

Harden Village Housing Needs Assessment (HNA)

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Quality information

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List of acronyms used in the text:

AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
BCC	Bradford City Council
HNA	Housing Needs Assessment
HNF	Housing Need Figure
Housing LIN	Housing Learning and Improvement Network
HRP	Household Reference Person
HVNA	Harden Village Neighbourhood Area
LHN	Local Housing Need
LPA	Local Planning Authority
LQAR	Lower Quartile Affordability Ratio
LTHPD	Long-Term Health Problem or Disability
MAR	Median Affordability Ratio
MH	Market Housing
MHCLG	Ministry for Housing, Communities and Local Government (formerly DCLG)
NA	Neighbourhood (Plan) Area
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1.1 Conclusions- Tenure and Affordability

1. As of the 2011 census, home ownership tends to dominate over other tenures in the area. In fact, the rate of home ownership in Harden Village, significantly outweighs that of the district and country (85.5% compared to 65% and 63.3% respectively). The result of this is a much smaller proportion of social and private rented tenures in comparison to wider geographies.
2. Despite this, the intercensal period saw growth in both these rented categories - private rental alone rose by 117.5%. This could be attributed to the relative unaffordability of home ownership over the past few decades, particularly amongst younger buyers looking to get on the property ladder.
3. House prices within Harden Village have tended to fluctuate from 2010 to 2018, with the mean price varying by nearly £100,000 (though this could be the result of a relatively small sample size). In terms of houses types, flats have seen the greatest increase in price over a similar time period, having risen by nearly 190% (although again this is likely the result of few transactions).
4. With regards to affordability thresholds within the area, the average total annual income is £41,500, while the gross lower quartile income was £19,018 or £38,036 for dual income households.
5. Comparing these thresholds with the prices of affordable tenures within Harden Village, indicates that affordability within the area is relatively good. Those on median and dual LQ incomes for example can afford the majority of tenures, with entry-level market sale alone priced at or above average incomes. The outcome is less positive for those on single LQ incomes, who currently struggle to afford even the cheapest of tenures without spending more than 30% of their income on housing costs. For this reason, the needs of this Group must be prioritised.
6. In terms of the quantity of affordable housing, AECOM calculations suggest that potential demand for affordable owned tenures is greater than the quantity of need for affordable rented tenures. Affordable rented calculations indicate a need of 13.68 dwellings over the Plan Period while affordable owned calculations indicate a need of 51.49 dwellings over the Plan Period. While this may be the case, it is clear there are affordability issues for those on smaller incomes and therefore cheaper tenures (such as social or affordable rented) must be prioritised. It is also noted that the SHMA calculates a higher need for affordable rented dwellings (even once supply has been factored in), thereby giving more support to this theory.
7. If Harden Village's adopted policy target of 100 dwellings is delivered, approximately 20 affordable units can be expected to be provided. If the target revised down in the emerging Local Plan review of 25 dwellings is delivered, approximately 5 affordable units can be expected to be provided. Neither quantity of affordable housing is sufficient to meet the need identified above for 14 affordable rented dwellings and 51 affordable home ownership dwellings.
8. Taking these affordability and supply concerns into account, along with local and national planning policy, the guideline tenure split within Affordable Housing for Harden Village is proposed to be 65% affordable housing for rent (split between 40% social and 25% rented tenures) and 35% affordable housing for sale (split between 10% discounted market sale and 25% shared ownership).

1.2 Conclusions- Type and Size

9. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site-specific factors which may justify a specific dwelling mix.
10. With regards to housing typology, Harden Village tends to be characterised by its high proportion of detached homes which make up over a third of the dwelling stock.
11. In terms of dwelling size, medium sized dwellings of 4-7 rooms, tend to dominate the area. Over the intercensal period both smaller and larger dwellings (2-3 and 7-8 rooms) have increased in popularity, a similar trend seen at both district and country level. Further evidence shows that 3-bedroom properties make up the majority of stock, followed by 2 and 4-bedroom properties.

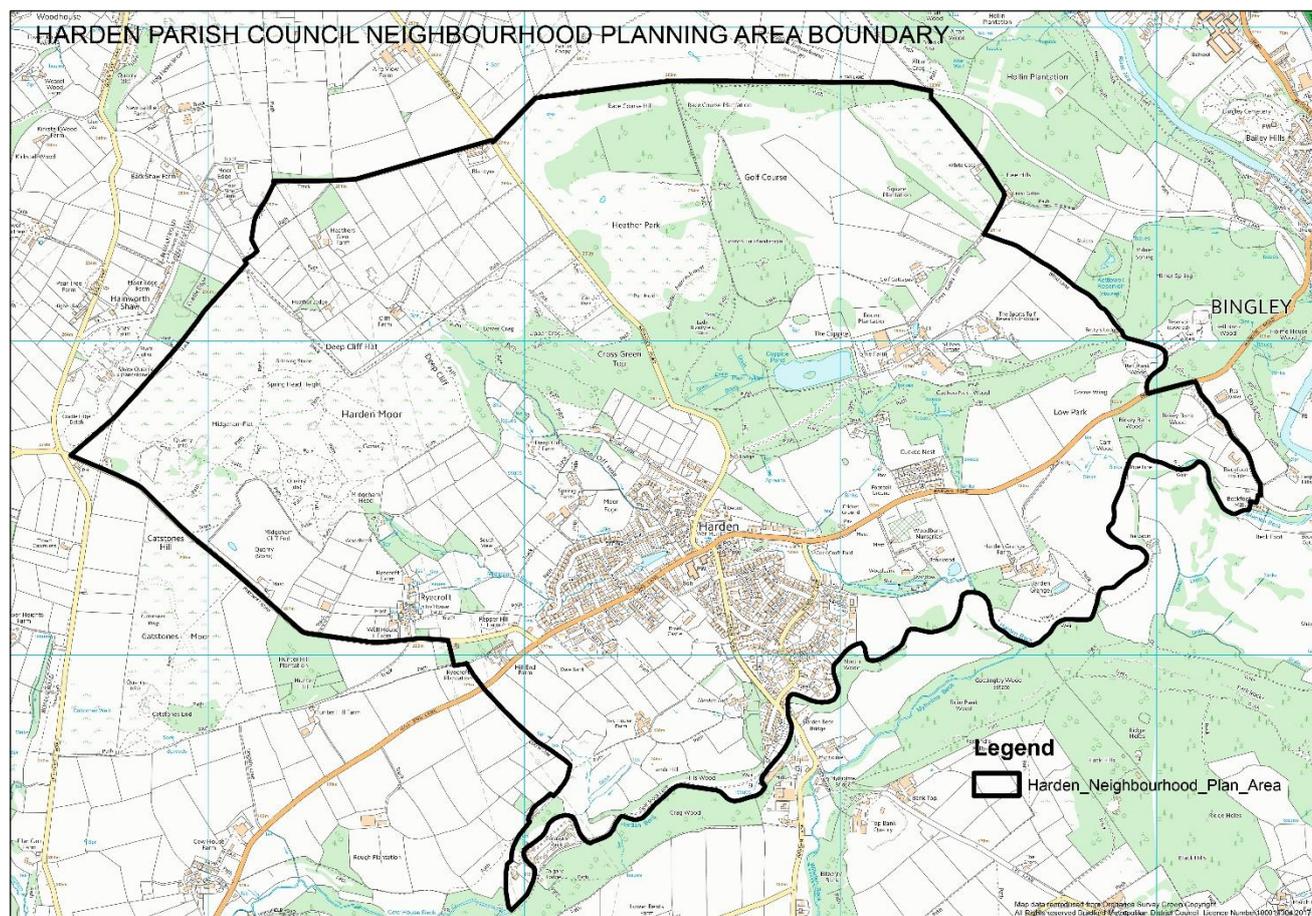
12. Demographic data reveals that those aged over 45 make up the majority of Harden Village's population. This contrasts with wider geographies where the average age tends to be slightly younger, i.e. within the 25-44 age group. Over the intercensal period these older age groups (65+) have risen significantly in comparison to their counterpart geographies, while younger age groups (0-15 and 25-44) have contracted.
13. The area is predominantly made up of family households as opposed to single households. These are split fairly evenly between households both with (24.5%) and without (25.7%) children. Between 2001 and 2011 the greatest proportional increase was seen amongst families aged 65+ (almost 20%). According to household projections, these demographic trends are set to continue over the plan period, with households aged 65+ increasing by 85%. Given these implications, there is a clear need for housing suitable for older people within the area i.e. smaller or specialist accommodation.
14. Taking into account both these projections and dwelling patterns within the area gives an indication of what size of homes will be needed by the end of the plan period. Based upon this model, it is advised that future dwellings be split between 28% 1-beds, 22% 2-beds and 50% 3 beds. This emphasis on smaller dwellings counteracts the relative abundance of larger homes already existing in the stock. It should also help to satisfy the demand for suitable housing for older people, while continuing to provide adequately sized homes for families in the area.

2. Context

2.1 Local context

15. Harden Village is a Neighbourhood Plan area located in the City of Bradford, West Yorkshire. The Neighbourhood Area (NA) boundary comprises the village of Harden Village and the hamlets of Bingley St Ives and Ryecroft and was designated in 2017.
16. The preliminary Neighbourhood Plan period starts in 2018 and extends to 2037, therefore comprising a planning period of 19 years.
17. Harden Village is a West Yorkshire village located in the City of Bradford in the South Pennine Moors. The village is located 2 km west of Bingley, 4 km south-east of Keighley, 6 km west of Shipley and 9 km north-west of central Bradford.
18. The village has a distinctive topography, at 150 m above sea level with steep hill slopes down Airedale to the east and Harden Beck to the south. The northern part of the parish is covered by Harden Moor, an expanse of moorland containing several BAP Priority Habitats which extends until the Worth Valley to the north. The eastern part of the parish is covered by a historic Registered Park and Garden, the St Ives Estate. There are many listed buildings across the parish and the village has a historic character.
19. In terms of transport, the village is served by the B6429, Harden Road, which connects the village to Bingley and Cullingworth, Harden Lane, which runs south towards Wilsden, and Keighley Road which runs north west to Keighley. The nearby A650 offers connections to Bradford, Leeds, Shipley and the M62, and the A629 offers connections to Halifax, Huddersfield and Skipton. The nearest railway station in Bingley has regular services to Bradford, Carlisle, Skipton and Leeds. The 616 and 619 buses run regularly to both Bingley and Bradford from the village, and the K19 bus runs to Keighley and Cullingworth.
20. The statistics show that in the 2011 Census the Neighbourhood Plan area had a total of 1,900 residents.
21. A map of the Plan area appears on the following page in Figure 2.1.

Figure 2-1: Map of the Harden Village Neighbourhood Plan area¹



Source: Bradford City Council

22. The Neighbourhood Plan Steering Group are interested in exploring the need for Affordable Housing for sale and are therefore eligible for support under the Affordable Housing for sale element of the Neighbourhood Planning Technical Support programme. Analysis and commentary on this issue has been provided where relevant and possible in the HNA.

¹ Available at <https://www.bradford.gov.uk/Documents/DesignatedNeighbourhoodAreas/Harden/Harden%20Neighbourhood%20Area%20Application.pdf>

2.2 Planning policy context

23. In line with the Basic Conditions² of neighbourhood planning, Neighbourhood Development Plans (NDPs) are required to be in general conformity with adopted strategic local policies.³ Consequently, the relevant elements of the Local Plan are reviewed as part of this Housing Needs Assessment (HNA).
24. In the case of Harden Village, the relevant local planning context is as follows:
25. The Bradford Development Plan Core Strategy was adopted in July 2017.⁴
26. The Bradford Development Plan Core Strategy is undergoing partial review with Regulation 18 consultation undertaken between July and September 2019.⁵

2.2.1 Policies in the adopted local plan⁶

Table 2-1: Summary of City of Bradford adopted policies having relevance to Harden Village Neighbourhood Plan Housing Needs Assessment

Policy	Source	Provisions
Strategic Core Policy 4: Hierarchy of Settlements	Bradford Development Plan Core Strategy (2017)	Harden Village is designated as a Local Service Centre with an emphasis on a smaller scale of development comprising both market and affordable housing.
Sub Area Policy PN1: South Pennine Towns and Villages	Bradford Development Plan Core Strategy (2017)	The South Pennine Towns and Villages will accommodate 3,400 dwellings in the period up to 2030. Harden Village has a requirement of 100 dwellings. Harden Village will see new homes from sites within existing settlement boundaries together with some local green belt changes.
Policy H01: The District's Housing Requirement	Bradford Development Plan Core Strategy (2017)	After allowing for completions over the 2004-13 period and projected reductions in the number of vacant dwellings, the Local Plan will allocate 42,100 homes over plan period from 2013 to 2030.
Table H03: Baseline Distribution of Housing Requirement Based Solely on Population	Bradford Development Plan Core Strategy (2017)	Harden Village is allocated a baseline distribution of housing requirement of 133 based on a population proportionate distribution.
Table H07: Local Service Centres	Bradford Development Plan Core Strategy (2017)	Harden Village is given a reduction of 33 from the baseline distribution to 100 dwellings.
Policy H03: Distribution of Housing Development	Bradford Development Plan Core Strategy (2017)	Harden Village allocated a requirement of 100 dwellings.

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

³ However, this does not affect the potential for the evidence base underpinning the emerging local plan to inform or form part of the evidence base for the neighbourhood plan.

⁴ Available at <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/core-strategy-dpd/?Folder=Adopted%20Core%20Strategy\10\Adopted+core+strategy>

⁵ Available at <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/core-strategy-dpd/?Folder=Core%20Strategy%20Partial%20Review\Core+Strategy+Partial+Review+-+Preferred+Options+Report>

⁶ Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

Policy	Source	Provisions
Policy H08: Housing Mix	Bradford Development Plan Core Strategy (2017)	All large sites will be expected a mix of housing types, sizes, prices and tenures. The exact mix should be based both on market demand and evidence of local need within the District's SHMA together with any robust local evidence or information. There should be an emphasis on providing more family housing, sufficient affordable housing, increasing the supply of larger homes in areas with overcrowding, more accessible housing, high quality flats and specialist accommodation for older people.
Policy H09: Housing Quality	Bradford Development Plan Core Strategy (2017)	Larger housing sites should include a proportion of new homes which are designed to be accessible and easily adaptable to support the changing needs of families and individuals over their lifetime, including older people and people with disabilities.
Policy H010: Overcrowding and Empty Homes	Bradford Development Plan Core Strategy (2017)	Bradford will seek to address the problems of overcrowding and the number and proportion of empty homes.
Policy H011: Affordable Housing	Bradford Development Plan Core Strategy (2017)	Bradford will ensure a sufficient supply of good quality affordable housing distributed throughout the district, particularly in areas of highest need. Subject to viability, Bradford will negotiate for up to 20% affordable housing in villages. This should be provided on-site unless off-site provision or financial contribution can be robustly justified. 20% affordable housing will be required on developments on 11 units or more in Harden Village. Bradford will seek an appropriate mix of affordable housing in terms of size, type and tenure having regard to robust evidence of local need. Consideration will be given to allocating rural exception sites for affordable housing.

Source: Bradford City Council

2.2.2 Policies in the emerging local plan⁷

Table 2-2: Summary of City of Bradford emerging policies having relevance to Harden Village Neighbourhood Plan Housing Needs Assessment

Policy	Source	Provisions
Sub Area Policy PN1: South Pennine Towns and Villages	Bradford Development Plan Core Strategy Partial Review (2019)	The South Pennine Towns and Villages will accommodate 1,525 dwellings (previously 3,400 in adopted core strategy) in the period up to 2037 (previously 2030). Harden Village has a requirement to provide 25 dwellings (previously 100). There will not be any local green belt changes (previously changes in Harden Village). Harden Village will therefore only see new homes within the existing settlement boundary.
Policy H01: The District's Housing Requirement	Bradford Development Plan Core Strategy Partial Review (2019)	The Local Plan will allocate 26,150 homes over plan period from 2020 to 2037 (previously 42,100 homes over period from 2013 to 2030). The plan now makes an allowance for projected losses of stock through clearance and for a contribution from windfall sites.
Table H03: Baseline Distribution of Housing Requirement Based Solely on Population	Bradford Development Plan Core Strategy Partial Review (2019)	Harden Village is allocated a baseline distribution of housing requirement of 82 based on a population proportionate distribution (previously 133).
Table H03e: Local Service Centres	Bradford Development Plan Core Strategy Partial Review (2019)	Harden Village is given a reduction of 57 from the baseline distribution to 25 dwellings (previously a reduction of 33 from baseline distribution to 100 dwellings).
Policy H03: Distribution of Housing Development	Bradford Development Plan Core Strategy Partial Review (2019)	Bradford will support additional development on windfall sites, in particular, those within Local Service Centres which could provide affordable housing, increase the range and choice of housing or meet a specific local need. Bradford will support proposals within Neighbourhood Plans which seek to provide for additional housing development over and above the levels indicated provided this additional growth can be achieved in a sustainable way and proposed sites accord with the plan's policies.
Policy H08: Housing Mix	Bradford Development Plan Core Strategy Partial Review (2019)	All major residential development sites where 10 or more homes will be provided or the site has an area of 0.5 hectares or more will be expected a mix of housing types, sizes, prices and tenures (previously large sites).
Policy H09: Housing Quality	Bradford Development Plan Core Strategy Partial Review (2019)	To provide suitable housing and genuine choice for the District's diverse population housing sites should include a proportion of new homes which are designed to be accessible and easily adaptable to support the changing needs of families and individuals over their lifetime, including older people and people with disabilities. New build residential developments should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. On major development sites over 0.5 hectare or 10 or more homes, 10% of dwellings should meet Building Requirement M4(3) 'wheelchair user dwellings'.

⁷ Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

Policy	Source	Provisions
Policy H011: Affordable Housing	Bradford Development Plan Core Strategy Partial Review (2019)	Bradford will ensure a sufficient supply of good quality affordable housing distributed throughout the district, particularly in areas of highest need. Subject to viability, Bradford will negotiate for 20% affordable housing in villages. This should be provided on-site unless off-site provision or financial contribution can be robustly justified. 20% affordable housing will be required on developments on 10 units or more on sites over 0.5 hectares in area in Harden Village (previously 11 units or more only). Bradford will seek an appropriate mix of affordable housing in terms of size, type and tenure having regard to robust evidence of local need. The following tenure mix will be the starting point for all affordable housing negotiations: 65% affordable housing for rent, 35% affordable housing home ownership products. Consideration will be given to allocating rural exception sites for affordable housing. Proposals will be supported where the scheme meets a proven local need for affordable housing that cannot be accommodated in any other way.

Source: Bradford City Council

2.2.3 Quantity of housing to provide

27. The NPPF 2018 requires, through paragraphs 65 and 66, Local Authorities to provide neighbourhood groups with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.
28. The City of Bradford has fulfilled that requirement by providing Harden Village with an indicative figure of 100 dwellings to be accommodated within the Neighbourhood Plan area by the end of the adopted Plan period.⁸ It should be noted that this requirement has been reduced to 25 dwellings in the emerging local plan, but the adopted plan allocation remains in force until the emerging local plan is adopted.
29. Given that the NPPF requirement has already been fulfilled, the question of how many houses to plan for has been answered. It is therefore outside the scope of this Housing Needs Assessment. The issue of quantity has been excluded from the Research Questions (see Chapter 3 below).

⁸ As confirmed by Bradford City Council, February 2020.

3. Approach

3.1 Research Questions

30. Research Questions, abbreviated to 'RQ;' are formulated at the start of the project through discussion with the neighbourhood group. They serve to direct the research and provide the structure for the HNA.
31. The RQs relevant to this study, as discussed and agreed with Harden Village, are set out below.

3.1.1 Tenure and Affordability

32. The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.
33. This evidence will allow Harden Village to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

RQ 1: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?

3.1.2 Type and Size

34. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. They are also specifically interested in including housing suitable for older people, such as bungalows.
35. The aim of this research question is to provide neighbourhood planners with evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

3.2 Relevant Data

3.2.1 Local authority evidence base

36. It is appropriate for neighbourhood planners to refer to existing needs assessments prepared by the Local Planning Authority (LPA) as a starting point. As Harden Village Neighbourhood Area is located within City of Bradford's planning area, we therefore turned to the relevant Strategic Housing Market Assessment (SHMA), which is known as the Bradford SHMA, published in 2019.
37. For the purpose of this HNA, data from Bradford City Council's own evidence base to support their housing policies has been considered applicable and relevant unless it conflicts with more locally specific and/or more recently-produced evidence. The housing market evidence draws upon a range of data including population and demographic projections, housing market transactions, and employment scenarios. As such, it contains several points of relevance when determining housing need within the Neighbourhood Plan area and has been referenced as appropriate.

3.2.2 Other relevant data

38. In addition to the City of Bradford evidence base, we have assessed other evidence to ensure our study is robust for the purposes of developing policy at the NP level and is locally specific. This includes data from both Census 2001 and 2011, as well as from a wide range of other data sources, including:

- Land Registry data on prices paid for housing within the local market;
- Population and household projections produced by the Office of National Statistics (ONS); and
- Information on current property asking prices, for housing for sale or rent, from home.co.uk.

4. RQ 1: Tenure and Affordability

RQ 2: What Affordable Housing (e.g. social housing, affordable rented, shared ownership, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

4.1 Introduction

39. Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines householder rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and Market Housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.
40. This section will examine the tenure of dwellings in the current stock and recent supply. Then, looking at affordability, make an assessment on whether continuation of these trends would meet future needs. This section also investigates whether there are misalignments between the supply of different tenures of housing and local need. Such misalignments can justify policies that guide new developments to prioritise certain tenures, to bring supply and demand into better alignment.⁹

4.2 Definitions

41. It is necessary at this stage of the study to make clear the distinction between Affordable Housing as planning terminology and the colloquial meaning of the phrase. In the course of this study, we refer to Affordable Housing, abbreviated to 'AH'. AH comprises those forms of housing tenure that fall within the definition of Affordable Housing set out in the current NPPF: social rent, affordable rent, affordable private rent (brought forward by build to rent schemes), and forms of AH designed to offer affordable routes to home ownership.¹⁰
42. The definition of Affordable Housing set out in the NPPF makes clear the Government's commitment to home ownership (broadening the definition of AH which had previously referred only to social and intermediate housing to include a range of low-cost housing opportunities for those aspiring to own a home). However, it still recognises the important role of social, affordable, and private rent tenures for those not currently seeking home ownership.
43. The Government has proposed to introduce First Homes to provide at least a 30% discount on new market housing for sale. However, the NPPF and Homes England funding for Affordable Housing recognises the important role of affordable rented tenures for those unable to afford home ownership.
44. In paragraph 64 of the NPPF, the Government introduces a recommendation that "*where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership*". In line with PPG,¹¹ the assumption should be that a 'major housing development' can be defined as a site of 10 dwellings or more, and that affordable home ownership includes shared ownership homes, and homes available for discount market sale.

4.3 Current tenure profile

45. In order to set a baseline for the examination of tenure, it is necessary to present a picture of the Neighbourhood Plan area based on the most recent reliable data. Table 4-1 below presents Census data from 2011; this table shows the distribution of how households occupy their homes within Harden Village, compared to the rest of City of Bradford and England.
46. Harden Village's households are predominantly owner occupied, at just over 85%. This is 20 percentage points above the local average and just over 22 percentage points above the national average. Harden Village therefore has many more owners than renters than would typically be expected in the UK or in Bradford. Harden Village has roughly half the typical proportion of shared ownership householders, at a very low 0.4%. Harden Village has a sizeable amount of private rented accommodation at just over 10%, but this is still significantly below average as would be expected given

⁹ PPG Paragraph: 021 Reference ID: 2a-021-20160401, available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹⁰ NPPF 2019.

¹¹ PPG 031 Reference ID: 23b-031-20161116, available at <https://www.gov.uk/guidance/planning-obligations>

the predominance of owner occupied households.

47. The key finding here with regard to the relative affordability challenges faced by those on lower incomes is that Harden Village has a particularly low proportion of social rented households at 2.7%, under a fifth of Bradford's overall proportion of social rented households and under a sixth of the national average.

Table 4-1: Tenure (households) in Harden Village, 2011

Tenure	Harden Village	Bradford	England
Owned; total	85.5%	65.0%	63.3%
Shared ownership	0.4%	0.6%	0.8%
Social rented; total	2.7%	14.8%	17.7%
Private rented; total	10.8%	18.1%	16.8%

Sources: Census 2011, AECOM Calculations

48. In Table 4-2, we note the changes in tenure during the intercensal period. Harden Village has seen a notable but moderate reduction in owner occupied properties of near 2%, a larger reduction than the average for Bradford and England. There has been a very large drop in shared ownership of 50% (though from a very low base). In contrast to the national and local picture where there was near stasis, Harden Village has seen a robust increase in social rented accommodation of just over 15%. Most notably, Harden Village has seen a very large percentage increase of nearly 120% in private rented accommodation. The growth of the private rented sector may be taken as an indication that the cost of home ownership has become increasingly difficult to afford. The relatively low quantity of social rented accommodation, in combination with this growth in private renting, may suggest that a number of new private renters are relying on housing benefit to cover their housing costs.

Table 4-2: Rates of tenure change in Harden Village, 2001-2011

Tenure	Harden Village	Bradford	England
Owned; total	-1.7%	1.2%	-0.6%
Shared ownership	-50.0%	-6.7%	30.0%
Social rented; total	15.8%	0.6%	-0.9%
Private rented; total	117.5%	130.8%	82.4%

Sources: Censuses 2001 and 2011, AECOM Calculations

4.4 Affordability by tenure

49. Having reviewed the tenure of the existing housing stock in Harden Village, this report turns to assessing future provision over the Neighbourhood Plan period.
50. In order to understand whether the tenure profile of the current stock reflects the needs of the population currently and over the Plan period, the starting point is to consider whether this profile provides different market segments access to dwellings of a suitable type and size, given their household composition.

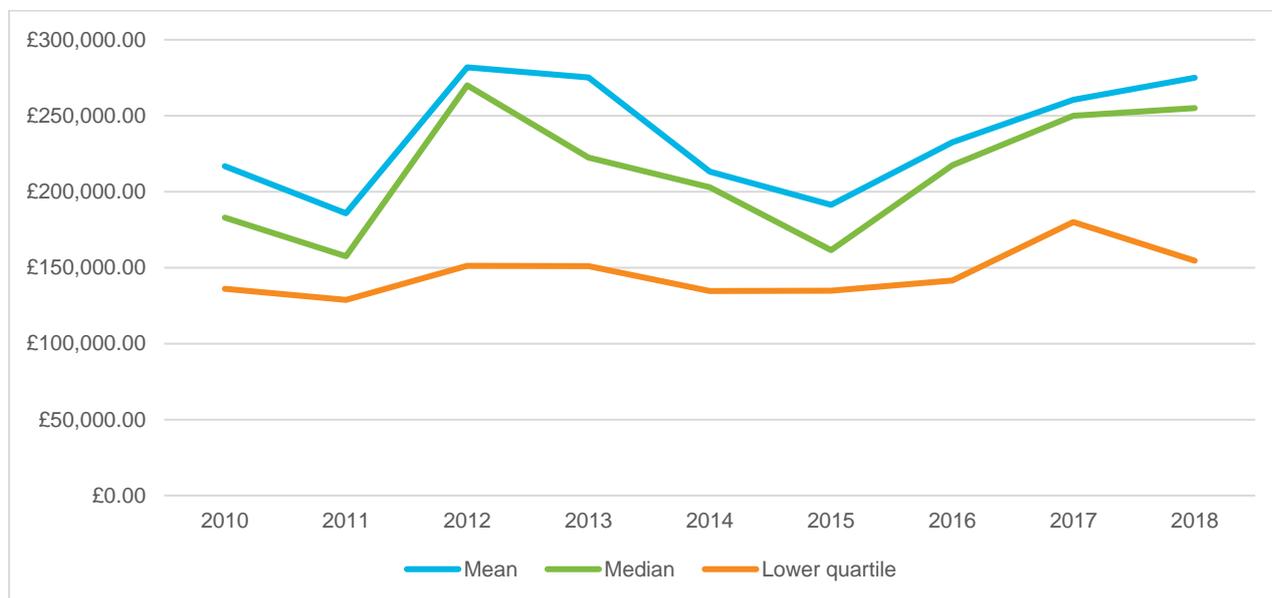
4.4.1 House prices

51. In line with PPG¹², an entry-level dwelling can also be understood as one suitable for a household comprising two or three individuals. In order to be in conformity with Government guidance on overcrowding, such a home would require three habitable rooms (i.e. comprise a flat or house with one or two bedrooms). Entry-level properties can therefore also be understood as one or two-bedroom flats/houses.

¹² See Paragraph: 021 Reference ID: 2a-021-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

52. Figure 4-1 on the following page looks at selected measures of house prices in Harden Village. It shows that there has not been a clear trend, with a sharp rise from 2011 to 2012, followed by decline to near 2011 levels in 2015. However, from 2015 to 2018 there was sustained increase in house prices from a median just above £150,000 to over £250,000.

Figure 4-1: House prices by quartile in Harden Village between 2010 and 2018



Source: Land Registry PPD

53. Table 4-3 below breaks down house prices by type of house, as recorded by Land Registry Price Paid Data (PPD). It shows that detached houses have seen slight house price growth, semi-detached houses robust growth, terraced houses a modest reduction over time, and flats, large growth, however in this case this volatility in prices may be due to a low number of transactions. Overall, Harden Village has seen robust house price growth of 26.9% from 2010 to 2018.

Table 4-3: House prices by type in Harden Village, 2010-2018, 000s

Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	Growth
Detached	£381,390	£256,000	£381,000	£414,688	£309,996	£299,028	£371,046	£320,500	£391,500	2.65%
Semi-detached	£200,492	£213,345	£152,500	£163,133	£216,150	£167,483	£212,154	£165,942	£229,188	14.31%
Terraced	£159,045	£127,704	£191,357	£186,300	£139,356	£156,758	£156,263	£219,063	£151,800	-4.77%
Flats	£125,000	N/A	N/A	N/A	£125,000	£95,000	£120,750	N/A	£360,000	188.00%
All Types	£216,713	£185,782	£281,861	£275,147	£213,297	£191,368	£232,566	£260,540	£275,031	26.91%

Source: Land Registry PPD

4.4.2 Income

54. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.
55. The first source is locally specific but limited to the average total household income and the median net annual household income before housing costs (or take-home pay). This is the average household income estimates published by ONS¹³ at the level of the Middle-layer Super Output Area (MSOA)¹⁴. In the case of Harden Village the MSOA most suitable for use as a proxy for the Neighbourhood Plan area boundary is E02002204. Further details on the extent of this MSOA, including a map, and why it was selected as a proxy for the Neighbourhood Plan area, are set out in Appendix A. The average total annual income across E02002204 in 2016 was £41,500.¹⁵
56. The second source of data is Lower Quartile (LQ) average earnings. This is helpful for understanding affordability challenges among those with lower than average earnings. However, this data relates to individual earnings and whilst this is an accurate representation of household incomes where households have one earner, it is doubled to represent average household incomes where there are two people earning lower quartile incomes. It is also only available at the District level.
57. It is derived from ONS annual estimates of paid hours worked and earnings for UK employees to local authority level. Although 2019 provisional data has been published, the revised 2018 data is considered more robust and is therefore used here.
58. Bradford's gross LQ earnings for 2018 were £19,018 per year for single income households and £38,036 for dual income households.

4.4.3 Affordability Thresholds

59. In order to gain a clearer understanding of local affordability, it is also useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds'. Purchase thresholds denote the standard household income needed to access mortgage products, and income thresholds denote the maximum share of a family's income that should be spent on accommodation costs.
60. AECOM has determined thresholds for entry-level market purchase and private rent and the full range of Affordable Housing tenures as set out in NPPF across Harden Village. There are: social rent; affordable rent set at 80%, shared ownership at 25%, 50%, and 75%; discounted market sale and rent to buy and estimated social rent levels. These calculations are detailed in Appendix A. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 25% and that mortgage financing will be offered at a maximum of 3.5 times household income. Table 4-4 on the following page shows the cost of different tenures and the annual income required to support these costs within Harden Village. The income required column is the annual income needed to support ongoing housing costs, but does not reflect the cost of a deposit (which we have assumed to be 10% of the value to be purchased) or the possibility that households able to access market housing for purchase may already hold equity from an existing property.
61. Note that the government has also expressed its intention to introduce First Homes, aimed at local residents and key workers, which would provide homes at around a 30% discount to open market sale.¹⁶

¹³Available at

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/bulletins/smallareamodelbasedincomeestimates/financialyearending2016>

¹⁴ An MSOA is a statistical area defined for Census purposes. For further information on MSOAs, see <https://www.ons.gov.uk/methodology/geography/ukgeographies/censusgeography>

¹⁵ Total annual household income is the sum of the gross income of every member of the household plus any income from benefits such as Working Families Tax Credit.

¹⁶ The consultation on First Homes can be viewed here: <https://www.gov.uk/government/consultations/first-homes>.

Table 4-4: Affordability thresholds in Harden Village (income required, £)

Tenure	Cost of purchase	Annual rent	Annual Income required ¹⁷
Entry-level Market Sale	£139,050	N/A	£39,729
Shared ownership (75%)	£104,288	£3,863	£33,659
Discounted market sale (20%)	£111,240	N/A	£31,783
Shared ownership (50%)	£69,525	£7,725	£27,589
Entry-level Market Rent	N/A	£6,972	£27,888
Affordable Rent - 2 bed	N/A	£5,578	£22,310
Shared ownership (25%)	£34,763	£11,588	£21,520
Social Rent - 2 bed	N/A	£4,091	£16,363

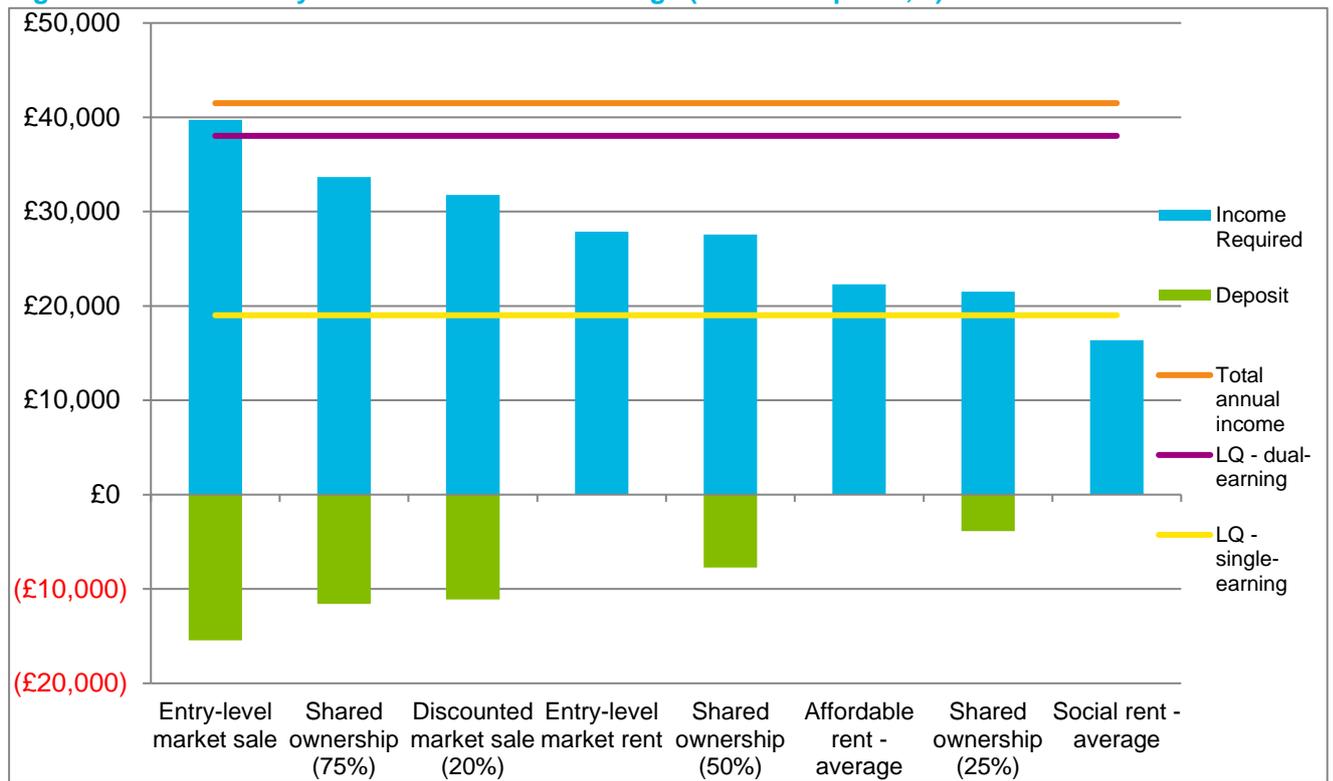
Source: AECOM Calculations

62. The income required to afford the different tenures is then benchmarked, in Figure 4-2 against the three measurements of household set out above. These are the average total household income for E02002204 at £41,500 and the lower quartile gross household income for Bradford: £19,018 for single earning households and £38,036 for dual earning households.
63. For those on median and dual LQ incomes, the overall outlook is positive, in regards to tenure and affordability. These groups can afford all tenures, including entry-level market sale (though dual earning LQ households fall slightly below the threshold they may be able to afford it when spending a slightly higher proportion of their income on housing costs).
64. For those on single LQ incomes however the story is different. The only truly affordable product for this group is social rent. They may be able to afford shared ownership at lower equity shares if this product is truly viable at this price level. Affordable rents are above single LQ incomes, but may be capped in relation to local housing allowances in order to make them more affordable to this group. It is clear market housing for purchase and for rent is out of reach for such households.
65. Government policy aimed at tackling the housing crisis continues to focus on helping those on LQ incomes and others who are unable to afford market housing for purchase, such as younger buyers, to access affordable routes towards homeownership.¹⁸ In the case of Harden Village, the figure below suggests that the most appropriate tenure to help implement this policy goal locally is shared ownership.
66. The Government recently published a consultation document on the introduction of First Homes which are intended to provide at least a 30% discount on the price of new homes. Furthermore, the consultation indicates that there may be a requirement to provide a proportion of Affordable Housing as First Homes (ranging from 40-80%). In the case of Harden Village, analysis of prices, rents and incomes suggest that there is scope to provide First Homes in the NA to support households on lower incomes. However it is acknowledged that large discounts would be needed to bring them in range of those on the lowest incomes.
67. The rent to buy tenure, which enables a household to save a proportion of their rent as a deposit to eventually buy the property, is only affordable where average rental prices are affordable. In Harden Village, this is the case for the majority of households.

¹⁷ On top of deposit assumed at 10% (see Appendix A).

¹⁸ See the White Paper 'Fixing Our Broken Housing Market', at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

Figure 4-2: Affordability thresholds in Harden Village (income required, £)



Source: AECOM Calculations

4.4.4 Affordable Housing – quantity

Rented Calculation – SHMA

68. According to the 2019 Bradford SHMA, there is a net annual affordable housing imbalance of 441 dwellings across the district.

Table 4-5: Affordable Housing need for Bradford district

Table 6.6 Net annual affordable housing imbalance by district and no. of bedrooms 2018/19 to 2022/23						
Sub-Area	Number of bedrooms (number)					Annual imbalance
	1	2	3	4	5 or more	Total
Bingley and Shipley	-16	45	80	16	58	183
City Central	-282	-25	256	73	139	160
City North East	-60	-114	-35	31	14	-165
City South	-81	22	48	13	18	21
City West	-124	-14	-21	11	0	-149
Keighley and Worth Valley	-32	132	-4	42	20	159
Wharfedale	63	49	80	32	8	232
Total	-532	95	404	218	257	441

Source: SHMA

69. Prorating this figure for Harden Village (on the basis of the proportion of the Bradford population living in Harden Village) produces an estimated annual need of 1.59 dwellings:

- Harden Village population = 1,900
- Bradford population = 522, 452
- $1,900 / 522,452 = 0.36\%$
- $0.36\% \text{ of } 441 = 1.59$

70. Over the Plan Period, this produces a figure of 30.21 dwellings needed for affordable rent.

Rented Calculation – AECOM

71. As a sense-check exercise, an additional calculation is undertaken to estimate the number of dwellings needed for affordable rent in Harden Village. This uses more locally specific data in comparison to the SHMA, although it is simplified in approach.

72. This result is an estimated annual need of 0.72 affordable rented dwellings, or 13.68 dwellings over the Plan Period (19×0.72).

73. The difference between these two rented figures (the SHMA's 30.21 and AECOM's 13.68) is likely explained by the different geographies used. The SHMA examines housing need across the district, including many urban areas (where need is likely higher on average), whereas the second calculation examines housing need only at neighbourhood level, a rural area (where need is likely to be lower).

74. The lower, more localized figure is taken forward for the rest of this study.

Table 4-6: Affordable rented housing need for Harden Village

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current households in need	17.84	Latest waiting list data available from MHCLG Local authority housing statistics data return (households in priority need). Pro rata for the NA. Neighbourhood level data not available from LA.
1.2 Per annum	0.94	1.1 divided by the plan period
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	117.78	MHCLG 2014-based household projections for the LA between start and end of plan period. % increase applied to NA
2.2 Proportion of new households unable to rent in the market	8.0%	(1.1 + 2.2.1 + 2.2.2) divided by number of households in NA
2.2.1 Current number of social renters in NA	23.94	2011 Census + LA-level % increase (MHCLG, Live Table 100)
2.2.2 Number of private renters on housing benefits	26.5	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	9.48	2.1 * 2.2
2.4 Per annum	0.5	2.3 divided by plan period 2018-2037
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of social/affordable re-lets (including transfers) %	3%	Assumed proportion of stock re-let each year
3.2 Supply of social/affordable re-lets (including transfers)	0.72	3.1 x NA social rented stock (2.2.1)
NET SHORTFALL (OR SURPLUS) OF RENTED UNITS PER ANNUM		
Overall shortfall (or surplus) per annum	0.72	1.2 + 2.4 - 3.2

Owned Calculation – AECOM

75. Next, we turn to the quantity of homes needed for affordable home ownership. Although the SHMA identifies an imbalance of intermediate tenures, this does not consider all groups in need. We therefore turn to our own methodology to calculate the full need for affordable home ownership.
76. The result is an estimated annual need for 2.71 dwellings for affordable home ownership, or 51.49 dwellings over the Plan Period (19 x 2.71).

Table 4-7: Affordable home ownership need in Harden Village

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	106.05	Census 2011 number of renters x national % increase to 2018
1.2 Percentage renters on housing benefit in LA	37.49%	% of renters in 2018 on housing benefit (based on LA proportion)
1.3 Number of renters on housing benefits in NA	39.76	1.1 x 1.2
1.4 Current need (households)	49.72	Current renters minus those on HB and minus 25% assumed to rent by choice
1.5 Per annum	2.62	1.4/ plan period
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	117.78	LA household projections for plan period (2014 based) pro rated to NA
2.2 % of households unable to buy but able to rent	8.54%	Current % of households in PRS
2.3 Total newly arising need	10.06	2.1 x 2.2
2.4 Total newly arising need per annum	0.77	2.3/ plan period
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	22.74	Number of shared ownership homes in NA (Census 2011 + new build to 2018/19)
3.2 Supply - intermediate resales	0.68	3.1 x 3% (assume rate of re-sale)
NET SHORTFALL (OR SURPLUS) PER ANNUM		
Shortfall (per annum)	2.71	Shortfall = (Step 1.5 + Step 2.4) – 3.2

4.4.5 Tenure Split within Affordable Housing

77. In terms of the most appropriate mix of tenures within Affordable Housing, it is important to reference Bradford's affordable housing policy, as set out in the Local Plan. The Bradford Development Plan Core Strategy Partial Review states that 20% of housing should be affordable, and recommends a mix of 65% affordable housing for rent and 35% affordable housing for sale.
78. If Harden Village's adopted policy target of 100 dwellings is delivered, approximately 20 affordable units can be expected to be provided. If the target revised down in the emerging Local Plan review of 25 dwellings is delivered, approximately 5 affordable units can be expected to be provided. Neither quantity of affordable housing is sufficient to meet the need identified above for 14 affordable rented dwellings and 51 affordable home ownership dwellings.
79. Although the identified need for affordable home ownership is greater than that for affordable rent, the fact that expected delivery is insufficient to meet those needs, it will be advantageous to prioritise the most urgent form of need – namely that for affordable rented housing (which refers to households who can afford no other option) rather than affordable home ownership (which refers to households who can afford market rents and may aspire to buy).
80. Furthermore, it has been shown (in Figure 4-2 above) that single-earning households on lower quartile incomes can afford no other tenures than social rent. This should make such households a priority when it comes to the provision of Affordable Housing – particularly as the cost of entry-level market sale is in reach for those on median incomes, which could indicate that there is less need in Harden Village for shared ownership and other intermediate tenures that are designed to bridge the gap for households who can rent but cannot buy.
81. Bringing this evidence together, it is considered appropriate that Harden Village seeks the same proportions of affordable rented and home ownership housing as is proposed in the emerging Local Plan: 65% affordable housing for rent and 35% affordable housing for sale. This prioritises the needs of those who require affordable rented accommodation because they can afford nothing else, but still allows for delivery of affordable home ownership

products in line with the NPPF (Paragraph 64) stipulation that at least 10% of the homes provided in a development¹⁹ should be available for affordable home ownership.

- 82. In other words, the evidence gathered here does not appear to justify departing from the emerging Bradford-wide policy position.
- 83. Taking everything into consideration, Table 4-8 below presents the headline tenure mix put forward in the Local Plan, with guideline proportions of sub-tenures falling within each category evidenced through the affordability thresholds analysis above.

Table 4-8: Recommended tenure split (Affordable Housing)

Routes to home ownership, of which	35%
Discounted market sale	10%
Shared ownership	25%
Affordable Housing for rent, of which	65%
Social rent	40%
Affordable rent	25%

Source: AECOM calculations

- 84. This tenure split should be considered a guideline for the ideal mix of tenures to be delivered within the NA. However, it is based foremost upon district-level guidance that benefits from detailed local income data and studies of development viability, with the more detailed breakdown based on the conclusions of our affordability analysis. As such, it will be a useful point of reference when planning applications are considered but may not represent sufficient justification for the tenure split to be enforced precisely through a Neighbourhood Plan policy.
- 85. Where the neighbourhood planners wish to develop policy that requires a different mix, it is important that they liaise with the LPA to gather more detailed income and viability information, and to ensure that departures from the district-level policy context have the LPA's support. Another option is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-size circumstances in addition to this evidence.
- 86. Where affordable home ownership products are delivered, shared ownership is recommended as the primary affordable route to home ownership because it is the tenure that extends home ownership to the widest group, including some households who are unable to afford private rents in the NA. There are a number of points to bear in mind:
 - i. Despite being introduced back in the 1970s, shared ownership has only recently become mainstream. Partly because the affordability of home ownership has declined sharply in recent years and partly because Government has supported the provision of these homes through funding to housing associations.
 - ii. Shared ownership is particularly known for being an affordable option for those seeking to get on the housing ladder such as newly forming households and families. It is popular due to the increased choice, control and security it offers in comparison to other tenures.
 - iii. However, it should be noted that there are some issues with shared ownership which should be borne in mind. For example, buyers still have to pay service charges which are not fixed and can increase unpredictably. Buyers are also responsible for the maintenance of the property, however small their share in the property. Staircasing can also be costly, given that the purchase of the additional share will rise as market values rise. Furthermore, the discount attained through renting the remaining share can in certain locations be similar to the difference in price between a new build and existing dwelling, meaning that a new shared ownership dwelling is often no more affordable than an existing dwelling offered for market sale.
 - iv. Registered providers (e.g. housing associations) may be reluctant to deliver this tenure in smaller numbers as there are ongoing management costs involved. For this reason, discounted market sale homes may

¹⁹ The NPPF is clear that the 10% forms a part of the overall affordable housing contribution from the site.

prove more attractive because of the more limited ongoing role for the housing association in terms of maintenance and management.

87. Note that the Government is also consulting on First Homes and may require that a substantial proportion of affordable homes are provided as First Homes. The consultation document is consulting on a range of 40, 60 or 80%. The neighbourhood group will need to take account of this emerging policy and how it could impact on affordable housing policies (particularly the tenure mix) in the Neighbourhood Plan. The indicative tenure split above suggests that in order to appropriately meet local need, 10% of new affordable homes could be discounted market sale (including First Homes, when this is implemented). The proportion could be higher if very substantial discounts on market prices can be delivered.
88. If Government requires 40-80% of all affordable housing delivered through new market led developments as First Homes this would impact on the ability of Harden Village to meet the needs of those with acute needs within the area (including those in need of affordable housing for rent). Therefore, it is recommended that consideration is also given to alternative mechanisms capable of helping to meet local need, where appropriate (i.e. rural/entry-level exception sites or community led housing etc.). However, the group should note that the First Homes product has not been formally implemented and should monitor the outcomes of the Government consultation closely.

4.5 Conclusions- Tenure and Affordability

89. As of the 2011 census, home ownership tends to dominate over other tenures in the area. In fact, the rate of home ownership in Harden Village, significantly outweighs that of the district and country (85.5% compared to 65% and 63.3% respectively). The result of this is a much smaller proportion of social and private rented tenures in comparison to wider geographies.
90. Despite this, the intercensal period saw growth in both these rented categories - private rental alone rose by 117.5%. This could be attributed to the relative unaffordability of home ownership over the past few decades, particularly amongst younger buyers looking to get on the property ladder.
91. House prices within Harden Village have tended to fluctuate from 2010 to 2018, with the mean price varying by nearly £100,000 (though this could be the result of a relatively small sample size). In terms of houses types, flats have seen the greatest increase in price over a similar time period, having risen by nearly 190% (although again this is likely the result of few transactions).
92. With regards to affordability thresholds within the area, the average total annual income is £41,500, while the gross lower quartile income was £19,018 or £38,036 for dual income households.
93. Comparing these thresholds with the prices of affordable tenures within Harden Village, indicates that affordability within the area is relatively good. Those on median and dual LQ incomes for example can afford the majority of tenures, with entry-level market sale alone priced at or above average incomes. The outcome is less positive for those on single LQ incomes, who currently struggle to afford even the cheapest of tenures without spending more than 30% of their income on housing costs. For this reason, the needs of this Group must be prioritised.
94. In terms of the quantity of affordable housing, AECOM calculations suggest that potential demand for affordable owned tenures is greater than the quantity of need for affordable rented tenures. Affordable rented calculations indicate a need of 13.68 dwellings over the Plan Period while affordable owned calculations indicate a need of 51.49 dwellings over the Plan Period. While this may be the case, it is clear there are affordability issues for those on smaller incomes and therefore cheaper tenures (such as social or affordable rented) must be prioritised. It is also noted that the SHMA calculates a higher need for affordable rented dwellings (even once supply has been factored in), thereby giving more support to this theory.
95. If Harden Village's adopted policy target of 100 dwellings is delivered, approximately 20 affordable units can be expected to be provided. If the target revised down in the emerging Local Plan review of 25 dwellings is delivered, approximately 5 affordable units can be expected to be provided. Neither quantity of affordable housing is sufficient to meet the need identified above for 14 affordable rented dwellings and 51 affordable home ownership dwellings.
96. Taking these affordability and supply concerns into account, along with local and national planning policy, the guideline tenure split within Affordable Housing for Harden Village is proposed to be 65% affordable housing for rent (split between 40% social and 25% rented tenures) and 35% affordable housing for sale (split between 10% discounted market sale and 25% shared ownership).
97. The potential expected Affordable Housing delivery, using the higher adopted target and in line with policy requirements

and the tenure split proposed here, is summarized in Table 4-9 below.

Table 4-9: Estimated delivery of Affordable Housing in Henley and Harpsden

A	Housing requirement figure	100
B	Affordable housing quota (%) in LPA's Local Plan	20%
C	Potential total Affordable Housing in NA (A x B)	20
D	Rented % (eg social/ affordable rented)	65%
E	Rented number (C x D)	13
F	Discounted market homes % (eg First Homes)	35%
G	Discounted market homes number (C x F)	7

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix

5. RQ 2: Type and Size

RQ 3: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

5.1 Introduction

98. The Harden Village Neighbourhood Plan will need to include policies informed by evidence on what sizes and types of housing would be best suited to the local community. This will help ensure that future developments give local people options within the housing market at all stages of life.
99. The PPG recommends a consideration of the existing housing provision and its suitability, having regard to demographic shifts in age and household composition, to address future, as well as current community need. For this reason, we firstly consider the type and size of the existing housing stock in Harden Village. Demographic shifts in age and household composition will then be considered. Finally, the future demand for housing by size and type is determined by the way different household types currently occupy their dwellings in the LPA, and then applying demographic projections of how the Neighbourhood Plan area population is likely to change by the end of the Plan period.

5.2 Existing types and sizes

5.2.1 Background and definitions

100. Before beginning our consideration of dwelling type and size, it is important to understand how different types of households occupy their homes. Crucially, and unsurprisingly, household 'consumption' of housing (in terms of housing size) tends to increase alongside wages, with the highest earning households consuming relatively more (i.e. larger) housing than those on lower incomes. Similarly, housing consumption tends to increase, alongside wealth, income, and age, such that older households tend to have larger homes than younger households, often as a result of cost and affordability.
101. In this context, even smaller households (those with fewer than three inhabitants) may be able to choose to live in larger homes than they require and would be defined in Census terms as under-occupying their homes. This is a natural feature of the housing market, and can distort considerations of future housing needs, with market dynamics and signals giving a very different picture to demographics, household type and size.
102. In order to understand the terminology surrounding dwelling size analysis, it is important to note that the number of rooms recorded in Census data excludes some rooms such as bathrooms, toilets and halls. Dwelling size data is collected by determining the number of rooms being occupied by each household. In the section that follows, 'dwelling sizes' can be translated as follows²⁰:
- 1 room = bedsit
 - 2 rooms = flat/house with one bedroom and a reception room/kitchen
 - 3 rooms = flat/house 1-2 bedrooms and one reception room and/or kitchen
 - 4 rooms = flat/house with 2 bedrooms, one reception room and one kitchen
 - 5 rooms = flat/house with 3 bedrooms, one reception room and one kitchen
 - 6 rooms = house with 3 bedrooms and 2 reception rooms and a kitchen, or 4 bedrooms and one reception room and a kitchen
 - 7+ rooms = house with 4 or more bedrooms
103. It is also useful to clarify the Census terminology around dwellings and household spaces. These can be confusing where different terminologies such as flats, apartments, shared and communal dwellings, and houses in multiple occupation, are used. Dwellings are counted in the Census by combining address information with Census returns on whether people's accommodation is self-contained.²¹ As such, all dwellings are classified into either "shared" or "unshared" dwellings. Household spaces make up the individual accommodation units forming part of a shared dwelling.

²⁰ At <https://www.nomisweb.co.uk/census/2011/qs407ew>

²¹ At <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

104. The key measure of whether a dwelling is shared or unshared relates to the Census' definition of a household. A household is defined as "One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area."²² On this basis, where unrelated residents of a dwelling share rooms other than a kitchen, this would be considered a single household in an unshared dwelling, whilst where only a kitchen is shared, each resident would be considered their own household, and the dwelling would be considered shared.

5.2.2 Dwelling type

105. The 2011 Census shows that there were 826 households in Harden Village, living in 327 detached houses, 216 semi-detached, 257 terraced houses, and 25 flats. Compared with Bradford district, Harden Village is notable for having nearly three times the Bradford average or double the national average of detached homes. The number of semi-detached and terraced houses are only marginally below the Bradford average, and, unusually for a village, the number of terraced houses is above the national average. Harden Village's urban form is more terraced than would typically be expected, however, terraced housing is especially common in the historically industrial region of West Yorkshire. Where Harden Village diverges most strongly from local and national averages is in regard to purpose-built flats, with a very low proportion of 1.9%. This is about a sixth of what would typically be expected in Bradford or an eighth of the national average (see Table 5-1 below).

Table 5-1: Accommodation type (households), Harden Village 2011

Dwelling type		Harden Village	Bradford	England
Whole house or bungalow	Detached	39.6%	14.0%	22.4%
	Semi-detached	26.2%	35.7%	31.2%
	Terraced	31.1%	34.5%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	1.9%	12.7%	16.4%
	Parts of a converted or shared house	0.6%	2.1%	3.8%
	In commercial building	0.5%	1.0%	1.0%

Source: ONS 2011, AECOM Calculations

²² Ibid.

5.2.3 Dwelling size

106. Table 5-2 below sets out the distribution of the number of rooms by household space. The housing stock in Harden Village is characterised by larger houses with a greater number of rooms than average across Bradford. There is a relative lack of houses with 1-5 rooms, and a higher representation of houses with over 6 rooms.

Table 5-2: Number of rooms per household in Harden Village, 2011

Number of Rooms	2011 Harden Village	2011 Bradford
1 Room	0.0%	0.7%
2 Rooms	0.9%	2.8%
3 Rooms	4.8%	10.3%
4 Rooms	18.3%	20.1%
5 Rooms	17.7%	26.4%
6 Rooms	18.2%	18.6%
7 Rooms	14.1%	9.7%
8 Rooms or more	12.2%	6.0%
9 Rooms or more	13.8%	5.4%

Source: ONS 2011, AECOM Calculations

107. It is also relevant to consider how the number of rooms occupied by households changed between the 2001 and 2011 Censuses. The main change from the 2001 Census findings is that the number of houses with 2 or 3 bedrooms grew strongly, the number of those with 5 or 6 rooms declined substantially and the number with 8 rooms or more grew sharply. This suggests that there is a shift away from more average sized homes with around 5 and 6 rooms to smaller properties or considerably larger properties in Harden Village over time. This roughly follows local and national trends which see strongest growth in houses with either few rooms or many rooms, and little growth in medium sized homes.

Table 5-3: Rates of change in number of rooms per household in Harden Village, 2001-2011

Number of Rooms	Harden Village	Bradford	England
1 Room	0.0%	21.3%	-5.2%
2 Rooms	16.7%	33.1%	24.2%
3 Rooms	30.0%	22.0%	20.4%
4 Rooms	0.7%	2.1%	3.5%
5 Rooms	-5.9%	4.1%	-1.8%
6 Rooms	-17.4%	2.6%	2.1%
7 Rooms	8.6%	23.2%	17.9%
8 Rooms or more	25.6%	38.0%	29.8%

Source: ONS 2001-2011, AECOM Calculations

108. It is also useful to compare the figures for number of rooms with figures for the number of bedrooms for each household. Table 5-4 on the following page summarises the proportion of households occupying each size of home in terms of the number of bedrooms. This data shows that Harden Village has fewer properties with 1 to 3 bedrooms than would be expected locally or nationally, with a particular under-representation of 1 bedroom properties. Harden Village has considerably more 4 bedrooms properties, and far more properties with 5 or more bedrooms than is typical. It is therefore possible to conclude that Harden Village tends to have larger houses with more bedrooms.

Table 5-4: Number of bedrooms in household spaces in Harden Village, 2011

Bedrooms	Harden Village		Bradford		England	
All categories: no. of bedrooms	809	100.0%	199,296	100.0%	22,063,368	100.0%
No. bedrooms	0	0.0%	599	0.3%	54,938	0.2%
1 bedroom	38	4.7%	23,020	11.6%	2,593,893	11.8%
2 bedrooms	218	26.9%	54,221	27.2%	6,145,083	27.9%
3 bedrooms	305	37.7%	80,836	40.6%	9,088,213	41.2%
4 bedrooms	178	22.0%	30,988	15.5%	3,166,531	14.4%
5 or more bedrooms	70	8.7%	9,632	4.8%	1,014,710	4.6%

Source: ONS 2011, AECOM Calculations

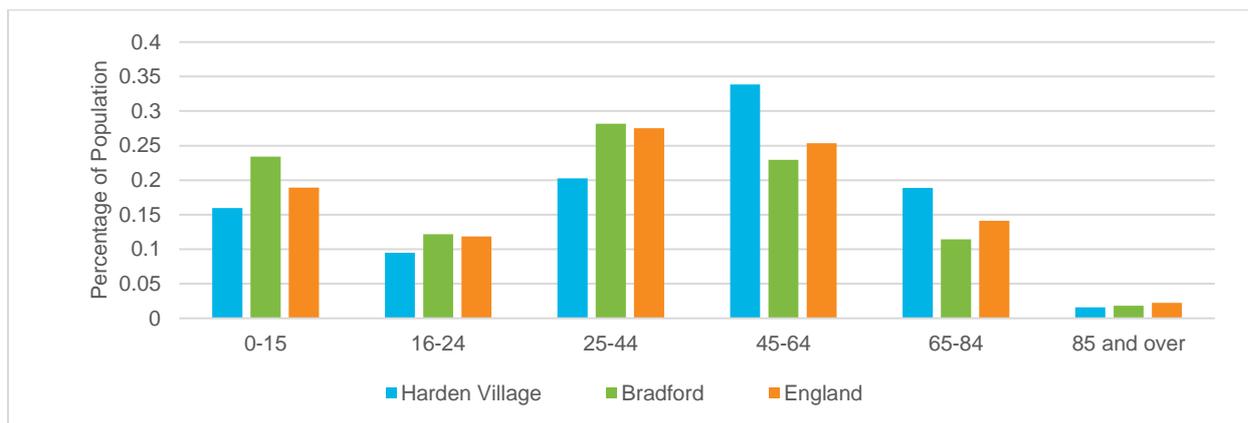
5.3 Household composition and age structure

109. Having established the current stock profile of Harden Village and identified recent changes in its composition, the evidence assembled below examines the composition and age structure of households in the 2011 Census and in future years. Through a consideration of the types of households projected to form over the Neighbourhood Plan period, and the mix of age groups suggested by demographic projections, it becomes possible to consider the type and size of housing needed in the Neighbourhood Plan area by the end of the planning period.

5.3.1 Age structure

110. The 2011 Census data reveals that Harden Village’s population tends to be older than the local or national average. However, the difference is not particularly marked. There are still considerable numbers of children and young adults in the parish, in fact, the number of 0-15 year olds is only slightly below the national average of 18% at just over 15%. There is a notable lack of 25-44 year olds who only comprise 20% of the population. There are many more 45-64 year olds who form 34% of the population. People aged 65 or over are about 21% of the population, compared to a national average of 16%, suggesting a need for more housing suitable for both the current population of older persons and the large number of 45-64 households who will enter retirement age over the Plan period (see Figure 5-1 below).

Figure 5-1: Age structure in Harden Village, 2011



Source: ONS 2011, AECOM Calculations

111. In terms of the changing age structure of the Neighbourhood Plan area population, Census data shows that since 2001 Harden Village's population has seen a large drop in people aged 0-15, the reverse of the local change across Bradford. There has been a large increase of 16-24 year olds. The most notable divergence from the local and national average, is a very large fall of nearly a third in the population aged 25-44, which suggests many people this age group have moved out of the parish. There has been a roughly average increase in those aged 45-64. The largest increases have been among 65-84 year olds and those 85 and over, both running roughly double the national average. Harden Village therefore aged at an accelerated rate between 2001 and 2011 in comparison to local or national trends (see Table 5-5 below).

Table 5-5: Rate of change in the age structure of Harden Village population, 2001-2011

Age group	Harden Village	Bradford	England
0-15	-11.4%	11.9%	1.2%
16-24	20.8%	9.1%	17.2%
25-44	-29.5%	12.6%	1.4%
45-64	12.8%	17.9%	15.2%
65-84	25.1%	0.7%	9.1%
85 and over	36.4%	15.9%	23.7%

Source: ONS 2001-2011, AECOM Calculations

5.3.2 Household composition

112. Household composition (i.e. the mix of adults and children in a dwelling) is a critical factor in driving the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period.

113. In assessing Census data on household composition, we see that Harden Village differs from the district in that there are fewer one person households than would be usually expected at 24.5%, although the number aged 65 and over is near average. 72.7% of households are one family only, which is substantially above the similar local and national averages which are around 61%. There is an overrepresentation of one family households all aged 65 and over or with no children. There are slightly fewer households with dependent children or non-dependent children than typical (Table 5-6). Note that non-dependent children refer to households in which adult children are living at home, or students still call their primary residence despite living for most of the year near to university. Though this category can often indicate the relative unaffordability of entry-level homes in an area as many such young people may wish to move out and form their own households if they are financially able.

Table 5-6: Household composition (by household), Harden Village, 2011

Household composition		Harden Village	Bradford	England
One person household	Total	24.5%	29.6%	30.2%
	Aged 65 and over	12.1%	11.4%	12.4%
	Other	12.4%	18.2%	17.9%
One family only	Total	72.7%	61.1%	61.8%
	All aged 65 and over	13.8%	6.5%	8.1%
	With no children	25.7%	15.8%	17.6%
	With dependent children	24.5%	29.5%	26.5%
	All children Non-Dependent ²³	8.7%	9.2%	9.6%
Other household types	Total	2.8%	9.4%	8.0%

Source: ONS 2011, AECOM Calculations

²³ Refers to households containing children who are older than 18 e.g. students or young working people living at home.

114. Again, it is relevant to consider rates of change in this indicator during the period between Censuses. Between 2001 and 2011, the most notable change in household composition was a large increase in one family households all aged 65 and over of near 20%. The number of households with dependent children fell slightly, in contrast with the local and national picture. The number of other one person households and one family household with no children both grew at a slower rate than would be expected. Unlike Bradford or England, the number of one person households aged 65 and over did not fall. Harden Village therefore showed signs of ageing faster than typical, with fewer families with children and a larger number of families aged over 65 (see Table 5-7 below).

Table 5-7: Rates of change in household composition, Harden Village, 2001-2011

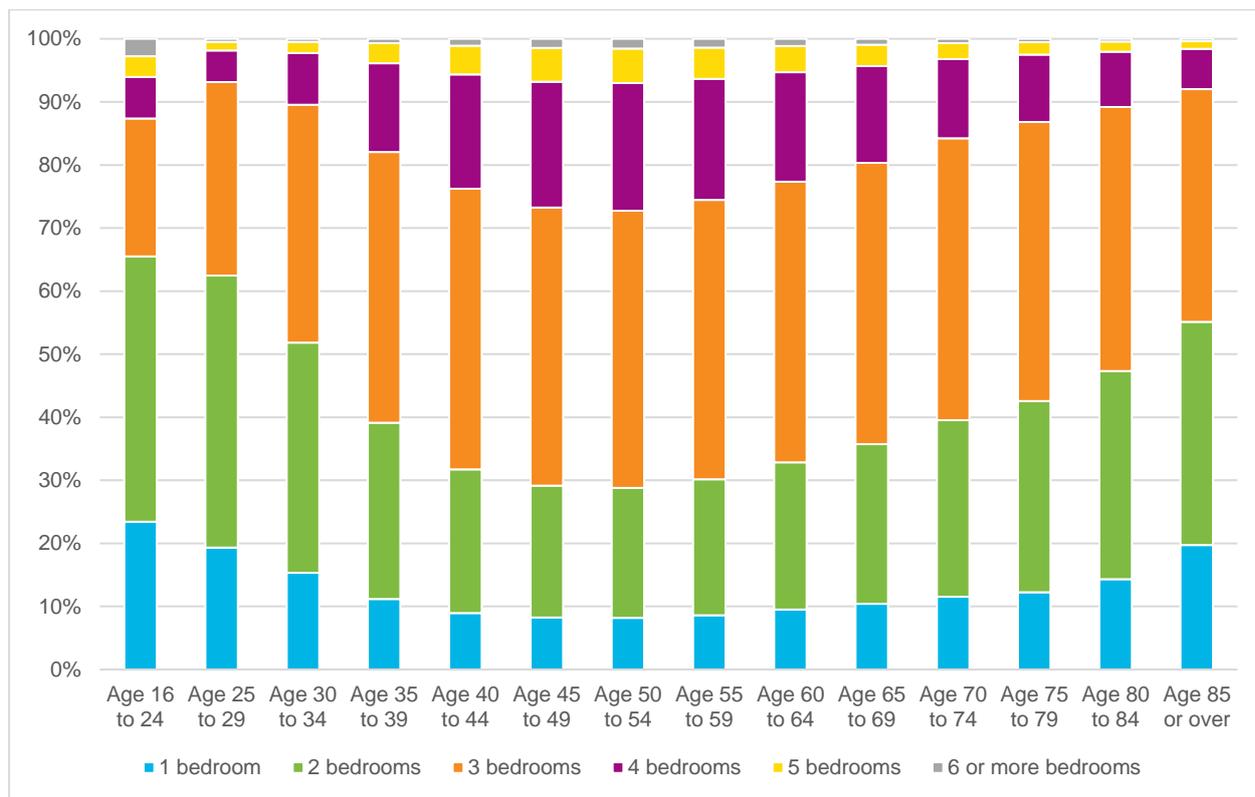
Household type		Percentage change, 2001-2011		
		Harden Village	Bradford	England
One person household	Total	6.5%	13.4%	8.4%
	Aged 65 and over	1.0%	-12.2%	-7.3%
	Other	12.4%	38.6%	22.7%
One family only	Total	3.7%	6.5%	5.4%
	All aged 65 and over	17.9%	-10.9%	-2.0%
	With no children	2.5%	8.0%	7.1%
	With dependent children	-3.4%	9.7%	5.0%
	All children non-dependent	9.4%	8.8%	10.6%
Other household types	Total	-4.2%	33.3%	28.9%

Source: ONS 2001-2011, AECOM Calculations

5.4 Dwelling mix determined by life-stage modelling

115. Recognising the fact that households of different ages may have different housing needs, the housing mix needed to meet demographic change by the end of the Plan period is estimated by an approach based on current occupation patterns – that is, the propensity of households of different ages to occupy different types of accommodation – will persist into the future. For example, projected growth in households aged under 24 will lead to an increase in the need for the type of housing currently occupied by households of that age. It is important to keep in mind that this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the propensity of households to occupy more or less space than they 'need'. This approach also embeds existing patterns of occupancy which may or may not be desirable. This is particularly important to keep in mind in areas where housing affordability has worsened because it means that many households are forced to occupy less space than they need or want.
116. However, no data on housing size occupation by age of the Household Reference Person (HRP- a more modern term for 'head of household') is available at neighbourhood level. For this reason, LPA-level data needs to be used as the closest proxy.
117. Figure 5-2 on the following page sets out the relationship in the 2011 Census at LPA level between the age of the HRP and the size of dwelling occupied. This provides the starting point for determining the most appropriate dwelling size mix by the end of the Neighbourhood Plan period. The data shows that in Bradford, people aged 16-29 tend to live in smaller properties with 1 or 2 bedrooms. As people increase in age from 30 to 50, they steadily move into larger properties, particularly those with 3 or 4 bedrooms. This trend then reverses, with people downsizing into smaller properties with 1 or 2 bedrooms again.

Figure 5-2: Age of household reference person by dwelling size in City of Bradford, 2011



Source: ONS 2011, AECOM Calculations

118. Household projections provided by MHCLG are then used to understand the future distribution of households by the age of the HRP. Again, this data is only available at the LPA level and for the years 2014 and 2039. Therefore, the distribution of households by the age of the HRP would be in 2037 is estimated using annual average growth rates. The data is presented in Table 5-8 below.

Table 5-8: Projected distribution of households by age of HRP, City of Bradford

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	7,877	33,030	80,330	32,536	45,523
2014	6,871	30,163	80,255	33,567	51,995
2037	6,031	25,093	82,594	39,484	84,344
2039	5,958	24,652	82,797	39,998	87,157

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

119. It is then necessary to extrapolate from this district-level data an estimate of the corresponding change in the age structure of the population in Harden Village. To do so, the percentage increase expected for each group across City of Bradford, derived from the data presented above was mapped to the population of Harden Village. The results of this calculation are detailed in Table 5-9 below. It is immediately apparent that projected population growth is driven by older age groups.

Table 5-9: Projected distribution of households by age of HRP, Harden Village

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	12	69	314	160	254
2014	10	63	314	165	290
2037	9	52	323	194	471
% change 2011-2037	-23%	-24%	3%	21%	85%

Source: AECOM Calculations

120. To complement the two stages in Table 5-10 below sets out the distribution of dwellings of different sizes according to the age of the HRP as they appeared in Census 2011. This provides the basis for a modelled estimate of the proportion of dwelling sizes that will be occupied by each age band across City of Bradford by the end of the plan period.

Table 5-10: Age of household reference person to size, grouped, City of Bradford, Census 2011

Size	Age of HRP 16 to 24	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
1 bedroom	20.1%	11.5%	7.7%	10.9%	18.8%
2 bedrooms	41.6%	33.4%	22.2%	23.8%	31.5%
3 bedrooms	27.1%	39.5%	43.3%	41.9%	37.9%
4 bedrooms	6.9%	12.2%	20.3%	17.8%	9.4%
5+ bedrooms	4.4%	3.4%	6.5%	5.7%	2.4%

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

121. Finally, having established the likelihood shown by households at different life-stages towards dwellings of different sizes, and the approximate number of households in City of Bradford and Harden Village falling into each of these stages by the end of in 2037, it is possible to estimate how the housing stock might evolve in terms of size over the Neighbourhood Plan period in response to demographic change (see Table 5-11 on the following page).

122. The table takes in turn each projected age group in 2037, estimating how many of the households in that age bracket will want or need to occupy each size of dwelling. This is repeated for each age bracket and added together to arrive at an estimation of what proportion of each size of dwelling will be required overall.

Table 5-11: Likely dwelling size distribution in Harden Village by the end of the Plan period, based on modelled household life-stages (totals may not sum due to rounding)

Size	Age of HRP 16 to 24	Age of HRP under 35	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over	Total households requiring dwelling sizes
Households 2037	9	52	323	194	471	-
1 bedroom	2	9	29	18	62	120
2 bedrooms	4	21	74	44	140	282
3 bedrooms	2	18	142	86	202	450
4 bedrooms	1	4	59	35	53	152
5+ bedrooms	1	1	19	11	14	46

Source: Census 2011, AECOM Calculations. Figures may not sum due to rounding

123. It is now possible to compare the 2011 housing mix in terms of size with the projected requirement based on the estimates set out in Table 5-11 above modelling the change in the age structure of the population in Harden Village.

Table 5-12 below indicates that, by 2037, the size distribution of dwellings should be as follows: the number of 1 bedroom dwellings should more than double from 4.7% to 11.4%. The number of 2 bedrooms properties should stay level at 26.9%. The number of 3 bedrooms properties should slightly increase. In response to the need for smaller properties, the number of properties with 4 bedrooms and 5 bedrooms or more should fall considerably.

Table 5-12: 2011 housing sizes compared to likely distribution at end of Plan period, Harden Village.

Number of bedrooms	2011		2037	
1 bedroom	38	4.7%	120	11.4%
2 bedrooms	218	26.9%	282	26.9%
3 bedrooms	305	37.7%	450	42.9%
4 bedrooms	178	22.0%	152	14.5%
5 or more bedrooms	70	8.7%	46	4.4%
Total households	809	100.0%	1,049	100.0%

Source: Census 2011, AECOM Calculations

124. Table 5-13 on the following page sets out the estimated misalignment between future demand for housing, based on the modelled preferences of households at different life-stages, and the current stock available in the Neighbourhood Plan area.

125. Note that only the percentage mix in the right-hand column is relevant to the purposes of this HNA and the neighbourhood planning process. The actual numbers of dwellings required to adjust the size mix do not reflect that actual quantity of housing needed in the NA and are simply a step in the calculation necessary to produce a percentage split. As a general point, this dwelling mix in percentage terms stands alone from the overall quantity of housing needed or allocated over the Plan period, and could equally apply to windfall development, allocations beyond the plan period, or any other source of housing supply.

Table 5-13: Future potential misalignments of supply and demand for housing, Harden Village

Number of bedrooms	2011	2037	Change to housing mix	Recommended split
1 bedroom	38	120	82	28.1%
2 bedrooms	218	282	64	22.0%
3 bedrooms	305	450	145	49.9%
4 bedrooms	178	152	-26	0.0%
5 or more bedrooms	70	46	-24	0.0%

Source: AECOM Calculations

126. The result of the life-stage modelling exercise is therefore that, in terms of demographic change, new development might involve the following share of dwelling sizes: 28.1% as 1 bedroom, 22% as two bedrooms, 49.9% as three bedrooms, 0% as four bedrooms and 0% as 5 or more bedrooms.
127. Note that the changes to the housing mix given above for 4 and 5 or more bedrooms dwellings are negative numbers. Because in light of the national and local housing shortage, it is rarely advisable or practicable to remove dwellings from the available stock, as would otherwise be suggested here for dwellings with three or more bedrooms, we have instead set the recommended split at 0% rather than a negative number, and rebalanced the other sizes as percentages of the additional dwellings they represent in total.
128. In other words, the results of the life-stage modelling suggest that there will be no need for further 4 and 5 or more bedrooms dwellings over the Neighbourhood Plan period. However, this recommendation should be applied with a degree of flexibility. It is important to stress that there may be other good reasons to provide a particular size or type of dwelling in the NA, for example the need to improve the mix of homes in a particular location, improving choice or meeting needs in the wider housing market area.

5.5 Conclusions- Type and Size

129. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site-specific factors which may justify a specific dwelling mix.
130. With regards to housing typology, Harden Village tends to be characterised by its high proportion of detached homes which make up over a third of the dwelling stock.
131. In terms of dwelling size, medium sized dwellings of 4-7 rooms, tend to dominate the area. Over the intercensal period both smaller and larger dwellings (2-3 and 7-8 rooms) have increased in popularity, a similar trend seen at both district and country level. Further evidence shows that 3-bedroom properties make up the majority of stock, followed by 2 and 4-bedroom properties.
132. Demographic data reveals that middle aged groups such as those aged 45-64, make up the majority of Harden Village's population. This contrasts with wider geographies where the average age tends to be slightly younger i.e. within the 25-44 age group. Over the intercensal period these older age groups (65+) have risen significantly in comparison to their counterpart geographies, while younger age groups (0-15 and 25-44) have contracted.
133. The area is predominantly made up of family households as opposed to single households. These are split fairly evenly between households both with (24.5%) and without (25.7%) children. Between 2001 and 2011 the greatest proportional increase was seen amongst families aged 65+ (almost 20%). According to household projections, these demographic trends are set to continue over the plan period, with households aged 65+ increasing by 85%. Given these implications, there is a clear need for housing suitable for older people within the area i.e. smaller or specialist accommodation.
134. Taking into account both these projections and dwelling patterns within the area gives an indication of what size of homes will be needed by the end of the plan period. Based upon this model, it is advised that future dwellings be split between 28% 1-beds, 22% 2-beds and 50% 3 beds. This emphasis on smaller dwellings counteracts the relative abundance of larger homes already existing in the stock. It should also help to satisfy the demand for suitable housing

for older people, while continuing to provide adequately sized homes for families in the area.

6. Conclusions

6.1 Overview

135. Table 6-1 below sets out in full the conclusions and recommendations of this Neighbourhood Plan housing needs assessment, based on the evidence reviewed and analysed.

Table 6-1: Summary of study findings specific to Harden Village with a potential impact on Neighbourhood Plan housing policies

Issue	Summary of evidence and data assessed	Conclusions and recommendations
<p>Housing tenure and affordability</p>	<p>The rate of home ownership in Harden Village, significantly outweighs that of the district and country (85.5% compared to 65% and 63.3% respectively). The result of this is a much smaller proportion of social and private rented tenures in comparison to wider geographies.</p> <p>Despite this, the intercensal period saw growth in both these rented categories - private rental alone rose by 117.5%. This could be attributed to the relative unaffordability of home ownership over the past few decades, particularly amongst younger buyers looking to get on the property ladder.</p> <p>The average total annual income is £41,500, while the gross lower quartile income was £19,018 or £38,036 for dual income households.</p> <p>In terms of the quantity of affordable housing, affordable rented calculations indicate a need of 13.68 dwellings over the Plan Period while affordable owned calculations indicate a need of 51.49 dwellings over the Plan Period.</p>	<p>Affordability within the area is relatively good. Those on median and dual LQ incomes for example can afford the majority of tenures, with entry-level market sale alone priced at or above average incomes. The outcome is less positive for those on single LQ incomes, who at the moment struggle to afford even the cheapest of tenures without spending more than 30% of their income on housing costs. For this reason, the needs of this Group must be prioritised.</p> <p>If Harden Village's adopted policy target of 100 dwellings is delivered, approximately 20 affordable units can be expected to be provided. If the target revised down in the emerging Local Plan review of 25 dwellings is delivered, approximately 5 affordable units can be expected to be provided. Neither quantity of affordable housing is sufficient to meet the need identified above for 14 affordable rented dwellings and 51 affordable home ownership dwellings.</p> <p>Taking these affordability and supply concerns into account, along with local and national planning policy, the guideline tenure split within Affordable Housing for Harden Village is proposed to be 65% affordable housing for rent (split between 40% social and 25% rented tenures) and 35% affordable housing for sale (split between 10% discounted market sale and 25% shared ownership).</p>

Issue	Summary of evidence and data assessed	Conclusions and recommendations
<p>Housing type and size</p>	<p>Harden Village tends to be characterised by its high proportion of detached homes which make up over a third of the dwelling stock.</p> <p>In terms of dwelling size, medium sized dwellings of 4-7 rooms, tend to dominate the area. Over the intercensal period both smaller and larger dwellings (2-3 and 7-8 rooms) have increased in popularity, a similar trend seen at both district and country level. Further evidence shows that 3-bedroom properties make up the majority of stock, followed by 2 and 4-bedroom properties.</p> <p>Demographic data reveals that middle aged groups such as those aged 45-64, make up the majority of Harden Village's population. This contrasts with wider geographies where the average age tends to be slightly younger i.e. within the 25-44 age group. Over the intercensal period these older age groups (65+) have risen significantly in comparison to their counterpart geographies, while younger age groups (0-15 and 25-44) have contracted.</p> <p>The area is predominantly made up of family households as opposed to single households. These are split fairly evenly between households both with (24.5%) and without (25.7%) children. Between 2001 and 2011 the greatest proportional increase was seen amongst families aged 65+ (almost 20%).</p> <p>According to household projections, these demographic trends are set to continue over the plan period, with households aged 65+ increasing by 85%. Given these implications, there is a clear need for housing suitable for older people within the area i.e. smaller or specialist accommodation.</p>	<p>Taking into account both these projections and dwelling patterns within the area gives an indication of what size of homes will be needed by the end of the plan period.</p> <p>Based upon this model, it is advised that future dwellings be split between 28% 1-beds, 22% 2-beds and 50% 3 beds. This emphasis on smaller dwellings counteracts the relative abundance of larger properties already existing in the local stock and should help to satisfy the demand for suitable housing for older people, while continuing to provide adequately sized homes for families in the area.</p> <p>However, this recommendation should be applied with a degree of flexibility because it may not be reasonable in practice strictly to limit the provision of dwellings with four or more bedrooms, and in fact, such a restriction has the potential to negatively impact the viability of sites that could help to deliver Affordable Housing or other community priorities. It should also be noted that this report is concerned with demand in the sense of need rather than in the sense of the preferences of potential occupants, which will likely include demand for larger homes. There may also be good reasons to deliver larger properties in the NA as part of a housing mix strategy in the district as a whole</p>

6.2 Recommendations for next steps

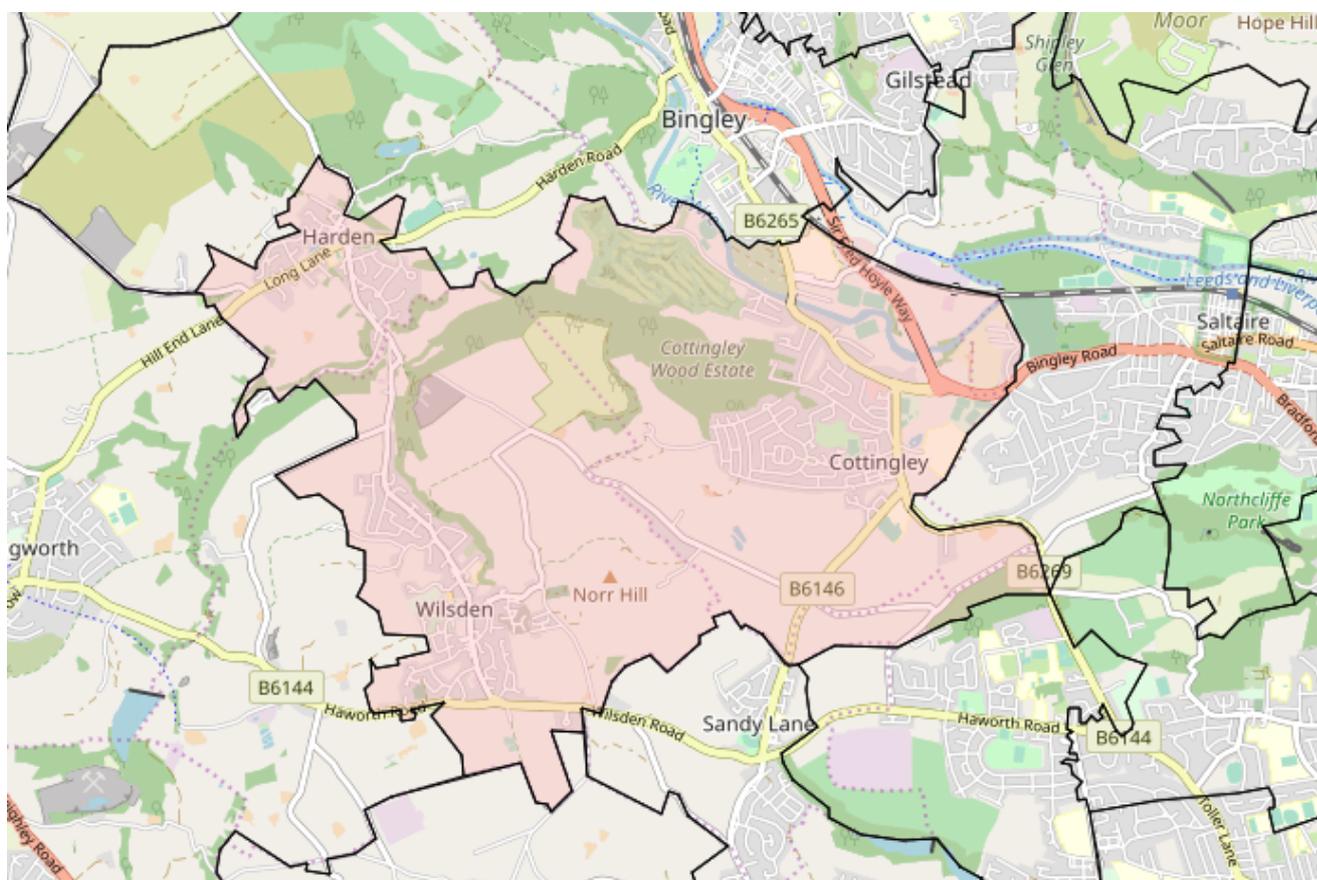
136. This Neighbourhood Plan housing needs assessment aims to provide Harden Village with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with City of Bradford with a view to agreeing and formulating draft housing policies, bearing the following in mind:
- All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
 - The views of Bradford City Council – in particular in relation to the quantity of housing that should be planned for;
 - The views of local residents;
 - The views of other relevant local stakeholders, including housing developers and estate agents;
 - The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Bradford City Council, including but not limited to the Strategic Housing Land Availability Assessment (SHLAA);
 - The recommendations and findings of this study; and
 - The impact of the Government's Standard Methodology on calculating housing need for Bradford City Council and the neighbourhood plan areas within it.
137. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available information current at the time of writing.
138. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Bradford City Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
139. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Calculation of Affordability Thresholds

A.1 Assessment geography

140. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Plan area. Such data is available at MSOA level but not at the level of neighbourhood plan areas.
141. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Plan area. In the case of Harden Village, it is considered that MSOA E02002204 is the closest realistic proxy for the Neighbourhood Plan area boundary, and as such, this is the assessment geography that has been selected. A map of [insert name of MSOA] appears below in Figure A-1. This MSOA was chosen on the basis that it overlaps with the Neighbourhood Plan area to the greatest extent.

Figure A-1: MSOA E02002204, used as a best-fit geographical proxy for the Neighbourhood Plan area



Source: ONS

A.2 Market housing

142. Market dwellings are accessible to people on higher incomes. Choices in the housing market are driven principally by spending power, life stage, and personal taste.
143. The operation of the housing market is, in most circumstances, the best means of addressing the demand for different types of housing for sale. For this reason, it is important that planning policy does not place unnecessary burdens on the market preventing its ability to respond to demand, because this is the principal way equilibrium is achieved in the market and thus house price growth kept in check.
144. In this sense, the notion of development viability is essential. It is important not to deter development in the context of clear housing need; to do so will not only frustrate the delivery of new housing but also may deprive the community of resources for infrastructure improvements.

145. To determine affordability in market housing, the assessment considers two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

i) Market sales

146. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.

147. To produce a more accurate assessment of affordability, both the savings available for a deposit and the equity in the home from which the buyer is moving (if not a first-time buyer) should be taken into account. However, this data is not available for Harden Village. As such, a reasonable assumption is therefore made that a 10% purchase deposit is available to the prospective buyer.

148. The value of an entry-level dwelling is considered the best representation of the segment of market housing most likely to be accessible to those on lower incomes.²⁴ The value of an entry level dwelling used here is the lower quartile average house price from sales data from Land Registry over the year 2018.

149. The calculation is therefore:

- Value of an 'entry level dwelling' = £154,500;
- Purchase deposit = £15,450 @10% of value;
- Value of dwelling for mortgage purposes = £139,050;
- Loan to income ratio = value of dwelling for mortgage purposes divided by 3.5;
- **Purchase threshold = £39,729.**

ii) Private Rented Sector (PRS)

150. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. Households are deemed able to afford a private rented property if the lower quartile private rent does not exceed 25% of gross household income for households with incomes of less than £40,000 per annum, or 30% of gross household income for households with incomes of more than £40,000 per annum.

151. It is assumed that lower quartile private rent equates to the average rent paid in the Neighbourhood Plan area for a two-bedroom dwelling (enough living space for two or three individuals). In order to be in conformity with the Government guidance on overcrowding,²⁵ such a home would require three habitable rooms (a flat or house with two bedrooms).

152. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Plan area. The best available data is derived from properties available for rent within the BD16 postcode area, which covers a larger area than the Plan area itself but can be used as a reasonable proxy for it. Moreover, because it forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings.

153. According to [home.co.uk](https://www.home.co.uk), there are 6 two-bed properties currently listed for rent within 1.5 miles of Harden Village, with an average price of £591 per calendar month.

154. It is possible to derive from this data the estimated income threshold for private rental sector dwellings in the Neighbourhood Plan area; the calculation is therefore:

- Annual rent = £581 x 12 = £6,972;
- Multiplied by 4 (so that no more than 25% of income is spent on rent) = £27,888;
- **Income threshold (private rental sector) = £27,888.**

²⁴ 'Entry-level dwelling' can be understood to comprise a property that costs the average value of dwellings falling into the lower quartile of house prices in the Neighbourhood Plan area, as set out in the Tenure and Affordability chapter above.

²⁵ This is based on the concept of the 'room standard', which indicates a dwelling is legally overcrowded if two people of the opposite sex have to share a room to sleep in (this does not apply when couples share a room). See: http://england.shelter.org.uk/housing_advice/repairs/overcrowding

155. The NPPF 2019 acknowledges that build-to-rent dwellings have a role to play in providing affordable market homes and may meet affordable housing need where they include a component of affordable private rent.

A.3 Affordable Housing

156. There are a range of tenures that constitute the definition of Affordable Housing within the 2019 NPPF: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership.

157. This variety of tenures reflects an ambition by the Government to provide a pathway to home ownership for more households, as well as introducing market principles into the provision of subsidised housing for rent. The aim is to divide affordable housing into a series of products designed to appeal to different sectors of the market and, by changing eligibility criteria, bring rents closer in line with people’s ability to pay.

158. We consider each of the affordable housing tenures in turn.

i) Social rent

159. Rents in socially rented properties reflect a ‘formula rent’ based on a combination of individual property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on low incomes and is subject to strict eligibility criteria.

160. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for Harden Village. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Bradford City Council in the table below.

161. To determine the income needed, it is assumed that no more than 25% of income should be spent on rent.

162. In line with the approach taken above, that a 2 bedroom dwelling can be considered entry-level, the cost to afford a 2 bedroom property of £16,363 is taken forward here.

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds
Average social rent PCM	£69	£79	£89	£104
Annual average	£3,599	£4,091	£4,630	£5,403
Income needed	£13,980	£16,363	£18,520	£21,613

Source: Homes England, AECOM Calculations

ii) Affordable rent

163. Affordable rent is controlled at no more than 80% of the local market rent. As demonstrated in this report, the annual entry-level rent in Harden Village is £6,972. In the event of a 20% reduction in rent to £5,578, the income threshold would reduce to an estimated **£22,310**. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000). Even an 80% discount on the market rent may not be sufficient to ensure that households can afford it, particularly when they are dependent on benefits. RPs in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.

iii) Intermediate tenures

164. Intermediate housing includes homes for sale and rent provided at a cost above social rent, but below market levels, subject to the criteria in the affordable housing definition above. They can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

Shared ownership

165. Shared ownership involves the purchaser buying an initial share in a property typically of between 25% and 75% and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the leaseholder can be varied by 'staircasing'. Generally, staircasing will be upward, thereby increasing the share owned over time.
166. In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.
167. To determine the affordability of shared ownership, calculations are based on the lower quartile house price of £154,000.²⁶ The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 25% of the income on rent (as for the income threshold for the private rental sector).
168. A 25% equity share of £154,000 is £38,625, from which a 10% deposit of £3,863 is deducted. The mortgage cost of £34,763 (£38,625 - £3,863) is then divided by 3.5. To secure a mortgage of £34,763, an annual income of £9,932 (£34,763 / 3.5) is therefore needed. In addition to mortgage costs, rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £115,875. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which is £2,897 and requires an income of £11,588 (multiplied by 4 so that no more than 25% of income is spent on rent). Therefore, an income of around **£21,250** (£9,932 + £11,588) is required to afford a 25% shared equity purchase of an entry-level home.
169. A 50% equity share of £154,000 is £77,250, from which a 10% deposit of £7,725 may be deducted. The mortgage cost of £69,525 (£77,250 - £7,725) is then divided by 3.5. To secure a mortgage of £69,525, an annual income of £19,864 (£69,525 / 3.5) is therefore needed. In addition to the mortgage costs, rent is charged on the remaining 50% shared ownership equity, comprising the unsold value of £77,250. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which corresponds to £1,931, requiring an income of £7,725 (multiplied by 4 so that no more than 25% of income is spent on rent). Therefore, an annual income of around **£27,589** (£19,864 + £7,725) is required to afford a 50% shared equity purchase of an entry-level home.
170. A 75% equity share of £154,000 is £115,875, from which a 10% deposit of £11,588 can be deducted. The mortgage cost of £104,288 (£115,875 - £11,588) is then divided by 3.5. To secure a mortgage of £104,288, an annual income of £29,796 (£104,288 / 3.5) is therefore needed. In addition to the mortgage costs, rent is charged on the remaining 25% shared ownership equity, comprising the unsold value of £38,625. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which corresponds to £966, requiring an income of £3,863 (multiplied by 4 so that no more than 25% of income is spent on rent). Therefore, an annual income of around **£33,659** (£29,796 + £3,863) is required to afford a 75% shared equity purchase of an entry-level home.

²⁶ It is important to note that this is based on new build sales only. The current shared ownership models are only available for new build homes, with the assumed cost therefore differing from the cost of open market housing, which also includes property re-sale.

Appendix B : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

c) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods²⁷.

Age-Restricted General Market Housing

²⁷ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

A type of housing which is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, overcrowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard²⁸

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order²⁹

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

Concealed Families (Census definition)³⁰

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

²⁸ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

²⁹ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

³⁰ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

Extra Care Housing or Housing-With-Care

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms);

or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need (NPPF definition)

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example, for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years³¹, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

³¹ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living "rent free". Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Residential Care Homes and Nursing Homes

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75%, and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing³²

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service')

³² See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.³³

³³ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

