

Strategic Housing Market Assessment For the Wider Bristol Housing Market Area South Gloucestershire Guidance Note

Purpose and Background

The purpose of a Strategic Housing Market Assessment (SHMA) is to identify the scale and mix of housing and range of tenures that the local population is likely to need over a plan period, this includes need for all types of housing including affordable housing and the needs to different groups in the community.

In June 2015 Volume 1 of the new SHMA was published for the Wider Bristol Housing Market Area, covering Bristol City, South Gloucestershire and North Somerset. The SHMA reported the Full Objectively Assessed Need (OAN) in Wider Bristol to be 85,000 dwellings over the 20 year plan period 2016-36. The 85,000 dwellings includes a substantial need for affordable housing: a total of 29,100 dwellings across Wider Bristol, which is equivalent to an average of 1,455 dwellings per year.

Volume 2 of the SHMA was published in November 2015 and approved for use by Planning, Transport and Strategic Environment Committee in March 2016. It sets out additional technical information covering the need for all types of housing, including the breakdown of affordable housing need by tenure and type. As the most up to date evidence on affordable housing need, Volume 2 is considered a material consideration of some weight for development management and housing delivery purposes

Together both SHMA 2015 Volumes provide the updated evidence base to inform the understanding of housing demand and the scale of housing supply necessary to meet this demand. This will set the context for establishing the overall housing requirement to be established through the West of England Joint Spatial Plan and local plan reviews 2016 including the Joint Spatial Plan and Future Transport Study.

This guidance note has been produced to highlight the key findings likely to affect housing developments in South Gloucestershire and the weight now to be attached to SHMA Volume 2 as part of determining planning applications and delivery of the Council's statutory housing functions.

For further information and links see the South Gloucestershire Council [SHMA web page](#).

For the Council's Affordable Housing Supplementary Planning Document see [Affordable Housing and ExtraCare SPD](#) and the Council's main Core Strategy Policy on affordable housing CS18, see [SGC Core Strategy](#)

Affordable Housing Need

Delivery of new affordable housing in South Gloucestershire is supported by local plan policy CS18, with a requirement for 35% affordable housing provision on new housing developments above appropriate thresholds. CS18 refers to affordable housing being maximised in line with the current Strategic Housing Market Assessment.

In line with the SHMA plan period (2016- 36), it is proposed that new affordable housing schemes submitted from 1st April 2016 should have regard to the updated evidence contained in the SHMA 2015, which is considered material to inform planning applications.

Tenure Split

The affordable housing tenure split and unit mix from the SHMA 2015 for South Gloucestershire is shown below. This breakdown is based on a household spending no more than 35% of their gross household income on housing.

Tenure	Social Rent	Affordable Rent	Shared Ownership
Split	73%	5%	22%

Housing Mix

The table below shows the unit types sought to meet housing need by tenure based upon the SHMA 2015:

Unit Mix/ Tenure	Social Rent	Affordable Rent	Shared Ownership
1 bed flat	15%	3%	8%
2 bed flat	15%	13%	16%
2 bed house	28%	30%	35%
3 bed house	34%	54%	41%
4 bed house	8%	0%	0%
Total	100%	100%	100%

The intermediate and affordable rent unit mix reflects that 4 bed houses for these tenures are not affordable/ or are undeliverable by Registered Providers in South Gloucestershire.

Affordable rent is currently only deliverable by Registered Providers with the agreement of the HCA. Provision of affordable rented homes is further dependant on the development capacity of Registered Providers. Where affordable rent is not deliverable on sites then shared ownership will be sought in its place. This is because these two tenures have similar housing costs. The S106 Agreement will contain a cascade mechanism converting the tenure of affordable rent units to shared ownership to ensure overall affordable housing delivery is not lost through non-delivery of affordable rented homes.

Wheelchair Accommodation

The SHMA report identifies a need for all housing (market and affordable housing) to be built to accessible and adaptable standards, providing viability is not compromised, and a target of 8% of affordable homes for wheelchair users.

Note: This guidance note will be kept under review and updated subject to any further amendments to the Wider Bristol SHMA following comments received to the Joint Spatial Plan Issues and Options consultation and also changes to the definition of affordable housing as a result of the Housing and Planning Bill receiving Royal assent.