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| Condover  Housing Needs Assessment (HNA)      May 2019 |

# Quality information

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| **Revision** | **Revision date** | **Details** | **Authorized** | **Name** | **Position** |
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| 2 | May 2019 | Technical review | JH | Jesse Honey | Associate Director |
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**List of acronyms used in the text:**

AH Affordable Housing (NPPF definition)

AMH Affordable Market Housing

CPC Condover Parish Council

HNA Housing Needs Assessment

HNF Housing Needs Figure

LPA Local Planning Authority

MHCLG Ministry for Housing, Communities and Local Government (formerly DCLG)

NA Neighbourhood Area

NDP Neighbourhood Development Plan

NP Neighbourhood Plan

NPA Neighbourhood Plan Area

NPPF National Planning Policy Framework

ONS Office for National Statistics

PPG Planning Practice Guidance

PRS Private Rented Sector

SC Shropshire Council

SHLAA Strategic Housing Land Availability Assessment

SHMA Strategic Housing Market Assessment

# Executive Summary

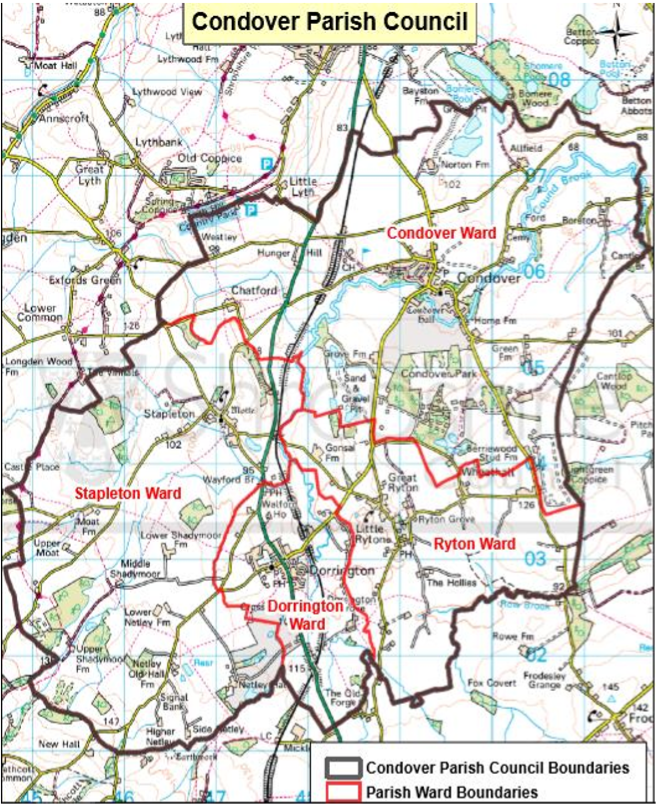
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# Context

## Local context

1. Condover is a village and civil parish[[1]](#footnote-1) located in Shropshire, within the West Midlands of England.
2. The Parish covers approximately 3029 hectares and is made up of the Condover, Stapleton, Dorrington and Ryton Wards of Shropshire Council.
3. Despite being a relatively rural parish, Condover is situated just 8km south of the county town of Shrewsbury.
4. There are four main settlements within the Parish; Condover, Stapleton, Dorrington and Ryton.
5. The A49 is the main road running north-south through the Parish, providing residents with direct access to Hereford, Leominster, Shrewsbury, Whitchurch, and Warrington.
6. Condover was designated as a Neighbourhood Area (NA) in 2017[[2]](#footnote-2), and a steering group has since been working towards developing a Neighbourhood Plan (NP). A map identifying the designated Condover NA is shown below in Figure 2-1.

Figure 2‑1: Condover Neighbourhood Area



Source: Condover Parish Council (© Crown copyright 2015 OS 100049049)

## Planning policy context

1. In line with the Basic Conditions of Neighbourhood Planning[[3]](#footnote-3) (NP), Neighbourhood Development Plans (NDPs) are required to be in general conformity with adopted strategic local policies. Consequently, there is a requirement for the relevant Local Plan to be reviewed as part of this Housing Needs Assessment (HNA).
2. The Shropshire Local Plan sets out detailed planning policies for the area for the period up to 2026. The Local Plan is currently made up of the Core Strategy Development Plan Document (DPD)[[4]](#footnote-4), adopted in 2011, and the Site Allocations and Management of Development DPD[[5]](#footnote-5) (henceforth referred to as SAMDev), adopted in 2015.
3. Shropshire Council (SC) is currently undertaking a partial review of the local plan, to ensure that the plan can be updated as necessary to respond to the 2019 National Planning Policy Framework (NPPF).[[6]](#footnote-6) Upon completion, the Local Plan partial review will provide the most up-to-date planning policy for Shropshire, for the period from 2016 to 2036.
4. However, given that the Local Plan partial review is not yet adopted, the adopted Local Plan is the document with which the NP must conform. Both the Core Strategy and the SAMDev DPDs of the adopted Shropshire Local Plan have therefore been assessed for policies relevant to housing need. It should be noted that not every policy is quoted, and of those referenced below, not every provision of each policy is necessarily considered relevant for the purposes of this assessment; as such, they have been edited appropriately.

### Core Strategy (adopted 2011)

1. **Policy CS1: Strategic Approach**, within the Core Strategy, plans for 27,500 new homes across Shropshire from 2006 to 2026, 9,000 of which will be affordable housing. In terms of the distribution of this development across Shropshire, Shrewsbury will accommodate approximately 25%, the Market Towns and other Key Centres will accommodate approximately 40%, and the Rural areas (within which Condover is located) will accommodate approximately 35%. The policy also states that the SAMDev DPD will make provision for housing and employment needs in the towns, Key Centres and rural areas having regard to the differing pressures, opportunities and constraints in the spatial zones, and that broadly this means there will be 8,250 – 8,800 dwellings in Central Shropshire (which includes Condover).
2. **Policy CS4: Community Hubs and Community Clusters** of the Core Strategy summaries the sustainable development plans for rural areas. Private and public investment in these rural areas will be focused into community hubs and community clusters, and market housing development should provide a suitable mix of housing which caters for local needs, including contributions to affordable housing.
3. **Policy CS11: Type and Affordability of Housing** sets out the strategy for achieving a balance in the size, type, tenure, and affordability of new housing, to create mixed, balanced and inclusive communities within Shropshire. This policy has an overall target of 33% local needs affordable housing from all sources for the first five years of the plan period, comprised of 20% social-rented and 13% intermediate affordable housing. The policy also states that specialist housing should be provided (including nursing homes, residential and extra care facilities) and housing developments should be designed to be capable of adaptation to accommodate lifestyle changes (including the needs of elderly and disabled people).

### Site Allocations and Management of Development (SAMDev) Plan (adopted 2015)

1. Building on the Core Strategy, **Policy MD1: Scale and Distribution of Development,** within theSAMDev document classifies Dorrington, Stapleton and Condover as a community cluster settlement in the Shrewsbury area, where sustainable development will be supported. It should be noted that despite the statement in the Core Strategy that the SAMDev would allocate homes in sub-areas of the county, with the one within which Condover would have been located named Central Shropshire, in fact, the SAMDev names this location the ‘Shrewsbury area’.
2. **Policy S16: Shrewsbury Area** states that development by infilling, groups of houses and conversions of buildings may be acceptable on suitable sites within the development boundaries for the Dorrington, Stapleton and Condover villages. The policy puts forward a housing guideline of around 30-35 additional dwellings in Dorrington, 5 in Stapleton, and 20-25 in Condover.
3. **Policy MD7a: Managing Housing Development in the Countryside** states that new market housing will be strictly controlled outside of Shrewsbury, the Market Towns, Key Centres and Community Hubs and Community Clusters. However, suitably designed and located exception site dwellings and residential conversions will be positively considered where they meet evidenced local housing needs and other relevant policy requirements.

# 

# Approach

## Research Questions

1. Below we set out the research questions relevant to this study, as discussed and agreed with Condover Parish council. Research Questions, abbreviated to ‘RQ’, are developed at the start of the project through discussion with the parish. They serve to direct our research and provide the structure for the Housing Needs Assessment.

### Type and size of housing

1. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the settlements within Condover parish. The aim of this research question is to provide neighbourhood planners with robust evidence on the types and sizes needed by the local community. This will ensure future development truly reflects what residents need.

***RQ1: What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is best suited to meet local needs?***

### Specialist housing for the elderly

1. The neighbourhood planning group wishes to ensure that future housing provision takes into account the needs of the elderly. In terms of housing, the group is particularly interested in how those needs might be met through a variety of solutions – such as smaller units, independent living provision, and so forth – rather than just care homes. There is significant overlap between this area and the question of housing type and size, but this question will specifically address the need for specialised housing for the elderly through the Plan period.

***RQ2: What provision should be made for specialist housing for older people in Condover?***

### Newly-forming households/first-time buyers

1. Additionally, the group is keen to ensure that there is an adequate supply of affordable and suitable dwellings for first-time buyers in the parish, given the well-attested difficulties that younger people have been facing, compared with previous generations, in getting on the home ownership ladder. As such it is appropriate to understand the specific dwelling tenures and types that could be provided to ensure that Condover retains an element of younger people.

***RQ3: What provision should be made in terms of housing for newly forming households/first-time buyers in Condover?***

## Relevant Data

### Local Authority evidence base

1. It is logical and appropriate for Neighbourhood Plan-level Housing Needs Assessments to refer to and appraise existing needs assessments prepared by the local planning authority as one relevant source of evidence for housing need within the neighbourhood plan area.
2. In the case of Condover, which lies within Shropshire Housing Market Area, the relevant documents are the Shropshire Local Development Framework Strategic Housing Market Assessment (SHMA) 2014[[7]](#footnote-7), and the SHMA Update Addendum (also 2014)[[8]](#footnote-8) that was prepared to support the SAMDev. Though now relatively old, both documents were reviewed in terms of their relevance to the research questions identified for Condover. The review showed that, in practice, the Update Addendum was of limited relevance to Condover, and for this reason it is only the SHMA itself that has been referenced.
3. Reviewing and taking on board the relevant conclusions and recommendations of the SHMA documents strengthens the neighbourhood plan’s housing evidence base by ensuring that it includes not only parish-level data (gathered as part of the preparation of this study), but also is informed by relevant elements of the wider, more strategic, housing market context within which Condover sits.

### Other relevant data

1. In addition to the LPA evidence base, we have gathered data from a range of other sources to ensure our study is robust for the purposes of developing policy at the neighbourhood plan level. This includes Census data providing insights into demographic characteristics and shifts, the Government’s sub-national population projections, and the Housing LIN model of specialist housing provision for older people.

# RQ 1: Type and size

***RQ1: What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is best suited to meet local needs?***

## Introduction

1. Condover Neighbourhood Plan will need to include policies informed by robust data on what sizes and types of housing would be best suited to the local community. This will help ensure that future developments give local people at all stages of life the options they require, while keeping the market operating efficiently.
2. The first issue to consider is the existing housing provision and its suitability, having regard to demographic shifts in age and household composition, to address future, as well as current community need. For this reason, we firstly consider the type and size of the existing housing stock in Condover. Demographic shifts in age and household composition will then be considered. Finally, the future demand for housing by size and type will be determined by the way different household types currently occupy their dwellings in the LPA, and then applying to that baseline assessment demographic projections of how the Plan area population is likely to change by the end of the Neighbourhood Plan period.

## Existing types and sizes

### Background and definitions

1. Before beginning our consideration of dwelling type and size, it is important to understand how different types of households occupy their homes. Crucially, and unsurprisingly, household ‘consumption’ of housing (in terms of housing size) tends to increase alongside wages, with the highest earning households consuming relatively more (i.e. larger) housing than those on lower incomes. Similarly, housing consumption tends to increase, alongside wealth, income, and age, such that older households tend to have larger homes than younger households, often as a result of cost and affordability.
2. In this context, even smaller households (those with fewer than three inhabitants) may be able to choose to live in larger homes than they require, and thus would be defined in Census terms as under-occupying their homes. This is a natural feature of the housing market, and can distort considerations of future housing needs, with market dynamics and signals giving a very different picture than demographics, household type and size would suggest for future years.
3. In order to understand the terminology surrounding dwelling size analysis, it is important to note that the number of rooms recorded in Census data excludes some rooms such as bathrooms, toilets and halls. Dwelling size data is collected by determining the number of rooms being occupied by each household. In the section that follows, ‘dwelling sizes’ should thus be translated as follows[[9]](#footnote-9):

* 1 room = bedsit
* 2 rooms = flat/house with one bedroom and a reception room/kitchen
* 3 rooms = flat/house 1-2 bedrooms and one reception room and/or kitchen
* 4 rooms = flat/house with 2 bedroom, one reception room and one kitchen
* 5 rooms = flat/house with 3 bedrooms, one reception room and one kitchen
* 6 rooms = house with 2 bedrooms and 2 reception rooms and a kitchen, or 3 bedrooms and one reception room and a kitchen
* 7+ rooms = house with 3, 4 or more bedrooms

1. It is also useful to clarify the Census terminology around dwellings and households spaces. These can be confusing where different terminologies such as flats, apartments, shared and communal dwellings, and houses in multiple occupation, are used. Dwellings are counted in the Census by combining address information with Census returns on whether people’s accommodation is self-contained.[[10]](#footnote-10) As such, all dwellings are classified into either “shared” or “unshared” dwellings. Household spaces make up the individual accommodation units forming part of a shared dwelling.
2. The key measure of whether a dwelling is shared or unshared relates to the Census’ definition of a household. A household is defined as “*One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.*”[[11]](#footnote-11) On this basis, where unrelated *residents* of a dwelling share rooms other than a kitchen, this would be considered a single household in an unshared dwelling, whilst where only a kitchen is shared, each resident would be considered their own household, and the dwelling would be considered shared.

### Dwelling type

1. The 2011 Census shows there were 857 households in Condover, living in 470 detached houses, 243 semi-detached houses, 105 terraced houses, and 38 flats. Compared with Shropshire, Condover is characterised by a majority of detached dwellings (54.8% compared with 39.5% in Shropshire), with a slightly smaller proportion of semi-detached and terraced dwellings (28.4% and 12.3% respectively compared with 33.4% and 16.8% in Shropshire), and a very limited number of flats (see Table 5-1 below).

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Dwelling type** |  | **Condover** | **Shropshire** | **England** |
| Whole house or bungalow | Detached | 54.8% | 39.5% | 22.4% |
|  | Semi-detached | 28.4% | 33.4% | 31.2% |
|  | Terraced | 12.3% | 16.8% | 24.5% |
| Flat, maisonette or apartment | Purpose-built block of flats or tenement | 2.7% | 6.6% | 16.4% |
|  | Parts of a converted or shared house | 0.8% | 1.8% | 3.8% |
|  | In commercial building | 0.9% | 1.1% | 1.0% |

Table 5‑1: Accommodation type (households), 2011

Source: ONS 2011, AECOM Calculations

1. Table 5-2 below sets out the distribution of the number of rooms by household space (household space is a Census term that roughly equates to ‘dwelling’). The housing stock in Condover is characterised by large to very large properties, with 66.8% of the dwellings having six or more rooms, compared to 55% in Shropshire. Only 16.2% of the stock in Condover consists of dwellings with one to four rooms, which could be considered entry-level homes[[12]](#footnote-12) and that tend to have one to two bedrooms, compared to 23.9% of the stock in Shropshire. Such larger properties are not untypical in a rural context.

Table 5‑2: Number of rooms per household, 2011

|  |  |  |
| --- | --- | --- |
|  | **2011** | **2011** |
| **Number of Rooms** | **Condover** | **Shropshire** |
| 1 Room | 0.0% | 0.2% |
| 2 Rooms | 0.7% | 1.7% |
| 3 Rooms | 4.1% | 6.3% |
| 4 Rooms | 11.4% | 15.7% |
| 5 Rooms | 16.9% | 21.1% |
| 6 Rooms | 17.8% | 20.9% |
| 7 Rooms | 13.4% | 13.2% |
| 8 Rooms or more | 12.8% | 9.5% |
| 9 Rooms or more | 22.8% | 11.4% |

Source: ONS 2011, AECOM Calculations

1. It is also relevant to consider how the number of rooms occupied by households changed between the 2001 and 2011 Censuses (see Table 5-3). The main changes from the 2001 Census over this period were that the number of very large properties (6 or more rooms) increased, the number of small houses of one and two rooms decreased, whilst there was a very modest growth in three and four room dwellings. Within the Neighbourhood Plan area, the biggest drop was in one-room dwellings, although this was a small change in terms of absolute numbers.

Table 5‑3: Rates of change in number of rooms per household, 2001-2011

|  |  |  |  |
| --- | --- | --- | --- |
| **Number of Rooms** | **Condover** | **Shropshire** | **England** |
| 1 Room | -100.0% | -31.9% | -5.2% |
| 2 Rooms | -33.3% | 18.2% | 24.2% |
| 3 Rooms | 30.8% | 20.6% | 20.4% |
| 4 Rooms | 19.0% | 3.8% | 3.5% |
| 5 Rooms | -9.1% | 0.0% | -1.8% |
| 6 Rooms | 15.7% | 2.6% | 2.1% |
| 7 Rooms | 30.6% | 19.6% | 17.9% |
| 8 Rooms or more | 25.1% | 32.0% | 29.8% |

Source: ONS 2011, AECOM Calculations

## SHMA findings

1. The 2014 SHMA contains a range of information relevant to discussions of type and size of housing at Condover. It caveats all of its findings, however, by stating that ‘while it is understandable that residents seek housing information about their town or village, in reality housing market areas are defined by the area within which people will search for a new home, and by the distance that most are prepared to commute.’
2. This caveat highlights the important fact that the SHMA is a strategic-level document (it contains no Condover-specific conclusions) and therefore, while of use in ascertaining the wider picture for housing need in Condover, it is not able to rival the detailed picture given by the Census 2011 data reviewed throughout this HNA; for this reason, information from the SHMA should be thought of as supplementary or complementary to that data rather than an alternative.
3. The SHMA states that Shropshire’s housing tends to be larger than required for the number of people in the household. The dominant size of households occupying larger properties is the two person household. Under-occupation is dominated by those who have paid off their mortgage, so it is reasonable to assume that under-occupation is dominated by older households.
4. The SHMA continues: ‘Such a housing profile reflects the ageing demographic of Shropshire, and the higher proportion of retired households relative to families. At present, across the County, there is only a small amount of one bedroom properties, at 7.6% of the current housing stock. Both demographic and affordability pressures suggest that there is a need for more one and two bedroom properties and there may be an increasing demand for these smaller properties in the future.’
5. In its assessment of the type and size of dwellings built recently, the SHMA notes that the type of new home being built varies between rural areas and the towns. In rural areas (which includes Condover) the SHMA states: ‘ more large properties are built, with 64% being 3+ bedrooms compared to only 42% in towns. When assessing the size of new dwellings completed in rural areas across Shropshire between 2007 and 2012, the SHMA notes that only 2% were one bed flats, 4% were two-bed flats, 30% were two bed houses, 34% were three bed houses, and 30% were four or more bed houses.
6. Finally, providing more details about the under-occupation issue highlighted previously, the SHMA notes that in 2011, Shropshire had a larger proportion of households that were more significantly under-occupied (rating of 2+ or more) compared to the England average (63.3% compared to 49.7%).
7. It continues: ‘in Shropshire in 2011, the rate of under-occupancy and overcrowding varied significantly by household composition. Households that had more significant under-occupancy than the county average in 2011 included those households where all residents were aged 65 and over, and those where the household comprised a married or same-sex civil partnership couple with no children.

## Household composition and age structure

1. We have now established the current stock profile of Condover and its wider housing market context, and identified recent changes in its composition. The evidence assembled below examines the composition and age structure of households both now and in future years. Through a consideration of the types of households forming and the mix of age groups, it becomes possible to consider the type and size of housing needed in the Plan area by the end of the planning period.

**Age structure**

1. The 2011 Census data reveals that the age band 45-64 is the largest single group, which is also the case in Shropshire, but not nationally, where the largest single group is the age band 25-44. The Neighbourhood Plan area has a slightly larger proportion of people in the age band 65-84, but slightly less people aged 85 and over compared with Shropshire (see Figure 5-1 below).

Figure 5‑1: Age structure, 2011

*Source: ONS 2011, AECOM Calculations*

1. The Census shows that since 2001 the proportion of the population aged over 65 has increased by 44.3% in Condover and 57.4% in Shropshire, whilst the population aged 0-24 has only increased by 7.7% compared with 15.5% in Shropshire (see Table 5-4 below).

Table 5‑4: Rate of change in the age structure of the population, 2001-2011

|  |  |  |  |
| --- | --- | --- | --- |
| **Age group** | **Condover** | **Shropshire** | **England** |
| 0-15 | -0.6% | -1.6% | 1.2% |
| 16-24 | 8.2% | 17.1% | 17.2% |
| 25-44 | -0.9% | -6.0% | 1.4% |
| 45-64 | 10.4% | 15.4% | 15.2% |
| 65-84 | 32.7% | 22.0% | 9.1% |
| 85 and over | 11.6% | 35.4% | 23.7% |

*Source: ONS 2001-2011, AECOM Calculations*

1. ONS population projections also reveal that by 2029, the age band 60-69 will be the largest single group in Shropshire and the age group that is expected to experience the greatest growth is the over 85s.

**Household composition**

1. Household composition in Condover does not differ significantly from that of Shropshire. We note that there are proportionally more single families (69.4%) than Shropshire (65.9%) and England (61.8%), whilst there are slightly less single person households (27% in the Neighbourhood Plan area, 28.9% in Shropshire and 30.2% in England). Single families with dependent children are the single largest household type in the Neighbourhood Plan area (25.9%), likely accounting for the prevalence of large family dwellings identified earlier.
2. Finally, 14.5% of households in Condover are single families where members are all aged 65 and over, compared with 11% in Shropshire and 8.1% in England. This reflects the earlier finding that the Neighbourhood Plan area has a slightly larger proportion of people in the age band 65-84 (see Table 5-5).

Table 5‑5: Household composition (by household), 2011

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | **Condover** | **Shropshire** | **England** |
| One person household | Total | 27.0% | 28.9% | 30.2% |
|  | Aged 65 and over | 14.0% | 13.9% | 12.4% |
|  | Other | 13.0% | 15.0% | 17.9% |
| One family only | Total | 69.4% | 65.9% | 61.8% |
|  | All aged 65 and over | 14.5% | 11.0% | 8.1% |
|  | With no children | 20.0% | 20.3% | 17.6% |
|  | With dependent children | 25.9% | 24.7% | 26.5% |
|  | All children Non-Dependent | 9.0% | 9.9% | 9.6% |
| Other household types | Total | 3.6% | 5.2% | 8.0% |

*Source: ONS 2011, AECOM Calculations*

1. Since 2001, the main changes have been the increase of single person households, and a smaller increase in the number of single family homes. The number of single person households increased by 19.3%, which is 4 percentage points above the Shropshire levels and 11 percentage points above national levels.
2. Within the Neighbourhood Plan area, the number of families where all members of the family are aged 65 and over increased by 33.3%, but the number of families with no children decreased by 5.7% (see Table 5-6).

Table 5‑6: Rates of change in household composition, 2001-2011

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Household type** |  | **Percentage change, 2001-2011** | |  |
|  |  | **Condover** | **Shropshire** | **England** |
| One person household | Total | 19.3% | 15.2% | 8.4% |
|  | Aged 65 and over | 5.5% | 2.9% | -7.3% |
|  | Other | 39.0% | 29.6% | 22.7% |
| One family only | Total | 13.7% | 7.7% | 5.4% |
|  | All aged 65 and over | 33.3% | 11.6% | -2.0% |
|  | With no children | -5.7% | 9.6% | 7.1% |
|  | With dependent children | 18.9% | 2.6% | 5.0% |
|  | All children non-dependent | 25.4% | 13.2% | 10.6% |
| Other household types | Total | 36.4% | 24.2% | 28.9% |

*Source: ONS 2001-2011, AECOM Calculations*

1. It is important to recognise that households of different ages are likely to have different housing needs. This relationship is examined in the following section.

## Dwelling mix determined by life-stage modelling

1. Recognising the fact that households of different ages have different housing needs, to estimate the housing mix needed by the end of the Plan period we adopt an approach based on the reasonable assumption that current occupation patterns – that is, the propensity of households of different ages to occupy different types of accommodation – will persist into the future. For example, projected growth in single person households aged over 65 will lead to an increase in the need for the type of housing currently occupied by single person households of that age.
2. However, no data on housing size occupation by age of the Household Reference Person (HRP- a more modern term for ‘head of household’) is available at neighbourhood level. For this reason, LPA-level data needs to be used as the closest proxy.
3. Figure 4‑2 below sets out the relationship in the 2011 Census at LPA level between the age of the HRP and the size of dwelling occupied. This provides the starting point for determining the most appropriate dwelling size mix by the end of the Neighbourhood Plan period. The data shows that homes with 2-3 bedrooms remain the most popular for all ages. However, 2 bedroom homes are most popular with households headed by those aged 9 and under and regain popularity with households aged over 79. 3 bedroom homes remains the most popular choice for all households headed by those aged 30 and over.

Figure ‑: Age of Household Reference Person by dwelling size in Shropshire, 2011

*Source: ONS 2011, AECOM Calculations*

1. Having established the baseline patterns of how housing is occupied across the neighbourhood plan area, we then use household projections provided by MHCLG to achieve an understanding of the future distribution of households by the age of the Household Reference Person (HRP). This data is only available at Shropshire level and for the years 2014 and 2039. Therefore, we had to estimate what the distribution of households by the age of the HRP would be in 2036 (red in the table). The data is presented in Table 5-7 below.

Table 5‑7: Projected distribution of households by age of HRP in Shropshire

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Year** | **Age of HRP 24 and under** | **Age of HRP 25 to 34** | **Age of HRP 35 to 54** | **Age of HRP 55 to 64** | **Age of HRP 65 and over** |
| 2011 | 2,871 | 13,116 | 47,773 | 24,948 | 40,966 |
| 2014 | 3,100 | 13,123 | 45,908 | 23,776 | 47,450 |
| 2036 | 2,821 | 10,857 | 43,560 | 23,103 | 72,185 |
| 2039 | 2,783 | 10,548 | 43,240 | 23,011 | 75,558 |

*Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations*

1. At this point, it is then necessary to extrapolate from this LPA-level data an estimate of the corresponding change in the age structure of the population in Condover. To do so, the percentage of increase expected for each group in Shropshire, derived from the data presented in Table 5-7, was applied to the population of Condover. The results of our calculation are detailed in Table 5-8 below:

Table 5‑8: Projected distribution of households by age of HRP in the Neighbourhood Plan area

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Year** | **Age of HRP 24 and under** | **Age of HRP 25 to 34** | **Age of HRP 35 to 54** | **Age of HRP 55 to 64** | **Age of HRP 65 and over** |
| 2011 | 15 | 70 | 290 | 161 | 290 |
| 2014 | 16 | 70 | 279 | 153 | 336 |
| 2036 | 15 | 58 | 264 | 149 | 511 |

Source: AECOM Calculations

1. Then, based on the two stages above, in Table 5-9 below, it is possible to set out the distribution of dwellings of different size at LPA level based on the projected age of the HRP.

Table 5‑9: Age of household reference person to size, grouped (Shropshire)

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Size** | **Age of HRP 16 to 24** | **Age of HRP 25 to 34** | **Age of HRP 35 to 54** | **Age of HRP 55 to 64** | **Age of HRP 65 and over** |
| 1 bedroom | 23.7% | 12.2% | 5.8% | 5.6% | 8.5% |
| 2 bedrooms | 47.2% | 36.9% | 19.3% | 20.8% | 29.2% |
| 3 bedrooms | 24.4% | 41.1% | 44.7% | 44.2% | 43.7% |
| 4 bedrooms | 3.4% | 7.7% | 22.3% | 21.8% | 14.4% |
| 5+ bedrooms | 1.4% | 2.1% | 7.9% | 7.6% | 4.3% |

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

1. Finally, having established the preference shown by households at different life-stages towards dwellings of different sizes, and the approximate number of households in Shropshire and Condover falling into each of these stages at the end of the Plan period in 2036. It is now possible to recommend how the housing stock should evolve in terms of size over the Neighbourhood Plan period to overcome existing or future misalignments between supply of dwellings and demand (see Table 5-10 below).

Table 5‑10: Ideal size distribution in Condover in 2036, according to household life-stages

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Size** | **Age of HRP 16 to 24** | **Age of HRP under 35** | **Age of HRP 35 to 54** | **Age of HRP 55 to 64** | **Age of HRP 65 and over** | **Total Households requiring dwelling sizes** |
| Pop | 15 | 58 | 264 | 149 | 511 | **-** |
| 1 bedroom | 3 | 7 | 15 | 8 | 43 | **77** |
| 2 bedrooms | 7 | 21 | 51 | 31 | 149 | **259** |
| 3 bedrooms | 4 | 24 | 118 | 66 | 223 | **435** |
| 4 bedrooms | 0 | 4 | 59 | 33 | 74 | **170** |
| 5+ bedrooms | 0 | 1 | 21 | 11 | 22 | **56** |

Source: Census 2011, AECOM Calculations

1. It is now possible to compare the housing mix in terms of size in 2011 with the projected requirement based on the estimates set out above in Table 5-10 modelling the change in the age structure of the population in Condover.
2. Table 6-11 below indicates that, by 2036, the distribution of dwellings should be weighted more towards the smaller and middle end of the size spectrum, with a particular focus on dwellings of two and three bedrooms.

Table 5‑11: Size distribution in 2011 compared to ideal distribution in 2036 (Condover)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Number of bedrooms** | **2011** | | **2036** | |
| 1 bedroom | 35 | 4.2% | 77 | 7.8% |
| 2 bedrooms | 170 | 20.6% | 259 | 26.0% |
| 3 bedrooms | 331 | 40.1% | 435 | 43.6% |
| 4 bedrooms | 199 | 24.1% | 170 | 17.1% |
| 5 or more bedrooms | 91 | 11.0% | 56 | 5.6% |
| Total households | 826 | 100.0% | 997 | 100.0% |

Source: Census 2011, AECOM Calculations

1. Table 5-12 below sets out the estimated misalignment between future demand for housing, based on the modelled preferences expressed by households at different life-stages, and the current stock available in the Neighbourhood Plan area.

Table 5‑12: Misalignments of supply and demand for housing

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Number of bedrooms** | **2011** | **2036** | **Change to housing mix** | **Recommended split** |
| 1 bedroom | 35 | 77 | 42 | 18.0% |
| 2 bedrooms | 170 | 259 | 89 | 38.0% |
| 3 bedrooms | 331 | 435 | 104 | 44.0% |
| 4 bedrooms | 199 | 170 | -29 | 0.0% |
| 5 or more bedrooms | 91 | 56 | -35 | 0.0% |

Source: AECOM Calculations

1. The interim result of the life-stage modelling exercise, therefore, is that to minimise misalignments between supply and demand and to re-calibrate the stock, we recommend that 18% of houses in new developments be one-bedroom homes , 38% two-bedroom homes and a further 44% three-bedroom homes. Because all of the community’s modelled need is for one, two and three bedroom homes, it is anticipated there will be no need to build further large properties with four, five or more bedrooms.
2. Note that the changes to the housing mix given above for four and five-bedroom dwellings are negative numbers. Because in light of the national and local housing shortage, it is rarely advisable or practicable to remove dwellings from the available stock, as would otherwise be suggested here for dwellings with four or more bedrooms, we have set the recommended split at 0% rather than a negative number, and rebalanced the other sizes as percentages of the additional dwellings they represent in total.
3. Our recommended mix will allow the increasing cohort of elderly people to downsize, while also allowing newly-forming households to remain in the Parish.

## Conclusions- type and size

### Dwelling type

1. The type of home (detached, semi-detached, terraced or flat) is more a matter of taste than need and is therefore of secondary importance in the context of a Housing Needs Assessment. Notwithstanding this, the housing types that are most likely to meet the needs of the Parish population, based on the current stock transaction data from the land registry, are detached homes.
2. Additionally, bungalows appeal to older people and this particular type should be promoted so as to meet the demand of a growing elderly population.

### Dwelling size

1. This chapter has shown that Condover is dominated by medium and large properties. The majority of these are detached and semi-detached homes (83.2%).
2. There has been a decrease in smaller and medium homes of 1- 2 rooms. However, there has also been a significant increase in large properties of 6 rooms or more.
3. 14.5% of households in Condover are single families where members are all aged 65 and over, compared with 11% in Shropshire and 8.1% in England. This reflects the earlier finding that the Neighbourhood Plan area has a slightly larger proportion of people in the age band 65-84.
4. Whilst an analysis of property types and sizes in the intercensal period suggest that there is a growing demand for large properties in the NA (6 rooms or more), it is evident from the life stage modelling that demand for more medium homes may also be apparent. Given the current stock, to avoid any misalignment, about 18% of new homes should be 1 bedroom, 38% should be 2 bedrooms and a further 44% should be 3 bedroom homes.
5. Whilst the demand for three-bedroom homes will remain significant, it is important to acknowledge that building a greater proportion of 1 or 2 bedroom dwellings will cater for the growing older population and encourage older households to downsize (which will make existing larger family housing available for those in need). Moreover, it will also allow younger households to form, stay in the area, or relocate, as appropriate.

It is anticipated there will be no need during the Neighbourhood Plan period to build further large properties with three, four or five or more bedrooms.

1. Note that the changes to the housing mix given above for three, four and five-bedroom dwellings are negative numbers. Because in light of the national and local housing shortage, it is rarely advisable or practicable to remove dwellings from the available stock, as would otherwise be suggested here for dwellings with three or more bedrooms, we have set the recommended split at 0% rather than a negative number, and rebalanced the other sizes as percentages of the additional dwellings they represent in total.

# RQ 2: Specialist housing for the elderly

***RQ2: What provision should be made for specialist housing for older people in Condover?***

## Introduction

1. This chapter considers in detail the specialist housing needs for the elderly population in Condover. It considers the quantity, tenure and size of dwellings that are needed for this section of the population.

## Housing for older people- background

1. Older people typically occupy a broad range of accommodation types and tenures depending on their individual needs, including both market housing and more specialist accommodation. Two main types of specialist accommodation for older people include sheltered housing and extra care housing (see Appendix for definitions).
2. Between 1974 and 2015, the population aged 65 and over in England grew 47% and the population aged 75 and over grew by 89%.[[13]](#footnote-13) A Demos survey of over 60s conducted in 2013 found a “considerable appetite” amongst this age group to move to a new property, with one quarter of all those surveyed suggesting they would be interested in buying a specialist property, and one quarter considering renting a specialist home.[[14]](#footnote-14)
3. Indeed, 76% of those in homes of three or more bedrooms wished to downsize, and this rose to 99% of those in homes of five or more bedrooms, with two bedrooms the preferred choice for both.[[15]](#footnote-15) However, in spite of evidence of high demand, currently only 5% of elderly people’s housing is made up of specialist homes,[[16]](#footnote-16) with Demos suggesting that “the chronic under-supply of appropriate housing for older people is the UK’s next housing crisis”,[[17]](#footnote-17) and local authorities often “accused of reluctance to approve development plans for specialist housing….out of fear of increased care costs”.[[18]](#footnote-18) Indeed, whilst many of those surveyed may consider moving, the percentage that ultimately does is likely to be relatively low, and many who do may move into general needs housing, for example market sale bungalows.
4. In 2014 there were approximately 450,000 units of sheltered social rented and private sector retirement housing in England, with approximately one quarter of these in private sector and the rest provided at social rent levels.[[19]](#footnote-19) This situation reflects the significant constraints on the delivery of such housing in the market sector, as well as the improved health of older people today in comparison with previous generations.
5. Given that the vast majority of people over 75 live in their own homes, but that the current stock is primarily for social rent, AECOM has developed a ‘tenure-led’ approach to calculating the need for specialist housing, which also takes into account the health and mobility of population of the Neighbourhood Plan area so as to arrive at projections for future need for specialist housing provided with some level of care or other services.
6. The following section applies a three stage process to determine the potential incidence of need for specialist housing for the elderly, based on tenures, projections of the future population of elderly people in the Neighbourhood Plan area, and Census data relating to mobility limitations and overall health. These are then compared with rates of provision that have been recommended by the Housing Learning and Improvement Network (HLIN), as well as with existing rates of provision across Shropshire.
7. Clearly, this calculation represents an assumption, with the actual decision for an elderly person to enter specialist housing highly dependent on individual circumstances. As already noted, the actual proportion of elderly people that can be considered in need of specialist housing is affected both by overall levels of health as well as by individual lifestyle choices, given that the vast majority of elderly people currently choose to continue to live in their homes into their old age.
8. The charity Age UK suggests that “inaccessible housing should not force anyone out of their home or local community against their wishes. It’s much better to have ‘pull factors’ that attract older people towards housing alternatives.”[[20]](#footnote-20) By understanding the tenure breakdown of specialist housing need, we are able to better understand the extent to which demand will be a factor in this market segment.

## SHMA findings

1. The 2014 SHMA notes that Shropshire has an ageing population. Between 2010 and 2030 the number of people aged 65 and over in Shropshire is estimated to increase by 39,200 (63%) while the number of people aged 85 and over will increase by 12,100 (144%).
2. The SHMA notes that Shropshire Council is seeking to help address the housing and related support needs of the increasing numbers of older people who are living in Shropshire’s communities, working in partnership with developers, housing associations and other bodies.
3. The number of people aged 65 and over in Shropshire suffering from a limiting long-term illness is expected to increase from 27,739 people in 2010 to 46,731 people in 2030, while the number suffering from dementia is likewise expected to increase from 4,351 in 2010 to 8,710 people aged 65 and over in 2030.
4. The SHMA continues: ‘evidence in the Council’s draft Extra Care Commissioning Framework suggests the need for 672 units of Extra care accommodation in Shropshire by 2020, rising to 956 in 2030. Based on the expectation that schemes would be of approximately 45-60 units, it is anticipated that around 12 schemes would be required by 2020 and 17 by 2030.’
5. It also notes that since 1991 the elderly population has increased by nearly 100% in Shropshire and now represents 2.9% of the total population. Although healthier and more independent than in the past, this population age group requires the most support from families and from the voluntary and public sectors. It is important that suitable housing is available to meet the needs of this population group whether this involves building new accommodation or helping people adapt their existing homes.

## Housing for older people- tenure-led projection

1. Specialist housing for the elderly is, therefore, appropriate to consider for the population aged 75+. The needs of this sector of the population at neighbourhood level are assessed through two methods. The first is a tenure-led projection, based on the tenure of dwellings typically occupied by people in this age group. The second, included for the purposes of comparison, is based on the Housing Learning and Improvement Network’s (HLIN) Strategic Housing for Older People (SHOP) tool[[21]](#footnote-21), which is based on best practice nationally and sets a recommended level of provision per 1,000 head of population.
2. Older people typically occupy a broad range of accommodation types and tenures depending on their individual needs, including both market housing and more specialist accommodation. Two main types of specialist accommodation for older people include sheltered housing and extra care housing (see Appendix for definitions).

### Current supply of specialist housing for older people

1. When determining a final target for the need for specialist dwellings, it is necessary first to take account of current supply. There are a number of ways to do this. Data may be available within Shropshire’s housing evidence base. Alternatively, data may be collated manually on the amount of specialist housing within a given area using the search function on the Elderly Accommodation Councils website, at <http://www.housingcare.org>.
2. It is important to note that bed spaces in communal establishments such as live-in care homes are not included in the calculation below.[[22]](#footnote-22) This is because for the purposes of the UK planning system, such institutions occupy a different land-use class from other housing (use class C2, which comprises residential institutions, versus C3, which comprises private dwellings)[[23]](#footnote-23). However, all other types of specialist housing for older people fall within use class C3 and, as such, are within the scope of this Housing Needs Assessment. Having said this, we will note the existing provision of such institutional accommodation where it exists in Condover.
3. There is one development of retirement housing in Condover, as detailed in Table 5‑1 below. It is not a communal establishment, as it comprises sixteen separate dwellings, and therefore can be included in our analysis. This gives a total of 16 specialist dwellings (or bed spaces), for a 2011 population aged 75+ of 186. This means the rate of specialist provision in Condover as of May 2019 is about 86 dwellings per 1000 population aged 75+.

**Table 5‑1: Existing specialist housing for the elderly in Condover**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **Name** | **Description** | **Bed**  **spaces** | **Tenure** | **Type** |
| 1 | Grange Close | 16 bungalows | 16 | Rent (Social landlord) | Retirement Housing |

*Source:* [*http://www.housingcare.org*](http://www.housingcare.org)

### Future needs for specialist housing for the elderly

1. The next step is to project how the overall number of older people in Condover is likely to change in future. This must be forecast by extrapolating from the ONS Sub-National Population Projections for Shropshire at the end of the Plan period, because such projections are not available at neighbourhood level. The results are set out in Table 5‑2 below.
2. This calculation indicates that there will be a significant increase in the amount the amount and proportion of elderly people aged 75+ in both the Neighbourhood Plan area and Shropshire. The proportion of older people will increase from 9.5% of the total population to 17.5%. This will result in an increase of approximately 189 additional people aged 75 and above in the Neighbourhood Plan area.

Table 5‑2: Modelled projection of elderly population in Condover by end of Plan period

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Age group** | **2011** | | **2036** | |
| **Condover** | **Shropshire** | **Condover** | **Shropshire** |
| All ages | 1,957 | 306,129 | 2,140 | 334,792 |
| 75+ | 186 | 29,087 | 375 | 58,687 |
| % | 9.5% | 9.5% | 17.5% | 17.5% |

Source: ONS SNPP 2016, AECOM Calculations

1. The method used to forecast this number can only be an estimate given that MHCLG population projections do not provide data at the Neighbourhood Plan area level. AECOM uses the following four-step method to develop this estimate:
2. Using MHCLG population projections, we took the forecast size of the total Local Authority population (334,792) and population aged 75+ (58,687) at the end of the Plan period.
3. Using Census data from 2011, we then took the population size at that time for both Condover and Shropshire, together with the number of those aged 75+ in both geographies.
4. We developed an estimate of the size of the total population in Condover at the end of the Plan period by assuming it will be the same proportion of the Shropshire population as in the 2011 Census, which produces a number of **2,140;**
5. Finally, to develop an estimate of the 75+ population in Condover at the end of the Plan period, we must assume it will be the same proportion of the Shropshire population aged 75+ as in the 2011 Census, which produces a figure of **375.**
6. In both the Neighbourhood Plan area and the county, the proportion of people aged 75+ is expected to increase by 2036. This age cohort is forecast to form 17.5% of the total population in both Condover and Shropshire. In Condover, this results in **an increase of 189 people aged 75+** between 2011 and 2031.

### Quantity of housing needed for older people

1. We first take into account backlog need (i.e. the provision required across the additional and existing elderly population to raise levels to meet the amount of need). Here, there is a backlog identified, as the provision in Condover is below the HLIN recommendation (251 specialist bed spaces per 1000 of the elderly population aged 75+).

Applying the forecast of 375 residents aged 75+, we would recommend that Condover plan for an outstanding requirement of **78 additional specialist dwellings, or approximately 4 such dwellings per annum until the end of the Plan period.**

**Table 5‑3: Range of specialist housing need projections based on different rates of provision**

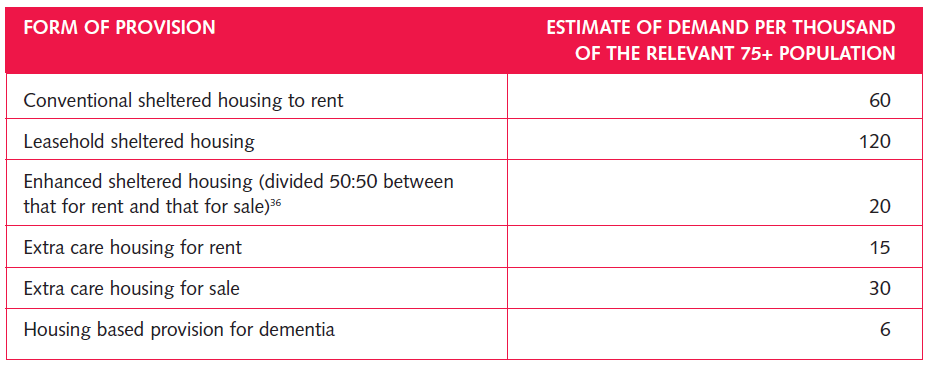
|  |  |  |  |
| --- | --- | --- | --- |
|  | **Provision at current rate** | **Need based on national average** | **Need based on HLIN recommendation** |
| Rates | (186/1000 population 75+) | (170/1000 population 75+) | (251/1000 population 75+) |
| 2018 | 16 | 319 | 471 |
| Backlog | 0 | 84 | 165 |
| 2036 | 32 | 64 | 94 |
| Additional Provision Required (including backlog) | 16 | 48 | 78 |
| **Average** (ofAdditional Provision Required) | **47** | | |

*Source: AECOM Calculations*

## Housing for Older People- Housing LIN-recommended provision

1. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), an authority on how to plan for the housing needs of the elderly. In Table 5‑4 below we reproduce the key table from their Strategic Housing for Older People (SHOP) toolkit. The table serves as a guide, based on best practice research, to the numbers of specialist dwellings for older people that should be provided given the increase in their numbers over the Plan period, and how these should be split into the different tenures.

Table 5‑4: Recommended provision of specialist housing for older people from the SHOP toolkit



Source: Housing LIN SHOP Toolkit

1. Table 5‑2 showed an estimate of the number of older people aged 75+ in 2036 in Condover to be **375.** According to our calculations, this will result, by 2036, in a need for 94 bed spaces, minus the already existing 16 bed spaces, which produces a net number of **78** spaces in specialist accommodation required, broken down as set out in Table 5‑5 below.

**Table 5‑6: Additional Specialist Housing Provision needed by 2036**

|  |  |  |
| --- | --- | --- |
| **Form of provision** | **Provision per thousand** | **Provision per actual number** |
| Conventional sheltered housing to rent (affordable) | 60 | 19 |
| Leasehold sheltered housing (market) | 120 | 37 |
| Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) | 20 | 6 |
| Extra care housing for rent (affordable) | 15 | 5 |
| Extra care housing for sale (market) | 30 | 9 |
| Housing based provision for dementia (affordable) | 6 | 2 |

*Source: Housing LIN, AECOM Calculations*

## Conclusions- specialist housing for older people

1. Table 5‑7 provides a grouped breakdown of the results above.

**Table 5‑7: Additional Specialist Housing Provision needed by 2036 (Type and Tenure)**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Affordable** | **Market** | **Total** |
| Adaptations, sheltered, or retirement living | 19 | 37 | 56 |
| Housing with care (e.g. extra care) | 10 | 12 | 22 |
| Total | 28 | 50 | 78 |

*Source: Housing LIN, AECOM Calculations*

1. We note that there is no expectation, obligation or requirement for these specialist dwellings all to be provided within the Neighbourhood Plan area itself and clearly in some cases, such as providing a single specialist dementia care dwelling, it would not be economically feasible to do so. As such, these 78 units need not be thought of as all needing to be provided within the neighbourhood plan housing target or the neighbourhood plan area itself - rather, there will be some overlap between these dwellings and the target, depending on the number that could be provided within the Neighbourhood Plan area itself.
2. Furthermore, the figure of 78 is based on a theoretical need projected into the future, and as such should not be confused with (or considered to overlap entirely with) the overall housing requirement figure that has been provided by Shropshire to the neighbourhood planning group.
3. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for the elderly to be provided in sustainable, accessible locations, for a number of reasons, as follows:

* so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor’s surgeries, on foot;
* so that any staff working there have the choice to access their workplace by more sustainable transport modes;
* so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes; and

1. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist housing needs arising from a number of different locations and/or neighbourhood plan areas from a single, centralised point (i.e. what is sometimes referred to as a ‘hub-and-spoke’ model).
2. It is considered that Condover’s and Dorrington’s positions in the settlement hierarchy make them relatively less suitable locations for large-scale specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Condover entirely within the Plan area boundaries, it is recommended it could be provided in a ‘hub and spoke’ model. In the case of Condover, Shrewsbury appears to be the nearest suitable location having potential to accommodate the specialist housing need arising from the neighbourhood plan area (i.e. to be the hub in the hub-and-spoke model).
3. Wherever the specialist housing need is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for elderly people who wish to leave their family homes in their old age.

# RQ3: Newly forming households

***RQ3: What provision should be made in terms of housing for newly forming households/ first-time buyers in Condover?***

## Introduction

1. This part of the research question relates to the housing needs of newly forming households in Condover and Shropshire. For the purpose of this HNA, we define newly forming households as those where the HRP[[24]](#footnote-24) is aged between 18 and 35 and is looking to form their own independent household.

## Assessment

1. We start by assessing the ONS ‘Age by single year’ dataset. This reveals that there were 308 individuals aged between 18 and 35 in the Neighbourhood Plan area in 2011. This represents 15.74% of the population (1,957). These individuals may or may not have formed their own households.
2. Table 5‑7 below shows there to be a total of 85 households with an HRP aged below 35, or around 10.3% of all 826 households in Condover and Shropshire. To estimate the number of individuals aged between 18 and 35 residents this represents, we use the following approach:
   * 1. We multiply the number of households under 35 by the average household size in the Neighbourhood Plan area (2.37 individuals per household), which results in 201 individuals. (85 \* 2.37 =201)
     2. We then discount the number of individuals below 18. As 38 households live with at least one dependent child, we estimated there were about 38 children among these households. (201 - 38 = 163)
     3. Therefore, among the 308 individuals who are between 18 and 35, 163 have formed their own household and 145 have not. (308 – 163 = 145)
     4. This represents 61 households that could potentially be formed (145 divided by 2.37).
3. We assume these households are still living with their parents. They will not have formed their own household for several reasons, including the absence of suitable affordable tenures.
4. Census data about household composition shows that 74 households have non-dependent children living in them. The figure of 61 above can therefore be seen as a broadly reasonable estimate.
5. Therefore, around 61 households in Condover and Shropshire had the potential to form their own household, but had not yet done so, at the time of the last census in 2011.

Table 6‑1: Household where age of the HRP was under 35, Condover, 2011

|  |  |
| --- | --- |
| **Household composition** | **Number** |
| Age of HRP under 35: One person household | 22 |
| Age of HRP under 35: Two or more person household: No dependent children | 25 |
| Age of HRP under 35: Two or more person household: With dependent children | 38 |
| **Age of HRP under 35: Total** | 85 |

Source: ONS, 2011

1. Now that we have identified the number of newly forming households with the potential to be in housing need, we need to determine the type of tenures they are most likely to occupy. To do so, we assess tenure occupied by households aged under 49 in the Neighbourhood Plan area. This data is presented in Table 5‑8 below.
2. It is evident that within this cohort, those aged 24 and under live within rented accommodation or live rent free (100%). Meanwhile, those aged 25 to 49 tend to own their own homes with 66.5% doing so.

Table 6‑2: Tenure by age of HRP, Condover 2011

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Age 24 and under** | | **Age 25 to 49** | |
| **Tenure** | **Number** | **Per cent** | **Number** | **Per cent** |
| **All categories: Tenure** | **15** | **100.0%** | **284** | **100.0%** |
| ***Owned or shared ownership: Total*** | ***0*** | ***0.0%*** | ***189*** | ***66.5%*** |
| Owned: Owned outright | 0 | 0.0% | 54 | 19.0% |
| Owned: Owned with a mortgage or loan or shared ownership | 0 | 0.0% | 135 | 47.5% |
| ***Rented or living rent free: Total*** | ***15*** | ***100.0%*** | ***95*** | ***33.5%*** |
| Rented: Social rented | 6 | 40.0% | 21 | 7.4% |
| Rented: Private rented or living rent free | 9 | 60.0% | 74 | 26.1% |

Source: ONS, 2011

1. This data we have just examined considers the tenure of HRPs aged between 25 and 49 in one single group. However, the tenures occupied by different households can vary significantly between the ages of 25 and 49. At the level of the neighbourhood, this data does not capture the specific tenures occupied by households where the HRP is aged below 35.
2. Therefore, we turned to data at the LPA level, as it provides the level of precision we are seeking. The data presented below reveals, as might be expected, that all rental sectors become less popular as household owners grow older, whilst home ownership becomes more popular.

Figure 6‑1: Tenure by age of HRP, NA 2011

Source: ONS, 2011

1. Data on the tenures occupied by HRPs aged between 16 and 24 is available at both the Neighbourhood Plan and the LPA level. When comparing them, we see that some households are owned and not rented in Shropshire, whilst there is a slightly lower proportion of those who rent properties in Shropshire compared to the Neighbourhood Plan area.

Table 6‑3: Tenure (Age 16 – 24)

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Age 16-24** | **NA** | **Shropshire** | **Difference** | **Average** |
| **All categories: Tenure** | **100.0%** | **100.0%** | **0.0%** | **100.0%** |
| Owned: Owned outright | 0.0% | 3.7% | **-3.7%** | **1.9%** |
| Owned: Owned with a mortgage or loan or shared ownership | 0.0% | 10.5% | **-10.5%** | **5.2%** |
| Rented: Social rented | 40.0% | 31.0% | **9.0%** | **35.5%** |
| Rented: Private rented or living rent free | 60.0% | 54.8% | **5.2%** | **57.4%** |

Source: AECOM Calculations

1. Based on ONS Census data 2011, we have estimated that about 145 individuals below 35 had not yet formed their own household at that point. This represents around 61 households with the potential to be formed.

## Conclusions- specialist housing for younger people

1. It can therefore be concluded that, on the basis of ONS Census 2011 data, about 145 individuals below 35 had not formed their own household by that year. This represents around 61 new households with the potential to form.
2. Based on the average of the numbers in Figure 6‑1 , an estimated tenure split of new-build homes can be calculated, having regard to the specific tenure needs of newly forming households. It should be noted that this estimated split emphasizes the importance to such households of both entry-level market sales (including affordable routes to home ownership) and private rent.
3. It is recommended that neighbourhood planners seek to promote these tenures within new housing developments if the policy goal is to ensure that suitable and affordable housing for younger people can be provided within the Neighbourhood Plan area.

Table 6‑4: Recommended tenures in the Neighbourhood Plan area to meet the needs of newly forming households

|  |  |
| --- | --- |
| **Tenure** | **Recommended proportion** |
| Home ownership | 2% |
| Entry-level market sales/intermediate ownership product | 5% |
| Social rent | 35% |
| Private rent | 57% |

Source: AECOM calculations

# Conclusions

## Findings and Recommendations

1. Below, in Table 7‑1, we summarise issues affecting the type of housing needed in Condover, and the conclusions and recommendations of this report based on the full range of evidence interrogated in this study.

Table 7‑1 : Summary of local factors specific to Condover with a potential impact on neighbourhood plan housing characteristics

| Issue | Source(s) (see Chapter 3) | Evidence | Conclusion |
| --- | --- | --- | --- |
| **Housing type and Size** | AECOM Calculations, ONS 2011, MHCLG 2014-based household projections, MHCLG 2011-based household projections | The housing stock in Condover is characterised by large to very large properties, with 66.8% of the dwellings having six or more rooms, compared to 55% across Shropshire as a whole.  In Condover, 14.5% of households are single families where members are all aged 65 and over, compared with 11% in Shropshire and 8.1% in England. The Neighbourhood Plan area has a slightly larger proportion of people in the age band 65-84. | Whilst an analysis of property types and sizes in the intercensal period suggest that there is an increasing supply of medium-sized and larger properties in the Neighbourhood Plan area (3-4 rooms and 6 rooms or more), it is evident from the life stage modelling that demand for smaller homes may be apparent in the Neighbourhood Plan area as the population continues to age. Given the current stock, to avoid any misalignment, the final recommended housing split for new dwelling provision is estimated to be:  **1 bedroom 18%**  **2 bedrooms 38%**  **3 bedrooms 44%**  It is anticipated there will be no need during the Neighbourhood Plan period to build further large properties with four, five or more bedrooms.  The changes to the housing mix calculated for four and five-bedroom dwellings are negative numbers. Because in light of the national and local housing shortage, it is rarely advisable or practicable to remove dwellings from the available stock, as would otherwise be suggested here for dwellings with three or more bedrooms, we have set the recommended split at 0% rather than a negative number, and rebalanced the other sizes as percentages of the additional dwellings they represent in total. |
| **Specialist housing for older people** | AECOM Calculations, Housing LIN (2011), 2014-based Sub-national population projections and Census 2011 (ONS), | Condover has 16 specialist dwelling bed spaces for the elderly.  Of Condover’s projected 2036 population, nearly 17.5% are estimated to be aged 75 and over, which equates to 375 people – and this represents an increase of 189 since the last Census. | The current provision of specialist accommodation is not sufficient to meet the needs of the projected elderly population, so Condover should plan to **deliver an additional 78 bed spaces** by 2031.  The specialist housing to be provided should be split into the following tenures to reflect national trends and imbalances in the current stock:   |  |  |  | | --- | --- | --- | |  | **Affordable** | **Market** | | Adaptations, sheltered, or retirement living | 19 | 37 | | Housing with care | 10 | 12 |   However, there is no obligation, expectation or requirement for these all to be provided within the parish itself, and indeed in the case of Condover it is concluded that Shrewsbury could be an appropriate location in which some or all of the need arising from Condover could be provided.  It should also be noted that the figure of 78 specialist dwellings for older people is based on a theoretical need projected into the future, and as such should not be confused with (or considered to overlap entirely with) the overall housing requirement figure that has been provided by Shropshire to the neighbourhood planning group.  Wherever the specialist housing need is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for elderly people who wish to leave their family homes in their old age. |
| **Housing for newly-forming households/ first time buyers** | AECOM Calculations, Census 2011 (ONS), | There were 308 individuals aged between 18 and 35 in the Neighbourhood Plan area in 2011. This represents 15.74% of the population (1,957). These individuals may or may not have formed their own households. | Based on ONS census data 2011, we have estimated that about 145 individuals below 35 had not yet formed their own household by that year. This represents around 61 households with the potential to be formed.  The recommended tenure split for housing specifically aimed at meeting the needs of newly-forming households and/or first time buyers in Condover is as follows:   1. Home ownership 2% 2. Entry-level 5% 3. Social rent 35%   Private rent 57%  This estimated split emphasizes the importance to such households of both entry-level market sales (including affordable routes to home ownership) and private rent. |

## Recommendations for next steps

1. This neighbourhood plan housing needs advice has aimed to provide Condover parish with evidence on housing trends from a range of sources. We recommend that the parish should, as a next step, discuss the contents and conclusions with Shropshire Council with a view to agreeing and formulating draft housing policies, in particular the appropriate approach to identifying the level of need for new housing in the NP area, bearing the following in mind:

* Neighbourhood Planning Basic Condition A, that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the adopted strategic development plan;
* the views of Shropshire Council – in particular in relation to the housing need figure that should be adopted;
* the views of local residents;
* the views of other relevant local stakeholders, including housing developers;
* the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Shropshire Council, including but not limited to the SHLAA
* the recommendations and findings of this study; and
* The impact of the new Government proposed standard methodology on calculating housing need on Shropshire and the neighbourhood plan areas within it.

1. This advice note has been provided in good faith by AECOM consultants on the basis of housing data and national guidance current at the time of writing (alongside other relevant and available information).
2. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by Shropshire or any other relevant body and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
3. At the same time, monitoring on-going demographic or other trends over the period in which the Neighbourhood Plan is being developed will help ensure the continued relevance and credibility of its policies.
4. : Housing Needs Assessment Glossary

**Adoption**

This refers to the final confirmation of a local plan by a local planning authority.

**Affordability**

The terms ‘affordability’ and ‘affordable housing’ have different meanings. ‘Affordability’ is a measure of whether housing may be afforded by certain groups of households. ‘Affordable housing’ refers to particular products outside the main housing market.

**Affordability Ratio**

Assessing affordability involves comparing house costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000.   House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

**Affordable Housing (NPPF Definition)**

National Planning Policy Framework Annex 2: Glossary, Affordable Housing

**Affordable rented housing**

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods[[25]](#footnote-25).

**Annual Monitoring Report**

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

**Basic Conditions**

The basic conditions are the legal tests that are made at the examination stage of neighbourhood plans. They need to be met before a plan can progress to referendum.

**Backlog need**

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

**Bedroom Standard[[26]](#footnote-26)**

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under‐occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

**Co-living**

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

**Community Led Housing/Community Land Trusts**

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

**Community Right to Build Order[[27]](#footnote-27)**

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

**Concealed Families (Census Definition)[[28]](#footnote-28)**

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

**Equity Loans/Shared Equity**

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

**Extra Care Housing[[29]](#footnote-29)**

New forms of sheltered housing and retirement housing have been pioneered in recent years, to cater for older people who are becoming frailer and less able to manage day-to-day tasks without assistance. Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very or enhanced sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff. Properties can be rented, owned or part owned/part rented. There is a limited (though increasing) amount of Extra Care Housing in most areas and most providers set eligibility criteria which prospective residents have to meet.

**Fair Share**

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

**Habitable Rooms**

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

**Household Reference Person (HRP)**

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

**Housing Market Area**

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

**Housing Needs**

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

**Housing Needs Assessment**

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

**Housing Products**

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing, such as Starter Homes, the Government’s flagship ‘housing product’.

**Housing Size (Census Definition)**

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

**Housing Type (Census Definition)**

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

**Housing Tenure (Census Definition)**

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

**Income Threshold**

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

**Intercensal Period**

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

**Intermediate Housing**

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as ‘low cost market’ housing, may not be considered as affordable housing for planning purposes.

**Life Stage modelling**

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

**Life-time Homes**

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most ‘normal’ houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

**Life-time Neighbourhoods**

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

**Local Development Order**

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

**Local Enterprise Partnership**

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local housing need (NPPF definition)**

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

**Local Planning Authority**

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

**Local Plan**

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as ‘Development Plan Documents’ (DPDs).

**Lower Quartile**

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

**Lower Quartile Affordability Ratio**

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

**Market Housing**

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

**Mean (Average)**

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used “average” measure as it includes all values, unlike the median.

**Median**

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

**Median Affordability Ratio**

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices, and is a key indicator of affordability of market housing for people on middle-range incomes.

**Mortgage Ratio**

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years[[30]](#footnote-30), i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

**Neighbourhood plan**

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Older People**

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Output Area/Lower Super Output Area/Middle Super Output Area**

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

**Overcrowding**

There is no single agreed definition of overcrowding, however, utilising the Government’s bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

**Planning Condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning Obligation**

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Purchase Threshold**

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

**Proportionate and Robust Evidence**

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

**Private Rented**

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living “rent free”. Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

**Rural Exception Sites**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

**Shared Ownership**

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75%, and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re‐sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

**Sheltered Housing[[31]](#footnote-31)**

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

**Strategic Housing Land Availability Assessment**

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

**Strategic Housing Market Assessment (NPPF Definition)**

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

**Specialist Housing for the Elderly**

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

**Social Rented Housing**

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.[[32]](#footnote-32)

|  |  |
| --- | --- |
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|  |  |

1. Throughout this assessment, where the term ‘Condover’ is used, it can be assumed that the reference is to the neighbourhood plan area and/or civil parish called Condover, rather than Condover village and/or Condover Ward alone. [↑](#footnote-ref-1)
2. For further details, see <https://shropshire.gov.uk/get-involved/condover-neighbourhood-plan-consultation/> [↑](#footnote-ref-2)
3. See <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum> [↑](#footnote-ref-3)
4. See <https://www.shropshire.gov.uk/planning-policy/local-planning/core-strategy/> [↑](#footnote-ref-4)
5. See <https://www.shropshire.gov.uk/planning-policy/local-planning/samdev-plan-2006-2026/> [↑](#footnote-ref-5)
6. See <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [↑](#footnote-ref-6)
7. Available at <https://shropshire.gov.uk/media/8290/ev3b-strategic-housing-market-assessment-march-2014-main-report.pdf> [↑](#footnote-ref-7)
8. Available at <https://shropshire.gov.uk/media/8291/ev3c-shma-update-addendum-july2014-part1.pdf> [↑](#footnote-ref-8)
9. At <https://www.nomisweb.co.uk/census/2011/qs407ew> [↑](#footnote-ref-9)
10. At <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form> [↑](#footnote-ref-10)
11. Ibid. [↑](#footnote-ref-11)
12. Homes that are suitable for first-time buyers, sometimes also defined as properties affordable to those on the mean lower-quartile income. [↑](#footnote-ref-12)
13. <http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf> [↑](#footnote-ref-13)
14. <https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386> [↑](#footnote-ref-14)
15. Ibid. [↑](#footnote-ref-15)
16. <https://www.housinglin.org.uk/_assets/Resources/Housing/OtherOrganisation/for-future-living_Oct2014.pdf> [↑](#footnote-ref-16)
17. <https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386> [↑](#footnote-ref-17)
18. <http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf> [↑](#footnote-ref-18)
19. <https://www.ageuk.org.uk/globalassets/age-uk/documents/reports-and-publications/reports-and-briefings/safe-at-home/rb_july14_housing_later_life_report.pdf> [↑](#footnote-ref-19)
20. <https://www.ageuk.org.uk/documents/EN-GB/Political/Age%20UK%20ID201813%20Housing%20Later%20Life%20Report%20-%20final.pdf?dtrk=true> [↑](#footnote-ref-20)
21. Available at <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPv2/> [↑](#footnote-ref-21)
22. Further details on the definition of different types of housing within the English planning system are available at <https://www.gov.uk/guidance/definitions-of-general-housing-terms> [↑](#footnote-ref-22)
23. See Paragraph: 009 Reference ID: 13-009-20140306 at <https://www.gov.uk/guidance/when-is-permission-required> [↑](#footnote-ref-23)
24. See glossary [↑](#footnote-ref-24)
25. The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf> [↑](#footnote-ref-25)
26. See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report> [↑](#footnote-ref-26)
27. See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary> [↑](#footnote-ref-27)
28. See <http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf> [↑](#footnote-ref-28)
29. See <http://www.housingcare.org/jargon-extra-care-housing.aspx> [↑](#footnote-ref-29)
30. See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/> [↑](#footnote-ref-30)
31. See <http://www.housingcare.org/jargon-sheltered-housing.aspx> [↑](#footnote-ref-31)
32. See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing> [↑](#footnote-ref-32)