



Housing Pressures and Provision

The Challenge



- How much more housing should the region provide?
- Where in the region should it go?

How Much?



- Housing pressures facing the region
- The Region's Economy
- Wider trends
- Addressing affordability
- Government expectations

Housing pressures



- Since 2004 around 21,000 households have formed each year
- We have built around 17,000 new homes each year
- And demand for non market housing has increased



The region's economy

- The region's longer term economic prospects are good
- Economic health is a key driver of housing growth
 - Income levels
 - In-migration
- We could need up to 30,000 new homes a year to support our economy

Wider trends



- National trends up to 2026 show that in our region: -
 - Population growth is increasing
 - 2004 – 539,000
 - 2006 – 959,000
 - Housing growth is increasing
 - 2004 – 467,000 (21,250yr)
 - 2006 – 633,000 (31,650yr)



Addressing Affordability

- Affordability has worsened, 67% of first time buyers are priced out of the market
- The NHPAU advise that building 25-28,000 new homes a year will help improve affordability – We need to test this advice.

National Policy

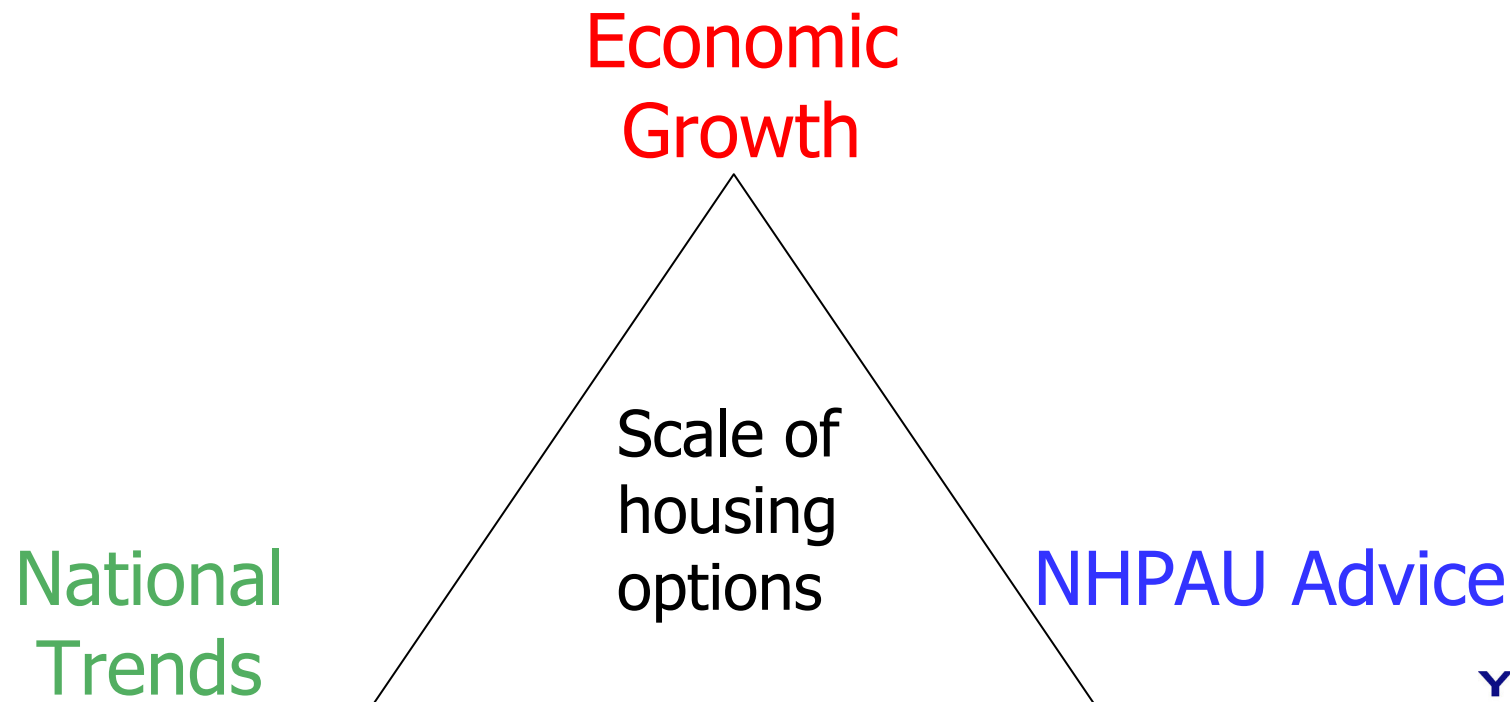


- PPS 3 requires RSS to: -
 - Determine the local, sub regional and regional level of housing provision
 - Taking account of need, demand, advice from NHPAU, government household forecasts and land availability.

The Drivers of Scale - Our Options



Which balance between the three drivers will give us the right scale of housing?



Testing the scale



- What range should we test?
 - Baseline – current RSS 22,260
 - Option 1 – NHPAU lower figure 25,100
 - Option 2 – NHPAU higher figure 28,300
 - Option 3 – CLG likely trend figure 30,000

Where?



- Where could more housing go in the region?
- What factors should shape the choices we make?

Factors



- Patterns of economic growth
- Patterns of deprivation and need
- Relationships between housing markets
- National projections of local trends
- Travel to work patterns

Patterns of economic growth



- Locating homes near to where jobs are
- Changing the mix of housing to support the local economy

Housing Need



- Patterns of deprivation help us understand patterns of need for non-market housing
- Patterns of affordability help us understand where housing markets are under stress.

Housing Markets



- Understanding the pattern of housing markets help us identify where neighbouring markets can help meet housing requirements

Trend based Growth



- National projections of local trends show where growth pressures are strong in the region.

Commuting Patterns



- Journey to work is an important consideration in patterns of housing provision
- Locating homes where people can have a choice of mode of travel

Balancing the different considerations



- We have set out a range of considerations including; Economic Factors, Need, Market Areas, Trends and NHPAU advice that will shape the distribution of additional housing
- We are using the administrative sub regions as the basis for testing options for a broad distribution of housing

Broad Distribution



	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
	Baseline	Option 1	Option 2	Option 3	Job Growth	CLG 2006 based trends	Housing delivery 2004-7
	Current p.a.	NHPAU Lower %	NHPAU High %	(ONS) Higher %	REM 2007 %	%	
South Yorkshire	4,830	21.8	21.8	21.8	17.1	19.4	3155
West Yorkshire	10,970	49.5	49.5	49.5	55.1	44.6	7734
Humber	3,290	14.8	14.8	14.8	9.4	18.8	2873
North Yorkshire	3,170	12.1	12.1	12.1	18.3	17.2	3140
Annual Total	22,260	25,100	28,300	30,000	13,785	31,664	16,902
Plan period Total	445,200						

Where are the Opportunities



- We need to consider these broad patterns of growth as we look at the evidence of opportunities in the sub areas