

# Housing Needs Assessment



**STROUD  
DISTRICT  
COUNCIL**  
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## Stroud District Council



**June 2010**

*fordham*  
RESEARCH



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# Executive Summary

## Introduction

- S1 This report details the findings of the Housing Needs Assessment carried out in Stroud District, using data from the Housing Survey carried out across Gloucestershire in 2009, alongside a variety of data and information from other sources.
- S2 Where relevant the report follows Government advice given in Planning Policy Statement 3 (PPS3): Housing (Nov 2006) and its Practice Guidance (published in March and August 2007). The former provides the formal requirements for assessment and the latter provides detailed suggestions as to how to produce the requirements. The report therefore provides policy relevant outputs which can sensibly be translated into a range of strategies and will be an important input to both regional strategies and the Local Development Framework (LDF) process.
- S3 In particular this report concentrates on the need for affordable housing and the supply and demand for housing across all tenure groups. In addition to a wide range of valuable background information, it provides the key requirements of PPS3 (para 22).

## Data collection

- S4 A major part of the study process was the completion of the primary data collection via postal surveys carried out across the District. In total 2,063 households in Stroud took part in the survey, out of a sample of 8,000, giving a response rate of 25.8%. This is good for this type of survey and enables robust conclusions to be drawn. The survey covered a wide range of issues including questions about:
- Current housing circumstances
  - Past moves
  - Future housing intentions
  - Requirements of newly forming households
  - Income, savings and equity
  - Support needs
- S5 Information from the survey, along with data from other sources, has been used throughout the report to make estimates about the future housing requirements in the District. The number of responses provided sufficient data to allow complete, accurate and detailed analysis of needs across the District.

S6 Overall it is estimated that there are approximately 47,784 households in the District. Of these households, 77.5% are currently owner-occupiers, with 14.2% living in the social rented sector and 8.3% in the private rented sector.

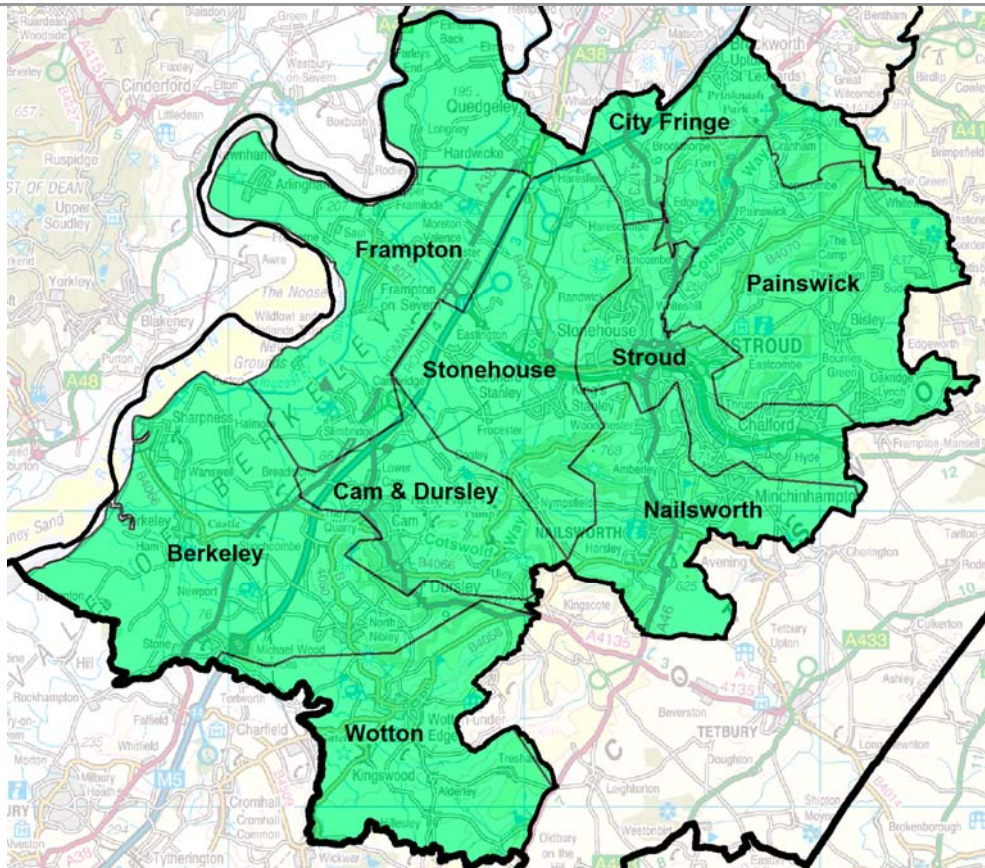
Tenure	Total number of households	% of households	Number of returns	% of returns
Owner-occupied (no mortgage)	19,347	40.5%	942	45.7%
Owner-occupied (with mortgage)*	17,679	37.0%	722	35.0%
Social rented**	6,789	14.2%	226	11.0%
Private rented	3,969	8.3%	173	8.4%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

\* includes shared ownership \*\* includes intermediate rent

Source: Fordham Research Gloucestershire household survey (2009)

S7 Sufficient data was collected to enable analysis by sub-area; this has been provided at various points throughout the report and in Appendix A1.

Figure S1 Sub-areas of Stroud



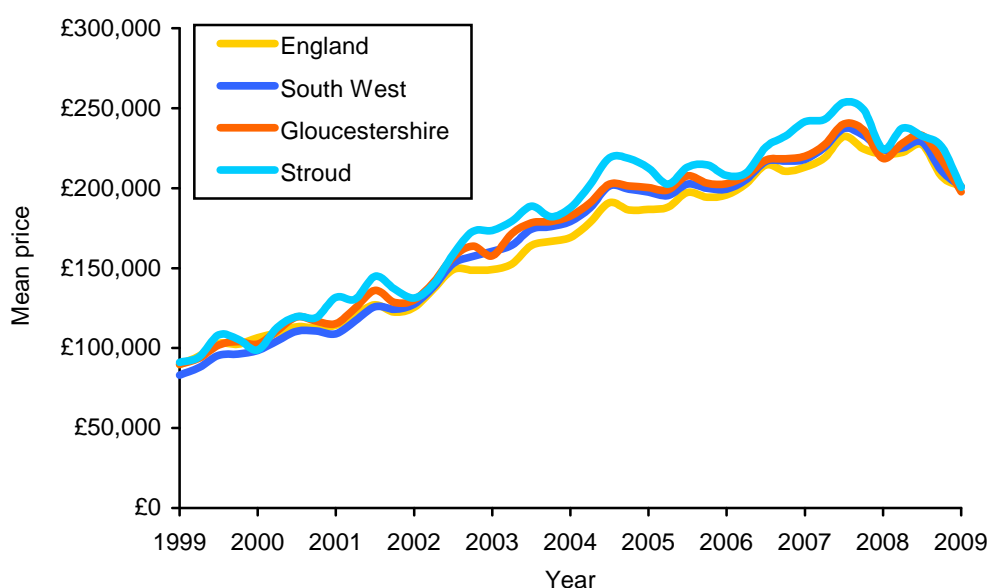
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ONS Boundary Data, Fordham Research (2009), Source: Stroud District Council (2009)

## The Local Housing Market

- S8 A key part of the project was an assessment of the local housing market. Information was drawn from a range of sources including the Land Registry and accommodation advertised for rent and for sale online.
- S9 Land Registry data for the first quarter of 2009 suggests that the average property price in Stroud (£200,473) is slightly above than the county average, but very close to the regional and national averages.
- S10 It is worth noting that Stroud's dwellings tend to be slightly larger than the County average; however despite this further investigation suggested that a like-for-like price comparison between two similar properties would be unlikely to alter the relative position of the District substantially.
- S11 Despite the recent downward trend in prices, there has been a substantial net increase in house prices over the last ten years (120%, to the first quarter of 2009). The clearest impact of the economic downturn has been in terms of sales; the number of properties sold has fallen significantly and in the first quarter of 2009 was down 45% on the same quarter in 2008.

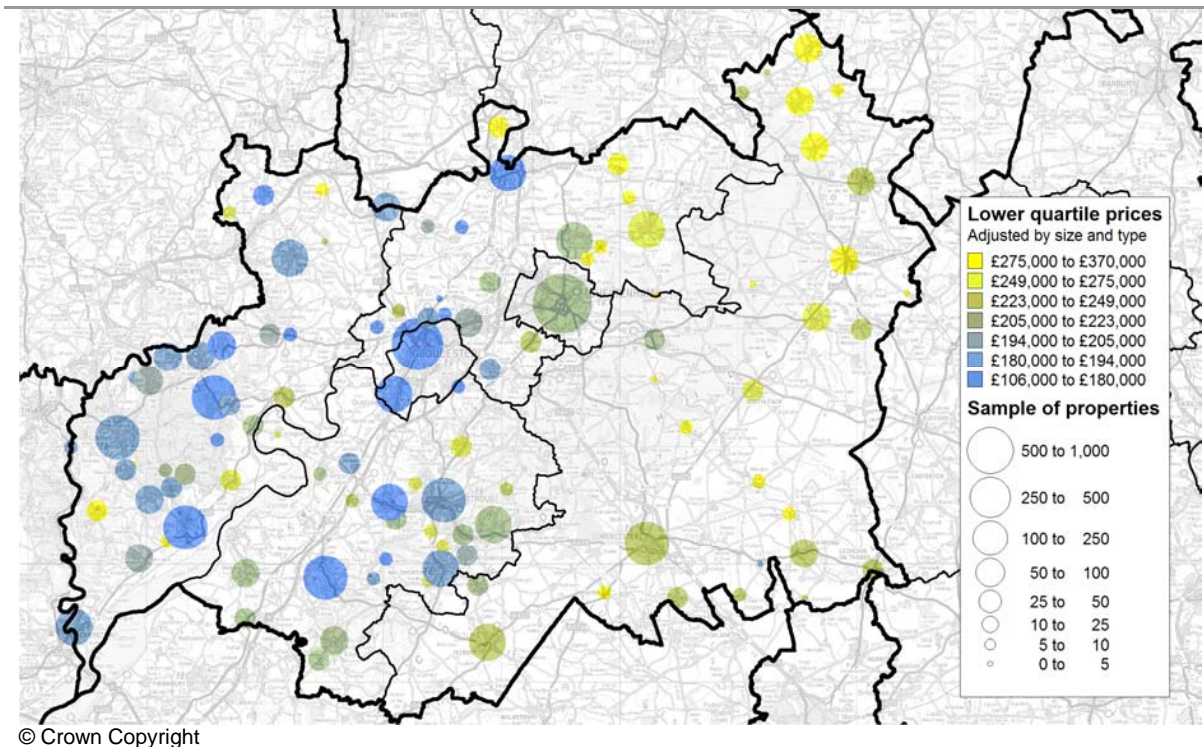
**Figure S2 Changes in mean house prices in Stroud: Q1 1999 – Q1 2009**



Source: CLG / Land Registry (1999-2009)

- S12 An online survey of prices and rents offered by estate and letting agents operating across Gloucestershire was used to generate estimates of the minimum costs of housing to both buy and rent. The results of this survey for the County, in terms of overall lower quartile prices, are shown on the map below.

**Figure S3 Lower quartile residential property prices in Gloucestershire**

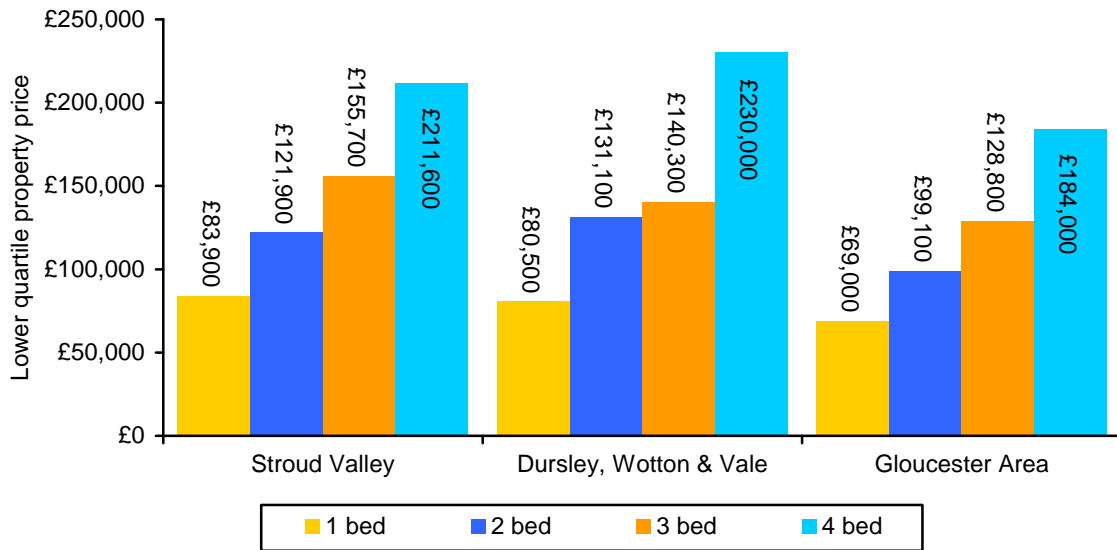


Source: rightmove.co.uk (09/07/09), Fordham Research (2009), ONS Boundary Data

- S13 For the assessment of affordability, the county was split into areas based upon proximity to major towns or cities. This enabled a breakdown of prices by size of property to be made. Rural areas relatively distant from major towns were aggregated into broader price-based areas.
- S14 These areas do not conform to Local Authority boundaries, reflecting the fact that a household in unsuitable housing could quite easily cross such a boundary if this made it possible for them to afford suitable housing. However, it is likely they would need to remain within reasonable commuting distance of their existing employment, social networks and/or family. A map of these areas is provided in Chapter 3.
- S15 The overall results for Stroud are shown below.

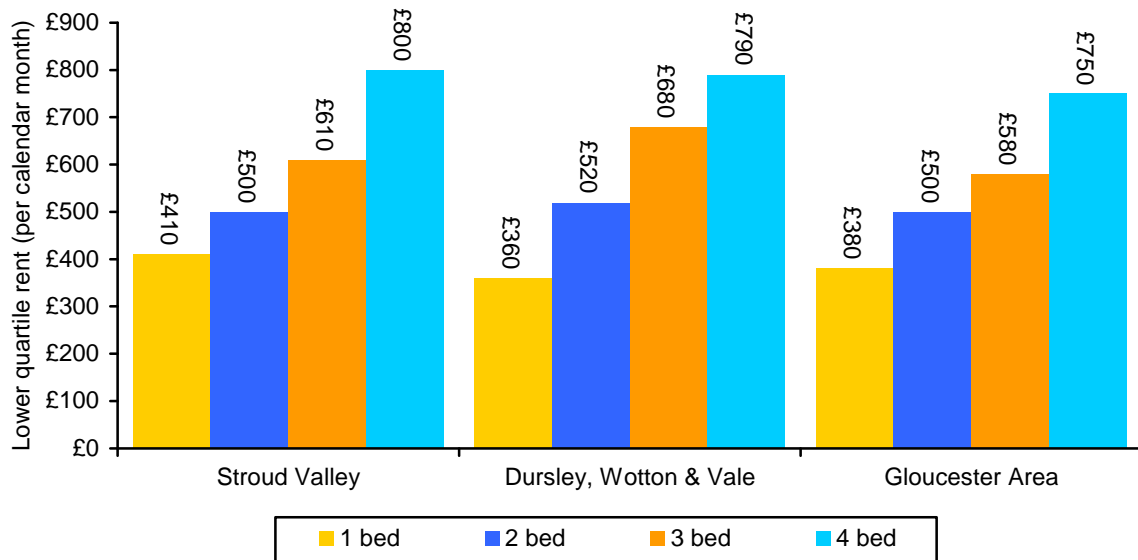


**Figure S4 Entry-level market prices in areas of Stroud**



Source: rightmove.co.uk (09/07/09), Fordham Research (2009)

**Figure S5 Entry-level market rents in areas of Stroud**



Source: rightmove.co.uk (09/07/09), Fordham Research (2009)

S16 This information about minimum prices and rents was used along with financial information, including income, savings and equity, collected in the household survey, to make estimates of households' ability to afford market housing without the need for subsidy.

## Key survey findings

S17 Using data from the household survey it is possible to provide a detailed picture of the profile of local households and their dwellings. The nature of the current stock is an important consideration in identifying gaps in the market and for providing information about potential future requirements. Below we highlight some key findings from the household survey:

- A total of 40.7% of households lived in detached accommodation, while only 9.8% lived in flats, well below the 17% recorded nationally.
- About 29.9% of all households are 'pensioner-only', but only about 26.1% contain children.
- Analysis of household moves in the last two years shows that private rented tenants are the most mobile; around 37.5% had moved home in the past year, compared to just 10.8% of owner-occupiers.
- 40.2% of all moves involved the private rented sector – households moving into it, out of it or within it – despite only 8.3% of dwellings in the District being in this sector.
- The level of overcrowding recorded in Stroud, at 1.6%, is well below the national average of 2.5%.
- The proportion of households containing an employed person varied significantly across tenures. While nearly all (93.6%) households with a mortgage contained an employed person, this fell to 36.6% in the social rented sector, while 53.6% of owner-occupiers without a mortgage were retired.
- Of recent movers, those buying with a mortgage had the highest housing costs, at a median of £8,060 per annum, while those renting privately paid less at £7,019, although still far more than social renters, at £4,134.

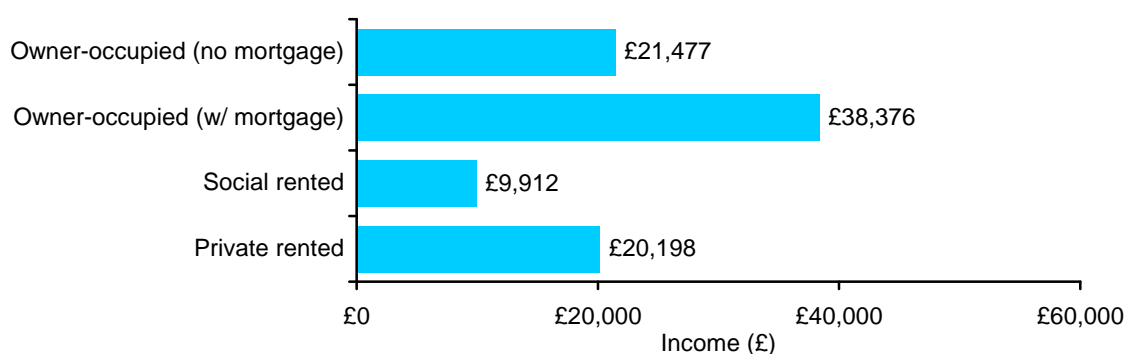
S18 The survey also sought to examine the moving intentions of existing households needing or likely to move in the next two years, as well as new households needing or likely to form from households resident in the District over the next two years. Key findings in relation to these two groups of moving households include:

- A total of 16.2% of existing households (7,757) state a need or likelihood of moving home over the next two years.
- 70.3% of these households expect to remain in Stroud, although only 69.0% would prefer to do so.
- The survey estimates that there are 4,524 households who need or are likely to form from households in the District over the next two years, based upon information from survey respondents (heads of host households).
- Newly forming households are much less likely to want to remain in the District, with a clear majority both preferring and expecting to move out of the District.

## Financial information

- S19 A key part of any Housing Needs Assessment is the consideration of the financial situation of households. Data was therefore collected in the survey looking at a range of financial information which cannot be obtained from secondary sources.
- S20 Survey results for household income in Stroud estimate the median gross household income level to be £24,209 per annum, excluding any housing related benefits. It is worth noting that households containing at least one person in current employment had a median income of £34,032.

**Figure S6 Median income levels\* by tenure**



\* Annual gross household income including benefits (except Local Housing Allowance)

Source: Fordham Research Gloucestershire household survey (2009)

- S21 The survey also collected data about households' savings and equity levels. It is estimated that the median level of savings in Stroud is £6,647 and the median level of equity is £160,225, for those owning their property (with or without a mortgage).

## Housing need - background

- S22 A key part of the study was to look at affordable housing requirements. To do this the report has closely followed guidance set out by CLG (*Strategic Housing Market Assessments: Practice Guidance*, August 2007). The Guidance sets out methods for looking at both the backlog of need and future need and in this report both have been addressed separately.

S23 In broad terms the assessment of need, which takes account of both the need for and supply of affordable housing, can be split into the following four categories for analysis:

- Current (i.e. backlog) need
- Available stock to offset need
- Newly arising (i.e. future) need
- Future supply of affordable units

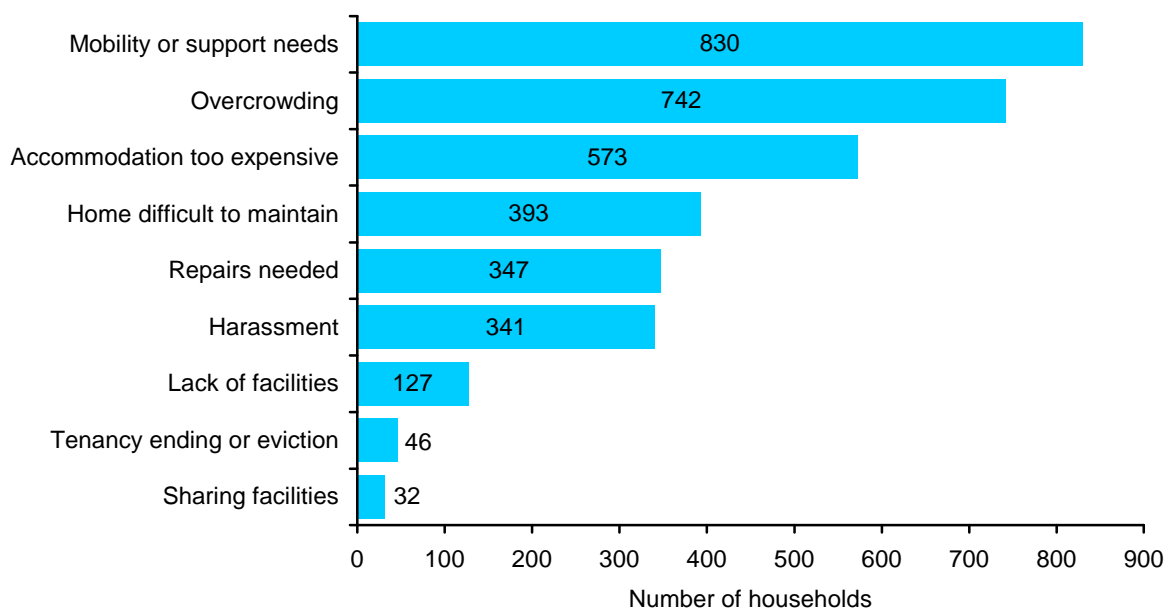
### Calculating the CLG housing need figure

S24 Survey data suggests that 2,593 households (5.4%) in the District are currently living in unsuitable housing. The main reasons for this are mobility/support needs, overcrowding, and expense of accommodation.

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**Figure S7 Reasons for unsuitability of housing in Stroud**

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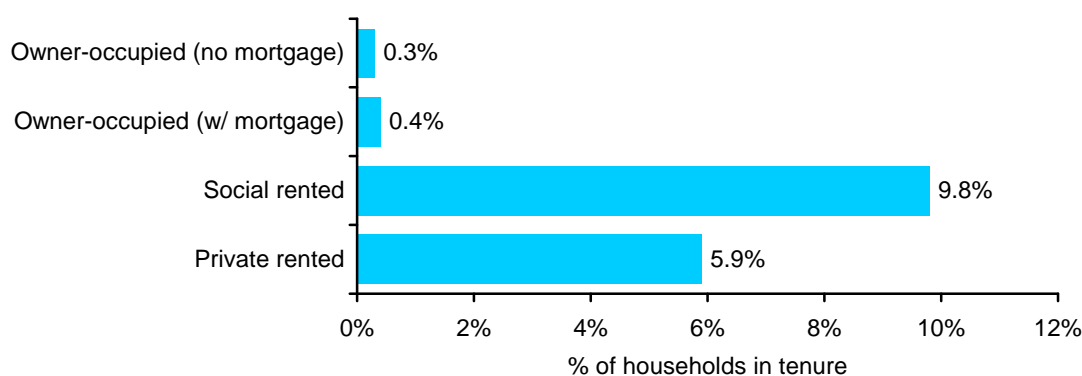


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Source: Fordham Research Gloucestershire household survey (2009)

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S25 Overall, it was estimated that 1,571 of the 2,593 households would need to move home to find a solution to the unsuitability of their housing. Of these households, an estimated 1,025 could not afford a suitable solution in the housing market without some form of subsidy and were therefore considered to be in current housing need. In total an estimated 64.7% of households in current need are found in the social rented sector and 22.8% in the private rented sector.

**Figure S8 Levels of current (backlog) need by tenure**

Source: Fordham Research Gloucestershire household survey (2009)

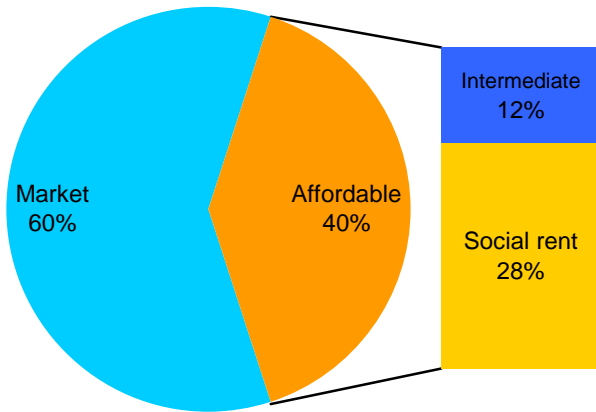
- S26 Taking into account the two homeless households who would not have been picked up by the household-based survey, brings the total estimated current need figure is 1,027.
- S27 It is estimated that at the time of the survey there was a current stock of affordable housing of 791 units which could be used to meet this need. This includes dwellings becoming available as households in the social rented sector move to different dwellings. Hence it is estimated that the net backlog of need for affordable housing is around 236 units (1,027 – 791).
- S28 The future need for affordable housing has been based on survey information about past household behaviour in terms of moves to different accommodation. The future need for affordable housing is split into two categories:
- New households formation (× proportion unable to buy or rent in market)
  - Existing households falling into need
- S29 The data suggests that on an annual basis there will be about 245 newly forming households requiring affordable housing and a further estimated 564 existing households. The total gross future need for affordable housing is therefore estimated to be 809 units per annum.
- S30 The supply of affordable housing to meet this need has also been estimated from the supply provided in the 2007-09 period. This data suggests that the current stock of affordable housing is likely to provide around 463 units per annum. This generates a total shortfall, or net future housing need, of approximately 346 units (809 – 463 = 346).
- S31 Assuming that the backlog of need is to be met over five years, the estimated annual CLG need figure for additional affordable housing units is therefore **393** ((236 ÷ 5) + 346).

- S32 However, taking into consideration the balance between intermediate tenures and social rented housing, it becomes clear that some need is concealed by the methodology. The supply of affordable housing includes 31 units of shared ownership each year, even though none of those surveyed as being in CLG-defined housing need could afford this type of housing.
- S33 On one level, this is not necessarily a problem; shared ownership housing is not intended to serve the same function as social rented housing and also has the purpose of helping households onto the housing ladder even if they might be able to afford to rent privately. However, since this additional shared ownership housing is not going toward meeting CLG-defined housing need, it does increase the overall CLG housing need figure to **424** units per annum.
- S34 The intermediate housing analysis suggests that an appropriate balance for new construction (in addition to that already planned, which includes some shared ownership) would be 35% intermediate rent and 65% social rented.
- S35 However, given the policy situation in Stroud, it is also critical to consider how much CLG-defined housing need might be transferred into the District from Gloucester. The latest available policy information from the 2008 *Proposed Changes to the South West Draft Regional Spatial Strategy* (RSS) suggests meeting 17% of Gloucester's housing requirements on land within the District of Stroud (including market and affordable housing of all types). If this distribution were also applied to affordable housing provision, a need for 146 units would be transferred from Gloucester, bringing the total CLG need figure for affordable housing in Stroud to **570**, with 69% of this social rented and 31% intermediate rented.
- S36 Levels of gross housing need are not evenly distributed across the District, with much higher levels in Stroud, Cam & Dursley than in Painswick, City Fringe (bordering Gloucester), Wotton and Frampton sub-areas. It should be noted that this is where the need arises, not necessarily where it should be met.

## Balancing the market and PPS3 outputs

- S37 The previous analysis looked at the need for affordable housing in isolation. However, considering the market and affordable sectors together is essential to provide the necessary information to support policy. Therefore a further analysis has been carried out which looks at demand across the whole housing market.
- S38 The 'Balancing Housing Markets' (BHM) assessment looks at the whole local housing market, considering the extent to which demand is 'balanced' across tenure and property size. It also considers the long term requirements for the market, over a twenty year period. This is an important exercise because there is a lag in the planning system, which means that it is not possible to respond immediately to imbalances between the nature of accommodation required and the stock currently available.
- S39 The model uses the ONS (Office for National Statistics) 2006-based demographic projections to build up an estimated profile of the households in the District in 2009 and 2029, and considers the housing that would be required to house the future households in similar conditions to the present day, with some modifications, primarily to take account of the need for households to live in adequate accommodation.
- S40 Due to the circumstances in Stroud, where significant build is anticipated in part of the District to cater for the future growth of Gloucester, the District was split into two areas, in order to recommend an appropriate balance of housing types and sizes for both the urban extensions in the north of the District as well as new build elsewhere.
- S41 The results of the BHM model were combined with the outputs of the CLG model, taking into account the likely range of policies realistically available to Stroud District Council.
- S42 The two tables below show the overall results of this process for Stroud, structured to cover the requirements of PPS3 (paragraph 22).
- S43 Delivering these targets in practice would require varying the target for individual sites; the figures are a percentage of all new build. It is particularly important to mention that if a significant number of sites are exempted from the requirement, for example due to their small size, this would need to be made up for by a higher requirement on other sites. Some consideration will also need to be given to whether the targets are economically viable; however that is beyond the scope of this study.
- S44 The figures also exclude currently proposed newbuild and potential supply from bringing vacant property back into use. Any such initiatives should be subtracted from the total new build. In addition there may be other policy considerations the Council may wish to take into account, for example aiming to prioritise housing catering to particular household types.

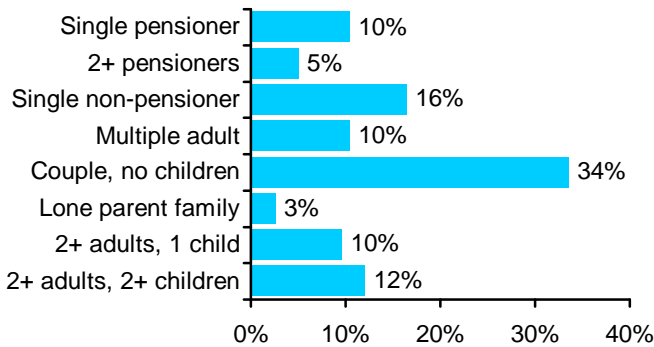
**Figure S9 Estimated PPS3 requirements: Stroud and Dursley area**



**Mix of housing required**

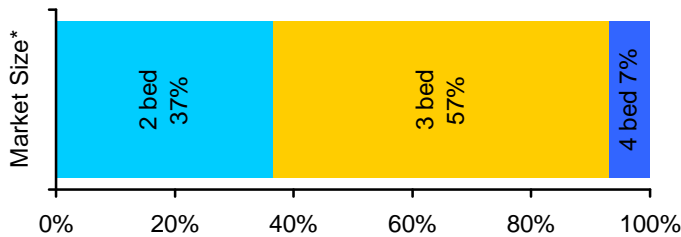
60% of new housing should be market and 40% affordable.

Within the affordable sector, this could be broken down to 30% intermediate rented and 70% social rented, making social rented housing 28% of the total construction.

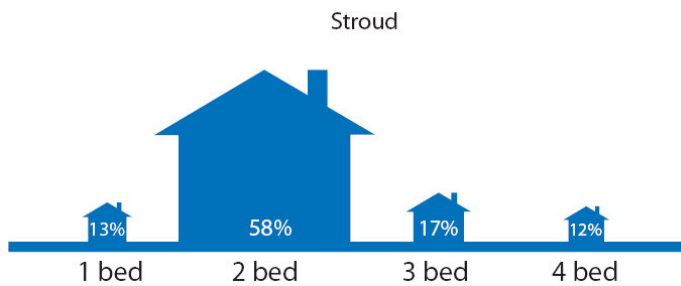


**Market housing demand**

About 34% of market demand across the Stroud and Dursley area originates from couples without children.



The estimated requirement is for 56% of new market housing to be three bedroom, 37% two bedroom and just 7% four bedroom. No requirement for further one bedroom housing was found.



**Affordable housing requirement**

The requirement for affordable housing in Stroud is more than half (58%) for two bedroom units, with 17% three bedroom, 13% one bedroom and 12% four bedroom.

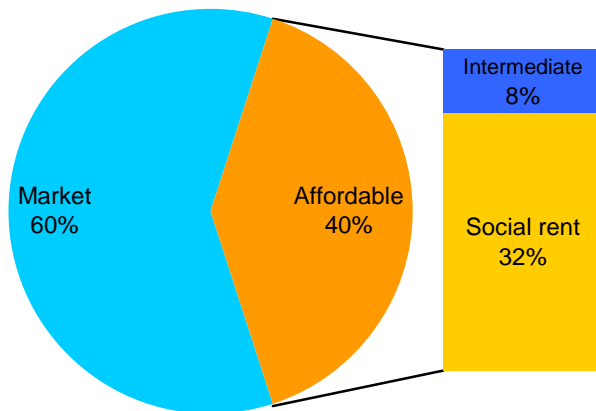
Due to the small sample, separate results for appropriate sizes of intermediate accommodation could not be obtained from the survey.

Various secondary sources, Fordham Research (2009)

Source: Fordham Research Gloucestershire household survey (2009),



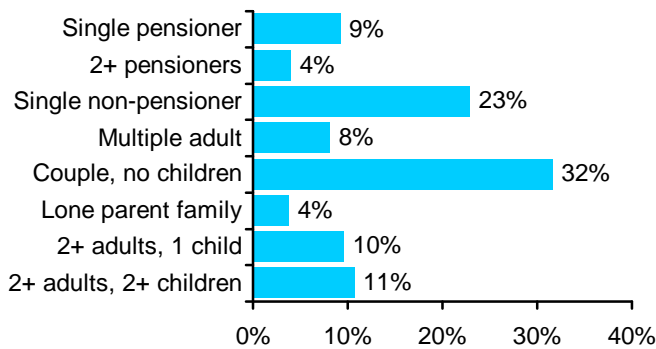
**Figure S10 Estimated PPS3 requirements: Gloucester area**



**Mix of housing required**

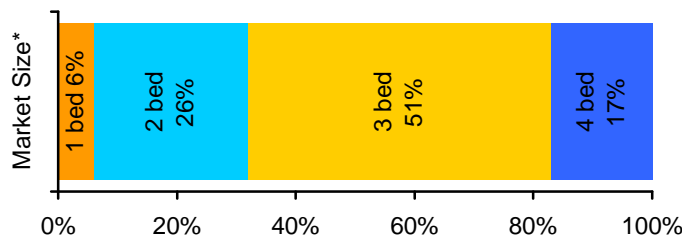
60% of new housing should be market and 40% affordable.

Within the affordable sector, this could be broken down to 20% intermediate rented and 80% social rented, making social rented housing 32% of the total construction.

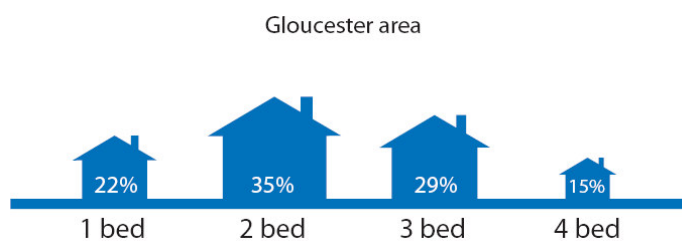


**Market housing demand**

About 32% of market demand originates from couples without children; a further 23% comes from single non-pensioner households.



The estimated requirement is for 77% of new market housing to be two or three bedroom, 17% four bedroom and just 6% one bedroom.



**Affordable housing requirement**

Two bedroom properties make up more than a third of the requirement (35%), with 29% three bed, 22% one bed and 14% four bed.

Due to the small sample, separate results for appropriate sizes of intermediate accommodation could not be obtained from the survey.

Various secondary sources, Fordham Research (2009)

Source: Fordham Research Gloucestershire household survey (2009),

## The needs of particular groups

S45 In addition to the main analysis of housing need, the study addressed particular client groups that may have specific housing requirements. Although such groups do not necessarily represent households in need as defined by the Guidance, it is important for the Council to have information on them in order to inform specific policies and service provision.

S46 Key findings include:

### **Support needs households**

- There are an estimated 7,441 households (15.6%) in Stroud with one or more members in an identified support needs group.
- The most common categories of support need were having a medical condition (9.6% of all households), a physical disability (7.2%), or being frail and elderly (4.4%).
- The most requested housing improvements were for lower level shower units (1,582 households), or for alterations to the bathroom or toilet (1,282 households).
- In terms of support services, the most frequently requested services were help with maintaining the home (2,027 households) and help with meeting people (1,235 households).
- Among support needs households, levels of conventional housing need were higher than average; overall about 522 households felt that their needs for either physical adaptations to their dwelling or additional support services meant that they needed to move to specialist accommodation.
- About 39% of support needs households had a live-in carer (including a family member), with this rising to about half among those with a learning difficulty or sensory impairment.
- Those with a physical disability and frail elderly households were the categories most likely to be dependent on family, friends or neighbours, while those with a sensory impairment were the most likely to use formally provided services from a voluntary body or social services department.

### **Older person households**

- Overall, 41.0% of households in Stroud contain only older people and a further 11.7% contain both older and non-older people. They are slightly more likely than average to live in social rented housing; those that live in owner-occupation usually no longer have a mortgage.
- Under-occupation is particularly significant among this group, accounting for more than half (54.7%) of all under-occupation in the District. Almost all of these households (93.8%) are owner-occupied, and within this group 78.3% see no need or likelihood that they will move in the next five years.

**Key workers**

- The survey estimates that 15,870 households in Stroud are headed by a key worker, and 20,706 contain a key worker. Key worker households show few significant differences from non-key worker households in employment, although higher proportions own their own home and they generally have slightly lower levels of income and savings than other employed households.

**BME groups**

- Households in groups other than White British were estimated to make up about 4.8% of all households in Stroud, or about 2,274 households.
- The household survey gained sufficient responses to consider households in only two ethnic groupings, White British and Other.
- Households where the respondent was in the Other group were far more likely than average to live in private rented housing.
- Levels of housing need were also higher than average among BME groups, with such households making up 8% of all housing need, despite accounting for only 5% of households overall.

**The economic downturn**

- S47 Finally, it is noted that the economy and housing market are currently in a state of flux due to the economic downturn. The impacts of this on the housing market long-term remain uncertain with few certainties; however Fordham Research's recent experience suggests a number of possible short to medium-term impacts on the housing market.
- S48 Firstly the decrease in the availability of credit has led to a substantial fall in entry level prices and sales in most parts of the country. On paper, this might tend to reduce housing need; however in practice the difficulty of accessing mortgages will counteract this.
- S49 Perhaps more significant in terms of housing need is the possibility of the difficulty in selling property, leading owners to rent out properties. Anecdotal evidence from letting agents suggests that this additional supply is already pushing down rents, particularly for larger property. Since the entry-level to the market, particularly in cities, tends to be through renting rather than buying, this may reduce the numbers of households experiencing difficulty due to cost of housing. On the other hand, this small benefit to some households may be outweighed by the problems faced by others as the downturn continues to impact on available employment and household earnings.
- S50 As a result of this uncertainty, the recommendations in the report cannot be modified to allow for the economic downturn. The report and survey carried out are, however, designed such that they can be updated using different assumptions at a later date.

## Summary

- S51 This report details the findings of a Housing Needs Assessment for Stroud District, carried out as part of a wider study across Gloucestershire. A total of 2,063 postal surveys were carried out across the District.
- S52 Information from the Land Registry suggests that prices in the District are a little higher than the county average, but very close to the regional and national averages, at £200,473 in the first quarter of 2009. A market survey found that access to the housing market starts at around £69,000 for a one bedroom home close to Gloucester, or £360 per calendar month to rent privately in the south of the District.
- S53 The median income in the District is £24,209, with savings of £6,647. However, within this there is significant inequality, with a skewed distribution of income and particularly savings.
- S54 Using the CLG model for assessing need for affordable housing it is estimated that **1,027** households are in current housing need. To reduce this backlog over five years and meet newly arising need for each year, it is estimated that there will be a need for approximately **424** units to be provided per annum, taking account of the distribution of recent and planned supply between the social rented and shared ownership sectors. If the policy in the *Proposed Changes to the South West Draft RSS* of meeting some housing need arising from Gloucester in Stroud District is applied equally to housing need, this rises to **570** units per annum.
- S55 However, since the CLG model cannot consider market housing, or the requirement to promote mixed and balanced communities, the study also included a long term projection of demographic trends in the District, the BHM model. This aims to generate a mix of new build housing that would move toward a suitable mix of properties for the population expected in the District in 20 years' time.
- S56 Taking into account the CLG model, the BHM model and the practical policy possibilities for the District, it is suggested that balancing the housing market in Stroud would be best advanced given the circumstances by a **60% / 40%** mixture of market and affordable housing. Within the affordable sector, it is suggested that about **30%** should be intermediate rented housing, falling to **20%** in the Gloucester area.
- S57 These outputs should not be taken as directly determining policy; rather they can be taken as inputs into the process of producing housing policy appropriate to Stroud, which could also involve, for example, more detailed consideration of stakeholder input, viability, land availability and wider regional and national issues.

S58 The impact of the economic downturn on the results of the survey remains uncertain; prices and rents may fall, but so will the purchasing power of households. Determining which is the more significant in housing market terms is not possible at this stage; however the report and survey are designed such that they can be updated with this information at a later date.



## SECTION A: CONTEXT

This section summarises the Brief for the study and provides the context of information used to generate the analysis which follows.





# 1. Introduction

## Introduction

- 1.1 The Gloucestershire Housing Needs Assessment 2009 was commissioned by the six Borough and District Councils in Gloucestershire. The broad aim of the project was to provide the household level primary research required to understand the need and demand for different forms of housing. Ultimately the findings from this study could be fed into wider Strategic Housing Market Assessment (SHMA) research.
- 1.2 This report covers the District of Stroud, in the south of Gloucestershire, including both parts of the southern Cotswold Hills and the Severn Valley. The District is a mixture of urban and rural areas, with the largest urban centre being the town of Stroud, in the east of the District. In addition, some parts of the urban area associated with the City of Gloucester, just to the north, fall within the District boundaries. The District contained an estimated 47,784 households in 2009, about 18.7% of the Gloucestershire total.

## Key outputs from this document

- 1.3 The survey provides information covering household and dwelling characteristics, households' current financial circumstances, their support needs, and their current and likely future housing needs and demands. This report also assesses current prices and rents in the local area, providing a background to the affordability of local housing.
- 1.4 Key outputs from the report also include an assessment of the need for affordable housing and a separate analysis of imbalances in the housing stock, comparing housing supply and demand across all sectors.
- 1.5 Finally, the report considers the particular situation of a range of specific household groups, such as those containing key workers, those in ethnic minority groups, or those containing one or more members with support needs.
- 1.6 Where possible, information has been provided for each of nine sub-areas (shown in Chapter 2), enabling a picture to be built up of the characteristics of the housing market across the District.

## Government guidance

1.7 Although this report is not a full Strategic Housing Market Assessment, but rather a Housing Needs Assessment, it is important to briefly summarise key points from Government guidance which are relevant to this assessment. The documents of particular importance are:

- Planning Policy Statement 3 (Housing) – PPS3 (November 2006)
- Strategic Housing Market Assessments Practice Guidance – The Guidance (August 2007)

1.8 PPS3 sets out a number of key definitions relevant to this project (including affordable housing, intermediate housing and housing need). In addition PPS3 is clear about the outputs required from a housing market assessment. Paragraph 22 of PPS3 summarises the requirements nicely:

*Based upon the findings of the Strategic Housing Market Assessment and other local evidence, Local Planning Authorities should set out in Local Development Documents*

- *The likely overall proportions of households that require market or affordable housing*
- *The likely profile of household types requiring market housing*
- *The size and type of affordable housing required*

1.9 The Guidance provides details about the whole process of conducting a Strategic Housing Market Assessment. Whilst much of this information is not relevant to this project there are a number of areas within guidance which are important for this particular study. The most important aspect of the Guidance for this study is the information about measuring housing need.

1.10 The Guidance sets out a series of steps to be followed when assessing affordable housing requirements and also sets out some key definitions for particular aspects of analysis, such as the measurement of housing suitability and a detailed discussion of measuring affordability.

1.11 As far as is possible (and relevant) this project has sought to follow the requirements of both PPS3 and the Guidance. In terms of PPS3 this report has provided evidence to fulfil the requirements of paragraph 22 (as shown above), with the results summarised in Chapter 13.

## Summary

- 1.12 This report details the findings for the District of Stroud of a Housing Needs Assessment carried out across Gloucestershire. The report concentrates particularly on the need for affordable housing and the supply and demand for housing across all tenure groups.
- 1.13 Where relevant, the report follows Government advice given in PPS3 and the Guidance and therefore provides policy relevant outputs which can sensibly be translated into a range of strategies and will be an important input to both regional plans and LDF processes.



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## 2. Data collection

### Introduction

- 2.1 The primary data was collected through a large number of postal surveys sent to addresses across the District as part of a wider survey carried out across Gloucestershire. A copy of the questionnaire is provided in Appendix A5. The sample for the survey was drawn, at random, from the Council Tax Register covering all areas and tenure groups in the District.
- 2.2 In total, 2,063 completed postal surveys were returned, out of a sample of 8,000, equating to a response rate of 25.8%. This is good for this type of survey and was the highest in the County. This number of responses provides sufficient data to allow complete, accurate and detailed analysis of needs across the District, and permits the presentation of data for a number of smaller sub-areas.
- 2.3 Although the response represents a relatively small percentage of the total household population, this does not undermine the validity of the survey. As paragraph 18 of Strategic Housing Market Assessment Practice Guidance Annex C states:

*A common misconception when sampling is that it should be based on a certain percentage of the population being studied. In fact, it is the total number of cases sampled which is important. As the number of cases increase, the results become more reliable but at a decreasing rate...Approximately 1,500 responses should allow a reasonable level of analysis for a local authority area.*

- 2.4 Prior to analysis, the data as a whole must be weighted in order to take account of any measurable bias, and in the case of this survey, to ensure that the groups targeted by the booster samples (Low Cost Home Ownership residents, for example) are not over-represented in the overall results. The procedure for doing this is presented in the following section.

### Base household figures and weighting procedures

- 2.5 Firstly, the total number of households is estimated. This is necessary in order to gross up the data to represent the entire household population. For this, a combination of figures from Stroud Council's HSSA (Housing Strategy Statistical Appendix) and the ONS Population Projections were used, which put the total number of households in the District at approximately 47,784.
- 2.6 The table below shows an estimate of the current tenure split in Stroud along with the sample achieved in each group.

**Table 2.1 Number of households in each tenure group**

<i>Tenure</i>	<i>Total number of households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
Owner-occupied (no mortgage)	19,347	40.5%	942	45.7%
Owner-occupied (with mortgage)	17,679	37.0%	722	35.0%
Social rented	6,789	14.2%	226	11.0%
Private rented	3,969	8.3%	173	8.4%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

2.7 As a result of the differences between these distributions it is necessary to ‘rebalance’ the data to correctly represent the population being analysed via ‘weighting’. Weighting is recognised by the Strategic Housing Market Assessment Guidance as being a way of compensating for lower response rates amongst certain groups, significantly reducing bias.

2.8 In Stroud, the data was weighted to be in line with the estimated number of households in each of the following groups:

- Accommodation type (e.g. detached, terraced)
- Ethnicity
- Car ownership
- Age distribution of household members
- Household type (e.g. single, lone parent)
- Ward
- Tenure

2.9 Further information on this process is presented in Appendix A2.

### **Inclusion of student households**

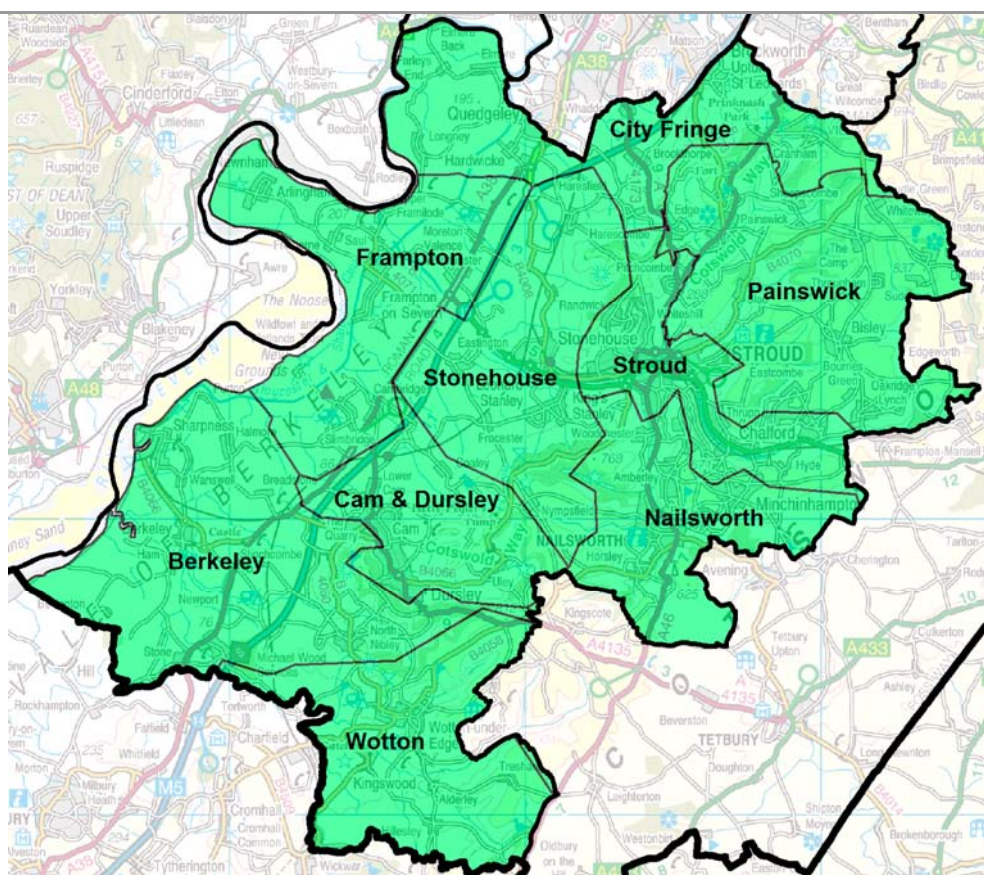
2.10 No all-student households were surveyed in the District.

### **Sub-areas**

2.11 The map below shows the sub-areas used for analysis in Stroud; except where stated these are the sub-areas referred to in the rest of this report. They are based upon groups of postcode sectors, as listed in the table beneath the map.

2.12 A variety of additional information from the survey broken down by sub-area can be found in Appendix A1.

**Figure 2.1 Sub-areas of Stroud**



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Source: Stroud District Council (2009), ONS Boundary Data, Fordham Research (2009)

**Table 2.2 Sub-areas of Stroud: List of postcode sectors**

<i>City Fringe</i>	<i>Stroud</i>	<i>Stonehouse</i>	<i>Cam &amp; Dursley</i>	
	GL5 1			
GL2 4	GL5 2			
GL2 3	GL5 3	GL10 2	GL11 4	
GL4 0	GL5 4	GL10 3	GL11 5	
GL4 8	part of GL6 6**			
	GL6 8			
<i>Wotton</i>	<i>Nailsworth</i>	<i>Frampton</i>	<i>Berkeley</i>	<i>Painswick</i>
	GL6 0			
GL12 7	GL5 5	GL2 7	GL11 6	GL6 7
	GL6 9		GL13 9	part of GL6 6*

Source: Tewkesbury Council (2009) \* Painswick parish only \*\* excluding Painswick parish

## Summary

- 2.13 This report is based upon primary survey data collected via postal surveys returned by 2,063 households across Stroud. The survey data was grossed up to an estimated total of 47,784 households.
- 2.14 The data was also weighted by a wide range of economic and social household characteristics, estimated from a variety of secondary data sources, in order to be as representative as possible of the District's households. Full details of these are provided in Appendix A2.
- 2.15 Results have been broken down where possible in the report into nine sub-areas, as requested by Stroud Council. Additional information broken down by sub-area can be found in Appendix A1.



## 3. The local housing market

### Introduction

- 3.1 This chapter uses data from the Land Registry to compare Stroud with the national and regional markets and summarises information from an online search of estate and letting agents on the entry-level costs to the Stroud market.

### Sub-regional market position

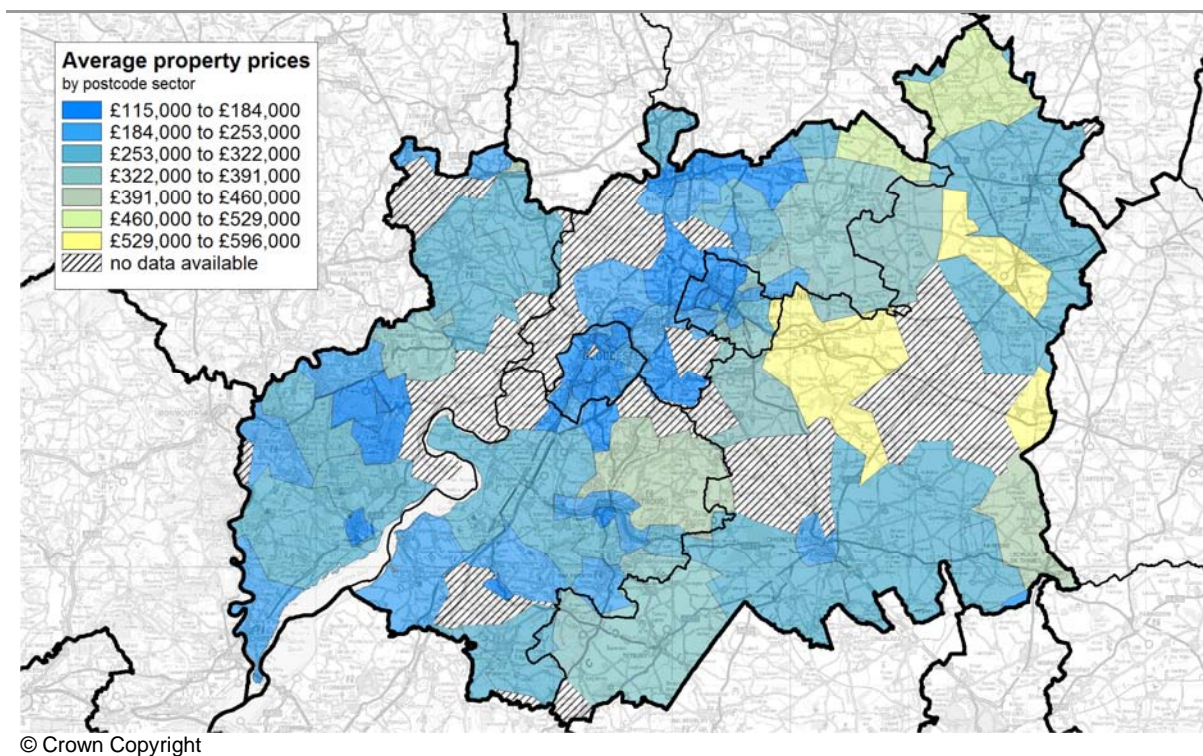
- 3.2 The table below shows average prices in the first quarter of 2009 for Stroud compared regionally and nationally. The table shows that average prices in Stroud are very close to the national average and a little (1.5%) above the County average.

Area	Average price	Comparison with England
England	£201,172	n/a
South West	£200,715	-0.2%
Gloucestershire	£197,467	-1.8%
Stroud	£200,473	-0.3%

Source: Land Registry (Q1 2009)

- 3.3 The figure below shows the variation in average property prices in more detail across Gloucestershire, using Land Registry data for postcode sectors from two quarters of 2008 in order to increase the sample.
- 3.4 However, given the low rate of current sales, data remains too limited to give prices for every postcode sector, which results in a lack of data for some more rural areas of Stroud. Overall, prices appear higher in the east of the District, in the Cotswold Hills.

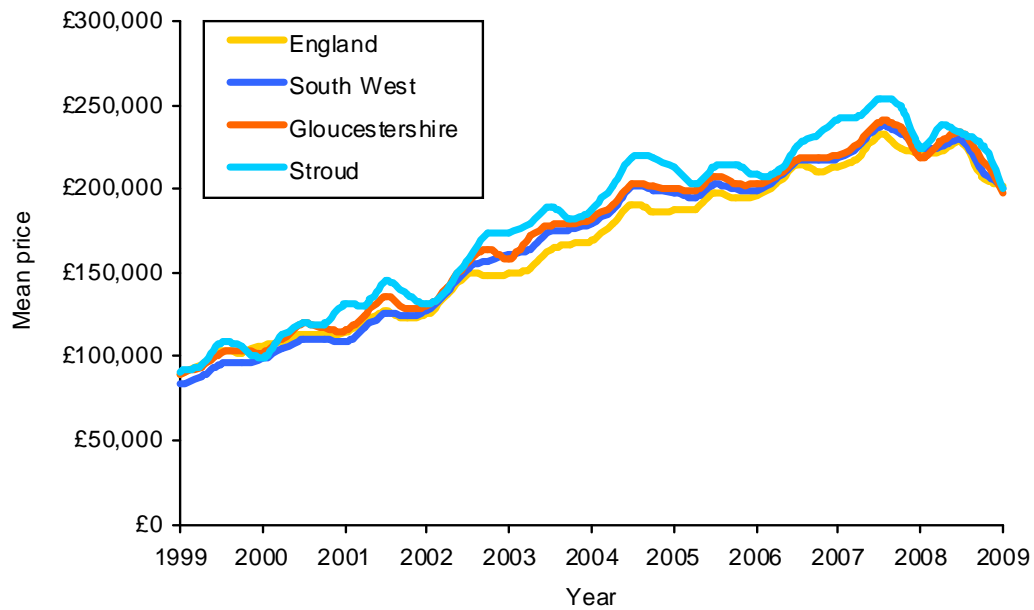
Figure 3.1 Average house prices in Gloucestershire: Land Registry



Source: Land Registry (Q2 / Q4 2008), ONS Boundary Data

- 3.5 The figure below shows the change in prices in Stroud since 1999 compared with the changes taking place in the county, region and nation.
- 3.6 The data shows that as of the first quarter of 2009, the decline in house prices associated with the economic downturn was starting to appear in Land Registry statistics. As far as the data currently shows, the reduction in prices appears similar in Stroud to other areas. However, this decline has not yet been enough to strongly offset the recent great increase in prices, an increase of 120% over the last ten years (Q1 1999 – Q1 2009).

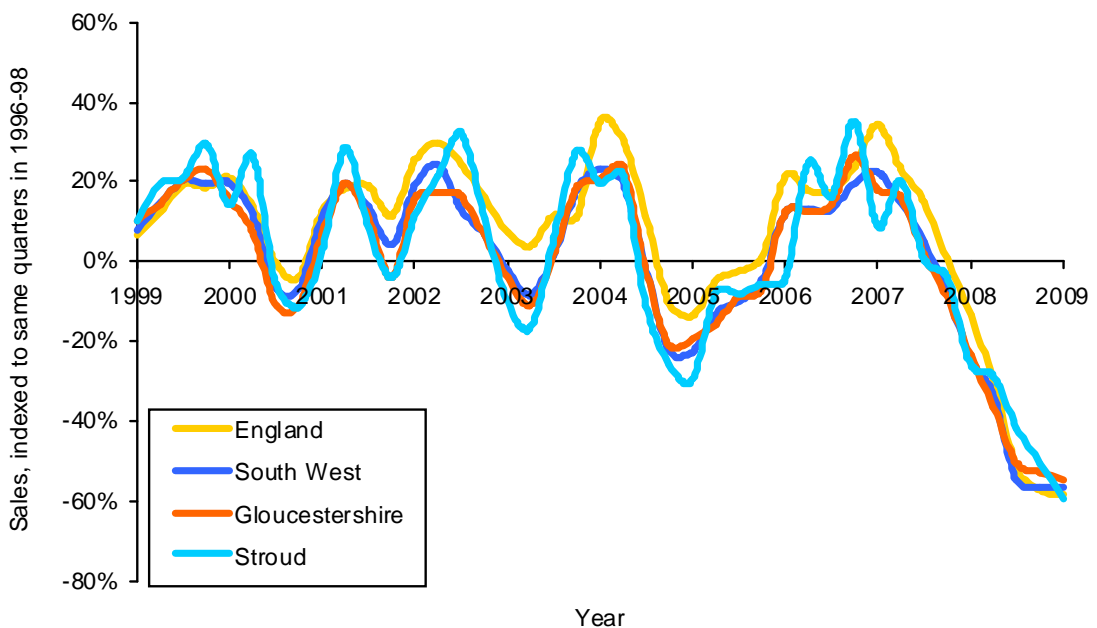
**Figure 3.2 Changes in mean house prices in Stroud: Q1 1999 – Q1 2009**



Source: CLG / Land Registry (1999-2009)

3.7 It is also worth noting that the number of dwellings sold in the District in the first quarter of 2009 was estimated at just 200, far lower than at any point in the last ten years. The table below shows the trend in sales; here Stroud shows a very similar reduction to the county, region and England as a whole, with sales 45% down on the first quarter of 2008.

**Figure 3.3 Changes in sales in Stroud: Q1 1999 – Q1 2009, indexed to quarterly average 1996-98**



Source: CLG / Land Registry (1999-2009)

3.8 The information presented so far suggests that average property prices in Stroud are a little higher than the county average. It is important, however, to consider the possibility that this could be related to the profile of property types sold. The table below therefore shows house prices in Gloucestershire and Stroud by dwelling type.

3.9 This indicates that although Stroud tends to contain slightly larger properties than average for the county, this will not dramatically affect the average. However, detached properties and flats or maisonettes are a little cheaper in Stroud than average for Gloucestershire as a whole.

Table 3.2 Land Registry average prices and sales (1 <sup>st</sup> quarter 2009)				
Dwelling type	Stroud		Gloucestershire	
	Average price	% of sales	Average price	% of sales
Detached	£283,738	31.6%	£290,464	28.6%
Semi-detached	£173,302	35.2%	£169,774	33.7%
Terraced	£166,235	23.3%	£161,905	24.5%
Flat/maisonette	£128,310	9.8%	£132,367	13.2%
<b>All dwellings</b>	<b>£202,130</b>	<b>100.0%</b>	<b>£197,467</b>	<b>100.0%</b>

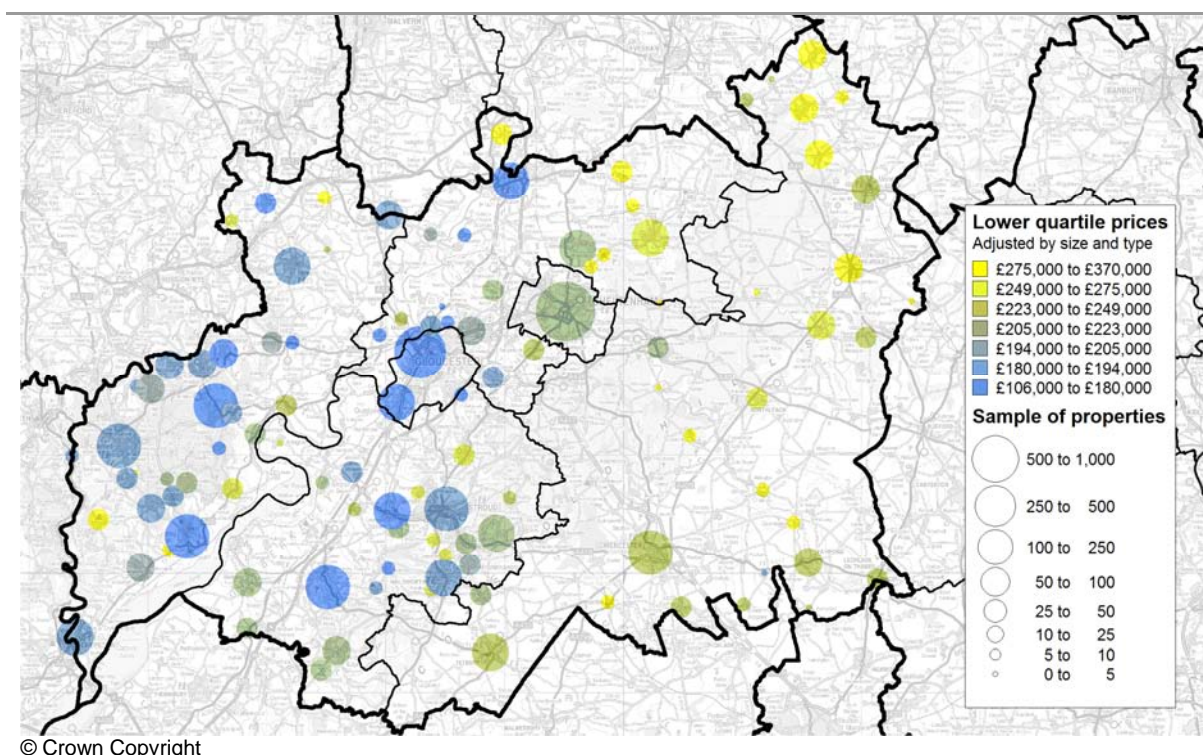
Source: Land Registry (Q1 2009)

### Entry-level market costs

3.10 For this study entry level market costs for Stroud have been derived from an online survey of estate agents, carried out by settlement across Gloucestershire. The results of this survey are shown on the map below. Settlements with a sample of less than four have been omitted from the map but were included in the overall figures calculated for wider areas.

3.11 Because of the varying mix of properties in different settlements, prices have been indexed, taking into account number of bedrooms and dwelling types. The results for Stroud show that prices in some Cotswold villages (for example Painswick) are as high as anywhere else in the Cotswold Hills; however some of the towns, notably Dursley and Stonehouse (and to a lesser extent Stroud and Nailsworth), have entry level stock closer to prices found in Gloucester.

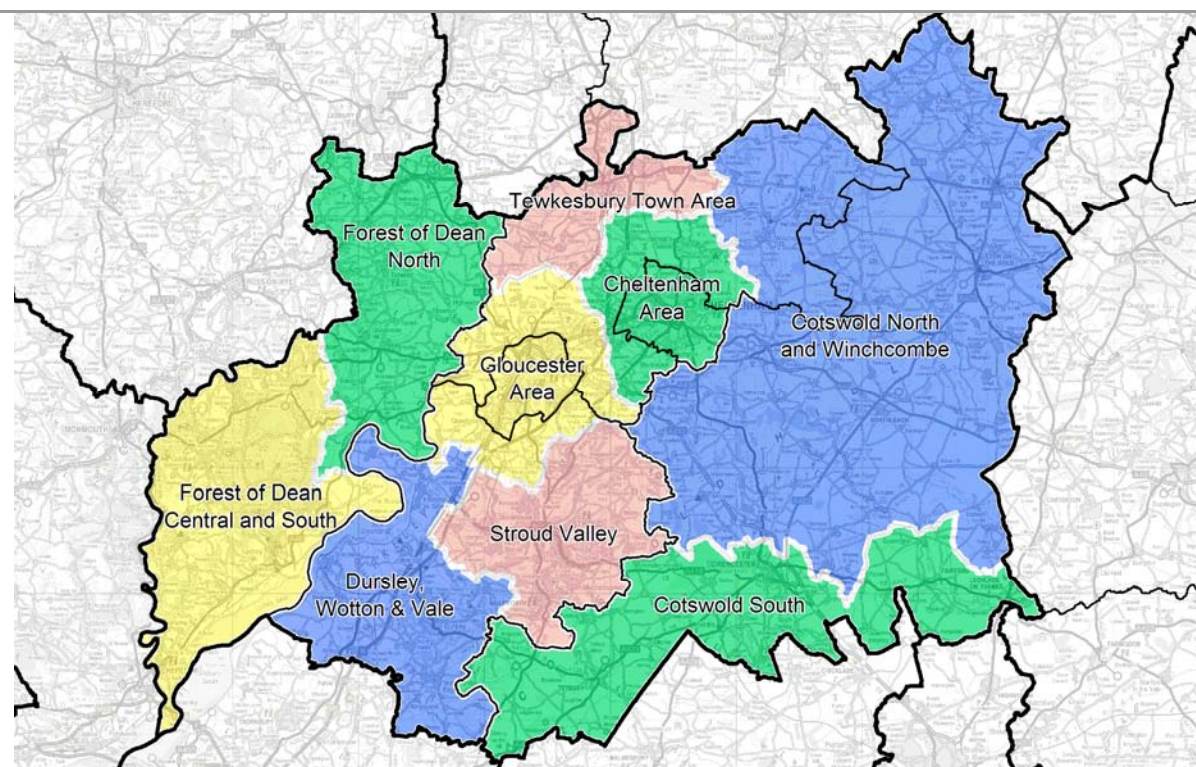
Figure 3.4 Lower quartile residential property prices in Gloucestershire



Source: rightmove.co.uk (09/07/09), Fordham Research (2009), ONS Boundary Data

- 3.12 For the purposes of the assessment of housing need, these have been aggregated into areas based upon proximity to major towns or cities. These are not based on absolute distance; for example the barrier effect created by rivers and ranges of hills with poor roads have been taken into account in some parts of Gloucestershire. Areas distant from major towns have been aggregated into broader rural areas, pulling together areas found to contain similarly priced housing.
- 3.13 These areas do not conform to Local Authority boundaries, reflecting the fact that a household in unsuitable housing could quite easily cross such a boundary if this made it possible for them to afford suitable housing. However, it is likely they would need to remain within reasonable commuting distance of their existing employment, social networks and/or family. The boundaries used are, however, restricted by practical constraints. In the case of Stroud, these are by ward boundaries. These areas are shown on the map below.

**Figure 3.5 Price areas in Gloucestershire used for affordability tests**

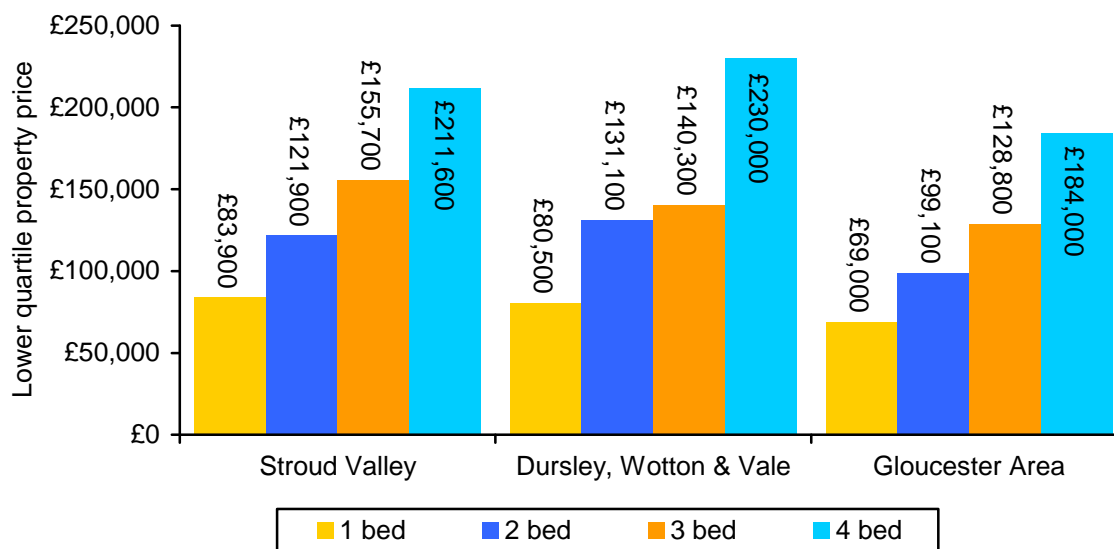


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N.B. colours on this map are used only to indicate the extent of the areas used to measure house prices in comparison to Local Authority boundaries, and do not indicate price levels. Source: Fordham Research

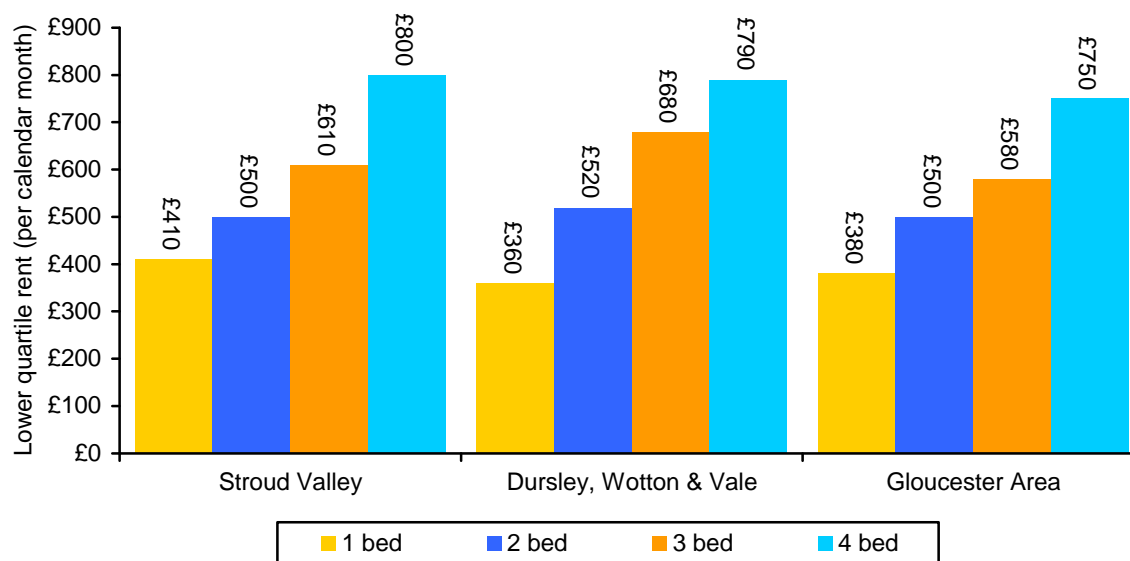
- 3.14 For the purposes of this study, and as suggested by Guidance, the lower quartile of properties available on the market have been taken to represent the entry level prices or entry level rents. These prices and rents are those used for the housing need and BHM models detailed later in the report, when testing whether a household can reasonably afford market housing.

Figure 3.6 Entry-level market prices in areas of Stroud



Source: rightmove.co.uk (09/07/09), Fordham Research (2009)

Figure 3.7 Entry-level market rents in areas of Stroud



Source: rightmove.co.uk (09/07/09), Fordham Research (2009)

- 3.15 The figures above show that the estimated average entry-level prices and rents across Stroud District in July 2009 ranged from £69,000 for a one bedroom property close to Gloucester to £230,000 for a four bedroom property in the south of the District. Entry-level rents varied less geographically, with rents lower in the South and Gloucester areas, and slightly higher close to Stroud; rents ranged from £360 for a one bedroom flat in the South of the District to £800 for a four bedroom property close to Stroud.

## Affordable housing

- 3.16 To complete the housing cost profile in the local market it is appropriate to present information on the cost of social rented housing. The average rents and service charges were obtained from the 2008/09 CORE area lettings report, and the overall results are presented in the table below. Note that the service charge is an average, and that there are some households that pay no service charges at all. As can be seen, the costs are significantly below those for private rented housing. This indicates a significant potential gap between the social rented and market sectors.

<i>Property size</i>	<i>Rent</i>	<i>Service charge</i>	<i>Total</i>
1 bedroom	£58.21	£1.50	£59.70
2 bedrooms	£66.30	£1.50	£67.80
3+ bedrooms	£75.95	£1.50	£77.45

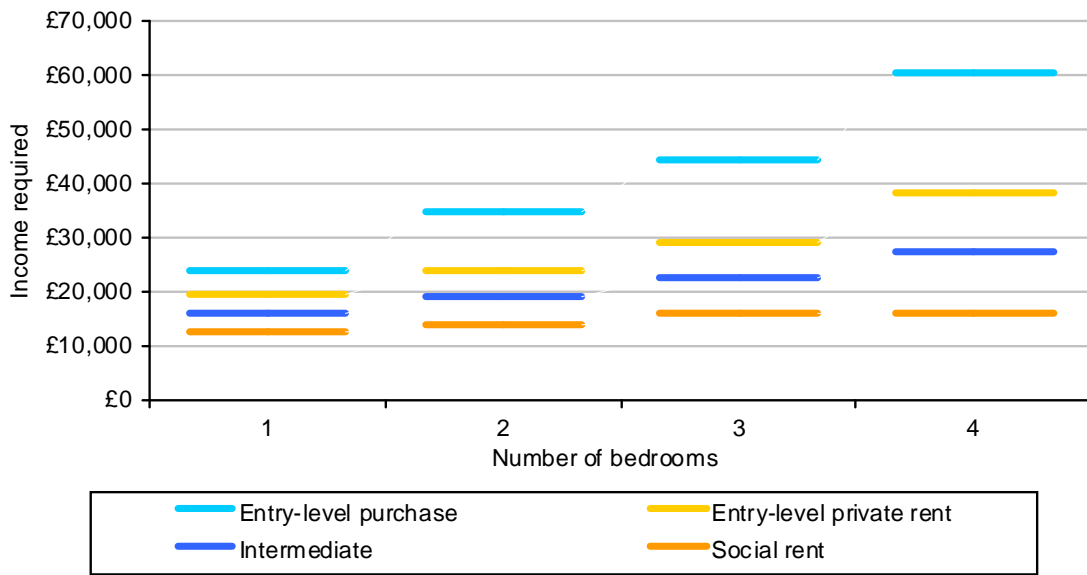
Source: CORE area report for Stroud (2008/09)

## Analysis of housing market ‘gaps’

- 3.17 Housing market gaps analysis has been developed to allow easy comparisons of the income required to access properties on the tenure range, in order to facilitate the testing of different newbuild proposals and show the general nature of the housing ladder in a particular locality.
- 3.18 To do this we have divided the entry-level property price by 3.5 to get an income figure and multiplied the annual rent by four to produce the comparable figure. This latter step was carried out for both social and market rents.
- 3.19 The figure shows the ‘housing ladder’ with social rental costs at the bottom and moving up through income required to access private rented accommodation and to buy entry level market housing. Measurement of the size of the gaps between these ‘rungs of the ladder’ helps assess the feasibility of households moving between the tenures - the smaller the gaps the easier it is for a household to ascend the ladder.
- 3.20 Comparing the charts below, it is clear that the housing market gaps are larger in the Stroud Area than in the north of the District, and larger again in the South of the District around Dursley.



**Figure 3.8 Income required to access housing in Stroud Valley by size of dwelling**

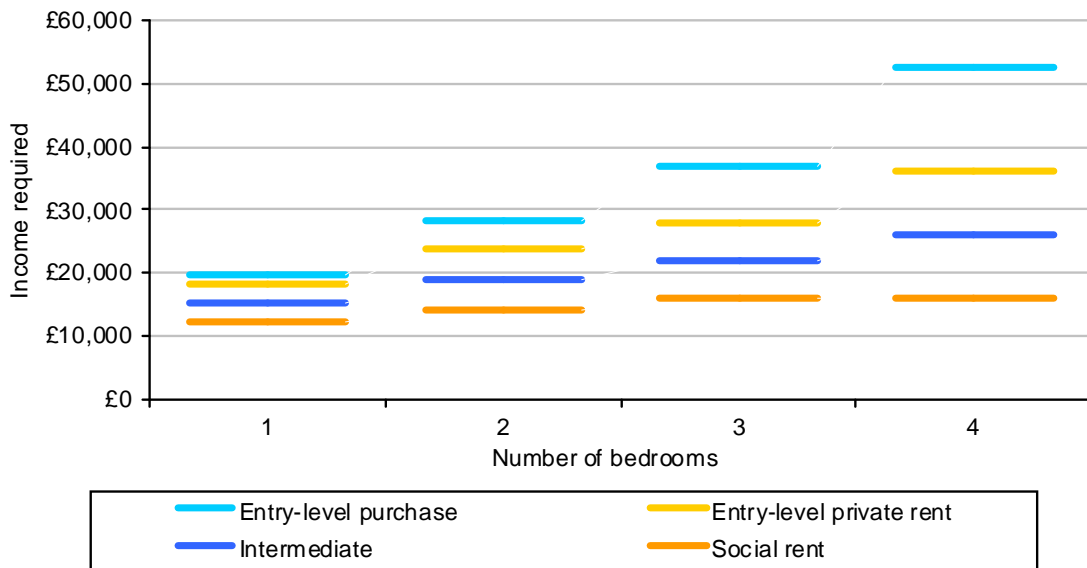


Intermediate: Shown here as the midpoint between social rent and private rent

Sources: Social rent: CORE area report for Stroud (2008/09)

Private rent & purchase: rightmove.co.uk (09/07/09), Fordham Research (2009)

**Figure 3.9 Income required to access housing in Gloucester area by size of dwelling**

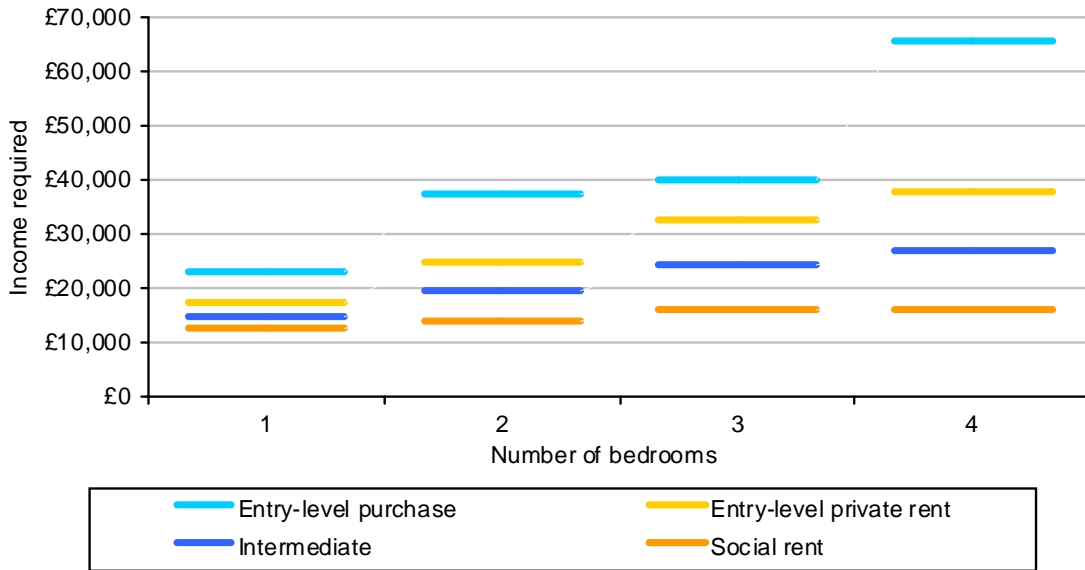


Intermediate: Shown here as the midpoint between social rent and private rent

Sources: Social rent: CORE area report for Stroud (2008/09)

Private rent & purchase: rightmove.co.uk (09/07/09), Fordham Research (2009)

**Figure 3.10 Income required to access housing in Dursley, Wotton & Vale by size of dwelling**



Intermediate: Shown here as the midpoint between social rent and private rent

Sources: Social rent: CORE area report for Stroud (2008/09) Private rent & purchase: rightmove.co.uk (09/07/09), Fordham Research (2009)

3.21 The following table shows the size of the gaps for different sizes of dwellings in Stroud. The results show that for all sizes of accommodation the income required for entry-level market housing (private rented accommodation) is much more that required for social renting, although less so for smaller properties. This indicates that intermediate housing priced within the social rent/market entry gap could potentially be useful for a number of households in Stroud.

**Table 3.4 Scale of key housing market gaps in Stroud Valley**

Size of dwelling	Social rent/entry-level private rent	Rent/buy gap	Social rent/entry-level purchase
1 bedroom	58.5%	21.8%	93.0%
2 bedrooms	70.2%	45.1%	147.0%
3 bedrooms	81.8%	51.9%	176.1%
4 bedrooms	138.4%	57.4%	275.3%

Intermediate: Shown here as the midpoint between social rent and private rent

Sources: Social rent: CORE area report for Stroud (2008/09) Private rent & purchase: rightmove.co.uk (09/07/09), Fordham Research (2009)

Table 3.5 Scale of key housing market gaps in Gloucester Area

<i>Size of dwelling</i>	<i>Social rent/entry-level private rent</i>	<i>Rent/buy gap</i>	<i>Social rent/entry-level purchase</i>
1 bedroom	46.9%	8.1%	58.8%
2 bedrooms	70.2%	18.0%	100.8%
3 bedrooms	72.8%	32.2%	128.4%
4 bedrooms	123.5%	46.0%	226.3%

\* expressed in terms of percentage difference in income required

Intermediate: Shown here as the midpoint between social rent and private rent

Sources: Social rent: CORE area report for Stroud (2008/09) Private rent & purchase: rightmove.co.uk (09/07/09), Fordham Research (2009)

Table 3.6 Scale of key housing market gaps in Dursley, Wotton &amp; Vale

<i>Size of dwelling</i>	<i>Social rent/entry-level private rent</i>	<i>Rent/buy gap</i>	<i>Social rent/entry-level purchase</i>
1 bedroom	39.2%	33.1%	85.2%
2 bedrooms	77.0%	50.1%	165.6%
3 bedrooms	102.6%	22.8%	148.8%
4 bedrooms	135.4%	73.3%	307.9%

\* expressed in terms of percentage difference in income required

Intermediate: Shown here as the midpoint between social rent and private rent

Sources: Social rent: CORE area report for Stroud (2008/09) Private rent & purchase: rightmove.co.uk (09/07/09), Fordham Research (2009)

3.22 The sizes of the gaps for larger dwellings are generally bigger than for smaller sized accommodation. A family requiring a four bedroom property would need an income of more than double to rent in the market, and between three and four times larger to buy a property, than they would need to rent social housing.

## Summary

- 3.23 Information from the Land Registry indicates that average property prices in Stroud are above average, although not the highest in the county.
- 3.24 The average sale price of a dwelling in Stroud was £200,473 in the first quarter of 2009. Prices in the District were found to have been rising rapidly over the past decade, and broadly in line with national trends. Although the impact of the economic downturn on prices (as of the first quarter of 2009) is not comparable with the increase seen in the last ten years, the number of dwellings sold has decreased to its lowest level for many years.
- 3.25 For the purposes of assessing housing need, the County was split into areas based upon proximity to major towns or cities, or areas of similar prices in rural areas. It was found that entry-level prices in the local area ranged from £69,000 for a one bedroom property near Gloucester up to £230,000 for a four bedroom property in the South of the District.
- 3.26 Entry-level monthly rents in the private sector ranged from £360 for a one bedroom property in the South of the District to £800 for a four bedroom dwelling close to Stroud. Social rents were significantly lower than this at an average of £260 per month for a one bedroom property rising to £337 for a three bedroom property or larger.

## 4. Key survey findings

### Introduction

- 4.1 This chapter sets out some of the main findings from the survey of local households. Throughout the analysis tabulations are made along with tenure. Where possible figures are compared with information at a national and regional level from the Survey of English Housing (SEH).

### Type of housing

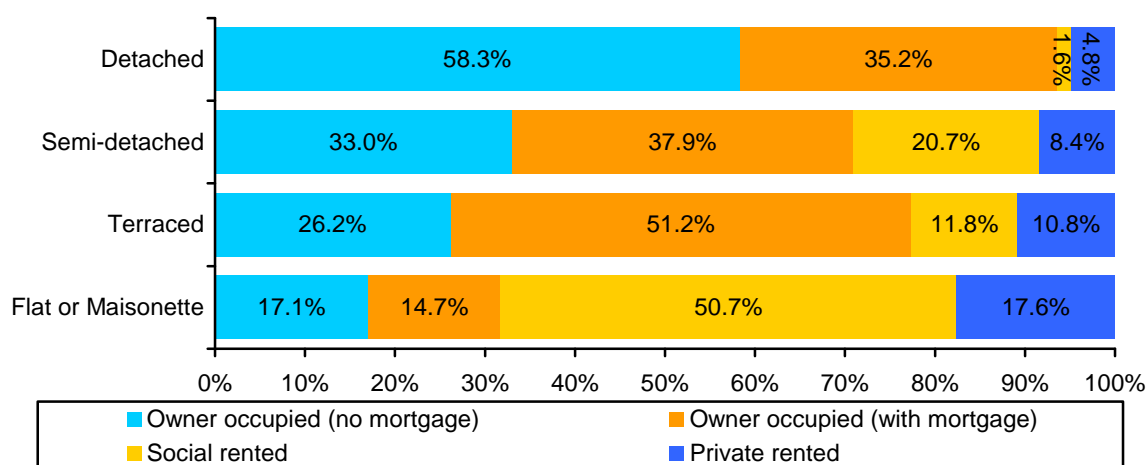
- 4.2 The table below shows current accommodation types in the District. The table shows that nearly a third of households (32.1%) lived in detached houses and a further 26.1% in semi-detached dwellings. Less than a tenth (9.8%) lived in flats, a far smaller proportion than the 17% recorded nationally by the Survey of English Housing (SEH).

<i>Dwelling type</i>	<i>Number of households</i>	<i>% of households</i>
Detached house	15,339	32.1%
Detached bungalow	4,107	8.6%
Semi detached house	12,449	26.1%
Semi-detached bungalow	2,424	5.1%
Terraced house	8,349	17.5%
Terraced bungalow	444	0.9%
Purpose built flat	3,751	7.9%
Other flat	921	1.9%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 4.3 About 78% of all housing in Stroud is owned by the household living there, well above the national average. However, it is clear from the chart below that this does not apply to all types of housing; more than two thirds of all flats (68.3%) are rented, mostly in the social rented sector.

**Figure 4.1 Tenure split by dwelling type**



Source: Fordham Research Gloucestershire household survey (2009)

### Household type and size

4.4 The table below shows the household type breakdown in the District. Note that throughout this report ‘multiple adult’ households are defined as those households containing two or more adults and no children or pensioners, excluding households containing only a couple.

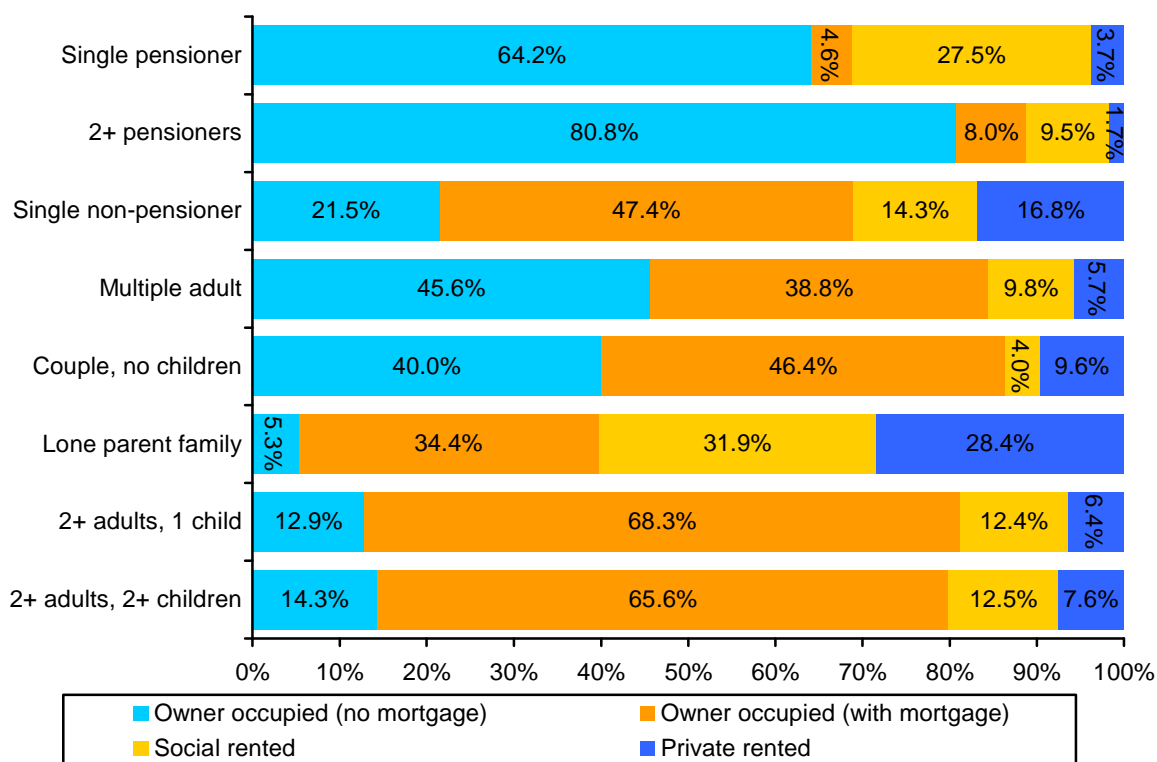
Table 4.2 Household type		
Household type	Number of households	% of households
Single pensioner	8,827	18.5%
2+ pensioners	5,439	11.4%
Single non-pensioner	5,542	11.6%
Multiple adult	6,934	14.5%
Couple, no children	8,575	17.9%
Lone parent family	2,446	5.1%
2+ adults, 1 child	4,615	9.7%
2+ adults, 2+ children	5,406	11.3%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

4.5 The figure below shows household type by tenure. As can be seen, there is considerable variation. However, with the exception of lone parent families, more than two thirds of households of each type own their own homes.

- 4.6 Single pensioners and lone parent families were more likely than other groups to live in social rented accommodation, while single parents and single non-pensioners were the only groups with more than a tenth of households renting privately. Most families with children had mortgages, while most pensioners owned their own homes and had paid off their mortgage.

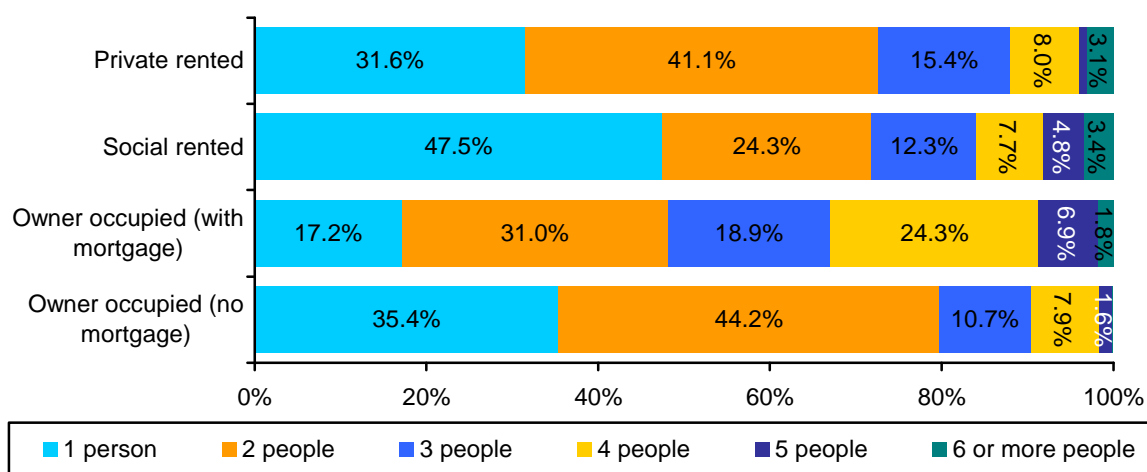
**Figure 4.2 Tenure and household type**



Source: Fordham Research Gloucestershire household survey (2009)

- 4.7 The average (mean) household size in Stroud was estimated from the survey to be 2.3, very close to the most recent national estimates of around 2.4 persons per household. The figure below shows the number of people per household for each tenure. Households with mortgages were found to be the largest, and households in the social rented sector the smallest.

**Figure 4.3 Tenure and household size**



Source: Fordham Research Gloucestershire household survey (2009)

### Length of residence and recent movers

- 4.8 The tables below show the length of residence by tenure for Stroud (from survey data). At the time of the survey, an estimated 7,635 households in Stroud (16.0%) had been resident at their current address for less than two years and 7.6% for less than one year. This figure is substantially lower than the most recent SEH data (for 2007/08) which suggests that on average 10.6% of households (as we can see from the table below) at a point in time will have been resident at their address for less than one year.
- 4.9 A total of 60.0% of all private renters had moved in the past two years; this compares to just 10.8% of all owner-occupiers.

**Table 4.3 Length of residence of household by tenure**

Tenure	Length of residence				Total
	Less than a year	1 to 2 years	2 to 5 years	Over 5 years	
Owner occupied (no mortgage)	3.8%	3.9%	8.5%	83.9%	100.0%
Owner occupied (with mortgage)	5.2%	9.0%	23.1%	62.7%	100.0%
Social rented	7.3%	11.4%	22.2%	59.1%	100.0%
Private rented	37.5%	22.5%	19.5%	20.5%	100.0%
<b>Total</b>	<b>7.6%</b>	<b>8.4%</b>	<b>16.8%</b>	<b>67.3%</b>	<b>100.0%</b>
	<b>3,635</b>	<b>4,000</b>	<b>8,005</b>	<b>32,144</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)



- 4.10 In terms of tenure, the most common type of move was from one owner-occupied property to another (2,944 households in the last two years). Overall, movement within sectors was more common than movement between them.
- 4.11 More than two fifths (40.2%) of all moves involved the private rented sector – households moving into it, out of it or within it – showing how important the sector is in providing mobility in the housing market. This is particularly clear when it is also considered that only 8.3% of the occupied dwellings in Stroud are estimated to be private rented in total.
- 4.12 Importantly, moves out of the social rented sector into other sectors are rare. A little more than a third (39.7%) of newly forming households are able to buy their own homes. A similar number (41.8%) rent privately, with the remainder (18.5%) going directly into social renting. There were a relatively small number of moves out of private renting into owner occupation (477) compared to the number of moves into this tenure in the same period (1,117).

**Table 4.4 Previous tenure by current tenure (households moving in past two years), including those moving both into and within Stroud**

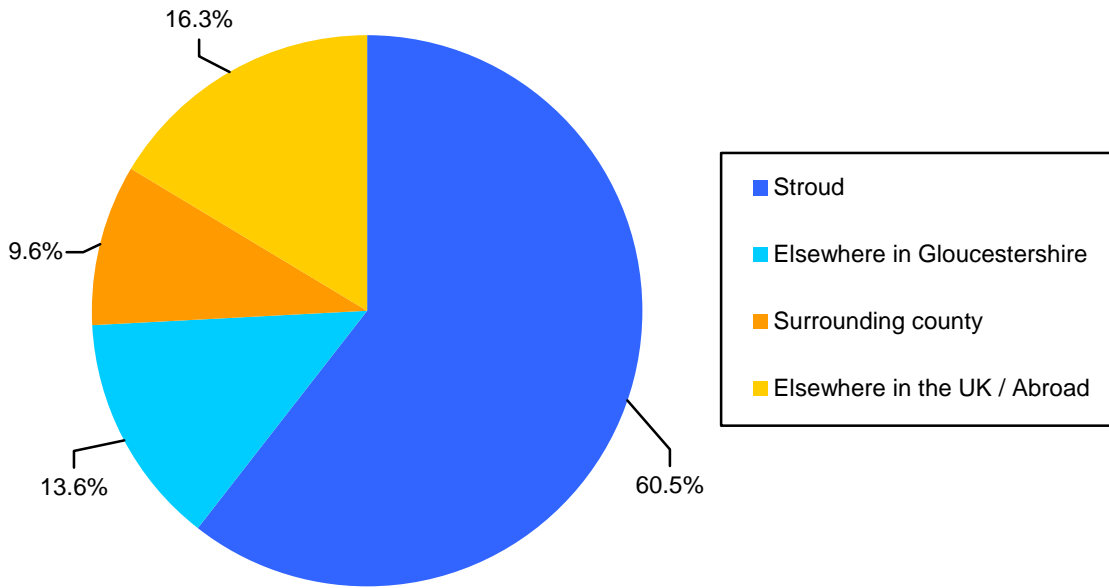
Tenure	Previous tenure				Total
	Owner-occupied	Social rented	Private rented	Newly forming	
Owner-occ. (no mortgage)	<b>1,283</b>	0	95	98	1,476
Owner-occ. (w/ mortgage)	<b>1,661</b>	16	382	453	2,512
Social rented	241	<b>554</b>	217	257	1,270
Private rented	429	109	<b>1,261</b>	579	2,378
<b>Total</b>	<b>3,615</b>	<b>679</b>	<b>1,955</b>	<b>1,387</b>	<b>7,635</b>

N.B. households moving within the same broad sector are shown in **bold italic**

Source: Fordham Research Gloucestershire household survey (2009)

- 4.13 It is also possible to look at the previous locations of households who have moved home in the past two years – this is shown in the figure below. In total 60.5% of household moves were from within the District, showing quite a high level of containment considering the proximity of parts of the District to Gloucester and Cheltenham. Those moving into the District come from a variety of areas; while 41% come from outside Gloucestershire or the surrounding counties, 35% come from other parts of the County.

**Figure 4.4 Location of previous home of movers in past two years**



Source: Fordham Research Gloucestershire household survey (2009)

- 4.14 It is of interest to look at the characteristics of households arriving in the District from elsewhere, in comparison to those moving within the District. The series of tables which follows summarise the differences between these groups.
- 4.15 The clearest trend is that those moving into the District from elsewhere in the UK or abroad are much more likely to buy their dwelling, whereas social renters are much more likely to have previously lived in Stroud. Those moving into the District, especially from elsewhere in Gloucestershire, were the most likely to rent privately.

**Table 4.5 Tenure of households moving in last two years by previous location**

Tenure	Previous Location			All moving households	
	Stroud	Gloucs.	Other		
Owner occupied (no mortgage)	17.2%	16.7%	25.8%	19.3%	1,476
Owner occupied (w/ mortgage)	29.7%	32.1%	40.7%	32.9%	2,512
Social rented	24.6%	12.2%	0.4%	16.6%	1,270
Private rented	28.6%	39.0%	33.1%	31.1%	2,378
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>7,635</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 4.16 Examination of household type shows that the most notable trend is the proportion of couples without children and single non-pensioners moving into Stroud District. Pensioners are relatively unlikely to move into the District from elsewhere in Gloucestershire, but quite likely to move from further away.

Table 4.6 Household types moving in last two years by previous location					
Household type	Previous Location			All moving households	
	Stroud	Gloucs.	Other		
Single pensioner	14.5%	4.7%	11.4%	12.4%	944
2+ pensioners	3.4%	3.6%	6.4%	4.2%	319
Single non-pensioner	19.2%	15.7%	22.2%	19.5%	1,488
Multiple adult	7.1%	14.9%	8.5%	8.5%	650
Couple, no children	18.0%	26.3%	30.4%	22.3%	1,703
Lone parent family	14.1%	10.2%	7.0%	11.7%	897
2+ adults, 1 child	12.0%	10.6%	3.0%	9.5%	723
2+ adults, 2+ children	11.8%	14.0%	11.3%	11.9%	912
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>7,635</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 4.17 Finally, the table below shows median income for each group of movers. Those moving from further away on average have higher incomes and savings than those moving locally.



Table 4.7 Income and savings of moving households		
Previous location	Median income	Median savings
Stroud	£19,609	£847
Gloucestershire	£28,816	£894
Other	£28,298	£5,070
<b>All moving households</b>	<b>£22,650</b>	<b>£1,367</b>

Source: Fordham Research Gloucestershire household survey (2009)

### Overcrowding and under-occupation

- 4.18 Levels of overcrowding are measured using the 'bedroom standard' (see the Glossary for a full definition). Essentially this is the difference between the number of bedrooms needed to avoid undesirable sharing and the number of bedrooms actually available to the household. Using the same standard it is also possible to study under-occupation. In this study it is assumed that any household with more than one spare bedroom is under-occupying their dwelling.
- 4.19 The table below shows a comparison between the numbers of bedrooms in each home against the number of bedrooms required for all households.

Table 4.8 Overcrowding and under-occupation					
Number of bedrooms required	Number of bedrooms in home				Total
	1	2	3	4+	
1 bedroom	4,200	8,801	10,359	4,922	28,283
2 bedrooms	99	3,561	5,152	4,030	12,842
3 bedrooms	0	255	2,607	2,896	5,757
4+ bedrooms	0	51	252	600	902
<b>Total</b>	<b>4,300</b>	<b>12,667</b>	<b>18,369</b>	<b>12,447</b>	<b>47,784</b>

KEY:  Overcrowded households  Under-occupied\* households  
 \*under-occupied refers to households with two or more bedrooms above the bedroom standard

*Note: The bottom two cells of the 4+ bedroom column contain some households that are either overcrowded or under-occupied – e.g. they may require three bedrooms but live in a five bedroom property or may require a five bedroom property but be currently occupying a four bedroom property.*

Source: Fordham Research Gloucestershire household survey (2009)

4.20 The estimated numbers of overcrowded and under-occupied households are as follows:

- **Overcrowded:** 1.6% of households = 742 households
- **Under-occupied:** 42.4% of households = 20,264 households

4.21 The latest SEH data on overcrowding suggests that nationally around 2.5% of households are overcrowded, almost double the proportion found here, suggesting a significantly lesser problem with this issue in Stroud than in most of the country.

4.22 The table below shows the tenure status of overcrowded and under-occupied households. As can be seen, rented accommodation is much more likely than average to be overcrowded; further investigation suggests that 49.2% of all overcrowding in the District is in the social rented sector. Under-occupation, meanwhile, is concentrated in the owner-occupied sectors, especially where there is no mortgage. Further calculations show that 93.8% of all under-occupation in the District occurs in owner-occupied properties.

Table 4.9 Tenure of overcrowded and under-occupied households

Tenure	Occupancy level			All households	
	Overcrowded	(neither)	Under-occupied*		
Owner-occ. (no mortgage)	0.7%	37.9%	61.4%	100.0%	0.7%
Owner-occ. (with mortgage)	0.8%	58.9%	40.3%	100.0%	0.8%
Social rented	5.4%	87.6%	7.0%	100.0%	5.4%
Private rented	2.8%	77.3%	19.9%	100.0%	2.8%
<b>Total</b>	<b>1.6%</b>	<b>56.0%</b>	<b>42.4%</b>	<b>100.0%</b>	<b>1.6%</b>

\*under-occupied refers to households with two or more bedrooms above the bedroom standard

Source: Fordham Research Gloucestershire household survey (2009)

- 4.23 The most frequently overcrowded households are those containing children, particularly larger families. Pensioner households are very rarely overcrowded, but often under-occupied, with more than two thirds of multiple pensioner households falling into this category. Couples without children also show a very high level of under-occupation, at 69.7%. It should be borne in mind, however, that this group will include some couples likely to have children in the future.

Table 4.10 Overcrowding and under-occupation by household type

	Overcrowded	(neither)	Under-occupied*	Total	
Single pensioner	0.0%	57.9%	42.1%	100.0%	8,827
2+ pensioners	0.0%	31.4%	68.6%	100.0%	5,439
Single non-pensioner	0.0%	65.5%	34.5%	100.0%	5,542
Multiple adult	1.1%	71.2%	27.8%	100.0%	6,934
Couple, no children	0.0%	30.3%	69.7%	100.0%	8,575
Lone parent family	4.1%	88.3%	7.6%	100.0%	2,446
2+ adults, 1 child	6.4%	67.2%	26.4%	100.0%	4,615
2+ adults, 2+ children	5.0%	65.4%	29.6%	100.0%	5,406
<b>Total</b>	<b>1.6%</b>	<b>56.0%</b>	<b>42.4%</b>	<b>100.0%</b>	<b>47,784</b>

\*under-occupied refers to households two or more bedrooms above the bedroom standard

Source: Fordham Research Gloucestershire household survey (2009)

**Economic status**

4.24 For this section, each household has been classified into one of four groups based on the economic status of their occupants, as shown in the table below.

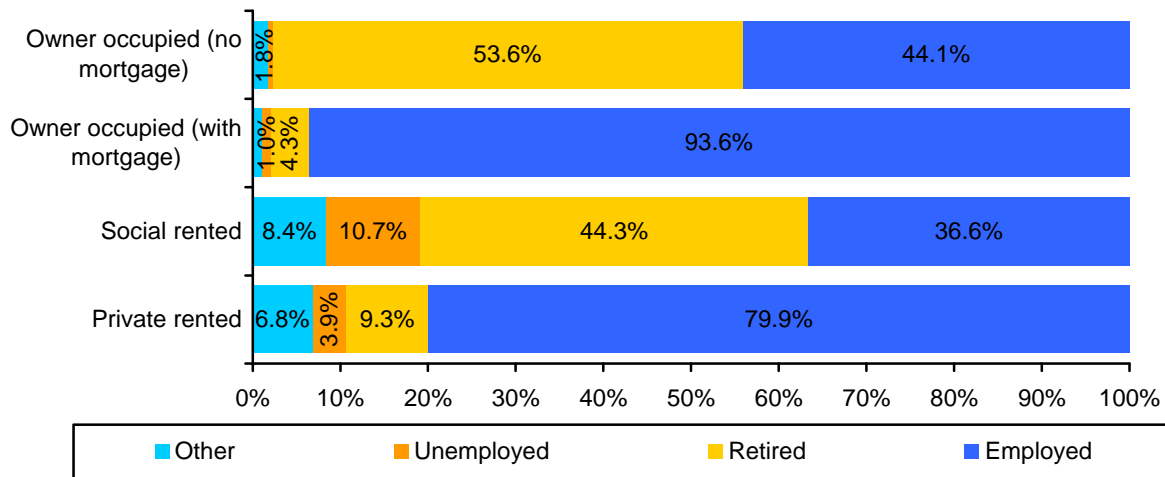
Table 4.11 Economic status – Classification of households	
Classified as	Description of household
Employed	At least one employed person.
Retired	No employed people, but at least one retired person.
Unemployed	No employed or retired people, but at least one unemployed person.
Other	No employed, retired or unemployed people. An example of this could be a household containing only students, or those with a long term limiting illness.

Source: Fordham Research

4.25 The figure below summarises economic status by tenure; as can be seen there is considerable variation. Those with mortgages are, as might be expected, almost all in employment, and the same is true to a lesser extent of those renting privately.

4.26 Only 36.6% of those in social rented housing are employed, with a similar proportion retired. Nearly a fifth (19.1%) of households in this tenure contain no employed or retired people.

**Figure 4.5 Tenure and economic status of household**

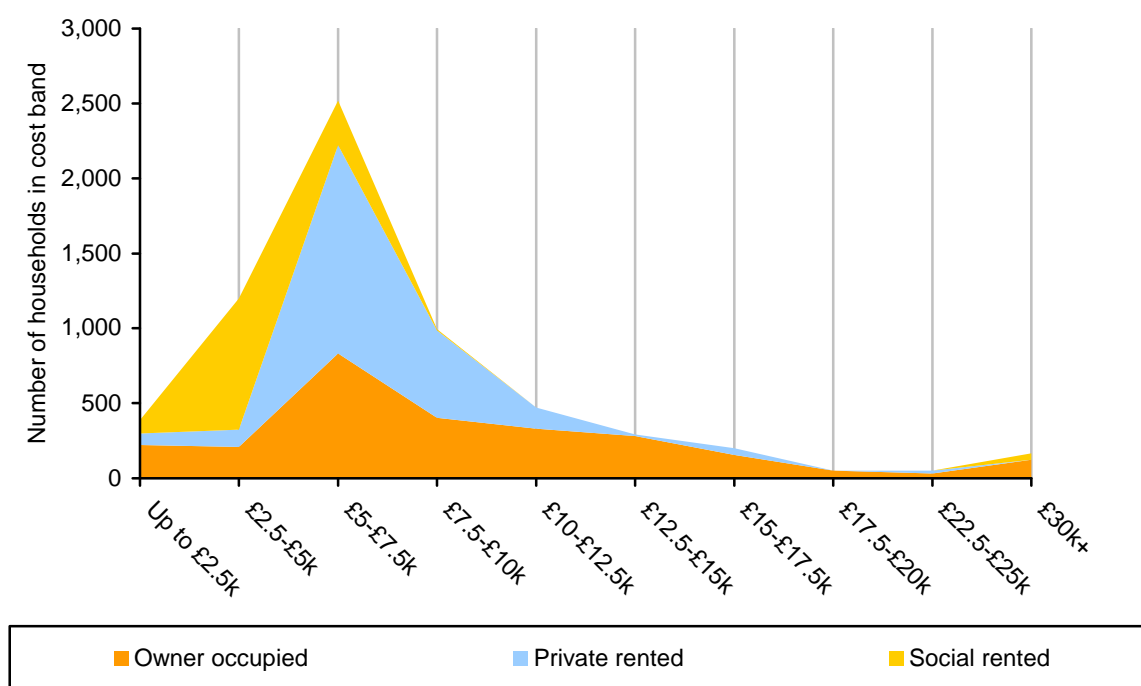


Source: Fordham Research Gloucestershire household survey (2009)

## Housing costs

4.27 The survey asked a series of questions about how much households currently pay for their housing, including service charges. The chart below shows estimates of the amount of rent/mortgage paid by households by tenure. Figures exclude owner-occupiers without a mortgage, who in most cases have no housing costs. The analysis has been restricted to those moving in the last two years, since the cost of a mortgage diminishes with time.

**Figure 4.6 Distribution of housing costs, including service charges, by tenure – those households moving in the last two years**



	Owner-occupied	Social rented	Private rented
Median cost*	£8,060	£4,134	£7,019

\* annual, including any service charges. Source: Fordham Research Gloucestershire household survey (2009)

4.28 The chart shows clearly the difference in costs between the three main tenures. Owner-occupiers report just more than double the median annual cost of social renters, with private renting toward the top of the gap between the two. Owner-occupation, however, covers a much wider cost range than other tenures.

## Summary

4.29 The household survey collected a significant amount of data about the resident household population. Some of the main findings are summarised below:

- A total of 40.7% of households lived in detached accommodation, while only 9.8% lived in flats, well below the 17% recorded nationally.
- About 29.9% of all households are 'pensioner-only', but only about 26.1% contain children.
- Analysis of household moves in the last two years shows that private rented tenants are the most mobile; around 37.5% had moved home in the past year, compared to just 10.8% of owner-occupiers.
- 40.2% of all moves involved the private rented sector – households moving into it, out of it or within it – despite only 8.3% of dwellings in the District being in this sector.
- The level of overcrowding recorded in Stroud, at 1.6%, is well below the national average of 2.5%.
- The proportion of households containing an employed person varied significantly across tenures. While nearly all (93.6%) households with a mortgage contained an employed person, this fell to 36.6% in the social rented sector, while 53.6% of owner-occupiers without a mortgage were retired.
- Of recent movers, those buying with a mortgage had the highest housing costs, at a median of £8,060 per annum, while those renting privately paid less at £7,019, although still far more than social renters, at £4,134.



## 5. Financial information

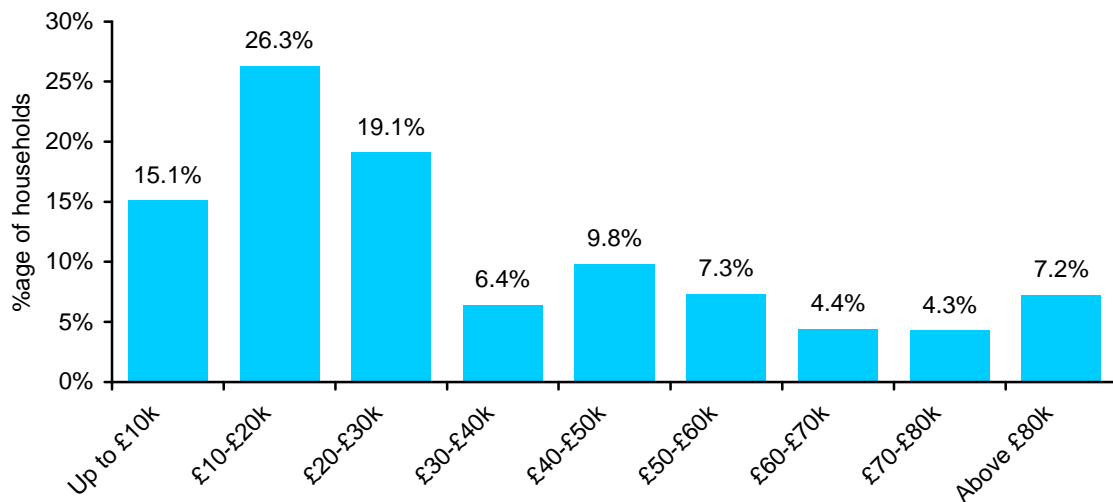
### Introduction

- 5.1 A key part of the housing needs and demand survey is an assessment of the financial situation of households. Survey data collected a range of financial information, including incomes, savings and equity. This chapter contains the analysis of the survey results with regard to households' financial situation.

### Household income

- 5.2 The response to the survey income question was good with 80.6% of respondents answering this question. Survey results for household income in Stroud estimate the median gross household income level to be £24,209 per annum, excluding any housing related benefits. It is worth noting that households containing at least one person in current employment had a median income of £34,032. The figure below shows the distribution of income among households in the District.

**Figure 5.1 Distribution of gross household income\***



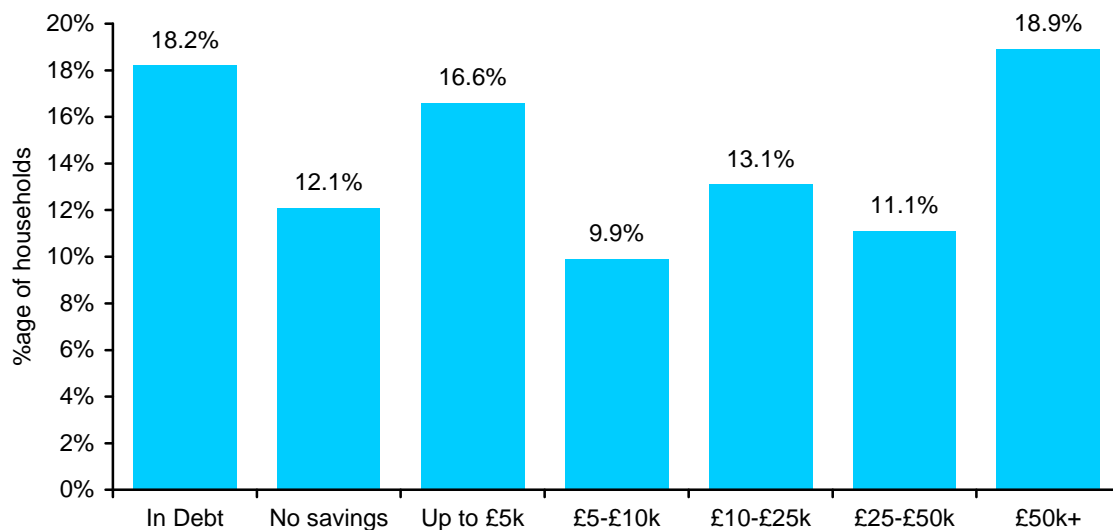
\* including non-housing related benefits. Source: Fordham Research Gloucestershire household survey (2009)

### Household savings and equity

5.3 The response to the survey savings question was also good with 79.7% of respondents answering this question. The median level of household savings was £6,647. The figure below shows the distribution of savings in the District.

5.4 It can be seen that nearly a third of households in Stroud either have no savings or are in debt, but that those that do have savings frequently have access to a significant amount of funds.

**Figure 5.2 Distribution of household savings**



Source: Fordham Research Gloucestershire household survey (2009)

5.5 The survey also collected information about the amount of equity owner-occupiers have in their property. The average household that owned their property (with or without a mortgage) had a median of £160,225 of equity; this rose to £222,280 for the households who had paid off their mortgage.

5.6 Among owner-occupiers in the District (including those living in shared ownership properties), about 2.7% (999) were found to be in negative equity, and a further 2.5% (911) had no equity.

## Household characteristics and income

- 5.7 The table below shows median income, savings and equity by tenure. Those with mortgages, as expected, have the highest incomes, while those in owner-occupied accommodation without a mortgage (often retired) have lower incomes but much higher savings.
- 5.8 Those in rented accommodation have much lower levels of savings and particularly in the social rented sector lower incomes also.

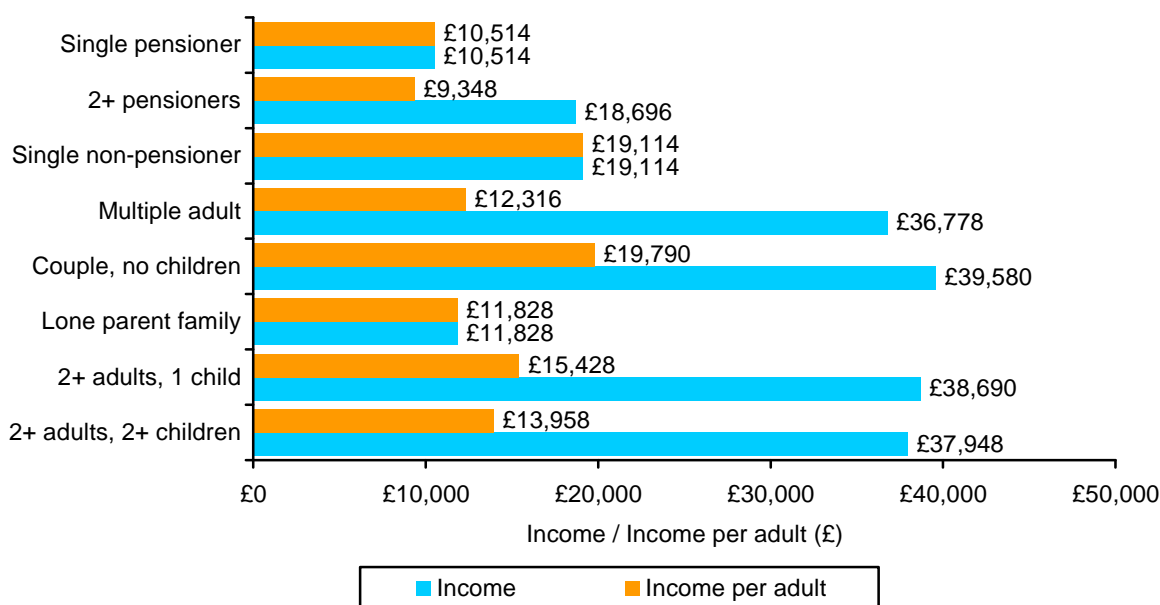
Tenure	Median income*	Median savings	Median equity
Owner-occupied (no mortgage)	£21,477	£31,745	£222,280
Owner-occupied (with mortgage)	£38,376	£2,440	£99,082
Social rented	£9,912	£523	-
Private rented	£20,198	£633	-
<b>All households</b>	<b>£24,209</b>	<b>£6,647</b>	<b>£160,225</b>

\* annual gross excluding any housing-related benefits.

Source: Fordham Research Gloucestershire household survey (2009)

- 5.9 The figure below looks at median incomes by household type. As might be expected, households containing two or more adults of working age have by far the highest incomes overall. Single non-pensioners and couples without children had the highest incomes per adult. The lowest incomes per adult are found among pensioners, lone parent families, and multiple adult households.

Figure 5.3 Median incomes by household type



Source: Fordham Research Gloucestershire household survey (2009)

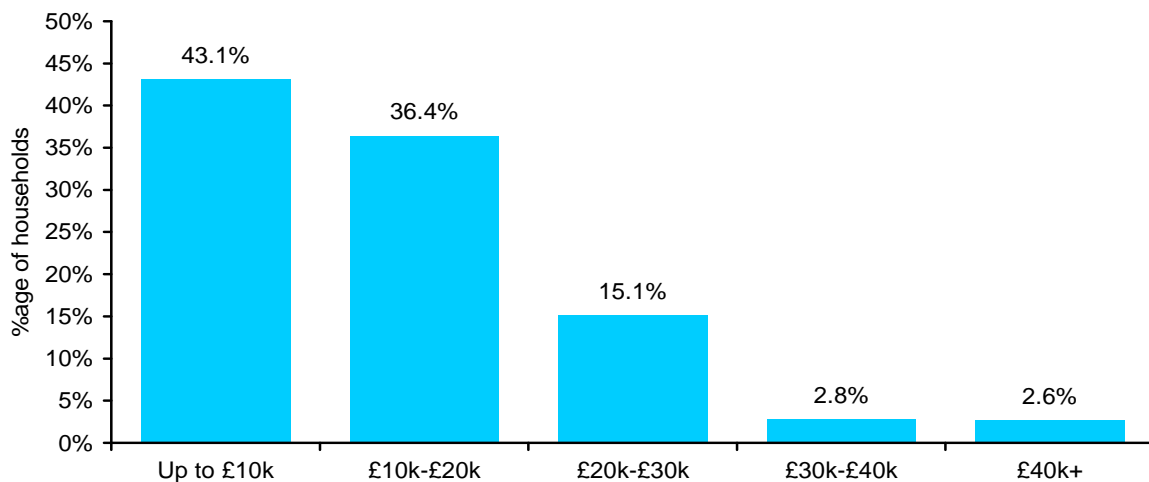
### Other financial information

- 5.10 In addition to the information collected about income, savings and equity, the survey form asked households whether they had access to any other financial resources which might be able to be used towards a deposit on a property (and if so – how much). The vast majority of households (90.5%) stated that they had no further access to financial resources other than those already analysed.
- 5.11 Despite the majority having no access to additional financial resources, the minority that do (for example borrowing from relatives) have access to a median level of £12,061 from sources other than savings and equity, and about 27% of the group have more than £40,000 available. It is therefore possible that such additional funds will be able to help a small number of households to afford suitable market housing without the need for any subsidy.

### Newly forming households' financial situation

- 5.12 There are an estimated 4,524 households in the District who need or are likely to move from within an existing household in the District over the next two years. The housing preferences and expectations of these households have been reviewed in previous chapters. In addition to the future preferences and expectations of newly forming households, the survey form collected a series of data about these households' financial situation, which is presented here.
- 5.13 The table below shows the estimated income levels of newly forming households. The table shows that income distribution is heavily concentrated in the lower income brackets with 43.1% having an income of below £10,000. The median income is estimated at just £10,940.

**Figure 5.4 Distribution of household income\* of newly forming households**



\* annual gross income including any non-housing related benefits

Source: Fordham Research Gloucestershire household survey (2009)

- 5.14 In addition, newly forming households were asked about any other financial resources which might be available for a deposit/bond when buying or renting a home.
- 5.15 It is estimated that newly forming households will have access to funds amounting to an average (median) of £1,359. There is however significant variation between different households in terms of likely financial resources available with 56.6% stating that they have no money to use as a deposit/bond and 12.8% having more than £10,000.
- 5.16 Given the level of income and savings shown for newly forming households from the survey data it is clear that many will have difficulty accessing the housing market without some form of subsidy. However, as recognised by Guidance, this group of households can have rapidly changing financial situations and therefore to rely solely on the information provided here may not properly reflect the ability to afford of this important group.

*“It is difficult to estimate the incomes of future newly forming households... even if the information is accurate at the time of the fieldwork, the picture may well be different by the time the household moves to separate accommodation, because these are mainly young people whose circumstances change quickly.” (Local Housing Needs Assessment: A Guide to Good Practice, DETR (2000), p.62)*

- 5.17 Therefore the survey form also asked a ‘subjective’ question about future affordability. In response to this question 44.5% of newly forming households stated that they would not be able to afford market housing without some sort of subsidy (e.g. Local Housing Allowance).

## Summary

- 5.18 The collection of financial information is a fundamental part of any assessment of housing need and future housing demand. The survey estimates that median annual gross household income (including non-housing benefits) in Stroud is £24,209. This figure conceals wide variations, with 7.2% earning more than £80,000, and 15.1% earning less than £10,000.
- 5.19 Savings are considerably more variable. The District median level of savings is £5,667; however 18.9% have more than £50,000 in savings, while 18.2% are in debt.
- 5.20 Newly forming households generally have significantly lower income levels than existing households; they also have low levels of funds for a deposit, although this may of course change quickly. However, nearly half (44.5%) of newly forming households believe that they will not be able to afford market housing without some form of subsidy.



## SECTION B: HOUSING NEED

This section sets out the calculation of housing need, and analyses the housing issues of particular groups.





# 6. Guidance

## Introduction

- 6.1 The two chapters following this one study the need for affordable housing in Stroud, both in terms of a backlog of need and likely future needs. This initial chapter sets out some key definitions which are central to both of the following chapters. Where appropriate, definitions have been drawn from the CLG Strategic Housing Market Assessments Guidance of March and August 2007 and PPS3.

## Housing need

- 6.2 Housing need is defined as the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market.
- 6.3 In this assessment we have fully followed the Guidance's definition of unsuitable housing. In addition we have considered those types of unsuitability which will require a move to a different dwelling prior to applying the affordability test. The most common such category is overcrowding.

## Newly arising need

- 6.4 Newly arising (or future) need is a measure of the number of households who are expected to have an affordable housing need at some point in the future (measured annually). In this assessment we have used survey data about past household moves along with affordability to estimate future needs. In line with the Guidance we have split future needs into two groups – newly forming households and existing households.
- 6.5 An estimate of the likely future supply of affordable housing is made drawing on secondary data sources about past lettings. The future supply of affordable housing is subtracted from the future need to make an assessment of the net future need for affordable housing. In this report we have also estimated the likely supply of Local Housing Allowance (LHA) supported private rented housing so as to provide an alternative output regarding suggested future provision.

## Affordability

6.6 Affordability is assessed using survey data regarding the full range of financial information available along with an estimate of a household's size requirements and the cost of suitable market housing (to either buy or rent). Separate tests, which are fully in line with the advice given in the Guidance, are applied for home ownership and private renting and are summarised below:

- **Assessing whether a household can afford home ownership** - A household is considered able to afford to buy a home if it costs 3.5 times the gross household income. Allowance is also made for any access to capital that can be used towards home ownership (e.g. savings or equity). The assessment does not consider the affordability of any service charges associated with the property.
- **Assessing whether a household can afford market renting** - A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 25% of gross income.

## Affordable housing

6.7 Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should be at a cost which is below the costs of housing typically available in the open market and be available at a sub-market price in perpetuity (although there are some exceptions to this such as the Right-to-Acquire).

## Summary

6.8 A key element of this report is an assessment of both current and future affordable housing needs. There are a number of definitions which are central to making estimates of need (such as definitions of housing need, affordability and affordable housing). All definitions used in this report are consistent with guidance given in the CLG Strategic Housing Market Assessments Guidance of March and August 2007 and PPS3. The following two chapters consider current and future housing need, and are followed by a chapter combining the two to create an overall annual need figure, and assessing the requirement for shared ownership and intermediate rented housing.

# 7. Current need

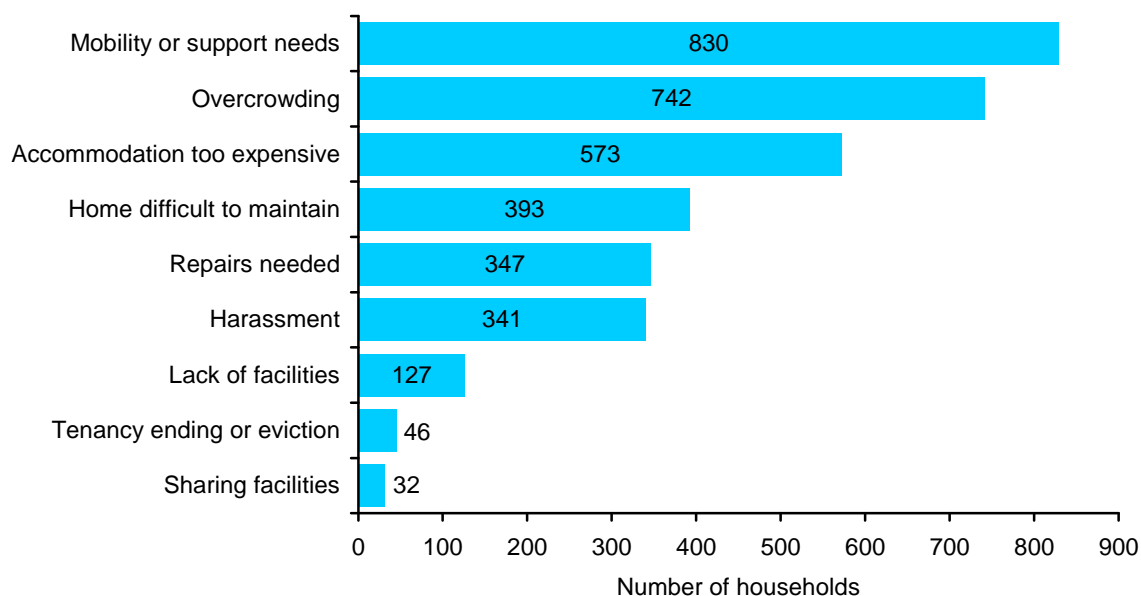
## Introduction

- 7.1 This chapter of the report assesses the first two stages of the needs assessment model – Current Need. This begins with an assessment of housing suitability and affordability and also considers homeless households before arriving at a total current need estimate (gross). An assessment of the stock available to offset this need follows, which then enables the calculation of the net current need estimate.
- 7.2 It should be noted that all-student households are excluded from all parts of the analysis of need, since the majority of these households are likely to be temporary residents. Even if these students are local residents, their financial and housing need situation during their course (at the time of the survey) will not reflect their likely future situation.

## Unsuitable housing

- 7.3 A key element of housing need is an assessment of the suitability of a household's current housing. The CLG Guidance sets out a series of nine criteria for unsuitable housing - which are followed in this report. Unsuitability is recorded through respondents identifying a serious problem (as opposed to just a problem) with their current accommodation, although over-crowding is calculated through the bedroom standard (see Glossary).
- 7.4 It should be noted that the approach taken does vary slightly from CLG Guidance in that overcrowding is treated as a form of unsuitable housing, rather than being counted as a separate source of housing need. This change has been made to avoid double-counting of households that are both overcrowded and in unsuitable housing for other reasons.
- 7.5 It is estimated that a total of 2,593 households are living in unsuitable housing. This represents 5.4% of all households in the District (excluding student households). The figure below shows a summary of the numbers of households living in unsuitable housing (ordered by the number of households in each category). It should be noted that the overall total of reasons for unsuitability shown in the figure is greater than the total number of households with unsuitability, as some households have more than one reason for unsuitability.
- 7.6 The most common causes of unsuitability in housing in Stroud relate to mobility and support needs, although overcrowding and the expense of accommodation are also major factors. However, no one factor accounts for a majority of unsuitability.

**Figure 7.1 Reasons for unsuitability of housing in Stroud**



Source: Fordham Research Gloucestershire household survey (2009)

7.7 The table below shows unsuitable housing by tenure. The patterns emerging suggest that households living in rented accommodation are more likely to be in unsuitable housing than owner-occupiers, especially if living in social rented housing. Despite the fact that only 3.2% of those in owner-occupied housing are in unsuitable housing, because of the large numbers of such properties they make up 45.7% of all unsuitable housing in the District.

**Table 7.1 Unsuitable housing and tenure**

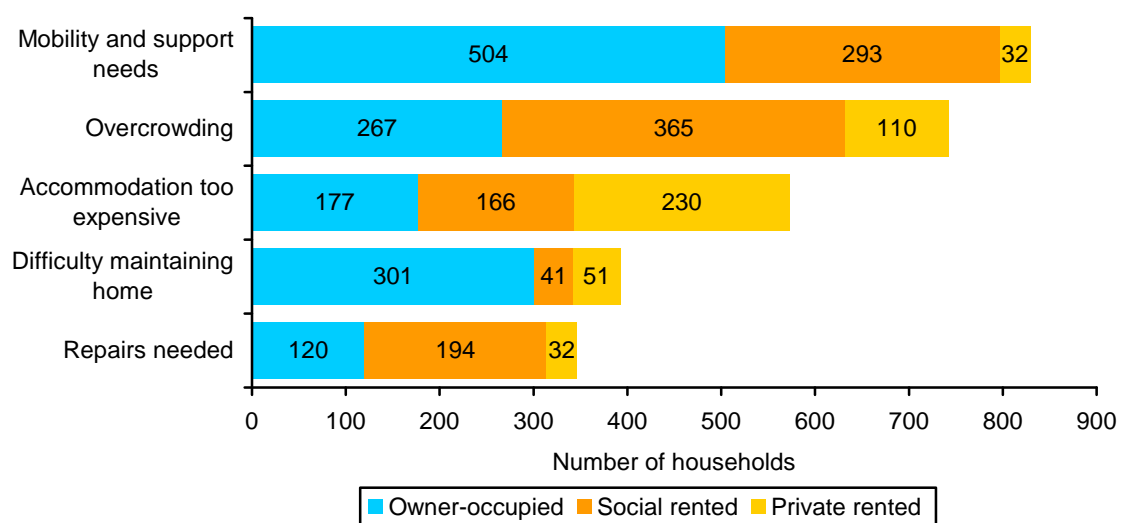
Tenure	Unsuitable housing				
	Unsuitable housing	Not unsuitable housing	Total households	% of tenure unsuitable housing	% of all unsuitable housing
Owner occupied (no mortgage)	18,696	651	19,347	3.4%	25.1%
Owner occupied (w/ mortgage)	17,144	535	17,679	3.0%	20.6%
Social rented	5,758	1,031	6,789	15.2%	39.8%
Private rented	3,593	376	3,969	9.5%	14.5%
<b>Total</b>	<b>45,191</b>	<b>2,593</b>	<b>47,784</b>	<b>5.4%</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

7.8 The five most important reasons for unsuitability of housing in Stroud are broken down in the chart below by tenure. As can be seen, there is significant variation between tenures.

- 7.9 Expense of accommodation is the most important reason for unsuitability of housing in the private rented sector, while mobility and support needs is the most common reason for housing need among owner-occupiers. Overcrowding exists in all tenures, but is by far the most common reason for unsuitability in the social rented sector.
- 7.10 Households experiencing difficulty maintaining their property are primarily owner-occupiers; however households stating that there were repairs needed to their property were mostly in the social rented sector.

**Figure 7.2 Major unsuitable housing categories by tenure**



Source: Fordham Research Gloucestershire household survey (2009)

- 7.11 The highest proportions of households living in unsuitable housing are found in the area of the District around the town of Stroud. The lowest proportions of unsuitable housing are in the most rural areas, Frampton, Painswick and Berkeley.

Table 7.2 Unsuitable housing and sub-area				
Tenure	Unsuitable housing			
	In unsuitable housing	Total households	% of housing in area unsuitable	% of all unsuitable hsg.
City Fringe	183	3,420	5.4%	7.1%
Stroud	1,128	14,646	7.7%	43.5%
Stonehouse	326	5,543	5.9%	12.6%
Cam & Dursley	327	6,081	5.4%	12.6%
Wotton	182	3,252	5.6%	7.0%
Nailsworth	215	6,090	3.5%	8.3%
Frampton	0	1,944	0.0%	0.0%
Berkeley	172	3,889	4.4%	6.6%
Painswick	61	2,918	2.1%	2.4%
<b>Total</b>	<b>2,593</b>	<b>47,784</b>	<b>5.4%</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

### 'In-situ' solutions

- 7.12 The survey has highlighted that 2,593 households in the District are in unsuitable housing. However it is most probable that some of the unsuitability can be resolved in the households' current accommodation. Households living in housing deemed unsuitable for the following reasons were not considered to have an in-situ solution: end of tenancy, accommodation too expensive, overcrowding, sharing facilities, or harassment.
- 7.13 The survey data therefore estimates that of the households in unsuitable housing, 1,571 (or 60.6%) do not have an in-situ solution and therefore require a move to alternative accommodation.

### Affordability

- 7.14 Using the affordability methodology set out in the previous chapter it is estimated that 65.2% of the households needing to move out of unsuitable housing cannot afford to buy or rent on the open market. There are, therefore, 1,025 existing households in Stroud classified as being in current housing need. This represents 2.1% of all existing households in the District.
- 7.15 The table below shows the tenure of the 1,025 households currently estimated to be in housing need. The results show that the vast majority of housing need occurs in rented housing, split almost equally between social rented and private rented housing.

- 7.16 Those households in social rented housing are much more likely than average to be in housing need; 9.8% are in this situation compared to 2.1% of households as a whole. In private rented housing, the proportion in need is lower, at 5.9%.

Table 7.3 Housing need and tenure					
Tenure	Housing need				
	In need	Not in need	Total	% of tenure in need	% of all need
Owner-occupied (no mortgage)	50	19,297	19,347	0.3%	4.8%
Owner-occupied (w/ mortgage)	78	17,601	17,679	0.4%	7.6%
Social rented	663	6,126	6,789	9.8%	64.7%
Private rented	234	3,735	3,969	5.9%	22.9%
<b>Total</b>	<b>1,025</b>	<b>46,759</b>	<b>47,784</b>	<b>2.1%</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 7.17 For the purposes of the Housing Needs Assessment, households considered to be in housing need have been split into two categories: current occupiers of affordable housing in need (including shared ownership), and households from other tenures in need. Some 663 households fall into the former category and 362 into the latter category.

### Homeless households

- 7.18 The Housing Needs Assessment is a 'snapshot' survey that assesses housing need at a particular point in time. There will, in addition to the existing households in need, be some homeless households who were in need at the time of the survey and should also be included within any assessment of backlog need.
- 7.19 To assess the number of homeless households we have used information provided via Section E6 of the Councils' P1(E) Homeless returns. It is important to note that this is a snapshot of the situation as at 31<sup>st</sup> March 2009.

Table 7.4 Homeless households accommodated by authority	
Category	Number of households
<u>Bed and breakfast</u>	<u>2</u>
<u>Hostel</u>	<u>0</u>
LA / RSL stock	0
Private sector leased	1
Other types	2
<b>Total</b>	<b>5</b>

Source: CLG Homelessness Data (Q1 2009)

7.20 Not all of the categories in the above table are added to our assessment of existing and newly forming households in need. This is because, in theory, they will be part of our sample for the survey. For example, households housed in Council accommodation should already be included as part of the housing need – such household addresses should appear on the Council Tax file from which the sample was drawn. After considering the various categories, we have decided there are two which should be included as part of the homeless element. These have been underlined in the table above. Therefore of the homeless households identified in the P(1E) form, two shall be considered as in housing need.

### Total current need

7.21 The table below summarises the first stage of the overall assessment of housing need as set out by the CLG. The data shows that there are an estimated 1,027 households in need. Newly forming households will be taken into account as part of the future need calculation in the next chapter.

Table 7.5 Backlog of housing need		
Step	Notes	Output
1.1 Homeless households and those in temporary accommodation		2
1.2 Overcrowding and concealed households	Two steps taken together	1,025
1.3 Other groups		
1.4 equals Total current housing need (gross)	1.1 + 1.2 + 1.3	1,027

Source: Fordham Research Gloucestershire household survey (2009), CLG Homelessness Data (Q1 2009)

### Available stock to offset need

7.22 The next stage in the backlog considers the stock available to offset the current need. This includes stock from current occupiers of affordable housing in need, surplus stock from vacant properties and committed supply of new affordable units. Units to be taken out of management are removed from the calculation.



- 7.23 Firstly, it is important when considering net need levels to discount the 663 households in need that already live in affordable housing. This is because the movement of such households to more suitable dwellings within the affordable housing stock will have an overall nil effect in terms of housing need.

### Surplus stock

- 7.24 A certain level of vacant dwellings is normal as this allows for transfers and for work on properties to be carried out. The Guidance suggests that if the vacancy rate in the affordable stock is in excess of 3% then these should be considered as surplus stock which can be included within the supply to offset need. Stroud recorded a vacancy rate in the social rented sector of only 0.9% in the 2008 Housing Strategy Statistical Appendix (HSSA), so no supply from this source is recorded.

### Committed supply of new affordable units

- 7.25 The Guidance recommends that this part of the assessment includes '*new social rented and intermediate housing which are committed to be built over the period of the assessment*'. For the purposes of analysis we have taken 2008 HSSA data showing the number of planned and proposed affordable units for the period 2008 - 2010 as a guide to new provision.
- 7.26 Overall the 2008 HSSA data suggests that there are 126 affordable dwellings planned or proposed for this two year period, of which 48 are shared ownership. No intermediate rented housing is proposed, although some RSLs locally are considering converting some shared ownership units to intermediate renting.

### Units to be taken out of management

- 7.27 The Guidance states that this stage '*involves estimating the numbers of social rented or intermediate units that will be taken out of management*'. The main component of this figure is usually properties which are expected to be demolished (or replacement schemes that lead to net losses of stock). At the time of writing, no significant demolition schemes have been brought to our attention and therefore this figure is assumed to be zero.

### Total available stock to offset need

- 7.28 Having been through a number of detailed stages in order to assess the total available stock to offset need in the District, we can now bring together all pieces of data to complete this part of the needs assessment. The data (in the table below) shows that there are an estimated 791 properties available to offset the current need.

**Table 7.6 Current supply of affordable housing**

<i>Step</i>	<i>Notes</i>	<i>Output</i>
3.1 Affordable dwellings occupied by households in need		663
3.2 Surplus stock		0
3.3 Committed supply of affordable housing		126
3.4 Units to be taken out of management		(0)
3.5 Total affordable housing stock available	3.1+3.2+3.3+3.4	791

Source: Fordham Research Gloucestershire household survey (2009), Stroud Council HSSA return (2008)

### Total backlog (current) need

7.29 In the tables above, it is estimated that there is a current need to provide 1,027 units of affordable housing to meet the backlog of need. Current sources are estimated to be able to provide 791 of these units leaving an estimated shortfall of around 236 units of affordable housing.

### Summary

7.30 Survey data suggests that around 2,593 households in the District (5.4%) are currently living in unsuitable housing. Of these, it was estimated that 1,571 (60.6%) would need to move home to find a solution to the unsuitability.

7.31 Within this group, an estimated 65.2% could not afford to buy or rent market housing without some form of subsidy and are therefore considered to be in housing need, totalling 1,025 households. Households in the social rented sector were most likely to be in housing need, making up around 64.7% of all households in current need in the District.

7.32 Taking into account the number of homeless households who would not have been picked up by the household-based survey, two additional households, the total backlog (current) need consists of 1,027 households.

7.33 It is estimated that at the time of the survey there was a current or immediately proposed stock of affordable housing of 791 dwellings which could be used to meet this need (including dwellings becoming available as households in the social rented sector move to different dwellings). Hence it was estimated that the net backlog of need for affordable housing is for approximately 236 units (1,027 – 791 = 236).

## 8. Future need

### Introduction

- 8.1 In addition to the current needs discussed so far in this report there will be future need. This is split, as per CLG Guidance, into two main categories, the first taking account of the need generated by households likely to be created in the next two years (i.e. people leaving home and forming new households), and the second taking account of need likely to be generated by the movement of existing households. These are as follows:
- New households formation (× proportion unable to buy or rent in market)
  - Existing households falling into need
- 8.2 There will be a flow of affordable housing to meet this need. Calculation of the future supply of affordable units follows this analysis; this consists of the annual supply of social re-lets and intermediate housing. The following sections deal with these points in detail.
- 8.3 As in the previous chapter, student households (those containing only students) are excluded from this analysis.

### New household formation

- 8.4 The estimate of the number of newly forming households in need of affordable housing is based on an assessment of households that have formed over the past two years. Such an approach is preferred to studying households stating likely future intentions as it provides more detailed information on the characteristics of these households contributing to this element of newly arising need.
- 8.5 The table below shows details of the derivation of new household formation. The table begins by establishing the number of newly forming households over the past two years followed by application of an affordability test.

Table 8.1 Derivation of newly arising need from new household formation		
Aspect of calculation	Number	Sub-total
Number of households moving in past two years		7,635
Minus households NOT forming in previous move	- 6,249	1,387
Times proportion unable to afford		35.3%
Estimate of newly arising need		489
Annual estimate of newly arising need		245

Source: Fordham Research Gloucestershire household survey (2009)

- 8.6 The table above shows that an estimated 1,387 households have been newly formed within the District over the past two years (694 per annum). Of these it was estimated that 245 per annum were unable to afford market housing without some form of subsidy. This represents the annual estimate of the number of newly forming households falling into need.

### Existing households falling into need

- 8.7 This is an estimate of the number of existing households who will fall into housing need over the next two years (and then annualised). The basic information for this is households who have moved home within the last two years and affordability. A household will fall into need if it has to move home and is unable to afford to do this within the private sector. An example of such a move is because of the end of a tenancy agreement. A household unable to afford market rent prices but moving to private rented accommodation may have spent more than a quarter of their gross income on housing, which is considered unaffordable. Alternatively, they may have to claim Local Housing Allowance to avoid this situation.
- 8.8 Households previously living with parents, relatives or friends are excluded as these will double-count with the newly forming households already considered in the previous table. The data also excludes moves between social rented properties. Households falling into need in the social rented sector have their needs met through a transfer to another social rented property, hence releasing a social rented property for someone else in need.
- 8.9 The number of households falling into need in the social rented sector should therefore, over a period of time, roughly equal the supply of 'transfers' and so the additional needs arising from within the social rented stock will be net zero.
- 8.10 The table below shows the derivation of existing households falling into need.

Table 8.2 Derivation of newly arising need from existing households

<i>Aspect of calculation</i>	<i>Number</i>	<i>Sub-total</i>
Number of households moving in past two years		7,635
Minus households forming in previous move	- 1,387	6,249
Minus households transferring within affordable housing	- 554	5,695
Times proportion unable to afford		19.8%
Estimate of newly arising need		1,127
Annual estimate of newly arising need		564

Source: Fordham Research Gloucestershire household survey (2009)

- 8.11 The table above shows that a total of 5,695 existing households are considered as potentially in need (2,848 per annum). Using the standard affordability test for existing households it is estimated that 19.8% of these households cannot afford market housing. Therefore our estimate of the number of households falling into need excluding transfers is 1,127 households (5,695 × 23.1%) over the two-year period. Annualised this is 564 households per annum.

### Total newly arising need

- 8.12 The data from each of the above sources can now be put into the needs assessment table below. It indicates that additional need will arise from a total of 809 households per annum.

Table 8.3 Future need (per annum)

<i>Step</i>	<i>Notes</i>	<i>Output</i>
2.1 New household formation (gross per year)		694
2.2 Proportion of new households unable to buy or rent in the market	Leaves 245	35.3%
2.3 Existing households falling into need		564
2.4 Total newly arising housing need (gross per year)	2.1 × 2.2 + 2.3	809

Source: Fordham Research Gloucestershire household survey (2009)

### The future supply of social rented housing

- 8.13 The table below presents the figures for the supply of lettings (re-lets) from both Council and RSL stock over the past three years supplied by data from CORE for RSL (Registered Social Landlord) stock, and HSSA data for Local Authority stock, excluding internal transfers and temporary or assured shorthold tenancies. The average number of lettings per year over the period considered was 442.

Table 8.4 Analysis of past housing supply – (social rented sector)			
	2006/07	2007/08	2008/09
LA – mobility arrangements	3	0	n/a*
LA – new secure tenants	296	182	n/a*
LA – introductory tenancies	0	107	n/a*
LA – other tenancies	1	108	n/a*
LA – transfers from RSL	20	15	n/a*
LA – total (including general needs and supported housing)	280	382	331*
RSL general needs – total lettings	81	59	90
RSL general needs – internal transfers / transfers from LA	(32)	(18)	(31)
RSL general needs – total	49	41	59
RSL supported housing – total lettings	103	85	94
RSL supported housing – int. transfers / transfers from LA	(30)	(29)	(40)
RSL supported housing – total	73	56	54
<b>Total</b>	<b>402</b>	<b>479</b>	<b>444</b>

\* not yet available – figures based on 2006-08 average

Sources: Stroud Council HSSA return (2008), CORE Stroud Area Lettings Reports (2006-2009)

### Intermediate supply

- 8.14 In Stroud, as in most local authorities, the amount of intermediate housing (mostly shared ownership) available in the stock is fairly limited as a proportion of the total. However, it is still important to consider to what extent the current supply may be able to help those in need of affordable housing.
- 8.15 Therefore we include an estimate of the number of shared ownership units that become available each year. Since the numbers involved are very small, the survey cannot be relied upon to give a sufficiently accurate figure; instead the supply is estimated from secondary data.
- 8.16 The HCA (Homes and Communities Agency) estimates that there are 315 shared ownership dwellings in Stroud. Given a turnover of 442 dwellings in a stock of 6,789 in the remainder of the social rented sector (6.5%), we might expect that this stock would produce approximately 21 dwellings per annum in turnover.

## Total future supply

- 8.17 The total future supply is estimated to be 463, comprised of 442 social re-lets and 21 intermediate re-lets. This is shown in the table below.

Table 8.5 Future supply of affordable housing (per annum)		
Step	Notes	Output
3.6 Annual supply of social re-lets (net)		442
3.7 Annual supply of intermediate housing available for re-let or resale at sub-market levels		21
3.8 Annual supply of affordable housing	3.6 + 3.7	463

Sources: Stroud Council HSSA return (2008), CORE Stroud Area Lettings Reports (2007-09), Fordham Research Gloucestershire household survey (2009)

## Total future need

- 8.18 In the tables above it is estimated that there is likely to be a need to provide 809 units of affordable housing per annum to meet the requirements of newly forming households and households likely to move into social housing in the future. Future re-lets are estimated to be able to provide 463 of these units leaving an estimated shortfall of 346 units per annum.

## Summary

- 8.19 Survey data suggests that 245 new households requiring affordable housing will form each year in the District, and another 564 existing households will fall into need. This latter category consists of those households stating a requirement to move in the near future, but which are unable to afford to do so.
- 8.20 The total gross future need for affordable housing is therefore for 809 units per annum. Based on past turnover rates from CORE and the household survey, supply from turnover in the stock is likely to provide approximately 463 units, 21 of which will be intermediate housing.
- 8.21 The annual net future housing need is therefore for 346 units (809 – 463= 346).





# 9. Affordable housing need

## Introduction

- 9.1 The previous two chapters presented the calculation of each of the stages of the needs assessment table. This chapter brings together these stages to present an estimated affordable housing needs figure, based on the CLG model, and also considers the role of intermediate housing. It should be noted that the findings of this model should not be taken as directly determining policy; for a discussion of policy please see Chapter 12.
- 9.2 It should be noted that as in the previous two chapters, students are excluded from the assessment of need.

## Estimate of net annual housing need

- 9.3 The table below shows the final calculation for the Housing Needs Assessment model. This brings together the 16 steps that were calculated in the preceding two chapters.

Table 9.1 Housing needs assessment model for Stroud		
Stage and step in calculation	Notes	Number
<b>STAGE 1: CURRENT NEED (Gross)</b>		
1.1 Homeless households and those in temporary accommodation		2
1.2 Overcrowding and concealed households	Two steps taken together	1,025
1.3 Other groups		
1.4 equals Total current housing need (gross)	1.1 + 1.2 + 1.3	1,027
<b>STAGE 2: FUTURE NEED (Gross)</b>		
2.1 New household formation (gross per year)		694
2.2 Proportion of new households unable to buy or rent in the market	Leaves 245	35.3%
2.3 Existing households falling into need		564
2.4 Total newly arising housing need (gross per year)	2.1 × 2.2 + 2.3	809
<b>STAGE 3: AFFORDABLE HOUSING SUPPLY</b>		
3.1 Affordable dwellings occupied by households in need		663
3.2 Surplus stock		0
3.3 Committed supply of affordable housing		126
3.4 Units to be taken out of management		(0)
3.5 Total affordable housing stock available	3.1+3.2+3.3+3.4	791
3.6 Annual supply of social re-lets (net)		442
3.7 Annual supply of intermediate housing available for re-let or resale at sub-market levels		21
3.8 Annual supply of affordable housing	3.6 + 3.7	463

Source: Fordham Research Gloucestershire household survey (2009); various secondary data sources

- 9.4 Practice Guidance states that these figures need to be annualised to establish an overall estimate of net housing need. The first step in this process is to calculate the net current need. This is derived by subtracting the estimated total stock of affordable housing available (step 3.5) from the gross current need (step 1.4). This produces a net current need figure of 236 (1,027 – 791).
- 9.5 The second step is to convert this net backlog need figure into an annual flow. The Guidance acknowledges that this backlog can be addressed over any length of time although a period of less than five years should be avoided. For the purposes of this study the quota of five years proposed in Guidance will be used. Therefore to annualise the net current need figure it will be divided by five. This calculation results in a net annual quota of households who should have their needs addressed of 47 (236 ÷ 5).
- 9.6 The final step is to sum this net annual quota of households who should have their needs addressed with the total newly arising housing need (step 2.4) and subtract the future annual supply of affordable housing (step 3.8). This leads to an annual need estimate for **393** units (47 + 809 – 463). These figures are summarised in the table below.

Table 9.2 Summary of housing needs situation in Stroud	
<i>Element</i>	<i>Number</i>
Backlog need (annual)	205
Backlog supply (annual)	158
Net backlog need (annual)	47
Future need (annual)	809
Future supply (annual)	463
Net future need (annual)	346
<b>Total net annual need</b>	<b>393</b>
Total gross annual need	1,014
Total gross annual supply	621
<b>Total net annual need</b>	<b>393</b>

Source: Fordham Research Gloucestershire household survey (2009);  
various secondary data sources

- 9.7 Alternatively, meeting the backlog can be spread over a ten year period, rather than the five year period shown above. If the backlog need is met on this basis, the annual need figure is reduced slightly, from 393 units to 369 units.

### The private rented sector

- 9.8 The Strategic Housing Market Assessments Practice Guidance requires the extent of the use of the private rented sector (through the Housing Benefit or Local Housing Allowance systems) to meet the needs of households in need to be estimated.
- 9.9 We have therefore used survey data to look at the number of new private rented housing lets made over the past two years to those on Housing Benefit or Local Housing Allowance. In Stroud it is estimated that over the past two years 548 such lettings have been made, equating to 274 per annum. However it should be remembered that this is not a secure tenure, unlike social renting. Whilst the private rented sector can provide accommodation for those in housing need, it is far from being an ideal solution to the problem.

## Housing need by sub-area

9.10 The table below gives an estimate of gross housing need for each of the nine sub-areas within the District. It should be noted that this table shows where the need for housing arises (i.e. the current location of the households generating the housing need) rather than determining where within the District it should be met.

9.11 By comparing the proportion of households in each sub-area with the proportion of housing need found in that sub-area, we can see that the level of housing need is well above average for the District in Stroud and Cam & Dursley, and well below average in the Painswick, City Fringe (bordering Gloucester), Wotton and Frampton sub-areas.

Table 9.3 Annual gross housing need by sub-area				
	<i>Backlog need (Annual gross)</i>	<i>Total need (Annual gross)</i>	<i>% of total need in District</i>	<i>% of households in District</i>
City Fringe	5	45	4.5%	7.2%
Stroud	92	413	40.7%	30.7%
Stonehouse	27	95	9.4%	11.6%
Cam & Dursley	32	174	17.2%	12.7%
Wotton	16	43	4.3%	6.8%
Nailsworth	15	133	13.1%	12.7%
Frampton	0	29	2.9%	4.1%
Berkeley	15	62	6.1%	8.1%
Painswick	4	20	1.9%	6.1%
<b>Total</b>	<b>205</b>	<b>1,013</b>	<b>100.0%</b>	<b>100.0%</b>

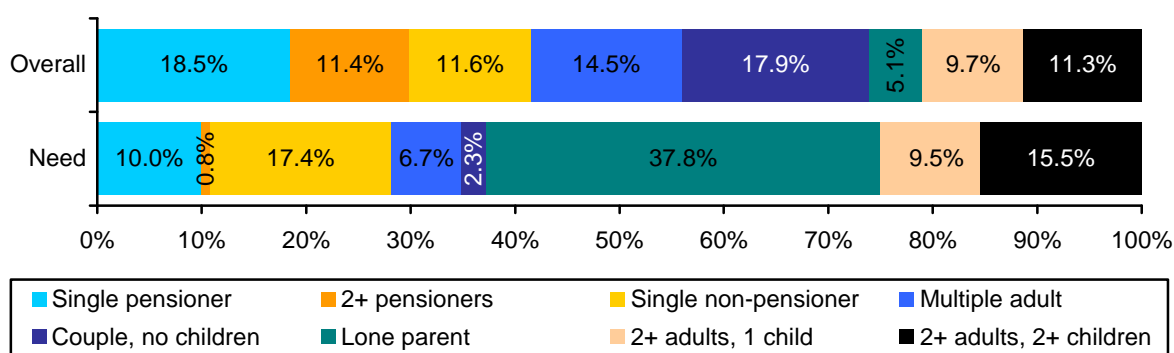
Source: Fordham Research Gloucestershire household survey (2009); various secondary data sources

## Types of household in housing need

9.12 The chart below shows the breakdown by household type of the gross annual housing need of households in Stroud, compared with households generally in the District.

9.13 The chart shows that single non-pensioners and households containing children are more likely to be in need than average. In particular, lone parent families make up just 5.1% of all households in Stroud but generate well over a third (37.8%) of all housing need. Pensioner households do not generate much of the District's gross housing need in the short to medium term, accounting for just 10.8% of need despite making up more than a quarter (29.9%) of households overall.

Figure 9.1 Annual gross housing need by household type



Source: Fordham Research Gloucestershire household survey (2009)

### Types of affordable accommodation needed

- 9.14 The type of affordable products available to meet this housing need can be grouped into three broad categories: social rented housing, intermediate rent and intermediate products based on an equity share (and requiring a capital sum).
- 9.15 Households have been tested for their ability to afford intermediate housing priced at the 'usefully affordable' point, defined as the mid-point between the cost of social rented housing and private rented housing. Households have been deemed able to afford intermediate housing where the intermediate housing cost was less than a quarter of their gross household income (the test for rental affordability).
- 9.16 Any household able to afford intermediate housing that also has access to £10,000 or more in capital has been assumed to be eligible for an equity-based product. The remainder have been assumed to be eligible for intermediate rent. Any household that is unable to afford intermediate housing has been assumed to require social rented accommodation.
- 9.17 Account was also taken of the likely supply of these products and a net need for each product type was calculated. This information is presented in the table below.

Table 9.4 Social rented and intermediate housing need in Stroud

	<i>Equity-based intermediate products</i>	<i>Intermediate rent</i>	<i>Social rented</i>	<i>Total</i>
Total gross annual need	0	152	862	1,014
Total gross annual supply	31	0	590	621
Net annual need	-31	152	272	393
Correction for oversupply	0	152	272	424
% of net shortfall	0%	36%	64%	100%

Source: Fordham Research Gloucestershire household survey (2009); various secondary sources

- 9.18 The top row of the table above shows that only 15% of the housing need in the District could be met through the provision of intermediate housing, but none of this need could be met through the provision of equity-based intermediate products such as shared ownership. However, shared ownership makes up 6% of the current supply of affordable properties.
- 9.19 This strongly suggests that a significant number of such shared ownership properties, if the current build rate continues, will either be occupied by households not in (CLG defined) housing need, or by households from outside the District. This is not necessarily a problem; shared ownership housing is not intended to serve the same function as social housing and also has the purpose of helping households onto the housing ladder even if they might be able to afford to rent privately.
- 9.20 However, this finding does have an impact on the supply of housing to meet housing need; if the supply of 31 units of shared ownership housing cannot provide for a significant number of households in housing need; this creates an additional need to construct 31 additional units of other types. This increases the total need figure for additional affordable housing from 393 units to **424** units, split between about 35% intermediate rent and 65% social rent.

### Influence of Gloucester

- 9.21 It should be borne in mind that the CLG model is designed to operate at a single local authority level, and is incapable of taking into account the situation in Stroud where significant amounts of housing catering to need generated in a neighbouring Local Authority (Gloucester) is likely to be built in the District. The figures given above, therefore, only account for need arising in the District itself.
- 9.22 This issue has been taken into account fully in the BHM model, covered later in this report. It provides fuller recommendations relating to the mix of tenures, types and sizes of property that could be built in order to attain a balanced market.
- 9.23 However, it is useful to consider, for comparability, how much CLG-defined housing need arising in Gloucester might need to be met in the District. The latest available policy information from the 2008 *Proposed Changes to the South West Draft Regional Spatial Strategy (RSS)* suggests meeting 17% of Gloucester's housing requirements on land within Stroud District (including all types of market and affordable housing). If this distribution were also applied to affordable housing provision, a need for 146 units would be transferred from Gloucester, bringing the total CLG model need figure for affordable housing in Stroud to **570** units per annum.
- 9.24 This would also impact on the proportion of need for intermediate and social rented housing; as shown in the table below the total tenure distribution suggested by the CLG model would shift to 31% intermediate rent and 69% social rented.

**Table 9.5 Social rented and intermediate housing requirements in Stroud: including contribution from Gloucester**

	<i>Equity-based intermediate products</i>	<i>Intermediate rent</i>	<i>Social rented</i>	<i>Total</i>
Stroud	0	152	272	424
17% of Gloucester	0	27	115	146
<b>Total</b>	<b>0</b>	<b>179</b>	<b>387</b>	<b>570</b>
<b>% of net shortfall</b>	<b>0%</b>	<b>31%</b>	<b>69%</b>	<b>100%</b>

Source: Fordham Research Gloucestershire household survey (2009); various secondary sources

## Summary

- 9.25 The CLG affordable housing need figure has been based on survey information about past household behaviour in terms of moves to different accommodation, and information from the Council on past and future affordable housing provision. Bringing the information together from both current and future need and supply, the model suggests an annual net need for approximately **384** units of affordable housing.
- 9.26 However, taking into consideration the balance between intermediate tenures and social rented housing, it becomes clear that some need is concealed by the methodology. The supply of affordable housing includes 31 units of shared ownership each year, even though none of those surveyed as being in CLG-defined housing need could afford this type of housing.
- 9.27 On one level, this is not necessarily a problem; shared ownership housing is not intended to serve the same function as social rented housing and also has the purpose of helping households onto the housing ladder even if they might be able to afford to rent privately. However, since this additional shared ownership housing is not going toward meeting CLG-defined housing need, it does increase the overall CLG housing need figure to **424** units per annum.
- 9.28 The intermediate housing analysis suggests that an appropriate balance for new construction (in addition to that already planned, which includes some shared ownership) would be 35% intermediate rent and 65% social rented.
- 9.29 However, given the policy situation in Stroud, it is also critical to consider how much CLG-defined housing need might be transferred into the District from Gloucester. The *Proposed Changes to the South West Draft RSS* suggest meeting 17% of Gloucester's housing requirements on land within the District of Stroud (including market and affordable housing of all types). If this distribution were also applied to affordable housing provision, a need for 146 units would be transferred from Gloucester, bringing the total CLG need figure for affordable housing in Stroud to **570**, with 69% of this social rented and 31% intermediate rented.

- 9.30 Levels of gross housing need are not evenly distributed across the District, with much higher levels in Stroud, Cam & Dursley than in Painswick, City Fringe (bordering Gloucester), Wotton and Frampton sub-areas. It should be noted that this is where the need arises, not necessarily where it should be met.
- 9.31 About 38% of total gross housing need comes from lone parent families, and households with children are overall more likely to generate need than average. Despite their large numbers, very little housing need comes from pensioner households (10.8%), mostly because they are very unlikely to voluntarily move property. It should be stated that this model is not designed to reflect requirements for specialist housing which some households within this group will need; this can be found later in the report.
- 9.32 It should be noted that the findings of this model should not be taken as directly determining policy; for a discussion of policy please see Chapter 12.



# SECTION C: CHARACTERISTICS OF THE HOUSING MARKET



# 10. Household migration

## Introduction

- 10.1 An important part of the survey is an analysis of the future demand for housing and the survey questionnaire collected information about households' future needs, expectations and aspirations. Information was collected about both existing households and newly forming households.

## Future moves – existing households

- 10.2 The table below shows estimates of the number and proportion of households in each tenure who consider that they will need or are likely to move to a different home in the next two years. The data shows that 16.2% of households state a need or likelihood of moving home over the next two years, with those in the private rented sector by far the most likely to move.

Table 10.1 Households who need or are likely to move in next two years by tenure			
<i>Tenure</i>	<i>H'holds needing or likely to move</i>	<i>Total households</i>	<i>% needing or likely to move</i>
Owner occupied (no mortgage)	1,650	19,347	8.5%
Owner occupied (with mortgage)	2,912	17,679	16.5%
Social rented	1,551	6,789	22.8%
Private rented	1,644	3,969	41.4%
<b>Total</b>	<b>7,757</b>	<b>47,784</b>	<b>16.2%</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 10.3 The survey moved on to look at where households would both like and expect to move to. The results of this analysis are shown in the table below. Overall, about the same proportion of households (69.0% of households) would like to remain in the District as expect to do so (70.3%).

Table 10.2 Where households would like and expect to move to		
	<i>Like</i>	<i>Expect</i>
Same District	69.0%	70.3%
Elsewhere in Gloucestershire	11.4%	10.3%
Surrounding county	6.1%	7.9%
Elsewhere in the UK / Abroad	13.5%	11.5%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>
	<b>7,757</b>	<b>7,757</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 10.4 The survey also found 4,524 newly forming households in Stroud. Their location preferences and expectations are shown below. As can be seen, a majority of households would like and expect to move further afield, some to other parts of the UK and others within Gloucestershire.

Table 10.3 Where newly forming households would like and expect to move to		
	<i>Like</i>	<i>Expect</i>
Same District	34.5%	28.6%
Elsewhere in Gloucestershire	21.1%	24.7%
Surrounding county	19.5%	16.4%
Elsewhere in the UK / Abroad	24.8%	30.3%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>
	<b>4,524</b>	<b>4,524</b>

Source: Fordham Research Gloucestershire household survey (2009)

## Summary

10.5 This chapter presented information on the location preferences and expectations of moving households in Stroud. The main findings were:

- A total of 16.2% of existing households (7,757) state a need or likelihood of moving home over the next two years.
- 70.3% of these households expect to remain in Stroud, although only 69.0% would prefer to do so.
- The survey estimates that there are 4,524 households who need or are likely to form from households in the District over the next two years, based upon information from survey respondents (heads of host households).
- Newly forming households are much less likely to want to remain in the District, with a clear majority both preferring and expecting to move out of the District.

# 11. Balancing the market

## Introduction

11.1 The previous chapters have identified the accommodation required to respond to short-term market pressures. This chapter considers what accommodation is required to provide housing market balance over the long-term. This is an important exercise because there is a lag in the planning system, which means that it is not possible to respond immediately to imbalances between the nature of accommodation required and the stock currently available. It is therefore appropriate to consider the intervention required to the housing stock over the long-term to enable future action to be planned effectively.

11.2 Although there is not a housing market model in the Practice Guidance, there is comment on the importance of studying mix and balance. This is summarised below before carrying out the analysis. The following extract from paragraph 20 of PPS3 addresses the issue of mixed communities:

*'Key characteristics of a mixed community are a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people.'*

11.3 The SHMA Practice Guidance (August 2007) emphasises, as its second core output, the analysis of balance as can be seen from the following extract from page 10 (repeated on page 34):

*'Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability.'*

11.4 This chapter describes a model that uses secondary data in combination with the household survey dataset to compare the current housing stock against the stock of housing required in the future. The purpose of this model is to identify the new accommodation required to adequately house the future population in the District and ensure that the housing market is balanced over 20 years. It should be noted that the outputs of this model do not alone determine policy, and a variety of other factors need to be taken into account; a full discussion of this can be found in Chapter 12.

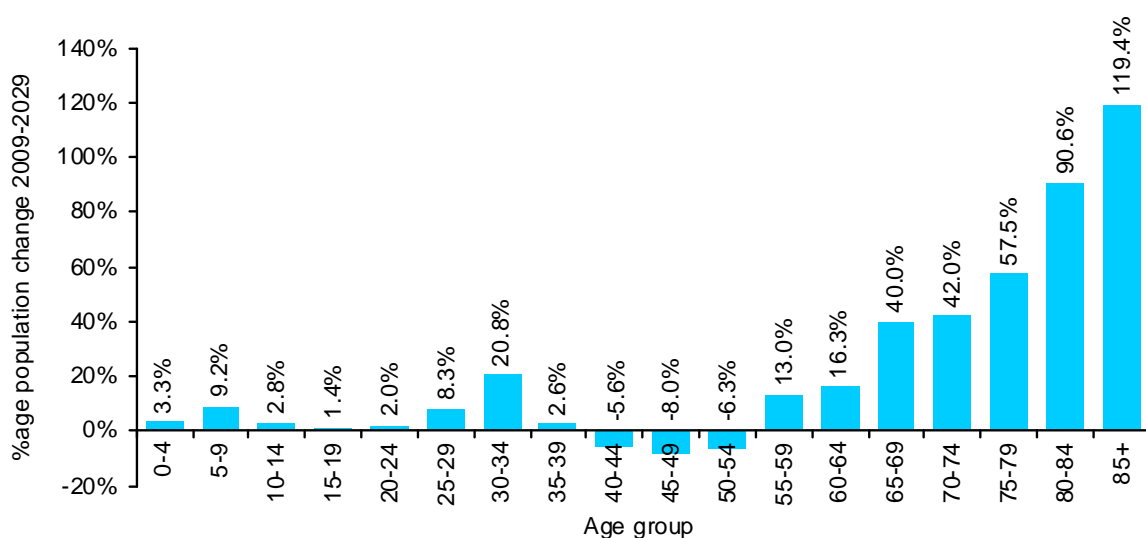
### A whole stock model

- 11.5 Unlike many other housing market models, the market balance model used here is not flow-based but stock-based; it does not take into account the likelihood that an individual household will move, or consider supply from turnover. Instead, it considers the total stock in the area, and matches this to the stock that would be needed to house every household in the area adequately. It is assumed that the market (and social housing allocation system) will continue to function as now to allocate housing to the appropriate households.
- 11.6 This is not to say it naively assumes that all properties will be 'efficiently' allocated. Because it projects forward from the current housing circumstances of existing households, it incorporates the results of existing 'inefficiencies' in the market or allocation system (e.g. under-occupation by households whose children have left home) and assumes that these trends will remain largely unchanged into the future. There are some exceptions to this, intended to reduce the proportion of the population living in housing inadequate for their needs, as explained below.
- 11.7 The whole stock approach offers some great advantages in terms of robustness and statistical reliability over a flow-based model which attempts to estimate both likely demand and likely supply. Whether a household will move in the future (even in the short term) is always subject to uncertainty, particularly in the current rapidly changing housing market; considering the stock as a whole leaves much less room for error.
- 11.8 Unlike a flows-based model, the model used here also fully integrates future expected demographic changes into the outputs; this is an advantage because when planning newbuild housing it is important to ensure that it is useful not just now but well into the future. Flows models can at best only predict future household moves for two or three years in advance, and may be heavily influenced by recent short-term trends. By incorporating the best estimates of future household growth for the area from population and household projections, the model here gives the Council an insight into the types of housing that could be useful to residents in the long term.
- 11.9 This chapter will initially present the results of the ONS 2006-based demographic projections for Stroud and describe the changes that are predicted to happen, in terms of both its size and composition. The chapter then identifies the adjustment required to provide a sufficient range of accommodation to adequately house each household type and balance the housing stock. Finally the chapter quantifies the implications of providing the future population with a balanced housing stock.
- 11.10 Please note that unlike the CLG model, this model does not take into account existing proposals for new build property, or the possibilities of meeting some need through vacancies in the existing stock. These should be subtracted from the final numerical targets.

## Demographic projections

- 11.11 The ONS 2006-based population projections indicate that the population within the District of Stroud is likely to increase by 15.0% between 2009 and 2029 (an increase of about 16,900 people).
- 11.12 The figure below shows the projected change within each 5-year age cohort between 2009 and 2029. The data suggests that there is likely to be a small absolute decrease in the number of people in some middle-aged groups, but a large increase in the number of people aged over 65. This will have implications for the proportion of economically active people living in the District.

**Figure 11.1 Forecast population change by age group in Stroud, 2009 - 2029**



Source: ONS 2006-based sub-national population projections (2008)

- 11.13 The ONS household projections were also considered. The figures suggest a rate of increase significantly in excess of that of the population, with a substantial increase in single households. The average household size is therefore expected to fall from about 2.35 people to 2.18 by 2029.

**Table 11.1 Change in population, households and household size, 2009 to 2029**

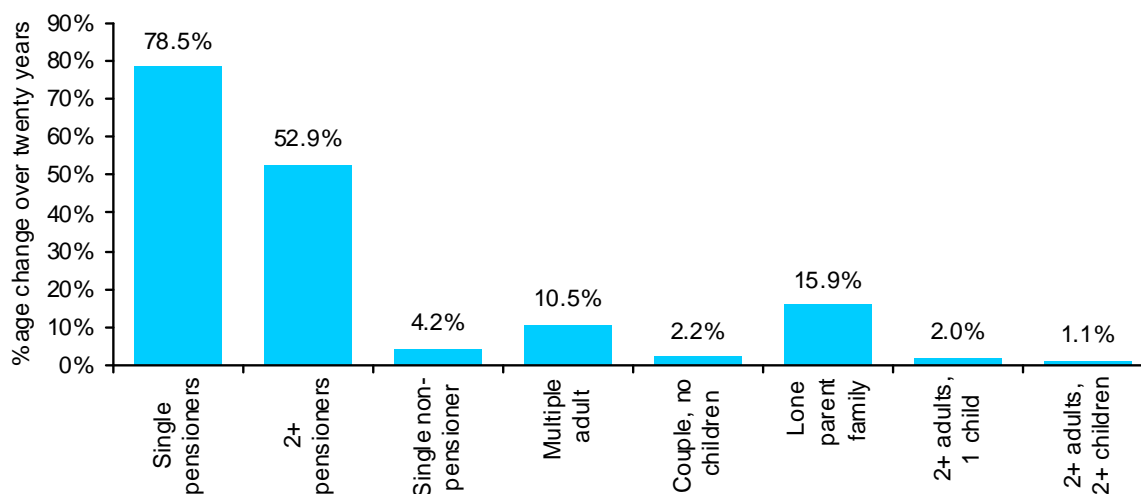
	2009	2029	% change
Population	112,500	129,400	+15.0%
Households	47,784	59,284	+24.1%
Average household size	2.35	2.18	-7.2%

Source: ONS Demographic Projections (2006 Base), Fordham Research (2009)



- 11.14 The household projections and population projections, translated into a combined estimate here by Fordham Research for the purposes of the BHM model, also suggest that the proportion of households in different groups may change over time. The number of single person households is projected to increase much more significantly than others, particularly among older people. The number of families with children is not expected to increase dramatically.

**Figure 11.2 Change in household types in Stroud over the next 20 years**



Source: ONS 2006-based sub-national population projections (2008),  
Fordham Research Gloucestershire household survey (2009)

- 11.15 These population and household projections have been applied to the household survey dataset to provide an estimated household profile for twenty years time.
- 11.16 Before the accommodation requirements of the future population are calculated it is important to describe the approach used to create an accommodation profile adequate for each of these household types.

### Adequacy of the housing stock

- 11.17 For the purpose of this model, the housing market is considered balanced if the local population is adequately accommodated. It is therefore initially appropriate to assess the adequacy of the current accommodation to house the residents of Stroud. This is determined through responses to the household survey.

- 11.18 A household is considered adequately housed currently unless:
- They are in unsuitable housing (as defined by CLG Guidance) and cannot resolve this unsuitability without moving to a new property
  - Their property is overcrowded (according to the bedroom standard)
- 11.19 In each of these cases the household is allocated to a property with characteristics more suitable for their needs, including size, type or tenure.
- 11.20 In addition, if a household states that they need to move now due to their accommodation's size, cost or the services available within the property being currently unsuitable for the resident household, their size, type and tenure of housing is adjusted to fit the property they shortly expect to move to.
- 11.21 Some further adjustments are also made to remove over the long-term any undesirable elements of market imbalance that exist currently:
- Households living in social rented accommodation that can afford market or intermediate accommodation are re-allocated to these tenures to ensure that the stock is being most appropriately and efficiently used.
  - Households resident in the private rented sector on Local Housing Allowance (LHA) are assumed to move into the form of affordable accommodation that they can afford (intermediate or social rented) as this is the tenure they would be more appropriately housed in. The private rented sector on LHA is not an adequate long-term equivalent to affordable housing – analysis of survey data shows there is not the same security of tenure or quality of housing within the private rented LHA stock as within the social rented sector.
- 11.22 The table below shows the proportion of each household type currently requiring alternative accommodation in order to be adequately housed. The table shows that some 7.7% of households are classified as inadequately housed currently. Lone parents are the household group least likely to reside in adequate accommodation, whilst multiple pensioner households are the most likely.

Table 11.2 Types of households inadequately housed currently

<i>Household type</i>	<i>Number inadequately housed</i>	<i>All households</i>	<i>Proportion inadequately housed</i>
Single pensioners	544	8,827	6.2%
2+ pensioners	170	5,439	3.1%
Single non-pensioners	277	5,542	5.0%
Multiple adult	586	6,934	8.4%
Couple, no children	290	8,575	3.4%
Lone parent	734	2,446	30.0%
2+ adults, 1 child	433	4,615	9.4%
2+ adults, 2+ children	638	5,406	11.8%
<b>Total</b>	<b>3,671</b>	<b>47,784</b>	<b>7.7%</b>

Source: Fordham Research Gloucestershire household survey (2009)

### Influence of Gloucester

- 11.23 Parts of Stroud District are in close proximity to the City of Gloucester. Gloucester's local authority area is heavily urbanised, with little unused land remaining. In recognition of this, the latest policy information from the 2008 *Proposed Changes to the South West Draft Regional Spatial Strategy* (RSS) calls for part of the population growth anticipated for the City to be accommodated within the neighbouring authorities of Tewkesbury and Stroud.
- 11.24 To balance the mix of tenures and housing types in these developments to the future requirements solely of the existing Stroud population would clearly not be appropriate, since they will accommodate a large number of people from elsewhere. However, it would be equally wrong to apply the future requirements of these households living in Gloucester to the majority of Stroud District which is not affected by this proposal.
- 11.25 For the purposes of the model, therefore, the District has been split. A small part of the District, in the northwest, has been incorporated into the BHM calculations for Gloucester, while the rest of the District has been considered separately. The boundaries used for the Gloucester BHM area are taken from the corresponding affordability area shown in Chapter 3.
- 11.26 Please note that the needs and preferences of the current residents of the northern part of Stroud District have been included in the model, but they have been grouped together with the results for Gloucester. Summaries of the results of the BHM model carried out for the Gloucester area, and relevant to the northern part of the Stroud Council area, are included throughout; however for full details on the working of this model, please consult the City of Gloucester report.

## Tenure of housing required

- 11.27 Rather than prescribing the accommodation required to address the current mismatch between the household population and the current stock, the profile of suitable accommodation for each household type is applied to the household population in twenty years time. The model therefore assumes that the pattern of accommodation required by each household type remains constant. Please note that since the requirements for sheltered housing are very different to those for other types of housing, it is treated separately throughout the model. For the purposes of the model only, sheltered housing is taken to include all forms of sheltered, supported and extra care housing.
- 11.28 The table below shows the ideal tenure profile in the Stroud area in 20 years time (if all households are to be adequately housed). The data shows that in 2029 the housing market should ideally comprise 84% of market dwellings, 2% intermediate and 14% social rented.

Table 11.3 Ideal tenure profile in the Stroud area in 2029 (excluding sheltered housing)		
Tenure	Number of households	Percentage of households
Market	44,111	84.2%
Intermediate	1,041	2.0%
Social rented	7,237	13.8%
<b>Total</b>	<b>52,389</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 11.29 The table below compares this 'ideal' tenure profile to the tenure profile recorded currently. The difference between these two distributions is the change required to the housing stock over this period. The results show that 9,360 additional homes are required in the Stroud area over the next twenty years, excluding sheltered housing. The table also indicates that about 20% of these new dwellings should be social rented properties with 73% market accommodation and about 7% intermediate housing.

Table 11.4 Tenure of new accommodation required in the Stroud area, excluding sheltered housing				
Tenure	Tenure profile 2009	Tenure profile 2029	Change required	% of change required
Market	37,266	44,111	+ 6,845	73.1%
Intermediate	427	1,041	+ 614	6.6%
Social rented	5,336	7,237	+ 1,901	20.3%
<b>Total</b>	<b>43,029</b>	<b>52,389</b>	<b>+ 9,360</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 11.30 There is also a requirement shown for sheltered housing both in the market and affordable sectors. This is important because the population projections identified that the older age bands are likely to experience some of the largest increases. This is derived using the same method, and is summarised in the table below.
- 11.31 As can be seen, the requirement for social rented property shown here is much higher. It should be stated that this type of calculation has some limitations. Due to the nature of the survey it is based upon, the model cannot assess the needs of groups unable to respond to a postal questionnaire. In addition, the model cannot consider extra financial support that might be offered by relatives, or the possibility that a person requiring sheltered housing might sell their existing home and use the equity to pay the rental cost. Due to these limitations, these figures should be treated with caution.

Table 11.5 Tenure of new sheltered housing required in the Stroud area				
Type	Type profile 2009	Type profile 2029	Change required	% of change required
Market	480	1,155	+ 675	42.8%
Affordable	1,377	2,281	+ 904	57.2%
<b>Total</b>	<b>1,858</b>	<b>3,436</b>	<b>+ 1,579</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 11.32 In addition, whilst the calculation does show the development that might be required to attain market balance, the scale of new accommodation required to meet the identified household growth, 547 dwellings per year (including sheltered housing), is well above the 280 additional homes per year required by the *Proposed Changes to the South West Draft RSS*.
- 11.33 It is therefore more useful to assess the best way of moving toward balance given the number of new dwellings that are likely to be added to the stock in practice. To do this the type of population and household change is assumed to be the same as indicated above, however the scale of the growth is altered so that the overall number of new homes considered is in line with the figure described in the *Proposed Changes to the South West Draft RSS*.
- 11.34 The table below shows the tenure profile required once this adjustment has been made to the model in comparison to the current tenure profile. Again the change required to the housing stock is deduced from the difference between these two profiles. The table indicates that about 60% of the requirement for new housing is for market accommodation.

Table 11.6 Tenure of new accommodation required in the Stroud area, excluding sheltered housing (adjusted scale of growth)				
Tenure	Tenure profile 2009	Tenure profile 2029	Change required	% of change required
Market	37,266	39,893	+ 2,627	60.4%
Intermediate	427	941	+ 514	11.8%
Social rented	5,336	6,545	+ 1,209	27.8%
<b>Total</b>	<b>43,029</b>	<b>47,379</b>	<b>+ 4,350</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

11.35 The model suggests that, given the level of growth outlined in the *Proposed Changes to the South West Draft RSS*, 22.3% of new build housing should be sheltered or supported housing. This is a much higher overall requirement for these types of housing than in the Gloucester area (8%), reflecting the area's appeal to older people. However, should the popularity of the rural parts of Stroud among retirees from around the region and beyond decline, this situation could change.

11.36 Due to the limitations of the survey in relation to the affordability of sheltered housing mentioned above, the tenure split shown below should not be taken as definitive.

Table 11.7 Tenure of new sheltered housing required in the Stroud area (adjusted scale of growth)				
Type	Type profile 2009	Type profile 2029	Change required	% of change required
Market	480	1,045	+ 565	45.2%
Affordable	1,377	2,063	+ 685	54.8%
<b>Total</b>	<b>1,858</b>	<b>3,108</b>	<b>+ 1,250</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

11.37 The comparable results of this calculation for the Gloucester area is shown in the table below. As can be seen, the requirement for affordable housing is a little lower, at 28% in the Gloucester area, compared to 40% in Stroud.

Table 11.8 Tenure of new accommodation required in the Gloucester area			
Tenure	Change required	Change required within Stroud District*	% of change required
Market	+ 13,990	+ 2,378	72.2%
Intermediate	+ 714	+ 121	3.7%
Social rented	+ 4,664	+ 793	24.1%
<b>Total</b>	<b>+ 19,367</b>	<b>+ 3,292</b>	<b>100.0%</b>
Sheltered: market	+ 497	+ 84	30.5%
Sheltered: affordable	+ 1,135	+ 193	69.5%
<b>Total</b>	<b>+ 1,633</b>	<b>+ 278</b>	<b>100.0%</b>

\* 17% of overall Gloucester totals Source: Fordham Research Gloucestershire household survey (2009)

11.38 These tenure distributions are likely to be deliverable; however other factors (and the outcomes of the CLG model) will need to be taken into account, as detailed in Chapter 12. The model is able to also provide detail on the size of new dwellings required within each of these three tenures. For consistency the analysis presented within the remainder of this chapter is based on the version of the model which has been adjusted to fit the targets outlined in the *Proposed Changes to the South West Draft RSS*.

### Size of housing required within each tenure

11.39 The table below presents the size of market accommodation required by households resident in the Stroud area in twenty years time in comparison to the size profile recorded in the sector currently. The implied change to the housing stock is also presented. The table shows that more than half (56.6%) of new market dwellings should be three bedroom properties, with 36.7% two bedroom and 6.8% containing four or more bedrooms.

11.40 The results show that no further one bedroom accommodation is likely to be required, as future demand can be met by the stock currently available. It is worth noting that by 2029, 43% of all one bedroom market housing is expected to be occupied by older person households.

**Table 11.9 Size of new market accommodation required in the Stroud area, excluding sheltered housing**

<i>Dwelling size</i>	<i>Size profile 2009</i>	<i>Size profile 2029</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,565	1,551	- 14	0.0%
Two bedrooms	8,926	9,894	+ 968	36.7%
Three bedrooms	15,364	16,858	+ 1,494	56.6%
Four or more bedrooms	11,412	11,591	+ 179	6.8%
<b>Total</b>	<b>37,266</b>	<b>39,893</b>	<b>+ 2,627</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

11.41 As shown in the tables below, in the Gloucester area, the proportion of two and three bedroom market property was slightly smaller, with a much larger requirement for four bedroom property.

**Table 11.10 Size of new market accommodation required in the Gloucester area**

<i>Tenure</i>	<i>Change required</i>	<i>Change required within Stroud District*</i>	<i>% of change required</i>
One bedroom	+ 893	+ 152	6.4%
Two bedrooms	+ 3,637	+ 618	26.0%
Three bedrooms	+ 7,132	+ 1,212	51.0%
Four or more bedrooms	+ 2,328	+ 396	16.6%
<b>Total</b>	<b>+ 13,990</b>	<b>+ 2,378</b>	<b>100.0%</b>

\* 17% of overall Gloucester totals. Source: Fordham Research Gloucestershire household survey (2009)



- 11.42 The table below shows the equivalent results for the affordable housing sector. The model shows by far the largest requirement for two bedroom properties (58.0%), with smaller requirements of 12-17% for each of the other dwelling sizes. It is worth noting that a majority (53%) of all one bedroom affordable housing would be expected to be occupied by older person households in 2029, which may (depending on the nature of the existing stock) have implications for the type of dwellings that should be built.

<b>Table 11.11 Size of new affordable accommodation required in the Stroud area, excluding sheltered housing</b>				
<i>Dwelling size</i>	<i>Size profile 2009</i>	<i>Size profile 2029</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,144	1,367	+ 223	12.9%
Two bedrooms	2,812	3,811	+ 999	58.0%
Three bedrooms	1,736	2,027	+ 291	16.9%
Four or more bedrooms	71	281	+ 210	12.2%
<b>Total</b>	<b>5,763</b>	<b>7,486</b>	<b>+ 1,723</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

- 11.43 As shown in the table below, the pattern of requirements in Gloucester was different, with a broader range of sizes required, and larger requirements for one, three and four bedroom housing shown.

<b>Table 11.12 Size of new affordable accommodation required in the Gloucester area</b>			
<i>Tenure</i>	<i>Change required</i>	<i>Change required within Stroud District*</i>	<i>% of change required</i>
One bedroom	+ 1,161	+ 197	21.6%
Two bedrooms	+ 1,876	+ 319	34.9%
Three bedrooms	+ 1,562	+ 266	29.0%
Four or more bedrooms	+ 778	+ 132	14.5%
<b>Total</b>	<b>+ 5,378</b>	<b>+ 914</b>	<b>100.0%</b>

\* 17% of overall Gloucester totals. Source: Fordham Research Gloucestershire household survey (2009)

## Summary

- 11.44 The population of Stroud is projected to increase by 15.0% over the period 2009-2029, while the number of households is projected to increase considerably more (by 24.1%) over the same period. The profile of the population is also expected to change, with a large increase in the numbers of residents aged over 55, but an absolute decrease in some other age groups.
- 11.45 Household types are also likely to change over this period, with a large increase in single pensioner households, with only small absolute increases projected for other types of households.
- 11.46 A model was run which considered the current survey data in the context of these projections, and used them to make projections relating to the demand and need for housing. These projections were used in combination with data about the current stock to make suggestions about what types of accommodation should be built in order to balance the market to the needs of the population by 2029.
- 11.47 The findings were split, with the area of the District adjacent to Gloucester (expected to contain large urban extensions linked to that City), considered separately to the rest of the District. They were:
- To meet the demands of the projected population in 20 years time, about 16% of the stock (excluding sheltered housing) in the Stroud area should be affordable, which would require 40% of the construction over the next 20 years to be social rented or intermediate housing, and the remaining 60% market housing. The requirement for additional affordable housing is significantly lower in the areas adjacent to Gloucester.
  - In terms of market housing, the model would suggest building more than half three bedroom properties (57% in total), with most of the remainder (37%) being two bedroom, and no additional one bedroom properties. The requirement for larger (four bedroom) properties is significantly higher in the Gloucester area, at 17% of the total.
  - The requirement for social rented stock is generally for smaller housing, with 58% two bedroom, 29% three or four bedroom, and 13% one bedroom, reflecting the expected increase in single pensioner households. This general trend is also shown in the Gloucester area, but a more even distribution of sizes is required.
  - The model suggests that about 22% of the housing provided in the Stroud area should be either sheltered or supported housing, much higher than that in the Gloucester area, at just 8%.



## 12. Policy issues

### Introduction

- 12.1 This HNA forms part of the evidence base for Stroud’s housing policies, as well as those across Gloucestershire; as such it must provide robust evidence that will inform local housing strategy and planning policies. This chapter presents the policy suggestions resulting from evidence presented within this report.

### New housing in the District

- 12.2 The key factor determining the total build rate of new housing in the District is the *South West Regional Spatial Strategy* (RSS). This has not been finalised at the time of writing, but the *Secretary 2008 Proposed Changes to the South West Draft RSS*, representing the current stage of the RSS process, suggest that 9,100 dwellings will be built over the 20 year period from 2006-2026, equating to 455 per annum.
- 12.3 However, as Chapter 11 highlighted, the household growth expected in the District from the household projections is considerably higher, at 11,500 over the 2009-2029 period. This equates to 575 new households per annum, although a new household does not, strictly speaking, equate to a new dwelling.

**Table 12.1 Comparison of annual housing growth figures**

<i>Source of evidence</i>	<i>Implied requirement</i>
Projected household growth published within the ONS household projections	575
Target from Proposed Changes to the South West Draft RSS (2008)	455

Source: CLG household projections (2006 based),

Secretary of State’s Proposed Changes to the South West Draft Regional Spatial Strategy (2008)

- 12.4 This discrepancy is further increased by the fact that part of the population growth associated with Gloucester is proposed to be met by development in the District. Gloucester is a small local authority area, and is almost entirely urbanised; as a result it can no longer comfortably accommodate the scale of growth that is expected to occur.
- 12.5 In total, 3,500 dwellings catering to requirements in Gloucester (and the area of Stroud District bordering Gloucester) are expected to be built, leaving a target of 5,600 to cater for requirements in Stroud. Since this is below the expected level of population growth, it is particularly important to build the right tenures, sizes and types of housing.

## Outputs required by PPS3

### **Mix of housing required: Output 1 and Output 3(ii)**

- 12.6 The CLG model, as implemented in Chapter 9, suggests a total need for 570 affordable dwellings in the District per annum, including those catering to need arising in Gloucester; this is 125% of the total number of new dwellings proposed per annum overall in the District (455), and so any level of affordable housing target could be supported, subject to viability. The *Proposed Changes to the South West Draft RSS* recommend a minimum level of provision of 35% for authorities in the region.
- 12.7 Stroud's policy has historically been to provide 30% affordable housing (Stroud Affordable Housing Supplementary Planning Guidance, July 2004); clearly on the basis of the CLG model outputs either of these targets could clearly be justified as a minimum given the level of need.
- 12.8 The BHM model, in Chapter 11, suggests that in order to balance the market, about 40% of new build in the Stroud and Dursley area should be affordable housing and 28% in the Gloucester area. However, this is based upon balancing the market over 20 years; given the comparative urgency of meeting need for affordable housing, a higher target could be justified in the short to medium term.
- 12.9 We would therefore suggest increasing the affordability target to at least 40% (providing that viability allows), although an even higher target could be justified; this would theoretically reach market balance in terms of tenure (the 'ideal tenure profile' in Chapter 11) in 20 years. A target of 40% was also suggested for the Gloucester area, although here it was expected to be possible move toward balance more quickly (11 years). Some other possibilities that could be considered are shown in the table below.

**Table 12.2 Years to reach tenure balance in Stroud & Dursley area: different targets**

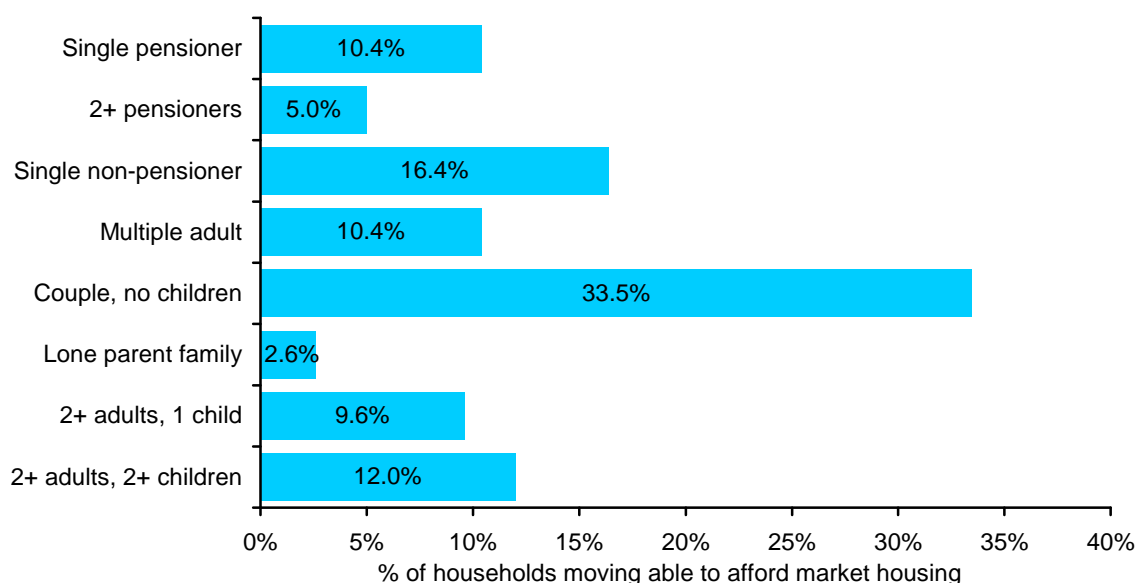
<i>Potential affordable housing target</i>	<i>Theoretical time to reach tenure 'balance'</i>
25%	> 20 years
30%	> 20 years
35%	> 20 years
40%	20 years
45%	17 years
50%	14 years

Source: Fordham Research Gloucestershire household survey (2009)

- 12.10 Within the affordable sector, the CLG model suggests that about 30% of affordable housing could be intermediate rented with the remainder social rented, with a slightly greater requirement in the Stroud area than the areas bordering Gloucester. The market balance model also suggests a total for all types of intermediate housing of 30% in the Stroud and Dursley area, and 13% in the Gloucester area. While no actual CLG-defined need was found for additional shared ownership housing, this could be justified in terms of helping households who would otherwise be renting to enter home ownership.
- 12.11 Overall the figure from the housing needs model is given greater emphasis as this model is more established in the Practice Guidance; therefore it is suggested that 30% of new affordable housing in the District be intermediate, although it should be in the main rented. If it is not possible to provide intermediate rented housing at significantly below entry level private rent, then a higher proportion of social rented housing would be appropriate.
- 12.12 Delivering these targets in practice will require varying the target for individual sites; the figures are a percentage of all new build. It is particularly important to mention that if a significant number of sites are exempted from the requirement, for example due to their small size, this will need to be made up for by a higher requirement on other sites. Some consideration will also need to be given to whether the targets are economically viable; however that is beyond the scope of this study.
- 12.13 The figures also exclude currently proposed new build, and potential supply from bringing vacant property back into use. Any such initiatives should be subtracted from the total new build.

**Profile of household types requiring market housing: Output 2**

- 12.14 PPS3 requires the likely profile of household types requiring market housing to be considered. This can be derived by considering those households able to afford such housing that are likely to move in the next two years to a property within the District. It also includes in-migrant and newly forming households, based on moves in the last two years.

**Figure 12.1 Households requiring market housing in Stroud**

Source: Fordham Research Gloucestershire household survey (2009)

- 12.15 The results show that by far the largest single group requiring market housing are couples without children (33.5%).

**Affordable housing size mix: Output 3 (i)**

- 12.16 The BHM model in Chapter 11 provides some recommendations on the size of housing that should be provided to balance the market. It indicates the following distribution:

Table 12.3 Size of new affordable accommodation required in Stroud District		
Tenure	Stroud Area	Gloucester Area
One bedroom	12.9%	21.6%
Two bedrooms	58.0%	34.9%
Three bedrooms	16.9%	29.0%
Four or more bedrooms	12.2%	14.5%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

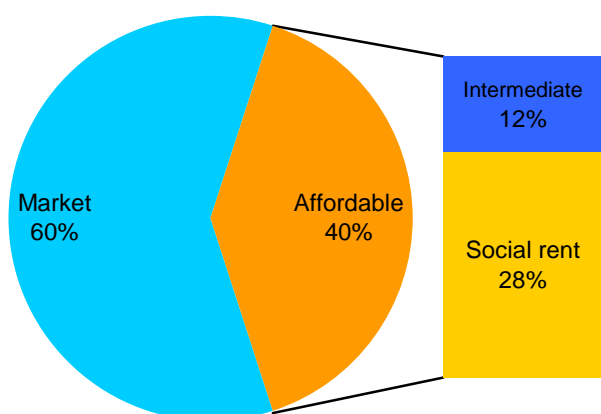
- 12.17 We would suggest broadly following this size distribution in the provision of affordable housing in the District.

***The HNA as an ‘evidence base’***

- 12.18 These findings form part of the ‘evidence base’ for policy, but do not form policy in itself. The Council will want to consider its priorities in the light of the evidence, but not in any way be dictated by it.
- 12.19 It is recommended that the outputs from this report should be viewed in conjunction with those from relevant viability assessments when determining policy. This is particularly important considering the high level of immediate need for affordable housing found in Stroud by this study, and the difficulties for delivery likely to be generated by the economic downturn.



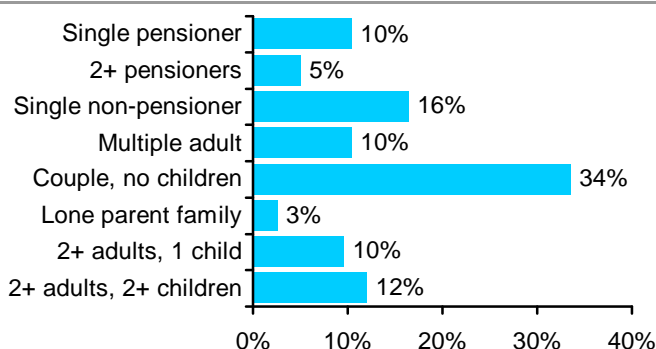
**Figure 12.2 Estimated PPS3 requirements: Stroud and Dursley area**



**Mix of housing required**

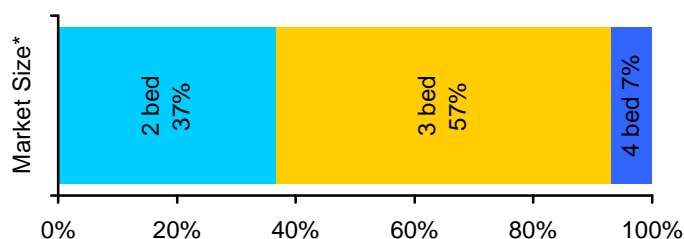
60% of new housing should be market and 40% affordable.

Within the affordable sector, this could be broken down to 30% intermediate rented and 70% social rented, making social rented housing 28% of the total construction.

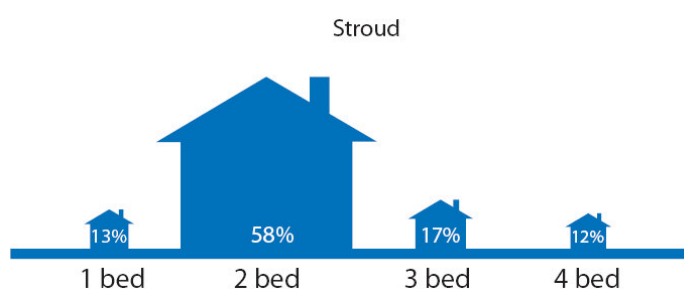


**Market housing demand**

About 34% of market demand across the Stroud and Dursley area originates from couples without children.



The estimated requirement is for 56% of new market housing to be three bedroom, 37% two bedroom and just 7% four bedroom. No requirement for further one bedroom housing was found



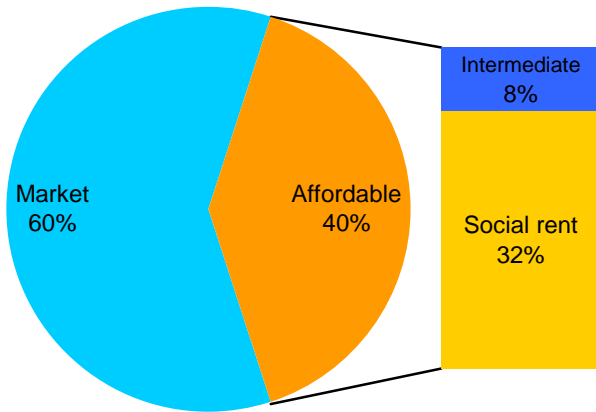
**Affordable housing requirement**

The requirement for affordable housing in Stroud is more than half (58%) for two bedroom units, with 17% three bedroom, 13% one bedroom and 12% four bedroom.

Due to the small sample, separate results for appropriate sizes of intermediate accommodation could not be obtained from the survey.

Source: Fordham Research Gloucestershire household survey (2009), various secondary sources, Fordham Research (2009)

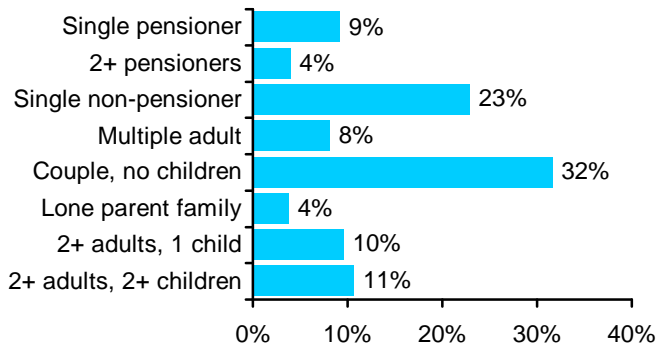
**Figure 12.3 Estimated PPS3 requirements: Gloucester area**



**Mix of housing required**

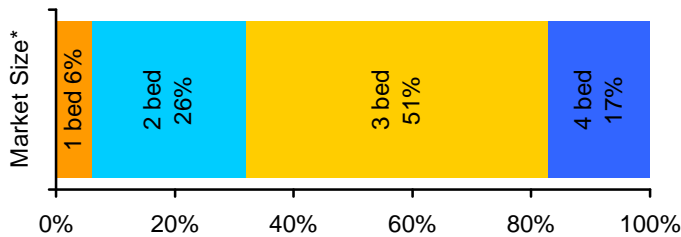
60% of new housing should be market and 40% affordable.

Within the affordable sector, this could be broken down to 20% intermediate rented and 80% social rented, making social rented housing 32% of the total construction.

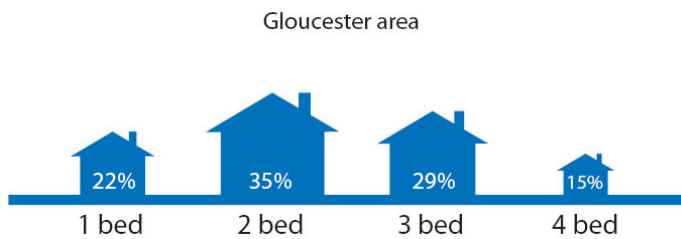


**Market housing demand**

About 32% of market demand originates from couples without children; a further 23% comes from single non-pensioner households.



The estimated requirement is for 77% of new market housing to be two or three bedroom, 17% four bedroom and just 6% one bedroom.



**Affordable housing requirement**

Two bedroom properties make up more than a third of the requirement (35%), with 29% three bed, 22% one bed and 14% four bed.

Due to the small sample, separate results for appropriate sizes of intermediate accommodation could not be obtained from the survey.

Source: Fordham Research Gloucestershire household survey (2009), various secondary sources, Fordham Research (2009)



## 13. The needs of particular groups

### Introduction

- 13.1 This section addresses particular client groups that may have specific housing requirements. Although such groups do not necessarily represent households in need as defined by the Guidance, it is important for the Council to have information on them in order to inform specific policies and service provision.
- 13.2 For example, the frail elderly may not be in housing need in the sense of not being able to afford market housing, but many of them are likely to require additional care in the future, whether directly, or via aids and adaptations in the home.
- 13.3 This section covers the following groups:
- Households with support needs
  - Older person households
  - Key workers
  - First-time buyers
  - Black and Minority Ethnic (BME) groups

### Households with support needs

- 13.4 Information collected through the survey enables us to identify whether any household members have a particular support need. Information about the characteristics of these households can inform the Gloucestershire Supporting People Strategy.
- 13.5 The survey looked at whether household members fell into one or more of a range of groups. Whilst these represent the larger client groups covered in the Supporting People Strategy, they are not exhaustive. There are, for example, many groups for which it would not be possible to obtain results through the questionnaire type approach (either due to the small numbers or because of the nature of the support need).
- 13.6 It should also be noted that the finding of a household with a support need does not necessarily mean that the household needs to move to alternative accommodation. In many cases the support need can be catered for within the household's current home whilst for others the issue may be the need for support rather than any specific type of accommodation.

13.7 The groups covered were:

- Frail elderly
- Persons with a medical condition
- Persons with a physical disability
- Persons with a learning difficulty
- Persons with a mental health problem
- Persons with a sensory disability
- Other support need

13.8 Some support needs are uncommon, whilst others are numerous. The accuracy of each figure will of course vary according to the size of the group involved.

13.9 It should be noted that the definition of a support need in this survey differs from the Disability Discrimination Act's (DDA) definition of 'a *physical or mental impairment which has a substantial and long-term adverse effect on a person's ability to carry out day-to-day activities*'. The definitions of a support need used in the survey do not only include respondents who have an impairment that has a substantial and long-term effect on a person's day-to-day activities.

#### **Support needs groups: overview**

13.10 Overall there are an estimated 7,441 households in Stroud with one or more members in an identified support needs group. This represents 15.6% of all households. The table below shows the numbers of households with different types of support needs. The numbers of households in each category exceed the total number of support needs households because people can have more than one category of support need.

13.11 The main types of support need found in Stroud were medical conditions and physical disabilities, with 9.6% of all households in the former category and 7.2% in the latter category.

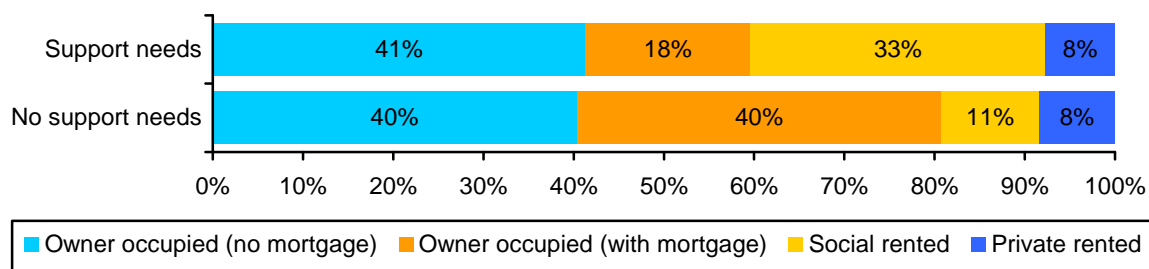
<b>Table 13.1 Support needs categories</b>			
<i>Category</i>	<i>Number of households</i>	<i>% of all households</i>	<i>% of support needs households</i>
Medical condition	4,563	9.6%	61.3%
Physical disability	3,446	7.2%	46.3%
Frail elderly	2,110	4.4%	28.4%
Mental health problem	1,267	2.7%	17.0%
Sensory disability	783	1.6%	10.5%
Learning difficulty	485	1.0%	6.5%
Other	432	0.9%	5.8%

Source: Fordham Research Gloucestershire household survey (2009)

13.12 Further analysis of the data shows that 56.5% of support needs households (4,202) contain only people aged over 55, making up 21.4% of all households in Stroud within this age range.

13.13 The table below indicates that support needs households are more likely to be living in social rented housing, and much less likely to have a mortgage. Further analysis shows that 36% of social rented dwellings contain a household with some form of support need.

**Figure 13.1 Tenure and support needs**



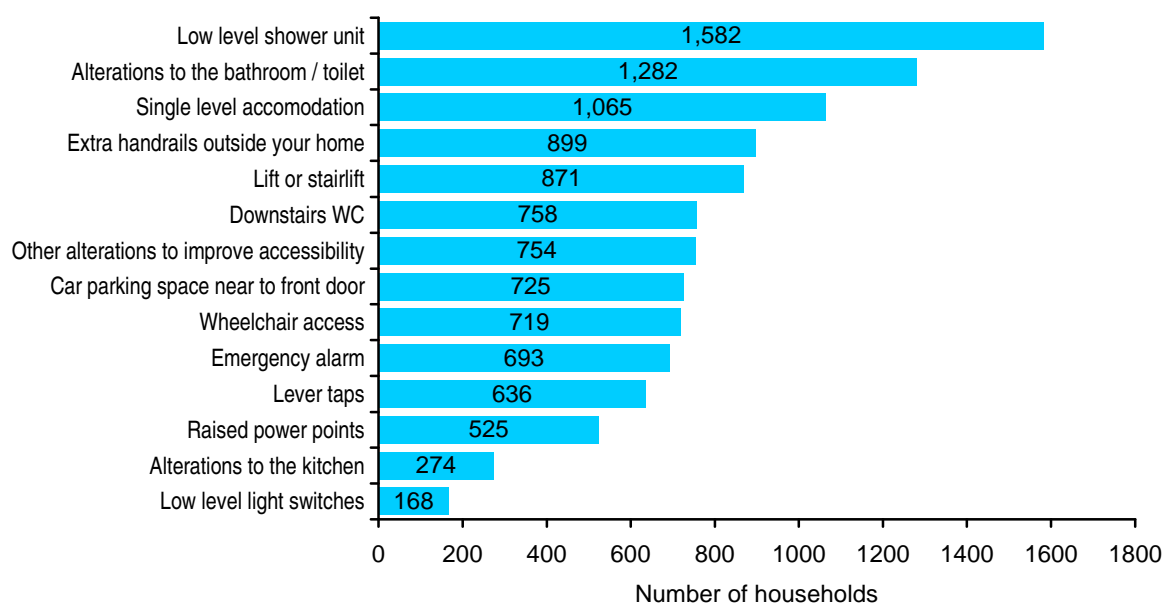
Source: Fordham Research Gloucestershire household survey (2009)

**Requirements of support needs households**

13.14 Those households with a member with support needs were asked to indicate if they needed access to additional services or improvements to their current accommodation and/or services.

13.15 The results show requirements for a wide range of additional physical adaptations to dwellings in the District. The most commonly sought improvements were:

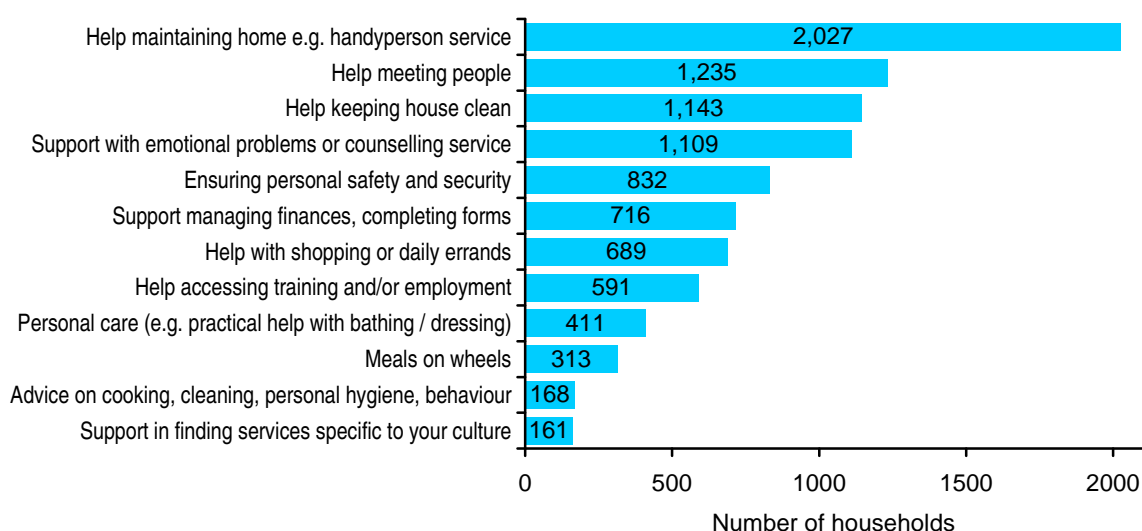
- Low level access shower unit (1,582 households – 21.3% of all support needs households)
- Alterations to the bathroom or toilet (1,282 households – 17.2%)
- Single level accommodation (1,065 households – 14.3%)

**Figure 13.2 Support needs households: improvements to accommodation**

Source: Fordham Research Gloucestershire household survey (2009)

13.16 In addition, demand for support services from such households was considered. The most commonly required additional services were:

- Help maintaining home (2,027 households – 27.2% of all support needs households)
- Help meeting people (1,235 households – 16.6%)
- Help keeping house clean (1,143 households – 15.4%)

**Figure 13.3 Support needs households: improvements to support services**

Source: Fordham Research Gloucestershire household survey (2009)

**Housing need**

13.17 The level of housing need, according to the CLG model, among support needs households is shown in the table below. The level of housing need among support needs households, in terms of the CLG model, is considerably above average.

<b>Table 13.2 Housing need among support needs households</b>				
	<i>Total current housing need</i>	<i>Total annual gross need</i>	<i>% of annual gross need</i>	<i>% of all households</i>
Support needs	151	270	26.6%	15.6%
No support needs	55	743	73.4%	84.4%
<b>Total</b>	<b>205</b>	<b>1,013</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

13.18 In addition to this CLG model need, about 522 households in the survey reported a need to move to alternative housing with specialist adaptations or care/support.

13.19 In total, 2,921 support needs households (39.3% of the total) had a live-in carer. The table below shows the proportion of households with a live-in carer by support need type. As can be seen, the most likely to have a carer are those with learning difficulties or sensory impairments, while the least likely are those with a medical condition or other support need.

<b>Table 13.3 Housing need among support needs households</b>			
	<i>Total with live-in carer</i>	<i>Total with type of need</i>	<i>% with live-in carer</i>
Frail elderly	889	2,110	42%
Medical condition	1,796	4,563	39%
Physical disability	1,414	3,446	41%
Learning difficulty	257	485	53%
Mental health problem	545	1,267	43%
Sensory impairment	367	783	47%
Other	135	432	31%
<b>Total</b>	<b>2,921</b>	<b>7,441</b>	<b>39%</b>

Source: Fordham Research Gloucestershire household survey (2009)

13.20 The table below shows the alternative sources of support. These figures do not sum horizontally to 100% since some support needs households did not report accessing any external support services.

13.21 Overall, far more households accessed support from family, friends or neighbours than from any other source. The most likely to rely on family, friends and neighbours were the frail elderly and those with a physical disability, while those with a sensory impairment were the most likely to access formal services from social services or a voluntary body.



Table 13.4 Source of other care/support			
	<i>Social services / Voluntary body</i>	<i>Family / friend / neighbour</i>	<i>Other</i>
Frail elderly	24.0%	40.7%	0.8%
Medical condition	12.5%	26.7%	4.9%
Physical disability	13.8%	34.5%	5.3%
Learning difficulty	15.6%	12.8%	8.2%
Mental health problem	7.9%	12.2%	16.3%
Sensory impairment	24.1%	17.9%	13.2%
Other	15.0%	18.5%	0.0%
<b>Total</b>	<b>10.8%</b>	<b>26.8%</b>	<b>5.6%</b>

Source: Fordham Research Gloucestershire household survey (2009)

### Older person households

13.22 Older people are defined for the purposes of this chapter as those aged 55 or over. For the analysis, households have been divided into three categories:

- Households where all members are under 55.
- Households with some members under 55, and some 55 or over.
- Households where all members are 55 or over.

13.23 About 41.0% of households in Stroud contain only people aged 55 or over and a further 11.7% contain some people in this age group. The table below shows the number and percentage of households in each group.

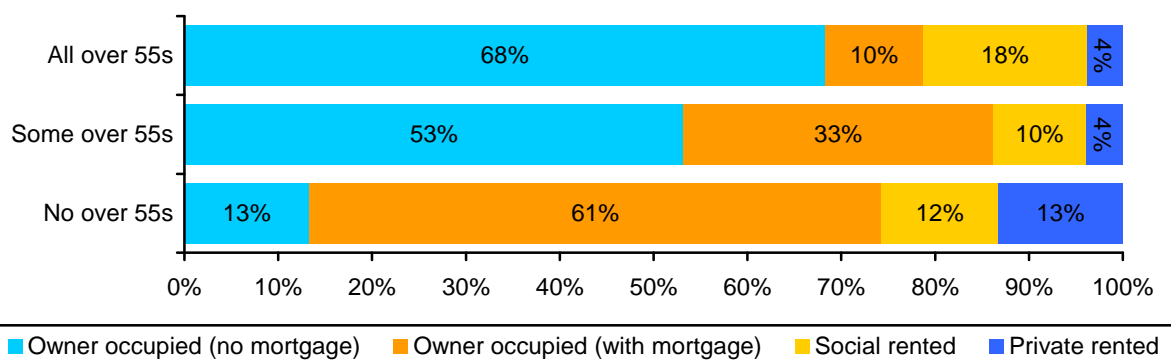
Table 13.5 Older person households		
<i>Categories</i>	<i>Number of households</i>	<i>% of all households</i>
Households without older persons	22,601	47.3%
Households with both older and non-older persons	5,574	11.7%
Households with older persons only	19,609	41.0%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

### **Characteristics of older person households**

13.24 The table below shows the housing tenure of households with older persons. The major differences are the much smaller proportion living in private rented accommodation, and the much larger proportion living in owner-occupied accommodation without a mortgage.

**Figure 13.4 Tenure and older person households**



Source: Fordham Research Gloucestershire household survey (2009)

13.25 Under-occupation and overcrowding for older person households (according to the bedroom standard) is summarised in the table below. As can be seen, more than half of older person households are under-occupying their dwelling (56.5%), accounting for 54.7% of all under-occupied dwellings in the District.

**Table 13.6 Size of older person only households**

Occupation Level	Age group		Total	% of older households in group	% of group being older households
	Older person h'holds	Other households			
Overcrowded	0	742	742	0.0%	0.0%
(neither)	8,522	18,256	26,778	43.5%	31.8%
Under-occupied*	11,087	9,177	20,264	56.5%	54.7%
<b>Total</b>	<b>19,609</b>	<b>28,175</b>	<b>47,784</b>	<b>100.0%</b>	<b>41.0%</b>

\*under-occupied refers to households two or more bedrooms above the bedroom standard

Source: Fordham Research Gloucestershire household survey (2009)

13.26 This information can be further broken down by tenure (for older person households only) and this is shown in the table below. The table indicates that only a small proportion (3.9% or 434) of under-occupied dwellings containing only older people are in social rented accommodation.

13.27 Most of the remainder (10,397 or 93.8%) are in owner-occupied accommodation. Reducing this type of under-occupation is more challenging, especially given that 78.3% of this group state that there is no need or likelihood of their moving property within five years.

Table 13.7 Older person only households – under-occupation and tenure				
Tenure	Occupation Level			
	Overcrowded	Normal	Under-occ.	Total
Owner occupied (no mortgage)	0	4,349	9,039	13,388
Owner occupied (w/ mortgage)	0	684	1,358	2,041
Social rented	0	3,006	434	3,439
Private rented	0	483	257	740
<b>Total</b>	<b>0</b>	<b>8,522</b>	<b>11,087</b>	<b>19,609</b>

Source: Fordham Research Gloucestershire household survey (2009)

## Key worker households

### Overview

13.28 For the purposes of analysis key workers were defined as people working in any one of five categories. These were:

- Education
- Health Care
- Social Work
- Public administration
- Defence

13.29 The nature of the survey means that the key workers identified within the survey are those that are resident in the District. The data, therefore, includes key workers resident in the District who work outside its boundaries, and excludes key workers who work in Stroud but live outside. The analysis of key workers concentrates on their current housing situation, future demands for housing, and affordability.

13.30 In total it is estimated that 20,706 households contain a key worker, and of those 15,870 are headed by a key worker. This latter group of households are subject to further analysis in the section below.

13.31 The table below shows the tenure distribution of key worker households, which shows some small differences with an employed household head. Key workers are slightly less likely to live in social rented or private rented housing, and more likely to own their own homes.

Table 13.8 Tenure of key worker households				
Tenure	Working status of household head			Total
	Not employed	Employed key worker	Employed not key worker	
Owner occupied (no mortgage)	59.0%	24.5%	27.8%	40.5%
Owner occupied (w/ mortgage)	12.6%	58.4%	53.3%	37.0%
Social rented	23.3%	6.4%	7.8%	14.2%
Private rented	5.0%	10.7%	11.2%	8.3%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
	<b>21,128</b>	<b>15,870</b>	<b>10,786</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

### **Income and affordability of key worker households**

- 13.32 The table below shows a comparison of income and savings levels for key worker and non-key worker households, and suggests that key workers as defined by the survey in Stroud have slightly lower incomes and savings than other employed households.

Table 13.9 Median income and savings levels of key worker households		
Category (Household head)	Household income*	Savings
Employed key worker	£34,893	£3,314
Employed not key worker	£36,351	£4,346
Not employed	£13,627	£13,175

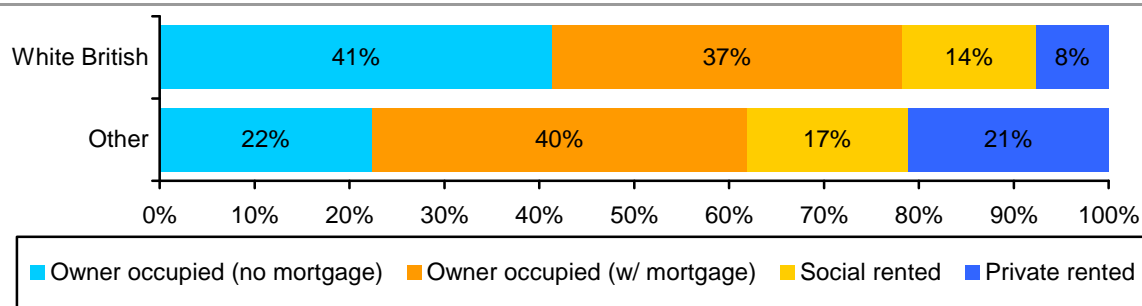
\* median annual gross (including non-housing related benefits)

Source: Fordham Research Gloucestershire household survey (2009)

## **BME groups**

### **Introduction and groupings**

- 13.33 The questionnaire contained a large number of ethnicity categories. Not all of these yielded sufficient samples to draw meaningful conclusions, and therefore the responses were regrouped into just two categories: White British, and Other (including all the remaining ethnic groups). However the sample size remains small for the Other group, and so the results below should be treated with caution.
- 13.34 The chart below shows the distribution of tenures available in Stroud between the two ethnic categories. The tenure distribution of the Other group was significantly different, with a substantially higher level of private renting than average.

**Figure 13.5 Tenure and BME group**

Source: Fordham Research Gloucestershire household survey (2009)

**Housing need**

- 13.35 The level of housing need according to the CLG model broken down by ethnic group is shown in the table below. As can be seen from comparing the third and fourth columns, BME groups account for more housing need than their proportion in the population would suggest.

**Table 13.10 Gross housing need among BME households**

	<i>Total current housing need</i>	<i>Total annual gross need</i>	<i>% of annual gross need</i>	<i>% of all households</i>
White British	205	928	91.6%	95.2%
Other	0	85	8.4%	4.8%
<b>Total</b>	<b>205</b>	<b>1,013</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Summary**

- 13.36 This chapter focused on particular groups of interest to the Council within the population. It showed that:

**Support needs households**

- There are an estimated 7,441 households (15.6%) in Stroud with one or more members in an identified support needs group.
- The most common categories of support need were having a medical condition (9.6% of all households), a physical disability (7.2%), or being frail and elderly (4.4%).
- The most requested housing improvements were for lower level shower units (1,582 households), or for alterations to the bathroom or toilet (1,282 households).
- In terms of support services, the most frequently requested services were help with maintaining the home (2,027 households) and help with meeting people (1,235 households).

- Among support needs households, levels of conventional housing need were higher than average; overall about 522 households felt that their needs for either physical adaptations to their dwelling or additional support services meant that they needed to move to specialist accommodation.
- About 39% of support needs households had a live-in carer (including a family member), with this rising to about half among those with a learning difficulty or sensory impairment.
- Those with a physical disability and frail elderly households were the categories most likely to be dependent on family, friends or neighbours, while those with a sensory impairment were the most likely to use formally provided services from a voluntary body or social services department.

### **Older person households**

- Overall, 41.0% of households in Stroud contain only older people and a further 11.7% contain both older and non-older people. They are slightly more likely than average to live in social rented housing; those that live in owner-occupation usually no longer have a mortgage.
- Under-occupation is particularly significant among this group, accounting for more than half (54.7%) of all under-occupation in the District. Almost all of these households (93.8%) are owner-occupied, and within this group 78.3% see no need or likelihood that they will move in the next five years.

### **Key workers**

- The survey estimates that 15,870 households in Stroud are headed by a key worker, and 20,706 contain a key worker. Key worker households show few significant differences from non-key worker households in employment, although higher proportions own their own home and they generally have slightly lower levels of income and savings than other employed households.

### **BME groups**

- The household survey gained sufficient responses to consider households in only two ethnic groupings, White British and Other.
- Households where the respondent was in the Other group were far more likely than average to live in private rented housing.
- Levels of housing need were also higher than average among BME groups, with such households making up 8% of all housing need, despite accounting for only 5% of households overall.



# Glossary

## **Affordability**

Affordability (or ability to afford) is a measure of whether households can access and sustain the cost of private sector housing. This can be assessed via mortgage or rental costs. Mortgage affordability is based on conditions set by mortgage lenders, usually using a standard mortgage multiplier of 3.5 times income. Rental affordability is defined as the total weekly outlay less than 25% of the household's gross weekly income, although this percentage may be varied.

## **Affordable housing**

Affordable housing includes both social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should be at a cost which is below that of housing typically available in the open market and should be available at a sub-market price in perpetuity.

## **Annual need**

The combination of the net future need plus an allowance to deal progressively with part of the net current need (the backlog of need).

## **Average**

The term 'average' when used in this report is taken to be a mean value unless otherwise stated.

## **Bedroom standard**

The bedroom standard is that used by the ONS General Household Survey and Survey of English Housing (SEH), and is calculated as follows: a separate bedroom is allocated to each cohabiting couple, any other person aged 21 or over, each pair of young persons aged 10-20 of the same sex, and each pair of children under 10 (regardless of sex). Unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom. Any remaining unpaired children under 10 are also allocated a separate bedroom. The calculated standard for the household is then compared with the actual number of bedrooms available for its sole use to indicate deficiencies or excesses. Bedrooms include bed-sitters, box rooms and bedrooms which are identified as such by respondents even though they may not be in use as such.



***Concealed household***

A household that currently lives within another household, but which has a preference to live independently.

***Current need***

Households in current need are those whose current housing circumstances fall below accepted minimum standards. This would include households living in overcrowded conditions, in unfit or seriously defective housing, families sharing, and homeless people living in temporary accommodation or sharing with others.

***Demand***

This refers to market demand for housing, rather than simply aspirations. For the purposes of this study, a household is only considered able to create demand for housing if they have both the aspiration to buy or rent that type of housing and the financial capacity to do so.

***Financial capacity***

This is defined as 3.5 times household income, plus savings and equity (the value of the property owned by owner-occupiers, typically the family home, net of mortgage). This provides an indication of the amount which the household concerned could afford to pay for housing.

***Grossing up***

Converting the numbers of actual responses in a social survey to an estimate of the number for the whole population. This normally involves dividing the expected number in a group by the number of responses in the survey.

***Household***

A household is defined as either one person living alone, or a group of people who have the address as their only or main residence, and who either share one meal a day or share a living room.

### ***Household formation***

The process whereby individuals in the population form separate households. 'Gross' or 'new' household formation refers to households which form over a period of time, conventionally one year. This is equal to the number of households existing at the end of the year which did not exist as separate households at the beginning of the year (not counting 'successor' households, when the former head of household dies or departs).

### ***Housing market area***

The geographical area in which a substantial majority of the employed population both live and work, and where most of those changing home without changing employment choose to stay.

### ***Housing need***

A household in housing need is defined as a household that lacks their own housing or lives in unsuitable housing and who cannot afford to meet their housing needs in the market.

### ***Housing Register***

A database of all individuals or households who have applied to a local authority or an RSL for a social tenancy or for access to some other form of affordable housing. Housing Registers, often called waiting lists, may include not only people with general needs but people with support needs or requiring access because of special circumstances, including homelessness.

### ***Housing type***

Refers to the physical built form of a dwelling, for example, a flat or a terraced house.

### ***Income***

The term 'income' can be taken to refer to gross household income exclusive of any housing-related benefits (but inclusive of all other benefits, pensions, dividends etc.) unless otherwise qualified.

**Intermediate housing**

PPS3 defines intermediate housing as '*housing at prices and rents above those of social rent but below market prices or rents and which meet the criteria set out above. These can include shared equity products, other low cost homes for sale and intermediate rent.*'

However, it should be noted that a subsidised product is not automatically considered to be intermediate housing, since it is possible for the cost of that product to be higher than entry level to the open market. It is also debatable whether a product (such as discounted market housing) can be described as 'intermediate' if it can be quickly resold on the open market at a higher value.

**Intermediate rent**

Intermediate rented accommodation in Stroud is owned by RSLs and let at rents below market entry level, but above the rent level normally charged for social housing. It is aimed primarily at those who are not likely to be considered for social rented housing, but who cannot afford market rents.

**Key workers**

Nationally, key workers are usually defined as individuals in specific occupations considered critical for the smooth running of local infrastructure. Usually these are public sector workers, especially those in the emergency services, although there is no standard or universally agreed definition.

**Low Cost Home Ownership**

Low Cost Home Ownership is predominantly made up of shared ownership schemes, in Stroud mainly provided under the New Build HomeBuy scheme. Low Cost Home Ownership schemes are intended to be below the cost of entry level market housing to buy, but not necessarily below market entry level for private rented property.

**Lower quartile**

The value below which one quarter of the cases in question fall. In relation to house prices, it means the price of the house that is one-quarter of the way up the ranking from the cheapest to the most expensive available in an area.

**Mean**

The mean is the most common form of average used. It is calculated by dividing the sum of a distribution by the number of incidents in the distribution.

**Median**

The median is an alternative way of calculating the average. It is the middle value of the distribution when the distribution is sorted in ascending or descending order.

**Migration**

The movement of people between geographical areas, usually measured as an annual number of households, living in one area at a point in time, who were not resident in that area one year earlier.

**Net need**

The difference between gross need and the expected supply of available affordable housing units (e.g. from the turnover of existing dwellings).

**Newly arising need**

Need generated by new households which are expected to form over a period of time and are likely to require some form of assistance to gain suitable housing, taken together with need generated by other existing households whose circumstances change over the period so as to place them in a situation of need (e.g. households losing accommodation because of loss of income, relationship breakdown, eviction, or some other emergency).

**Overcrowding**

An overcrowded dwelling for the purposes of this study is one which has fewer rooms than are required for the occupants according to the Bedroom Standard (see above).

**Primary data**

Information that is collected from a bespoke data collection exercise (e.g. surveys, focus groups or interviews) carried out for this study.

**Random sample**

A sample in which each member of the population has an equal chance of selection.

**Relets**

Social rented housing units which are vacated during a period and become potentially available for letting to new tenants.

***Rounding error***

Totals in tables may differ by small amounts (typically one) due to the fact that fractions have been added together differently. Thus a table total may say 2011, and if the individual cell figures are added the total may come to 2012. This is quite normal and is a result of the method of calculation; results are weighted to fit the estimated population and therefore an individual response to the survey will not normally be taken to represent an exact number of whole households. The usual practice is to use the stated total (in the above case 2011) rather than the figure of 2012 to which the individual figures sum. That is because the total will have resulted from a rounding after all the fractions are taken fully into account.

***Sample survey***

Collects information from a known proportion of a population, normally selected at random, in order to estimate the characteristics of the population as a whole.

***Sampling frame***

The complete list of addresses or other population units within the survey area which are the subject of the survey.

***Secondary data***

Existing information that has been collected for a different study or different purpose. For example, data from administrative systems and some research projects are made available for others to summarise and analyse for their own purposes (e.g. Census, Annual Business Inquiry).

***SHMA (Strategic Housing Market Assessment)***

The term SHMA derives from Government guidance suggesting that the 'evidence base' required for the good planning of an area should be the product of a process rather than a technical exercise.

***Social rented housing***

PPS3 defines social rented housing as 'rented housing owned by local authorities and Registered Social Landlords, for which guideline target rents are determined through the national rent regime, the proposals set out in the Three Year review of Rent Restructuring (July 2004) were implemented in policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.'

**Stratified sample**

A sample where the population or area is divided into a number of separate sub-sectors ('strata') according to known characteristics based, for example, on sub-areas and applying a different sampling fraction to each sub-sector.

**Specialised housing**

Refers to specially designed housing (such as mobility or wheelchair accommodation, hostels or group homes) or housing specifically designated for particular groups (such as retirement housing).

**Support needs**

Relating to people who have specific additional housing needs, for example associated with a disability or long-term illness.

**Under-occupation**

An under-occupied dwelling, for the purposes of this report, is one which exceeds the number of bedrooms required for the household according to the Bedroom Standard (see above) by two or more bedrooms. This is the standard definition used by the Survey of English Housing.

**Unsuitable housing**

Housing inhabited by a household for which it is deemed unsuitable due to a set of fixed criteria taking into account its size, type, design, location, condition or cost. An individual household can have more than one reason for being in unsuitable housing. A household in unsuitable housing is not considered to be in housing need unless it is also found to be unable to afford suitable housing in the market either to buy or to rent.

**Abbreviations**

BME - Black and Minority Ethnic

CLG - Communities and Local Government

CORE - Continuous Recording System (of RSL and local authority lettings)

HB - Housing Benefit

HMA - Housing Market Assessment **or** Housing Market Area

HMO - Household in Multiple Occupation

HSSA - Housing Strategy Statistical Appendix

LA - Local Authority

LCHO - Low Cost Home Ownership

LDF - Local Development Framework

LHA - Local Housing Allowance

NOMIS - National Online Manpower Information System

ONS - Office for National Statistics

PPS - Planning Policy Statement

RSL - Registered Social Landlord

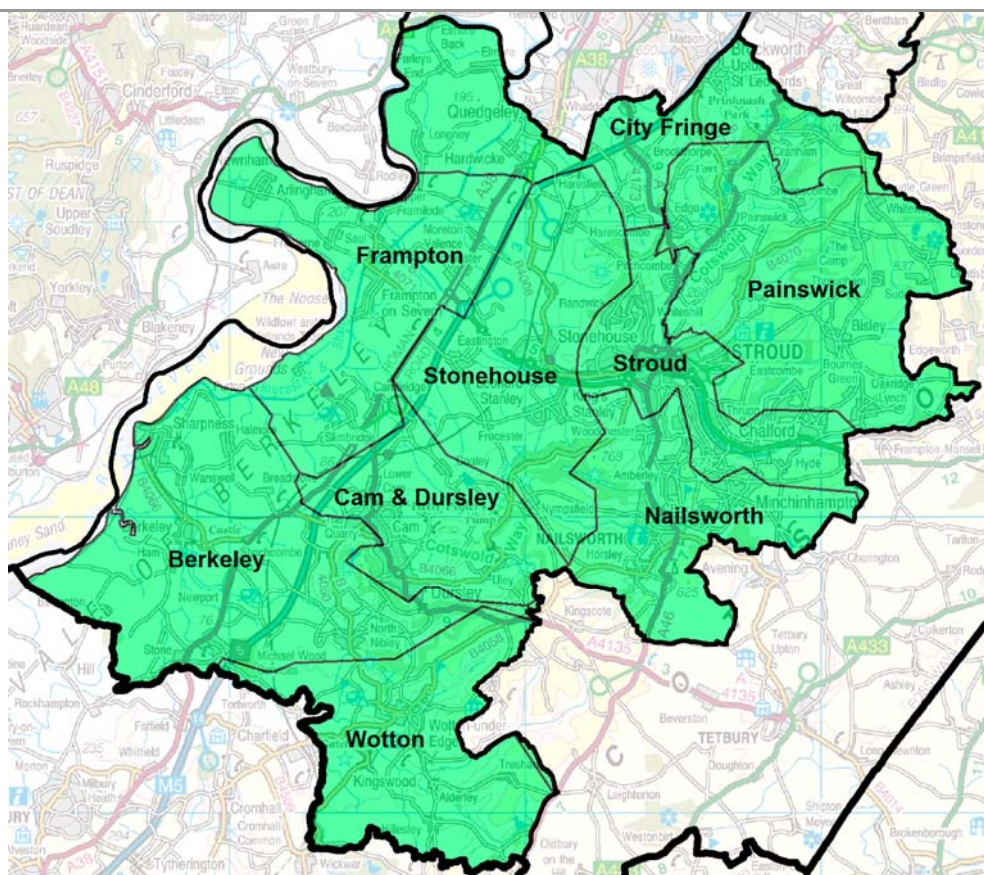
SEH - Survey of English Housing

# Appendix A1. Sub-area level data

## Introduction

A1.1 This appendix provides details of the key survey findings at sub-area level in Stroud. Chapter 2 of this report describes the constituent parishes within each sub-area, and a map is shown below for reference. The sample size for each sub-area are all well above the suggested figure of 100 in CLG Guidance although care should be taken when interpreting the results as the findings at this level are subject to a greater degree of ‘error’ when compared with the figures presented in the main body of the report for all households in the District.

**Figure A1.1 Sub-areas of Stroud**



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Source: Stroud District Council (2009), ONS Boundary Data, Fordham Research (2009)



## Number of households and sample size

A1.2 The table below shows the estimated number of households in each sub-area and the number of responses achieved. The representation of each area in the sample was approximately in line with the numbers of households. It should be remembered that in any case, the data was weighted back to the estimated numbers of households in each sub-area, and so the representation of an individual sub-area in the data or analysis will not be influenced by a locally lower or higher proportion of responses.

Table A1.1 Number of households in each sub-area and sample size				
Sub-area	Households	% of households	Sample size	% of sample
City Fringe	3,420	7.2%	182	8.8%
Stroud	14,646	30.7%	425	20.6%
Stonehouse	5,543	11.6%	229	11.1%
Cam & Dursley	6,081	12.7%	248	12.0%
Wotton	3,252	6.8%	174	8.4%
Nailsworth	6,090	12.7%	256	12.4%
Frampton	1,944	4.1%	148	7.2%
Berkeley	3,889	8.1%	204	9.9%
Painswick	2,918	6.1%	197	9.5%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

## Tenure

Table A1.2 Tenure by sub-area						
Sub-area	Owner-occupied (no mortgage)	Owner-occupied (with mortgage)	Social rented	Private rented	Total	Total
City Fringe	38.4%	46.7%	3.8%	11.2%	100.0%	3,420
Stroud	36.6%	37.7%	14.9%	10.8%	100.0%	14,646
Stonehouse	37.7%	40.1%	15.4%	6.8%	100.0%	5,543
Cam & Dursley	37.2%	37.6%	18.6%	6.6%	100.0%	6,081
Wotton	41.3%	40.0%	13.2%	5.4%	100.0%	3,252
Nailsworth	43.5%	33.6%	16.1%	6.9%	100.0%	6,090
Frampton	41.6%	44.4%	8.1%	5.9%	100.0%	1,944
Berkeley	41.1%	29.4%	20.5%	9.0%	100.0%	3,889
Painswick	66.3%	23.7%	4.4%	5.6%	100.0%	2,918
<b>Total</b>	<b>40.5%</b>	<b>37.0%</b>	<b>14.2%</b>	<b>8.3%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Dwelling type**

Table A1.3 Dwelling type by sub-area						
Sub-area	Detached	Semi-detached	Terraced	Flat	Total	Total
City Fringe	46.4%	24.9%	21.3%	7.4%	100.0%	3,420
Stroud	30.3%	33.8%	23.1%	12.8%	100.0%	14,646
Stonehouse	35.2%	41.4%	18.7%	4.7%	100.0%	5,543
Cam & Dursley	33.4%	32.2%	18.5%	15.9%	100.0%	6,081
Wotton	42.3%	27.7%	20.1%	9.8%	100.0%	3,252
Nailsworth	46.2%	29.2%	13.8%	10.8%	100.0%	6,090
Frampton	63.8%	30.1%	6.1%	0.0%	100.0%	1,944
Berkeley	46.8%	28.5%	18.3%	6.3%	100.0%	3,889
Painswick	75.2%	15.2%	6.4%	3.2%	100.0%	2,918
<b>Total</b>	<b>40.7%</b>	<b>31.1%</b>	<b>18.4%</b>	<b>9.8%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Household type**

Table A1.4 Household type by sub-area										
Sub-area	Single pensioner	2+ pensioners	Single non-pensioner	Multiple adult	Couple, no children	Lone parent family	2+ adults, 1 child	2+ adults, 2+ children	Total	Total
City Fringe	17.2%	11.5%	14.6%	13.0%	20.3%	3.0%	11.5%	8.9%	100.0%	3,420
Stroud	16.0%	7.8%	14.6%	13.2%	20.3%	8.1%	9.0%	10.9%	100.0%	14,646
Stonehouse	20.5%	12.3%	5.1%	15.0%	16.8%	6.5%	12.1%	11.8%	100.0%	5,543
Cam & Dursley	20.9%	9.6%	12.7%	13.6%	15.0%	7.1%	11.5%	9.6%	100.0%	6,081
Wotton	12.6%	13.1%	11.6%	14.6%	22.2%	3.5%	7.9%	14.4%	100.0%	3,252
Nailsworth	20.2%	13.8%	14.7%	12.5%	16.3%	1.8%	9.6%	11.2%	100.0%	6,090
Frampton	14.4%	16.6%	4.2%	12.9%	17.3%	1.3%	14.4%	19.0%	100.0%	1,944
Berkeley	18.9%	12.5%	8.1%	21.9%	17.0%	2.5%	7.5%	11.7%	100.0%	3,889
Painswick	28.3%	19.2%	5.9%	19.2%	12.1%	0.7%	4.4%	10.1%	100.0%	2,918
<b>Total</b>	<b>18.5%</b>	<b>11.4%</b>	<b>11.6%</b>	<b>14.5%</b>	<b>17.9%</b>	<b>5.1%</b>	<b>9.7%</b>	<b>11.3%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Household size**

Table A1.5 Household size by sub-area								
Sub-area	1 person	2 people	3 people	4 people	5 people	6+ people	Total	Total
City Fringe	31.7%	37.0%	11.6%	13.3%	5.7%	0.7%	100.0%	3,420
Stroud	30.7%	35.8%	14.0%	14.4%	3.2%	2.0%	100.0%	14,646
Stonehouse	25.6%	36.1%	17.2%	14.4%	4.0%	2.6%	100.0%	5,543
Cam & Dursley	33.6%	36.3%	15.6%	11.3%	3.2%	0.0%	100.0%	6,081
Wotton	24.2%	40.3%	13.7%	16.0%	4.3%	1.5%	100.0%	3,252
Nailsworth	34.9%	34.4%	13.9%	12.4%	3.4%	0.9%	100.0%	6,090
Frampton	18.6%	37.4%	13.7%	21.2%	7.3%	1.7%	100.0%	1,944
Berkeley	27.0%	39.0%	12.2%	14.2%	6.2%	1.4%	100.0%	3,889
Painswick	34.3%	32.9%	16.3%	12.7%	2.7%	1.2%	100.0%	2,918
<b>Total</b>	<b>30.1%</b>	<b>36.3%</b>	<b>14.4%</b>	<b>13.9%</b>	<b>4.0%</b>	<b>1.4%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Overcrowding and under-occupation**

Table A1.6 Overcrowding and under-occupation by sub-area					
Sub-area	Over-crowded	(neither)	Under-occupied*	Total	Total
City Fringe	0.0%	53.3%	46.7%	100.0%	3,420
Stroud	3.1%	62.2%	34.7%	100.0%	14,646
Stonehouse	1.9%	58.4%	39.8%	100.0%	5,543
Cam & Dursley	0.3%	58.5%	41.1%	100.0%	6,081
Wotton	1.0%	52.5%	46.5%	100.0%	3,252
Nailsworth	0.8%	54.9%	44.3%	100.0%	6,090
Frampton	0.0%	45.1%	54.9%	100.0%	1,944
Berkeley	0.9%	54.9%	44.1%	100.0%	3,889
Painswick	1.4%	34.2%	64.4%	100.0%	2,918
<b>Total</b>	<b>1.6%</b>	<b>56.0%</b>	<b>42.4%</b>	<b>100.0%</b>	<b>47,784</b>

\*under-occupied refers to households two or more bedrooms above the bedroom standard

Source: Fordham Research Gloucestershire household survey (2009)

**Household mobility: Past moves**

Table A1.7 Past moves by sub-area						
Sub-area	Within the last year	1 to 2 years ago	2 to 5 years ago	Over 5 years ago	Total	Total
City Fringe	8.8%	9.3%	16.0%	65.9%	100.0%	3,420
Stroud	8.7%	9.6%	16.2%	65.4%	100.0%	14,646
Stonehouse	8.7%	5.4%	15.8%	70.2%	100.0%	5,543
Cam & Dursley	6.5%	10.6%	19.9%	63.0%	100.0%	6,081
Wotton	6.1%	8.9%	15.3%	69.7%	100.0%	3,252
Nailsworth	8.7%	7.8%	18.2%	65.3%	100.0%	6,090
Frampton	5.8%	11.4%	16.4%	66.4%	100.0%	1,944
Berkeley	7.3%	5.8%	18.3%	68.6%	100.0%	3,889
Painswick	1.9%	4.2%	12.3%	81.6%	100.0%	2,918
<b>Total</b>	<b>7.6%</b>	<b>8.4%</b>	<b>16.8%</b>	<b>67.3%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Household mobility: Moving intentions of existing households**

Table A1.8 Future moving intentions by sub-area							
Sub-area	Now	Within a year	In 1 to 2 years	In 2 to 5 years	No need / not likely to move	Total	Total
City Fringe	2.9%	3.5%	13.2%	15.9%	64.5%	100.0%	3,420
Stroud	3.1%	8.5%	9.2%	19.4%	59.8%	100.0%	14,646
Stonehouse	1.5%	7.3%	5.1%	12.8%	73.3%	100.0%	5,543
Cam & Dursley	1.8%	7.5%	9.4%	14.8%	66.5%	100.0%	6,081
Wotton	3.3%	5.1%	4.8%	10.7%	76.1%	100.0%	3,252
Nailsworth	0.8%	3.9%	6.5%	10.9%	77.9%	100.0%	6,090
Frampton	0.6%	3.3%	2.9%	15.0%	78.3%	100.0%	1,944
Berkeley	3.9%	6.2%	5.5%	11.2%	73.1%	100.0%	3,889
Painswick	0.3%	3.6%	5.9%	13.9%	76.4%	100.0%	2,918
<b>Total</b>	<b>2.3%</b>	<b>6.3%</b>	<b>7.6%</b>	<b>14.9%</b>	<b>68.8%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Household mobility: Rate of new household formation**

Table A1.9 Rate of new household formation by sub-area			
Sub-area	Number of households intending to form in the next two years	Number of existing households	Annual rate of household formation
City Fringe	330	3,420	4.8%
Stroud	1,423	14,646	4.9%
Stonehouse	441	5,543	4.0%
Cam & Dursley	515	6,081	4.3%
Wotton	321	3,252	5.0%
Nailsworth	273	6,090	2.3%
Frampton	127	1,944	3.3%
Berkeley	692	3,889	8.9%
Painswick	402	2,918	6.9%
<b>Total</b>	<b>4,524</b>	<b>47,784</b>	<b>4.8%</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Car ownership**

Table A1.10 Car ownership by sub-area						
Sub-area	None	1 car	2 cars	3+ cars	Total	Total
City Fringe	5.3%	43.3%	38.2%	13.3%	100.0%	3,420
Stroud	14.0%	46.3%	30.4%	9.2%	100.0%	14,646
Stonehouse	18.3%	32.4%	35.5%	13.8%	100.0%	5,543
Cam & Dursley	13.5%	46.0%	34.6%	5.9%	100.0%	6,081
Wotton	8.2%	40.7%	36.5%	14.6%	100.0%	3,252
Nailsworth	11.4%	45.3%	35.2%	8.1%	100.0%	6,090
Frampton	6.5%	29.2%	48.5%	15.8%	100.0%	1,944
Berkeley	13.5%	33.8%	35.4%	17.3%	100.0%	3,889
Painswick	5.3%	40.3%	38.2%	16.2%	100.0%	2,918
<b>Total</b>	<b>12.2%</b>	<b>41.8%</b>	<b>34.7%</b>	<b>11.2%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Economic status of households**

Table A1.11 Economic status of households by sub-area						
Sub-area	Employed	Retired	Unemployed	Other	Total	Total
City Fringe	68.4%	25.9%	3.9%	1.8%	100.0%	3,420
Stroud	68.2%	25.5%	2.6%	3.7%	100.0%	14,646
Stonehouse	61.5%	34.0%	1.8%	2.7%	100.0%	5,543
Cam & Dursley	59.1%	32.1%	5.2%	3.7%	100.0%	6,081
Wotton	64.8%	27.5%	4.1%	3.6%	100.0%	3,252
Nailsworth	63.0%	34.3%	1.0%	1.7%	100.0%	6,090
Frampton	70.0%	27.8%	0.0%	2.2%	100.0%	1,944
Berkeley	65.9%	31.3%	0.5%	2.3%	100.0%	3,889
Painswick	52.5%	45.1%	0.5%	1.9%	100.0%	2,918
<b>Total</b>	<b>64.3%</b>	<b>30.4%</b>	<b>2.4%</b>	<b>2.9%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Income and savings**

Table A1.12 Income and savings by sub-area		
Sub-area	Median income	Median savings
City Fringe	£27,600	£6,223
Stroud	£22,499	£4,449
Stonehouse	£23,636	£5,285
Cam & Dursley	£21,397	£8,563
Wotton	£27,911	£9,142
Nailsworth	£23,347	£12,995
Frampton	£38,280	£8,523
Berkeley	£24,368	£4,296
Painswick	£27,466	£30,922
<b>Total</b>	<b>£24,209</b>	<b>£6,647</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Unsuitable housing and housing need**

<b>Table A1.13 Unsuitable housing and housing need by sub-area</b>				
<i>Sub-area</i>	<i>Households in unsuitable housing</i>	<i>Households in current need</i>	<i>Total gross need generated</i>	<i>Total households</i>
City Fringe	5.4%	5	45	3,420
Stroud	7.7%	92	413	14,646
Stonehouse	5.9%	27	95	5,543
Cam & Dursley	5.4%	32	174	6,081
Wotton	5.6%	16	43	3,252
Nailsworth	3.5%	15	133	6,090
Frampton	0.0%	0	29	1,944
Berkeley	4.4%	15	62	3,889
Painswick	2.1%	4	20	2,918
<b>Total</b>	<b>5.4%</b>	<b>205</b>	<b>1,013</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Support needs**

<b>Table A1.14 Support needs by sub-area</b>				
<i>Sub-area</i>	<i>No support needs</i>	<i>Support needs</i>	<i>Total</i>	<i>Total</i>
City Fringe	85.3%	14.7%	100.0%	3,420
Stroud	83.6%	16.4%	100.0%	14,646
Stonehouse	84.5%	15.5%	100.0%	5,543
Cam & Dursley	85.6%	14.4%	100.0%	6,081
Wotton	86.4%	13.6%	100.0%	3,252
Nailsworth	85.6%	14.4%	100.0%	6,090
Frampton	85.5%	14.5%	100.0%	1,944
Berkeley	81.3%	18.7%	100.0%	3,889
Painswick	84.1%	15.9%	100.0%	2,918
<b>Total</b>	<b>84.4%</b>	<b>15.6%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Households containing people of pensionable age**

Table A1.15 Older person households by sub-area					
Sub-area	No over 55's	Some over 55's	All over 55's	Total	Total
City Fringe	50.7%	11.5%	37.8%	100.0%	3,420
Stroud	56.8%	9.9%	33.2%	100.0%	14,646
Stonehouse	47.2%	9.4%	43.5%	100.0%	5,543
Cam & Dursley	49.8%	9.1%	41.1%	100.0%	6,081
Wotton	44.5%	13.6%	41.9%	100.0%	3,252
Nailsworth	37.7%	14.6%	47.7%	100.0%	6,090
Frampton	47.8%	13.5%	38.7%	100.0%	1,944
Berkeley	37.5%	15.4%	47.0%	100.0%	3,889
Painswick	26.3%	15.7%	58.0%	100.0%	2,918
<b>Total</b>	<b>47.3%</b>	<b>11.7%</b>	<b>41.0%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Households headed by a key worker**

Table A1.16 Households headed by a key worker by sub-area					
Sub-area	Not employed	Employed: key worker	Employed: not key worker	Total	Total
City Fringe	40.0%	35.4%	24.6%	100.0%	3,420
Stroud	38.3%	38.0%	23.7%	100.0%	14,646
Stonehouse	45.5%	31.8%	22.7%	100.0%	5,543
Cam & Dursley	47.6%	27.4%	25.0%	100.0%	6,081
Wotton	43.6%	35.4%	21.0%	100.0%	3,252
Nailsworth	50.3%	29.7%	20.0%	100.0%	6,090
Frampton	41.4%	28.6%	30.0%	100.0%	1,944
Berkeley	45.0%	34.6%	20.3%	100.0%	3,889
Painswick	58.2%	27.5%	14.3%	100.0%	2,918
<b>Total</b>	<b>44.2%</b>	<b>33.2%</b>	<b>22.6%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)



**Ethnic groups**

<b>Table A1.17 Ethnic group by sub-area</b>				
<i>Sub-area</i>	<i>White British</i>	<i>Other</i>	<i>Total</i>	<i>Total</i>
City Fringe	96.8%	3.2%	100.0%	3,420
Stroud	93.6%	6.4%	100.0%	14,646
Stonehouse	95.6%	4.4%	100.0%	5,543
Cam & Dursley	93.7%	6.3%	100.0%	6,081
Wotton	97.0%	3.0%	100.0%	3,252
Nailsworth	96.3%	3.7%	100.0%	6,090
Frampton	98.6%	1.4%	100.0%	1,944
Berkeley	96.8%	3.2%	100.0%	3,889
Painswick	96.0%	4.0%	100.0%	2,918
<b>Total</b>	<b>95.2%</b>	<b>4.8%</b>	<b>100.0%</b>	<b>47,784</b>

Source: Fordham Research Gloucestershire household survey (2009)

## Appendix A2. Supporting information

### Non-response and missing data

- A2.1 Missing data is a feature of all housing surveys: mainly due to a respondent's refusal to answer a particular question (e.g. income). For all missing data in the survey imputation procedures were applied. In general, throughout the survey the level of missing data was minimal. The main exception to this was in relation to financial information, where there was an appreciable (although typical) level of non-response.
- A2.2 Non-response can cause a number of problems:
- The sample size is effectively reduced so that applying the calculated weight will not give estimates for the whole population
  - Variables which are derived from the combination of a number of responses each of which may be affected by item non-response (e.g. collecting both respondent and their partners income separately) may exhibit high levels of non-response
  - If the amount of non-response substantially varies across sub-groups of the population this may lead to a bias of the results
- A2.3 To overcome these problems missing data was 'imputed'. Imputation involves substituting for the missing value, a value given by a suitably defined 'similar' household, where the definition of similar varies depending on the actual item being imputed.
- A2.4 The specific method used was to divide the sample into sub-groups based on relevant characteristics and then 'Probability Match' where a value selected from those with a similar predicted value was imputed. The main sub-groups used were tenure, household size and age of respondent.

### Weighting data

- A2.5 The survey data was weighted to estimated profiles of households based on various secondary sources of information. The tables below show the final estimates of the number of households in each group along with the number of actual survey responses. Although in some cases it is clear that the proportion of survey responses is close to the 'expected' situation there are others where it is clear that the weighting of data was necessary to ensure that the results as presented are reflective of the household population of Stroud.

Table A2.1 Tenure

<i>Tenure</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
Owner occupied (no mortgage)	19,347	40.5%	942	45.7%
Owner occupied (w/ mortgage)	17,679	37.0%	722	35.0%
Social rented	6,789	14.2%	226	11.0%
Private rented	3,969	8.3%	173	8.4%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

Table A2.2 Accommodation type

<i>Accommodation type</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
Detached	19,447	40.7%	915	44.4%
Semi-detached	14,872	31.1%	633	30.7%
Terraced	8,794	18.4%	365	17.7%
Flat/Maisonette	4,672	9.8%	150	7.3%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

Table A2.3 Car ownership

<i>Car ownership</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
No cars	5,842	12.2%	240	11.6%
One car	19,990	41.8%	845	41.0%
Two or more cars	21,951	45.9%	978	47.4%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

Table A2.4 Ethnic group

<i>Ethnic group</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
White British	45,510	95.2%	1,989	96.4%
White Irish / Other	1,570	3.3%	60	2.9%
Asian	254	0.5%	2	0.1%
Black	137	0.3%	2	0.1%
Other	313	0.7%	10	0.5%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

<b>Table A2.5 Wards</b>				
<i>Ward code</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
Amberley and Woodchester	887	1.9%	38	1.8%
Berkeley	1,821	3.8%	87	4.2%
Bisley	922	1.9%	93	4.5%
Cainscross	2,886	6.0%	80	3.9%
Cam East	1,801	3.8%	78	3.8%
Cam West	1,741	3.6%	88	4.3%
Central	969	2.0%	29	1.4%
Chalford	2,737	5.7%	81	3.9%
Coaley and Uley	922	1.9%	39	1.9%
Dursley	2,890	6.0%	107	5.2%
Eastington and Standish	930	1.9%	40	1.9%
Farmhill and Paganhill	1,042	2.2%	21	1.0%
Hardwicke	2,025	4.2%	96	4.7%
Kingswood	764	1.6%	36	1.7%
Minchinhampton	1,963	4.1%	83	4.0%
Nailsworth	2,945	6.2%	123	6.0%
Over Stroud	720	1.5%	22	1.1%
Painswick	2,028	4.2%	115	5.6%
Rodborough	1,905	4.0%	63	3.1%
Severn	1,810	3.8%	142	6.9%
Slade	1,049	2.2%	27	1.3%
Stonehouse	3,171	6.6%	113	5.5%
The Stanleys	1,737	3.6%	88	4.3%
Thrupp	941	2.0%	35	1.7%
Trinity	910	1.9%	27	1.3%
Uplands	934	2.0%	25	1.2%
Upton St. Leonards	872	1.8%	61	3.0%
Vale	713	1.5%	45	2.2%
Valley	1,030	2.2%	28	1.4%
Wotton-under-Edge	2,719	5.7%	153	7.4%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

Table A2.6 Household type				
<i>Household type</i>	<i>Estimated households</i>	<i>% of households</i>	<i>Number of returns</i>	<i>% of returns</i>
Single	14,368	30.1%	542	26.3%
Couple or two parent family	27,461	57.5%	1,349	65.4%
Lone parent family	2,446	5.1%	66	3.2%
Other	3,510	7.3%	106	5.1%
<b>Total</b>	<b>47,784</b>	<b>100.0%</b>	<b>2,063</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

Table A2.7 Population age bands				
<i>Age band</i>	<i>Estimated population</i>	<i>% of population</i>	<i>Number of people on returns</i>	<i>% of people on returns</i>
4 or under	5,848	5.3%	220	4.7%
5 to 9	6,333	5.8%	233	5.0%
10 to 14	7,001	6.4%	255	5.4%
15 to 19	7,002	6.4%	246	5.3%
20 to 24	4,965	4.5%	161	3.4%
25 to 29	4,684	4.3%	146	3.1%
30 to 34	5,179	4.7%	186	4.0%
35 to 39	7,421	6.8%	268	5.7%
40 to 44	8,800	8.0%	318	6.8%
45 to 49	8,613	7.8%	360	7.7%
50 to 54	7,829	7.1%	343	7.3%
55 to 59	7,519	6.8%	366	7.8%
60 to 64	7,810	7.1%	425	9.1%
65 to 69	5,858	5.3%	340	7.3%
70 to 74	4,881	4.4%	268	5.7%
75 to 79	3,905	3.6%	240	5.1%
80 to 84	3,124	2.8%	174	3.7%
85 or over	3,027	2.8%	136	2.9%
<b>Total</b>	<b>109,798</b>	<b>100.0%</b>	<b>4,685</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

## Appendix A3. Secondary sources

### List of sources

- A3.1 Please note that all secondary sources marked as contributing to ‘weighting’ will have been taken into account, via the weighting process, in all calculations in the report based on primary data, including both the CLG and BHM (market balance) models.

Table A3.1 List of secondary sources used in the report		
Source, publisher and year of publication		Used in:
Census	ONS (2001)	Weighting
CORE area reports	CORE (2008/09)	Chapter 3, CLG Model
Council Tax Register	Gloucestershire Councils (2009)	Sampling, Weighting
Details of properties advertised online	rightmove.co.uk (2009)	Chapter 3, CLG/BHM Models
Housing Strategy Statistical Appendix	CLG (2008)	Weighting, CLG Model
Land Registry data (adjusted)	CLG (2009)	Chapter 3
Land Registry data (raw)	Land Registry (2009)	Chapter 3
Mid-year ethnic group population estimates, 2001-2006	ONS (2006)	Weighting
P1E Returns (homelessness)	CLG (March 2009)	CLG Model
Secretary of State’s Proposed Changes to the South West Draft Regional Spatial Strategy (RSS)	GOSW (2008)	CLG & BHM Models
Regulatory & Statistical Return (RSR)	HCA (2008)	CLG Model
Sub-national demographic projections, 2006 based	ONS (2008)	Weighting, BHM Model
Survey of English Housing (SEH)	CLG (2006/07)	Weighting, Chapter 4

Source: Fordham Research



## Appendix A4. Additional market balance model information

### Additional market balance model information for Stroud District

- A4.1 Since Stroud District is split between two housing market areas for the market balance model analysis (the Stroud and Dursley area and the Gloucester area), the results of both are shown here, starting with the Stroud and Dursley area. The boundaries of these areas in relation to the District boundary are detailed in the main reports.

### Additional market balance model information for the Stroud and Dursley area

- A4.2 The tables below show the types of market and affordable accommodation required in the Stroud and Dursley area over the next 20 years, broken down additionally by dwelling type. The dwelling type breakdown assumes that by the end of the 20 year period, all households with children should live in houses rather than flats, while other household types (and age groups) maintain their existing distribution between houses and flats. Otherwise, the assumptions and methods are identical to those used in the market balance model in Chapter 11 of the main HNA (Housing Needs Assessment) report.
- A4.3 As can be seen, the requirement for two bedroom flats is generally lower than for houses.

**Table A4.1 Size and broad type of new market accommodation required in the Stroud and Dursley area, excluding sheltered housing**

<i>Dwelling size</i>	<i>Size profile 2009</i>	<i>Size profile 2029</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,565	1,551	-14	-0.5%
Two bedroom house	8,154	9,115	+961	36.6%
Two bedroom flat	771	779	+7	0.3%
Three bedroom	15,364	16,858	+1,494	56.9%
Four or more bedrooms	11,412	11,591	+179	6.8%
<b>Total</b>	<b>37,266</b>	<b>39,893</b>	<b>+2,627</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)



**Table A4.2 Size and broad type of new social rented accommodation required in the Stroud and Dursley area, excluding sheltered housing**

<i>Dwelling size</i>	<i>Size profile 2009</i>	<i>Size profile 2029</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	1,096	1,318	+222	18.4%
Two bedroom house	1,907	2,781	+875	72.4%
Two bedroom flat	650	343	-307	-25.4%
Three bedroom	1,638	1,851	+213	17.6%
Four or more bedrooms	46	251	+206	17.0%
<b>Total</b>	<b>5,336</b>	<b>6,545</b>	<b>+1,209</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

- A4.4 A slightly different approach has been used to derive the equivalent information for the intermediate sector. Due to the small sample of existing households living in (or requiring) intermediate housing in the Stroud and Dursley area alone it is necessary to supplement the sample with data on these two groups from the other authorities in Gloucestershire.
- A4.5 The table below shows the breakdown of dwelling types and sizes within the intermediate housing requirement. To produce the table, information from the county-wide sample was used to calculate an overall profile of dwelling sizes and types required in the intermediate sector across Gloucestershire.
- A4.6 This was then tailored to the situation in the Stroud and Dursley area, by making the assumption that the differences between the Stroud and Dursley area and Gloucestershire in the profile of requirements for intermediate housing would be mirrored in the differences in requirements found for other tenures. Therefore, the Gloucestershire requirements for each size and type of intermediate housing were multiplied by the fraction of that type of housing required within the Stroud and Dursley area across all tenures in Gloucestershire. The figures that result from this process do not sum to the total overall intermediate requirement recorded in the market balance model in Chapter 11 of the main HNA. This is because the overall requirement for intermediate housing in the Stroud and Dursley area is much higher than the Gloucestershire average. Therefore the size and type distribution recorded is adjusted back (pro rata) to the overall intermediate requirement.
- A4.7 It should be noted that in the case of Stroud and Dursley the large size of the upward adjustment decreases the accuracy of the breakdown produced by the model for property sizes within the intermediate sector.

**Worked example**

- A4.8 For example, across Gloucestershire as a whole it was found that 43.3% of new intermediate dwellings (1,368 units) should be two bedroom houses. It was also found that across all tenures the Stroud and Dursley area accounted for 13.9% of Gloucestershire’s total requirement for two bedroom houses. This proportion was then applied to the 1,368 intermediate two bedroom houses across Gloucestershire, indicating that about 190 of these dwellings should be built in the Stroud and Dursley area.
- A4.9 However, as explained above, the total produced across all dwelling sizes and types using this process is 174, rather than the lower overall requirement of 514 for intermediate housing in the Stroud and Dursley area (from Chapter 11 of the main HNA). It is therefore necessary to scale up all the figures by 195.4% so that they total 514. The estimated 20 year requirement for new intermediate two bedroom houses is therefore 561.

**Table A4.3 Size and broad type of new intermediate accommodation required in the Stroud and Dursley area, excluding sheltered housing**

<i>Dwelling size</i>	<i>Change required</i>	<i>% of change required</i>
One bedroom	74	14.4%
Two bedroom house	561	109.1%
Two bedroom flat	-440	-85.6%
Three bedroom	291	56.6%
Four or more bedrooms	28	5.5%
<b>Total</b>	<b>514</b>	<b>100.0%</b>

Source: Fordham Research Gloucestershire household survey (2009)

**Additional market balance model information for the Gloucester area**

- A4.10 The tables below show the types of market and affordable accommodation required in the Gloucester area over the next 20 years, broken down additionally by dwelling type, and showing the part of the requirement expected to be met within Stroud District. The assumptions and methods are identical to those used in for Stroud and Dursley above.

**Table A4.4 Size and broad type of new market accommodation required in the Gloucester area, excluding sheltered housing**

<i>Dwelling size</i>	<i>Change required</i>	<i>Change required within Stroud District*</i>	<i>% of change required</i>
One bedroom	+893	+152	6.4%
Two bedroom house	+3,296	+560	23.6%
Two bedroom flat	+341	+58	2.4%
Three bedroom	+7,132	+1,212	51.0%
Four or more bedrooms	+2,328	+396	16.6%
<b>Total</b>	<b>+13,990</b>	<b>+2,378</b>	<b>100.0%</b>

\*17% of overall Gloucester totals. Source: Fordham Research Gloucestershire household survey (2009)

**Table A4.5 Size and broad type of new social rented accommodation required in the Gloucester area, excluding sheltered housing**

<i>Dwelling size</i>	<i>Change required</i>	<i>Change required within Stroud District*</i>	<i>% of change required</i>
One bedroom	+1,070	+182	23.0%
Two bedroom house	+2,017	+343	43.2%
Two bedroom flat	-308	-52	-6.6%
Three bedroom	+1,179	+200	25.3%
Four or more bedrooms	+705	+120	15.1%
<b>Total</b>	<b>+4,664</b>	<b>+793</b>	<b>100.0%</b>

\*17% of overall Gloucester totals. Source: Fordham Research Gloucestershire household survey (2009)

A4.11 A slightly different approach has been used to derive the equivalent information for the intermediate sector. The methodology for this is detailed in the Stroud and Dursley section above, together with a worked example.

**Table A4.6 Size and broad type of new intermediate accommodation required in the Gloucester area, excluding sheltered housing**

<i>Dwelling size</i>	<i>Change required</i>	<i>Change required within Stroud District*</i>	<i>% of change required</i>
One bedroom	+111	+19	15.5%
Two bedroom house	+262	+44	36.7%
Two bedroom flat	+21	+4	2.9%
Three bedroom	+276	+47	38.7%
Four or more bedrooms	+44	+7	6.2%
<b>Total</b>	<b>+714</b>	<b>+121</b>	<b>100.0%</b>

\*17% of overall Gloucester total. Source: Fordham Research Gloucestershire household survey (2009)

## Appendix A5. Survey questionnaire

