Bath & North East Somerset Council

Housing Accessibility Standards Needs Assessment

January 2016

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- To identify a proportion of new dwelling stock identified within the Core Strategy that would be required to meet accessibility standard based on available local evidence

- Analysis to be broken down by:

    – Market Housing (Owner Occupied/Private Rent)

    – Affordable Housing

- Models used can be found in Appendix 1.

1. Future Market demand

    1.1 The Projecting Older People's Population Information System (POPPI)[i] projects the likely increase in demand for older people who will find it difficult to undertake domestic tasks on their own as a proxy for likely access needs (fig 1).

Fig 1 – Increase in older people unable to undertake at least one domestic task on their own 2014-2030

	1. 2014	2. 2030	3. % Change
B&NES	14,375	20,050	39%

    1.2 This metric can be used to project likely future demand for associated adaptations. (Total household demand no. * % change)

2. Market Housing
    2.1 House conditions survey[ii] allows us to examine existing market demand (houses that need accessibility adaptations, but don't have them) and existing supply (houses that need accessibility adaptations and do have them, broken by Owner Occupied and Private Rental (fig 2)

Fig 2 – House Conditions Survey adaptation summary (2011)

Metric	Private Rental	O/O	Comments
1. Total no. households	7,400	50,300	
2. Existing market demand (houses (no)	359	4353	Houses that need adaptations, but don't have them
3. Existing market supply (houses) (no)	611	4382	Houses that need adaptations and have them
4. Total household demand (no.)	970	8,735	
5. Total household demand (%)	13%	17%	

2.2 Total household proportions of people taking (13% PR/17% OO) is higher than overall projected population prevalence (8% PR/15% OO)[iii], likely to relate to different household composition of people needing adaptations (older singles).

2.3 Using the existing household demand (Fig 2, row 2) and adding a multiplier for that figure based on growth estimates (Fig 1, row 3), we can identify a demand for new dwellings of:
- 140 Private Rental
- 1698 Owner Occupier

By 2030

2.4 HCS shows that the market naturally provides a % of households which have suitable adaptations. If this % continues over time (Fig 2, row 3/row 4), then it would be expected that the market would naturally meet.
- 52 - Private Rental
- 846- Owner Occupier

By 2030

2.5 The core strategy projects an additional 9430 dwellings by 2029. Based on local housing growth projections[iv] (Then if 2011 HCS proportions for PR vs OO remain consistent (13% vs 87%) then total housing stock growth would be:
- 1,226 Private Rental
- 8,204 Owner Occupier

by 2029

2.6 With these metrics in place it is possible to identify the % of new houses which would require accessibility to meet 100% of forecast demand (fig. 2)

2.7 A secondary model (fig 3) looks at the % houses which would require accessibility to meet only new demand

Fig 2. – Market demand model (100% of forecast demand)

Tenure	1. Residual Demand	2. Population need based demand	3. Naturally met	4. Total demand to 2030 ((1+2)-3)	5. Total new stock	6. % of new housing required to meet demand (4/5)
Private Rental	359	140	52	411	1,226	34%
Owner Occupier	4353	1698	846	5,199	8,204	63%
Total Market	4712	1838	898	5610	9430	59%

Fig 3. – Market Demand Model (New demand only)

Tenure	1. Population need based demand	2. Total new stock	3. % of new housing required to meet demand (1/2)
Private Rental	140	1,226	11%
Owner Occupier	1698	8,204	21%
Total Market	1838	9430	19%

3. Affordable Housing

   3.1 There are currently no available estimates for existing accessibility standards of local social housing stock.

   3.2 Census estimates suggest[v] that 30% of B&NES resident in social lets will find their day-to-day activities limited in some way through ill health.

   3.3 There were 122 social lettings (of 623 total lets) made because of a previous property being unsuitable because of ill-health in 14/15[vi].

   3.4 The Homesearch register at June 2015[vii] had 321 households on the waiting list with a stated requirement for adapted housing.

   3.5 If these data can be assumed to represent available supply of accessible housing and latent demand for housing then the population demand model outlined in S1.2 (39% increase) can be applied, which would result in
   - 856 additional affordable households by 2030

   3.6 The LDF[viii] shows need for 3,216 affordable houses by 2029

   3.7 With these assumptions in place it is possible to identify the % of new affordable houses which would require accessible standards to meet 100% of projected demand (fig. 4)

Fig. 4 – Affordable housing demand model

Tenure	1. Residual Demand	2. Population needs based demand	3. Total demand	4. Total new stock	% new housing required to meet demand (3/4)
Affordable	321	856	1,177	3,216	37%

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[i] Projecting Older People's Population Information (POPPI) - *People aged 65 and over unable to manage at least one domestic task on their own, by age and gender, projected to 2030. Tasks include: household shopping, wash*

and dry dishes, clean windows inside, jobs involving climbing, use a vacuum cleaner to clean floors, wash clothing by hand, open screw tops, deal with personal affairs, do practical activities www.poppi.org.uk (accessed 21/12/15)

[ii] Local analysis, B&NES House Conditions Survey 2011 (raw data) accessed (20/12/2015).

[iii] Census Detailed Characteristics Table DC3408EW - Long-term health problem or disability by tenure by sex by age

[iv] Housing growth estimates 2014-2029 (B&NES Planning Policy) (tenure estimates based on House Conditions Survey 2011 (above) distribution)

[v] Census Detailed Characteristics Table DC3408EW - Long-term health problem or disability by tenure by sex by age

[vi] CORE Data 14/15 Social Housing Lettings statistical release

[vii] Local analysis, Homesearch register extract, including reason for application July 2015

[viii] Housing growth estimates 2014-2029 (B&NES Planning Policy)