**Condover Parish Council Housing Needs Assessment May 2019: Summary of Findings**

| 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 Parish 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 Parish, 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 Parish has 16 specialist dwelling bed spaces for older people.Of Condover Parish’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 older 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 Parish, it is concluded that Shrewsbury could be an appropriate location in which some or all of the need arising from Condover Parish 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 older 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 Parish 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. |