2009, and takes account of Affordable Rent deliverability according to house types, as recommended by the Addendum:

### Unit Mix of new housing for Social Rent

| Percentage | Type         | Min Size m2 |
|------------|--------------|-------------|
| 24%        | 1 bed flats  | 46          |
| 7%         | 2 bed flats  | 67          |
| 41%        | 2 bed houses | 75          |
| 18%        | 3 bed houses | 85          |
| 11%        | 4 bed houses | 106         |

Source: Table 2 Addendum to WoE SHMA 2009 report. Note: Difference in figures due to rounding

### Unit Mix of new housing for Intermediate Housing

| Percentage | Type         | Min Size m2 |
|------------|--------------|-------------|
| 44%        | 1 bed flats  | 46          |
| 17%        | 2 bed flats  | 67          |
| 19%        | 2 bed houses | 75          |
| 19%        | 3 bed houses | 85          |
| 1%         | 4 bed houses | 106         |

Source: Table3 Addendum to WoE SHMA 2009 report. Note: Difference in figures due to rounding

### Unit Mix of new housing for Affordable Rent

| Percentage | Type         | Min Size m2 |
|------------|--------------|-------------|
| 0%         | 1 bed flats  | 46          |
| 18%        | 2 bed flats  | 67          |
| 35%        | 2 bed houses | 75          |
| 47%        | 3 bed houses | 85          |
| 0%         | 4 bed houses | 106         |

The Affordable Rent unit mix table above is based upon the Addendum to the SHMA 2009, and includes a revised unit mix which reflects that 1 bed flats and 4 bed houses are either not affordable or are undeliverable by Registered providers in South Gloucestershire. This assessment has meant that Affordable Rent will be sought as 2 and 3 bed accommodation only. For further information see the Addendum to the SHMA 2009 via [SHMA - SGC website](#)

Affordable Rent is currently only deliverable by Registered Providers under an Investment Contract with the Homes and Communities Agency (HCA).

If Affordable Rent cannot be delivered by a Registered Provider then the housing mix sought will revert to the SHMA 2009 (see Appendix 1).

## Wheelchair Accommodation

### Net need for Wheelchair Accommodation each year

|                   | <b>South Glos</b> |
|-------------------|-------------------|
| Total annual need | 69                |
| Annual supply     | 20                |
| <b>Net Need</b>   | <b>49</b>         |

Source: Table 10.13 Main report

The table above shows an annual need for 49 units of wheelchair accessible accommodation, which equates to 5% of South Gloucestershire's net housing need of 903 units. Therefore the Council will seek a provision of 5% of all affordable housing to be for wheelchair users, with unit mix determined on a site by site basis according to layout and need. For further information on the standard required please see Appendix 4 of the Council's Affordable Housing Supplementary Planning Document via [Current SPD - SGC website](#)

## Appendix 1

The tables below are taken from the SHMA 2009, and these tables will be referred to if Affordable Rent cannot be provided as 2 and 3 bedroom accommodation.

### SHMA 2009 Tenure Split

#### Housing Need by Tenure (Annual average 2009-2021)

| 2009-2021                                   | South Glos    |
|---|---------------|
| Total net need social rent                  | 727           |
| Total net need intermediate                 | 176           |
| Percentage split social rent / Intermediate | <b>80/20%</b> |
| Total net housing need                      | 903           |

Source: Table 4.11 Main report and Fig 20 Executive Summary. Note: figures may not sum due to rounding

### SHMA 2009 Housing Mix

#### Figure 1: Required Unit Mix of new housing for Social Rent

| 2009-2021     | South Glos |
|---------------|------------|
| 1 bed         | 23%        |
| 2 bed flat    | 7%         |
| 2 bed house   | 38%        |
| 3 bed house   | 22%        |
| 4 + bed house | 10%        |

Source: Table 4.13 Main report and Fig 15 Executive Summary. Note: Difference in figures due to rounding

#### Figure 2: Required Unit Mix of Intermediate Housing

| 2009-2021   | South Glos |
|-------------|------------|
| 1 bed flat  | 44%        |
| 2 bed flat  | 17%        |
| 2 bed house | 19%        |
| 3 bed house | 19%        |
| 4 bed house | 1%         |

Source: Table 4.14 Main report and Fig 16 Executive Summary. Note: Difference in figures due to rounding