

Future sizes of homes

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Chapter 29. Future sizes of homes

29.1 Introduction

Having followed the CLG guidance and come to a total number of new affordable homes required each year for the next 5 years set out in Chapter 27, *Identifying housing need*, the guidance also requires a breakdown of this need into size (this chapter) and outline guidance on the affordable tenures most needed, found in Chapter 30, *Indication of affordable tenures*.

Each district currently implements its own planning policy on the percentage of affordable housing required in a qualifying site, and each district has its own definition of the sites which qualify (usually defined by overall size of the site or a threshold number of homes). However planning policies and supplementary planning guidance vary on whether a guideline to the sizes of homes required is specified, for both affordable and market housing.

This chapter sets out some base information which may be used as the evidence behind planning policy decision by each district affected, however there is a difference between the evidence available at any one point in time and how districts use that evidence and project into the future.

Chapter 26, *Delivering mixed, balanced communities*, aims to set out the thinking behind why and how we can achieve mix, and acknowledges the importance of place-shaping through planning policy. Vital to these projections is the fact that while we need to respond to the current needs and demands of housing markets, we also need (particularly on larger sites) to create new communities which are both mixed and balanced, if they are to attract residents and provide a community which is attractive and successful in the longer term.

Affordable rented housing

The most consistently and constantly used source of data on housing needs registers and lettings are the Housing Strategy Statistical Appendix (HSSA) completed by each district each year, and the CORE monitoring system used by most housing associations and RSLs.

These give us the best long-term picture of the sizes of homes needed and let each year, although our intelligence in this area is likely to change and improve significantly once the new Choice Based Lettings system comes into place from February 2008.

One guide to the sizes of affordable rented homes needed is the housing needs register. A very small percentage of these registrations include “unspecified” size of home needed, these have been excluded from the percentages and figures used in this analysis.

This section gives information on current household type and size registered in housing need, and hence gives a profile of property currently needed by number of bedrooms. However the calculation involves a very strict limit on space. It does not allow for spare rooms.

To assess the relationship between households on the housing register, and lettings made – both by property size, both sets of data have been included to provide a view of the relative turnover of different size homes. However this is still a partial view of need and turnover, as sheltered housing is excluded, and Choice Based Lettings has yet to be introduced which will help us secure more detailed information on the link between house sizes – needs, preferences, choices, mobility and availability.

Intermediate tenures

The LCHO register managed by our Zone Agent, KeyHomes East, is used as an indicator of need for different sizes of intermediate tenure homes.

However, as a “hybrid” housing tenure, intermediate tenure homes are not allocated by the landlord but are selected by customers according to their own criteria, including affordability. This means that we can contrast patterns of size selection for intermediate tenures to housing allocation policies to gain some knowledge of the effects of choice, within a market constricted particularly strongly by affordability.

Again, we have looked at the number of people registered for intermediate tenures with Key Homes East (KHE) and the proportion of these making a purchase within a financial year, to help gain a view of the likelihood of need being met through within this tenure.

It is also important to note that, under Housing Corporation guidelines, people applying for intermediate tenure homes are allowed one more bedroom than they “need” under traditional affordable housing allocation policies.

Limitations of these data

Ⓡ We do not hold information on average waiting times, which would give a further indication of need and turnover times for applications. This needs to be added to this analysis at a later stage.

People may only register if they have heard of Key Homes East, or of intermediate tenures. People may also only register if they believe they have some chance of success, which may be uncertain for them. We hope that, through increasing promotion and through the launch of Choice Based Lettings, more and more people will hear of and start to apply for and access intermediate tenures.

Ⓡ This is certainly an area which deserves some further research and promotion in future, given the issues outlined in Chapter 21, *Affordability in the current housing market*, the potential for intermediate tenures to go some way towards meeting the huge affordability gap across much of our housing market.

For each district, information is set out about the sizes of homes currently required using the relevant registers of need and demand, compared registers to lettings to gain a measure of the turnover of homes by size and looked at future likely need and demand for different sizes of homes.

29.2 Population changes across the County: guidelines on size

Market housing

The data and projections provided in Chapter 10 *Demographic context and forecasting*, on both existing households and in-migrant households, provide us with an idea of the household types requiring homes across our sub-region in future.

Table 1: Change in population by age group, 2001-2021

Age group	0-5	16-19	20-29	30-59	60-74	75+	Total
City	8,200	1,800	3,750	17,390	6,700	1,200	39,040
East Cambridgeshire	0	300	-500	0	5,900	3,900	9,650
Fenland	-700	600	2,800	1,800	7,250	3,750	15,550
Huntingdonshire	-6,800	-900	700	-4,200	11,900	7,750	8,450
South Cambridgeshire	4,900	1,100	1,500	7,400	1,540	9,600	39,900
Forest Heath	1,800	-850	1,000	5,400	1,450	1,350	10,150
St Edmundsbury	-1,150	150	-550	1,100	5,450	5,400	10,400
Total	6,250	2,200	8,700	28,850	54,050	32,850	133,140
% increase	4.5%	6.4%	9.1%	9.6%	60.7%	65.4%	18.8%

Source: CCRG projections

Table 2: Proportion of the change accounted for by each district

Age group	0-5	16-19	20-29	30-59	60-74	75+	Total
City	131%	82%	43%	60%	12%	4%	29%
East Cambridgeshire	0%	14%	-6%	0%	11%	12%	7%
Fenland	-11%	27%	32%	6%	13%	11%	12%
Huntingdonshire	-109%	-41%	8%	-15%	22%	24%	6%
South Cambridgeshire	78%	50%	17%	26%	3%	29%	30%
Forest Heath	29%	-39%	11%	19%	3%	4%	8%
St Edmundsbury	-18%	7%	-6%	4%	10%	16%	8%
Total	100%	100%	100%	100%	100%	100%	100%

Source: CCRG projections

Changes in population, households and household types are described for each individual district in the following paragraphs to help predict changes in housing requirements in future.

Ⓡ We are also planning further research with English Partnerships, building on their research into likely future patterns of housing consumption at Northstowe to identify and model the likely homes size and tenure choices of people moving into new settlements and major settlement extensions.

Ⓡ The demographic projections used in this chapter will be further informed by research planned by English Partnerships and Cambridgeshire Horizons, to link household types to likely housing choices in future. This analysis will be added to the SHMA as it becomes available, to help our understanding of future housing markets.

29.3 Patterns of housing consumption following the new development survey(s)

Currently, the County Council has used the survey of new Cambourne residents (carried out in 2006) to analyse the housing choices of residents, both within tenures and sizes of homes.

The survey collected data about many aspects of the lives of Cambourne residents such as moving to Cambourne, homes and tenure, household composition, ethnicity and language, work and travel, and opinions of the town. When the survey was conducted in July 2006, the Cambourne population was around 5,000, living in and the approximate number of occupied

dwellings was 2,000. Information was collected via a postal survey which was distributed to all Cambourne addresses on the South Cambridgeshire Council Tax register. The overall response rate was 41%.

Among other things, this survey asked about people's moving patterns their household size and the size and tenure of home they had moved into. The information gathered enabled us to apply the preferences demonstrated at Cambourne to the figures for change in households in other districts, to see what information this might provide on the sizes of homes required in future.

Ⓡ Further research is required about new significant settlements, and as time progresses the County Council plans to roll out the Cambourne survey to other significant settlements across the County, to extend and further validate or add to the Cambourne analysis of household sizes and preference for numbers of bedrooms.

Table 3: Cambourne Data – all tenures

	1 bed	2 bed	3 bed	4 bed	5+ bed
Singles	20%	45%	25%	10%	0%
Couples	6%	27%	40%	19%	8%
Family/LP 1 child	2%	20%	40%	28%	10%
Family/LP 2 child	0%	6%	27%	43%	24%
Family/LP 3 child	0%	0%	28%	43%	30%
Family/LP 4+ child	0%	0%	13%	75%	13%
Adults sharing	0%	3%	25%	44%	28%

Source: Cambourne survey 2006

Table 4: Cambourne Data – RSL lets

	1 bed	2 bed	3 bed	4 bed	5+ bed
Singles	36%	58%	3%	3%	0%
Couples	31%	46%	23%	0%	0%
Family/LP 1 child	8%	75%	13%	4%	0%
Family/LP 2 child	0%	22%	78%	0%	0%
Family/LP 3 child	0%	0%	83%	17%	0%
Family/LP 4+ child	0%	0%	33%	67%	0%
Adults sharing	0%	25%	50%	25%	0%

Source: Cambourne survey 2006

Table 5: Cambourne Data – owner-occupiers

	1 bed	2 bed	3 bed	4 bed	5+ bed
Singles	20%	28%	35%	15%	2%
Couples	3%	19%	44%	25%	10%
Family/LP 1 child	0%	3%	42%	39%	16%
Family/LP 2 child	0%	0%	14%	55%	31%
Family/LP 3 child	0%	0%	13%	48%	39%
Family/LP 4+ child	0%	0%	33%	67%	0%
Adults sharing	0%	0%	17%	43%	40%

Source: Cambourne survey 2006

Although these tables provide a first insight to the link between household size and the number of bedrooms of the home, further analysis is required to confirm definitive patterns, and to enable us to understand and take account of, specifically, the effect of social housing lettings policies and the effect of the numbers of homes available of different sizes and tenures of homes.

To see the full Cambourne report, please go to:

http://www.cambridgeshire.gov.uk/council/involved/findings/cambourneresidentssurvey2006/esults.htm?wbc_purpose=Basic...%22%3ewww.cambridgeshire

Issues to bear in mind when using these data

- Projections are just that, we can only predict within given parameters and can never be certain what will happen. It is only once a trend has taken effect that we can objectively measure and analyse its effect. However this does not stop us from trying to make an assessment of what is likely to happen, and to try to plan for this.
- The types of housing provided will affect who moves in, so the process of predicting, responding and reviewing becomes “circular”.
- Major new settlements and new homes in general can tend to attract a different demographic profile than the homes already available across a district, e.g. young people tend to move to new developments more than older people.
- In an area of extreme growth like ours, trends are very hard to predict and the overall level of growth may affect popularity and movement rates in slightly unpredictable ways.
- **Ⓡ** Further research is required to investigate the link between household size, type and the size of home required or needed. The extension of “the Cambourne survey” to other new settlements will help extend this understanding.

29.4 Cambridge City

All homes

To re-iterate the information provided in Chapter 10, *Demographic context and forecasting*, Table 6 provides the information for Cambridge City projecting into the future, by population, households, and household types.

Table 6: Population, households, dwellings, and household types projected to 2021

	2001	2001/06	2006	2006/11	2011	2011/16	2016	2016/21	2021	2001/21
Population	109,900	3,800	113,700	18,100	131,800	15,700	147,500	1,500	149,000	39,100
Households	42,700	900	43,600	7,700	51,300	7,800	59,100	2,000	61,100	18,400
Household Type										
Couples (with/ without children)	17,100	-400	16,700	2,200	18,900	2,400	21,300	0	21,300	4,200
Lone parents	3,400	300	3,700	800	4,500	1,000	5,500	300	5,800	2,400
Singles	17,100	800	17,900	3,400	21,300	3,600	24,900	1,700	26,600	9,500
Other multi adult households	5,200	200	5,400	1,200	6,600	900	7,500	-200	7,300	2,100

Source: CCRG projections

For Cambridge City, this means that between 2001 and 2021 there is projected to be an overall increase of 18,400 households made up of:

- 4,200 couples, with or without children.
- 2,400 lone parents.
- 9,500 single people.
- 2,100 “other” multi-adult households.
- 200 “other” (some accounted for by rounding of figures).

The tables in paragraph 29.2 show the projected change in the age of the population, and show Cambridge City as accounting for 29% of the total growth in population, with the largest proportion of the increase in younger people (all age groups up to 59 years old, but a smaller proportion of the increase of older people (60 and over) than many other districts.

Affordable rented homes

The figures provided below give a picture of housing needs over the past six years, and can help inform our thinking on the sizes of homes most needed. However it is important to note the limitations on the data (see below) and to balance the use of needs information with our intention to enable provision of communities which are balanced and mixed. It is vital to read this data in the context of Chapter 26, *Delivering mixed, balanced communities*.

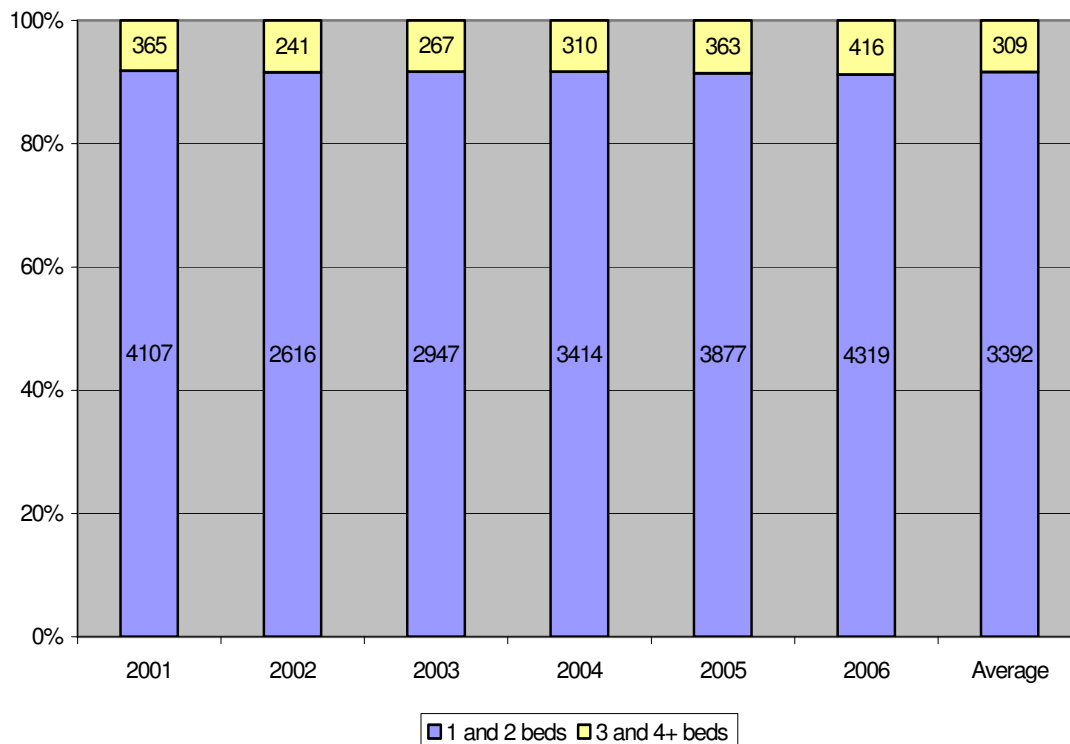
Table 7: Cambridge City housing needs register by size over time

	2001	%	2002	%	2003	%	2004	%	2005	1 & 2 beds	2006	1 & 2 beds
1 bedroom	4107	92%	2616	91%	2947	92%	3414	92%	3091	91%	3380	91%
2 bedrooms									786		939	
3 bedrooms	326	7%	204	7%	229	7%	261	7%	313	7%	355	7%
4+ beds	39	1%	37	1%	38	1%	49	1%	50	1.5%	61	1.5%
Unspecified	0	0%	3	0%	4	0%	0	0%	11	0.5%	8	0.5%
Total	4472	100%	2860	100%	3218	100%	3724	100%	4251	100%	4743	100%

Source: HSSA

To provide a trend over time, these figures are summarized in Fig 1, which groups the needs register into 1 and 2 bedroom need, and into 3 and 4+ bedroom need. This shows a consistent average need for 91% or 92% 1 and 2 bedrooms, and for 8% to 9% 3 and 4+ bedrooms within the City.

Fig 1: Trends in 1 & 2 bed and 3+ bed size homes need over time



Source: HSSA

For 2005/06 and 2006/07, districts were required to provide housing needs register data broken down into 1 and 2 bedroom need, whereas up to that time 1 and 2 bed need was merged. This means that from 2005/6 onwards we can look at the split of 1 and 2 bed need as below:

Table 8: Trend in 2005/6 and 2006/7 for individual sizes of homes needed on Housing Register

	2005	2005%	2006	2006%	Average number	Average %
1 bedroom	3091	73%	3380	71%	3236	72%
2 bedrooms	786	19%	939	20%	863	19%
3 bedrooms	313	7%	355	7%	334	7%
4+ beds	50	1%	61	1%	56	1%
Total	4240	100%	4735	100%	4497	100%

Source: HSSA

These average percentages provide a useful guideline on patterns of home sizes needed. However it is vital to continue to monitor the trend in sizes of homes needed, particularly following implementation of choice based lettings in February 2008. If the proportion of 1 beds needed continues to fall and the proportion of 2 beds continues to rise in future, this will affect the sizes of homes most needed and the proportion of smaller homes required on new developments.

Comparing needs and lettings

Some 4,735 people were registered in housing need in the City at 1 April in 2006 (from HSSA). CORE tells us that 317 homes were let in the 2006/7, from which we can calculate an approximate turnover of housing needs register customers who are housed. This relates to general needs housing lettings only. Although this provides a limited data set, it is useful to compare the sizes of homes needed and the proportion of lettings made by size. Naturally the lettings made are dictated by the stock becoming available, but considering the comparison helps us see if there is a longer or shorter waiting time for different sizes of homes.

Table 9: Comparing needs to lets by size

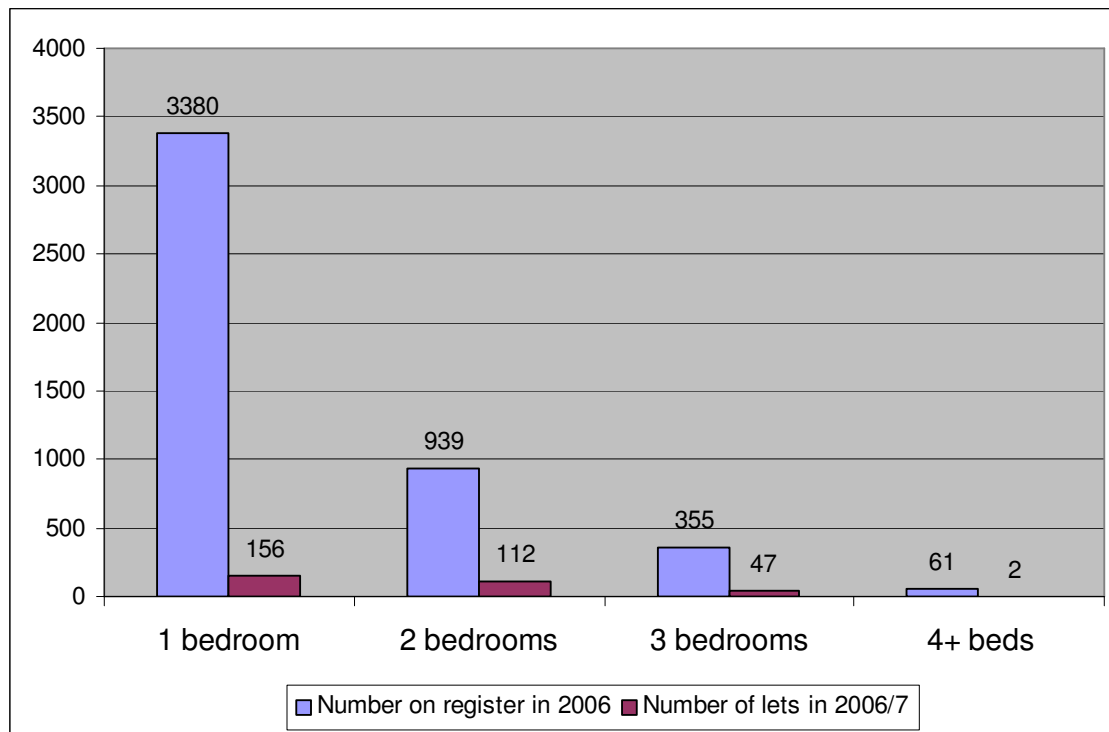
	Number on register in 2006	%	Number of lets in 2006/7	%	% lets represent of registered need
1 bedroom	3380	71%	156	49%	5%
2 bedrooms	939	20%	112	35%	12%
3 bedrooms	355	7%	47	15%	13%
4+ beds	61	1%	2	1%	3%
Total	4735	100%	317	100%	6.7%

Source: HSSA and CORE

Table 9 and Fig 2 show that:

- The 317 homes let in 2006/7 represent approximately 6.7% of the households registered in housing need.
- A huge 71% of people registered in housing need, require a 1 bed roomed home. Lettings to 1 bed homes account for nearly half the lettings made in a year (49%). However expressing the number let as a percentage of the number in need of a one bedroom, gives a fairly low proportion of 5%. This helps us compare the likelihood of homes being let, by each size needed.
- Even less of the homes needed and let to are four bedrooms, at 3%. These only accounted for 1% of lettings (two in number).
- A higher proportion of the homes needed and let are 2 and 3 beds, at 12% and 13% respectively.
- In addition, there were 616 supported housing lettings, which are not included in the above calculations.

Fig 2: Comparing needs to lets by size



Source: HSSA and CORE

Register for intermediate tenure homes

In May 2007, there were 277 applicants on the Key Homes East system, for intermediate tenures in the City. These are classified within the following household types:

Table 10: Household types on the KHE register

Family type	Assumption re bed size "needed"	Number	Rounded percentage	Rounded % by bed size
Single	1 bed	143	52%	71%
Couple	1 bed	53	19%	
Family / lone 1 child	2 bed	44	16%	16%
Family/ lone 2 children	3 bed	26	9%	9%
Family/ lone 3 children	3+ bed	4	1%	2%
Family/ lone 4 or more children	3+ bed	2	0.7%	
Several adults/sharers	Unspecified	3	1%	2%
Other, don't know	Unspecified	2	0.7%	
Total		277	100%	100%

Source: Key Homes East, May 2007

Comparing intermediate register and purchases

Table 11: Household structure of LCHO Purchasers compared to register, 2006/07

	Number on register	Number purchasing	% of purchasers	% of register who purchased
Single	143	17	59%	12%
Couple	53	9	28%	17%
Family / lone 1 child	44	1	3%	2%
Family / lone 2 children	26	1	3%	4%
Family/ lone 3 children	4	0	0%	0%
Family/ lone 4 or more children	2	0	0%	0%
Several adults/sharers	3	1	3%	33%
Not known	2	0	0%	0%
Total	277	29	100%	11%

Source: Key Homes East, May 2007

Tables 10 and 11 show that:

- Assuming that couples and single people only “need” one bedroom, the table shows a need for 90% one bedroom properties.
- A very small proportion of household registered actually purchased in 2006/7: some 29 households from 277 registered, or 11%.
- Single people and couples are far more likely to purchase (as a proportion of those registered) than families or households with children.
- No larger households (with 3 or 4 children) purchased in 2006/7. This closely reflects the size of homes being developed and becoming available in this tenure group, in the City.

29.5 East Cambridgeshire

All homes

To re-iterate the information provided in Chapter 10, *Demographic context and forecasting*, Table 12 provides the information for East Cambridgeshire projecting into the future, population, households, dwellings, and household types.

Table 12: Population, households, dwellings, and household types projected to 2021

	2001	2001/06	2006	2006/11	2011	2011/16	2016	2016/21	2021	2001/21
Population	70,900	5,900	76,800	3,800	80,600	1,200	81,800	-1,100	80,700	9,800
Households	29,900	2,700	32,600	2,800	35,400	1,600	37,000	600	37,600	7,700
Household Type										
Couples (with/without children)	16,800	1,100	17,900	1,100	19,000	300	19,300	-300	19,000	2,200
Lone parents	2,100	200	2,300	100	2,400	0	2,400	-200	2,200	100
Singles	9,100	1,100	10,200	1,200	11,400	1,100	12,500	800	13,300	4,200
Other multi adult households	2,000	200	2,200	400	2,600	200	2,800	200	3,000	1,000

Source: CCRG projections

For East Cambridgeshire, this means that between 2001 and 2021 there is projected to be an overall increase of 7,700 households made up of:

- 2,200 couples, with or without children.
- 100 lone parents.
- 4,200 single people.
- 1,000 “other” multi-adult households.
- 200 “other” (some accounted for by rounding of figures).

The tables in paragraph 29.2 shows the projected change in the age of the population, and shows East Cambridgeshire accounting for 7% of the total growth in population. The largest proportions of the increase in East Cambridgeshire comes from 16 to 19 year olds (14%) and 75+ year olds (12%).

Affordable rented homes

The figures provided below give a picture of housing needs over the past six years, and can help inform our thinking on the sizes of homes most needed. However it is important to note the limitations on the data (see below) and to balance the use of needs information with our intention to enable provision of communities which are balanced and mixed. It is vital to read this data in the context of Chapter 26, *Delivering mixed, balanced communities*.

Table 13: East Cambridgeshire's housing needs register by size over time

	2001	%	2002	%	2003	%	2004	%	2005	1 & 2 beds	2006	1 & 2 beds
1 bedroom	1092	88%	1175	84%	1313	85%	1431	82%	863	84%	775	82%
2 bedrooms									376		404	
3 bedrooms	138	11%	204	15%	205	13%	276	16%	210	14%	220	15%
4+ beds	15	1%	21	2%	20	1%	30	2%	28	2%	43	3%
Unspecified	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Total	1245	100%	1400	100%	1538	100%	1737	100%	1477	100%	1442	100%

Source: HSSA

For 2005/06 and 2006/07, districts were required to provide housing needs register data broken down into 1 and 2 bedroom need, whereas up to that time 1 and 2 bed need was merged. This means that from 2005/6 onwards we can look at the split of 1 and 2 bed need as below:

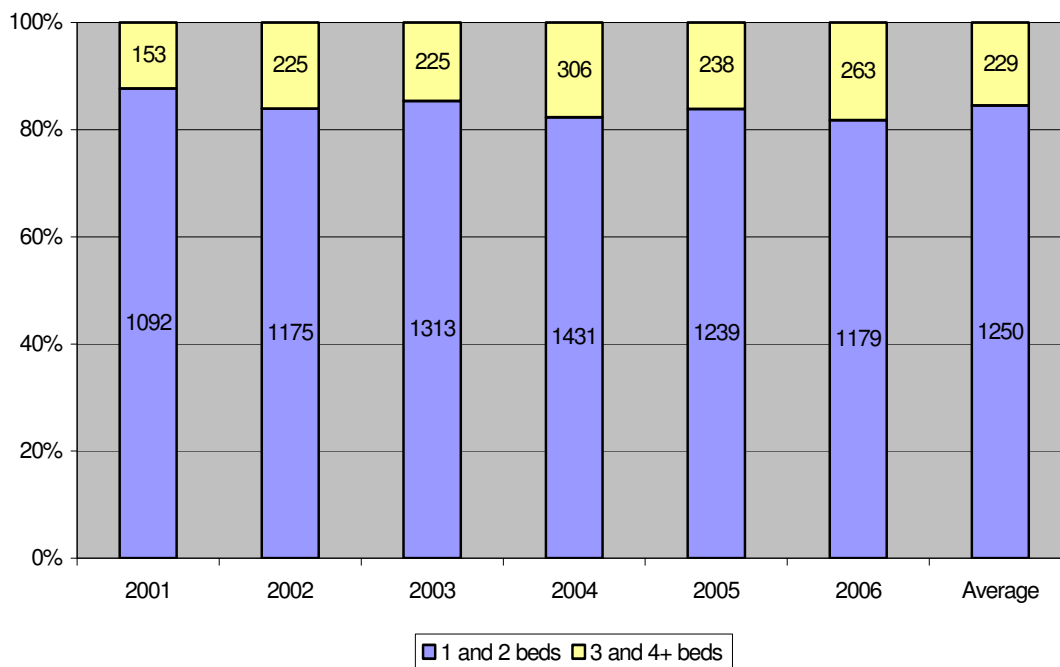
Table 14: Trend in 2005/6 and 2006/7 for individual sizes of homes needed on housing register.

	2005	%	2006	%	Average number	Average %
1 bedroom	863	58%	775	54%	819	56%
2 bedrooms	376	25%	404	28%	390	27%
3 bedrooms	210	14%	220	15%	215	15%
4+ beds	28	2%	43	3%	36	2%
Unspecified	0	0%	0	0%	0	0%
Total	1477	100%	1442	100%	1460	

Source: HSSA

To provide a trend over time, these figures are summarized in Figure 3, which groups the needs register into 1 and 2 bedroom need, and into 3 and 4+ bedroom need. This shows a consistent average need for 84% 1 and 2 bedrooms, and for 16% 3 and 4+ bedrooms within East Cambridgeshire. The average percentages provide a guide to the size of homes needed. However it is vital to continue to monitor the trend in sizes of homes needed, particularly following implementation of choice based lettings in February 2008.

Fig 3: Trends in 1 & 2 bed and 3+ bed size homes need through housing needs register over time



Source: HSSA

Comparing needs and lettings

Some 1,442 people were registered in housing need in East Cambridgeshire at 1 April in 2006 (from HSSA). CORE tells us that 378 homes were let in the 2006/7, from which we can calculate an approximate turnover of housing needs register customers who are housed. This relates to general needs housing lettings only.

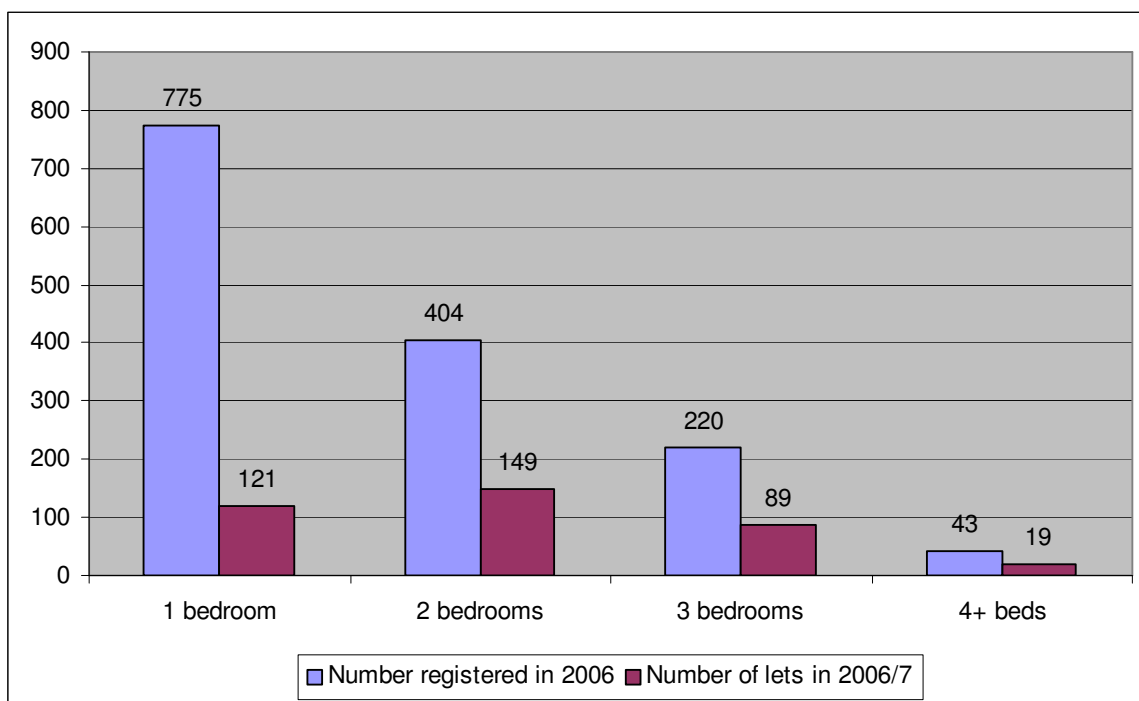
Although this provides a limited data set, it is useful to compare the sizes of homes needed and the proportion of lettings made by size. Naturally the lettings made are dictated by the stock becoming available, but whether or not there is a pattern helps us to work out if there is a longer or shorter waiting time for different sizes of homes.

Table 15: Comparing needs to lets in 2006

	Number registered in 2006	%	Number of lets in 2006/7	%	% lets represent of registered need
1 bedroom	775	54%	121	49%	16%
2 bedrooms	404	28%	149	35%	37%
3 bedrooms	220	15%	89	15%	41%
4+ beds	43	3%	19	1%	44%
Total	1442	100%	378	100%	26.2%

Source: HSSA and CORE

Fig 4: Comparing needs to lets by size



Source: HSSA and CORE

Table 15 and Fig 4 show that:

- The 378 homes let in 2006/7 represent approximately 26.2% of the households registered in housing need.
- 54% of people registered in housing need, require a 1 bed roomed home. Lettings to 1 bed homes account for nearly half the lettings made in a year (49%). However expressing the number let as a percentage of the number in need of a one bedroom, gives a fairly low proportion of 16%. This helps us compare the likelihood of homes being let, by each size needed.
- An unusually high proportion of lettings were made to households needing four bedrooms, at 44%. However these only accounted for 1% of lettings (19 in number).
- Please note, supported housing lettings are not included in the above calculations.

Register for intermediate tenure homes

In May 2007, there were 110 applicants on the Key Homes East system, for intermediate tenures in East Cambridgeshire. These are classified within the following household types:

Table 16: Household types on the KHE register

Family type	Assumption on bed size "needed"	Number Registered	% Registered	Rounded % by bed size
Single	1 bed	43	39.1%	58%
Couple	1 bed	21	19.1%	
Family / lone 1 child	2 bed	17	15.5%	16%
Family/ lone 2 children	3 bed	19	17.3%	17%
Family/ lone 3 children	3+ bed	5	4.5%	5%

Family type	Assumption on bed size "needed"	Number Registered	% Registered	Rounded % by bed size
Family/ lone 4 or more children	3+ bed	0	0.0%	
Several adults/sharers	Unspecified	4	3.6%	4%
Other, don't know	Unspecified	1	0.9%	
Total		110	100%	100%

Source: Key Homes East, May 2007

Comparing intermediate register and purchases

Table 17: Household structure of LCHO Purchasers compared to register, 2006/07

	Number on register	Number purchasing	% of purchasers	% of register who purchased
Single	43	0	0%	0%
Couple	21	8	53%	38%
Family / lone 1 child	17	3	20%	18%
Family / lone 2 children	19	1	7%	5%
Family / lone 3 children	5	0	0%	0%
Family / lone 4 or more children	0	0	0%	0%
Several adults/sharers	4	0	0%	0%
Not known	1	1	7%	100%
TOTAL	110	15	100%	14%

Source: Key Homes East, May 2007

Tables 16 and 17 show that:

- Assuming that couples and single people only need one bedroom, the table shows a need for 53% one bedroom properties.
- A very small proportion of household registered actually purchased in 2006/7: some 15 households from 110 registered, or 14%.
- Single people and couples are far more likely to purchase (as a proportion of those registered) than families or households with children. In fact, in 2006/7 there were no sales to families with more than 3 children or lone parents with more than 3 children. Couples and families with a lone child were the most successful household types.

29.6 Fenland

All homes

To re-iterate the information provided in Chapter 10, *Demographic context and forecasting*, Table 20 provides the information for Fenland district projecting into the future, by population, households, and household types.

Table 18: Population, households, dwellings, and household types projected to 2021

Factor	2001	2001/06	2006	2006/11	2011	2011/16	2016	2016/21	2021	2001/21
Population	83,700	6,200	89,900	1,700	91,600	3,300	94,900	4,400	99,300	15,600
Households	35,300	2,800	38,100	2,000	40,100	2,600	42,700	2,700	45,400	10,100
Household Type										
Couples (with/without children)	18,500	800	19,300	500	19,800	700	20,500	700	21,200	2,700
Lone parents	3,000	400	3,400	100	3,500	100	3,600	0	3,600	600
Singles	11,800	1,400	13,200	1,300	14,500	1,700	16,200	1,800	18,000	6,200
Other multi adult households	2,000	100	2,100	200	2,300	200	2,500	100	2,600	600

Source: CCRG projections

For Fenland District this means that between 2001 and 2021 there is projected to be an overall increase of 10,100 households made up of:

- 2,700 couples, with or without children.
- 600 lone parents.
- 6,200 single people.
- 600 "other" multi-adult households.

The table in paragraph 29.2 shows the projected change in the age of the population, and shows Fenland accounting for some 12% of the total growth in population, with the largest proportion of the increase in those aged between 16 and 29.

Affordable rented homes

The figures provided below give a picture of housing needs over the past six years, and can help inform our thinking on the sizes of homes most needed. However it is important to note the limitations on the data and to balance the use of needs information with our intention to enable provision of communities which are balanced and mixed. It is vital to read this data in the context of Chapter 26, *Delivering mixed, balanced communities*.

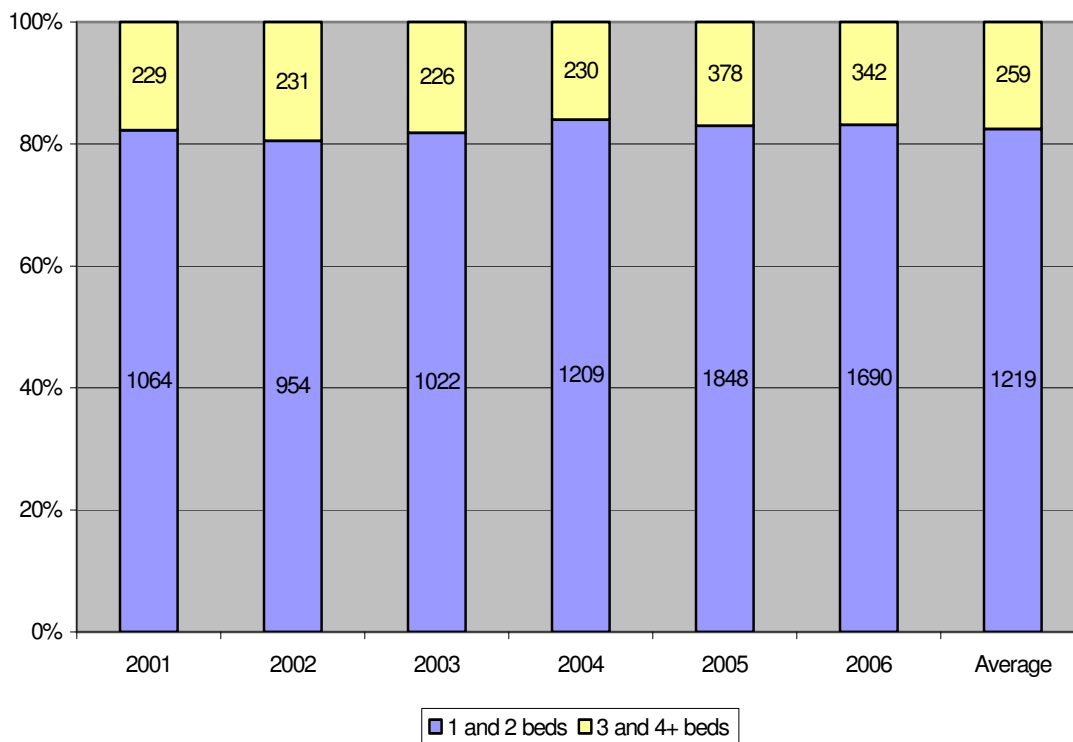
Table 19: Fenland housing needs register by size over time

	2001	%	2002	%	2003	%	2004	%	2005	%	1 & 2 beds	2006	%	1 & 2 beds
1 bedroom	1,064	82	954	81	1,022	82	1,209	84	1,134	51	83	1,061	52	83
2 bedrooms									714	32		629	31	
3 bedrooms	206	16	203	17	202	16	201	14	356	16	16	322	16	16
More than 3 bedrooms	23	2	28	2	24	2	29	2	22	1	1	20	1	1
Total	1,293	100	1,185	100	1,248	100	1,439	100	2,226	100	100	2,032	100	100

Source: HSSA

To provide a trend over time we can group the needs register into 1 and 2 bedroom need, and into 3 and 4+ bedroom need. There is a fairly consistent average need for between 81% and 84% 1 and 2 bedrooms, and for between 16% and 19% 3 and 4+ bedrooms within Fenland district.

Fig 5: Trends in 1 & 2 bed and 3+ bed size homes need over time



These average percentages provide a useful guideline to the size of homes needed. However it is vital to continue to monitor the trend in sizes of homes needed, particularly following implementation of choice based lettings in February 2008.

Comparing needs and lettings

Some 2,032 people were registered in housing need in the Fenland at 1 April in 2006 (from HSSA). CORE tells us that 335 homes were let in the 2006/7, from which we can calculate an approximate turnover of housing needs register customers who are housed. This relates to general needs housing lettings only.

Although this provides a limited data set, it is useful to compare the sizes of homes needed and the proportion of lettings made by size. Naturally the lettings made are dictated by the stock becoming available, but considering the comparison helps us see if there is a longer or shorter waiting time for different sizes of homes.

Table 20: Comparing needs to lets by size

	Number on register in 2006	%	Number of lets in 2006/7	%	% lets represent of registered need
1 bedroom	1,061	51%	116	35%	11%
2 bedrooms	629	32%	145	43%	23%
3 bedrooms	322	16%	68	20%	21%
4+ beds	20	1%	6	2%	30%
Total	2,032	100%	335	100%	16.5%

Source: HSSA and CORE

Fig 6: Comparing needs to lets by size

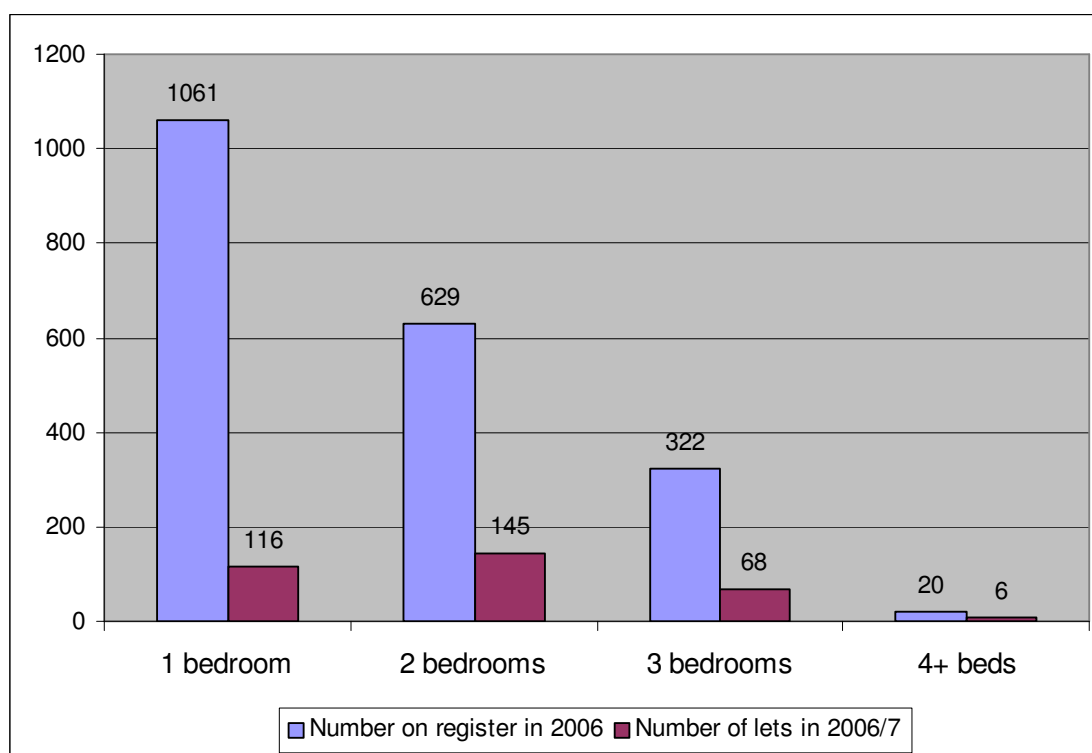


Table 20 and Fig 6 show that:

- The 335 homes let in 2006/7 represent 16.5% of the households registered in housing need in Fenland.
- The highest NUMBER needed (1,061) are 1 bedroomed. Lettings for 1 beds represent 35% of the number of households registered for 1 beds.
- For 2 and 3 bedroom lettings reflect between 21 and 23% of those registered in need for each size.
- In addition, there were 185 supported housing lettings, which are not included in the above calculations.

Register for intermediate tenure homes

In May 2007, there were 34 applicants on the Key Homes East system, for intermediate tenures in Fenland. These are classified within the following household types:

Table 21: Household types on the KHE register

Family type	Assumption re bed size "needed"	Number	Rounded %	Rounded % by bed size
Single	1 bed	12	35.3%	61%
Couple	1 bed	9	26.5%	
Family / lone 1 child	2 bed	5	14.7%	15%
Family/ lone 2 children	3 bed	4	11.8%	12%
Family/ lone 3 children	3+ bed	0	0.0%	6%
Family/lone 4 or more children	3+ bed	2	5.9%	
Several adults/sharers	Unspecified	2	5.9%	6%
Other, don't know	Unspecified	0	0.0%	
Total		34	100%	100%

Source: Key Homes East, May 2007

Comparing intermediate register and purchases

Table 22: Household structure of LCHO Purchasers compared to register, 2006/07

	Number on register	Number purchasing	% of purchasers	% of register who purchased
Single	12	9	38%	75%
Couple	9	3	13%	33%
Family / lone 1 child	5	7	29%	71%
Family / lone 2 children	4	2	8%	50%
Family / lone 3 children	0	1	4%	N/a
Family / lone 4 or more children	2	0	0%	0%
Several adults/sharers	2	2	8%	100%
Not known	0	0	0%	0%
TOTAL	34	24	100%	71%

Source: Key Homes East, May 2007

Tables 21 and 22 show that:

- Assuming that couples and single people only "need" one bedroom, the table shows a need for 61% one bedroom properties.
- A high proportion of households registered purchased in Fenland in 2006/7: some 24 households from 34 registered, or 71%.
- Single people and couples are far more likely to purchase (as a proportion of those registered) than families or households with children.
- Few larger households (with 3 or 4 children) purchased in 2006/7, and no smaller families with 1 or 2 children.

29.7 Huntingdonshire

All homes

To re-iterate the information provided in Chapter 10, *Demographic context and forecasting*, Table 23 provides the information for Huntingdonshire projecting into the future, by population, households, and household types.

Table 23: Population, households, dwellings, and household types projected to 2021

Factor	2001	2001/06	2006	2006/11	2011	2011/16	2016	2016/21	2021	2001/21
Population	157,191	3,622	160,813	7,320	168,133	-2,639	165,494	156	165,650	8,459
Households	63,100	3,400	66,500	5,200	71,700	1,800	73,500	1,900	75,400	12,300
Household Type										
Couples (with/without children)	35,500	200	35,700	1,400	37,100	-600	36,500	-300	36,200	700
Lone parents	5,200	400	5,600	200	5,800	-300	5,500	-300	5,200	0
Singles	19,000	2,700	21,700	3,400	25,100	2,600	27,700	2,000	29,700	10,700
Other multi adult households	3,400	100	3,500	300	3,800	200	4,000	300	4,300	900

Source: CCRG projections

For Huntingdonshire, this means that between 2001 and 2021 there is projected to be an overall increase of 12,300 households made up of:

- 700 couples, with or without children.
- 10,700 single people.
- 900 “other” multi-adult households.

The table in paragraph 29.2 shows the projected change in the age of the population, and shows Huntingdonshire as accounting for 6% of the total growth in population, with the largest proportion of the increase in people aged 60 and above, and significant fall in the number of younger people, particularly under 5 year olds and 16 to 19 year olds.

Affordable rented homes

The figures provided below give a picture of housing needs over the past six years, and can help inform our thinking on the sizes of homes most needed. However it is important to note the limitations on the data (see below) and to balance the use of needs information with our intention to enable provision of communities which are balanced and mixed. It is vital to read this data in the context of Chapter 26, *Delivering mixed, balanced communities*.

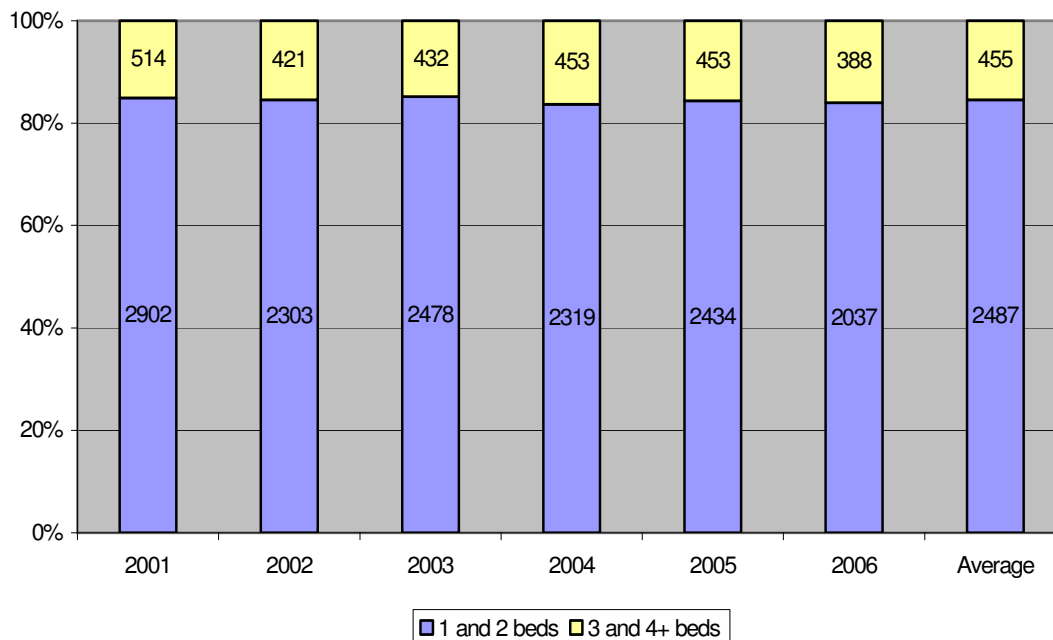
Table 24: Huntingdonshire housing needs register by size over time

	2001	%	2002	%	2003	%	2004	%	2005	%	1 & 2 beds	2006	%	1 & 2 beds
1 bedroom	2,902	85%	2,303	85%	2,478	85%	2,319	84%	1,799	62%	84%	1,490	61%	84%
635									22%	547		23%		
2 bedrooms	422	12%	335	12%	346	12%	282	10%	288	10%	10%	249	10%	10%
3 bedrooms	92	3%	86	3%	86	3%	171	6%	165	6%	6%	139	6%	6%
More than 3 bedrooms														
Total	3,416	100%	2,724	100%	2,910	100%	2,772	100%	2,887	100%	100%	2,425	100%	100%

Source: HSSA

To provide a trend over time, these figures can be grouped into 1 and 2 bedroom need, and into 3 and 4+ bedroom need. This shows a fairly consistent average need of between 84% and 85% 1 and 2 bedrooms, and for 15% to 16% 3 and 4+ bedrooms in Huntingdonshire.

Fig 7: Trends in 1 & 2 bed and 3+ bed size homes need over time



These average percentages can provide a useful guide to the size of homes needed. However it is vital to continue to monitor the trend in sizes of homes needed, particularly following implementation of choice based lettings in February 2008.

Comparing needs and lettings

Some 2,425 people were registered in housing need in Huntingdonshire at 1 April 2006 (from HSSA). CORE tells us that 460 homes were let in the 2006/7, from which we can calculate an approximate turnover of housing needs register customers who are housed. This relates to general needs housing lettings only.

Table 25: Comparing needs to lets by size

	Number on register in 2006	%	Number of lets in 2006/7	%	% lets represent of registered need
1 bedroom	1,490	61%	135	29%	9%
2 bedrooms	547	23%	206	45%	38%
3 bedrooms	249	10%	101	22%	41%
4+ beds	139	6%	18	4%	13%
Total	2,425	100%	460	100%	19%

Source: HSSA and CORE

Although this provides a limited data set, it is useful to compare the sizes of homes needed and the proportion of lettings made by size. Naturally the lettings made are dictated by the stock becoming available, but considering the comparison helps us see if there is a longer or shorter waiting time for different sizes of homes.

Fig 8: Comparing needs to lets by size

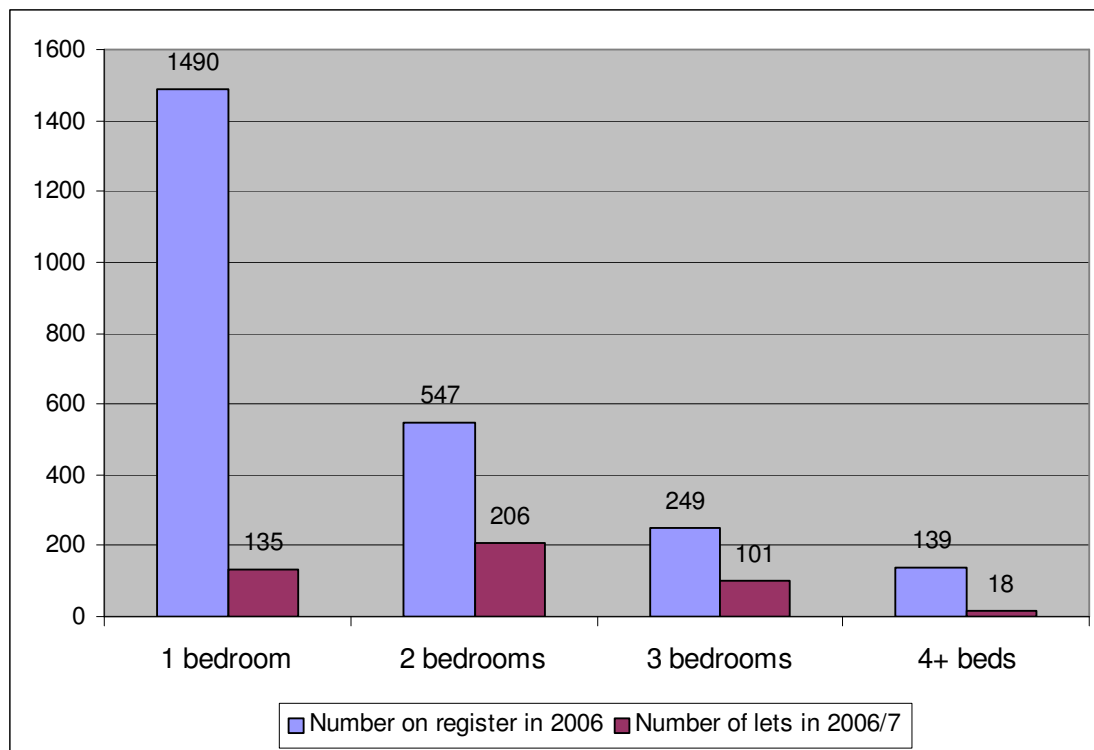


Table 25 and Fig 8 show that:

- The 460 homes let in 2006/7 represent approximately 19% of the households registered in housing need.
- Some 61% of people registered in housing need, require a 1 bed roomed home. Lettings to 1 bed homes account for 29% of lettings made in a year. However expressing the number let as a percentage of the number in need of a one bedroom, gives a fairly low proportion of 9%. This helps us compare the likelihood of homes being let, by each size needed.
- A higher proportion of the homes needed and let are 2 and 3 beds, at 38% and 41% respectively.
- In addition, supported housing lettings are not included in the above calculations.

Register for intermediate tenure homes

In May 2007, there were 132 applicants on the Key Homes East system, for intermediate tenures in Huntingdonshire. These are classified within the following household types:

Table 26: Household types on the KHE register

Family type	Assumption re bed size "needed"	Number	Rounded percentage	Rounded % by bed size
Single	1 bed	47	36%	71%
Couple	1 bed	32	24%	
Family / lone 1 child	2 bed	28	21%	16%
Family/ lone 2 children	3 bed	19	14%	9%
Family/ lone 3 children	3+ bed	3	2%	2%
Family/ lone 4 or more children	3+ bed	1	1%	
Several adults/sharers	Unspecified	2	2%	2%
Other, don't know	Unspecified	0	0%	
Total		132	100%	100%

Source: Key Homes East, May 2007

Comparing intermediate register and purchases

Table 27: Household structure of LCHO Purchasers compared to register, 2006/07

	Number on register	Number purchasing	% of purchasers	% of register who purchased
Single	47	15	47%	32%
Couple	32	7	22%	22%
Family / lone 1 child	28	7	22%	25%
Family / lone 2 children	19	1	3%	5%
Family/ lone 3 children	3	1	3%	33%
Family/ lone 4 or more children	1	0	0%	0%
Several adults/sharers	2	1	3%	50%
Not known	0	0	0%	0%
Total	132	32	100%	24%

Source: Key Homes East, May 2007

Tables 26 and 27 show that:

- Assuming that couples and single people only "need" one bedroom, the table shows a need for 69% one bedroom properties.
- Around a quarter of household registered actually purchased in 2006/7: some 32 households from 132 registered, or 24%.
- Smaller households are far more likely to purchase, as a proportion of those registered, than families or larger households.

29.8 South Cambridgeshire

All homes

To re-iterate the information provided in Chapter 10, *Demographic context and forecasting*, Table 28 provides the information for South Cambridgeshire projecting into the future, by population, households, and household types.

Table 28: Population, households, dwellings, and household types projected to 2021

Factor	2001	2001/06	2006	2006/11	2011	2011/16	2016	2016/21	2021	2001/21
Population	130,600	7,400	138,000	12,000	150,000	10,900	160,900	9,600	170,500	39,900
Households	52,300	4,200	56,500	6,600	63,100	6,800	69,900	5,500	75,400	23,100
Dwellings	54,200	3,500	57,700	7,300	65,000	7,000	72,000	5,700	77,700	23,500
Household Type										
Couples (with/without children)	29,500	1,200	30,700	2,300	33,000	2,200	35,200	1,600	36,800	7,300
Lone parents	3,600	300	3,900	200	4,100	100	4,200	0	4,200	600
Singles	16,100	2,400	18,500	3,500	22,000	3,900	25,900	3,400	29,300	13,200
Other multi adult households	3,200	300	3,500	500	4,000	600	4,600	500	5,100	1,900

Source: CCRG projections

For South Cambridgeshire, this means that between 2001 and 2021 there is projected to be an overall increase of 23,100 households made up of:

- 7,300 couples, with or without children.
- 600 lone parents.
- 13,200 single people.
- 1,900 “other” multi-adult households.
- 100 “other” (some accounted for by rounding of figures).

The table in paragraph 29.2 shows the projected change in the age of the population, and shows South Cambridgeshire accounting for 30% of the total growth in population, accounting for a huge proportion of the increase in all age groups, the smallest proportion being (3%) in the age group 60 to 74.

Affordable rented homes

The figures provided below give a picture of housing needs over the past six years, and can help inform our thinking on the sizes of homes most needed. However it is important to note the limitations on the data (see below) and to balance the use of needs information with our intention to enable provision of communities which are balanced and mixed. It is vital to read this data in the context of Chapter 26, *Delivering mixed, balanced communities*.

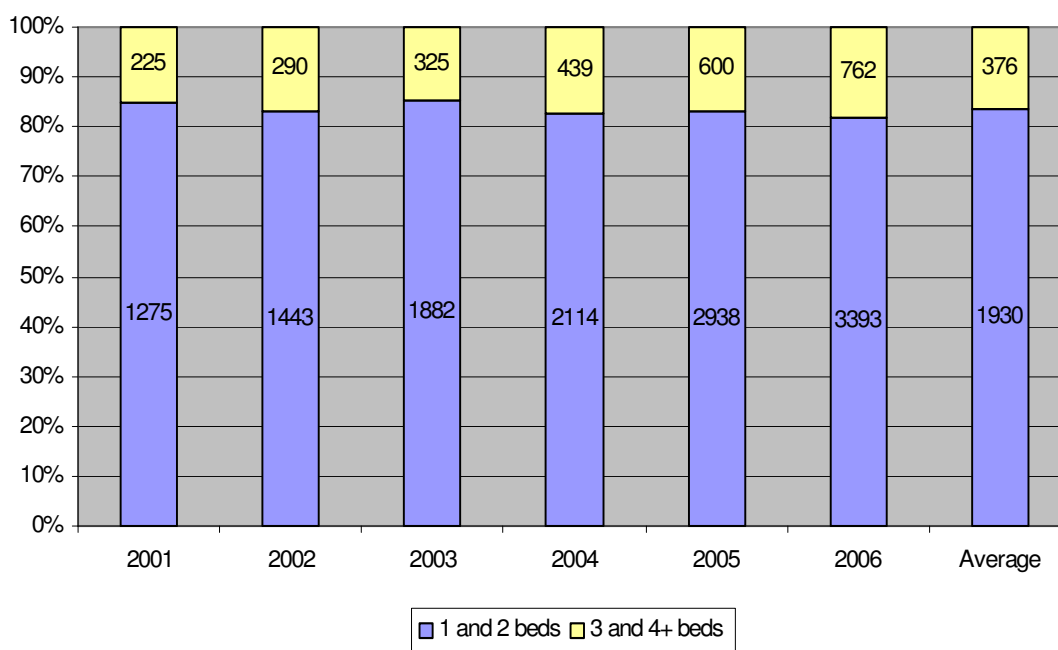
The figures in Table 29 show a fairly consistent average need for between 82% and 85% 1 and 2 bedrooms, and for between 15% and 18% 3 and 4+ bedrooms within South Cambridgeshire.

Table 29: South Cambridgeshire housing needs register by size over time

	2001	%	2002	%	2003	%	2004	%	2005	%	1 & 2 beds	2006	%	1 & 2 beds
1 bedroom	1275	85%	1443	83%	1882	85%	2114	83%	2221	63%	83%	1351	33%	82%
2 bedrooms									717	20%		2042	49%	
3 bedrooms	209	14%	268	15%	299	14%	389	15%	533	15%	15%	679	16%	16%
4+ beds	16	1%	22	1%	26	1%	50	2%	67	2%	2%	83	2%	2%
Total	1500	100%	1733	100%	2207	100%	2553	100%	4251	100%	100%	4155	100%	100%

Source: HSSA

Fig 9: Trends in 1 & 2 bed and 3+ bed size homes need over time



These average percentages provide a guide to the size of homes needed. However, between 2005 and 2006 there was a change in lettings policy which allowed couples to choose two bed accommodation rather than being limited to one beds, hence a large reduction in applicants for one bed properties between 2005 and 2006. The 2006 ratios onwards are a better guide to real preferences. It is vital to continue to monitor the trend in sizes of homes needed, particularly following implementation of choice based lettings in February 2008.

Comparing needs and lettings

Some 4,743 people were registered in housing need in South Cambridgeshire at 1 April in 2006 (from HSSA). Immediately after a periodic review of the whole housing register, this figure fell to 3,432 (although this soon increased again after the review). However as this section of the SHMA is looking at comparing proportions of the register and housing lettings by size, for consistency with other districts and because the proportion of the register broken down by bed sizes seems fairly consistent, we are using the 1 April 2006 figures. CORE

tells us that 447 homes were let in the 2006/7, from which we can calculate an approximate turnover of housing needs register customers who are housed. This relates to general needs housing lettings only.

Although this provides a limited data set, it is useful to compare the sizes of homes needed and the proportion of lettings made by size. Naturally the lettings made are dictated by the stock becoming available, but considering the comparison helps us see if there is a longer or shorter waiting time for different sizes of homes.

Table 30: Comparing needs to lets by size

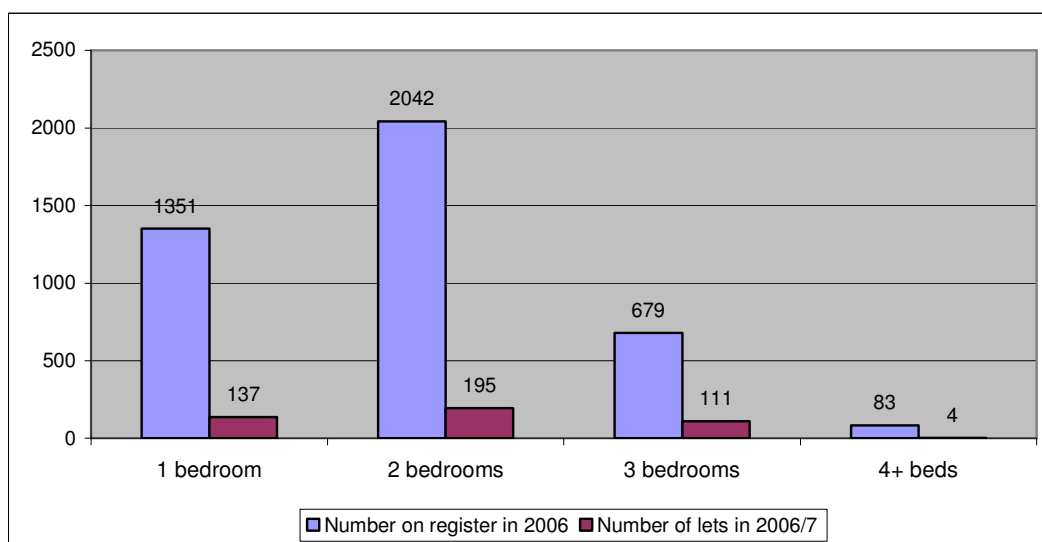
	Number on register in 2006	%	Number of lets in 2006/7	%	% lets represent of registered need
1 bedroom	1351	33%	137	31%	10%
2 bedrooms	2042	49%	195	44%	10%
3 bedrooms	679	16%	111	25%	16%
4+ beds	83	2%	4	1%	5%
Total	4155	100%	447	100%	11%

Source: HSSA and CORE

Table 30 and Fig 10 show that:

- The 447 homes let in 2006/7 represent approximately 11% of the households registered in housing need.
- The largest number of households (2,042) on the register require a 2 bedroomed home, which accounts for 49% of the register. Lettings to 2 bed homes account for some 44% of all lettings made in the year. However expressing the number let as a percentage of the number in need of a one bedroom, gives a fairly low proportion of 10%. This helps us compare the likelihood of homes being let, by each size needed.
- In addition, supported housing lettings are not included in the above calculations which may have an effect which needs further investigation.

Fig 10: Comparing needs to lets by size



Register for intermediate tenure homes

In May 2007, there were 258 applicants on the Key Homes East system, for intermediate tenures in South Cambridgeshire. These are classified within the following household types:

Table 31: Household types on the KHE register

Family type	Assumption re bed size "needed"	Number	Rounded percentage	Rounded % by bed size
Single	1 bed	96	37.2%	60%
Couple	1 bed	59	22.9%	
Family / lone 1 child	2 bed	50	19.4%	19%
Family/ lone 2 children	3 bed	34	13.2%	13%
Family/ lone 3 children	3+ bed	12	4.7%	5%
Family/ lone 4 or more children	3+ bed	1	0.4%	
Several adults/sharers	Unspecified	4	1.6%	2%
Other, don't know	Unspecified	2	0.8%	
Total		258	100%	100%

Source: Key Homes East, May 2007

Comparing intermediate register and purchases

Table 32: Household structure of LCHO purchasers compared to register, 2006/07

	Number on register	Number purchasing	% of purchasers	% of register who purchased
Single	96	18	34%	19%
Couple	59	21	40%	36%
Family / lone 1 child	50	10	19%	20%
Family / lone 2 children	34	4	8%	12%
Family/ lone 3 children	12	0	0%	0%
Family/ lone 4 or more children	1	0	0%	0%
Several adults/sharers	4	0	0%	0%
Not known	2	0	0%	0%
Total	258	53	100%	21%

Source: Key Homes East, May 2007

Tables 31 and 32 show that:

- Assuming that couples and single people only "need" one bedroom, the table shows a need for 73% one bedroom properties.
- Around one fifth of households registered actually purchased in 2006/7: some 53 households from 258 registered, or 21%.
- Single people and couples are far more likely to purchase (as a proportion of those registered) than families or households with children.
- No larger households (with 3 or 4 children) purchased in 2006/7. This will closely reflect the size of homes being developed and becoming available in this tenure group.

29.9 Forest Heath

All homes

At the time of publishing our first SHMA, detailed population and household projections had not been analysed for our two Suffolk partners. We hope to build this comparable data into the SHMA in future. However, we can include the information provided in Chapter 10 for these two districts, to provide some context for future demographic changes, shown in Table 33.

Table 33: Population, household and dwelling forecasts, 2001 to 2021

	2001	2006	2011	2016	2021	% Change 2001-2021
Total population	55,900	56,743	59,076	62,153	66,100	18.3%
Household forecasts	22,876	23,884	25,359	26,745	27,890	21.9%
Dwelling forecasts	24,163	25,227	26,786	28,249	29,458	21.9%

Source: APU Chelmer model (EERA distribution; EERA phasing)

Unfortunately at the time of writing a detailed breakdown of forecast household numbers by type is only available for the five Cambridgeshire Districts, and not the two Suffolk authorities. However Table 34 shows predicted change in population by broad age group, between 2001 and 2021.

Table 34: Change in population by age group, 2001 to 2021

Age group	0-5	16-19	20-29	30-59	60-74	75+	Total
Forest Heath	1,800	-850	1,000	5,400	1,450	1,350	10,150

Source: APU Chelmer model (EERA distribution; EERA phasing)

Affordable rented homes

The figures provided below give a picture of housing needs over the past six years, and can help inform our thinking on the sizes of homes most needed. However it is important to note the limitations on the data and to balance the use of needs information with our intention to enable provision of communities which are balanced and mixed. It is vital to read this data in the context of Chapter 26, *Delivering mixed, balanced communities*.

Table 35: Forest Heath housing needs register by size over time

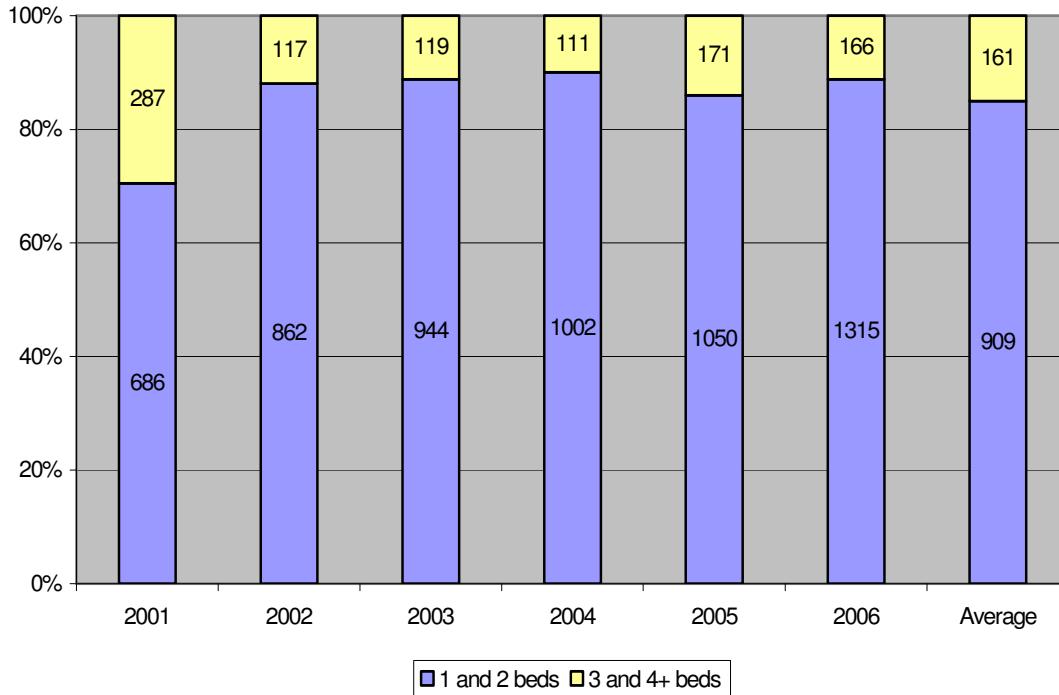
	2001	%	2002	%	2003	%	2004	%	2005	%	1 & 2 beds	2006	%	1 & 2 beds
1 bedroom	686	71%	862	88%	944	89%	1,002	90%	753	62%	86%	1,075	73%	89%
2 bedrooms									297	24%		240	16%	
3 bedrooms	262	27%	75	8%	91	9%	75	7%	116	10%	10%	117	8%	8%
4+ beds	25	3%	42	4%	28	2%	36	3%	55	4%	4%	49	3%	3%
Total	973	100%	979	100%	1063	100%	1,113	100%	1,221	100%	100%	1,481	100%	100%

Source: HSSA

These figures can be used to show a fairly variable need for between 71% and 90% 1 and 2 beds, and between 29% and 10% 3 and 4+ beds. However the biggest variations are seen

in 2001, from 2002 onwards the pattern is a more consistent 86-90% smaller homes compared to 10-14% larger homes.

Fig 11: Trends in 1 & 2 bed and 3+ bed size homes need over time



These (more recent) average percentages provide a useful guide to the size of homes needed. However it is vital to continue to monitor the trend in sizes of homes needed, particularly following implementation of choice based lettings in February 2008.

Comparing needs and lettings

Some 1,481 people were registered in housing need in Forest Heath at 1 April in 2006 (from HSSA). CORE tells us that 342 homes were let in the 2006/7, from which we can calculate an approximate turnover of housing needs register customers who are housed. This relates to general needs housing lettings only.

Although this provides a limited data set, it is useful to compare the sizes of homes needed and the proportion of lettings made by size. Naturally the lettings made are dictated by the stock becoming available, but considering the comparison helps us see if there is a longer or shorter waiting time for different sizes of homes.

Table 36: Comparing needs to lets by size

	Number on register in 2006	%	Number of lets in 2006/7	%	% lets represent of registered need
1 bedroom	1,075	73%	105	31%	10%
2 bedrooms	240	16%	173	51%	72%
3 bedrooms	117	8%	56	16%	48%
4+ beds	49	3%	8	2%	16%
Total	1,481	100%	342	100%	23%

Source: HSSA and CORE

Fig 12: Comparing needs to lets by size

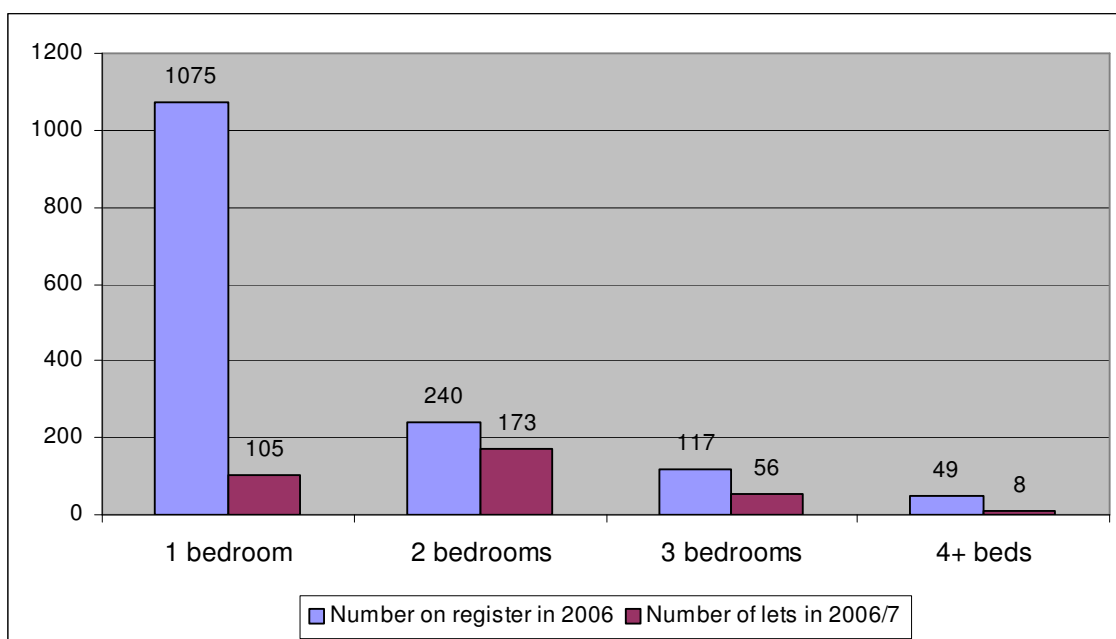


Table 36 and Fig 12 show that:

- The 342 homes let in 2006/7 represent approximately 23% of the households registered in housing need.
- The largest number of households (1,075) on the register require a 1 bedroom home, which accounts for 73% of the register. Lettings to 1 beds account for some 31% of all lettings made in the year. However expressing the number let as a percentage of the number in need of a one bedroom, gives a fairly low proportion of 10%. This helps us compare the likelihood of homes being let, by each size needed.
- In addition, supported housing lettings are not included in the above calculations, which may have an effect which needs further investigation.

Register for intermediate tenure homes

In June 2007, there were 51 applicants on the Key Homes East system, for intermediate tenures in Forest Heath. These are classified within the following household types:

Table 37: Household types on the KHE register

	Assumption re bed size "needed"	Number	% of all	% by bed size "needed"
Single	1 bed	15	29%	58%
Couple	1 bed	15	29%	
Family/ lone 1 child	2 bed	14	27%	27%
Family/ lone 2 children	3 bed	6	12%	12%
Family/ lone 3 children	3+ bed	1	2%	2%
Adult sharers	Unspecified	0	0%	0%
Total		51	100%	100%

Source: Key Homes East, June 2007

Comparing intermediate register and purchases

Table 38: Household structure of LCHO purchasers compared to register, 2006/07

	Number on register	Number purchasing	% of purchasers	% of register who purchased
Single	15	9	35%	60%
Couple	15	11	42%	73%
Family / lone 1 child	14	3	12%	21%
Family / lone 2 children	6	3	12%	50%
Family/ lone 3 children	1	0	0	0%
Family/ lone 4 or more children	0	0	0	0%
Several adults/sharers	0	0	0	0%
Not known	0	0	0	0%
Total	51	26	100%	51%

Source: Key Homes East, May 2007

Tables 37 and 38 show that:

- Assuming that couples and single people only "need" one bedroom, the table shows a need for 58% one bedroom properties.
- Around over half the households registered actually purchased in 2006/7: some 26 households from 51 registered, or 51%.
- Single people and couples are far more likely to purchase (as a proportion of those registered) than particularly larger families.
- No larger households (with 3 or 4 children) purchased in 2006/7. This will closely reflect the size of homes being developed and becoming available in this tenure group.

29.10 St Edmundsbury

All homes

At the time of publishing our first SHMA, detailed population and household projections had not been analysed for our two Suffolk partners. We hope to build this comparable data into the SHMA in future. However, we can include the information provided in Chapter 10 for these two districts, to provide some context for future demographic changes. Unfortunately at the time of writing a detailed breakdown of forecast household numbers by type is only available for the five Cambridgeshire Districts, and not the two Suffolk authorities. However, Table 40 shows predicted change in population by broad age group, between 2001 and 2021.

Table 39: Population, household and dwelling forecasts, 2001 to 2021

	2001	2006	2011	2016	2021	% Change 2001-2021
Total population	98,400	101,282	103,839	106,230	109,017	10.79
Household forecasts	40,623	42,785	45,046	47,267	49,170	21.04
Dwelling forecasts	42,167	44,411	46,758	49,063	51,038	21.04

Source: APU Chelmer model (EERA distribution; EERA phasing)

Table 40: Change in population by age group, 2001-2021

Age group	0-5	16-19	20-29	30-59	60-74	75+	Total
St Edmundsbury	-1,150	150	-550	1,100	5,450	5,400	10,400

Source: APU Chelmer model (EERA distribution; EERA phasing)

Affordable rented homes

The figures provided below give a picture of housing needs over the past six years, and can help inform our thinking on the sizes of homes most needed. However it is important to note the limitations on the data (see below) and to balance the use of needs information with our intention to enable provision of communities which are balanced and mixed. It is vital to read this data in the context of Chapter 26, *Delivering mixed, balanced communities*.

Table 41: St Edmundsbury housing needs register by size over time

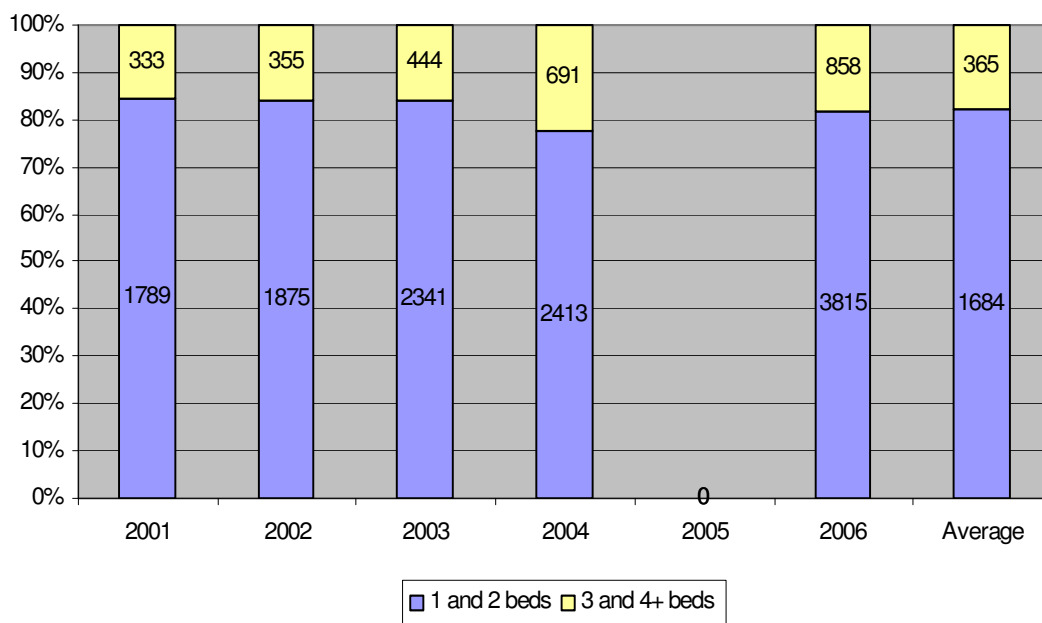
	2001	%	2002	%	2003	%	2004	%	2005	%	1 & 2 beds	2006	%	1 & 2 beds
1 bedroom	1,789	84%	1,875	84%	2,341	84%	2,413	78%	n/a	n/a	n/a	2,306	50%	82%
2 bedrooms									n/a	n/a		1,509	32%	
3 bedrooms	320	15%	338	15%	414	15%	583	19%	n/a	n/a	n/a	701	15%	15%
4+ beds	13	1%	17	1%	30	1%	108	3%	n/a	n/a	n/a	157	3%	3%
Total	2,122	100%	2,230	100%	2,785	100%	3,104	100%	4,118	100%	n/a	4,673	100%	100%

Source: HSSA

To provide a trend over time, these figures are presented in Table 46, which groups the needs register into 1 and 2 bedroom need, and into 3 and 4+ bedroom need. This shows a consistent average need for between 82 and 85% 1 and 2 bedrooms, and for 8% 3 and 4+

bedrooms within St Edmundsbury. Unfortunately, there is no data available for the sizes of homes needed in 2005.

Fig 13: Trends in 1 & 2 bed and 3+ bed size homes need over time



The average percentages for 2005/6 and 2006/7 provide a useful guide to the size of homes currently needed. However it is vital to continue to monitor the trend in sizes of homes needed, particularly following implementation of choice based lettings in February 2008.

Comparing needs and lettings

Some 4,673 people were registered in housing need in St Edmundsbury at 1 April in 2006 (from HSSA). CORE tells us that 426 homes were let in the 2006/7, from which we can calculate an approximate turnover of housing needs register customers who are housed. This relates to general needs housing lettings only.

Although this provides a limited data set, it is useful to compare the sizes of homes needed and the proportion of lettings made by size. Naturally the lettings made are dictated by the stock becoming available, but considering the comparison helps us see if there is a longer or shorter waiting time for different sizes of homes.

Table 42: Comparing needs to lets by size

	Number on register in 2006	%	Number of lets in 2006/7	%	% lets represent of registered need
1 bedroom	2,306	50%	156	37%	7%
2 bedrooms	1,509	32%	143	34%	10%
3 bedrooms	701	15%	118	27%	17%
4+ beds	157	3%	9	2%	6%
Total	4,673	100%	426	100%	9%

Source: HSSA and CORE

Fig 14: Comparing needs to lets by size

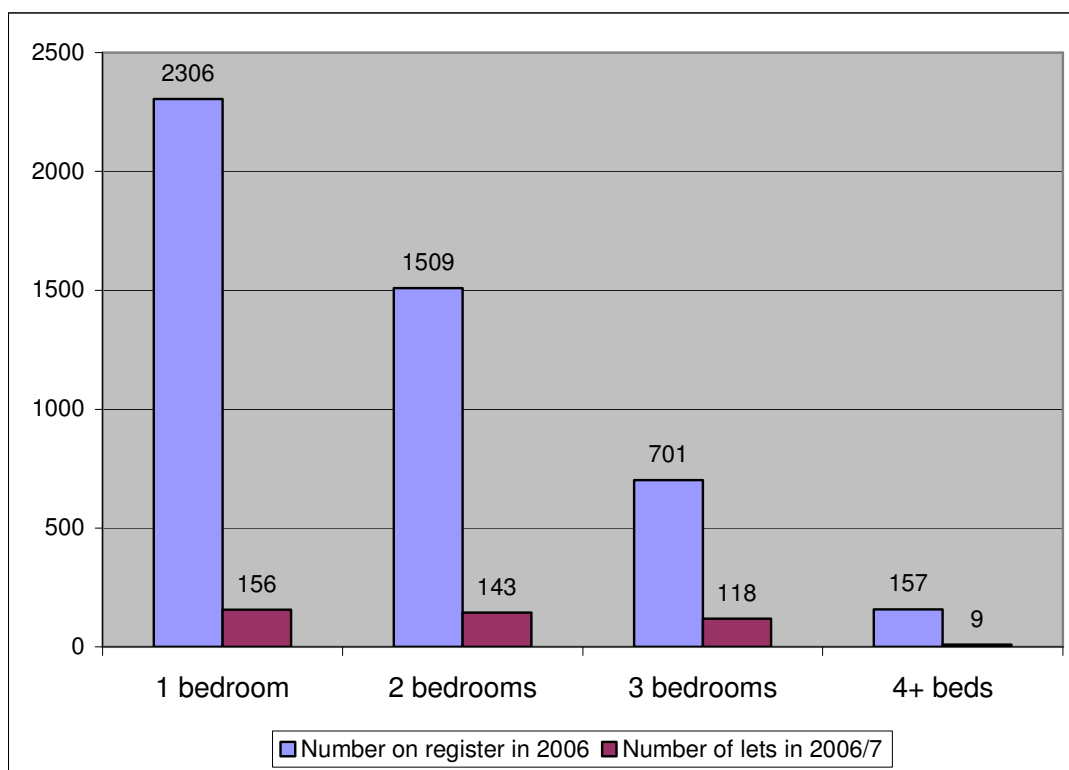


Table 42 and Fig 14 show that:

- The 426 homes let in 2006/7 represent approximately 9% of the households registered in housing need.
- The largest number of households (2,306) on the register require a 1 bedroomed home, which accounts for 50% of the register. Lettings to 1 bed homes account for 37% of all lettings made in the year. However expressing the number let as a percentage of the number in need of a one bedroom, gives a fairly low proportion of 7%. This helps us compare the likelihood of homes being let, by each size needed.
- In addition, supported housing lettings are not included in the above calculations which may have an effect which needs further investigation.

Register for intermediate tenure homes

In May 2007, there were 129 applicants on the Key Homes East system, for intermediate tenures in St Edmundsbury. These are classified within the following household types:

Table 43: Household types on the KHE register

Family type	Assumption re bed size "needed"	Number	Rounded percentage	Rounded % by bed size
Single	1 bed	53	41%	67%
Couple	1 bed	33	26%	
Family / lone 1 child	2 bed	26	20%	20%
Family/ lone 2 children	3 bed	8	6%	6%
Family/ lone 3 children	3+ bed	2	1.6%	3.5%

Family type	Assumption re bed size "needed"	Number	Rounded percentage	Rounded % by bed size
Family/ lone 4 or more children	3+ bed	2	1.6%	3.5%
Several adults/sharers	Unspecified	2	1.6%	
Other, don't know	Unspecified	3	2%	
Total		129	100%	100%

Source: Key Homes East, June 2007

Comparing intermediate register and purchases

Table 44: Household structure of LCHO purchasers compared to register, 2006/07

	Number on register	Number purchasing	% of purchasers	% of register who purchased
Single	53	5	29%	9%
Couple	33	7	41%	21%
Family / lone 1 child	26	3	18%	12%
Family / lone 2 children	8	2	12%	25%
Family/ lone 3 children	2	0	0%	0
Family/ lone 4 or more children	2	0	0%	0
Several adults/sharers	2	0	0%	0
Not known	3	0	0%	0
Total	129	17	100%	13%

Source: Key Homes East, May 2007

Tables 43 and 44 show that:

- Assuming that couples and single people only "need" one bedroom, the table shows a need for 67% one bedroom properties.
- 13% of households registered actually purchased in 2006/7: some 17 households from 129 registered.
- Again, single people and couples are far more likely to purchase (as a proportion of those registered) than families or households with children.
- No larger households (with 3 or 4 children) purchased in 2006/7. This will closely reflect the size of homes being developed and becoming available in this tenure group.

29.11 Future development

Ⓡ In future we will work to collate similar data for Forest Heath and St Edmundsury. At March 2008 population and household projections were not being gathered or produced by the SHMA team and further partnership working will be needed to gain comparable information for our two Suffolk colleagues.

Ⓡ Choice Based Lettings will significantly affect the data we gleaned from housing registers for this analysis. Following its launch in February 2008, we will look to gain similar data from CBL to assess need and demand for different sizes of homes, waiting times and the % of homes required and let by home size.

- ④ We will also look to updated intermediate housing registers to monitor the market for these tenures, and again to turnover of stock and the proportion of people needing and buying different size homes.
- ④ All this data need to be updated and monitored over time to ensure we notice patterns in supply, demand and access to different sizes of homes. This needs to include market housing as well as affordable, and will in future combine the research planned by EP into peoples' housing choices related to their characteristics,
- ④ Further research is required about new significant settlements, and as time progresses the County Council plans to roll out the Cambourne survey to other significant settlements across the County, to extend and further validate or add to the Cambourne analysis of household sizes and preference for numbers of bedrooms.
- ④ We are also planning further research with English Partnerships, building on their research into likely future patterns of housing consumption at Northstowe to identify and model the likely homes size and tenure choices of people moving into new settlements and major settlement extensions.