

Identifying affordable housing need

Interest and relevance

- This chapter sets out the detailed figures used, for each district in our housing sub-region, to calculate overall affordable housing need, aligning with Chapter 12 *Forecasts for homes of all tenures*. It provides important evidence for planning, housing and other strategic purposes across our housing sub-region. In this calculation, affordable housing includes “affordable rent”.

Headline messages

- SHMA Chapter 13 *Identifying affordable housing need*, was published in April 2013 based on 2009/10 data. A supplement to Chapter 13 was then published based on 2010/11 and 2011/12 data, aligning with Chapter 12 *Forecasts for homes of all tenures*. Because of the complexity of the relationship between the number of homes needed over a long time period and the number of affordable homes needed which uses an annually updated snapshot figure, a discussion note was provided in May 2013 to explain the logic behind the various tables provided at that time.
- This chapter, part of SHMA 2013, re-presents the data for 2010/11 and 2011/12. It brings together key elements from Chapter 13 of SHMA 2012, the supplement and in the discussion note. The aim of re-presenting this information, without changing the numbers, is to make it easier to follow the process used and to relate Chapter 13 to Chapter 12 in SHMA 2013. Previous versions are available for reference at <http://www.cambridgeshireinsight.org.uk/housing/shma/previous-shma-chapters>

Changes over time

- Since the previous versions of this chapter were launched, CLG has provided new guidance on assessing housing markets. In Table 1 we have assessed our methodology against the new draft guidance, and found very little cause for change at this stage.

Future process for this chapter

- We plan to continue following this process each year to provide robust evidence for housing and planning purposes. However additional detailed Census 2011 information continues to be released which will need to feed in.
- Our housing register system, Home-Link, underwent a full review in Spring 2013. The result of this review will become clear in future updates.

Future monitoring points

- We plan to continue following this process each year to provide robust evidence for housing and planning purposes.
- However instead of re-publishing all the detail of the SHMA every year, we aim to use the 2013 SHMA as a foundation for local planning processes, for the coming 5 years.
- In the years 2014 to 2018 we will monitor housing market signals, keep a record of changes annually and build in any data required by new guidance, and carefully monitor change during that period. The new guidance suggests reviewing no more than every 5 years.

SHMA contents

1	Introduction and background	
2	Defining our market area	
3	Economic and demographic context	
4	Dwelling profile	
5	Property purchase	
6	Private renting	
7	Social housing for rent	
8	Intermediate tenures	
9	Homelessness	
10	Incomes and affordability	
11	Plans and land availability	
12	Forecasts for homes of all tenures	
13	Identifying affordable housing need	3
13.1	Introduction	3
13.2	Facts and figures	4
	13.2.1 Context.....	4
	13.2.2 Cambridge.....	11
	13.2.3 East Cambridgeshire.....	12
	13.2.4 Fenland.....	13
	13.2.5 Huntingdonshire.....	14
	13.2.6 South Cambridgeshire.....	15
	13.2.7 Forest Heath.....	16
	13.2.8 St Edmundsbury.....	17
13.3	Analysis	18
13.4	Background information	19
	13.4.1 Links and references: CLG guidance	19
	13.4.2 Definitions of terms	20
	13.4.3 Data issues	21
	13.4.4 Additional information.....	22
	13.4.5 Summary methodology.....	27
14	Size and type of homes	
15	Specific housing issues	

Please visit <http://www.cambridgeshireinsight.org.uk/housing/shma/shma-current-version> to read other SHMA 2013 chapters

Section 13.1 Introduction

13 Identifying affordable housing need

13.1 Introduction

- 1 The 2007 CLG guidance on SHMAs suggested a process to assess housing need.
- 2 This chapter follows the key stages in the CLG guidance and shows how we have applied the guidance in the Cambridge sub-region to calculate our housing needs.
- 3 The National Planning Policy Framework published in 2012 stressed the importance of the SHMA and highlights the issues a SHMA must cover.
- 4 In this update to the affordable housing calculation we have considered the NPPF's requirements and updated our methodology to support our sub-regional approach to identifying and meeting our "objectively assessed need".
- 5 The 2012 supplement used figures at end of the financial years 2010/11 and 2011/12 and updates the previous (2009/10) Chapter 13 of the SHMA. This chapter presents exactly the same figures, but combines and clarifies how the figures were arrived at and how they relate to the "all homes" figures in Chapter 12.
- 6 Since publication of the 2012 version of Chapter 13, new draft guidance has been issued. In the main, this guidance seems to follow a similar logic to the 2007 detailed SHMA guidance. Table 1 compares the old and the new guidance, in relation to calculating affordable housing need.
- 7 The calculation of affordable housing need is performed using a spreadsheet to ensure consistent methodology for each district. Figures used in the spreadsheet are included in the relevant SHMA chapters.
- 8 Within each individual chapter, the figures which feed directly into the housing need calculation are highlighted in tables, with bright yellow shading. If a figure feeds into the calculation "indirectly" it is highlighted in the chapter in pale yellow.
- 9 The result is a series of tables for each district, setting out their figures which feed into the calculation of affordable housing need.
- 10 Links to government and other guidance are set out in Section **Error! Reference source not found..**

Section 13.2 Facts and figures

13.2 Facts and figures

13.2.1 Context

- 11 The draft 2013 guidance contains the following useful checklist of needs to be covered in an assessment of affordable housing need:
- 12 The types of households to be considered in housing need are:
 - homeless households or insecure tenure (e.g. housing that is too expensive compared to disposable income);
 - households where there is a mismatch between the housing needed and the actual dwelling (e.g. overcrowded households);
 - households containing people with social or physical impairment or other specific needs living in unsuitable dwellings (e.g. accessed via steps) which cannot be made suitable in-situ
 - households that lack basic facilities (e.g. a bathroom or kitchen) and those subject to major disrepair or that are unfit for habitation;
 - households containing people with particular social needs (e.g. escaping harassment) which cannot be resolved except through a move.

Table 1. Comparing 2007 and 2013 draft guidance

2007 CLG methodology	2013 draft housing assessment guidance
This calculation involves adding together the current unmet housing need and the projected future housing need and then subtracting this from the current supply of housing stock.	
<p>Total current housing need is made up of</p> <ul style="list-style-type: none"> ▪ annual figure for homelessness ▪ annual figure to meet the needs expressed through our housing needs register over the coming 5 years (removing any potential “double counting” of homeless households) ▪ Number of households living in our area, in concealed or overcrowded situations, who would not be able to meet their needs on the open market. <p>Add these groups together to find total current housing need.</p>	<p>Current unmet gross need for affordable housing</p> <p>Plan makers should establish unmet (gross) need for affordable housing by assessing past trends and recording current estimates of:</p> <ul style="list-style-type: none"> ▪ the number of homeless households ▪ the number of those in priority need who are currently housed in temporary accommodation ▪ the number of households in overcrowded housing ▪ the number of concealed households ▪ the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings) ▪ the number of households from other tenures in need and those that cannot afford their own homes

Section 13.2 Facts and figures

2007 CLG methodology	2013 draft housing assessment guidance
<p>Note on Cambridge methodology: As per the 2013 draft guidance, our methodology</p> <ul style="list-style-type: none"> ▪ Removes double counting between housing register and homelessness figures, and between Orbit and Home-Link registers. ▪ Includes only those unable to afford, by applying our affordability calculation to figures for overcrowded and concealed households. 	<p>Care should be taken to avoid double-counting, which may be brought about with the same households being identified on more than one transfer list, and to include only those households who cannot afford to access suitable housing in the market.</p>
<p>Total stock available is made up of</p> <ul style="list-style-type: none"> ▪ social homes “freed up” by people transferring from one social home to another – for example if someone has spare bedrooms and moves to a smaller home, they free up a larger home to be let to another household in need. The number of beneficial moves is added to the supply figure. ▪ Take account of “surplus stock” defined as more than 3% vacancy rates amongst all social housing in the district. (As housing across our sub-region is in such demand, we keep a check on vacancy rates each year but it is uncommon to find more than 3% vacant in our area.) ▪ committed supply of new affordable housing i.e. number of new social homes we expect to be delivered in the coming year (both rented and intermediate) ▪ Homes to be taken out of management, for example planned demolitions. 	<p>Current total affordable housing supply available</p> <p>Identify the total affordable housing supply by identifying the current housing stock:</p> <ul style="list-style-type: none"> ▪ number of affordable dwellings that are going to be vacated by current occupiers that are fit for use by other households in need; ▪ surplus stock (vacant properties); ▪ committed supply of new affordable units (social rented and intermediate housing) at the point of the assessment (number and size); ▪ Units to be taken out of management (demolition or replacement schemes that lead to net losses of stock).
<p>Total affordable housing stock available = Dwellings currently occupied by households in need + surplus stock + committed additional housing stock – units to be taken out of management</p>	
<p>Total newly arising need per year is made up of</p> <ul style="list-style-type: none"> ▪ Newly forming households who are unable to buy or rent in the district, whether they are forming from existing resident households or whether moving into the area for family, employment, education or other reasons. ▪ Annual number of existing households falling in to need, based on an average annual number of social lettings, whether to housing register or homeless households but excluding transfers and lets to new build homes which are counted elsewhere. 	<p>Number of newly arising households likely to be in housing need (gross annual estimate)</p> <p>Projections of affordable housing need to take into account:</p> <ul style="list-style-type: none"> ▪ New household formation ▪ The proportion of newly forming households unable to buy or rent in the market area ▪ Estimation of the number of existing households falling into need. <p>This process should identify the minimum household income required to access lower</p>

Section 13.2 Facts and figures

2007 CLG methodology	2013 draft housing assessment guidance
	<p>quartile (entry level) market housing (plan makers should use current cost in this process, but may wish to factor in changes in house prices and wages).</p> <p>It should then assess what proportion of newly-forming households will be unable to access market housing.</p>
<p>Total newly arising housing need (gross per year) = (the number of newly forming households x the proportion unable to afford market housing) + existing households falling into need</p>	
<p>Annual supply of affordable housing includes</p> <ul style="list-style-type: none"> ▪ number of social rented re-lets ▪ Number of intermediate tenure sales at less than market prices. <p>This is the supply which helps meet the annual newly arising need each year.</p>	<p>Likely level of future housing supply of social re-lets (net) and intermediate affordable housing (excluding transfers)</p> <p>Plan makers should calculate the level of likely future affordable housing supply taking into account</p> <ul style="list-style-type: none"> ▪ future annual supply of social housing re-lets (net) calculated on the basis of past trends (generally the average number of re-lets over the previous three years should be taken as the predicted annual levels) ▪ Future annual supply of intermediate affordable housing (the number of units that come up for re-let or re-sale should be available from local operators of intermediate housing schemes).
<p>Future annual supply of affordable housing units = the number of social rented units + the number of intermediate affordable units</p>	
	<p>What is the relationship between the current housing stock and current and future needs?</p> <p>Plan makers should look at the household size in the current stock and assess whether these match current and future needs.</p>
<p>Total need for affordable housing</p> <p>The total need for affordable housing should be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow.</p> <p>The total affordable housing need should then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes.</p>	

Section 13.2 Facts and figures

Meeting the backlog

- 13 The CLG 2007 methodology assumed that current housing need would all be met in Year 1. Thereafter only newly arising need would need to be met each year. In Cambridge we decided a more realistic view was to meet current housing need, which includes a large backlog, over the coming FIVE years.
- 14 The new draft guidance, under the heading “Total need for affordable housing” says “The total need for affordable housing should be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow.”

Highlights of the Cambridge sub-region methodology

- 15 The Cambridge sub-region’s SHMA is designed to be built on and updated as time passes and information changes and improves. So figures are bound to change and adjust as we monitor market signals and how significant their effect is.
- 16 The Cambridge sub-regional team is committed to following the guidance as closely as possible, with only small modifications which made a minimal difference to the “per year” number of affordable homes needed in each district. Our approach is always to take the most conservative figure, where there are options, in order to produce robust and defensible figures for affordable housing need.
- 17 Since 2008/9 our affordable need calculation has been based entirely on secondary source data, most of which is available on publically accessible websites. We continue to evolve and refine our approach, through
- Use of more frequently updated housing price information such as HomeTrack.
 - Use of mapping systems and data visualisation such as Data Atlases, published at <http://www.cambridgeshireinsight.org.uk/> on relevant aspects of the housing market as well as other issues.
 - Data systems to track changes in the housing market and in factors such as inflation, land prices and incomes, and through our quarterly housing market bulletins available at <http://www.cambridgeshireinsight.org.uk/Housingmarketbulletin>
- 18 All these possibilities will add to the flexibility and responsiveness of our assessment of the market in the future, based on our original foundation of research, and enables us to better track the impact of market signals.
- 19 There follow, some more detailed notes on our 2013 update to Chapter 13 (previously published in SHMA 2012 titled Chapter 13 Supplement).

Natural growth and in-migration in Suffolk

- 20 For this SHMA update, figures splitting in-migration and natural growth for Forest Heath and St Edmundsbury use the same methodology as the Cambridgeshire districts.
- 21 Total population growth is provided by Census 2011, provided in the Technical Report tables 46 and 48.
- 22 Natural growth figures are available as follows:
- For Cambridgeshire districts, “CCC natural change” figures are provided by the [Technical Report](#) tables 34 to 43.

Section 13.2 Facts and figures

- These figures are not available for Forest Heath or St Edmundsbury so the source used is ONS Mid-2011 Population Estimates. The source is “ONS Mid-2011 Population Estimates: components of population change for local authorities in England and Wales; estimated resident population; based on the results of the 2011 Census”, from <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-262039>
- 23 In-migration is calculated by subtracting natural growth from the total population growth in each district.

Concealed households

- 24 In the past, CLG produced multi-person concealed household estimates. The final set of these estimates was produced in 2008.
- 25 As there is no other proxy available, and this is a standard national measure, for the 2010/11 and 2011/12 update we continue to rely on the 2008 CLG estimates.
- 26 2011 Census data on concealed households will become available in 2013. We will use that Census data for the next update and are working on a model to project those figures forward into the future.

Data for “on and off” the register

- 27 In the past, stage 5.2.3 focused on the number of households who both joined the housing needs register, and were housed, in the same year. This was identified in the CLG guidance as a “flow” of housing need and housing provision, which we should include when anticipating future housing need. If we relied solely on the number of households on the housing needs register at the end of each year, we would be ignoring the housing need presented and met during the course of the same 12 month period. Therefore, stage 5.2.3 of the methodology suggested identifying this number of households each year, and including them as part of our newly arising need figure.
- 28 In 2013 for the first time we have been able to secure this precise set of data. In previous years, we were unable to identify those both coming onto the register AND going off it within the year, so we used the proxy of simply the number of lettings in the year. This approach only works where Housing Needs Registers are growing. This was described in our audit trail, with a note that we hoped to improve the data in future.

Source of affordable housing build figures and removing the potential overlap with new lettings figures

- 29 In previous years, we used the Housing Strategy Statistical Appendix form to identify the “planned” and “proposed” new affordable homes figures, as provided by districts for the coming two years. We averaged these plans and used them to anticipate our new affordable housing supply in each district.
- 30 With the removal of the HSSA form, data now comes from CLG Table 1008: Additional affordable homes, which is provided by district. This reports on how many new affordable homes have been delivered in the recent past. For this SHMA update we have used an average over the past 5 years, to present a realistic anticipated level of new affordable housing completions in future.
- 31 There are caveats to put on this data however – crucially, the uncertainties about future funding for affordable housing, and the direct relationship between delivering affordable housing and delivering “all homes”. If sites are stalling or development slows down considerably on a site where affordable housing

Section 13.2 Facts and figures

is being delivered, the slowdown will affect all the homes on the site and delivery will be reduced or at least delayed.

- 32 However, due to the change of source of the figures, and the fact we are now looking at past delivery to predict future trends, we realise there is an overlap between two sets of data: the number of new affordable homes we predict being delivered, and the number of lettings made to affordable homes. If we count both new Affordable homes built, and the lettings made in a year, there will be a large overlap between the two.
- 33 Therefore we have adjusted our estimation of supply to take account of potential double counting by subtracting the number of Affordable homes built from the total number of lettings made in the year.

Census 2011 update

- 34 We await detailed data from the 2011 Census which will provide the tenure breakdown of in-migrants by district, and occupancy rating by tenure. For this update (2010/11 and 2011/12) we have continued to use 2001 Census data.

Change to overcrowding methodology

- 35 In the past, the number of households overcrowding and unable to afford has been calculated tenure by tenure. In this update, Census 2011 provides the percentage of households overcrowded overall, to which has been applied a general affordability calculation as per Chapter 10 Incomes and affordability in SHMA 2012.
- 36 Census based estimates of occupancy rates by tenure will be released in late 2013 and the calculation of affordability will be updated late in 2013. Both these factors will be used in the calculation of affordable housing need in future.

In-migrant low cost home ownership

- 37 We have treated in-migrants who take up low cost home ownership as all needing this tenure, as they are unable to afford to access private rented or market sale housing. In the past we treated ONLY a proportion as needing affordable housing, in this update we have treated 100% as needing affordable housing (otherwise they would not qualify through the Orbit intermediate needs register system).

Comparing affordable housing need figures with dwellings forecasts in Chapter 12

- 38 The Technical Report produces a forecast of dwellings needed, on anticipated population and jobs growth. It does this by applying a standard national occupancy ratio, which is predicted to fall by 4.5% between 2011 and 2031. This is quite a different approach to the affordable housing calculation as set out in CLG guidance of 2007. Chapter 12 sets out in full, details of how the two approaches differ.
- 39 In the 2012 SHMA we decided to continue to apply the 2007 CLG methodology for affordable housing need, with some improvements outlined, based on 2010/11 and 2011/12 data as (at that stage) the 2007 methodology has not been superseded.
- 40 For SHMA 2013 rather than making a policy-based decision on how soon local authorities plan to meet their backlog of housing need (CLG stage 5.1 current need), as we have done in the past we show the entire backlog in stage 5.1.4. In section 13.4.4 Additional Information we have provided tables which set

Section 13.2 Facts and figures

out how we have worked out the annual number of affordable homes needed, and the Plan Period number of affordable homes needed. This was set out, in SHMA 2012, in a “discussion note”. We hope this SHMA 2013 chapter (which presents all the same numbers as the 2012 version, all based on 2010/11 and 2011/12 data) makes our thinking that little but clearer for the reader and brings it all together in one documents for easier reference.

- ⁴¹ As stated in the 2012 SHMA It is the decision of each local authority, how they wish to tackle the backlog, it is not the job of the SHMA to decide on this issue. In Chapter 12, the SHMA provided a heavily caveated annualized figure to help inform the debate, and it also provided affordable housing figures alongside “all dwellings” figures which were based on the entire backlog (current need) plus 20 or 26 years of Newly Arising Need (CLG stage 5.2.4).
- ⁴² The following pages set out each district's figures, following the CLG stages and numbered according to the 2007 methodology. This aims to help readers compare the tables provide din 2013, to those provided in earlier years.
- ⁴³ After each district's table a link is provided to the “conversion” table in Section 13.4.4 Additional Information, should the reader wish to see how this chapter relates to Chapter 12.

Section 13.2 Facts and figures

13.2.2 Cambridge

Table 2. Affordable housing need 2010/11 and 2011/12 update: one year snapshot

CLG ref	Stage	Detail	2010/11	2011/12
5.1	Total current housing need			
5.1.1	Homeless households		89	86
5.1.2	Overcrowded and concealed households	Overcrowded	704	664
		Concealed	247	247
5.1.3a	Other groups including Home-Link register	Band A	195	298
5.1.3b		Band B	551	645
5.1.3c		Band C	3,244	4,415
5.1.3d		Band D	2,702	3,025
5.1.3e		Revised Band D (excludes intermediate overlap shown at 5.1.3g)	2,664	2,997
5.1.3f	Intermediate housing register		351	368
5.1.3g	Intermediate and Home-Link register overlap		38	28
5.1.4	Current total housing need	Total of all stages above except 5.1.1 (ensures no double counting of homeless households on Home-Link register)	7,955	9,634
5.2	Total newly arising need per year			
5.2.1	Newly forming households	From existing households (natural growth)	372	372
		In migrants - owner occupied	78	78
		In migrants - private rent	136	136
		In migrants - social rent	29	29
		In migrants - other (LCHO)	2	2
5.2.2	Proportion of newly arising households unable to afford	From existing households (natural growth)	47%	47%
		In migrants - owner occupied	0%	0%
		In migrants - private rent	17%	17%
		In migrants - social rent	100%	100%
		In migrants - other (LCHO)	100%	100%
	Total newly forming households unable to afford	(5.2.1 x 5.2.2)	229	229
5.2.3	Existing households falling into need	Households who enter the register and are housed within the year	159	146
5.2.4	Total newly arising need	(5.2.1 x 5.2.2) + 5.2.3	388	375
5.3	Annual supply of affordable housing			
5.3.1	Affordable dwellings occupied by households in need	Under-occupiers minus overcrowded social tenants on register	-60	-51
5.3.2	Surplus stock	If less than 3%, represents zero surplus stock	0	0
5.3.3	Anticipated (previously referred to as "committed") supply of new affordable housing	<i>New data source: average of homes completed over previous 3 years, hence changed label</i>	234	206
5.3.4	Units to be taken out of management		0	0
5.3.5	Total stock available	5.3.1 + 5.3.2 + 5.3.3 - 5.3.4	174	155
5.3.6	Annual supply of social re-lets	<i>Excludes 5.3.3 so as not to double-count new build and first lets</i>	165	146
5.3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels		67	40
5.3.8	Annual supply of affordable housing	5.3.6 + 5.3.7	232	187
	Total annual supply	5.3.5 + 5.3.8	406	342
	Total annual supply excluding new build affordable	5.3.9 - 5.3.3	172	136

Link to Cambridge's Additional Information in [Table 12](#).

Section 13.2 Facts and figures

13.2.3 East Cambridgeshire

Table 3. Affordable housing need 2010/11 and 2011/12 update: one year snapshot

CLG ref	Stage	Detail	2010/11	2011/12
5.1	Total current housing need			
5.1.1	Homeless households		18	21
5.1.2	Overcrowded and concealed households	Overcrowded	194	194
		Concealed	222	222
5.1.3a	Other groups including Home-Link register	Band A	28	96
5.1.3b		Band B	144	173
5.1.3c		Band C	812	795
5.1.3d		Band D	444	357
5.1.3e		Revised Band D (excludes intermediate overlap shown at 5.1.3g)	437	350
5.1.3f	Intermediate housing register		81	81
5.1.3g	Intermediate and Home-Link register overlap		8	7
5.1.4	Current total housing need	Total of all stages above except 5.1.1 (ensures no double counting of homeless households on Home-Link register)	1,917	1,911
5.2	Total newly arising need per year			
5.2.1	Newly forming households	From existing households (natural growth)	175	175
		In migrants - owner occupied	266	266
		In migrants - private rent	100	100
		In migrants - social rent	37	37
		In migrants - other (LCHO)	1	1
5.2.2	Proportion of newly arising households unable to afford	From existing households (natural growth)	29%	29%
		In migrants - owner occupied	0%	0%
		In migrants - private rent	16%	16%
		In migrants - social rent	100%	100%
		In migrants - other (LCHO)	100%	100%
	Total newly forming households unable to afford	(5.2.1 x 5.2.2)	105	105
5.2.3	Existing households falling into need	Households who enter the register and are housed within the year	110	108
5.2.4	Total newly arising need	(5.2.1 x 5.2.2) + 5.2.3	215	213
5.3	Annual supply of affordable housing			
5.3.1	Affordable dwellings occupied by households in need	Under-occupiers minus overcrowded social tenants on register	-39	-39
5.3.2	Surplus stock	If less than 3%, represents zero surplus stock	0	0
5.3.3	Anticipated (previously referred to as "committed") supply of new affordable housing	<i>New data source: average of homes completed over previous 3 years, hence changed label</i>	168	138
5.3.4	Units to be taken out of management		0	0
5.3.5	Total stock available	5.3.1 + 5.3.2 + 5.3.3 - 5.3.4	129	99
5.3.6	Annual supply of social re-lets	<i>Excludes 5.3.3 so as not to double-count new build and first lets</i>	142	142
5.3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels		32	31
5.3.8	Annual supply of affordable housing	5.3.6 + 5.3.7	174	173
	Total annual supply	5.3.5 + 5.3.8	302	272
	Total annual supply excluding new build affordable	5.3.9 - 5.3.3	134	134

Link to East Cambridgeshire's Additional Information [Table 13](#)

Section 13.2 Facts and figures

13.2.4 Fenland

Table 4. Affordable housing need 2010/11 and 2011/12 update: one year snapshot

CLG ref	Stage	Detail	2010/11	2011/12
5.1	Total current housing need			
5.1.1	Homeless households		23	17
5.1.2	Overcrowded and concealed households	Overcrowded	227	229
		Concealed	273	273
5.1.3a	Other groups including Home-Link register	Band A	56	57
5.1.3b		Band B	280	212
5.1.3c		Band C	1,402	1,574
5.1.3d		Band D	1,162	1,139
5.1.3e		Revised Band D (excludes intermediate overlap shown at 5.1.3g)	1,160	1,136
5.1.3f	Intermediate housing register		42	31
5.1.3g	Intermediate and Home-Link register overlap		2	3
5.1.4	Current total housing need	Total of all stages above except 5.1.1 (ensures no double counting of homeless households on Home-Link register)	3,439	3,512
5.2	Total newly arising need per year			
5.2.1	Newly forming households	From existing households (natural growth)	30	30
		In migrants - owner occupied	439	439
		In migrants - private rent	118	118
		In migrants - social rent	53	53
		In migrants - other (LCHO)	3	3
5.2.2	Proportion of newly arising households unable to afford	From existing households (natural growth)	29%	29%
		In migrants - owner occupied	0%	0%
		In migrants - private rent	11%	11%
		In migrants - social rent	100%	100%
		In migrants - other (LCHO)	100%	100%
	Total newly forming households unable to afford	(5.2.1 x 5.2.2)	78	78
5.2.3	Existing households falling into need	Households who enter the register and are housed within the year	156	143
5.2.4	Total newly arising need	(5.2.1 x 5.2.2) + 5.2.3	234	221
5.3	Annual supply of affordable housing			
5.3.1	Affordable dwellings occupied by households in need	Under-occupiers minus overcrowded social tenants on register	-37	-36
5.3.2	Surplus stock	If less than 3%, represents zero surplus stock	0	0
5.3.3	Anticipated (previously referred to as "committed") supply of new affordable housing	<i>New data source: average of homes completed over previous 3 years, hence changed label</i>	106	90
5.3.4	Units to be taken out of management		0	0
5.3.5	Total stock available	5.3.1 + 5.3.2 + 5.3.3 - 5.3.4	69	54
5.3.6	Annual supply of social re-lets	<i>Excludes 5.3.3 so as not to double-count new build and first lets</i>	228	251
5.3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels		9	4
5.3.8	Annual supply of affordable housing	5.3.6 + 5.3.7	237	256
	Total annual supply	5.3.5 + 5.3.8	306	310
	Total annual supply excluding new build affordable	5.3.9 - 5.3.3	200	220

Link to Fenland's Additional Information [Table 14](#)

Section 13.2 Facts and figures

13.2.5 Huntingdonshire

Table 5. Affordable housing need 2010/11 and 2011/12 update: one year snapshot

CLG ref	Stage	Detail	2010/11	2011/12
5.1	Total current housing need			
5.1.1	Homeless households		79	73
5.1.2	Overcrowded and concealed households	Overcrowded	272	299
		Concealed	368	368
5.1.3a	Other groups including Home-Link register	Band A	164	119
5.1.3b		Band B	388	296
5.1.3c		Band C	1,578	1,151
5.1.3d		Band D	1,281	890
5.1.3e		Revised Band D (excludes intermediate overlap shown at 5.1.3g)	1,268	882
5.1.3f	Intermediate housing register		190	197
5.1.3g	Intermediate and Home-Link register overlap		13	8
5.1.4	Current total housing need	Total of all stages above except 5.1.1 (ensures no double counting of homeless households on Home-Link register)	4,227	3,312
5.2	Total newly arising need per year			
5.2.1	Newly forming households	From existing households (natural growth)	451	451
		In migrants - owner occupied	194	194
		In migrants - private rent	89	89
		In migrants - social rent	19	19
		In migrants - other (LCHO)	1	1
5.2.2	Proportion of newly arising households unable to afford	From existing households (natural growth)	22%	22%
		In migrants - owner occupied	0%	0%
		In migrants - private rent	16%	16%
		In migrants - social rent	100%	100%
		In migrants - other (LCHO)	100%	100%
	Total newly forming households unable to afford	(5.2.1 x 5.2.2)	133	133
5.2.3	Existing households falling into need	Households who enter the register and are housed within the year	222	214
5.2.4	Total newly arising need	(5.2.1 x 5.2.2) + 5.2.3	355	347
5.3	Annual supply of affordable housing			
5.3.1	Affordable dwellings occupied by households in need	Under-occupiers minus overcrowded social tenants on register	-118	-101
5.3.2	Surplus stock	If less than 3%, represents zero surplus stock	0	0
5.3.3	Anticipated (previously referred to as "committed") supply of new affordable housing	<i>New data source: average of homes completed over previous 3 years, hence changed label</i>	258	292
5.3.4	Units to be taken out of management		0	0
5.3.5	Total stock available	5.3.1 + 5.3.2 + 5.3.3 - 5.3.4	140	191
5.3.6	Annual supply of social re-lets	<i>Excludes 5.3.3 so as not to double-count new build and first lets</i>	151	192
5.3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels		71	61
5.3.8	Annual supply of affordable housing	5.3.6 + 5.3.7	222	253
	Total annual supply	5.3.5 + 5.3.8	362	444
	Total annual supply excluding new build affordable	5.3.9 - 5.3.3	104	152

Link to Huntingdonshire's Additional Information [Table 15](#)

Section 13.2 Facts and figures

13.2.6 South Cambridgeshire

Table 6. Affordable housing need 2010/11 and 2011/12 update: one year snapshot

CLG ref	Stage	Detail	2010/11	2011/12
5.1	Total current housing need			
5.1.1	Homeless households		57	42
5.1.2	Overcrowded and concealed households	Overcrowded	223	228
		Concealed	334	334
5.1.3a	Other groups including Home-Link register	Band A	188	199
5.1.3b		Band B	381	461
5.1.3c		Band C	2,191	2,110
5.1.3d		Band D	2,035	1,841
5.1.3e		Revised Band D (excludes intermediate overlap shown at 5.1.3g)	1,999	1,820
5.1.3f	Intermediate housing register		232	260
5.1.3g	Intermediate and Home-Link register overlap		36	21
5.1.4	Current total housing need	Total of all stages above except 5.1.1 (ensures no double counting of homeless households on Home-Link register)	5,548	5,412
5.2	Total newly arising need per year			
5.2.1	Newly forming households	From existing households (natural growth)	365	365
		In migrants - owner occupied	376	376
		In migrants - private rent	204	204
		In migrants - social rent	51	51
		In migrants - other (LCHO)	10	10
5.2.2	Proportion of newly arising households unable to afford	From existing households (natural growth)	32%	32%
		In migrants - owner occupied	0%	0%
		In migrants - private rent	16%	16%
		In migrants - social rent	100%	100%
		In migrants - other (LCHO)	100%	100%
	Total newly forming households unable to afford	(5.2.1 x 5.2.2)	210	210
5.2.3	Existing households falling into need	Households who enter the register and are housed within the year	129	111
5.2.4	Total newly arising need	(5.2.1 x 5.2.2) + 5.2.3	339	321
5.3	Annual supply of affordable housing			
5.3.1	Affordable dwellings occupied by households in need	Under-occupiers minus overcrowded social tenants on register	-29	-31
5.3.2	Surplus stock	If less than 3%, represents zero surplus stock	0	0
5.3.3	Anticipated (previously referred to as "committed") supply of new affordable housing	<i>New data source: average of homes completed over previous 3 years, hence changed label</i>	284	266
5.3.4	Units to be taken out of management		0	0
5.3.5	Total stock available	5.3.1 + 5.3.2 + 5.3.3 - 5.3.4	255	235
5.3.6	Annual supply of social re-lets	<i>Excludes 5.3.3 so as not to double-count new build and first lets</i>	82	100
5.3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels		65	72
5.3.8	Annual supply of affordable housing	5.3.6 + 5.3.7	147	172
	Total annual supply	5.3.5 + 5.3.8	402	407
	Total annual supply excluding new build affordable	5.3.9 - 5.3.3	118	141

Link to South Cambridgeshire's Additional Information [Table 16](#)

Section 13.2 Facts and figures

13.2.7 Forest Heath

Table 7. Affordable housing need 2010/11 and 2011/12 update: one year snapshot

CLG ref	Stage	Detail	2010/11	2011/12
5.1	Total current housing need			
5.1.1	Homeless households		11	11
5.1.2	Overcrowded and concealed households	Overcrowded	251	254
		Concealed	109	109
5.1.3a	Other groups including Home-Link register	Band A	16	30
5.1.3b		Band B	139	158
5.1.3c		Band C	746	800
5.1.3d		Band D	405	460
5.1.3e		Revised Band D (excludes intermediate overlap shown at 5.1.3g)	399	455
5.1.3f	Intermediate housing register		57	59
5.1.3g	Intermediate and Home-Link register overlap		6	5
5.1.4	Current total housing need	Total of all stages above except 5.1.1 (ensures no double counting of homeless households on Home-Link register)	1,717	1,865
5.2	Total newly arising need per year			
5.2.1	Newly forming households	From existing households (natural growth)	199	199
		In migrants - owner occupied	37	37
		In migrants - private rent	24	24
		In migrants - social rent	4	4
		In migrants - other (LCHO)	0	0
5.2.2	Proportion of newly arising households unable to afford	From existing households (natural growth)	35%	35%
		In migrants - owner occupied	0%	0%
		In migrants - private rent	8%	8%
		In migrants - social rent	100%	100%
		In migrants - other (LCHO)	100%	100%
	Total newly forming households unable to afford	(5.2.1 x 5.2.2)	76	76
5.2.3	Existing households falling into need	Households who enter the register and are housed within the year	132	128
5.2.4	Total newly arising need	(5.2.1 x 5.2.2) + 5.2.3	207	204
5.3	Annual supply of affordable housing			
5.3.1	Affordable dwellings occupied by households in need	Under-occupiers minus overcrowded social tenants on register	-20	-19
5.3.2	Surplus stock	If less than 3%, represents zero surplus stock	0	0
5.3.3	Anticipated (previously referred to as "committed") supply of new affordable housing	<i>New data source: average of homes completed over previous 3 years, hence changed label</i>	196	166
5.3.4	Units to be taken out of management		0	0
5.3.5	Total stock available	5.3.1 + 5.3.2 + 5.3.3 - 5.3.4	176	147
5.3.6	Annual supply of social re-lets	<i>Excludes 5.3.3 so as not to double-count new build and first lets</i>	83	93
5.3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels		28	36
5.3.8	Annual supply of affordable housing	5.3.6 + 5.3.7	112	129
	Total annual supply	5.3.5 + 5.3.8	288	276
	Total annual supply excluding new build affordable	5.3.9 - 5.3.3	92	110

Link to Forest Heath's Additional Information [Table 17](#)

Section 13.2 Facts and figures

13.2.8 St Edmundsbury

Table 8. Affordable housing need 2010/11 and 2011/12 update: one year snapshot

CLG ref	Stage	Detail	2010/11	2011/12
5.1	Total current housing need			
5.1.1	Homeless households		10	9
5.1.2	Overcrowded and concealed households	Overcrowded	303	293
		Concealed	199	199
5.1.3a	Other groups including Home-Link register	Band A	64	104
5.1.3b		Band B	172	171
5.1.3c		Band C	978	1,137
5.1.3d		Band D	750	710
5.1.3e		Revised Band D (excludes intermediate overlap shown at 5.1.3g)	740	706
5.1.3f	Intermediate housing register		104	99
5.1.3g	Intermediate and Home-Link register overlap		10	4
5.1.4	Current total housing need	Total of all stages above except 5.1.1 (ensures no double counting of homeless households on Home-Link register)	2,560	2,709
5.2	Total newly arising need per year			
5.2.1	Newly forming households	From existing households (natural growth)	248	248
		In migrants - owner occupied	281	281
		In migrants - private rent	152	152
		In migrants - social rent	24	24
		In migrants - other (LCHO)	0	0
5.2.2	Proportion of newly arising households unable to afford	From existing households (natural growth)	32%	32%
		In migrants - owner occupied	0%	0%
		In migrants - private rent	13%	13%
		In migrants - social rent	100%	100%
		In migrants - other (LCHO)	100%	100%
	Total newly forming households unable to afford	(5.2.1 x 5.2.2)	123	123
5.2.3	Existing households falling into need	Households who enter the register and are housed within the year	137	124
5.2.4	Total newly arising need	(5.2.1 x 5.2.2) + 5.2.3	260	247
5.3	Annual supply of affordable housing			
5.3.1	Affordable dwellings occupied by households in need	Under-occupiers minus overcrowded social tenants on register	-42	-54
5.3.2	Surplus stock	If less than 3%, represents zero surplus stock	0	0
5.3.3	Anticipated (previously referred to as "committed") supply of new affordable housing	<i>New data source: average of homes completed over previous 3 years, hence changed label</i>	156	138
5.3.4	Units to be taken out of management		0	0
5.3.5	Total stock available	5.3.1 + 5.3.2 + 5.3.3 - 5.3.4	114	84
5.3.6	Annual supply of social re-lets	<i>Excludes 5.3.3 so as not to double-count new build and first lets</i>	191	245
5.3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels		27	19
5.3.8	Annual supply of affordable housing	5.3.6 + 5.3.7	218	264
	Total annual supply	5.3.5 + 5.3.8	332	349
	Total annual supply excluding new build affordable	5.3.9 - 5.3.3	176	211

Link to St Edmundsbury's Additional Information [Table 18](#).

Section 13.3 Analysis

13.3 Analysis

Summary of key stages in housing need calculation for each district.

Table 9. Affordable housing need 2010/11 and 2011/12 update: one year snapshot

CLG ref	Stage	2010/11	2011/12
Cambridge			
5.1.4	Current total housing need (not annualized)	7,955	9,634
5.2.4	Total newly arising need	388	375
5.3.5	Total stock available	174	155
5.3.8	Annual supply of affordable housing	232	187
	Total annual supply	406	342
	Total annual supply excluding new build affordable	172	136
East Cambridgeshire			
5.1.4	Current total housing need (not annualized)	1,917	1,911
5.2.4	Total newly arising need	215	213
5.3.5	Total stock available	129	99
5.3.8	Annual supply of affordable housing	174	173
	Total annual supply	302	272
	Total annual supply excluding new build affordable	134	134
Fenland			
5.1.4	Current total housing need (not annualized)	3,439	3,512
5.2.4	Total newly arising need	234	221
5.3.5	Total stock available	69	54
5.3.8	Annual supply of affordable housing	237	256
	Total annual supply	306	310
	Total annual supply excluding new build affordable	200	220
Huntingdonshire			
5.1.4	Current total housing need (not annualized)	4,227	3,312
5.2.4	Total newly arising need	355	347
5.3.5	Total stock available	140	191
5.3.8	Annual supply of affordable housing	222	253
	Total annual supply	362	444
	Total annual supply excluding new build affordable	104	152
South Cambridgeshire			
5.1.4	Current total housing need (not annualized)	5,548	5,412
5.2.4	Total newly arising need	339	321
5.3.5	Total stock available	255	235
5.3.8	Annual supply of affordable housing	147	172
	Total annual supply	402	407
	Total annual supply excluding new build affordable	118	141
Forest Heath			
5.1.4	Current total housing need (not annualized)	1,717	1,865
5.2.4	Total newly arising need	207	204
5.3.5	Total stock available	176	147
5.3.8	Annual supply of affordable housing	112	129
	Total annual supply	288	276
	Total annual supply excluding new build affordable	92	110
St Edmundsbury			
5.1.4	Current total housing need (not annualized)	2,560	2,709
5.2.4	Total newly arising need	260	247
5.3.5	Total stock available	114	84
5.3.8	Annual supply of affordable housing	218	264
	Total annual supply	332	349
	Total annual supply excluding new build affordable	176	211

13.4 Background information

13.4.1 Links and references: CLG guidance

- To see the full CLG guidance, please go to:
<http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>
- Identifying sub-regional housing market areas: Advice note, at
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/323693>
- Identifying Submarkets at the Sub-Regional Level in England, at
<http://www.communities.gov.uk/publications/planningandbuilding/identifyingsubmarkets>
- Planning for Housing: Market Signals - Summary of Research, at
<http://www.communities.gov.uk/publications/planningandbuilding/planningforhousing>
- Strategic Housing Land Availability Assessment: Practice Guidance, at
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/StrategicHousingLandAvailability>
- County Council's Technical Report http://www.cambridgeshireinsight.org.uk/webfm_send/534

Section 13.4 Background information

13.4.2 Definitions of terms

Term used	Abbreviation	Meaning	Link to relevant website

Section 13.4 Background information

13.4.3 Data issues

Main sources of data

- CLG Table 784
- 2011 Census for overcrowding percentage, register for number of register, % private tenants unable to afford to resolve overcrowding from 2009/10 affordability calculation
- CLG estimate 2009
- Homelink report (15/03/13)
- Orbit register
- Technical report tables 26 and 27 (draft 8.1)
- Based on 2009/10 affordability calculation
- Homelink report
- Locata as of 2013 and then trend with 2010 for intervening 2 years.
- CLG Table 615
- CLG Table 1008
- CORE Sales

Recent and planned changes to data

- Please see Introduction at **Error! Reference source not found.**

Section 13.4 Background information

13.4.4 Additional information

Dealing with the “backlog” of need over time

- 44 The calculation to work out the total time to clear Band D is as follows:
- Total number of households in Bands AB C at the end of the financial year. Aim is to clear all these in 3 years.
 - Band Ds therefore will take longer than 3 years to clear, if we are aiming to clear ALL bands within an “average” of 5 years.
 - To calculate how long it will take to clear Band D within the above system:
 - $X = \text{Total number of households in bands A to C} \times 3$
 - $Y = \text{Total number of households in all bands} \times 5$.
 - Average number of years to clear Band D = $(Y - X)$ divided by number of households in Band D
 - The length of time to clear Band D varies depending on the proportion of applicants in bands AB C, whose need is met over the first three years. The higher the proportion of need in Bands ABC, the longer the period to meet the remainder of the register.
- 45 Table 10 shows the “Band D clearing period” used to convert total backlog of housing need, as expressed at the end of the relevant financial year, to an annual figure:

Table 10. **Band D Clearing period (years)**

	2011	2012
Cambridge	8.0	8.5
East Cambridgeshire	9.4	11.0
Fenland	8.0	8.2
Huntingdonshire	8.3	8.5
South Cambridgeshire	7.7	8.0
Forest Heath	9.4	9.3
St Edmundsbury	8.2	9.0

Table 11. **Addressing the “current need” aka backlog, should an annual figure be required:**

Elements of Backlog	Dealt with each “backlog of need” ingredient in the following time periods
Overcrowded	Years 1 to 5
Concealed	Years 1 to 5
HNR Band A	Years 1 to 3
HNR Band B	Years 1 to 3
HNR Band C	Years 1 to 3
HNR Band D	As per Table 10: Band D clearing periods
Intermediate	Years 1 to 5

Section 13.4 Background information

Table 12. Cambridge: How the “one year snapshot” figures relate to the total figure provided in Table 22 of Chapter 12

	Green shaded cells from Section 5.1 of Table 1		See Table 10 & SHMA 2012 discussion note	Mathematics		Blue shaded cells align with Table 22, Chapter 12	
	2010/11 total backlog	2011/12 total backlog		Number of years to deal	For 2011	For 2012	2011 annual snapshot
5.1.1 Homelessness	Included in HNR Band A (stage 5.1.3a) to avoid double-counting						
5.1.2 Overcrowded	704	664	5 years	704/5	664/5	141	133
Concealed	247	247	5 years	247/5	247/5	49	49
5.1.3a HNR Band A	195	298	3 years	195/3	298/3	65	99
5.1.3b HNR Band B	551	645	3 years	551/3	645/3	184	215
5.1.3c HNR Band C	3,244	4,415	3 years	3244/3	4415/3	1081	1472
5.1.3d HNR Band D total	2,702	3,025					
5.1.3e Revised Band D (excluding intermediate overlap)	2,702 – 38 = 2,664	3,025 – 28 = 2,997	8.0 in 2011 8.5 in 2012	2664/8.0	2997/8.5	316	351
5.1.3f Intermediate Register	351	368	5 years	351/5	368/5	70	74
5.1.3g Register overlap (subtract from HNR to avoid double counting)	38	28		Used in Band D calculation above			
5.1.4 Current total housing need	7,955	9,634				1,902	2,393

Table 13. East Cambridgeshire: How the “one year snapshot” figures relate to the total figure provided in Table 22 of Chapter 12

	Green shaded cells from Section 5.1 of Table 2		See Table 10 & SHMA 2012 discussion note	Mathematics		Blue shaded cells align with Table 22, Chapter 12	
	2010/11 total backlog	2011/12 total backlog		Number of years to deal	2011 maths	2012 maths	2011 annual snapshot
5.1.1 Homelessness	N/A (included in HNR Band A)						
5.1.2 Overcrowded	194	194	5 years	194/5	194/5	39	39
Concealed	222	222	5 years	222/5	222/5	44	44
5.1.3a HNR Band A	28	96	3 years	28/3	96/3	9	32
5.1.3b HNR Band B	144	173	3 years	144/3	173/3	48	58
5.1.3c HNR Band C	812	795	3 years	812/3	795/3	271	265
5.1.3d HNR Band D total	444	357					
5.1.3e Revised Band D (excluding intermediate overlap)	444 – 8 = 437	357 – 7 = 350	9.4 in 2011 11.0 in 2012	437/9.4	350/11.0	40	32
5.1.3f Intermediate Register	81	81	5 years	81/5	81/5	16	16
5.1.3g Register overlap (subtract from HNR to avoid double counting)	8	7		Used in Band D calculation above			
5.1.4 Current total housing need	1,917	1,911				467	486

Section 13.4 Background information

Table 14. Fenland: Current need: How the “one year snapshot” figures relate to the total figure provided in Table 22 of Chapter 12

	Green shaded cells from Section 5.1 of Table 3		See Table 10 & SHMA 2012 discussion note	Mathematics		Blue shaded cells align with Table 22, Chapter 12	
	2010/11 total backlog	2011/12 total backlog		Number of years to deal	2011 maths	2012 maths	2011 annual snapshot
5.1.1 Homelessness	N/A (included in HNR Band A)						
5.1.2 Overcrowded	227	229	5 years	227/5	229/5	45	46
Concealed	273	273	5 years	273/5	273/5	55	55
5.1.3a HNR Band A	56	57	3 years	56/3	57/3	19	19
5.1.3b HNR Band B	280	212	3 years	280/3	212/3	93	71
5.1.3c HNR Band C	1402	1574	3 years	1402/3	1573/3	467	525
5.1.3d HNR Band D total	1162	1139	-				
5.1.3e Revised Band D (excluding intermediate overlap)	1162 – 2 = 1160	1139 – 3 = 1136	8.0 in 2011, 8.2 in 2012	1160/8	1136/8.2	141	138
5.1.3f Intermediate Register	42	31	5 years	42/5	31/5	8	6
5.1.3g Register overlap (subtract from HNR to avoid double counting)	2	3	Used in Band D calculation above				
5.1.4 Current total housing need	3439	3512				828	859

Table 15. Huntingdonshire: Current need: How the “one year snapshot” figures relate to the total figure provided in Table 22 of Chapter 12

	Green shaded cells from Section 5.1 of Table 4		See Table 10 & SHMA 2012 discussion note	Mathematics		Blue shaded cells align with Table 22, Chapter 12	
	2010/11 total backlog	2011/12 total backlog		Number of years to deal	2011 maths	2012 maths	2011 annual snapshot
5.1.1 Homelessness	N/A (included in HNR Band A)						
5.1.2 Overcrowded	272	299	5 years	272/5	299/5	54	60
Concealed	368	368	5 years	369/5	368/5	74	74
5.1.3a HNR Band A	164	119	3 years	164/3	119/3	55	40
5.1.3b HNR Band B	388	296	3 years	388/3	296/3	129	99
5.1.3c HNR Band C	1,578	1,151	3 years	1578/3	1151/3	526	384
5.1.3d HNR Band D total	1,281	890	-				
5.1.3e Revised Band D (excluding intermediate overlap)	1291 – 13 = 1,268	890 – 8 = 882	8.3 in 2011, 8.5 in 2012	1268/8.3	882/8.5	149	104
5.1.3f Intermediate Register	190	197	5 years	190/5	197/5	38	39
5.1.3g Register overlap (subtract from HNR to avoid double counting)	13	8	Used in Band D calculation above				
5.1.4 Current total housing need	4,227	3,312				1,025	798

Section 13.4 Background information

Table 16. South Cambridgeshire: Current need: How the "one year snapshot" figures relate to the total figure provided in Table 22 of Chapter 12

	Green shaded cells from Section 5.1 of Table 5		See Table 10 & SHMA 2012 discussion note	Mathematics		Blue shaded cells align with Table 22, Chapter 12	
	2010/11 total backlog	2011/12 total backlog		2011 maths	2012 maths	2011 annual snapshot	2012 annual snapshot
5.1.1 Homelessness	N/A (included in HNR Band A)						
5.1.2 Overcrowded	223	228	5 years	223/5	228/5	45	46
Concealed	334	334	5 years	334/5	334/5	67	67
5.1.3a HNR Band A	188	199	3 years	188/3	199/3	63	66
5.1.3b HNR Band B	381	461	3 years	381/3	461/3	127	154
5.1.3c HNR Band C	2,191	2,110	3 years	2191/3	2110/3	730	703
5.1.3d HNR Band D total	2,035	1,841					
5.1.3e Revised Band D (excluding intermediate overlap)	2035 – 36 = 1,999	1841 – 21 = 1,820	7.7 in 2011 8.0 in 2012	1999/7.7	1820/8.0	250	227
5.1.3f Intermediate Register	232	260	5 years	232/5	260/5	46	52
5.1.3g Register overlap (subtract from HNR to avoid double counting)	36	21		Used in Band D calculation above			
5.1.4 Current total housing need	5,548	5,412				1,327	1,315

Table 17. Forest Heath: Current need: How the "one year snapshot" figures relate to the total figure provided in Table 22 of Chapter 12

	Green shaded cells from Section 5.1 of Table 6		See Table 10 & SHMA 2012 discussion note	Mathematics		Blue shaded cells align with Table 22, Chapter 12	
	2010/11 total backlog	2011/12 total backlog		2011 maths	2012 maths	2011 annual snapshot	2012 annual snapshot
5.1.1 Homelessness	N/A (included in HNR Band A)						
5.1.2 Overcrowded	251	254	5 years	251/5	254/5	50	51
Concealed	109	109	5 years	109/5	109/5	22	22
5.1.3a HNR Band A	16	30	3 years	16/3	30/3	5	10
5.1.3b HNR Band B	139	158	3 years	139/3	158/3	46	53
5.1.3c HNR Band C	746	800	3 years	746/3	800/3	249	267
5.1.3d HNR Band D total	405	460					
5.1.3e Revised Band D (excluding intermediate overlap)	405 – 6 = 399	460 – 5 = 455	9.4 in 2011 9.3 in 2012	399/9.4	455/9.3	43	49
5.1.3f Intermediate Register	57	59	5 years	57/5	59/5	11	12
5.1.3g Register overlap (subtract from HNR to avoid double counting)	6	5		Used in Band D calculation above			
5.1.4 Current total housing need	1,717	1,865				427	463

Section 13.4 Background information

Table 18. **St Edmundsbury: Current need: How the “one year snapshot” figures relate to the total figure provided in Chapter 12 Table 22**

	Green shaded cells from Section 5.1 of Table 7		See Table 10 & SHMA 2012 discussion note	Mathematics		Blue shaded cells align with Table 22, Chapter 12	
	2010/11 total backlog	2011/12 total backlog	Number of years to deal	2011 maths	2012 maths	2011 annual snapshot	2012 annual snapshot
5.1.1 Homelessness	N/A (included in HNR Band A)						
5.1.2 Overcrowded	303	293	5 years	303/5	293/5	61	59
Concealed	199	199	5 years	199/5	199/5	40	40
5.1.3a HNR Band A	64	104	3 years	64/3	104/3	21	35
5.1.3b HNR Band B	172	171	3 years	172/3	171/3	57	57
5.1.3c HNR Band C	978	1,137	3 years	978/3	1137/3	326	379
5.1.3d HNR Band D total	750	710					
5.1.3e Revised Band D (excluding intermediate overlap)	750 – 10 = 740	710 – 4 = 706	8.2 in 2011 9.0 in 2012	740/8.2	706/9.0	82	79
5.1.3f Intermediate Register	104	99	5 years	104/5	99/5	21	20
5.1.3g Register overlap (subtract from HNR to avoid double counting)	10	4		Used in Band D calculation above			
5.1.4 Current total housing need	2,560	2,709				608	668

Section 13.4 Background information

13.4.5 Summary methodology

This note provides a guide to the methodology used to perform the calculations for each district, as set out in this chapter. Paragraph numbers used in this section relate to the CLG guidance.

CLG ref	Stage	Detail	Methodology for 2010/11 and 2011/12 update	Source
5.1 Total current housing need				
5.1.1	Homeless households		Priority homeless households and in temporary accommodation	CLG Table 784
5.1.2	Overcrowded and concealed households	Overcrowded	Overcrowded (including owner occupiers, social tenants and private tenants who cannot afford private market housing) plus concealed households Deal with Overcrowded and concealed households over 5 years	2011 Census for overcrowding percentage, register for number of register, % private tenants unable to afford to resolve overcrowding from 2009/10 affordability calculation
		Concealed		CLG estimate 2009
5.1.3a	Other groups including Home-Link register	Band A	"Other groups" including HNR, removing double counting of homelessness Dealing with this need over different time periods, rather than divide by 5 at next stage, so Band A Band B Band C Band D	Homelink report 15/03/13
5.1.3b		Band B		
5.1.3c		Band C		
5.1.3d		Band D		
5.1.3e		Revised Band D (excludes intermediate overlap shown at 5.1.3g)		
5.1.3f	Intermediate housing register		Deal with intermediate need over coming 5 years	Orbit register
5.1.3g	Intermediate and Home-Link register overlap		To avoid double counting, households on the intermediate register who state they are also registered with the local authority for affordable housing are removed.	
5.1.4	Current total housing need	Total of all stages above except 5.1.1 (ensures no double counting of homeless households on Home-Link register)	5.1.2 + 5.1.3 + 5.1.3g	
5.2 Total newly arising need per year				
5.2.1	Newly forming households	From existing households (natural growth)	New household formation per year including natural growth for existing households plus in-migrant owner occupiers, private tenants, social tenants and intermediate tenures	Technical report tables 26 and 27
		In migrants - owner occupied		
		In migrants - private rent		
		In migrants - social rent		
	In migrants - other (LCHO)			
5.2.2	Proportion of newly arising households unable to afford	From existing households (natural growth)	Proportion of new households unable to buy or rent in the market Changed affordability multiplier for intermediate tenures, as only move to this tenure if unable to secure private market housing, so 100% unable to afford on market	Based on 2009/10 affordability calculation
		In migrants - owner occupied		
		In migrants - private rent		
		In migrants - social rent		

Section 13.4 Background information

CLG ref	Stage	Detail	Methodology for 2010/11 and 2011/12 update	Source
		In migrants - other (LCHO)		
	Total newly forming households unable to afford	(5.2.1 x 5.2.2)		
5.2.3	Existing households falling into need	Households who enter the register and are housed within the year	Improved the methodology, so that this counts more closely what CLG guidance intends, i.e. the flow of people who come onto and off the housing register within a year – the need being met without the backlog figure at 5.1.3 changing. New report created from Home-Link to identify number of lettings made to people who joined the housing needs register within the same financial year.	New Homelink report
5.2.4	Total newly arising need (gross per year)	(5.2.1 x 5.2.2) + 5.2.3		
5.3 Annual supply of affordable housing				
5.3.1	Affordable dwellings occupied by households in need	Under-occupiers minus overcrowded social tenants on register	Total affordable dwellings occupied by households in need = Under-occupiers minus over-crowders	Home-Link as of 2013 and then trend with 2010 for intervening 2 years.
5.3.2	Surplus stock	If less than 3%, represents zero surplus stock		CLG Table 615
5.3.3	Anticipated (previously referred to as "committed") supply of new affordable housing	<i>New data source: average of homes completed over previous 3 years, hence changed label</i>	Committed supply of new affordable housing Changed methodology as source of data removed (HSSA). Now replaced with a 5-year average of new build figure provided by Annual Monitoring Returns. Rolling average used to smooth out some peaks and troughs. Adjusted to ensure not double counting with new lettings (some of which will be to the same newly built affordable homes)	CLG Table 1008
5.3.4	Units to be taken out of management			
5.3.5	Total stock available	5.3.1 + 5.3.2 + 5.3.3 - 5.3.4		
5.3.6	Annual supply of social re-lets		Excludes 5.3.3 so as not to double-count new build and first lets	Home-Link report, number of lettings to homeseekers excluding transfers
5.3.7	Annual supply of intermediate affordable housing available for re-let or re-sale at sub-market levels			CORE Sales, which includes; Equity loan scheme (other); shared ownership (other); new build HomeBuy; Open Market HomeBuy; Other Sale; Shared Ownership
5.3.8	Annual supply of affordable housing	5.3.6 + 5.3.7		
	Total annual supply	5.3.5 + 5.3.8		
	Total annual supply excluding new build affordable	5.3.9 - 5.3.3		