

Performance Management and Review Committee

Tuesday 1 Dec 2009

John Brooks

**Deputy Head of Planning and Housing
Strategy**

80% small dwellings policy

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80% small dwellings policy

Its purpose is to get the right mix of dwellings overall to meet future needs

BUT

1. Is it the right figure ?

2. Does it enable us to provide enough family sized affordable dwellings ?

I am going to look at

- What is the policy ?
- Existing housing stock and population change
- How people meet their housing needs
- How to meet future needs
- Why 80%
- Is it working ?

What is the Policy ?

Policy HO4

The Council will ensure that the size and type of housing reflects the needs of the community by:

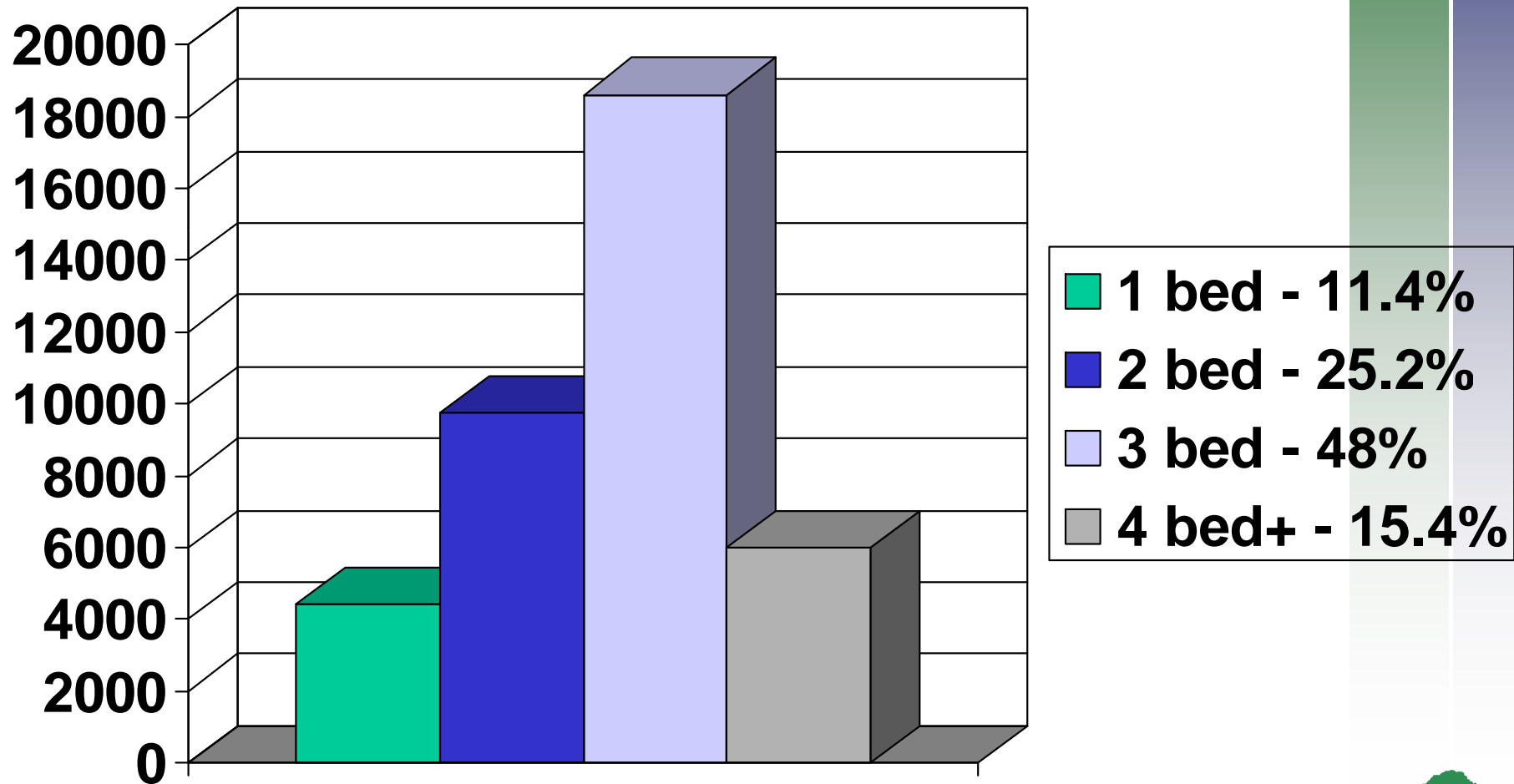
a. Requiring developments, including conversions, that propose four or more dwellings to include at least 80% of their total as one or two bedroom units.

Para 6.22 – “exceptions will be where the requirements for affordable housing dictate a greater mix of larger dwellings”

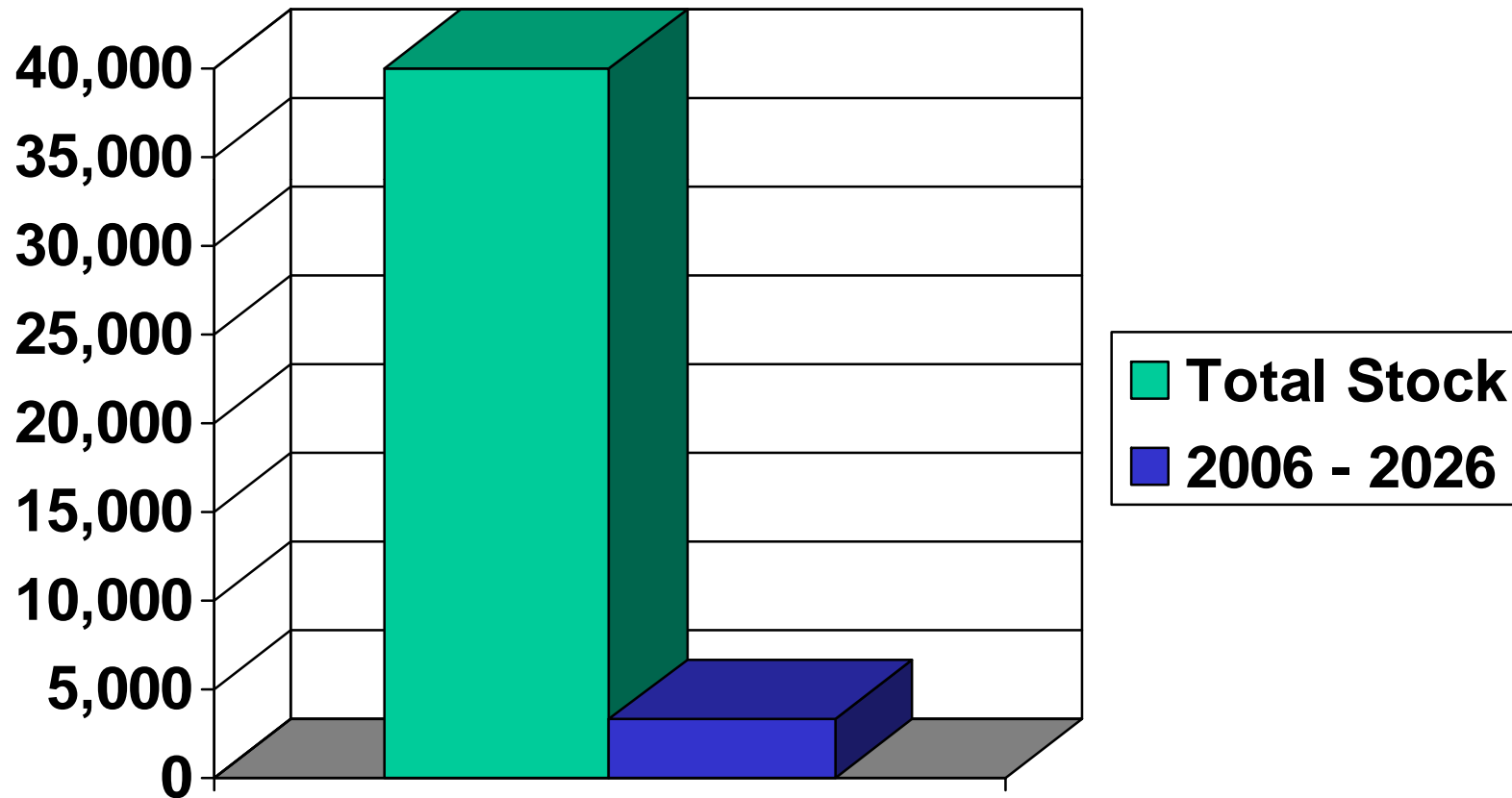
Para 6.22 – 1 and 2 beds should be a 33/66% mix

Our housing stock and future population change ?

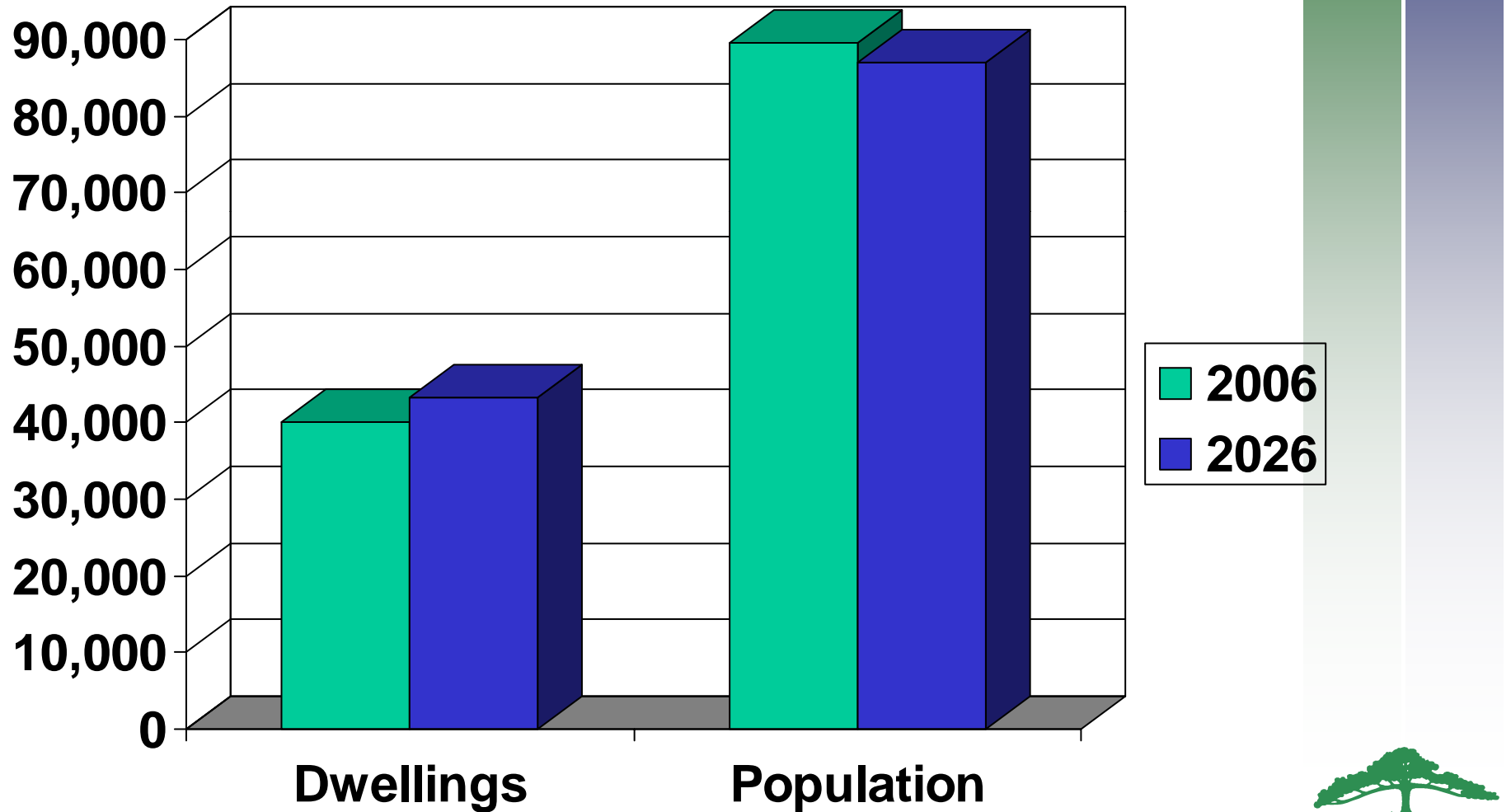
Size of housing stock by bedrooms



Existing Housing Stock & Provision to 2026

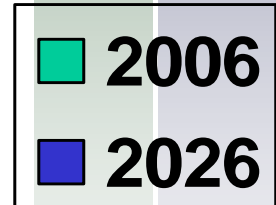
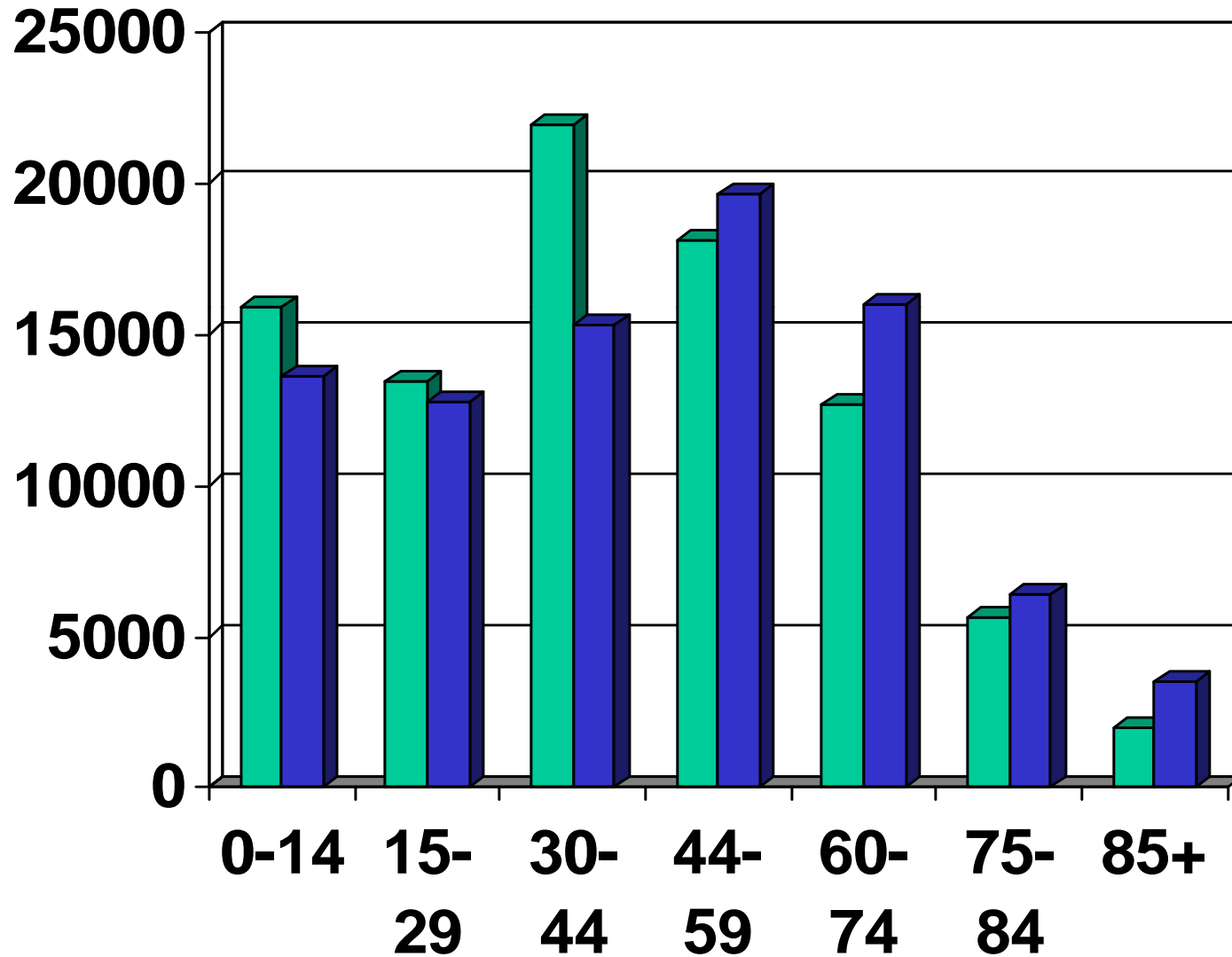


Population change 2006 to 2026

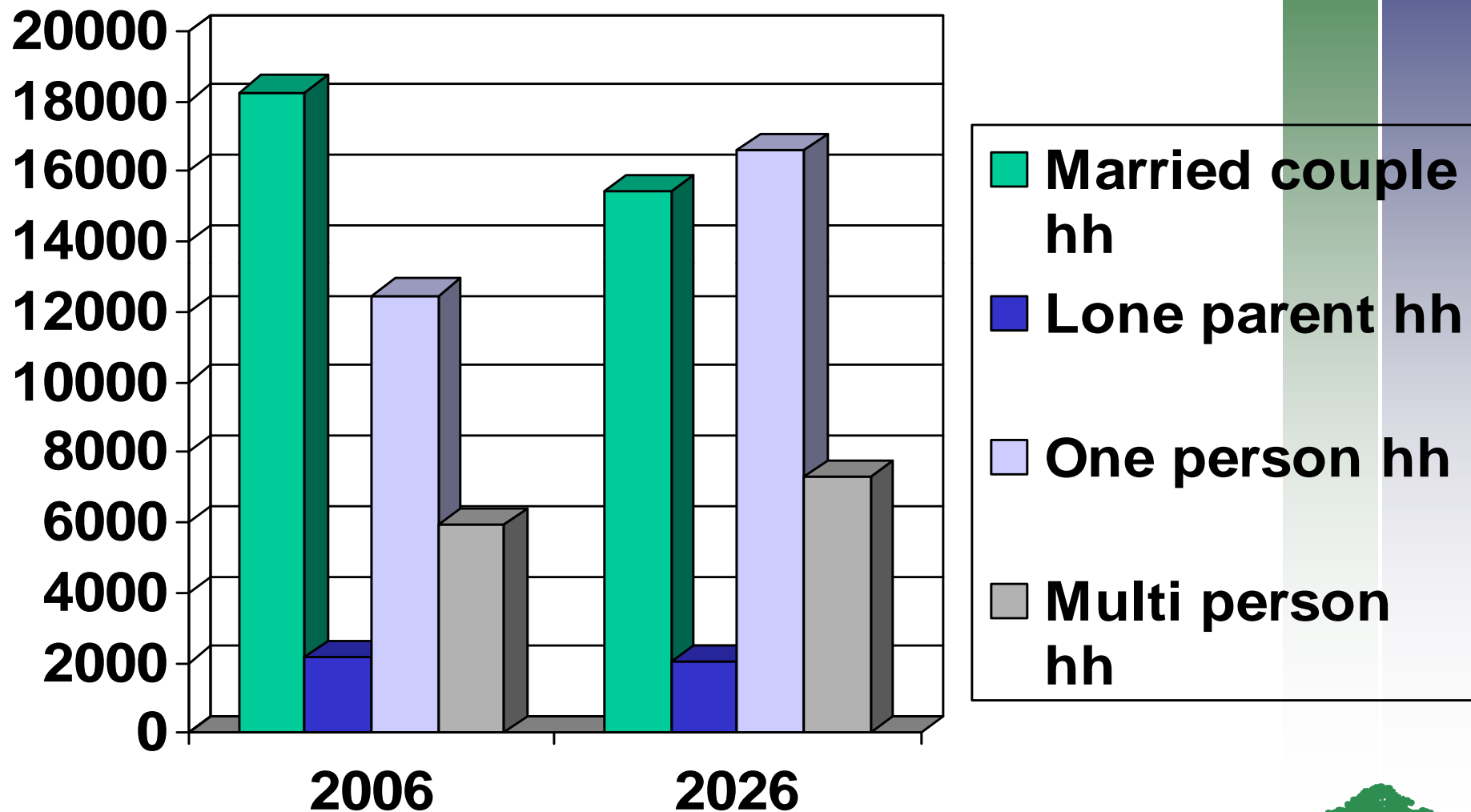


Why is the population declining?

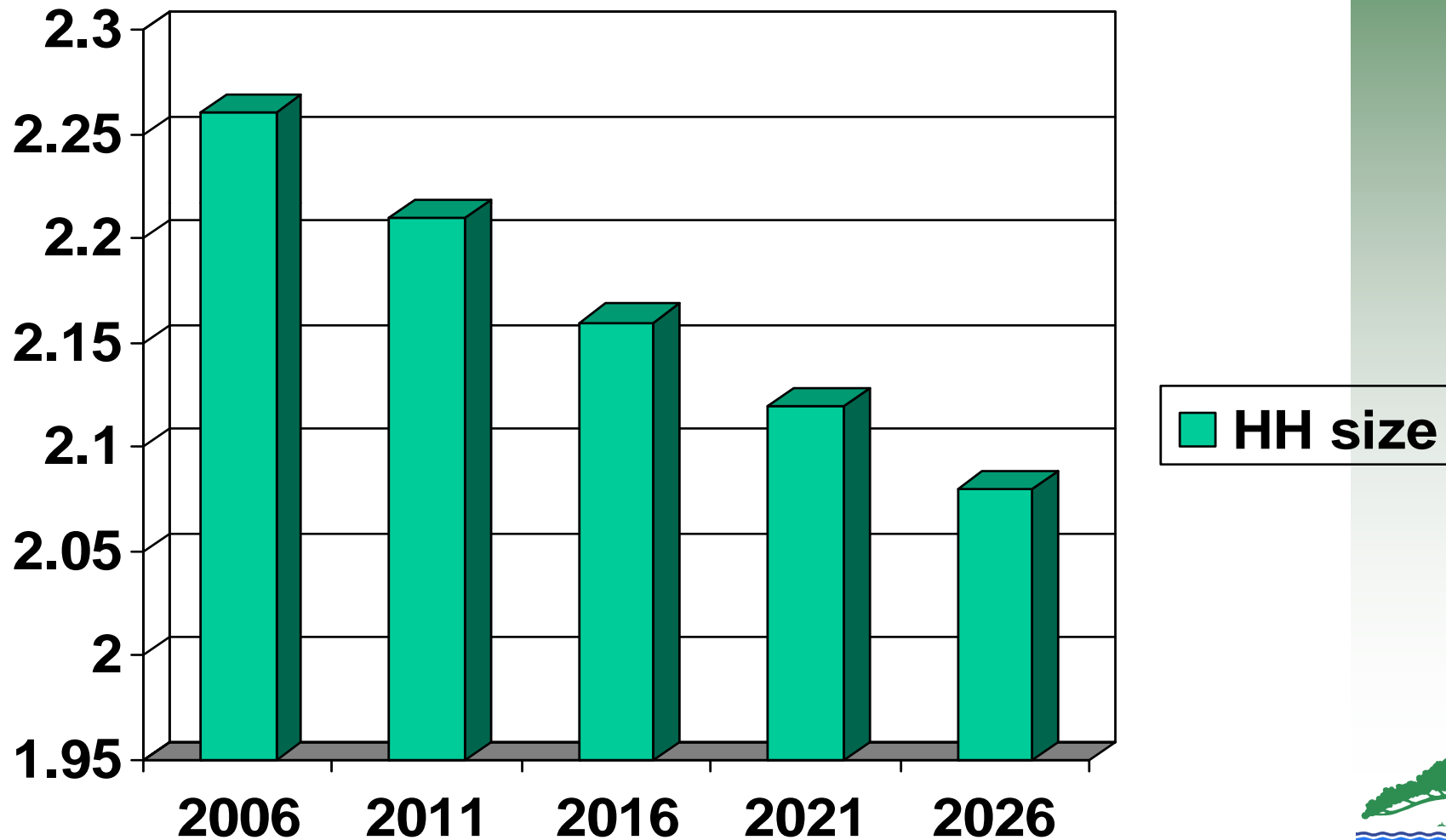
Population change 2006 - 2026



Change in household type 2006-26



Change in average household size 2006 to 2026



Recap so far



Number of households rises



Population falls (2475)



Need more dwellings to house less people



Big growth in one person households
(4153 – of which 400 to be extra care)



How do people meet their housing needs ?

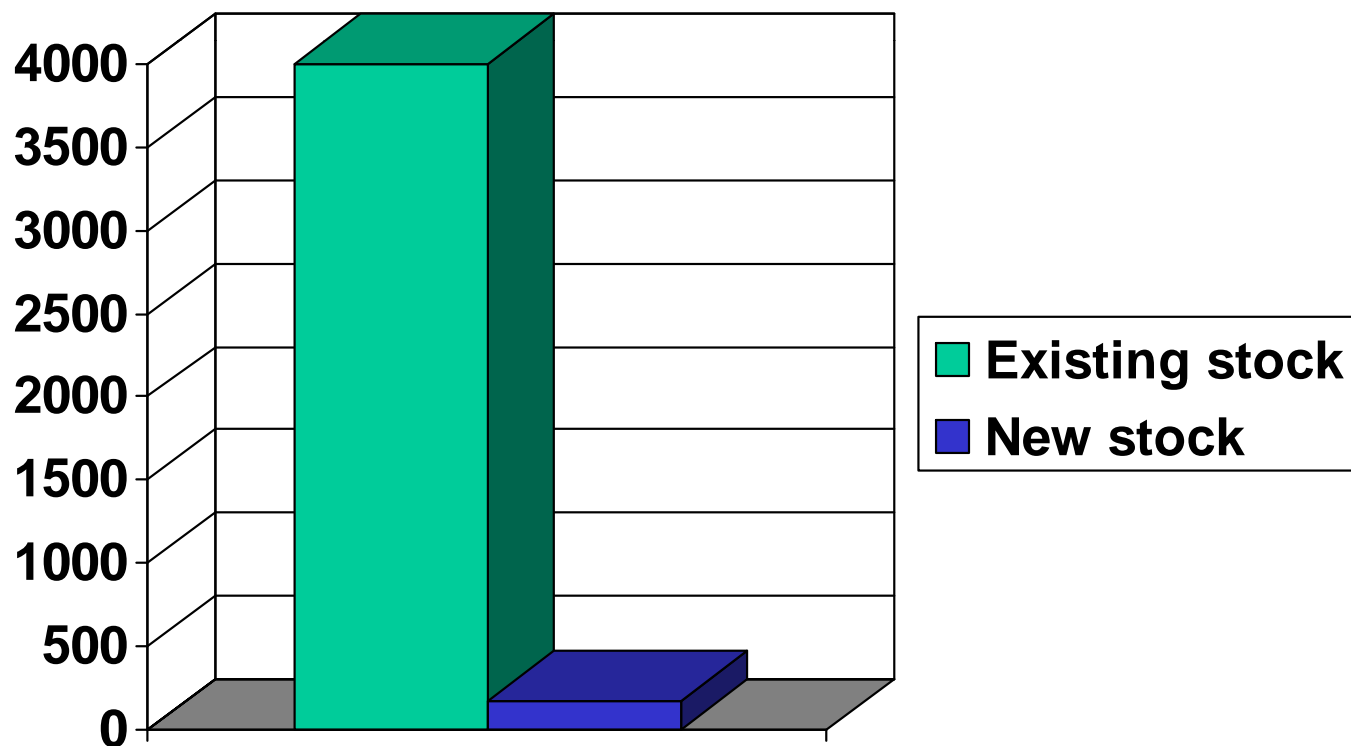
What do households say they want ?

- Not every one person household wants a 1 bed dwelling.
- The Housing needs survey in 2006 told us:
 - Young (newly forming) households – 85.6% need a 1 or 2 bed unit (= 2080 1/2 bed units over 20 years)
 - Existing households wanted:
 - 23% - 2 bed (25.2%)
 - 44% - 3 bed (48%)
 - 26% - 4+ bed (15.4%)
 - (Many households stay put and extend)
- Affordable housing needs have shifted from 1& 2 bed, up to 2007, to more 3+ bed

Choice for those who move ?

Each year some 10% of the housing stock changes hands – around 4,000 dwellings.

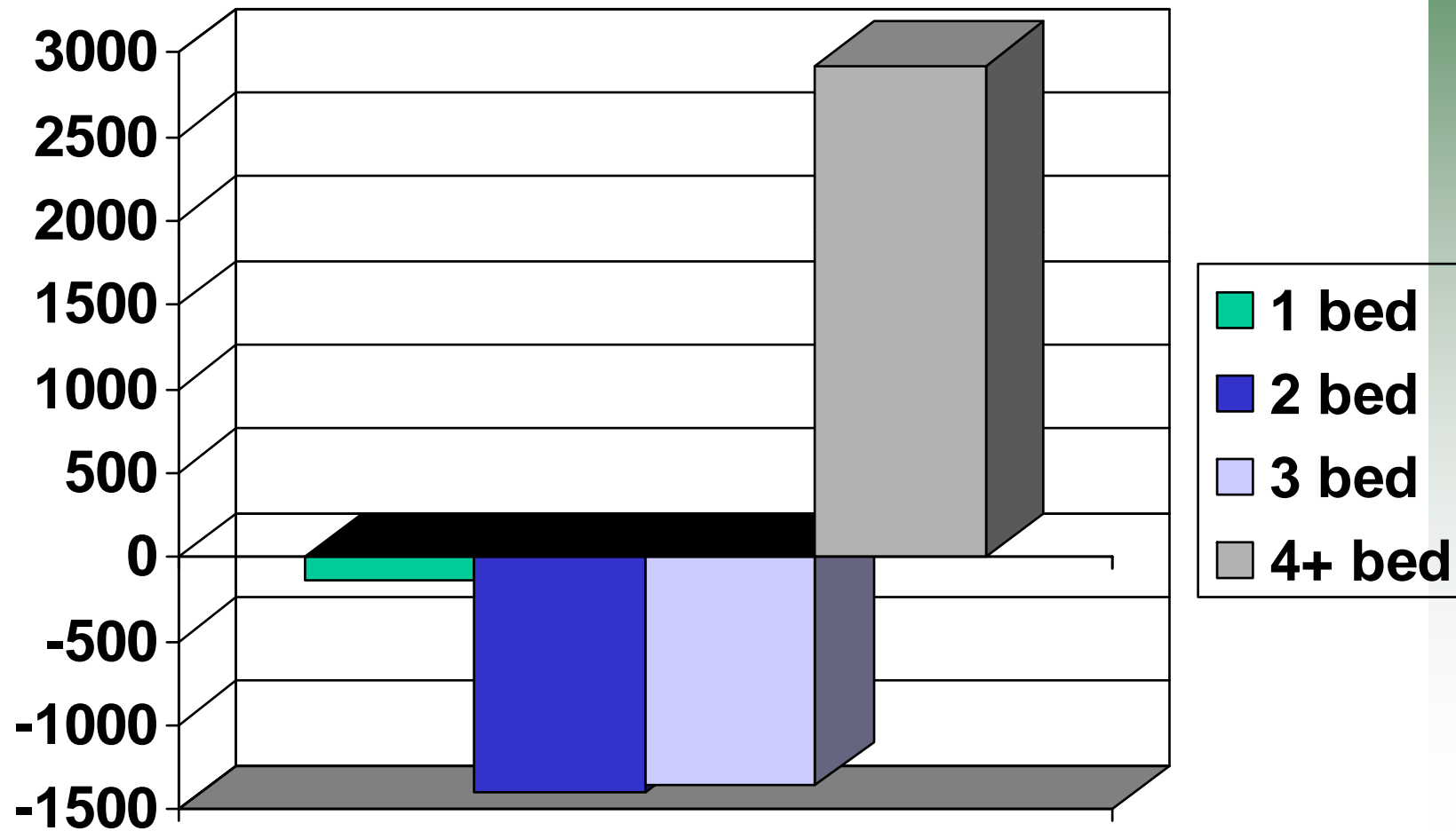
Of these, on average only 166 will be new dwellings.



Lets look at extensions

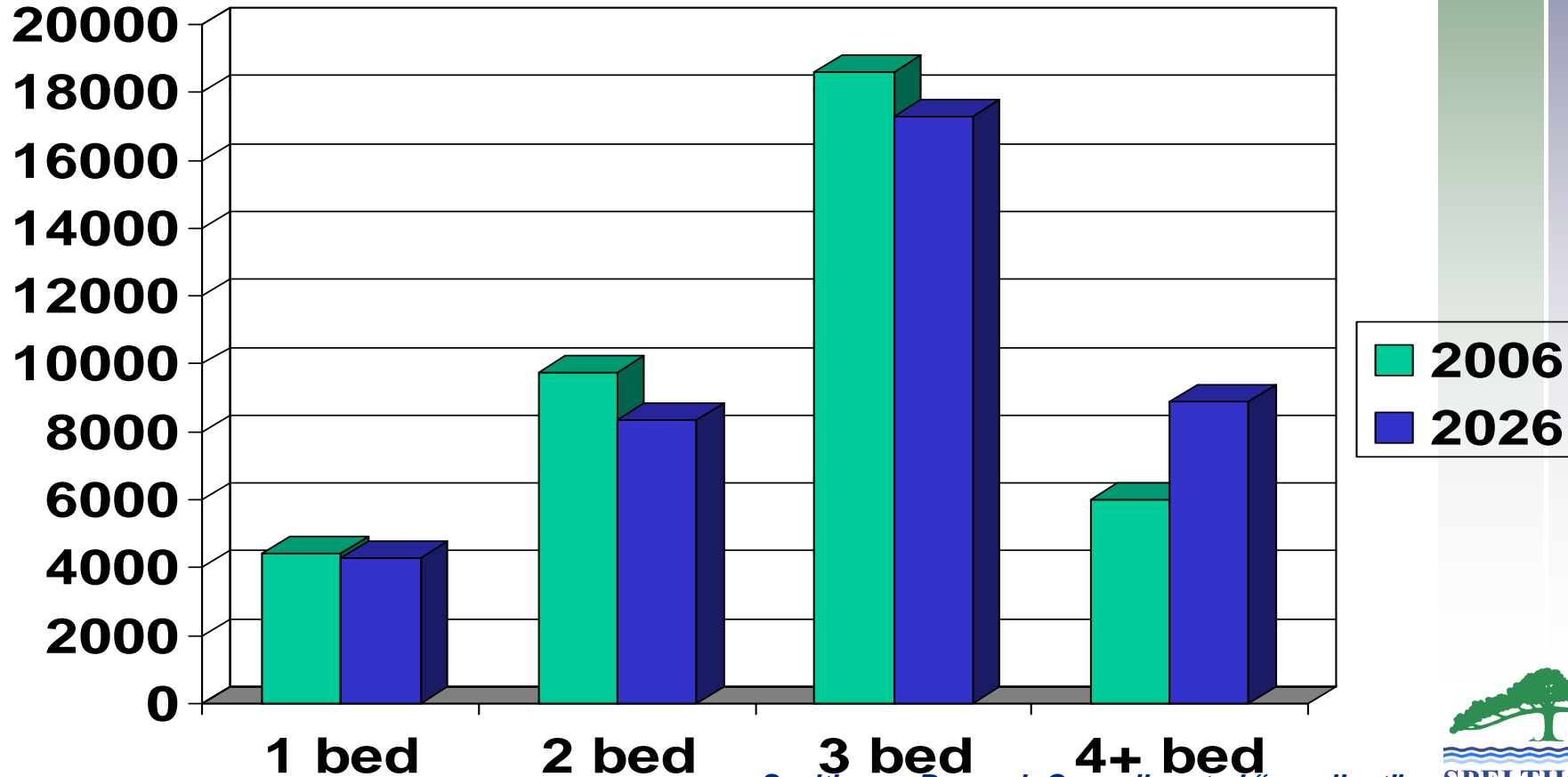
- Each year some 600 planning applications are approved for residential extension. There is further work which is 'permitted development' and only needs approval under the Building regulations
- Our research for the period 2002 to 2006 shows that on average around 146 properties annually had 1 or more bedrooms added. That is 2920 over the next 20 years.

The net effect of extensions on the housing stock



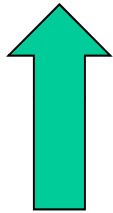
Size of housing stock by bedrooms in 2026 – with extensions

2920 extensions involving extra bedrooms causes a change in the composition of the housing stock

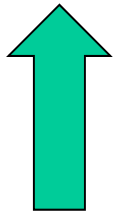


Further recap

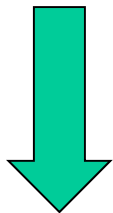
We are going to need more small units but extensions reduce the stock we have.



4153 more 1 person households
(including 400 extra care)



2080 1 and 2 bed units for newly forming
households (some are 1 person hh)



Extensions will see the loss of some
1540 1 and 2 bed units

How do we meet the future need for more smaller dwellings for the increase in smaller households ?

Future needs – the issues -1

- Only have 3320 additional dwellings to influence the overall dwelling mix – *limited steerage*
- To get the ‘*right*’ mix of 1, 2 & 3 bed dwellings we probably need to build more than 3320.
- More smaller households means the ‘*direction of travel*’ needs to be in providing more smaller dwellings
- A *judgement* needed on the sizes of dwelling to make up the 3320
- The Council has *agreed* a policy * of 80% 1 & 2 bed units as the right direction and scale of provision.

* *on advice of LDF Working Party and Executive/Cabinet*

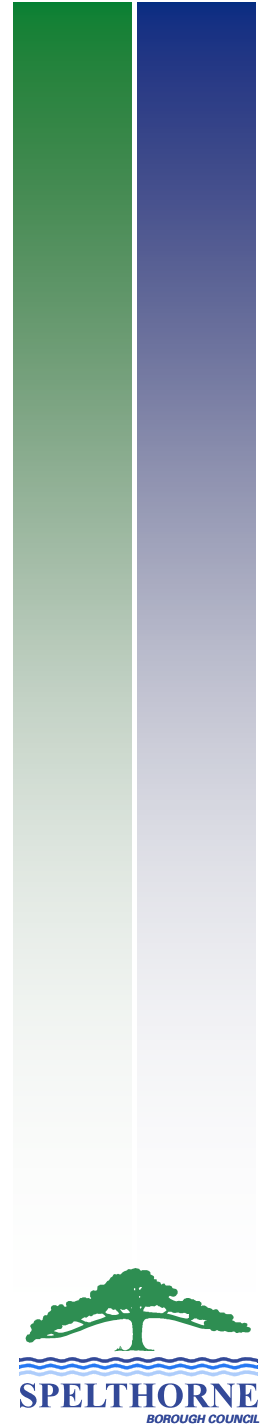
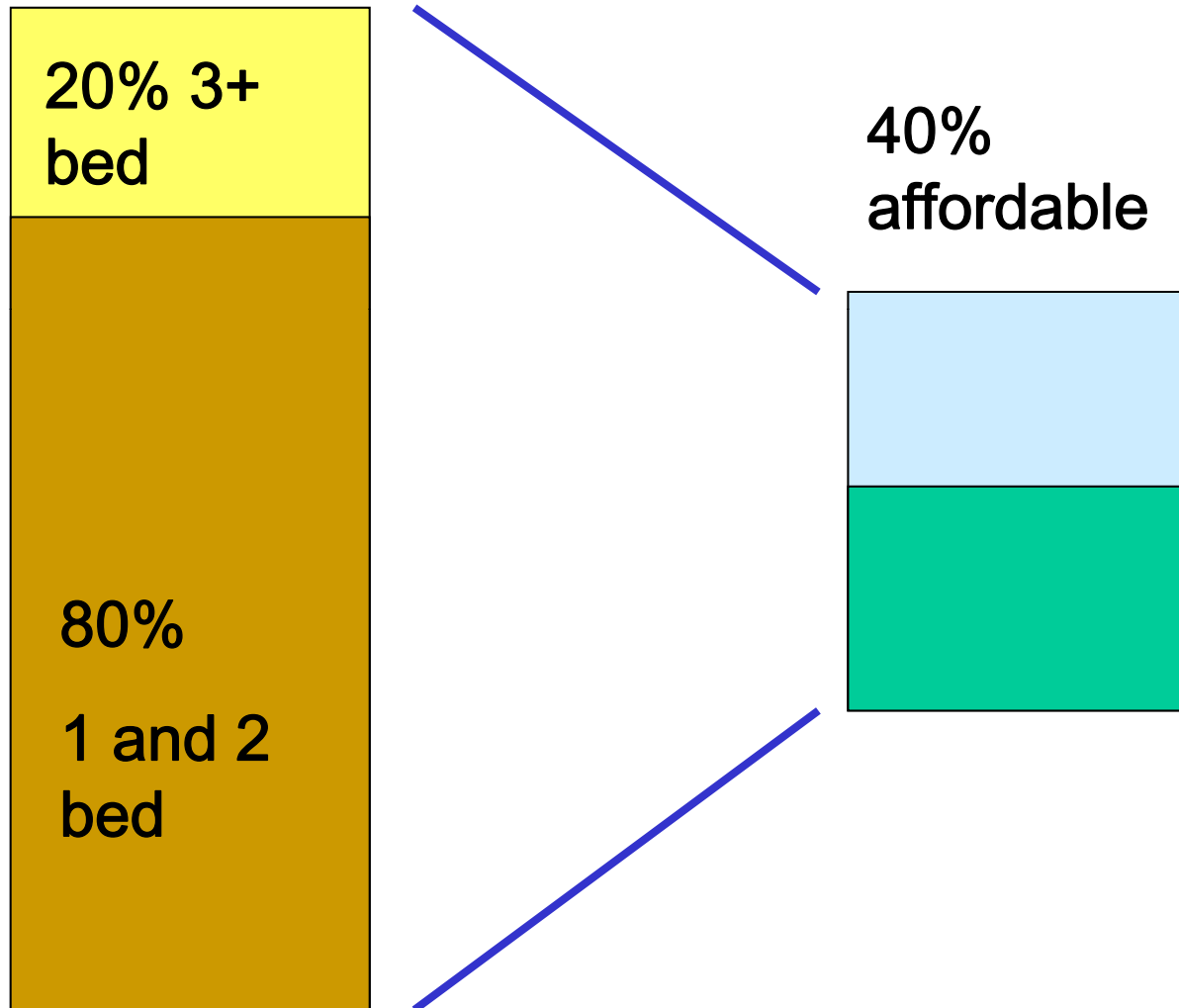
Future needs – the issues - 2

The LDF Working Party was also mindful that:

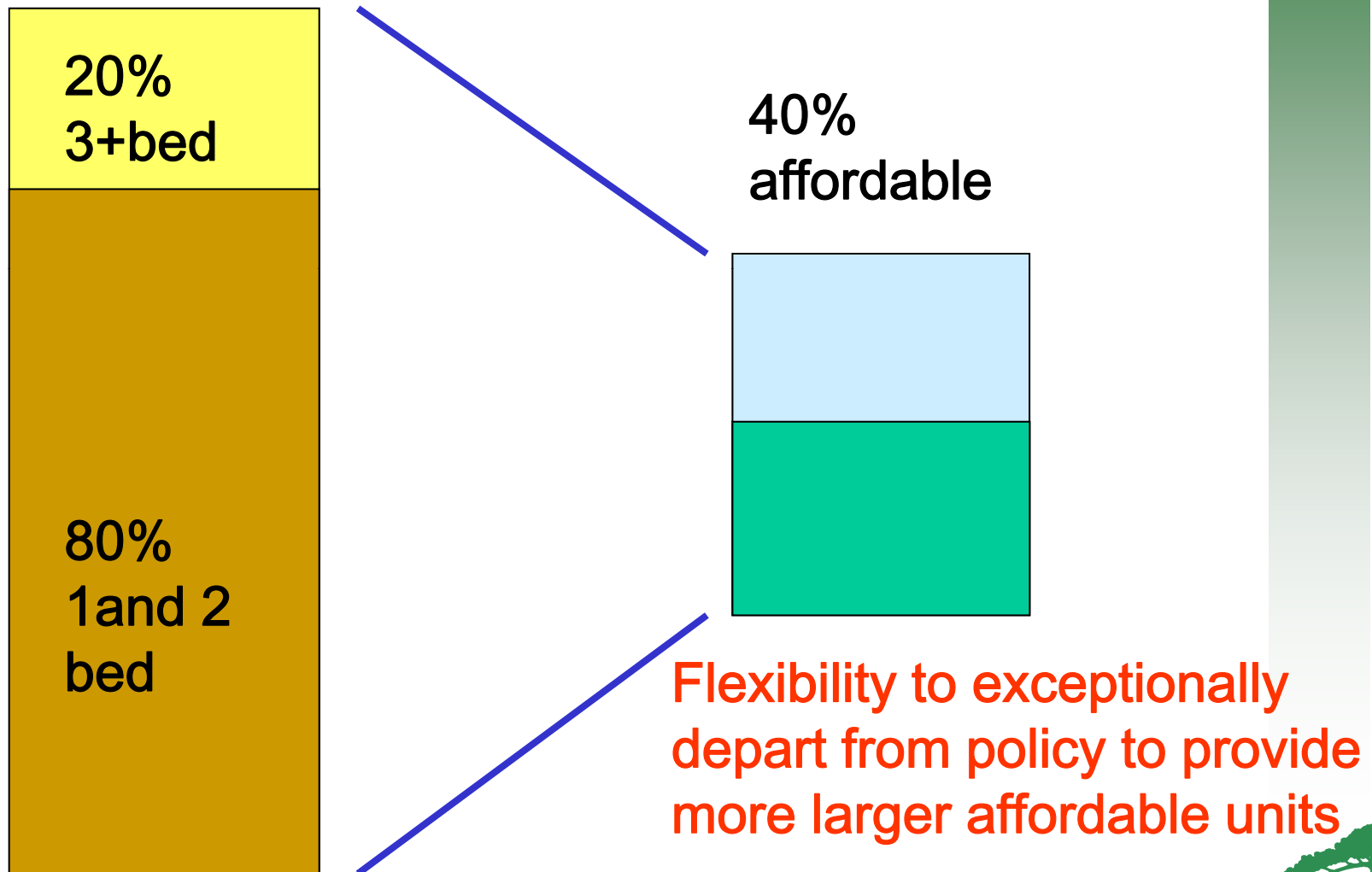
- Flexibility was needed to ensure sufficient affordable family housing is provided (2 bed plus)
- Took account of the Affordable Housing policy to provide 40% of all dwellings
- Recognised that property prices are such that smaller dwellings cost less and therefore more affordable (aspirations v economic reality)

. . . the 80% policy . . .

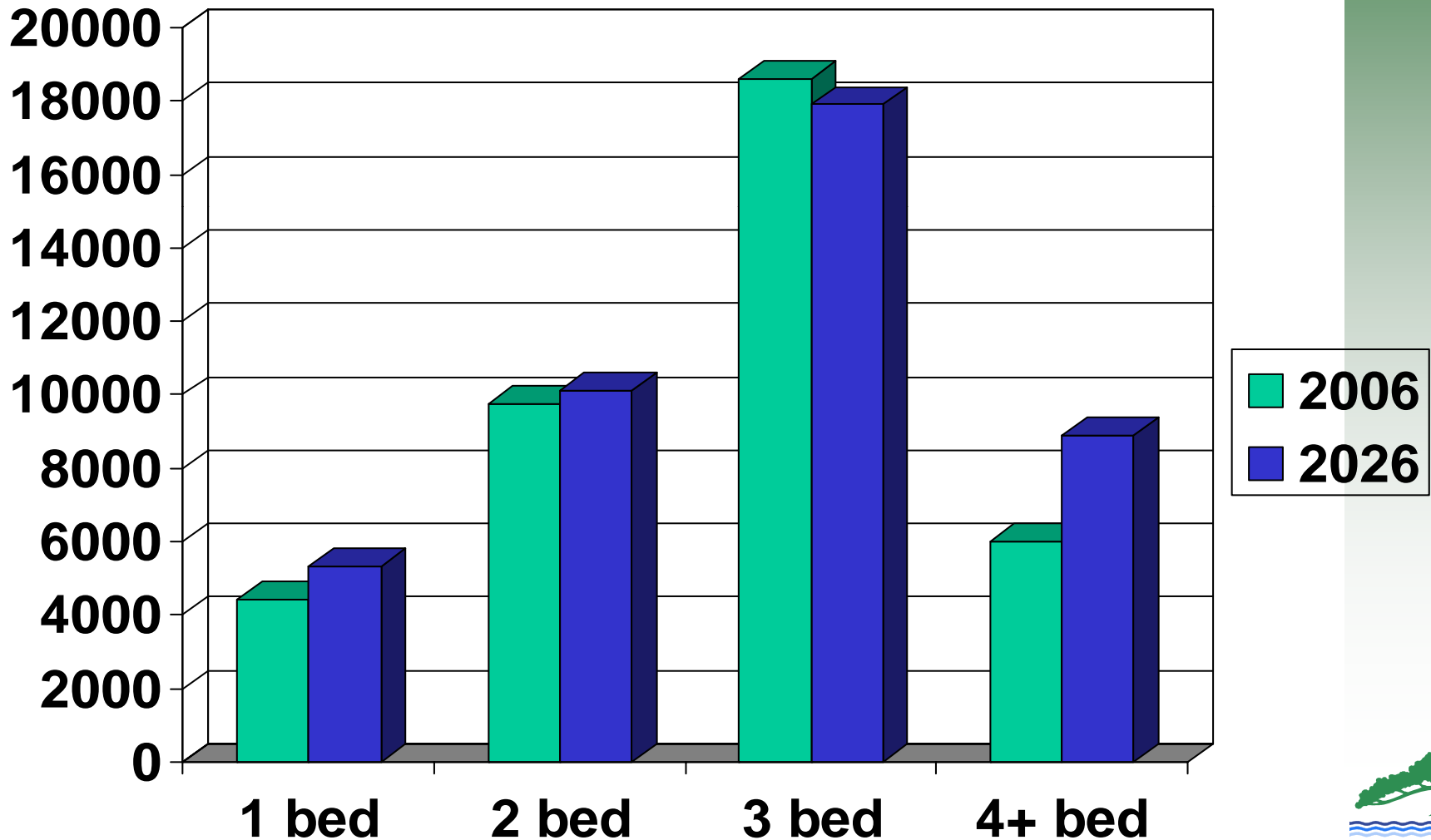
Flexibility within the 80% policy



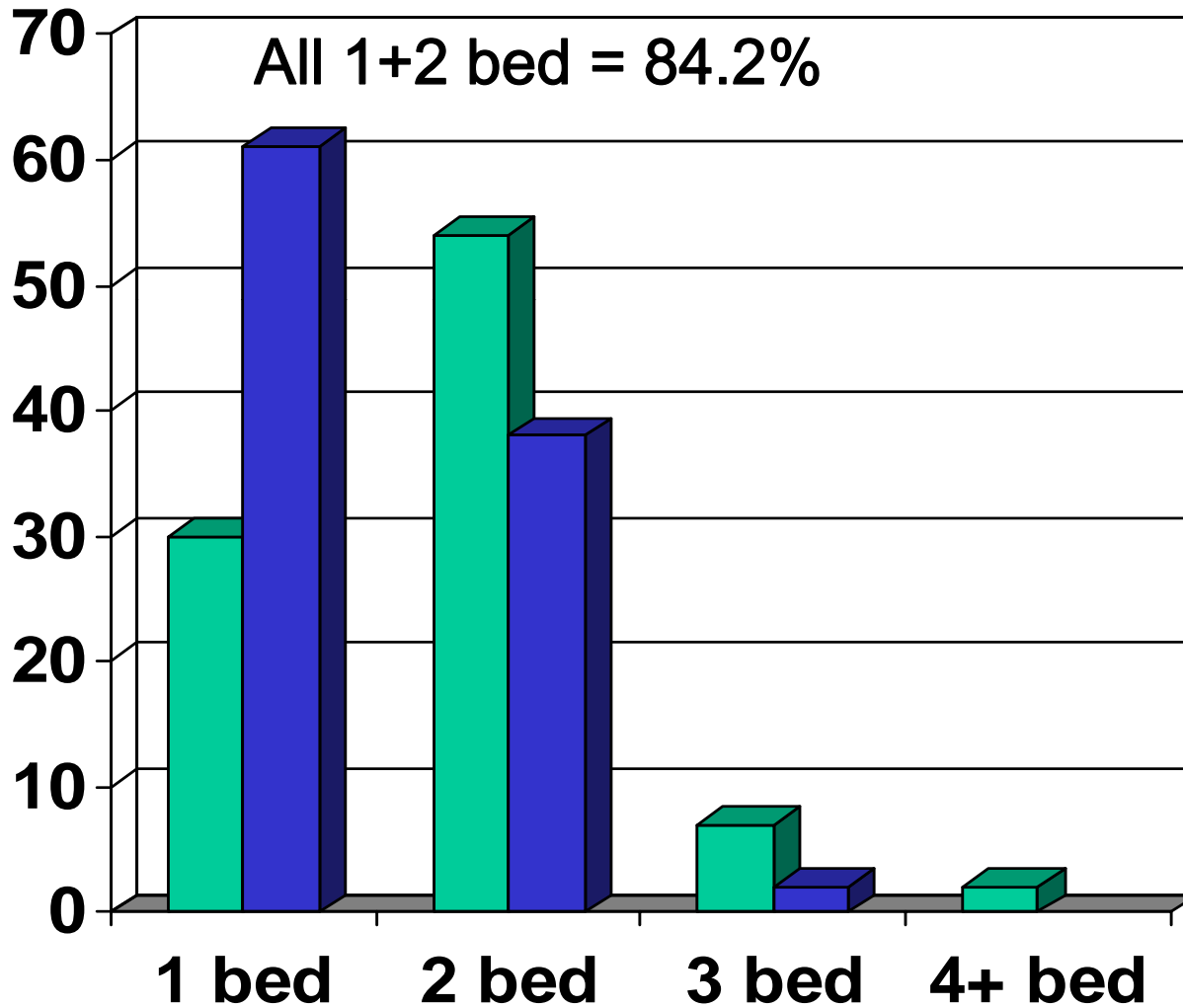
Flexibility outside the 80% policy



Outcomes – how does the net dwelling size change with extension and 80% 1&2 bed new build



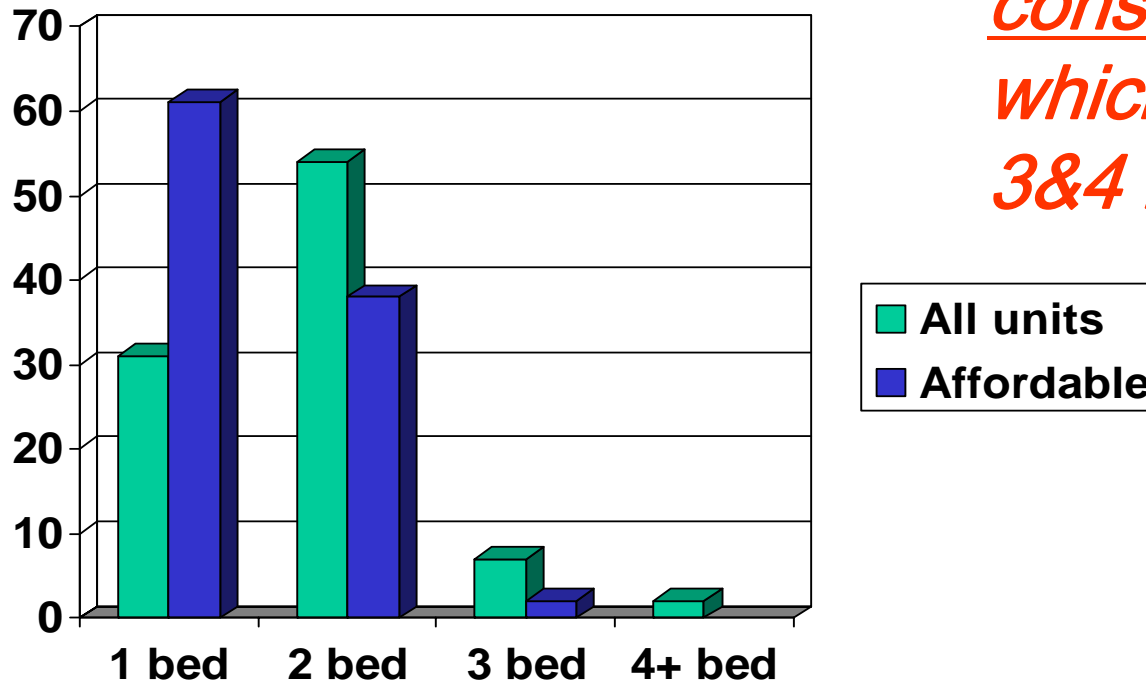
Completions by bedroom size 2006/09



Future affordable family housing provision by bedroom size 2006/09

*At 31 March 2009
145 affordable
units under
construction of
which 24.8% are
3&4 bed*

All 1+2 bed = 84.2%



Conclusions - 1



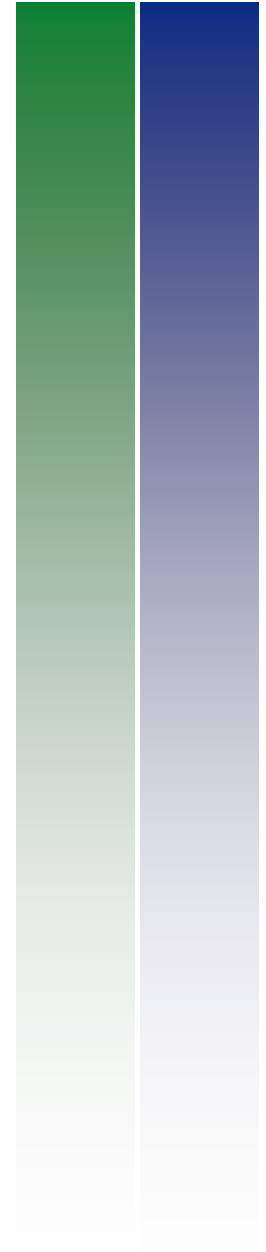
Falling population and household sizes



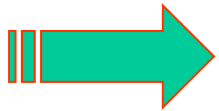
Increasing number of households - and smaller households in particular



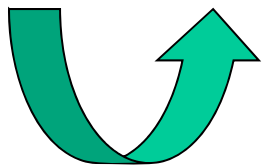
Need for more smaller dwellings



Conclusions - 2



80% 1&2 bed dwellings is the right *'direction of travel'* and is delivering



Flexibility on family affordable housing



Like all policies it needs monitoring by the LDF Working Party who advise Cabinet on any changes

Any questions ?