

Identifying housing need

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Identifying housing need

The 2010 update of Chapter 27 uses figures up to the end of the financial year 2008/9. The original SHMA used figures correct to the end of 2005/6 as this was the most recent year the figures were available for, across the whole calculation as set out in the CLG guidance.

Summary of outcomes

Table 1 below summarises the headlines on identifying housing need for each district.

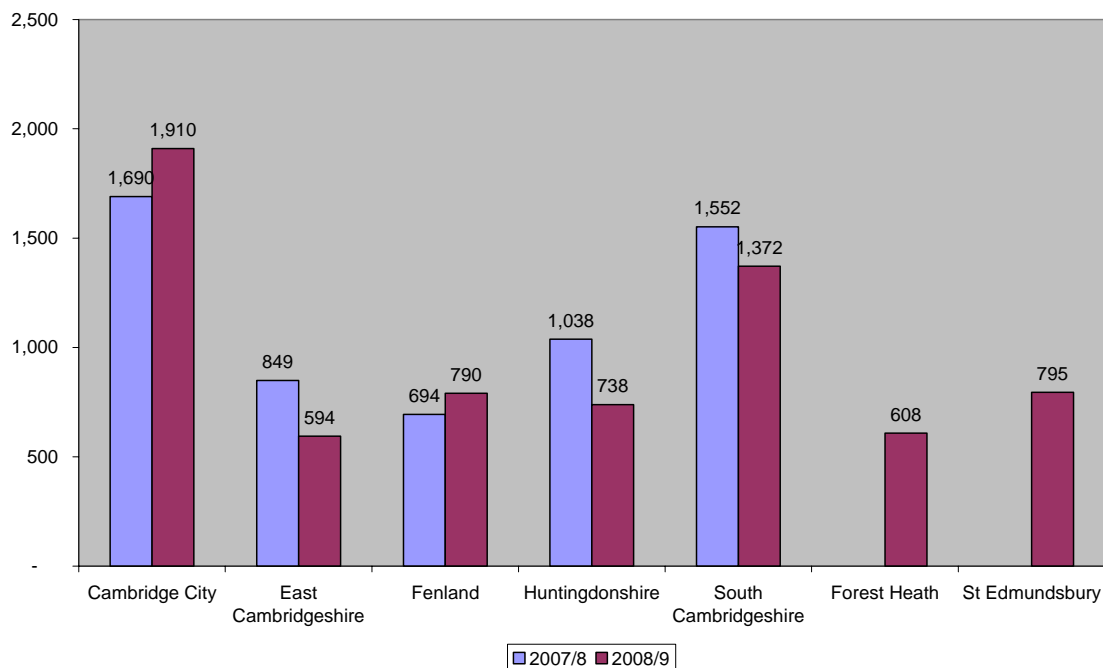
Previously it was not possible to sum the districts together for a sub-regional total, mainly because of double counting people registered on more than one local authority waiting list. The sub-regional choice based lettings system has reduced the amount of overlap, but some double counting may still exist.

The sub-regional figure provided gives an indication of how need is distributed (mostly in Cambridge City and South Cambridgeshire) rather than total figure for need.

Table 1: Summary of outcomes – housing need based on figures at the end of 2008/9

	Cambridge City	East Cambridgeshire	Fenland	Huntingdonshire	South Cambridgeshire	Forest Heath	St Edmundsbury	Sub-Region
Current need	1,968	454	712	849	1,194	517	580	6,274
Total stock available	510	116	129	458	349	230	133	1,925
Current annual net need	1,458	338	583	391	845	287	447	4,349
Newly arising need	1,023	566	633	814	837	482	690	5,045
Annual supply	571	310	426	467	310	161	342	2,587
Projected net need	452	256	207	347	527	321	348	2,458
Total net need	1,910	594	790	738	1,372	608	795	6,807

Table 2: Comparing total net housing need at the end of 2007/8 and 2008/9



In three districts (East Cambridgeshire Huntingdonshire and South Cambridgeshire) total net housing need in 2008/9 has decreased compared to 2007/8 figures. In most cases, there has been an increase in current housing need, but a decrease in newly arising need, linked to the expectation that building rates may be low for the next few years. This affects the forecasting model.

How can housing need decrease at the same time as lower building rates?

In the 2010 SHMA consultation, a question was asked how the housing need could be lower than the previous year at a time when building rates were lower than the previous year. It was suggested that:

“If the build rate is forecast to reduce this would actually increase, rather than decrease, the local need for housing and would have a relatively limited impact on the level of in-migration since the most critical reason for in-migration is considered to be the availability of job opportunities”.¹

There are a number of factors leading to lower in-migration and therefore how much migration affects local housing need. A broad, general, explanation is given here of how lower building rates are not incompatible with lower housing need. It is explainable by the three-way relationship between migration, housing supply and the local jobs market.

Where jobs continue to be created in an area such as districts within the Cambridge housing sub-region while building rates are low in that area, it is not possible for some people to live in that area which can lead to either a shortage of staff or increased commuting from another, probably cheaper area, which may or may not be a district in the Cambridge sub-region.

¹ Letter from Bidwells on behalf of Cambridge South Landowners Consortium, November 2010

Where fewer job opportunities overall are being created in an area, there are likely to be fewer low-paid jobs created. This would lead to fewer low-paid workers migrating into the area for work, so the need for affordable housing to accommodate in-migration, reduces.

Should lower-paid workers migrate **out** of the local area, levels of unmet affordable housing need would increase at a slower rate, level out or even decrease.

This explanation is not meant to be comprehensive, but to explain how lower building rates and lower housing need can occur together. It is not meant to suggest they have to occur together.

The 2010 SHMA update

This is the first year for which data on Forest Heath and St Edmundsbury have been included in the calculation and therefore for these two districts, there is no direct comparison to previous years.

There have been three methodological changes in the calculation since the 2007/8 update:

- The previous Cambridgeshire approach was slightly different from the CLG guidance on producing housing needs estimates. The previous approach did not include committed supply of affordable units in the “total stock available”. It was instead included later on in the calculation. It is now included in “total stock available”.
- For 2008/9 we have data from the Locata choice based lettings system, which shows both numbers of people in housing need and priority/ urgency. This is more nuanced than the data previously available. How the data is treated is described in detail in Appendix 1 within this chapter. Because of the way this data is treated and the presentational issues above, it makes trend over time comparison for individual elements of the calculation complicated.
- A new source of data was identified for estimating the number of concealed households in each district. This uses a narrower definition of what constitutes a concealed household, therefore the number of concealed households used in the calculation is much smaller than used for some areas in the past, for some areas.

Chapter 27. Identifying housing need

27.1 Introduction

The 2007 CLG guidance on SHMAs suggests a process to assess housing need. This chapter gives details of what the guidance suggests, and how we have used the guidance in the Cambridge sub-region to calculate our housing needs.

The 2010 update of Chapter 27 uses figures up to the end of the financial year 2008/9. This year for the first time includes data for previous “observer” districts – Forest Heath and St Edmundsbury.

There are several important messages to absorb before looking into the detail, which are:

- The SHMA is designed to be built on and updated as time passes and information changes and improves. So this iteration is bound to change, adjust and improve as its foundation data does the same.
- The CLG Guidance is written as just that – guidance, rather than a detailed roadmap of how to do it. For example, some sources of data do not provide the detail or the cross-tabulations needed to work out the figures for a specific sub region or district.
- There are numerous ways to tackle the section of the guidance on housing needs. For the Cambridge sub-region we have followed the guidance with one small modification which made a minimal difference to the “per year” number of affordable homes needed in each district (see Appendix 1 to this chapter).
- For this iteration of the SHMA released in September 2010, the methodology has changed slightly as better sources of data and ways of dealing with it have been identified. This means that the affordable need calculation is now based entirely on secondary source data, most of which is available on publically accessible websites such as the CLG. As before, we are still looking to evolve our approach, to investigate
 - more frequently updated sources of housing price information
 - ways to analyse data using mapping and GIS systems
 - data systems to track changes in the housing market and in factors such as inflation, land prices and incomes.
- 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.
- Annex 13 to the SHMA, *The technical appendix*, explains the methodology followed in full.

27.2 Cambridge City

Table 3: Cambridge City – Affordable Need Calculation 2008/9

Guidance Ref Number	Notes	Further details	
1.1	Homeless households and those in temporary accommodation		111
	<i>Homeless total</i>		111
1.2	Overcrowded and concealed households (calculated over five years)	Owner occupiers	106
		Social tenants	356
		Private tenant	13
		Concealed households	247
	Overcrowded and concealed – 5 year total		722
	<i>Overcrowded and concealed – annual total</i>	<i>Divided by 5 (years)</i>	144
1.3		Band A	97
		Band B	178
		Band C	1,230
		Band D	319
		CBL Total	1,823
		Minus	111
	<i>Other groups total</i>	<i>CBL Total - 1.1</i>	1,713
1.4	Total current housing need gross per year	1.1+1.2+1.3	1968
2.1 & 2.2	New household formation gross per year (2.1) times proportion of new households unable to buy or rent in the market (2.2)	For existing households – natural growth	189
		In-migrants – owner occupiers	0
		In-migrants – private tenants	48
		In-migrants – social tenants	79
		In-migrants – intermediate tenures	2
	<i>New households forming and unable to afford</i>		317
2.3	Existing households falling into need		706
2.4	Total newly arising need (gross per year)	(2.1*2.2) + 2.3	1023
3.1	Affordable dwellings occupied by households in need - overcrowded		164
	Affordable dwellings occupied by households in need - underoccupying		107
	Total affordable dwellings occupied by households in need	Under-occupiers minus over-crowders	57
3.2	Surplus stock		0
3.3	Committed supply of new affordable housing		453
3.4	Units to be taken out of management		0
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	510
3.6	Annual supply of social re-lets (net)		555
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels		17
3.8	Annual supply of affordable housing	3.6+3.7	571

Table 4: Cambridge City Summary and Comparison to 2005/6 and 2007/8

	Reference	2005/6	2007/8	2008/9
Current need	1.4	1,177	1,473	1,968
Total stock available	3.5	217	290	510
<i>Current annual net need</i>	<i>1.4-3.5</i>	<i>960</i>	<i>1,183</i>	<i>1,458</i>
Newly arising need	2.4	2,168	1,074	1,023
Annual supply	3.8	637	567	571
<i>Projected net need</i>	<i>2.4-3.8</i>	<i>1,531</i>	<i>507</i>	<i>452</i>
Total net need	(1.4-3.5)+(2.4-3.8)	2,491	1,690	1,910

Total net need for Cambridge City is now 1,910 new affordable homes per year. This is an increase of 220 since last year. The current need has increased by 495. There has been a year on year increase in the housing needs register in the district which is the main reason for the increase in current need. There was also a large increase in the amount of stock available between 2007/8 and 2008/9.

27.3 East Cambridgeshire

Table 5: East Cambridgeshire Affordable Need Calculation 2008/9

Guidance Ref Number	Notes	Further details	
1.1	Homeless households and those in temporary accommodation		37
	<i>Homeless total</i>		37
1.2	Overcrowded and concealed households (calculated over five years)	Owner occupiers	75
		Social tenants	151
		Private tenant	32
		Concealed households	222
	Overcrowded and concealed – 5 year total		480
	<i>Overcrowded and concealed – annual total</i>	<i>Divided by 5 (years)</i>	96
1.3		Band A	11
		Band B	37
		Band C	251
		Band D	59
		CBL Total	358
		Minus	37
	<i>Other groups total</i>	<i>CBL Total - 1.1</i>	321
1.4	Total current housing need gross per year	1.1+1.2+1.3	454
2.1 & 2.2	New household formation gross per year (2.1) times proportion of new households unable to buy or rent in the market (2.2)	For existing households – natural growth	93
		In-migrants – owner occupiers	0
		In-migrants – private tenants	0
		In-migrants – social tenants	0
		In-migrants – intermediate tenures	0
	<i>New households forming and unable to afford</i>		93
2.3	Existing households falling into need		473
2.4	Total newly arising need (gross per year)	(2.1*2.2) + 2.3	566
3.1	Affordable dwellings occupied by households in need - overcrowded		72
	Affordable dwellings occupied by households in need - underoccupying		50
	Total affordable dwellings occupied by households in need	Under-occupiers minus over-crowders	22
3.2	Surplus stock		0
3.3	Committed supply of new affordable housing		96
3.4	Units to be taken out of management		2
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	116
3.6	Annual supply of social re-lets (net)		295
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels		16
3.8	Annual supply of affordable housing	3.6+3.7	310

Table 6: East Cambridgeshire Summary and Comparison to 2005/6 and 2007/8

	Reference	2005/6	2007/8	2008/9
Current need	1.4	501	559	454
Total stock available	3.5	216	180	116
<i>Current annual net need</i>	<i>1.4-3.5</i>	<i>285</i>	<i>379</i>	<i>338</i>
Newly arising need	2.4	1,074	786	566
Annual supply	3.8	261	316	310
<i>Projected net need</i>	<i>2.4-3.8</i>	<i>813</i>	<i>470</i>	<i>256</i>
Total net need	<i>(1.4-3.5)+(2.4-3.8)</i>	<i>1,098</i>	<i>849</i>	<i>594</i>

The calculated net need has decreased by 255 since 2007/8. The largest change has been in newly arising need which has fallen by 220. Because of the current economic climate, the forecast building rates for the next few years are forecast to be lower and the change in these rates would indicate net-out migration. Rather than use a negative figure, we have in-migration at zero. This has therefore decreased the newly arising housing need associated with in-migration.

27.4 Fenland

Table 7: Fenland Affordable Need Calculation 2008/9

Guidance Ref Number	Notes	Further details	
1.1	Homeless households and those in temporary accommodation		51
	<i>Homeless total</i>		51
1.2	Overcrowded and concealed households (calculated over five years)	Owner occupiers	87
		Social tenants	227
		Private tenant	0
		Concealed households	273
	Overcrowded and concealed – 5 year total		587
	<i>Overcrowded and concealed – annual total</i>	<i>Divided by 5 (years)</i>	117
1.3		Band A	14
		Band B	64
		Band C	364
		Band D	152
		CBL Total	594
		Minus	51
	<i>Other groups total</i>	<i>CBL Total - 1.1</i>	543
1.4	Total current housing need gross per year	1.1+1.2+1.3	712
2.1 & 2.2	New household formation gross per year (2.1) times proportion of new households unable to buy or rent in the market (2.2)	For existing households – natural growth	78
		In-migrants – owner occupiers	0
		In-migrants – private tenants	2
		In-migrants – social tenants	9
		In-migrants – intermediate tenures	0
	<i>New households forming and unable to afford</i>		89
2.3	Existing households falling into need		544
2.4	Total newly arising need (gross per year)	(2.1*2.2) + 2.3	633
3.1	Affordable dwellings occupied by households in need - overcrowded		30
	Affordable dwellings occupied by households in need - underoccupying		13
	Total affordable dwellings occupied by households in need	Under-occupiers minus over-crowders	17
3.2	Surplus stock		0
3.3	Committed supply of new affordable housing		112
3.4	Units to be taken out of management		0
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	129
3.6	Annual supply of social re-lets (net)		414
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels		12
3.8	Annual supply of affordable housing	3.6+3.7	426

Table 8: Fenland Summary and Comparison to 2005/6 and 2007/8

	Reference	2005/6	2007/8	2008/9
Current need	1.4	518	532	712
Total stock available	3.5	155	149	129
<i>Current annual net need</i>	<i>1.4-3.5</i>	<i>363</i>	<i>383</i>	<i>583</i>
Newly arising need	2.4	1,103	751	633
Annual supply	3.8	421	440	426
<i>Projected net need</i>	<i>2.4-3.8</i>	<i>682</i>	<i>311</i>	<i>207</i>
Total net need	(1.4-3.5)+(2.4-3.8)	1,045	694	790

The total calculated net housing need has decreased by 96 in the past year. Current need has increased by 180 units because of changes in the housing needs register.

27.5 Huntingdonshire

Table 9: Huntingdonshire Affordable Need Calculation 2008/9

Guidance Ref Number	Notes	Further details	
1.1	Homeless households and those in temporary accommodation		88
	<i>Homeless total</i>		88
1.2	Overcrowded and concealed households (calculated over five years)	Owner occupiers	125
		Social tenants	224
		Private tenant	5
		Concealed households	368
	Overcrowded and concealed – 5 year total		722
	<i>Overcrowded and concealed – annual total</i>	<i>Divided by 5 (years)</i>	144
1.3		Band A	39
		Band B	97
		Band C	445
		Band D	124
		CBL Total	705
		Minus	88
	<i>Other groups total</i>	<i>CBL Total - 1.1</i>	617
1.4	Total current housing need gross per year	1.1+1.2+1.3	849
2.1 & 2.2	New household formation gross per year (2.1) times proportion of new households unable to buy or rent in the market (2.2)	For existing households – natural growth	182
		In-migrants – owner occupiers	0
		In-migrants – private tenants	0
		In-migrants – social tenants	0
		In-migrants – intermediate tenures	0
	<i>New households forming and unable to afford</i>		182
2.3	Existing households falling into need		632
2.4	Total newly arising need (gross per year)	(2.1*2.2) + 2.3	814
3.1	Affordable dwellings occupied by households in need - overcrowded		186
	Affordable dwellings occupied by households in need - underoccupying		66
	Total affordable dwellings occupied by households in need	Under-occupiers minus over-crowders	120
3.2	Surplus stock		0
3.3	Committed supply of new affordable housing		338
3.4	Units to be taken out of management		0
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	458
3.6	Annual supply of social re-lets (net)		424
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels		43
3.8	Annual supply of affordable housing	3.6+3.7	467

Table 10: Huntingdonshire Summary and Comparison to 2005/6 and 2007/8

	Reference	2005/6	2007/8	2008/9
Current need	1.4	671	661	849
Total stock available	3.5	196	353	458
<i>Current annual net need</i>	<i>1.4-3.5</i>	<i>475</i>	<i>308</i>	<i>391</i>
Newly arising need	2.4	1,770	1,220	814
Annual supply	3.8	523	490	467
<i>Projected net need</i>	<i>2.4-3.8</i>	<i>1247</i>	<i>730</i>	<i>347</i>
Total net need	(1.4-3.5)+(2.4-3.8)	1,722	1,038	738

Calculated overall net housing need has decreased by 300 since 2007/8. Current need has increased by 188, but newly arising need has decreased by 406. As with East Cambridgeshire and South Cambridgeshire, the forecast building rates for the next few years are lower than before and this change indicates net-out migration. Rather than use a negative figure, we have set in-migration at zero. This has therefore decreased the newly arising housing need.

Total stock available has increased due to identifying a better source of data for affordable dwellings occupied by households in need. In the past this has been estimated using data from CORE. CORE provides useful information about proportions of households in certain situations, but is less robust for numbers because not all housing associations complete it. This data is now taken from Locata which is better.

27.6 South Cambridgeshire

Table 11: South Cambridgeshire Affordable Need Calculation 2008/9

Guidance Ref Number	Notes	Further details	
1.1	Homeless households and those in temporary accommodation		108
	<i>Homeless total</i>		<i>108</i>
1.2	Overcrowded and concealed households (calculated over five years)	Owner occupiers	131
		Social tenants	370
		Private tenant	30
		Concealed households	334
	Overcrowded and concealed – 5 year total		865
	<i>Overcrowded and concealed – annual total</i>	<i>Divided by 5 (years)</i>	<i>173</i>
1.3		Band A	49
		Band B	90
		Band C	627
		Band D	254
		CBL Total	1,021
		Minus	108
	<i>Other groups total</i>	<i>CBL Total - 1.1</i>	<i>913</i>
1.4	Total current housing need gross per year	1.1+1.2+1.3	1,194
2.1 & 2.2	New household formation gross per year (2.1) times proportion of new households unable to buy or rent in the market (2.2)	For existing households – natural growth	218
		In-migrants – owner occupiers	0
		In-migrants – private tenants	0
		In-migrants – social tenants	0
		In-migrants – intermediate tenures	0
	<i>New households forming and unable to afford</i>		<i>218</i>
2.3	Existing households falling into need		619
2.4	Total newly arising need (gross per year)	(2.1*2.2) + 2.3	837
3.1	Affordable dwellings occupied by households in need - overcrowded		43
	Affordable dwellings occupied by households in need - underoccupying		86
	Total affordable dwellings occupied by households in need	Under-occupiers minus over-crowders	43
3.2	Surplus stock		0
3.3	Committed supply of new affordable housing		310
3.4	Units to be taken out of management		4
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	349
3.6	Annual supply of social re-lets (net)		290
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels		20
3.8	Annual supply of affordable housing	3.6+3.7	310

Table 12: South Cambridgeshire Summary and Comparison to 2005/6 and 2007/8

	Reference	2005/6	2007/8	2008/9
Current need	1.4	1,302	1,049	1,194
Total stock available	3.5	349	413	349
<i>Current annual net need</i>	1.4-3.5	953	636	845
Newly arising need	2.4	2,139	1,197	837
Annual supply	3.8	310	281	310
<i>Projected net need</i>	2.4-3.8	1,829	916	527
Total net need	(1.4-3.5)+(2.4-3.8)	2,782	1,552	1,372

Total net need has decreased by 180 units. Current need increased between 2007/8 and 2008/9 but the newly arising need has fallen. As for East Cambridgeshire and Huntingdonshire, less building is forecast over the next few years which decreases the projected need. This is the most significant factor contributing to the decrease in overall need.

27.7 Forest Heath

Table 13: Forest Heath Affordable Need Calculation 2008/9

Guidance Ref Number	Notes	Further details	
1.1	Homeless households and those in temporary accommodation		18
	<i>Homeless total</i>		18
1.2	Overcrowded and concealed households (calculated over five years)	Owner occupiers	51
		Social tenants	134
		Private tenant	69
		Concealed households	109
	Overcrowded and concealed – 5 year total		363
	<i>Overcrowded and concealed – annual total</i>	<i>Divided by 5 (years)</i>	73
1.3		Band A	4
		Band B	35
		Band C	326
		Band D	79
		CBL Total	444
		Minus	18
	<i>Other groups total</i>	<i>CBL Total - 1.1</i>	426
1.4	Total current housing need gross per year	1.1+1.2+1.3	517
2.1 & 2.2	New household formation gross per year (2.1) times proportion of new households unable to buy or rent in the market (2.2)	For existing households – natural growth	106
		In-migrants – owner occupiers	0
		In-migrants – private tenants	4
		In-migrants – social tenants	20
		In-migrants – intermediate tenures	0
	<i>New households forming and unable to afford</i>		130
2.3	Existing households falling into need		352
2.4	Total newly arising need (gross per year)	(2.1*2.2) + 2.3	482
3.1	Affordable dwellings occupied by households in need - overcrowded		48
	Affordable dwellings occupied by households in need - underoccupying		55
	Total affordable dwellings occupied by households in need	Under-occupiers minus over-crowders	7
3.2	Surplus stock		0
3.3	Committed supply of new affordable housing		223
3.4	Units to be taken out of management		0
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	230
3.6	Annual supply of social re-lets (net)		156
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels		5
3.8	Annual supply of affordable housing	3.6+3.7	161

Table 14: Forest Heath Summary

	Reference	2008/9
Current need	1.4	517
Total stock available	3.5	230
<i>Current annual net need</i>	<i>1.4-3.5</i>	<i>287</i>
Newly arising need	2.4	482
Annual supply	3.8	161
<i>Projected net need</i>	<i>2.4-3.8</i>	<i>321</i>
Total net need	(1.4-3.5)+(2.4-3.8)	608

This is the first year for which calculations and results have been published for the Suffolk districts. Tables 14 and 16 show the total need is 608 Forest Heath and 795 for St Edmundsbury.

27.8 St Edmundsbury

Table 15: St Edmundsbury Affordable Need Calculation 2008/9

Guidance Ref Number	Notes	Further details	
1.1	Homeless households and those in temporary accommodation		13
	<i>Homeless total</i>		13
1.2	Overcrowded and concealed households (calculated over five years)	Owner occupiers	127
		Social tenants	268
		Private tenant	49
		Concealed households	199
	Overcrowded and concealed – 5 year total		643
	<i>Overcrowded and concealed – annual total</i>	<i>Divided by 5 (years)</i>	129
1.3		Band A	21
		Band B	48
		Band C	285
		Band D	97
		CBL Total	452
		Minus	13
	<i>Other groups total</i>	<i>CBL Total - 1.1</i>	439
1.4	Total current housing need gross per year	1.1+1.2+1.3	580
2.1 & 2.2	New household formation gross per year (2.1) times proportion of new households unable to buy or rent in the market (2.2)	For existing households – natural growth	172
		In-migrants – owner occupiers	0
		In-migrants – private tenants	7
		In-migrants – social tenants	11
		In-migrants – intermediate tenures	0
	<i>New households forming and unable to afford</i>		190
2.3	Existing households falling into need		501
2.4	Total newly arising need (gross per year)	(2.1*2.2) + 2.3	690
3.1	Affordable dwellings occupied by households in need - overcrowded		76
	Affordable dwellings occupied by households in need - underoccupying		85
	Total affordable dwellings occupied by households in need	Under-occupiers minus over-crowders	9
3.2	Surplus stock		0
3.3	Committed supply of new affordable housing		124
3.4	Units to be taken out of management		0
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	133
3.6	Annual supply of social re-lets (net)		323
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels		19
3.8	Annual supply of affordable housing	3.6+3.7	342

Table 16: St Edmundsbury Summary

	Reference	2008/9
Current need	1.4	580
Total stock available	3.5	133
<i>Current annual net need</i>	<i>1.4-3.5</i>	<i>447</i>
Newly arising need	2.4	690
Annual supply	3.8	342
<i>Projected net need</i>	<i>2.4-3.8</i>	<i>348</i>
Total net need	(1.4-3.5)+(2.4-3.8)	795

This is the first year for which calculations and results have been published for the Suffolk districts. Tables 14 and 16 show the total need is 608 Forest Heath and 795 for St Edmundsbury.

27.9 Appendix 1: Summary audit trail

This audit trail provides a quick guide to important changes we have made since the previous iteration of this chapter. This includes methodological changes and data changes. A more complete account of our methodology is provided in Appendix 13, the *Technical Appendix*.

1.2(a) Overcrowded households

Notes on sources from guidance: Census, Survey of English Housing, Local Housing Registers.

Cambridge Approach and further notes: Overcrowding: Calculated separately for overcrowded owner-occupiers, private rented and social housing. Concealed households separate in next line.

Use CCRG household numbers for 2006 and apply % for each tenure group.

Calculate % of the tenure group overcrowded using average SEH East of England figure. This is presented as a three-year rolling average.

Then apply % unable to afford using affordability modeling described in Chapter 21, *Current affordability by tenure and size*.

Remove number of overcrowded households on housing needs registers to avoid double counting. In some areas, this gives a negative number for certain tenures (especially private rented). Where this has happened we have set this at zero rather than use the negative number.

Result = number of households in the relevant tenure likely to be overcrowded, unable to afford and NOT on the HNR.

1.2(b) Concealed households

Cambridge Approach and further notes: Concealed: Uses the CLG estimates for the number of concealed households. These estimate the number of "Concealed Married Couple Households", "Concealed Cohabiting Couples" and "Concealed Lone Parent Households", i.e. does not include single person concealed households or other multi-person concealed households.

1.3 Other Groups

Notes on sources from guidance: Housing needs register, Local Authority/ RSL transfer lists, hostel move-on needs

Cambridge Approach and further notes:

Previously this was the HNR number stated on the HSSA from the end of March. There was also a number for transfers calculated/ estimated from other data sources.

SHMA project team agreed that it is reasonable to aim to house all those registering need in all four bands (ABCD) within five years. The most equitable way to approach this would be to deal with priority bands (ABC) first but to take account of people in Band D who need to move within five years on average.

To do this Bands A to C should be housed within three years. Those in band D could be housed within 1 year or up to a little over five years. The calculation to work out the total time to clear Band D is as follows:

a) To achieve an average total wait of five years requires half of the register will be housed within 2.5 years:

Total Housing Needs Register x 2.5 years = Total wait at 5 years (T)

b) To house priority bands (ABC) within three years requires half of these to be housed within 1.5 years.

Bands ABC x 1.5 years = Priority wait at three years (P)

c) T-P = The total waiting time to clear band D (W)

d) To achieve a total wait for Band D of W years requires half of Band to be housed in half of W years

$W / (\text{Band D} \times 0.5) = \text{Period to re house all of Band D}$

Homeless households identified in 1.1 removed to avoid double counting.

Chapter in SHMA for further background: Ch 17, *Social rented housing turnover, registers and lettings*

2.1 New household formation

Cambridge Approach and further notes: natural growth: New households forming from within existing population. Calculate change in households projected between 2006 and 2011. Divide by 5 for annual growth figure. Use CCRG nil net in-migrant model for annual natural growth figure.

In-migrants - by tenure: Calculate in-migrants by tenure, by Owner occupied, private rent, social rent and other (low affordability). Remove CCRG nil net in-migrant model for annual natural growth figure from projected growth in households (see line above). Difference then apportioned by tenure using MRUK survey results. Result = number of in migrants projected per year by tenure. For 2008/9 because of the economic situation, this approach shows out-migration in East Cambridgeshire, Huntingdonshire and South Cambridgeshire. Rather than use a negative number, the amount of in-migration in these districts for this element of affordable need calculation has been set at zero.

Chapter in SHMA for further background: Ch 10, *Demographic context and forecasting*

2.2 Proportion of new households unable to buy or rent in the market

Notes on sources from guidance: Affordability for natural growth in existing households

Cambridge Approach and further notes: For each of the above tenure groups, calculate % likely to be able to afford the appropriate tenure using the affordability data from Chapter 21, based on CACI, Hometrack, CORE, the annual review of rents and Dataspring.

Number of households unable to afford: Multiply number of new households from 2.1 by likely affordability in 2.2 to give number of new households unable to afford

Chapter in SHMA for further background: Ch 21, *Current affordability and income*

3.1 Affordable dwellings occupied by households in need – overcrowded and under-occupied

Notes on sources from guidance: "Partnerships should assess the figures identified in step 1 to estimate the number of dwellings vacated by current occupiers that are fit for use by other households in need" (Guidance P.47)

Notes on sources from guidance: Housing Register, Local Authority and RSL transfer lists, over-crowding data

Cambridge Approach and further notes: Find the absolute difference between the underoccupied and overcrowded properties by subtracting the overcrowded from the underoccupied. Rationale: The difference between the two numbers represents the supply needed to meet the net need. The two cannot be added together as this would duplicate the level of available supply. The guidance assumes that where a resident moves out of a property, that property will be available as supply and does not add to the net need. On this principle, if an underoccupier moves out that will leave a vacancy for an overcrowded household.

27.10 Appendix 2 Links to 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>