

# Taking Stock - Housing Demand in Eden

## A two page non-technical summary

This document establishes whether there are and will be enough homes for everyone in Eden, and whether they will meet the needs of our population. It establishes a housing target for the number of homes to be built between 2014 and 2032 (our local plan period) and identify the sorts of types, sizes and tenures of new housing that may be required.

This is known as our '**Strategic Housing Market Assessment**' (SHMA) and includes our assessment of what is known as '**Objectively Assessed Need**' (OAN). It is split into five parts:

- **Part 1** contains an introduction setting out the context for this document.
- **Part 2** establishes the most suitable geographical area for this study to cover. This is known as the Housing Market Area (HMA). This part also explains the overlapping relationship between Eden District and the Lake District National Park and how this study will take this into account.
- **Part 3** includes a brief overview of the district to help provide some context.
- **Part 4** establishes how many new homes we think will need to be built in Eden over the period 2014-32 to meet our objectively assessed housing need, and what our new housing target should be. It concludes that a figure of **200 homes per year** (or 3,600 over the period 2014-32) is the amount of housing we should plan for. The new target has been established through looking at technical evidence and policy aspirations. It is broken down into five tasks:

- **Task 1** looks at the technical evidence available on population and household growth. It concludes that around **110 households per year** will be needed to be accommodated to meet projected household growth. We then looked at whether there has been past under- supply, or whether needs that should have been met in the past were not met. We concluded that this was the case and added a further 11 households to our calculations. We then convert the resulting figure of **121 households** into a dwelling number by applying the current ratio of households to dwellings (there were 1.089 dwellings to households according to the 2011 Census, reflecting second home ownership). This gives our minimum or starting point figure of **132 homes per year** to meet future demand.
- **Task 2** looks at possible market pressures or signals - is Eden's housing market overheating compared to elsewhere and does this imply that we need to boost supply? We concluded that there was no 'hotspot' type behaviour compared to neighbouring districts, but that affordability has worsened over time which could indicate a need to raise targets. This is then covered elsewhere in our calculations.
- **Task 3** looks at the need to support future job growth. Our investigations revealed that this was the most important factor in looking at future demand, as Eden is projected to have an ageing population who will leave the workforce, a loss of

working population and a forecast increase in jobs. Various ways of looking at job growth were modelled, resulting in the conclusion that up to **194-206 homes per year** may be needed to support job growth. This is taken as our objectively assessed need figure from this point onwards.

- **Task 4** looks at whether we will be building enough housing to meet the need for affordable housing. It concludes that our figure of **200 per year**, together with new affordable housing supply will meet this need.
- **Task 5** looks at whether we need to cater for need in neighbouring districts. In conclusion a small amount of need will arise in the part of Eden lying in the Lake District National Park. We conclude that our figure of **200 homes per year** will meet this need, and that it can be accommodated outside the National Park within the rest of Eden District. We conclude there is no additional need arising from other areas.

- **Part 5** looks at the sizes, types and tenures that may be needed. This is available in separate document. Key findings are:
  - The population age ranges which have seen the most growth are between 60 to 74 and 75 to 84. This trend outstrips both England and Wales and Cumbria. Conversely, there has been a reduction in the number of people aged 30 to 44. Our population is ageing, with the proportion of the population over 65 increasing significantly.
  - By the end of our plan period there will be an additional 3,300 people resident in Eden who are over 80 - a 97% increase.
  - The largest proportion of households within Eden comprises couples with no children and the smallest proportion comprises multi-person households.
  - One person households, 30% of all households, show a significant upwards change of 17% compared nationally to 8%. Household projections predict a significant increase in 'single person households'.
  - Eden predominantly has a stock of larger housing compared to national figures.
  - The existing stock tends to be larger than the present household composition requires, Households in Eden currently under occupy the existing dwelling stock, with 47% of households living in a property with two or more spare bedrooms. However single people may not desire to live in a one bed roomed flat.
  - Our dwelling stock is older than is the average case nationally.
  - The number of households privately renting has increased by 34% since 2001 and now comprises 16% of all households in Eden.
  - There is an undersupply of smaller accommodation.
  - There is a projected need for more 2 and 3 bedroom homes, to attract or retain young families, provide more affordable housing options, allow the older population to 'downshift' more easily and address the present imbalances between stock size and household size.