

Committee: Local Plan Working group
Date: 9th August 2013
Title: Strategic Housing Market Assessment
Update 2012
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Summary

1. The Strategic Housing Market Assessment (SHMA) Update 2012, updates the findings contained in the SHMA 2008.
2. The SHMA 2008 study area covered Brentwood, Broxbourne, East Herts, Epping Forest, Harlow and Uttlesford. This 2012 version represents an update of the original study for the London Commuter Belt East (LCB East) only, namely, East Herts, Epping Forest, Harlow and Uttlesford.
3. The SHMA 2012 considers the following issues:
 - § The existing housing stock of the area
 - § Property prices and affordability
 - § The role of the private rented sector in meeting housing need
 - § The impact of government policy changes since 2010
 - § Current housing need, and
 - § Future housing requirements to 2033, including scenario testing.

Recommendations

4. To note the SHMA update report

Financial Implications

5. None

Background Papers

6. None

Impact

7.

Communication/Consultation	Report will be made available on website
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	Sustainability issues are considered in terms of tenure mix and dwelling size
Ward-specific impacts	All
Workforce/Workplace	N/A

Situation

1. The SHMA is a framework that Local Authorities follow to develop a good understanding of how housing markets operate. It promotes an approach to assessing housing need and demand which provides a wider evidence base for the development of housing and planning policies.
2. However, the evidence provided in the SHMA should not be viewed in isolation and its results on their own cannot be used in support of development applications, as it does not set housing or planning policy.
3. Some headline findings in the SHMA Update 2012 include:
 - The overwhelming majority of new housing stock developed since 2011 have been registered for Council Tax in bands C to G.
 - In Uttlesford, only around 10% of the stock sells for under £150,000, with around 50% selling for more than £250,000.
 - Based on 2011/12 house prices, the trend in terms of dwelling tenure is, market housing (46.1%), Intermediate housing (36.5%) and Affordable Rented (17.4%). This is in line with the 2008 findings.
 - In terms of dwelling types, market housing trends are for 3 bedroom dwellings and larger, whilst 1, 2 and 3 bedroom dwellings are required for Affordable Rent.
 - Further detail is contained within the document attached to this report.

Risk Analysis

4.

Risk	Likelihood	Impact	Mitigating actions
SHMA does not inform current Housing and Planning Policies	1 – little or no risk or impact	Policies challenged at planning application stage	Update SHMA periodically

- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.