

Subject: Rossendale Housing Needs &
Market Assessment Update 2007

Status: For Publication

Report to: Cabinet

Date: 12th December 2007

Report of: Head of Regeneration

Portfolio

Holder: Regenerating and Promoting Rossendale

Key Decision: No

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

1.1 To advise Members of the outcomes from the update report to the Housing Needs & Market Assessment.

2. CORPORATE PRIORITIES

2.1 The matters discussed in this report impact directly on the following corporate priorities and associated corporate objective.

- Delivering Quality Services to Customers (Customers, Improvement)
- Delivering Regeneration across the Borough (Economy, Housing)
- Improving health and well being across the Borough (Health, Housing)

3. RISK ASSESSMENT IMPLICATIONS

3.1 There are no specific risk issues for members to consider arising from this report.

4. BACKGROUND AND OPTIONS

- 4.1 In June 2004 the Executive agreed to commission a Housing Needs & Market Assessment for the Borough to inform the development of both the Housing Strategy and emerging planning policy. The report was published in May 2005 and identified a range of needs reflecting the imbalances between market supply and household aspirations.
- 4.2 In view of the changing housing market and national guidance an update to this report has been undertaken in September 2007. The report has drawn upon the original 2004/5 Housing Need and Market Assessment and provided updated information on affordable housing requirements in the light of changing house prices and decreasing capacity of the social rented sector.
- 4.3 The update is framed around the core outputs contained within the CLG guidance relating to Strategic Housing Market Assessments which are listed in the following table:

Strategic Housing Market Assessment core outputs	
1	Estimates of current dwelling in terms of size, type, condition, tenure
2	Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price\affordability. Description of key drivers underpinning the housing market and the nature of the market cycle
3	Estimate of total future number of households
4	Estimate of current number of households in housing need
5	Estimate of future households that will require affordable housing
6	Estimate of future households requiring market housing (including a profile of household types, and the size and type of housing required)
7	Estimate of the size of affordable housing required including the likely profile of household types requiring affordable housing and the size, type and tenure required (social rented or intermediate)
8	Estimate of household groups who have particular housing requirements e.g., older people, black and minority ethnic groups and disabled people

4.4 It also provides:-

- An update on the strategic context (specifically in relation to the North West Regional Housing Strategy, Regional Spatial Strategy);
- Updates for the evidence base on affordable requirements;
- Policy guidance on delivering additional affordable housing

4.5 The main findings of the report are:-

- There continues to be a need for affordable housing across Rossendale and, given increasing house prices and reducing social rented capacity, the need for affordable housing has increased since the 2004/5 survey.
- Since 2004/5, the affordability situation in Rossendale has worsened and the annual shortfall has increased from 70 to 105. All key service centres are experiencing affordable housing shortfalls.
- It recommends that the Council seeks a minimum 30% affordable housing target across the district. It also suggests that between 10% and 20% of new provision should be intermediate tenure.
- Rossendale has strong functional linkages with Greater Manchester which are demonstrated in travel to work and migration data.

4.6 The report also provides the core outputs required by the CLG as specified in the Strategic Housing Market Assessment Guidance published in April 2007. The Council is therefore in a strong position to continue to develop appropriate planning and housing policies to respond to the needs of local communities based on robust and sound evidence.

5. COMMENTS OF THE HEAD OF FINANCE

5.1 Under the terms of the Councils 2006 housing stock transfer, any amounts received over £4.5m through preserved rights to buy are to be allocated to projects to increase the supply of affordable housings as agreed between the Council and Green Vale Homes.

6. COMMENTS OF THE EXECUTIVE DIRECTOR OF REGULATORY SERVICES

6.1 This update provides important information in relation to an output of delivering quality services to customers.

7. COMMENTS OF THE HEAD OF PEOPLE AND ORGANISATIONAL DEVELOPMENT

7.1 There are no specific HR implications.

8. CONCLUSION

8.1 The Housing Needs & Market Assessment update provides valuable information to enable the Council to deliver appropriate levels of affordable housing across the Borough.

8.2 The information provided in the report will strengthen the evidence base within the emerging Core Strategy and Interim Housing Policy.

9. RECOMMENDATIONS

9.1 That the report be noted.

9.2 That the information forms part of the evidence base for the emerging Core Strategy and Interim Housing Policy.

10. CONSULTATION CARRIED OUT

10.1 Executive Director of Regulatory Services.

11. EQUALITY IMPACT ASSESSMENT

Is an Equality Impact Assessment required Yes

Is an Equality Impact Assessment attached No

Contact Officer	
Name	Steve Jackson
Position	Housing Market Renewal Manager
Service / Team	Regeneration
Telephone	01706 252401
Email address	stephenjackson@rossendalebc.gov.uk

Either

Background Papers	
Document	Place of Inspection
Rossendale HMA Update 2007	Attached