

Note from WMRA to the WMRSS Phase Two EiP Panel - 18 May 2009

**Update on the work by the Cambridge Centre for Housing and Planning
Research in relation to affordable housing**

The attached updated Table 3 has been prepared at the request of the Panel on 13th May 2009 to illustrate the implications of the findings of the study on housing demand and need in the West Midlands, prepared by the Cambridge Centre for Housing & Planning Research (CCHPR) for the West Midlands Regional Assembly (EXAM 26). This work was published in April 2009 and updates an earlier report published in 2007.

The output is from a demographic model which uses the CLG 2006-based household projections but amended to reflect the views of the CCHPR on the likely validity of the CLG output: i.e. a potential growth in households of around 390,000, 2006-2026¹. The CCHPR model estimates the split of these projections between the market and social sector on the basis of the propensity of households to require accommodation in the different sectors depending on their age and previous tenure occupied. An estimate is also made of the requirement for intermediate housing, taken partly from within the market sector and partly from within the social sector. Like output from other models, the output from CCHPR is what would happen on the basis of past trends, given a certain set of demographic, economic and social assumptions. It does not reflect past achievement or consider future deliverability of affordable housing. As such it provides part of the evidence base for the context of developing policies but is not in itself a determinant of policy.

Table 3 in the RSS Preferred Option describes output from the Cambridge model alongside the estimate of demolitions from Table 2 of the RSS document. As such, the attached table provides an update.

The proposals for each Housing Market Area set out in Policy CF7 in the Preferred Option are policy and, as such, it would not be appropriate for the Assembly to change the figures at this stage and Assembly officers do not have a mandate to do this.

¹ This is equivalent to 411,000 dwellings over 20 years, if second homes and vacancies are included as set out in Table 7 of the Cambridge report (EXAM 26). The additional projection of dwellings required, in relation to second homes and vacancies, only applies to the market sector.

Update of Table 3 RSS Preferred Option: Annual need for social housing for rent and affordable intermediate housing:

Sub Regional Housing Market Areas (from RHS 2005)	Demography and replacing 'right to buy' Numbers of units p.a.	Re-housing from number of units demolished p.a.
North HMA	935	300
Central HMA	5,390	3,000
South HMA	1,640	100
West HMA	835	100
Total	8,800	3,500

Demography and replacing 'right to buy' Numbers of units p.a. these are revised figures from the RSS Phase 2 Preferred Option Table 3. Figures are based on Table 10 'Estimate of newly arising demand and need in Unitary Authorities and Districts in the West Midlands in 2006-2026: three sector analysis. Report: 'Housing demand and need in the West Midlands: 2009 revision to regional estimates for 2006-2026'. April 2009, Centre for Housing and Planning Research, Department of Land Economy, University of Cambridge [Exam 26]

Re-housing from number of units demolished p.a. column is as printed in the original RSS Phase 2 Preferred Option Table 3. Given the very uncertain economic and future public spending position there is no secure basis for changing the expectations on demolition from the advice which informed the Preferred Option.