

Updating affordable housing need; 2013 supplement

Headline messages

- SHMA Chapter 13, *Identifying affordable housing need*, was published in April 2013 and based on 2009/10 data.
- This Supplement has been prepared to inform Chapter 12. This Supplement and Chapter 12 are both based on 2010/11 and 2011/12 data.
- The Supplement presents updated data for the two years in question, with as little change in methodology as possible, in order to support Local Plan processes and to support a comparison of affordable housing need with overall, objectively assessed housing need which is set out in Chapter 12.

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 information continues to be released throughout 2013, which will need to feed in.
- Our housing register system, Home-Link, will undergo a full review in Spring 2013. The result of this review is not known at the time of drafting this chapter supplement.
- The HSSA (housing strategy statistical appendix) form has been replaced by the new ELASH form which has changed the questions asked and the data available. IN 2013 the new ELASH form has now been replaced with Local Authority Housing Statistics (LAHS).
- We continue to seek and find secondary data to fill any gaps this has created.
- We await new guidance from CLG on SHMAs, which may become available in 2013. In the meantime we continue to base our methodology on the 2007 CLG guidance, with slight local adjustment which we set out in full, below.

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SUPPLEMENT: Section 13.1 Introduction

Chapter 13: **Updating affordable housing need; 2013 supplement**

13.1 Introduction

- The 2007 CLG guidance on SHMAs suggests a process to assess housing need.
- This supplement follows the stages in the CLG guidance and shows how we have applied the guidance in the Cambridge sub-region to calculate our housing need.
- This is a technical update to our existing SHMA, we recommend reading the update alongside the full 2012 version of chapter 13 for more detail and notes. There is also a section at the end setting out the stages of the methodology used, which may help explain how Cambridge housing sub-region has used data to fulfill the CLG requirements, step by step.
- The National Planning Policy Framework, published in 2012, continues to stress the importance of the SHMA and to highlight the issues a SHMA must cover.
- 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".
- This chapter uses figures at end of the financial years 2010/11 and 2011/12 and updates the previous (2009/10) Chapter 13 of the SHMA.
- Based on the two years of data it projects the number of affordable homes needed in future, and in Chapter 12 these figures are presented in relation to the overall level of housing need identified in the Cambridgeshire Research Group's Technical Report.
- As this is a focused update of the figures used in the calculation, at this moment in time the commentary and analysis in individual chapters of the SHMA have not been updated, but will be in 2013 to support these figures.
- As district planning authorities are almost all updating local plans in Spring 2013, it is important that we have a view of the changes in overall affordable housing need to inform these plans, and to consider whether there are significant changes to be dealt with via local plans.
- Links to government and other guidance are set out in Section 13.4.
- There have been some data and methodological changes in the calculation since the 2009/10 version. A summary of the SHMA calculation methodology is included in Section 13.7.1 and follows the CLG guidance, with small local modifications as outlined in Section 13.2.1. For this focused update, the main stages of the methodology are outlined in a table. Where there has been any change, these are highlighted in red.

SUPPLEMENT: Section 13.2 Facts and figures

13.2 Facts and figures

13.2.1 Context

There are several important messages to absorb before looking into the detail of this update on affordable housing need, 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.
- 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. The guidance was produced in 2007 and some of the data sources suggested have now changed or been removed.
- There are numerous ways to tackle the CLG guidance on housing needs. For the Cambridge sub-region we have followed the guidance with only small modifications which made a minimal difference to the “per year” number of affordable homes needed in each district.
- Since 2008/9 the affordable need calculation has been based entirely on secondary source data, most of which is available on publically accessible websites. As before, we are continuing to evolve and refine our approach, through
 - Use of more frequently updated housing price information such as HomeTrack.
 - Use of mapping systems 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>
- 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.

Natural growth and in-migration in Suffolk

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.

Total population growth is provided by Census 2011, provided in the [Technical Report](#) tables 46 and 48.

Natural growth figures are available as follows:

- For Cambridgeshire districts, “CCC natural change” figures are provided by the [Technical Report](#) tables 34 to 43.
- 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>

In-migration is calculated by subtracting natural growth from the total population growth in each district.

SUPPLEMENT: Section 13.2 Facts and figures

Concealed households

In the past, CLG produced multi-person concealed household estimates. The final set of these estimates was produced in 2008.

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.

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.

New data for “on and off” the register

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.

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.

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

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.

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.

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

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.

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.

SUPPLEMENT: Section 13.2 Facts and figures

Census 2011 update

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.

The overcrowding methodology described below uses Census 2011 data.

Change to overcrowding methodology

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.

Census based estimates of occupancy rates by tenure will be released in late 2013, and the calculation of affordability will be updated in Summer 2013.

Both these factors will be used in the calculation of affordable housing need in future.

In-migrant low cost home ownership

We have, in this version of the CLG calculation, 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 the affordable housing need figures with dwellings forecasts in Chapter 12.

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.

While we keenly anticipate publication of new guidance from government for this area, we have decided to continue to apply the 2007 methodology for affordable housing need, with improvements as outlined above, based on 2010/11 and 2011/12 data as the 2007 methodology has not been superseded.

For this supplement, 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 (following the CLG guidance as closely as possible), we show the entire backlog in stage 5.1.4.

We plan to set out the various possibilities and approaches in a separate discussion note on tackling the backlog of need. As this could be planned over a 20 year period, it could be planned at a different rate for different types and "bands" of housing need on the Home-Link and Orbit registers.

It is the decision of each local authority, how they wish to tackle the backlog, and 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).

SUPPLEMENT: Section 13.2 Facts and figures

Table 1. Cambridge: Affordable housing need 2010/11 and 2011/12 update

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
5.3.9	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

SUPPLEMENT: Section 13.2 Facts and figures

Table 2. East Cambridgeshire: Affordable Need Calculation: 2010/11 and 2011/12 update

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
5.3.9	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

SUPPLEMENT: Section 13.2 Facts and figures

Table 3. Fenland: Affordable Need Calculation: 2010/11 and 2011/12 update

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
5.3.9	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

SUPPLEMENT: Section 13.2 Facts and figures

Table 4. Huntingdonshire: Affordable Need Calculation: 2010/11 and 2011/12 update

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
5.3.9	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

SUPPLEMENT: Section 13.2 Facts and figures

Table 5. South Cambridgeshire: Affordable Need Calculation: 2010/11 and 2011/12 update

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
5.3.9	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

SUPPLEMENT: Section 13.2 Facts and figures

Table 6. Forest Heath: Affordable housing need 2010/11 and 2011/12 update

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
5.3.9	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

SUPPLEMENT: Section 13.2 Facts and figures

Table 7. St Edmundsbury: Affordable housing need 2010/11 and 2011/12 update

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
5.3.9	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

SUPPLEMENT: Section 13.3 Analysis

13.3 Analysis

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

Table 8. Affordable housing need 2010/11 and 2011/12 update

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
5.3.9	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
5.3.9	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
5.3.9	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
5.3.9	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
5.3.9	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
5.3.9	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
5.3.9	Total annual supply	332	349
	Total annual supply excluding new build affordable	176	211

SUPPLEMENT: Section 13.4 Links and references

13.4 Links and references

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>
- County Council's Technical Report http://www.cambridgeshireinsight.org.uk/webfm_send/534

SUPPLEMENT: Section 13.5 Definition of terms

13.5 Definitions of terms

Term used	Abbreviation	Meaning	Link for further information
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SUPPLEMENT: Section 13.6 Data issues

13.6 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 (AG, 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 13.1

SUPPLEMENT: Section 13.7 Additional information**13.7 Additional information****13.7.1 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 updates	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			
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		

SUPPLEMENT: Section 13.7 Additional information

CLG ref	Stage	Detail	Methodology for 2010/11 and 2011/12 updates	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	Existing households falling into need 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 – that need is met without changing the backlog figure at 5.1.3. New report created from Home-Link to identify number of lettings made to people who joined the housing needs register in 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		
5.3.9	Total annual supply	5.3.5 + 5.3.8		
	Total annual supply excluding new build affordable	5.3.9 – 5.3.3		