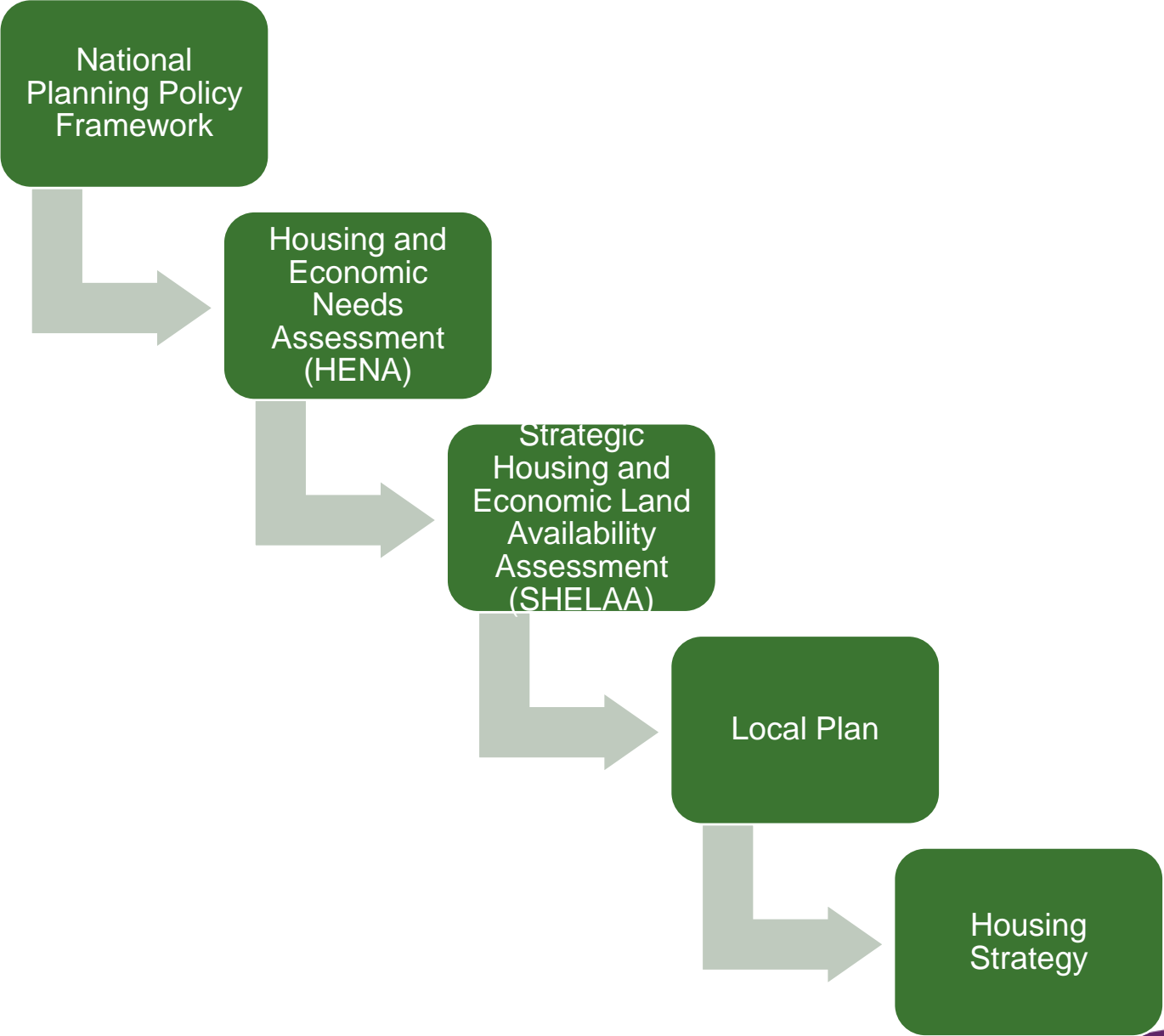


# **Charnwood Borough Council Housing Strategy**

**Dawn Eckersley**

**Strategic Housing Manager**

# Linked Documents



# Housing Strategy 2015 - 2020



The vision sets out that our place to live “...will have world class design, where new developments reflect the wishes of the community, and are built to reflect their surroundings, protect our heritage, and take advantage of our natural beauty. We will have specific developments for our ageing population, where they can be cared for when needed, but able to live full and active lives into older age. Families will live in good quality homes, many of which will be low cost and inclusive, supported by a range of facilities to enjoy all that Charnwood has to offer, to take full advantage of our unique location. Our neighbourhoods will be attractive to city workers who want to live in a friendly community, with plenty of open spaces, but be able to travel easily to work on efficient roads and railways, that make facilities and services accessible to all.”

# Housing Strategy 2015 - 2020



- We will support this vision through our Housing Strategy by:
  - Increasing the supply of suitable housing
  - Reducing the barriers to housing
  - Prioritising our services to enable people to remain in their homes
- To achieve these priorities we will focus on:
  - Delivery of new housing
  - Making best use of existing stock
  - Improving advice and support
- Two key offers the strategy can deliver:
  - Offer to Health- to maximise the contribution that housing can make to the health and wellbeing of the borough.
  - Offer to the Private Rented Sector- to improve standards and to reduce barriers to access to make this tenure one of choice

# Timeline for new strategy

## Project group meetings:

- 20/11/23
- 18/12/23
- 15/01/24

## Scrutiny Commission:

- 05/02/24

## Cabinet:

- 08/02/24

# Leicester & Leicestershire Housing & Economic Needs Assessment (HENA)

## April/June 2022



- A joint evidence base relating to housing need, economic growth and employment land needs
- Finance and insurance is strongly represented in Leicester
- Key or potential growth sectors include space technologies, focused on Leicester; and life sciences, focused on Loughborough
- Agricultural-focused activities are important in the rural parts of the county

# Leicester & Leicestershire HENA



- Leicester City is the largest economy but has land supply constraints
- The housing market has performed strongly in recent years, with long-term price growth of 6.4% per annum resulting in a median house price of £222,000 in 2020
- Melton and Harborough have seen the strongest growth
- Sales of detached and semi-detached homes predominate, with the evidence pointing to weaker relative demand for flats
- The city has seen the strongest rental growth over the last 5 years but average rents of £600 per month are slightly below the Leicestershire average of £625
- Population growth has been above average since 2011 with Leicester growing by 7.5% and Leicestershire by 8.4%

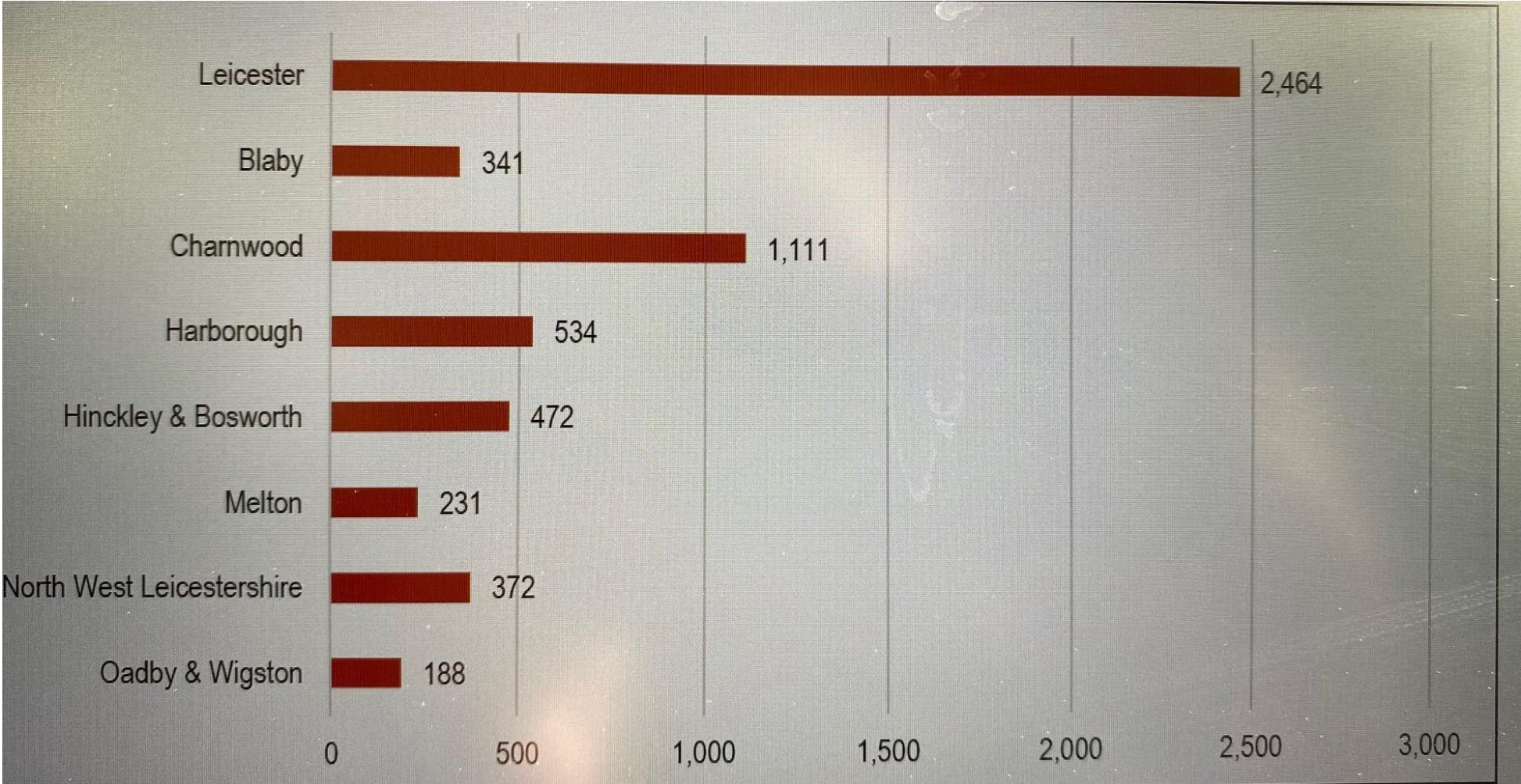
# Overall Housing Needs



- Government sets out a 'standard method' for calculating housing need which takes demographics and applies a percentage uplift based on the median house price to earnings ratio in an area
- It has also introduced a further 'cities and urban areas uplift' which uplifts figures by a further 35% in Leicester with a view to meeting national development needs through focusing growth at locations where there is existing infrastructure and services
- The standard method local housing need is equivalent to 91,400 dwellings over the 2020-36 period or 120,000 dwellings over the 2020-41 period across Leicester and Leicestershire



# Minimum Local Housing Need using the Standard Method – Dwellings per annum

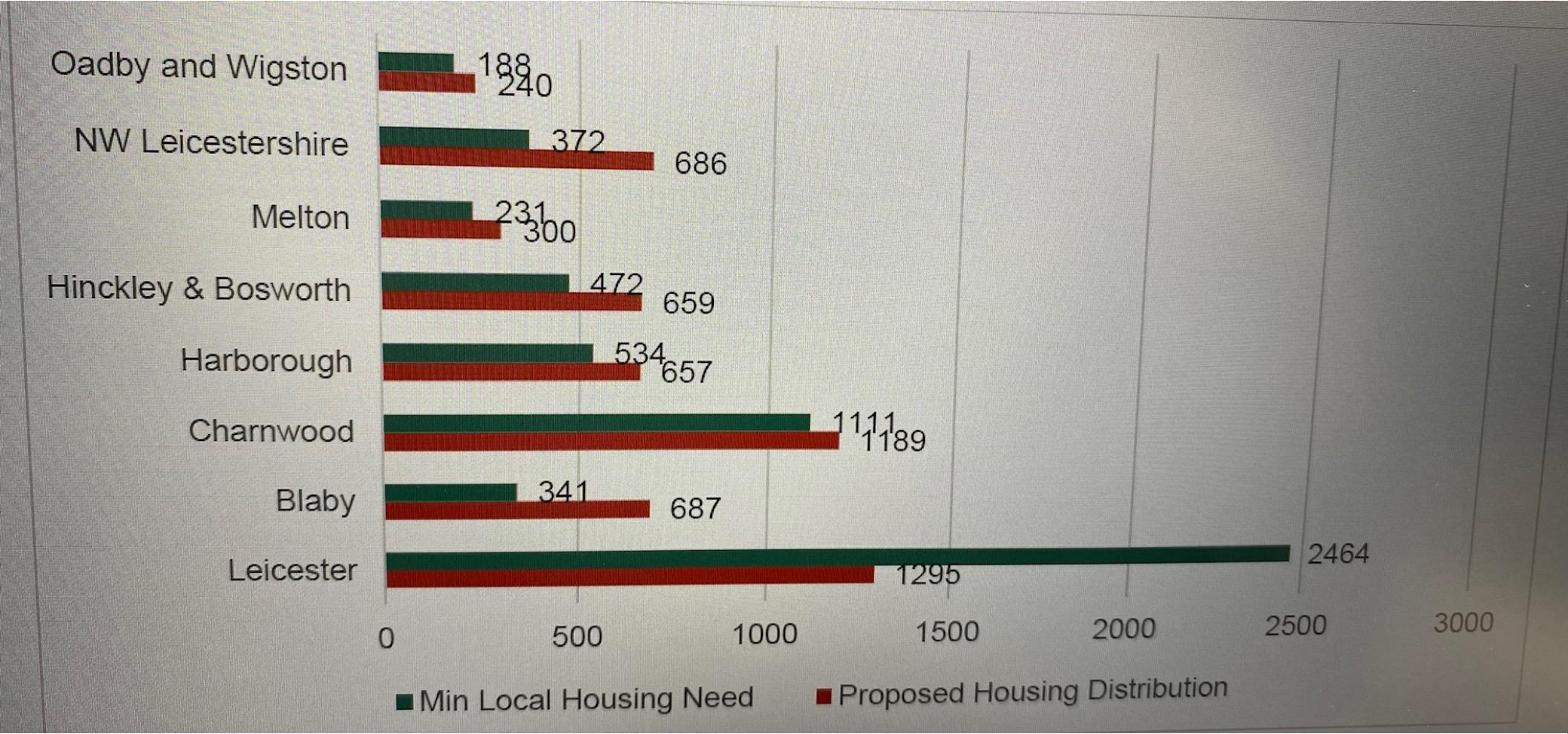


# Potential Interim Distribution of Development



- Leicester City is unable to meet its housing needs in full within its administrative area - an unmet need for 15,935 dwellings
- Adjustments are made to align with the spatial distribution of future employment growth over the period to 2036, balance delivery of jobs and homes at a local level and limit the need to travel
- Adjustments are made to ensure different local authorities are sharing the burden in meeting unmet need and to ensure deliverability of the proposed distribution from a market capacity perspective
- A set of revised distribution of housing need to be tested through the plan-making process and sustainability appraisal

# Proposed Interim Distribution of Housing Need 2020-36



# Need for Affordable Housing



- The HENA has assessed affordable housing need taking account of the National Planning Policy Framework (NPPF) definition of affordable housing
- Need for 3,076 rented affordable homes per year and 1,795 affordable home ownership homes per year (city and county)
- Charnwood:
  - Annual rented affordable need = 445
  - Annual affordable ownership need = 372
- The HENA indicates an acute need for rented affordable housing
- Evidence supports policy approaches prioritising rented affordable housing delivery to meet those with acute needs with few alternative housing options

# Need for Different Sizes of Homes



## Suggested mix social/affordable rented homes:

1 bed	35%
2 bed	35%
3 bed	25%
4+ bed	5%

## Suggested mix of affordable home ownership homes:

1 bed	20%
2 bed	40%
3 bed	30%
4+bed	10%

## Suggested mix of market homes:

1 bed	5%
2 bed	30%
3 bed	45%
4+bed	20%

# Older Persons & Other Specialist Housing Needs



- HENA shows 12% of Leicester City population (20.5% across Leicestershire) is aged 65+ - projected to grow by 80,200 to 2041
- Currently 35% of households in Leicester and 31% across Leicestershire have a long-term health problem or disability, and the number of households with support and care needs is expected to rise
- A 40% increase in the population aged 65+ in Leicester and 42% increase across Leicestershire is projected over the 2019-41 period
- Need for 3,100 housing units with support (sheltered/retirement housing) in Leicester and 6,700 units in Leicestershire to 2041
- Need for 1,500 additional housing units with care (extra-care) in Leicester and 4,400 in Leicestershire – focussed on market in Leicestershire and affordable in Leicester

# Additional Housing Needs



- Housing need from around 2,700 wheelchair-users in Leicester and 7,000 in Leicestershire to 2041 - councils could consider requiring all dwellings to meet the M4(2) standards and 10%-25% of homes meeting M4(3)
- HENA shows a significant growth in those with impaired mobility in both Leicester and Leicestershire (under 65) - there is also expected to be a significant growth in those with a mental health issue
- HENA recommends that collaborative work is undertaken, led by the County Council, to ensure development of a strategy for provision of specialist supported accommodation and consider appropriate locations for the delivery of schemes at a Leicestershire level
- Housing needs of Gypsies and Travellers identified a need for 22 additional gypsy and traveller pitches and 59 travelling showpeople pitches 2016-36 and 36 transit in Leicestershire

# Charnwood BC Local Plan



- To accommodate development required to support growth in the borough up to 2037
- A strategic framework to deliver some of the Council's key objectives
- Sets out how the borough will provide employment land and meet demand for infrastructure including roads and schools and meet increased Government targets for new homes
- Government requires that 1,111 homes be built annually in Charnwood between 2021 and 2037 - 17,776 homes must be built in Charnwood by 2037
- 10,603, will come from existing planning permissions yet to be built - including large urban extensions which have been approved for the west of Loughborough (Garendon Park), north of Birstall (Broadnook) and north-east of Leicester (Thorpebury)



# Strategic Housing/Local Plan



Work to meet the need for 476 new rentable affordable homes each year. An affordable housing requirement of 30% in all major developments. An exception for brownfield sites, where the requirement will be reduced to 10% to encourage regeneration. A mix of housing types, tenures and sizes to meet the needs of an ageing population. Support for new homes that meet wheelchair accessibility standards and the needs of older people.

