

Housing Need and Demand Assessment 2022

South Ribble Borough Council

Final Report
December 2022

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Executive Summary

Introduction

The South Ribble Housing Need and Demand Assessment (HNDA) 2022 provides the Council with up to date evidence on housing need across all sections of the community over the period 2021 to 2038. The HDNA updates the 2020 South Ribble Local Housing Need and Demand Study. The evidence will inform the update of the Central Lancashire Local Plan, other strategies, policies and decisions of the Council and its partners.

The HNDA has been prepared in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

Data have been produced at sub-area level where possible.

The HDNA report complements the Central Lancashire Housing Needs Assessment prepared by DLP Planning and Edge Analytics. The objective of the study is to identify the level and distribution of future housing needs across Central Lancashire for the period 2023 to 2038 and provides a robust and up to date evidence base to inform the emerging Central Lancashire Local Plan.

Dwelling stock

There are 50,670 dwellings and 48,600 households across the borough in 2021. The vacancy rate is 2.5% which is lower to the rate for England (2.7%). Most dwellings are houses (76.7%), 14.6% are bungalows and 8.7% are flats. 78.8% of households are owner occupiers, 10.2% privately rent and 11% live in affordable housing. There are around 254 affordable home ownership properties in South Ribble Borough.

House prices and rents

In 2021, lower quartile prices were £141,000 (North West £134,000 and England £184,000) and median prices were £180,000 (North West £190,000 and England £280,000).

In 2021, lower quartile private rents were £550 each month (North West £576 and England £776) and median rents were £624 (North West £724 and England £1,200).

Future dwelling mix and development priorities

The HNDA has carefully considered the future population and household projections over the period 2021 to 2038, the range of dwellings lived in by different households and their dwelling aspirations (likes) and expectations. This helps to determine an appropriate mix of dwellings to inform future development priorities to better reflect the housing needs of communities across South Ribble.

The Central Lancashire Housing Needs Assessment calculates housing need across Central Lancashire. This study establishes an annual need for 416 dwellings across South Ribble over the plan period.

There is an annual need for 323 affordable homes each year across the borough which justifies the need for a robust affordable housing policy. This represents an increase from the 296 annual need reported in the 2019 HNDS.

As set out in planning practice guidance, First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers. Taking into account First Homes, the overall tenure split across the borough is 40% social rented, 26% affordable rented, 9% affordable home ownership and 25% First Homes. This split should be reflected in annual affordable newbuild programmes but where possible the delivery of social rented dwellings should be prioritised.

The overall tenure split is 66% rented and 34% affordable home ownership including First Homes. These proportions compare with a 70% rented 30% affordable homeownership split set out in the Central Lancashire Affordable Housing Supplementary Planning Document.

The Council's affordable housing policy will continue to support the ongoing delivery of affordable housing and diversify the affordable products available to local residents to reflect identified needs. The analysis has shown a specific need for bungalow/level-access affordable rented dwellings.

The overall dwelling mix recommendations by tenure are set out in Table ES1.

Table ES1 Summary of overall dwelling mix by tenure				
Dwelling type/size	Market	Social/Affordable Rented	Affordable home ownership	Overall range
1 -bedroom house	0-2%	0-2%	0-2%	0-2%
2-bedroom house	5-10%	2-5%	15-20%	5-10%
3-bedroom house	30-35%	10-15%	35-40%	30-35%
4 or more-bedroom house	10-15%	2-5%	20-25%	10-15%
1-bedroom flat	2-5%	40-45%	5-10%	10-15%
2 or more -bedroom flat	5-10%	10-15%	5-10%	5-10%
1-bedroom bungalow/level-access	2-5%	5-10%	0-2%	2-5%
2-bedroom bungalow/level-access	15-20%	15-20%	0-2%	15-20%
3 or more-bedroom bungalow/level-access	5-10%	0-2%	0-2%	5-10%
Dwelling type	Market	Social/Affordable Rented	Affordable home ownership	Overall range
House	55-60%	20-25%	75-80%	50-55%
Flat	10-15%	50-55%	15-20%	20-25%
Bungalow/level-access	30-35%	25-30%	2-5%	25-30%
Number of bedrooms	Market	Social/Affordable Rented	Affordable home ownership	Overall range
1	5-10%	50-55%	10-15%	15-20%
2	35-40%	30-35%	25-30%	30-35%
3	40-45%	10-15%	35-40%	35-40%
4	10-15%	2-5%	20-25%	10-15%

The needs of other groups

Particular needs which have been identified in the HNDA are:

- Increasing and diversifying the supply of specialist housing for older people. There is a need for 713 more units of accommodation for older people by 2038. This includes sheltered/retirement, Extra Care, co-housing and residential care.
- Based on an assessment of additional needs and longer-term demographics, 4% of new dwellings (17 each year) should be built to M4(3) wheelchair accessible standard; and all other new dwellings should be built to M4(2) accessible and adaptable standard which would include bungalows/level access accommodation.

The Lancashire Market Position Statement includes the following housing priorities:

- Less reliance on residential care and more Extra Care schemes;
- Improved Supported Living options for younger adults;
- More bespoke options including Shared Lives including Home Share which enables people who need support to live in a family setting.

The main report provides further details of the additional groups referenced in the NPPF and PPG.

Note that there is overlap between affordable, specialist older person and M4(3) need, so for instance the development of an older person's level access, wheelchair accessible affordable dwelling would help address three aspects of housing need.

Summary of policy recommendations

Theme	Data	Action
Overall housing need	416 each year 2023-2038 based on Central Lancashire Housing Needs Assessment	Housing need figure to be noted
Affordable housing need	Annual imbalance of 323 which justifies need for robust affordable housing policy and delivery	Affordable housing policy to maximise delivery on market sites subject to viability and consider new ways of delivering affordable, particularly social rented housing
	Affordable tenure mix of 66% rented and 34% affordable home ownership including an allowance for First Home	Impact of First Homes needs careful evaluation and methods to maximise social rented housing to be considered

Theme	Data	Action
Needs of different groups	4% of new dwellings to be M4(3) wheelchair accessible All new affordable and market dwellings to be built to M4(2) standard	Update relevant policies
	713 additional units of accommodation for older people by 2038 or 40 each year	Diversify range of older persons accommodation including sheltered/retirement, Extra Care and cohousing. Continue to review need for residential care Strengthen policies to enable people to live in their own homes for longer with appropriate support and adaptation
	Other needs groups	Ongoing review of need for specialist housing and build upon the needs evidence in this HNDS

1. Introduction

Background, aims and objectives

- 1.1 The South Ribble Housing Need and Demand Assessment (HNDA) 2022 provides the Council with up to date evidence on housing need across all sections of the community over the period 2021 to 2038. Similar studies have been prepared for Preston City and Chorley Borough Councils. The HDNA updates the 2020 South Ribble Local Housing Need and Demand Study. The evidence will inform the update of the Central Lancashire Local Plan, other strategies, policies and decisions of the Council and its partners.
- 1.2 The HDNA report complements the Central Lancashire Housing Needs Assessment prepared by DLP Planning and Edge Analytics. The objective of the study is to identify the level and distribution of future housing needs across Central Lancashire for the period 2023 to 2038 and provides a robust and up to date evidence base to inform the emerging Central Lancashire Local Plan.

National Planning Policy Framework

- 1.3 The evidence base needs to take account of the requirements of the National Planning Policy Framework (NPPF). The latest version was published in July 2021 and is supported by Planning Practice Guidance (PPG). The NPPF 2021 sets out the government's planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that plans, and decisions should apply a *'presumption in favour of sustainable development'*. As part of this, in relation to plan-making, it sets out that this means that *'strategic policies should, as a minimum, provide for objectively assessed needs for housing...'*
- 1.4 Paragraph 60 provides an important context to the policy for housing delivery, as follows:
'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'
- 1.5 Paragraphs 61 to 63 relate to the evidence base requirements which underpin this study:
Paragraph 61: **'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'**
Paragraph 62: **'Within this context, the size, type and tenure of housing need for different groups in the community, should be assessed and reflected in planning policies including but not limited to: those who**

require affordable housing; families with children; older people; students; people with disabilities; service families; travellers; people who rent their homes; and people wishing to commission or build their own homes.'

Paragraph 63: **'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required'**.

- 1.6 Paragraph 65 requires that: **'strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.'**
- 1.7 The Localism Act 2010 introduced the 'Duty to Co-operate' as a replacement for Regional Spatial Strategy and this requirement is also established in National Planning Policy (NPPF 2019, Paragraphs 24-27). Section 110 requires local authorities and other bodies, including Local Enterprise Partnerships to co-operate in maximising the effectiveness of strategic matters within development plan documents. The provision of housing development is a strategic priority and the council will have to ensure that it is legally compliant with the Localism Act at Local Plan examination.
- 1.8 The NPPF 2021 sets out affordable housing definitions which are presented at Technical Appendix A.

Local policy context

- 1.9 Preston City Council, South Ribble Borough Council and Chorley Council have a history of joint working and commissioning of evidence to support Local Plan preparation. There is an explicit intention to develop a joint spatial strategy for future growth which includes appropriate redistribution of the annual housing requirement.

Central Lancashire Core Strategy

- 1.10 The Core Strategy prepared jointly by Preston City Council, Chorley Council and South Ribble Council was adopted in July 2012. It is due for revision before 2026. The housing strategic objectives are:
- SO 5 To make available and maintain within Central Lancashire a ready supply of residential development land ... to help deliver sufficient new housing of appropriate types to meet future requirements.
 - SO 6 To achieve densities for new housing that respect the local character of surrounding areas, whilst making efficient use of land.
 - SO 7 To improve the quality of existing housing, especially in Inner East Preston and pockets of poor stock in South Ribble and Chorley, and to bring empty properties back into use.

- SO 8 To significantly increase the supply of affordable housing and special needs housing particularly in places of greatest need such as in more rural areas.
 - SO 9 To guide the provision of pitches for Gypsies, Travellers and Travelling Showpeople in appropriate locations if genuine need arises.
- 1.11 The Strategy's age has resulted in the Affordable and Special Needs policy being revised by the NPPF's 2018 changes. 35% affordable housing contributions will continue to be sought for developments in rural areas of Central Lancashire but the threshold has increased from 5 to 10 dwellings or more, or with a site area of 0.5 hectares or more, in line with the NPPF revisions. The requirement in urban areas remains the same.

General policy context

The White Paper: Levelling Up the United Kingdom

- 1.12 Housing has a key role in the government's Levelling Up proposals. Housing is one of 12 missions, namely:
- *By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government's ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.*
- 1.13 The proposal for a new minimum standard for privately rented homes will have an impact, but only if the standards from the Decent Homes Review are ambitious and local authorities have the resources to enforce them.
- 1.14 The scrapping of the '80/20' rule, which sees some Homes England housing funds channelled to areas of the highest unaffordability will presumably mean the South East will receive a lower share, if not level of funds.
- 1.15 The encouragement of "county deals" for resource allocation and coordination will place an onus on the district and county to work effectively together.
- 1.16 The White Paper has many, wide-ranging ambitions. However, there is limited detail on how the various targets, objectives and missions are to be achieved.

National Housing Market changes including COVID19 impact

- 1.17 Although not a policy change, and whilst it is too soon to be definitive, the pandemic may be generating new and significant structural alterations in housing markets. It will be important that the pre-pandemic aspirations of extant policies are recalibrated in the light of four emerging phenomena :
- the so called "race for space" linked in part with the emergence of more remote working (notwithstanding the anticipated emerging return of demand from marginal workers in cities)
 - the persisting aspiration for out of town housing in less populated locations

- the decline in town centre retail and replacement with web based purchasing and
 - possible changes in Higher Education residential requirements driven by more remote teaching approaches.
- 1.18 The lack of job security, lower employment and lower economic activity, plus fiscal changes like the 1.25% Health and Social Care Levy, are predicted to depress sale prices in the medium term. Shortages in skilled labour (HGV drivers and construction trades) and unskilled labour have created a 10% rise in median wage costs since February 2020. Added to input cost increases and combined with supply chain shortages an increase in house prices and slower house building is likely in the coming months.
- 1.19 The sharp rise in inflation and now stepping up of the Bank Rate (which is predicted to continue) will be important determinants of sales volume and affordability in the short term.

Climate change, and energy use

- 1.20 The Government's original 10 Point Plan has now developed along three routes:
- The Net Zero Strategy
 - The Heat and Building's Strategy
 - Wider Decarbonisation
- 1.21 Housing was not mentioned within the Glasgow Climate Pact's 20 pages. However, a third of emissions are ascribed to housing.
- 1.22 Funding is a key challenge. The Commons' Climate Change Committee has said that public investment for the transition needs to double. However, only around £7bn of new investment was announced in the Net Zero Strategy.
- 1.23 The 2021 Heat and Buildings Strategy is allocating a £450m budget for £5,000 grants for heat pumps from April 2022. However, this is only 10% of the scale of public funding required. Similarly, there is no funding for home insulation for the 60% of UK households, who own their own home and are not fuel poor.
- 1.24 The strategy signals the government's intention "to phase out the installation of new natural gas boilers (currently present in 85% of homes) from 2035". However, the alternative is not defined at this point. A proposal was announced to launch a Hydrogen Village trial to inform a decision on the role of that fuel in heating by 2026.
- 1.25 £3.9bn was allocated to support housing decarbonisation of which £800m was for the Social Housing Decarbonisation Fund. This is £3 billion *below* the 2019 manifesto commitment.
- 1.26 Notwithstanding these spending commitments, heat and buildings remain a significant investment gap in green spending, with nearly £10bn additional investment needed this Parliament to get on track to net zero.
- 1.27 In December 2021, the Department for Levelling Up, Homes and Communities (DLUHC) announced changes to building regulations operational from October

2022 which will require new CO2 emissions from new build homes to be around 30% lower than current standards.

- 1.28 The £320 million Heat Networks Investment Project (HNIP), which supports the development of heat networks (e.g. derived from water courses) across England and Wales, allocated £19 million in 2022 for projects in Liverpool, Kensington and Chelsea, Bristol and Worthing.
- 1.29 The National Infrastructure Bank will fund investment via a new green gilt potentially covering an additional £16bn of green major infrastructure spending.

Future housing need

- 1.30 Work on a joint Local Plan for Central Lancashire continues with a target adoption date of the end of 2023. Table 1.1 sets out the annual housing need from the Central Lancashire Housing Needs Assessment prepared by DLP Planning and Edge Analytics.

	Annual Housing Need
Authority	
Preston	490
South Ribble	416
Chorley	428
Total	1,334

Source: Central Lancashire Housing Needs Assessment Table 26 Employment-led housing need scenario summary

Geography

- 1.31 South Ribble Borough is located in Central Lancashire and along with Preston and Chorley forms a common Housing Market Area. The borough occupies a prime strategic location, with excellent road links and rail connectivity to Greater Manchester and elsewhere in Lancashire.
- 1.32 The resident population of South Ribble Borough was estimated to be **111,307** (source: ONS 2018 based population projections) in 2021. The 2021 Census reported a usually resident population of 111,000.
- 1.33 For the purposes of the HNDA, the borough has been divided into 5 sub-areas known as 'My Neighbourhood Areas' (Map 1.1). This provides detailed local analysis to support planning and housing policy development.
- 1.34 The HNDA also presents some data at Lower Super Output Area (LSOA) to provide a fine-grained analysis of selected household and housing market data.

Research methodology

- 1.35 A multi-method approach has been used to prepare the 2022 HNDA comprising:
- A review of relevant secondary data including the 2011 Census, house price trends, ONS sub-national population projections and DLUHC/ONS household projections, CORE lettings data and DLUHC statistics.
 - A review of household survey findings from Chorley and Preston to help model trends in South Ribble.
 - A review of particular client groups relevant to NPPF Paragraph 61, including hard to reach and vulnerable groups.
- 1.36 Note that the 2020 HNDS included stakeholder feedback from 14 representatives from strategic and local organisations and interviews with estate and lettings agents. Please see the 2020 HNDS for findings.
- 1.37 Further information on the research methodology is presented in Technical Appendix A.

Presentation of data

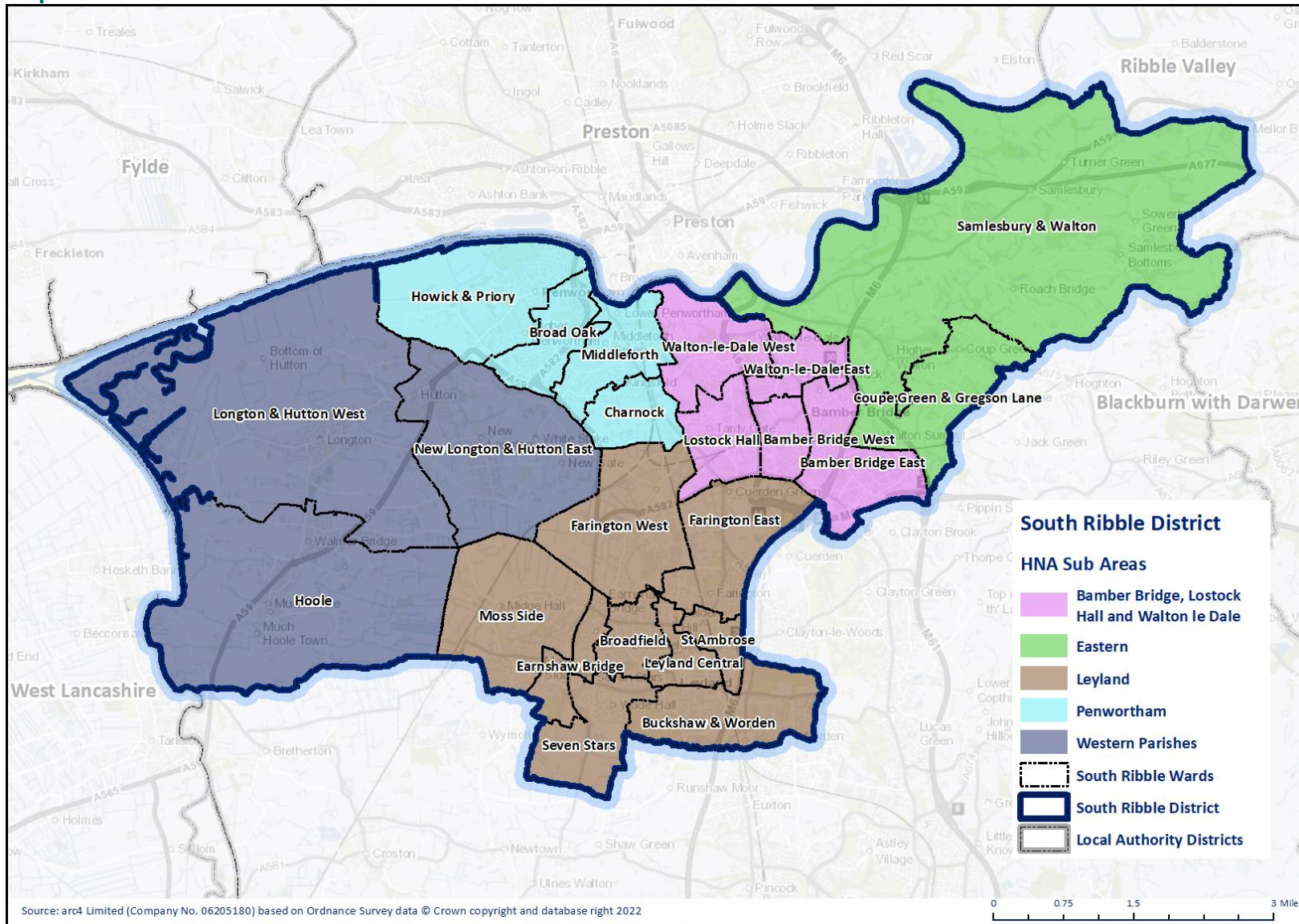
- 1.38 Data are clearly sourced throughout the HNDA report. Where possible, data are 'triangulated' which means several sources are drawn upon to establish a robust output.

Report structure

- 1.39 The South Ribble HNDA 2022 report is structured as follows:
- Chapter 2 considers the housing market key drivers focusing on dwelling stock, demographic drivers, household characteristics including income, economic drivers and migration.
 - Chapter 3 provides analysis of prices, rents and affordability.
 - Chapter 4 considers overall housing need and affordable housing need.
 - Chapter 5 considers the needs of different groups as referenced in the NPPF.
 - Chapter 6 considers overall dwelling type and mix.
 - Chapter 7 concludes the report with a summary of key findings and a consideration of strategic and policy issues.
- 1.40 The main report is accompanied by a separate technical appendix which provides detailed material that underpins the core outputs of the HDNA. The technical appendix material includes:
- Affordable housing tenure definitions (Appendix A).
 - Research methodology (Appendix B).
 - Affordable housing need calculations (Appendix C).

- Dwelling mix analysis (Appendix D).
- 1.41 Please note that any references to data from the government department responsible for housing and planning matters has been standardised to the Department for Levelling Up, Housing and Communities (DLUHC).

Map 1.1 South Ribble sub-areas



2. Housing market and key drivers

Introduction

- 2.1 This chapter provides a detailed background to dwelling stock and tenure and the underlying economic, demographic and household drivers across South Ribble Borough.

Dwelling stock, vacant stock and household estimates

- 2.2 Current estimates of dwelling stock, vacant stock and households from multiple sources are presented in Table 2.1. For the purposes of the 2022 HDNA, the total dwelling stock base is assumed to be **50,670** and the number of households as **48,600**. Around 2.5% of dwellings are vacant compared with the national rate of 2.7% based on DLUHC data.

Table 2.1 Dwelling stock and household estimates		
Dwelling stock	Dwellings	Source
2021 Valuation Office Agency (all dwellings)	50,670	VOA Table CTSOP3.0
2021 Valuation Office Agency (excluding annex and unknown)	48,400	VOA Table CTSOP3.0
2021 DLUHC Dwelling Stock Estimates	50,995	DLUHC Live Tables
Vacant stock	Dwellings	Source
2021 DLUHC Vacancy estimate (all dwellings)	1,273 (2.5%)	DLUHC Table LT_615
2021 DLUHC Long-term vacancy estimate (all dwellings)	388 (0.8%)	DLUHC Table LT_615
Households	Households	Source
2014-based DCLG Household Projections 2021 figure	48,196	DCLG (now DLUHC)
2018-based ONS Household Projections 2021 figure	48,045	ONS
2021 Census	48,600	ONS

Dwelling type and size

- 2.3 The 2021 Valuation Office Agency data provides details on overall dwelling stock by type, number of bedrooms and council tax band. Table 2.2 presents the overall dwelling stock profile of the borough compared with Central Lancashire, the North West and England. Table 2.4 summarises dwelling type and size data for South Ribble Borough.
- 2.4 In summary, Tables 2.3 to 2.4 show:
- 46.5% of dwellings in South Ribble Borough are council tax band A or B properties and 53.5% are band C or above;
 - 76.7% of dwellings are houses (18.9% terraced, 36.2% semi-detached and 21.7% detached), 8.7% are flats and 14.6% are bungalows; and
 - 5.0% of dwellings have one bedroom, 25.2% two bedrooms, 53.9% three bedrooms and 15.9% four or more bedrooms.

Settlement/Parish	Dwellings	Households
Bamber Bridge, Lostock Hall and Walton le Dale	11,840	11,357
Eastern	3,319	3,183
Leyland	18,886	18,115
Penwortham	10,302	9,881
Western Parishes	6,323	6,065
South Ribble	50,670	48,600

Source: Dwellings 2021 Valuation Office Agency; households based on 2021 census apportioned across the Borough in the ratio of 0.9591 households to dwellings (48,600/50,670)

2.5 Map 2.1 illustrates the predominant dwelling type and size by LSOA based on 2021 Valuation Office Agency data.

Dwelling type and number of bedrooms	Council Tax Band				Dwelling stock totals			
	A	B	C-E	F+	South Ribble Total	Central Lancs Total	North West Total	England Total
Bungalow 1-bedroom	0.6%	0.2%	0.0%	0.0%	0.8%	0.8%	1.0%	1.1%
Bungalow 2-bedrooms	0.3%	2.6%	4.8%	0.0%	7.7%	5.2%	4.1%	4.7%
Bungalow 3-bedrooms	0.0%	0.2%	5.2%	0.2%	5.6%	4.2%	2.8%	3.0%
Bungalow 4 or more -bedrooms	0.0%	0.0%	0.5%	0.0%	0.5%	0.7%	0.6%	0.6%
Flat 1-bedroom	3.8%	0.1%	0.0%	0.0%	3.8%	6.7%	8.2%	10.8%
Flat 2-bedrooms	2.9%	1.8%	0.2%	0.0%	4.9%	5.8%	7.9%	10.6%
Flat 3-bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.7%	1.8%
Flat 4 or more-bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.4%	0.5%
Terraced house 1-bedroom	0.3%	0.0%	0.0%	0.0%	0.3%	0.3%	0.3%	0.5%
Terraced house 2-bedrooms	4.6%	2.2%	0.1%	0.0%	6.9%	10.9%	13.0%	8.8%
Terraced house 3-bedrooms	5.9%	3.7%	1.4%	0.0%	10.9%	15.1%	16.4%	15.0%
Terraced house 4 or more-bedrooms	0.1%	0.2%	0.5%	0.0%	0.7%	1.4%	2.2%	2.4%
Semi-detached house 1-bedroom	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	0.1%
Semi-detached house 2-bedrooms	0.3%	3.8%	1.1%	0.0%	5.3%	4.1%	4.0%	3.8%
Semi-detached house 3-bedrooms	0.7%	12.0%	16.2%	0.0%	28.9%	22.2%	21.9%	17.7%
Semi-detached house 4 or more-bedrooms	0.0%	0.1%	1.8%	0.0%	1.9%	2.1%	2.9%	2.6%
Detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Detached house 2-bedrooms	0.0%	0.1%	0.4%	0.0%	0.5%	0.7%	0.4%	0.7%
Detached house 3-bedrooms	0.0%	0.0%	8.0%	0.4%	8.4%	7.0%	5.0%	5.9%
Detached house 4 or more-bedrooms	0.0%	0.0%	9.6%	3.2%	12.8%	11.6%	7.8%	9.3%
South Ribble Total	19.5%	27.0%	49.6%	3.8%	100.0%			
Central Lancashire Total	32.7%	23.2%	39.8%	4.2%		100.0%		
North West Total	40.4%	20.5%	34.2%	5.0%			100.0%	
England Total	23.6%	19.7%	47.5%	9.2%				100.0%

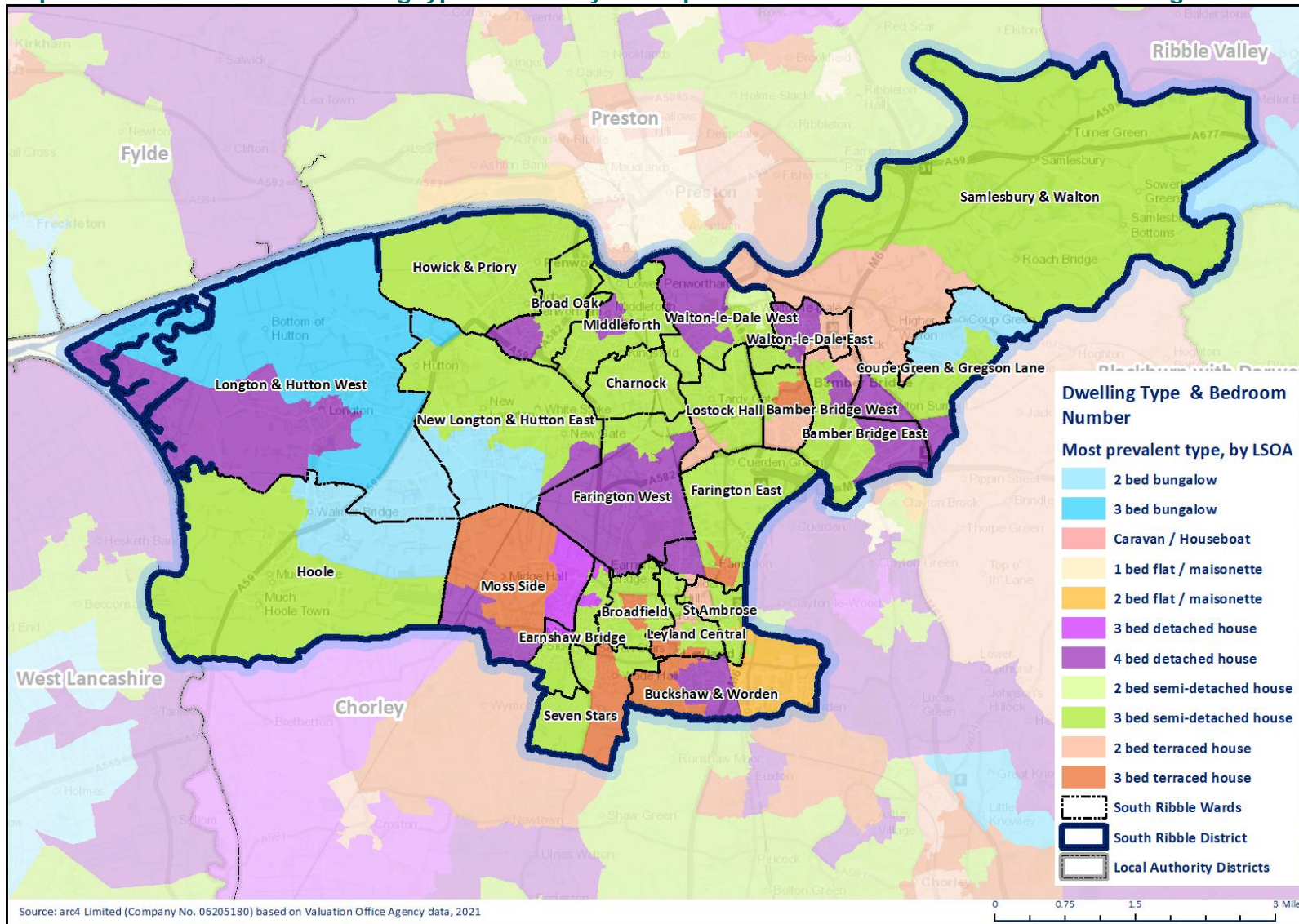
Base: South Ribble 48,400, Central Lancashire 163,444 NW 3,284,200, England 24,165,880 (excludes annex, other and missing)

Source: VOA 2021

Table 2.4 Dwelling type, number of bedrooms and council tax band summary					
Dwelling type	Council Tax Band				South Ribble Borough Total
	A	B	C-E	F+	
Bungalow	0.9%	3.0%	10.5%	0.2%	14.6%
Flat	6.6%	1.9%	0.2%	0.0%	8.7%
Terraced	10.8%	6.1%	2.0%	0.0%	18.9%
Semi-detached	1.1%	16.0%	19.1%	0.0%	36.2%
Detached	0.0%	0.1%	17.9%	3.6%	21.7%
Total	19.5%	27.0%	49.6%	3.8%	100.0%
Number of bedrooms	A	B	C-E	F+	South Ribble Borough Total
1-bedroom	4.7%	0.2%	0.0%	0.0%	5.0%
2-bedrooms	8.1%	10.6%	6.6%	0.0%	25.2%
3-bedrooms	6.7%	15.9%	30.7%	0.6%	53.9%
4-bedrooms	0.1%	0.3%	12.4%	3.2%	15.9%
Total	19.5%	27.0%	49.6%	3.8%	100.0%

Source: VOA 2021

Map 2.1 Predominant dwelling type and size by built-up areas within LSOAs: South Ribble Borough



Source: Valuation Office Agency 2021

- 2.6 There are an estimated 50 houses in multiple occupancy (HMOs) across South Ribble.

Property age and condition

The age and condition of South Ribble Borough's housing

- 2.7 The age profile of the dwelling stock in the borough is summarised in Table 2.5. 26.6% of dwellings were built before 1945, 44.9% between 1945 and 1982 and 28.5% since 1983.

Age of Dwellings	Number	%
pre-1919	6,160	12.3%
1919-44	7,170	14.3%
1945-64	10,640	21.2%
1965-82	11,870	23.7%
1983-99	7,140	14.2%
post 1999	7,150	14.3%
Total	50,130	100.0%
Unknown	350	
Grand Total	50,480	

Source: VOA 2021

- 2.8 The English Housing Survey (EHS) produces national data on dwelling condition. Applying national trends to the stock profile of South Ribble Borough (Table 2.6) would suggest that around 15.9% of dwelling stock is non-decent, which is lower than the national average of 20.6%. The number of dwellings likely to fail the minimum standard of decent homes criteria is estimated to be 9% (compared with 11.9% nationally).
- 2.9 A full definition of what constitutes a decent home is available from DLUHC (source: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7812/138355.pdf) but in summary a decent home meets the following four criteria:
- it meets the current statutory minimum for housing;
 - it is in a reasonable state of repair;
 - it has reasonably modern facilities and services; and
 - it provides a reasonable degree of thermal comfort.

Table 2.7 Dwelling stock condition in England and South Ribble Borough estimates								
England			Fails decent homes criteria (%)				All dwellings	% dwellings
Dwelling age (ehs)		Non-decent	Minimum standard	Repair	Modern facilities and services	Thermal Comfort	in group (000s)	
pre-1919		33.5	23.3	7.4	3.9	9.7	4,952	20.5
1919-44		20.1	12.1	5.0	2.2	6.5	3,694	15.3
1945-64		17.2	9.0	4.8	1.9	5.0	4,621	19.1
1965-80		13.7	7.1	1.0	0.9	6.5	4,732	19.6
1981-90		18.0	4.2	.7	3.0	12.3	1,946	8.1
post 1990		2.7	2.5	*	*	*	4,228	17.5
Total		20.6	11.9	4.6	1.9	7.5	24,173	100.0
South Ribble Borough			Fails decent homes criteria (estimate of number)				All dwellings	% dwellings
Dwelling age (ehs)	Dwelling age (voa)	Non-decent	Minimum standard	Repair	Modern facilities and services	Thermal Comfort	in group (number)	
pre-1919	pre-1919	2,064	1,435	456	240	598	6,160	12.3%
1919-44	1919-44	1,441	868	359	158	466	7,170	14.3%
1945-64	1945-64	1,830	958	511	202	532	10,640	21.2%
1965-80	1965-82	1,626	843	119	107	772	11,870	23.7%
1981-90	1983-1992	734	171	29	122	502	4,080	8.1%
post 1990	Post 1992	276	255	*	*	*	10,210	20.4%
Total		7,971	4,530	1,472	829	2,869	50,130	100.0%
% of all stock		15.9	9.0	2.9	1.7	5.7		
National %		20.6	11.9	4.6	1.9	7.5		

Source: English Housing Survey 2013 data applied to 2021 Valuation Office Agency dwelling stock age

Note '**' indicates sample size too small for reliable estimate

- 2.10 An indication of household satisfaction with the state of repair of accommodation has been derived from 2021 household surveys carried out in Chorley and Preston. In the absence of household survey data for South Ribble, an average of data from Chorley and Preston has been used. Overall 76.9% of respondents expressed satisfaction (39.2% were very satisfied and 37.7% were satisfied); 13.5% were neither satisfied nor dissatisfied. A total of 9.6% expressed degrees of dissatisfaction, of whom 7.5% were dissatisfied and 2.1% were very dissatisfied.
- 2.11 Table 2.8 considers how dissatisfaction with state of repair varies by tenure, property type, age and location. Dissatisfaction was highest amongst those living in affordable housing (which is more reflective of tenant expectations of landlord responses to repairs rather than the actual state of repair) and private renters; those in flats/apartments/maisonettes and terraced houses; and those in properties built before 1945.

Table 2.8 Dissatisfaction with quality of accommodation by tenure, property type and property age			
Tenure	No. of households dissatisfied	% of households Dissatisfied	Base (households)
Owner occupier	2,072	5.4%	38,306
Private rented	966	19.5%	4,960
Affordable housing	1,231	23.1%	5,334
Total (all responses)	4,268	8.8%	48,600
Property Type	No. of households dissatisfied	% of households Dissatisfied	Base (households)
Detached house	459	3.4%	13,395
Semi-detached house	1,062	8.0%	13,229
Terraced house / town house	2,074	15.8%	13,164
Bungalow	231	6.2%	3,688
Maisonette	98	44.5%	219
Flat / apartment	762	17.1%	4,443
Caravan/part home / other	3	0.6%	462
Total (all responses)	4,685	9.6%	48,600
Property Age	Number of households dissatisfied	% of households Dissatisfied	Base (households)
Pre 1919	736	9.4%	7,801
1919 to 1944	873	13.4%	6,494
1945 to 1964	265	5.7%	4,638
1965 to 1984	516	5.8%	8,862
1985 to 2004	436	5.1%	8,592
2005 onwards	160	3.0%	5,275
Don't know	1,639	23.6%	6,938
Total (all responses)	4,626	9.5%	48,600

Source: South Ribble data based on average of responses from Chorley and Preston 2021 household surveys

Housing tenure

- 2.12 The tenure profile by settlement/parish is presented in Table 2.9 This is based on the 2011 Census. Overall, 78.8% of occupied dwellings are owner-occupied, 10.2% are private rented (including tied accommodation and student housing) and 11% are affordable (including social rented from a council or housing association and shared ownership). There are variations in tenure profile by sub-area.

Settlement/parish	Tenure (%)			Total	Total households
	Owner occupied	Private rented	Affordable		
Bamber Bridge, Lostock Hall and Walton le Dale	79.8%	11.8%	8.3%	100.0%	11,357
Eastern	85.3%	9.8%	4.9%	100.0%	3,183
Leyland	72.7%	10.8%	16.5%	100.0%	18,115
Penwortham	80.3%	8.9%	10.8%	100.0%	9,881
Western Parishes	88.2%	8.1%	3.7%	100.0%	6,065
South Ribble	78.8%	10.2%	11.0%	100.0%	48,600

Source: 2011 Census KS402EW and 2021 household estimate

The owner-occupied sector

- 2.13 An analysis of house prices and trends over time is presented in Chapter 3.

The private rented sector

- 2.14 The private rented sector has become an important tenure in both meeting people's housing needs and providing flexible housing options for those moving for employment, to respond to changing circumstances and provides a housing option for those on low incomes. Across the borough, the proportion of households renting increased from 5.2% in 2001 to around 12% in 2018 (ONS tenure estimates). Increasing house prices pre-2007 and the struggling sales market when the downturn came are both factors that have underpinned the growth of the rental market for both 'active choice' renters and 'frustrated would-be' homeowners. Tenure reform and less accessible social rented housing are also likely to be an increasing factor to the growth in the private rented sector and the sector clearly now plays a vital role in meeting housing need, affordable need as well as providing an alternative to homeownership.
- 2.15 Local authorities have an important enabling and regulatory role in ensuring that the private rented sector helps to meet housing need. Balancing good quality supply with demand will help to stabilise rents and encouraging good quality management will improve the reputation of the sector and encourage longer term lets and lower turnover. However, this is a challenging task where existing partners need to be encouraged to participate and new partners and investors need to be identified.

Build to Rent

- 2.16 Build to Rent schemes can have a number of benefits. Schemes can quickly increase supply and provide improved quality and wider choice in housing markets; the accommodation and service offer provide better tenure options for households looking to rent longer term compared to what is available in the current PRS. Standards are expected to be more professional, tenancies longer and by introducing an affordable offer (minimum 20% below market rents), these schemes can meet an identified and specific need as affordable rental accommodation.
- 2.17 Local authorities already have tools and powers at their disposal to support Build to Rent. For example, as part of their plan-making and decision taking processes, authorities can:
- Identify sites in their Strategic Land Availability Assessments which might be well suited to particular types of development.
 - Include policies in their Local Plans on Build to Rent
 - Choose whether or not to deploy the nationally described space standard, taking into account viability and need considerations.
- 2.18 Local authorities also have non-planning powers at their disposal through which they can support Build to Rent, such as using their own council land holdings.

Affordable housing

- 2.19 There are 5,575 affordable dwellings across South Ribble Borough according to the Regulator of Social Housing Statistical Data Return 2021 data:
- 3,996 general needs rented units;
 - 1,325 supported housing/housing for older people units;
 - and
 - 254 low-cost home ownership units which will include shared ownership (although the breakdown by affordable home ownership types is not available on the RSR return)
- 2.20 The SDR figures may differ from information held by the council.

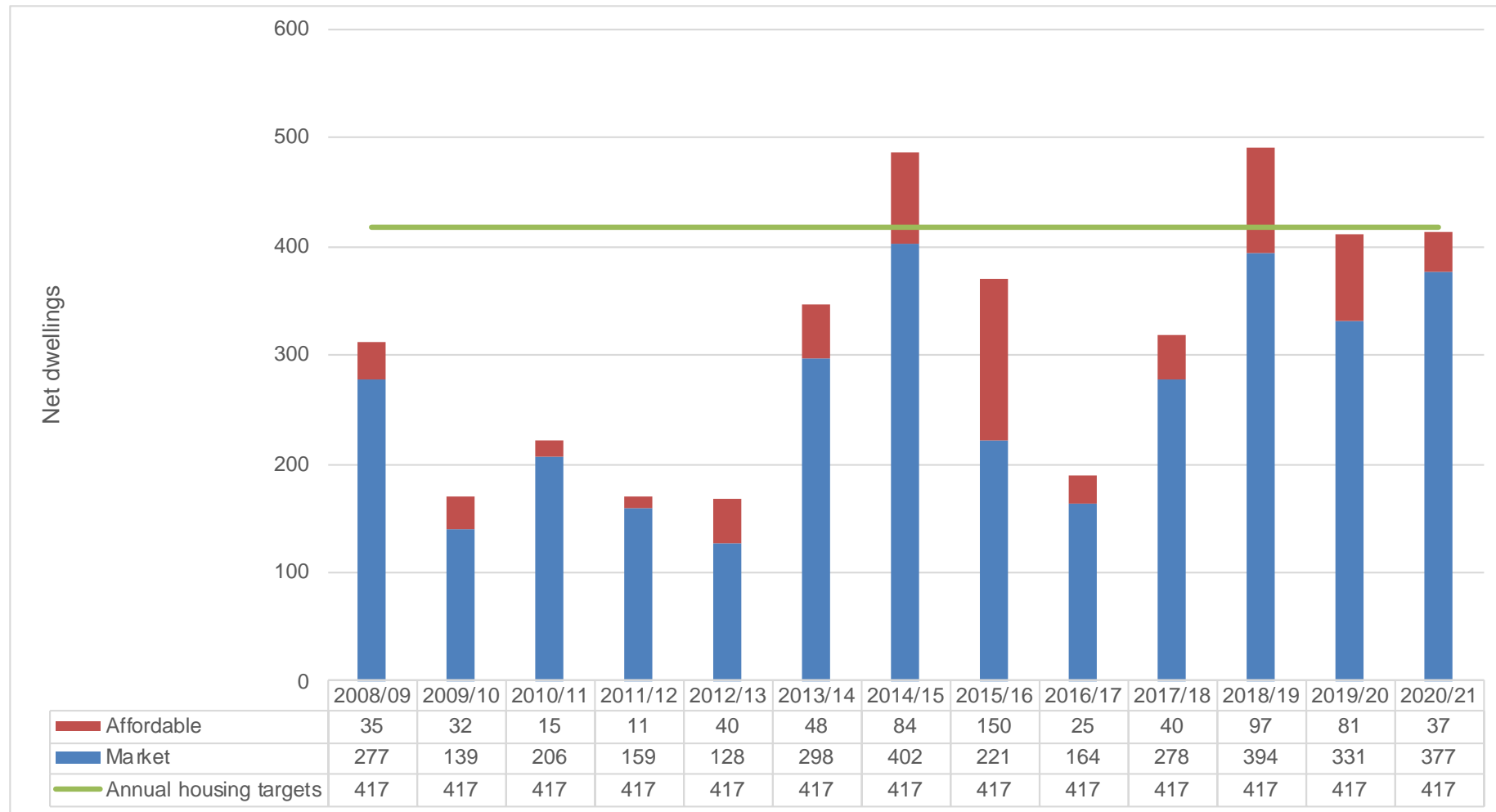
Past trends in housing delivery

- 2.21 Over the past 13 years (2008/09 to 2020/21) 4,069 dwellings have been built across the borough (Table 2.10). In the past 5 years, an annual average of 365 completions have been achieved which is 52 below the annual plan target of 417. A comparison of annual completions with annual targets set in the adopted core strategy plan is presented in Figure 2.1.

Table 2.10 Dwelling completions 2008/09 to 2020/21				
Year	Total	Market	Affordable	Target
2008/09	312	277	35	417
2009/10	171	139	32	417
2010/11	221	206	15	417
2011/12	170	159	11	417
2012/13	168	128	40	417
2013/14	346	298	48	417
2014/15	486	402	84	417
2015/16	371	221	150	417
2016/17	189	164	25	417
2017/18	318	278	40	417
2018/19	491	394	97	417
2019/20	412	331	81	417
2020/21	414	377	37	417
Grand Total (13 years)	4,069	3,374	695	5,421
Grand Total (past 5 years)	1,824	1,544	280	2,085
Annual average (past 5 years)	365	309	56	417

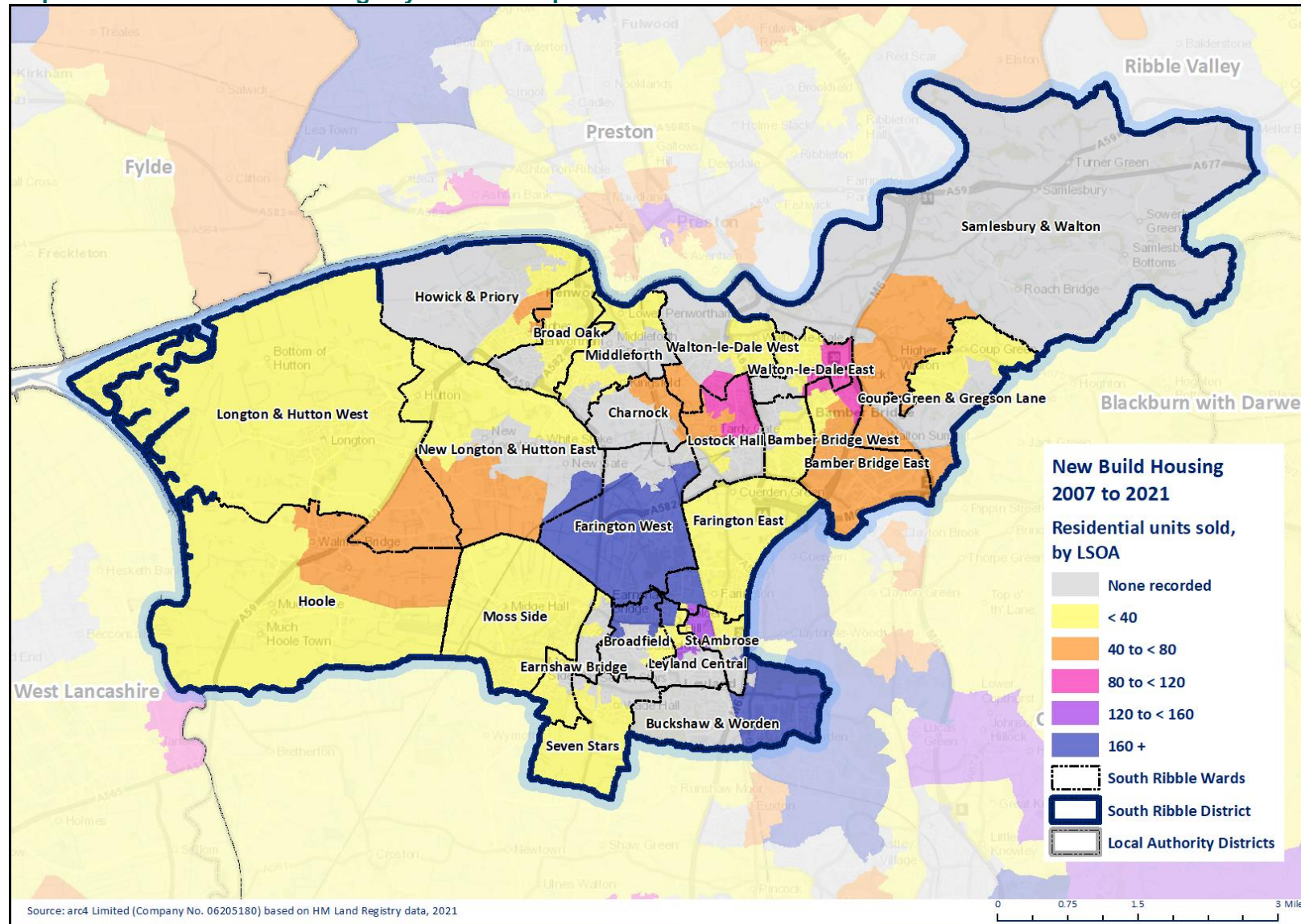
Source: South Ribble SHLAA (March 2018), 2018/19 figures were supplied by South Ribble Council; 2019/20 and 2020/21 data from Annual Monitoring Returns. Target source: South Ribble Local Plan (2012-2026)

Figure 2.1 Dwelling completions compared with the annual requirement, 2008/09 to 2020/21



Source: Council Annual Monitoring Returns/Reports

Map 2.2 Newbuild dwellings by LSOA over period 2007-2021



Source: Land Registry © Crown copyright 2021

Demographic drivers: population and households

Population projections

- 2.22 The ONS produces population projections every two years. The latest 2018-based principal ONS population projections report a 2021 population of 111,307 across the borough which is expected to increase by 3,111 (2.8%) to 114,418 by 2038 (Table 2.11). The 2021 Census reports a population of 110,000. Population projections indicate a loss of population across all under 65 age groups and increases in population aged 65 and over. Table 2.11 also shows the 2014-based ONS population projection totals. These projections underpin the 2014-based DLUHC household projections which inform the standard method to calculate housing need. They show a slightly lower level of population growth compared with the 2018-based projections.

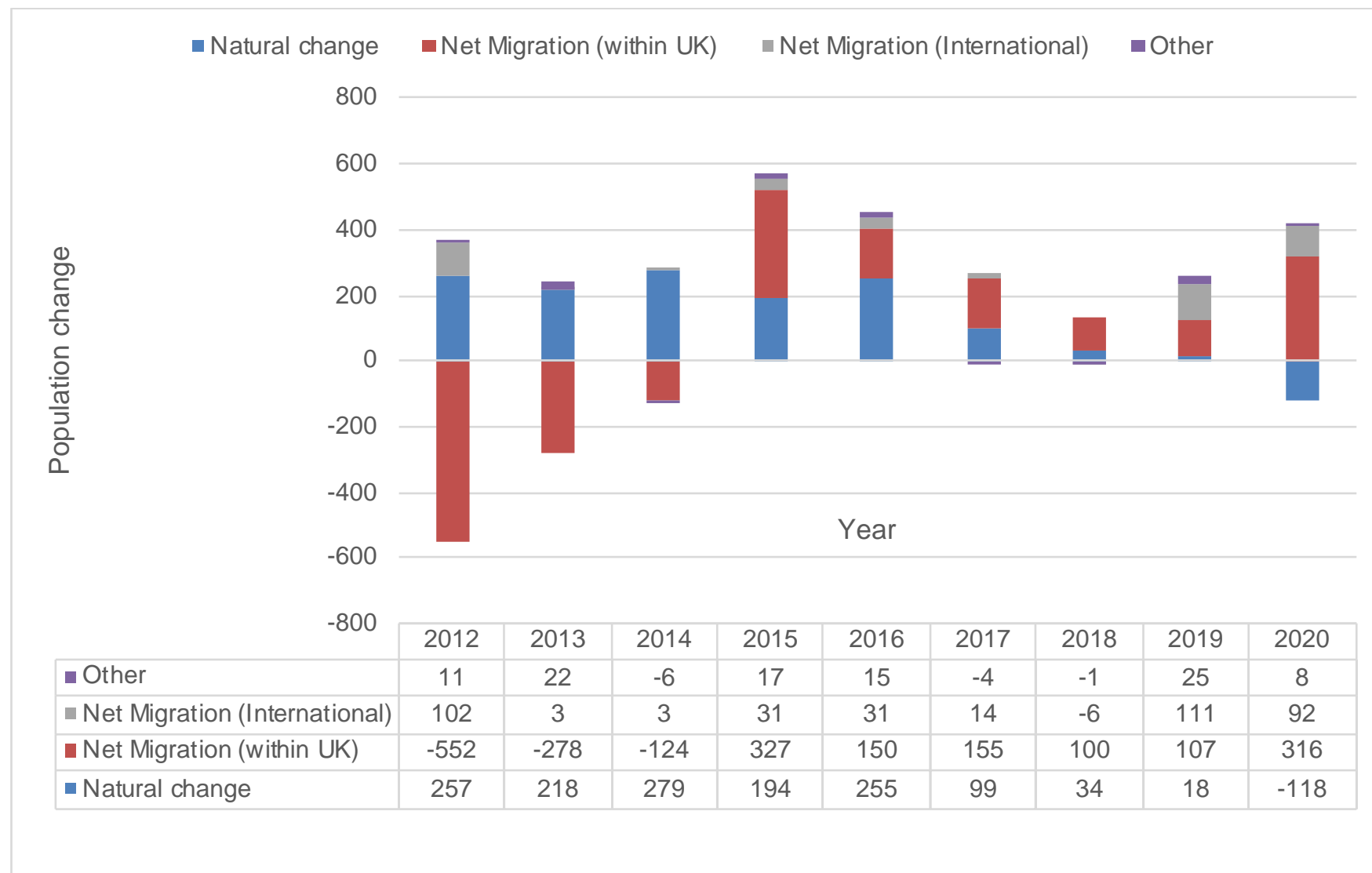
Table 2.11 Change in population 2021-2038 by age group				
2018-based ONS population projections				
Age groups	2021	2038	Number change 2021-2038	% change 2021-2038
0-19	24,791	23,644	-1,146	-4.6%
20-39	24,814	24,544	-270	-1.1%
40-54	21,777	21,256	-521	-2.4%
55-64	15,510	13,470	-2,040	-13.2%
65-74	13,213	15,575	2,363	17.9%
75-84	8,219	10,971	2,752	33.5%
85+	2,983	4,957	1,974	66.2%
All Ages	111,307	114,418	3,111	2.8%
2014-based ONS population projections				
All Ages	110,300	112,600	2,300	2.1%

Source: 2018-based and 2014-based ONS population projections

Components of population change

- 2.23 The ONS publish mid-year population estimates at local authority level which includes an analysis of components of population change, that is natural change, national migration and international migration. The component analysis also includes 'other' change which can include boundary adjustment and military population moves. The data for South Ribble Borough 2012-2020 is shown in Figure 2.2. Over the period 2012 to 2020, net in-migration has consistently had the greatest impact on population change, with net out-migration 2012-2014 reversing to net in-migration since 2015.

Figure 2.2 Components of population change 2012 to 2020



Source: ONS Components of Change

Migration trends 2012-2020

- 2.24 Table 2.12 presents a detailed analysis of internal and international migration by year and Table 2.13 summarises the data by broad age and year groups. The base numbers may differ slightly from the ONS components of change analysis due to rounding but provides useful insight into the age group of migrants, their origins and destinations and the relative importance of international migration.
- 2.25 Key trends in migration over the period 2012 to 2020 include:
- Overall annual net inflows in each year, averaging 64 over the period, with net outflows 2012-2014 and net inflows 2015-2020.
 - Overall net inflows from Preston, elsewhere in Lancashire and the rest of the North West; and outflows to Chorley and the rest of the UK.
 - Overall international net inflow averaging 42 people each year.
 - In terms of migration by age group:
 - During 2012-20, the key inflows were people in the under 30 and 30-64 age groups from Preston and Blackburn with Darwen.
 - Notable outflows of under 30 and 30-64 age groups were to Chorley and under 30 age groups to the rest of England.
 - Particular inflow of people aged 65+ from the rest of the North West but outflows to Chorley and Fylde.
 - Net international migration of all age groups has taken place and averaged 60 people aged under 30, 43 aged 30-64 and 24 aged 65+ over the period 2012-2020.
- 2.26 An analysis of migration flows indicates that net inflows have helped to increase population across South Ribble Borough, particularly from Preston.

Table 2.12 National and international migration by year

YEAR	South Ribble	CENTRAL LANCS.		OTHER LANCASHIRE AUTHORITIES					ELSEWHERE UK					TOTAL (UK internal)	International	TOTAL (internal & international)
		Chorley	Preston	Blackburn with Darwen	Fylde	Ribble Valley	West Lancashire	Rest of Lancashire	Rest of NORTH WEST	Rest of ENGLAND	NI	SCOTLAND	WALES			
2012	Migrated OUT to	1,246	912	98	98	89	187	369	782	934	15	87	73	4,889	151	5,040
	Migrated IN from	800	1,310	171	94	65	126	328	656	638	25	49	68	4,331	253	4,584
	NET	-446	398	74	-4	-24	-60	-41	-126	-296	10	-38	-5	-557	102	-455
2013	Migrated OUT to	1,390	888	83	134	98	117	381	757	884	6	80	76	4,894	192	5,086
	Migrated IN from	963	1,202	200	86	84	157	381	738	673	15	67	51	4,616	195	4,811
	NET	-428	314	117	-48	-14	40	-1	-19	-211	9	-14	-24	-278	3	-275
2014	Migrated OUT to	1,201	955	115	132	76	170	326	736	953	17	87	47	4,814	204	5,018
	Migrated IN from	914	1,247	169	86	84	165	403	717	810	7	48	41	4,690	207	4,897
	NET	-287	292	54	-46	8	-5	77	-19	-143	-10	-38	-6	-124	3	-121
2015	Migrated OUT to	1,173	960	114	125	87	172	339	744	810	6	66	72	4,669	177	4,846
	Migrated IN from	1,062	1,351	159	107	118	139	412	773	754	11	55	55	4,996	208	5,204
	NET	-111	391	44	-18	31	-33	73	29	-56	5	-11	-17	327	31	358
2016	Migrated OUT to	1,079	861	102	155	102	183	386	735	872	6	64	51	4,596	190	4,786
	Migrated IN from	1,005	1,331	158	118	98	150	401	691	680	12	60	42	4,746	221	4,967
	NET	-74	470	57	-38	-4	-33	15	-44	-192	6	-5	-9	150	31	181
2017	Migrated OUT to	1,278	846	103	173	104	173	415	807	864	12	72	62	4,909	208	5,117
	Migrated IN from	981	1,237	197	101	86	170	400	957	821	9	51	53	5,064	222	5,286
	NET	-298	391	93	-71	-18	-2	-15	150	-43	-3	-21	-9	155	14	169
2018	Migrated OUT to	1,265	967	108	157	117	170	425	807	959	16	69	68	5,127	194	5,321
	Migrated IN from	1,191	1,177	209	92	82	160	448	849	885	12	67	55	5,227	188	5,415
	NET	-74	210	101	-65	-35	-10	23	42	-74	-3	-2	-13	100	-6	94
2019	Migrated OUT to	1,410	987	126	202	114	222	415	860	847	4	85	52	5,325	85	5,410
	Migrated IN from	1,178	1,173	200	113	72	204	493	953	924	10	54	58	5,432	196	5,628
	NET	-232	185	74	-89	-42	-18	78	93	77	5	-32	6	107	111	218
2020	Migrated OUT to	1,083	890	86	165	127	167	382	698	708	18	82	57	4,462	101	4,563
	Migrated IN from	997	1,130	209	92	43	137	394	815	862	2	54	43	4,778	193	4,971
	NET	-87	240	122	-72	-84	-29	13	117	154	-16	-28	-14	316	92	408

Sources:

Internal: ONS detailed estimates of by origin and destination by local authorities age and sex**International:** ONS Detailed time series 2001 -2019 (Table: MYEB2)

Table 2.13 Summary of national and international migration by year group and age group

PERIOD	AGE GROUP	South Ribble	CENTRAL LANCS.		OTHER LANCASHIRE AUTHORITIES					ELSEWHERE UK					TOTAL (UK internal)	International	TOTAL (internal & international)
			Chorley	Preston	Blackburn with Darwen	Fylde	Ribble Valley	West Lancashire	Rest of Lancashire	Rest of NORTH WEST	Rest of ENGLAND	NI	SCOTLAND	WALES			
2012-2014	<30	Migrated OUT to	1,858	1,465	149	111	102	268	576	1,339	1,690	18	128	120	7,824	289	8,113
		Migrated IN from	1,280	2,022	247	104	103	225	613	1,150	1,229	23	76	92	7,162	350	7,512
		NET	-578	556	99	-6	1	-44	37	-190	-462	4	-52	-29	-662	61	-601
	30-64	Migrated OUT to	1,609	1,076	131	192	131	172	421	834	896	17	110	63	5,652	246	5,898
		Migrated IN from	1,148	1,471	256	133	99	185	420	835	747	23	69	45	5,432	272	5,704
		NET	-461	396	126	-59	-32	14	-2	1	-149	6	-41	-18	-220	26	-194
	65+	Migrated OUT to	370	213	16	61	30	34	79	102	184	3	16	12	1,120	12	1,132
		Migrated IN from	249	265	37	28	31	38	80	367	139	3	20	30	1,287	33	1,320
		NET	-121	52	21	-33	1	4	0	265	-45	1	4	17	167	21	188
2015-2017	<30	Migrated OUT to	1,592	1,351	136	152	104	243	562	1,281	1,609	12	96	88	7,226	336	7,562
		Migrated IN from	1,433	1,907	249	117	120	234	607	1,242	1,219	18	86	87	7,320	335	7,655
		NET	-160	556	113	-35	16	-8	45	-39	-390	7	-9	-1	94	-1	93
	30-64	Migrated OUT to	1,594	1,054	147	215	139	206	464	854	737	6	90	73	5,579	221	5,800
		Migrated IN from	1,326	1,714	237	156	132	188	512	1,012	850	11	60	47	6,245	268	6,513
		NET	-268	661	90	-59	-6	-18	48	157	113	5	-30	-27	666	47	713
	65+	Migrated OUT to	221	188	28	174	107	59	174	-188	497	442	9	21	1,732	18	1,750
		Migrated IN from	203	205	25	30	34	30	107	161	171	2	20	16	1,005	48	1,053
		NET	-18	18	-3	-144	-73	-29	-67	348	-326	-439	11	-4	-726	30	-696
2018-2020	<30	Migrated OUT to	1,658	1,312	141	184	126	284	586	1,326	1,554	19	104	90	7,382	206	7,588
		Migrated IN from	1,570	1,595	269	110	74	241	709	1,386	1,551	13	83	93	7,694	326	8,020
		NET	-88	284	128	-73	-53	-43	124	60	-3	-6	-21	3	312	120	432
	30-64	Migrated OUT to	1,710	1,198	145	253	186	218	511	914	777	16	108	64	6,100	171	6,271
		Migrated IN from	1,525	1,544	301	148	100	205	506	1,080	917	7	64	47	6,444	226	6,670
		NET	-185	345	156	-105	-86	-13	-5	166	141	-9	-44	-17	344	55	399
	65+	Migrated OUT to	390	334	34	87	46	57	126	125	184	3	25	23	1,432	3	1,435
		Migrated IN from	271	340	49	39	24	55	121	151	203	4	28	16	1,299	25	1,324
		NET	-119	6	15	-48	-22	-1	-5	26	19	1	3	-7	-133	22	-111

Sources:

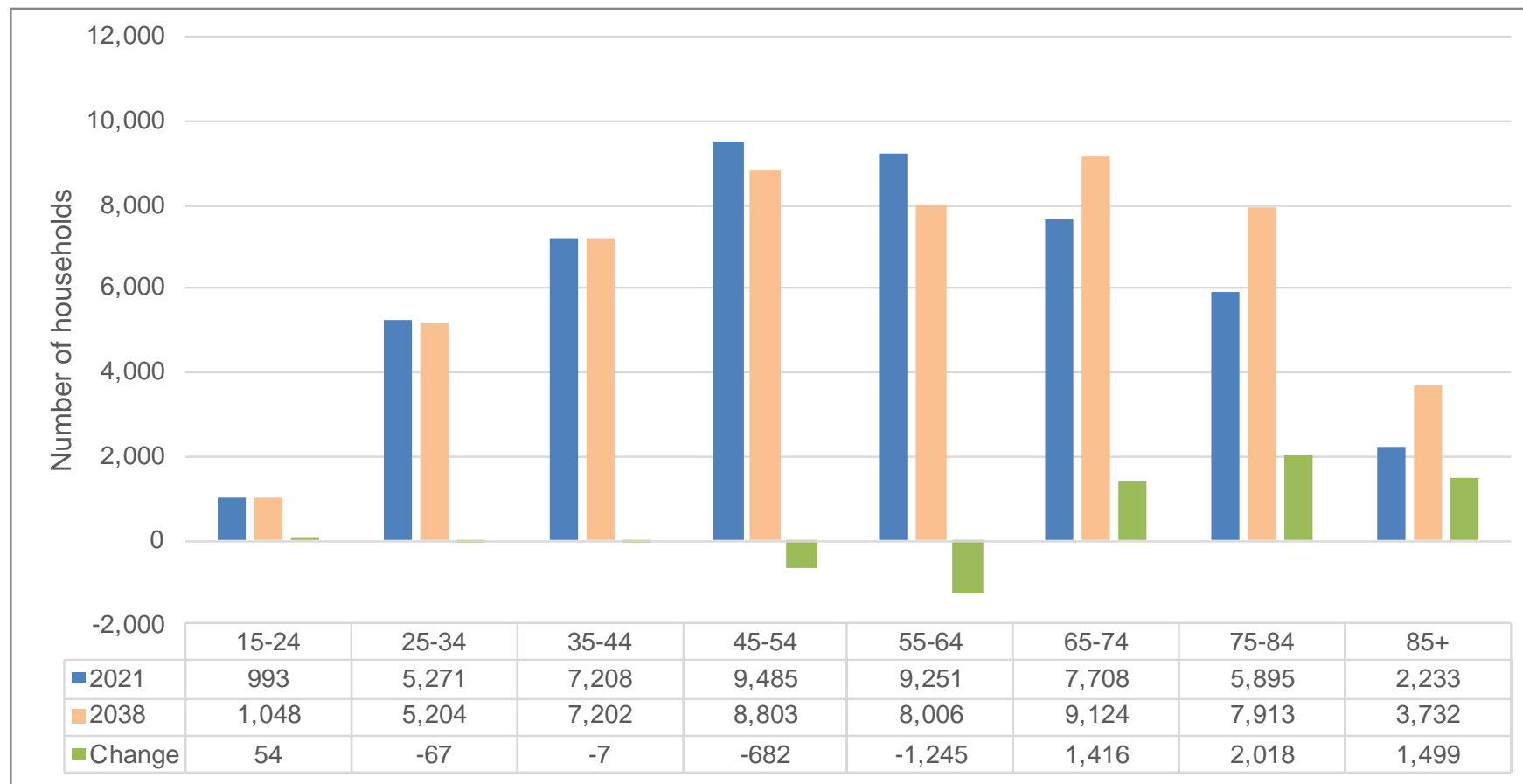
Internal: ONS detailed estimates of by origin and destination by local authorities age and sex

International: ONS Detailed time series 2001 -202- (Table: MYEB2)

Household projections

- 2.27 The ONS produces household projections which are based on population projections. The ONS estimates the proportions of people who are likely to be household reference people by age, gender and household type based on census data. Variant household projections are also produced.
- 2.28 According to the 2018-based principal ONS household projections there are 48,045 households across the borough in 2021 and this is projected to increase by 2,986 (6.2%) to 51,031 by 2038.
- 2.29 Table 2.14 provides a detailed breakdown of household type by the age of Household Reference Person to 2038. Currently available data shows that the overall household type profile is not expected to change over the 2021 to 2038 period, with the dominant household types being 'other households' with two or more adults and 'one person' households. However, as illustrated in Figure 2.3, there will be a marked increase in the number of households where the Household Reference Person is aged 65 or over.

Figure 2.3 Profile of households by age of Household Reference Person 2021 and 2038 projections



Source: 2018-based ONS household projections

Table 2.14 Household types and change 2021 to 2038										
Year and household type	Age of household reference person (HRP)									
2021	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	TOTAL	%
One Person	191	981	1,402	1,937	2,365	2,660	2,642	1,388	13,567	28.2%
Household with 1 dependent child	317	1,347	1,902	2,096	744	111	26	11	6,553	13.6%
Household with 2 dependent children	111	879	1,805	1,386	264	21	4	1	4,471	9.3%
Household with 3 or more dependent children	46	422	605	320	69	5	0	0	1,467	3.1%
Other households with two or more adults	329	1,642	1,494	3,746	5,809	4,911	3,223	833	21,987	45.8%
Total	993	5,271	7,208	9,485	9,251	7,708	5,895	2,233	48,045	100.0%
2038	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	TOTAL	%
One Person	201	969	1,397	1,773	2,039	3,110	3,503	2,282	15,274	29.9%
Household with 1 dependent child	334	1,332	1,903	1,967	621	132	35	19	6,343	12.4%
Household with 2 dependent children	117	859	1,803	1,315	216	25	5	2	4,342	8.5%
Household with 3 or more dependent children	48	412	600	301	55	6	0	0	1,423	2.8%
Other households with two or more adults	347	1,631	1,498	3,447	5,075	5,851	4,371	1,429	23,649	46.3%
Total	1,048	5,204	7,202	8,803	8,006	9,124	7,913	3,732	51,031	100.0%
Change 2021-2038	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	TOTAL	%
One Person	10	-12	-5	-165	-326	450	860	894	1,707	57.2%
Household with 1 dependent child	17	-14	1	-129	-123	21	9	9	-210	-7.0%
Household with 2 dependent children	6	-20	-2	-71	-48	4	1	1	-129	-4.3%
Household with 3 or more dependent children	2	-10	-4	-19	-14	1	0	0	-44	-1.5%
Other households with two or more adults	18	-11	4	-299	-734	940	1,148	596	1,661	55.6%
Total	54	-67	-7	-682	-1,245	1,416	2,018	1,499	2,986	100.0%

Source: 2018-based ONS household projections

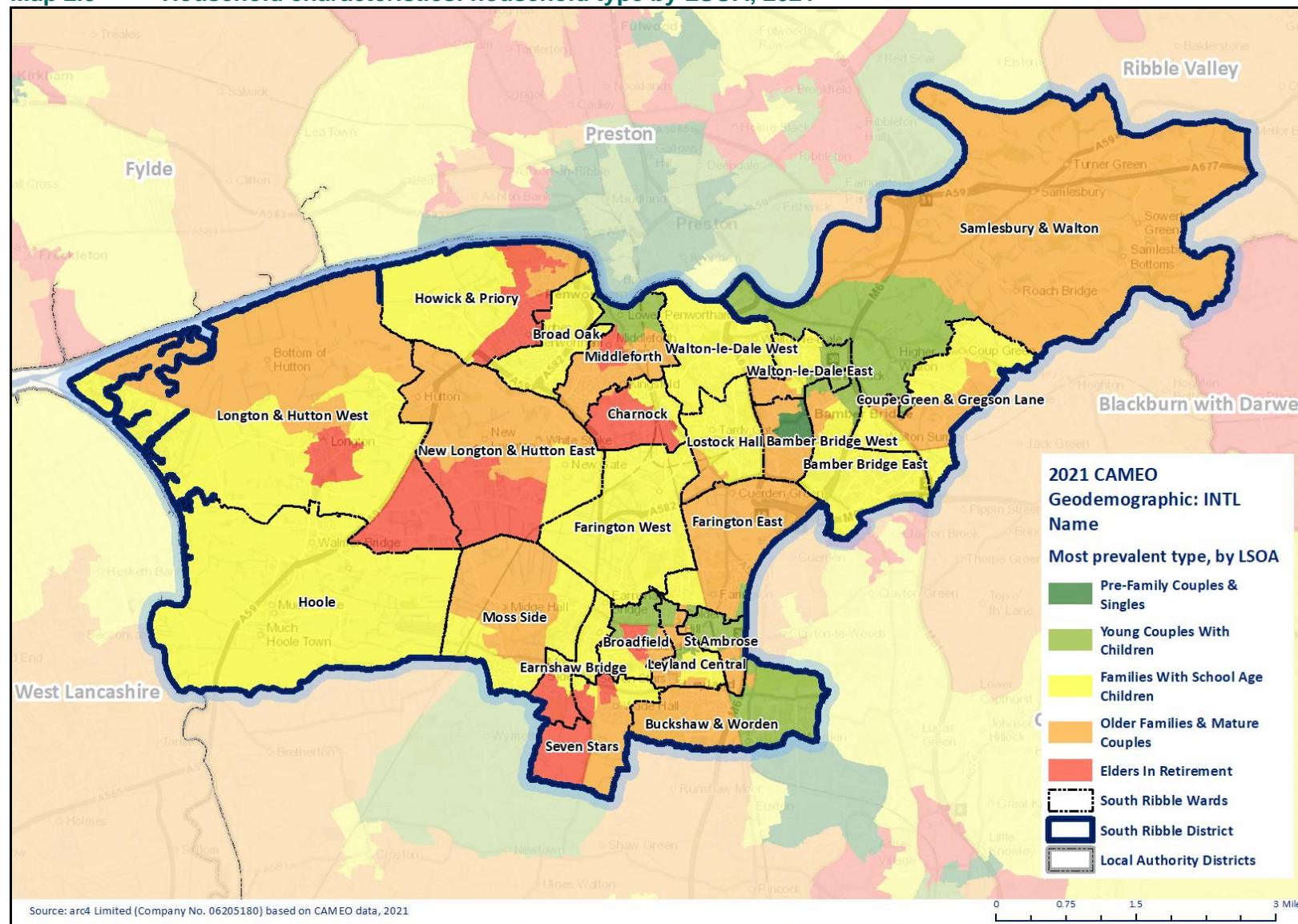
Defining the Housing Market Area

- 2.30 PPG asks councils to consider the extent to which their local authority area is a self-contained housing market area. This remains an important consideration for the council as the degree of interaction may require policy responses.
- 2.31 Considerable work which considers migration and travel to work data has been carried out in other studies which demonstrate that South Ribble Borough is part of a wider Central Lancashire Housing Market Area. The 2020 Housing Study concluded that 'the SHMA definition of the Central Lancashire HMA as comprising Preston, Chorley and South Ribble' remains appropriate.

General household characteristics

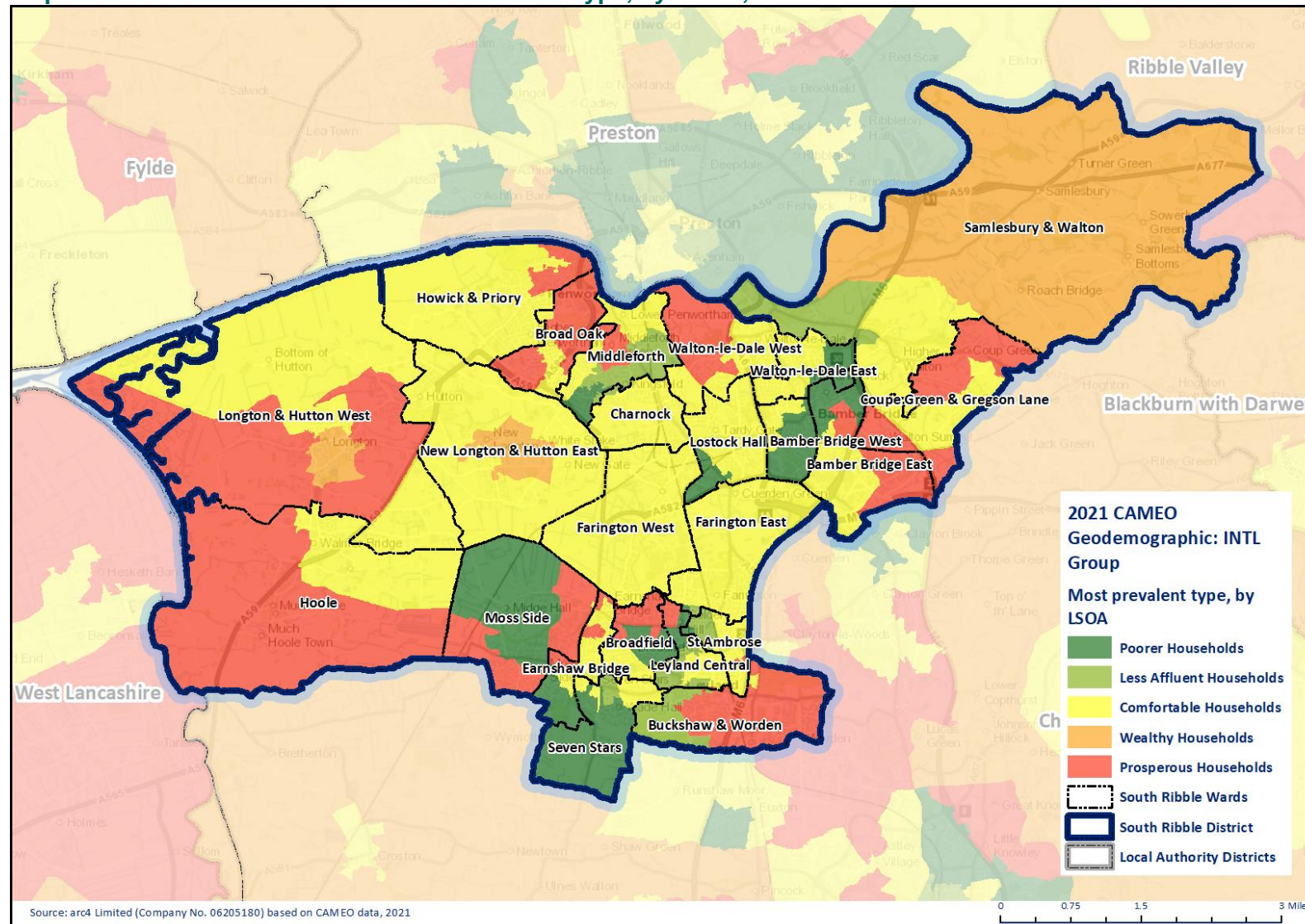
- 2.32 The range of households living in South Ribble Borough is illustrated in Maps 2.3 and 2.4. Map 2.3 illustrates the distribution of key household typologies and Map 2.4 income groups.

Map 2.3 Household characteristics: household type by LSOA, 2021



Source: CAMEO UK

Map 2.4 Household characteristics: income type, by LSOA, 2021



Source: CAMEO UK

Income data

- 2.33 There are a range of income data sources available to inform this study which are now summarised. 2021 CAMEO income data provide range, quartile and average data of gross household income by sub-area. ONS Annual Survey of Hours and Earnings data provides gross earnings of economically active residents at district level.
- 2.34 Table 2.15 summarises gross income by sub-area using 2021 CAMEO UK data and indicates a borough-wide lower quartile household income of £25,000 and a median of £35,000.
- 2.35 The 2021 Annual Survey of Hours and Earnings resident-based data indicates lower quartile earnings are £21,918, median earnings are £28,260 and average earnings are £31,565 across South Ribble Borough.

Table 2.15 Gross household income by sub-area

Sub-area	Annual gross household income									Lower Quartile	Median	Average
	<£10k	£10k to <£20k	£20k - <£30k	£30k- <£40k	£40k- <£50k	£50k- <£75k	£75k or more	Missing data	Total			
Bamber Bridge, Lostock Hall and Walton le Dale	1.3%	21.7%	34.7%	23.0%	9.0%	8.2%	1.4%	0.7%	100.0%	£15,000	£25,000	£31,607
Eastern	1.0%	4.5%	24.4%	34.3%	16.9%	15.9%	0.2%	2.8%	100.0%	£25,000	£25,000	£29,942
Leyland	3.1%	23.6%	25.8%	19.6%	14.8%	9.6%	0.5%	3.1%	100.0%	£25,000	£35,000	£37,768
Penwortham	1.3%	15.3%	18.1%	30.3%	23.2%	10.0%	0.5%	1.3%	100.0%	£15,000	£25,000	£31,017
Western Parishes	0.0%	2.6%	16.1%	27.5%	32.0%	18.3%	0.7%	2.8%	100.0%	£25,000	£35,000	£35,145
South Ribble	1.7%	16.7%	24.6%	24.9%	18.0%	11.2%	0.7%	2.2%	100.0%	£25,000	£35,000	£33,918

Source: CAMEO UK 2021. Note: data is show for broad income bands and sometime lower quartile and median earnings fall within the same band.

Summary

- 2.36 Across South Ribble Borough there are an estimated 50,670 dwellings and 48,600 households and 2.5% of dwellings are vacant.
- 2.37 In terms of occupied dwelling stock:
- 78.8% of occupied dwellings are owner occupied, 10.2% are private rented and 11.1% are affordable (including social/affordable renting and shared ownership);
 - 76.7% of dwellings are houses (18.9% terraced, 36.2% semi-detached and 21.7% detached), 8.7% are flats and 14.6% are bungalows;
 - Most dwellings have 2 or 3 bedrooms, 5.0% of dwellings have one bedroom, 25.2% two bedrooms, 53.9% three bedrooms and 15.9% four or more bedrooms; and
 - 26.6% of dwellings were built before 1945, 44.9% between 1945 and 1982 and 28.5% since 1983. An estimated 15.9% of all dwelling stock is non-decent.
- 2.38 Over the 13 years 2008/09 to 2020/21, 4,069 net new dwellings have been built across South Ribble Borough. In the past 5 years to 2020/21, an annual net average of 365 dwellings have been built across the borough compared with a target of 417 dwellings each year.
- 2.39 The population in 2021 was estimated to be 111,307 and this is projected to increase by 3,111 to 114,418 by 2038, with the largest increases across older age groups. Latest 2018-based ONS household projections suggest a total of 48,045 households in 2021 and this is projected to increase by 2,986 (6.2%) to 51,031 by 2038. Largest increases will be one person and other households with two or more adults, and households with a Household Reference Person aged 65 and over.
- 2.40 An analysis of migration flows indicates that net inflows have helped to increase population across South Ribble Borough, particularly from Preston, elsewhere in Lancashire and the rest of the North West; and outflows to Chorley and the rest of the UK. The largest net inflow has been from people aged 30-64 followed by 65+ age groups, with a slight overall net outflow of people aged under 30.
- 2.41 Existing studies have demonstrated that South Ribble Borough is part of the Central Lancashire Housing Market Area.

3. Price, rents and affordability

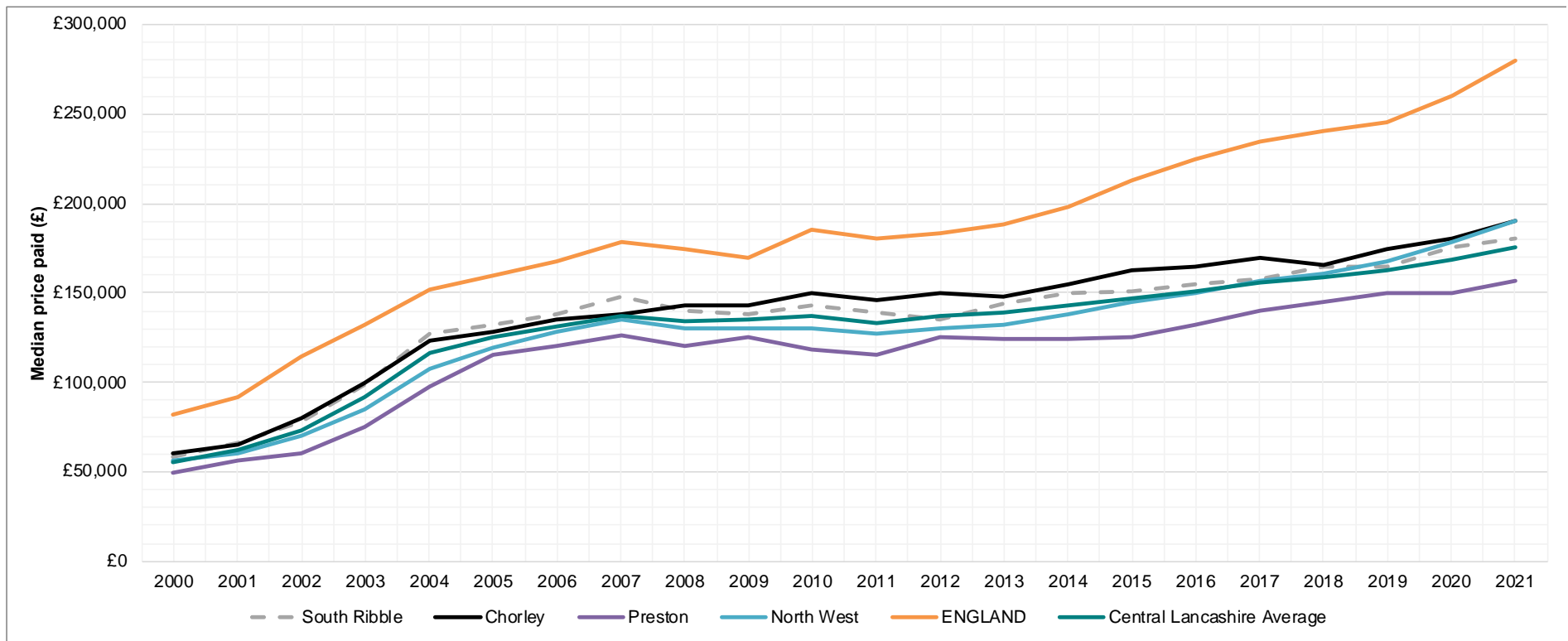
Introduction

- 3.1 This chapter sets out the cost of buying and renting properties across the borough. The affordability of tenure options is then considered with reference to local incomes along with the incomes of key workers and households on minimum/living wages. Data relates to 2020 and therefore does not take into account any market or income changes relating to the COVID-19 pandemic.

House price trends

- 3.2 Figure 3.1 shows how house prices in South Ribble have changed over the years 2000 to 2021, based on Land Registry price paid data. This is compared with the Central Lancashire authorities and England.
- 3.3 Median house prices across South Ribble have tended to be similar to the overall Central Lancashire district average, higher than the North West average but lower than England. Overall, median prices have increased from £58,500 in 2000 to £180,000 in 2021, an increase of +208%. LQ prices have increased from £45,000 in 2000 to £141,000 in 2021, an increase of +213%. Tables 3.1 and 3.2 show how price change in South Ribble compares with its neighbouring areas, the region and England.

Figure 3.1 Median house price trends 2000 to 2020: South Ribble, Central Lancashire, North West and England



Source: Data produced by Land Registry © Crown copyright 2021

Table 3.1 Comparative median house price change 2000-2021 with neighbouring districts, North West and England

Location	Median price (£)		% Change 2000-2021
	2000	2021	
ENGLAND	82,000	280,000	241.5
North West	56,500	190,000	236.3
South Ribble	58,500	180,000	207.7
Blackburn with Darwen	39,950	130,000	225.4
Chorley	60,000	190,000	216.7
Fylde	71,500	220,000	207.7
Preston	49,011	157,000	220.3
Ribble Valley	68,725	243,500	254.3
West Lancashire	69,950	203,200	190.5

Source: Data produced by Land Registry © Crown copyright 2021

Table 3.2 Comparative lower quartile (LQ) house price change 2000-2021 with neighbouring districts, North West and England

Location	LQ price (£)		% Change 2000-2021
	2000	2021	
ENGLAND	54,000	184,000	240.7
North West	37,000	134,000	262.2
South Ribble	45,000	141,000	213.3
Blackburn with Darwen	25,500	90,000	252.9
Chorley	44,000	142,025	222.8
Fylde	52,500	158,000	201.0
Preston	34,000	110,000	223.5
Ribble Valley	48,500	170,000	250.5
West Lancashire	52,500	150,000	185.7

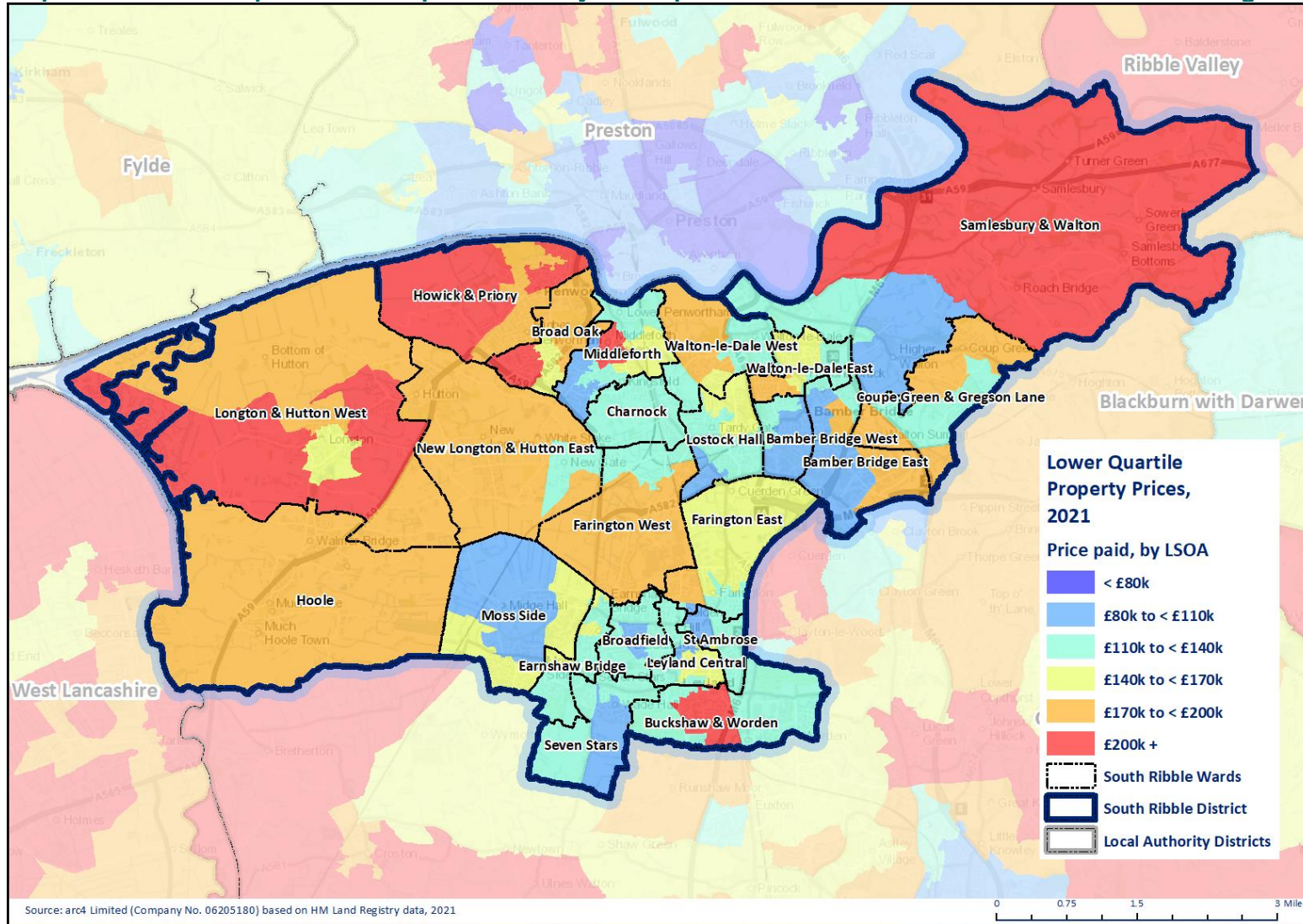
Source: Data produced by Land Registry © Crown copyright 2021

- 3.4 Table 3.3 sets out the change in house prices by sub-area over the period 2007 to 2021. During this period, median prices increased by +22% overall but varies at sub-area level. Table 3.3 also sets out LQ data for the same period, with an overall increase of +17.5% and considerable variation within the borough.
- 3.5 Maps 3.1 and 3.2 provide an illustration of LQ and median prices using Lower Super Output Area. The maps show a range of market prices, with highest prices in rural areas and lowest in urban areas.

Sub-area	LQ house price			Median house price		
	2007	2021	% change	2007	2021	% change
Bamber Bridge, Lostock Hall and Walton le Dale	£115,000	£122,000	6.1%	£132,500	£157,750	19.1%
Eastern	£124,950	£135,000	8.0%	£149,500	£170,000	13.7%
Leyland	£114,000	£126,500	11.0%	£138,000	£165,000	19.6%
Penwortham	£125,000	£149,500	19.6%	£154,000	£188,500	22.4%
Western Parishes	£162,000	£187,750	15.9%	£204,950	£235,000	14.7%
South Ribble	£120,000	£141,000	17.5%	£147,500	£180,000	22.0%

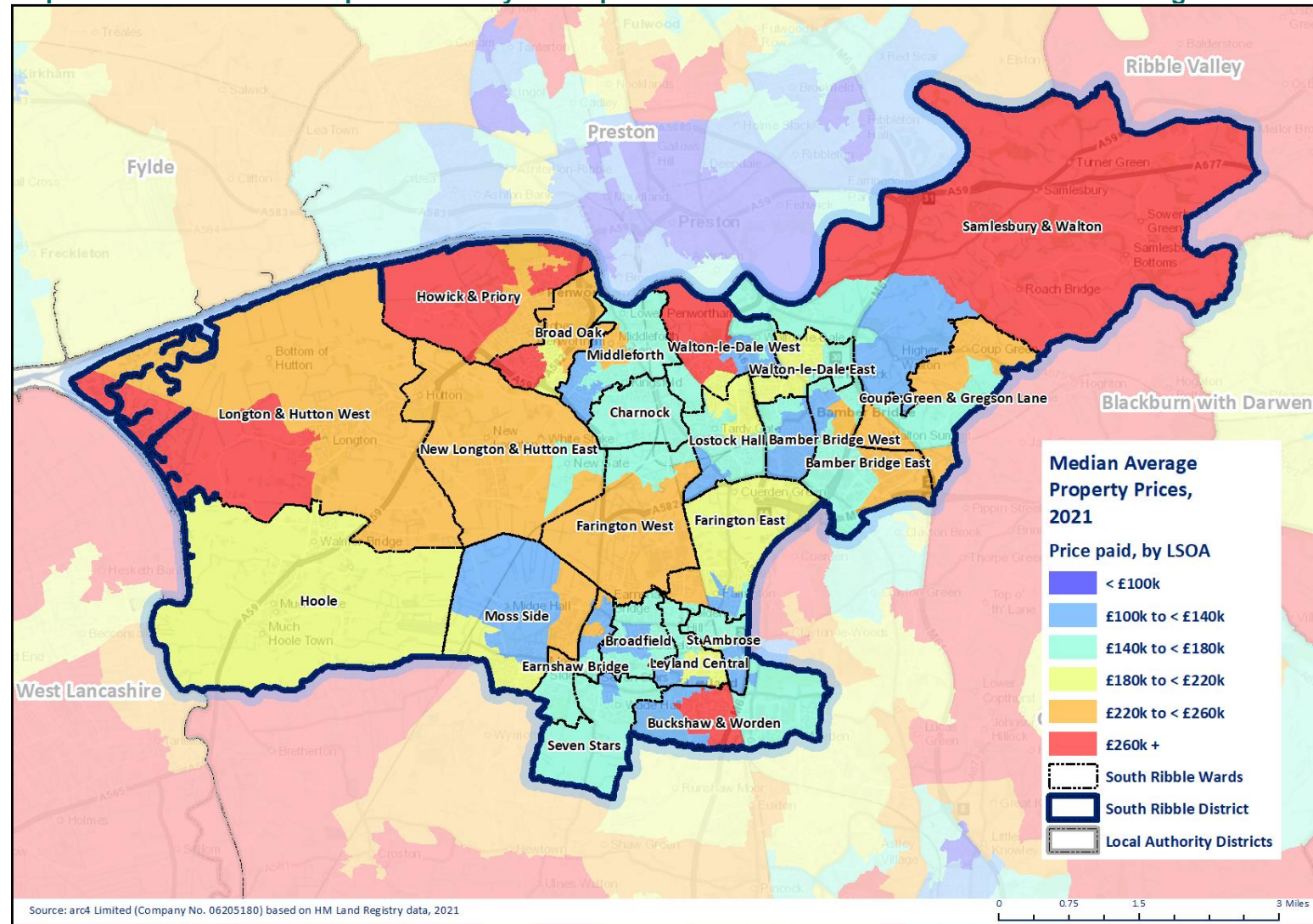
Source: Data produced by Land Registry © Crown copyright 2021

Map 3.1 Lower quartile house prices 2021 by built-up areas within the LSOAs of South Ribble Borough



Source: Data produced by Land Registry © Crown copyright 2021

Map 3.2 Median house prices 2020 by built-up areas within the LSOAs of South Ribble Borough



Source: Data produced by Land Registry © Crown copyright 2021

Private renting

- 3.6 Table 3.4 provides an overview of the cost of renting privately across South Ribble Borough and compares prices with the North West and England over the period 2010 to 2021. Over this time lower quartile rents have increased by 11.3% and median rents have increased by 14.3%. These increases are below those experienced across the North West and England. Table 3.5 summarises 2021 price data by sub-areas.

Table 3.4 Comparative lower quartile and median rental price 2010-2021			
Location	Lower quartile price by year (£)		% change 2010-2021
	2010	2021	
South Ribble	£494	£550	11.3
North West	£472	£576	22.0
England	£598	£776	29.8
Location	Median price by year (£)		% change 2010-2021
	2010	2021	
South Ribble	£546	£624	14.3
North West	£546	£724	32.6
England	£893	£1,200	34.4

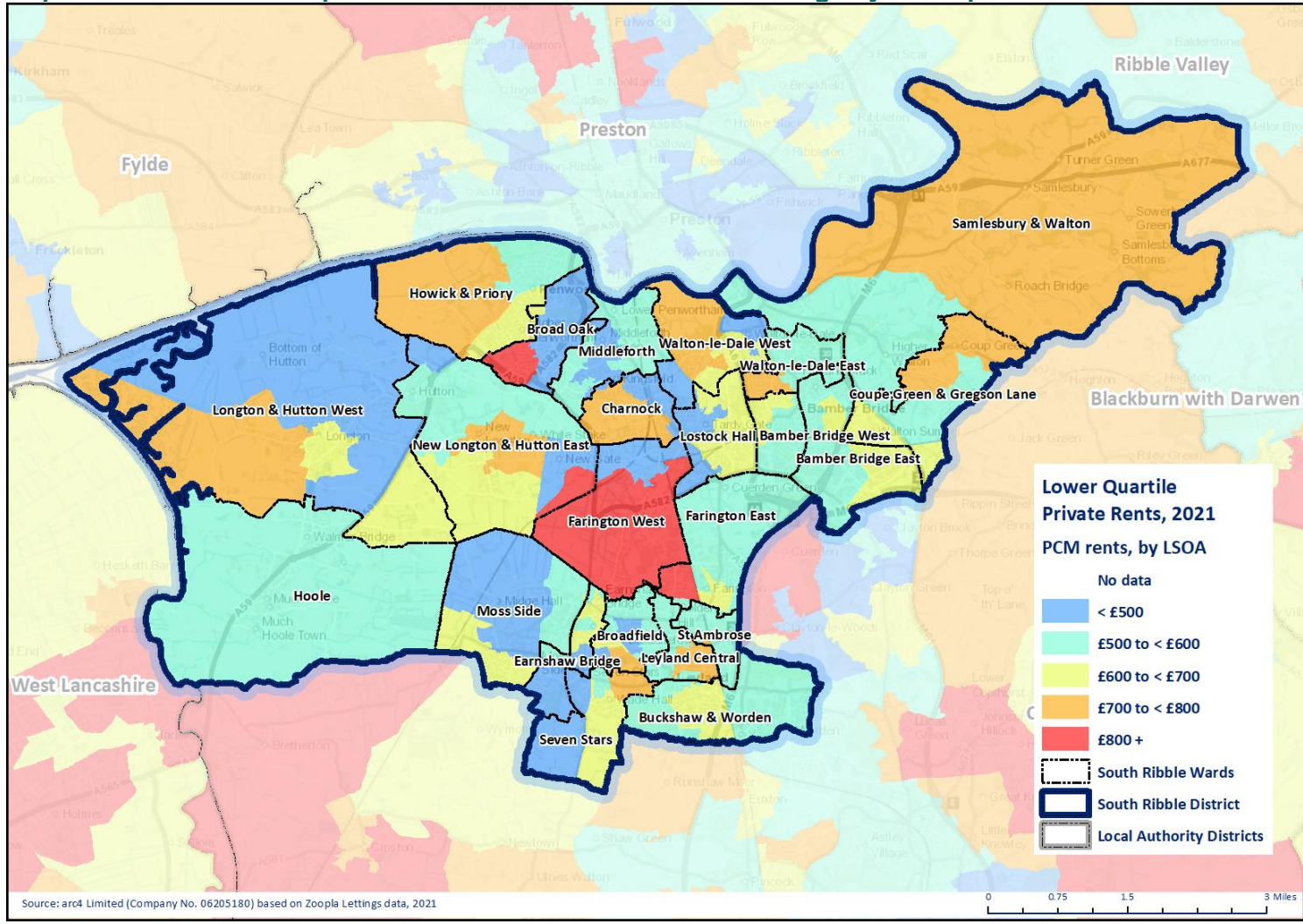
Source: Zoopla PPD 2021

Table 3.5 Lower quartile and median rents by sub-area 2021		
Sub-area	Lower quartile	Median
	(£ each month)	(£ each month)
Bamber Bridge, Lostock Hall and Walton le Dale	£550	£598
Eastern	£576	£650
Leyland	£550	£650
Penwortham	£550	£650
Western Parishes	£576	£676
South Ribble	£550	£624

Source: Zoopla PPD 2021

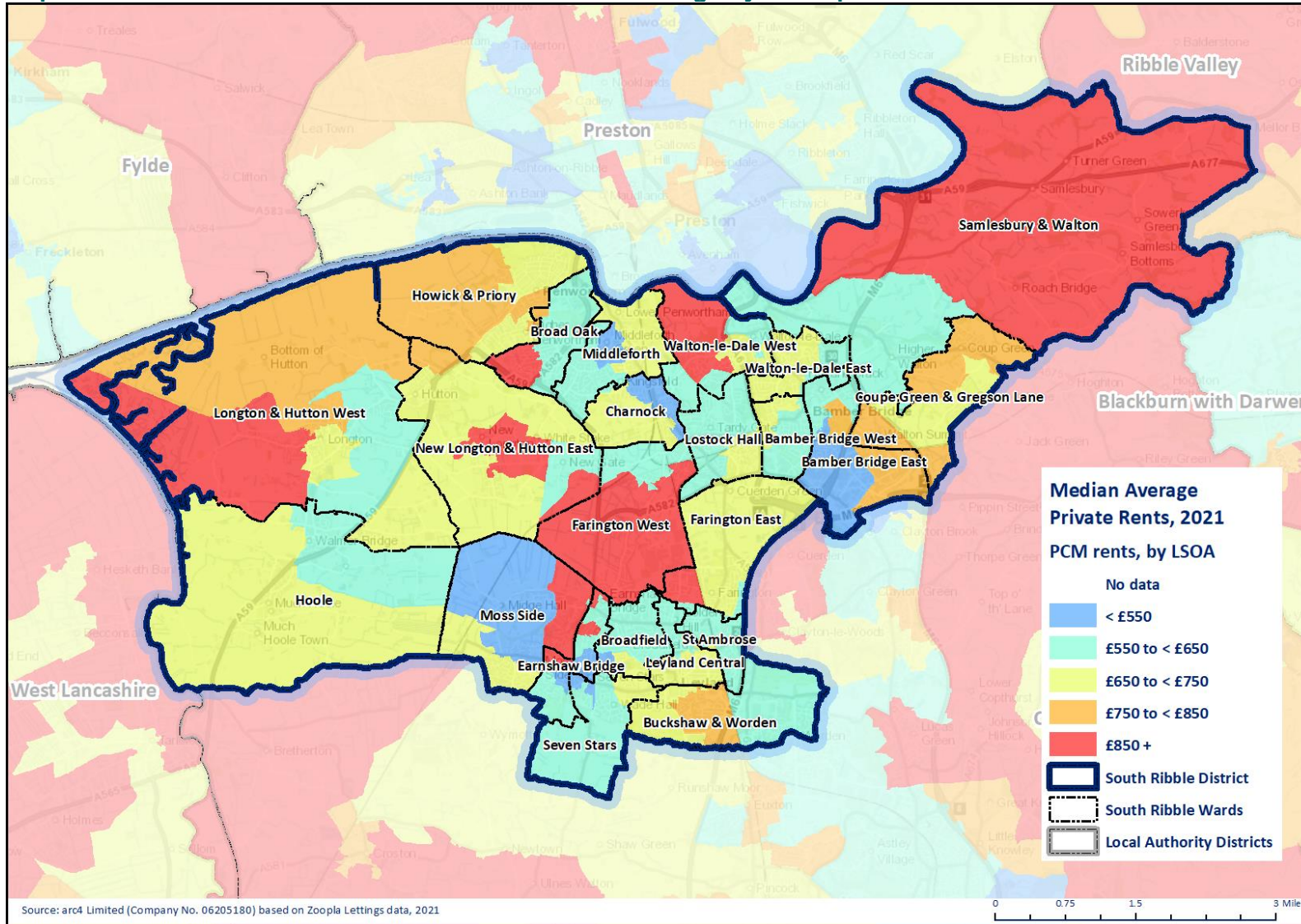
- 3.7 More detailed rental data within built-up areas at a small area level (Lower Super Output Areas) are presented in Map 3.3 (lower quartile) and Map 3.4 (median). This illustrates rents were generally lower in urban areas and higher in rural areas, with some of the highest rents in Farington ward, Leyland.
- 3.8 The private rented sector accommodates a proportion of low-income households that are eligible for assistance with rental costs. Map 3.5 illustrates the proportion of households in receipt of housing benefit assistance across the borough. This shows particular concentrations in the Leyland and Penwortham areas.

Map 3.3 2021 lower quartile rents across South Ribble Borough by built up areas within LSOAs



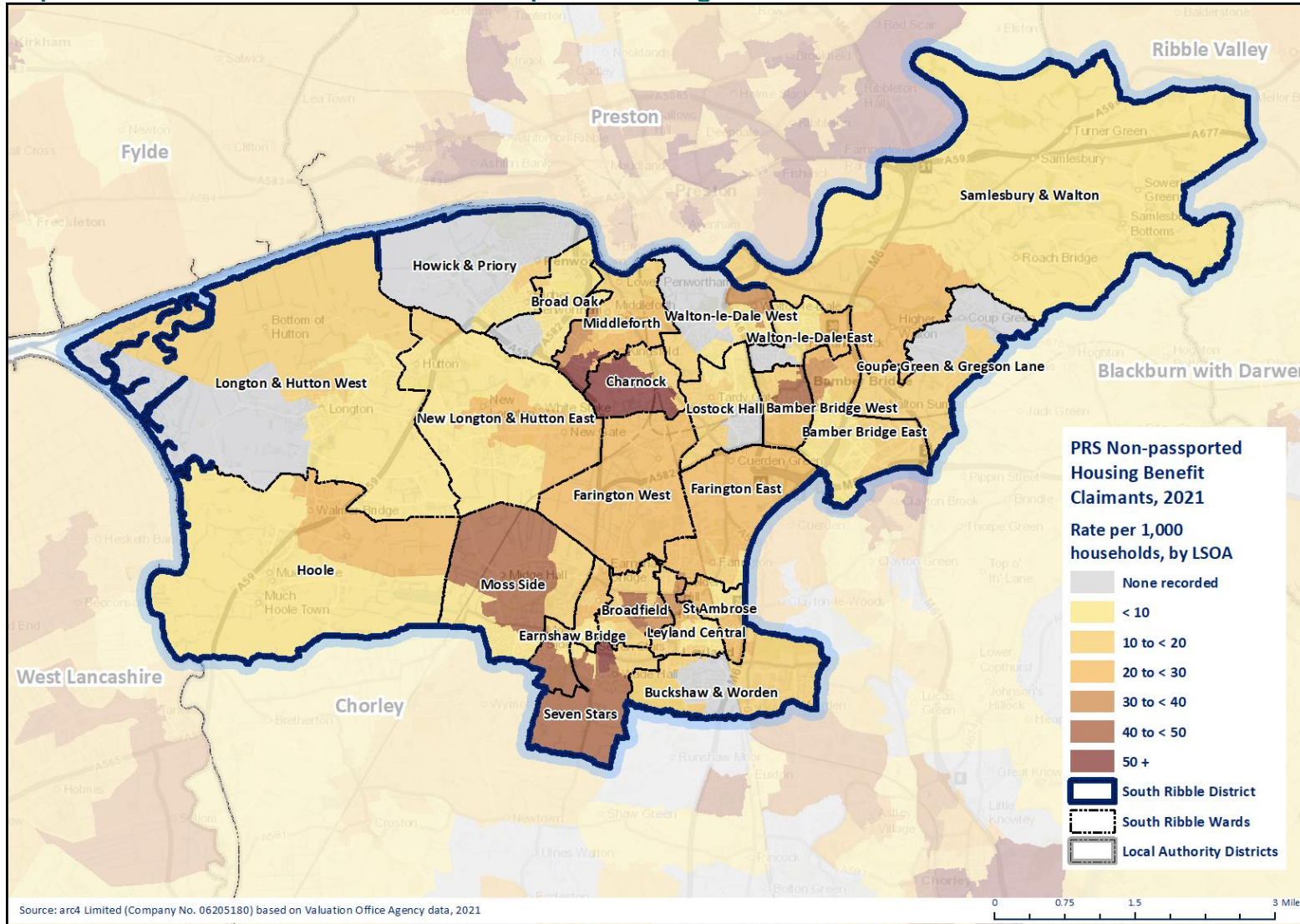
Source: Zoopla PPD 2021

Map 3.4 2021 median rents across South Ribble Borough by built up areas within LSOAs



Source: Zoopla PPD 2021

Map 3.5 Private rented sector Non-Passported Housing Benefit 2021



Source: 2021 DWP Stat explore

- 3.9 The amount that can be claimed for assistance with rental costs is capped to a local allowance that varies by area. The cap is estimated by the VOA and published in the form of a Local Housing Allowance (LHA) rate for a broad market area (BRMA). South Ribble Borough is located within the Central Lancashire BRMA. Table 3.6 summaries the LHA for the borough and the variance between lower quartile rents and the LHA. This shows that LHA is insufficient to cover the cost of private rented dwellings, indicating that households need to contribute to rental costs in order to afford rent.

No. of Bedrooms	Rate per week (£)	Monthly rate	2021 LQ rent	Variance between LQ rent and LHA
Shared Accommodation	£66.50	£288	£347	(£59)
1 Bedroom	£90.90	£394	£451	(£57)
2 Bedroom	£115.07	£499	£568	(£69)
3 Bedroom	£132.33	£573	£676	(£103)
4 Bedroom	£182.96	£793	£875	(£82)

Source: Valuation Office Agency

Relative affordability

- 3.10 The ONS produces national data on the ratio of earnings to house prices. Two sets of data are available: workplace-based and resident-based. For each, lower quartile and median ratios are produced. The data are based on Land Registry Price Paid data and ONS Annual Survey of Hours and Earnings data.
- 3.11 Table 3.7 sets out the 2021 lower quartile and median affordability ratios for South Ribble and compares these with neighbouring authorities, the North West and England. Using workplace-based median ratios to illustrate the data, prices are 6.0x income in South Ribble Borough. This ratio is the highest across Central Lancashire, the same as the North West but lower than England.

Locality	2021 Lower Quartile		2021 Median	
	Workplace-based	Residence-based	Workplace-based	Residence-based
South Ribble	6.3	6.4	6.0	6.4
Blackburn with Darwen	4.2	4.6	4.9	5.2
Chorley	7.0	6.3	7.0	5.7
Fylde	7.1	7.4	6.8	7.2
Preston	5.0	5.0	5.5	5.7
Ribble Valley	7.6	7.6	6.4	7.4
West Lancashire	7.3	7.3	7.5	7.1
North West	6.1	6.1	6.4	6.4
ENGLAND	8.0	8.0	9.1	9.1

Source: ONS

Relative affordability of housing tenure options and defining genuinely affordable housing

- 3.12 The relative cost of alternative housing options across the borough and housing market sub-areas has been considered from two perspectives. Firstly, analysis considers prevailing prices at housing market sub-area level across a range of market and affordable tenures and the incomes required to afford these properties. Secondly, analysis considers what is genuinely affordable to households based on local incomes and assumptions around the proportion of income that should be spent on renting and the multiples of income for buying. The analysis of what is genuinely affordable also considers the incomes of selected key workers and those on minimum and living wages.
- 3.13 The thresholds for what is affordable and not affordable are as follows:
- for renting, 25% of gross household income is used as the ‘tipping point’ for affordability, with properties not affordable if more than 25% of income is spent on rent. There is no official guidance on what proportion of income should be used. Former CLG SHMA Practice Guidance (2007) recommended 25% and Shelter suggest using 35% of net income; and
 - for buying, affordability is based on a 3.5x gross household income multiple. Former CLG SHMA Practice Guidance (2007) recommended a 3.5x multiple for a household with a single earner and 2.9x for a dual earner.
- 3.14 Table 3.8 sets out the range of market and affordable tenures considered in analysis and any assumptions relating to the cost of properties. The cost of alternative affordable and market tenure options by settlement/parish is set out in Table 3.9. Table 3.10 shows the gross household incomes needed to afford the tenure based on the 25% rental and 3.5x income multiples. Table 3.11 considers the impact of deposits on sale price.

Table 3.8 Summary of tenure (including affordable options), price assumptions and data sources			
Tenure	Tenure price assumptions	Affordability assumptions	Data Source
Social rent	2021 average prices	25% of income	Regulator of Social Housing Statistical Data Return 2021
Affordable Rent	2021 average prices which are based on Local Housing Allowance rates	25% of income	Regulator of Social Housing Statistical Data Return 2021
Market Rent – lower quartile	2021 prices	25% of income	Zoopla 2021
Market Rent – median	2021 prices	25% of income	Zoopla 2021
Market Sale – lower quartile	2021 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – median	2021 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – average	2021 prices	90% LTV, 3.5x income	Land Registry Price Paid
Shared ownership (50%)	Total price based on median price and 50% ownership. Mortgage based on 40%. 10% deposit required; annual service charge £395, Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Shared ownership (25%)	Total price based on median price and 25% ownership. Mortgage based on 20%, 5% deposit required, annual service charge £395. Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Help to buy	Total price based on median price. Mortgage based on 75% equity. 20% loan and deposit of 5%. Loan fee of 1.75% in year 6 of outstanding equity loan increasing annually from yr7 at RPI+1%	70% LTV, 3.5x income	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 30%	70% of median price (note this is comparable to the proposed government <u>First Home</u> tenure option). Mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 30%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 25%	75% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 25%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 20%	80% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 20%	Assumptions applied to Land Registry Price Paid data

Table 3.9 Cost of alternative tenures by sub-area and South Ribble Borough

Tenure option	Price (2021)	Sub-area				
	South Ribble	Bamber Bridge, Lostock Hall and Walton le Dale	Eastern	Leyland	Penwortham	Western Parishes
Social Rent (average)	£382	£382	£382	£382	£382	£382
Affordable Rent (monthly cost)	£499	£478	£520	£520	£520	£541
Market Rent - Lower Quartile	£550	£550	£576	£550	£550	£576
Market Rent - Median	£624	£598	£650	£650	£650	£676
Market Rent - Average	£674	£629	£666	£680	£699	£732
Market Sale - Lower Quartile	£135,000	£122,000	£135,000	£126,500	£149,500	£187,750
Market Sale - Median	£175,000	£157,750	£170,000	£165,000	£188,500	£235,000
Market Sale - Average	£203,349	£178,825	£205,825	£185,888	£226,374	£260,797
Shared ownership (50%)	£87,500	£78,875	£85,000	£82,500	£94,250	£117,500
Shared ownership (25%)	£43,750	£39,438	£42,500	£41,250	£47,125	£58,750
Help to buy	£131,250	£118,313	£127,500	£123,750	£141,375	£176,250
Discounted Home Ownership (30%)	£122,500	£110,425	£119,000	£115,500	£131,950	£164,500
Discounted Home Ownership (25%)	£131,250	£118,313	£127,500	£123,750	£141,375	£176,250
Discounted Home Ownership (20%)	£140,000	£126,200	£136,000	£132,000	£150,800	£188,000

Source: Data produced by Land Registry © Crown copyright 2021, Zoopla PPD 2021, DLUHC, RSH SDR 2021

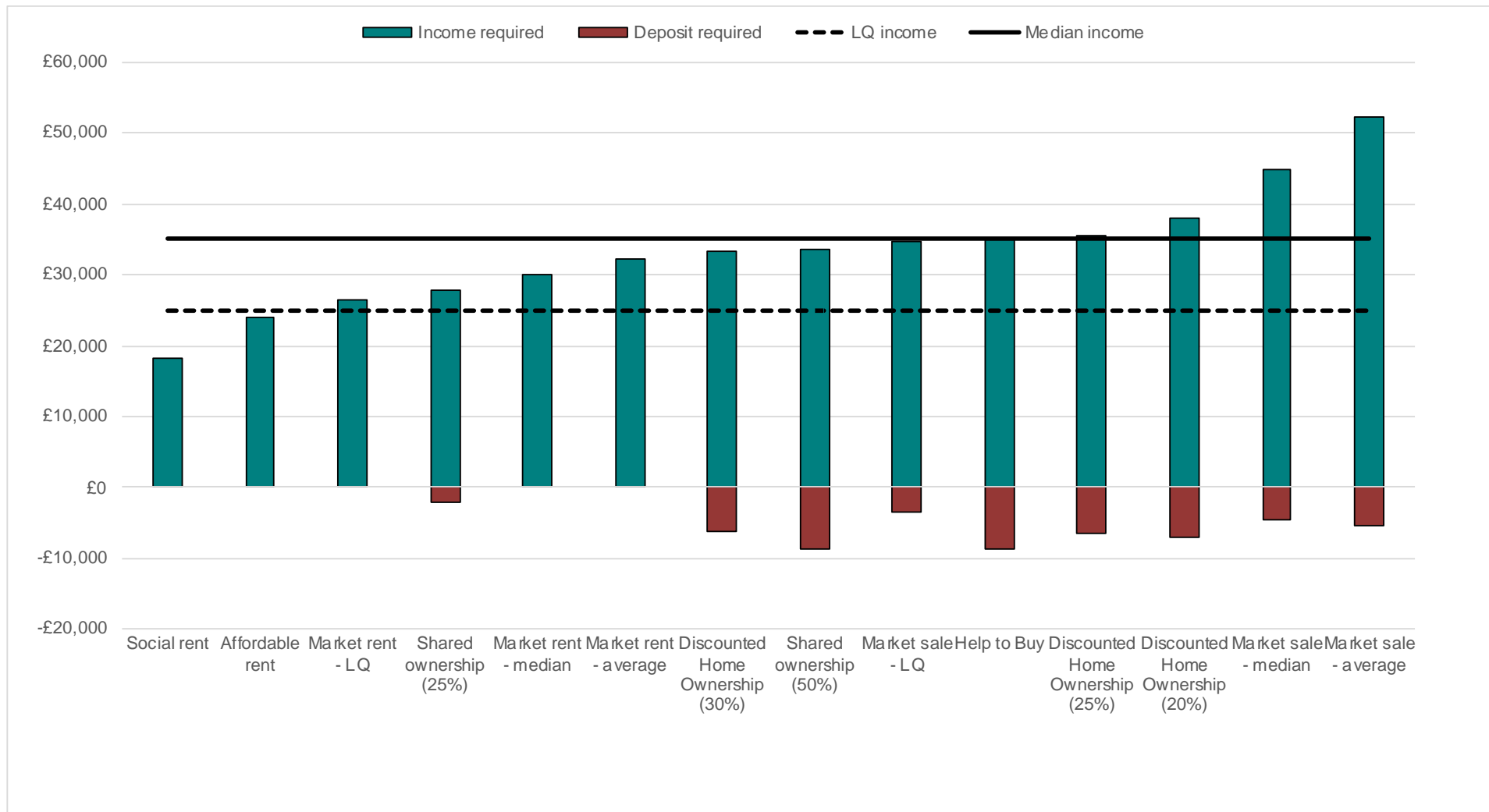
Table 3.10 Household income required for tenure to be affordable (based on 25% of income for rents and 3.5x income for buying) by sub-area

Tenure option	Income required (2021)					
	South Ribble	Bamber Bridge, Lostock Hall and Walton le Dale	Eastern	Leyland	Penwortham	Western Parishes
Social Rent (average)	£18,337	£18,337	£18,337	£18,337	£18,337	£18,337
Affordable Rent (monthly cost)	£23,962	£22,963	£24,960	£24,960	£24,960	£25,958
Market Rent - Lower Quartile	£26,400	£26,400	£27,648	£26,400	£26,400	£27,648
Market Rent - Median	£29,952	£28,704	£31,200	£31,200	£31,200	£32,448
Market Rent - Average	£32,338	£30,191	£31,957	£32,643	£33,540	£35,130
Market Sale - Lower Quartile	£34,714	£31,371	£34,714	£32,529	£38,443	£48,279
Market Sale - Median	£45,000	£40,564	£43,714	£42,429	£48,471	£60,429
Market Sale - Average	£52,290	£45,984	£52,926	£47,800	£58,211	£67,062
Shared ownership (50%)	£33,565	£30,398	£32,647	£31,729	£36,043	£44,579
Shared ownership (25%)	£27,753	£25,159	£27,001	£26,249	£29,782	£36,774
Help to buy	£35,000	£31,550	£34,000	£33,000	£37,700	£47,000
Discounted Home Ownership (30%)	£33,250	£29,973	£32,300	£31,350	£35,815	£44,650
Discounted Home Ownership (25%)	£35,625	£32,113	£34,607	£33,589	£38,373	£47,839
Discounted Home Ownership (20%)	£38,000	£34,254	£36,914	£35,829	£40,931	£51,029

Table 3.11 Impact of alternative deposits on sale price and income required for open market properties					
Market sale price	Amount of deposit				Borough Price
	10%	20%	30%	40%	
Market sale - lower quartile	£121,500	£108,000	£94,500	£81,000	£135,000
Market sale - median	£157,500	£140,000	£122,500	£105,000	£175,000
Market sale - average	£183,014	£162,679	£142,344	£122,009	£203,349
Household income required (3.5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£34,714	£30,857	£27,000	£23,143	
Market sale - median	£45,000	£40,000	£35,000	£30,000	
Market sale - average	£52,290	£46,480	£40,670	£34,860	
Household income required (5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£24,300	£21,600	£18,900	£16,200	
Market sale - median	£31,500	£28,000	£24,500	£21,000	
Market sale - average	£36,603	£32,536	£28,469	£24,402	

- 3.15 Figure 3.2 summarises in graphical form the relative affordability of alternative tenures at the borough level, setting out the incomes and deposits required for different options set against prevailing lower quartile and median earnings derived from 2021 CAMEO data.
- 3.16 This indicates that households on lower quartile incomes can afford social and affordable rents. For households on median incomes, renting is affordable along with many affordable home ownership options and lower quartile open market prices.

Figure 3.2 South Ribble Borough household income and housing costs



Source: Data produced by Land Registry © Crown copyright 2021, RSH SDR 2021, Zoopla PPD 2021

What is genuinely affordable housing in the South Ribble Borough context?

- 3.17 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the borough and how this relates to prevailing prices. This analysis helps to establish what is genuinely affordable based on reasonable income multipliers for renting and buying. The analysis takes into account:
- Lower quartile and median household incomes from the 2021 CAMEO data;
 - 2021 entry-level incomes from a range of key worker occupations;
 - incomes associated with 2021 minimum and living wages (using single, dual income and 1.5x income measures);
 - the proportion of income a household would need to spend on rent;
 - the extent to which affordable rental options are genuinely affordable to households; and
 - the extent to which households could afford home ownership based on multiples of household income, with up to 3.5x being affordable.

Genuinely affordable rents

- 3.18 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across South Ribble Borough and how this relates to current market prices and rents. The analysis helps to establish the extent to which different tenures are affordable and what are genuinely affordable prices and rents based on local incomes.
- 3.19 Table 3.12 focuses on the affordability of market renting and shows the cost of renting a lower quartile and median priced property by sub-area and borough; how this compares with incomes; and what would be genuinely affordable based on local incomes. For example, lower quartile rents are £550 across South Ribble Borough where the lower quartile income is £2,083. This means that a household is spending 26.4% of income on rent. To be genuinely affordable, that is, costing no more than 25% of gross income, a lower quartile rent should be £521 each month and median rent should be £729 each month (which means that rents are genuinely affordable to median income households). Affordability is a particular challenge in Leyland where households on lower quartile incomes are having to spend over 40% of their income on lower quartile rents.
- 3.20 Table 3.13 focuses on the affordability of home ownership and shows the cost of buying a lower quartile and median-priced property. This shows that prices are in excess of 3.5x household incomes and borough-wide a property should cost no more than £87,500 to be affordable to households on lower quartile and £122,500 to households on median incomes.

Table 3.12 Affordability of private rents sub-area

Sub-areas	LQ rent and income				Median rent and income			
	Actual LQ rent 2021	LQ Gross household income 2021 (Monthly £)	% LQ income required to be spent on LQ rent	What would be an affordable rent based on actual LQ income	Actual Median rent 2021	Median Gross household income 2021 (Monthly £)	% median income required to be spent on median rent	What would be an affordable rent based on actual median income
Bamber Bridge, Lostock Hall and Walton le Dale	£550	£2,083	26.4	£521	£598	£2,083	28.7	£521
Eastern	£576	£2,083	27.6	£521	£650	£2,917	22.3	£729
Leyland	£550	£1,250	44.0	£313	£650	£2,083	31.2	£521
Penwortham	£550	£2,083	26.4	£521	£650	£2,917	22.3	£729
Western Parishes	£576	£2,917	19.7	£729	£676	£3,750	18.0	£938
South Ribble	£550	£2,083	26.4	£521	£624	£2,917	21.4	£729

Key: Rent as a % of household income

Up to and including 25%	24
Between 25% and 35%	32
35% or more	40

Sources: Zoopla PPD 2021, household income from 2021 CAMEO

Table 3.13 Affordability of owner occupation by sub-area

Sub-areas	LQ Price and income				Median Price and Income			
	Actual LQ price 2021	LQ Gross household income 2021 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple	Actual median price 2021	Median Gross household income 2021 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
Bamber Bridge, Lostock Hall and Walton le Dale	£122,000	£25,000	4.4	£87,500	£157,750	£25,000	5.7	£87,500
Eastern	£135,000	£25,000	4.9	£87,500	£170,000	£35,000	4.4	£122,500
Leyland	£126,500	£15,000	7.6	£52,500	£165,000	£25,000	5.9	£87,500
Penwortham	£149,500	£25,000	5.4	£87,500	£188,500	£35,000	4.8	£122,500
Western Parishes	£187,750	£35,000	4.8	£122,500	£235,000	£45,000	4.7	£157,500
South Ribble	£135,000	£25,000	4.9	£87,500	£175,000	£35,000	4.5	£122,500

Key: House prices as a multiple of household income

Up to 3.5x	2.9
Between 3.5x and 5x	4.2
5x or more	6.5

Sources: Land Registry © Crown copyright 2021, household income from 2021 CAMEO

Affordability of prices and rents to selected key workers and households on minimum/living wages

- 3.21 The extent to which borough-wide open market rents are affordable to selected keyworkers and households on minimum and living wages are explored in Table 3.14. Key workers on entry-level grades are generally having to spend more than 25% of their income on rent although for several occupations and grades properties are affordable.
- 3.22 Table 3.15 considers the income multiples needed to buy a property based on the incomes of selected key workers and households on minimum/living wages. Analysis assumed that a 10% deposit was available and indicates that multiples in excess of 3.5x were generally needed when buying a property. Prices that are genuinely affordable were also considered based on a 3.5x income multiple.

Table 3.14 Incomes of key workers and households on minimum/living wage and rental affordability						
Income/Occupation/ Wage	Gross household income 2021 (Annual £)	Gross household income 2021 (Monthly £)	LQ Rent	Median Rent	LQ Rent	Median Rent
Police officer						
Pay Point 0	£21,402	£1,784	30.8	35.0	£550	£624
Pay Point 2	£25,902	£2,159	25.5	28.9	£550	£624
Pay Point 4	£28,158	£2,347	23.4	26.6	£550	£624
Nurse						
Band 1	£18,546	£1,546	32.6	36.9	£550	£624
Band 3	£20,330	£1,694	30.4	34.5	£550	£624
Band 5	£25,655	£2,138	24.4	27.7	£550	£624
Fire officer						
Trainee	£24,191	£2,016	27.3	31.0	£550	£624
Competent	£32,244	£2,687	20.5	23.2	£550	£624
Teacher						
Unqualified (min)	£18,169	£1,514	35.8	40.7	£550	£624
Main pay range (min)	£25,714	£2,143	25.7	29.1	£550	£624
Minimum/Living Wage						
Age 23 and over						
Single household	£16,038	£1,337	40.7	46.2	£550	£624
1xFull-time, 1xPart-time	£24,057	£2,005	27.1	30.8	£550	£624
Two working adults	£32,076	£2,673	20.4	23.1	£550	£624
Age 21 and 22						
Single household	£15,048	£1,254	43.4	49.2	£550	£624
1xFull-time, 1xPart-time	£22,572	£1,881	28.9	32.8	£550	£624
Two working adults	£30,096	£2,508	21.7	24.6	£550	£624

Key

	More than 35% of income spent on rent
	Between 25% and 35% of income spent on rent
	Less than 25% of income spent on rent

Table 3.15 Incomes of households, selected key workers and households on minimum/living wage and open market prices

			Property Prices							
			LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
			Price>> £135,000	£175,000	£87,500	£43,750	£131,250	£122,500	£131,250	£140,000
Price after deposit/loan>>			£121,500	£157,500	£78,750	£41,563	£122,500	£116,375	£124,688	£133,000
Gross household income 2020 (Annual £)			Ratio of house price to income							
CAMEO UK Household Income	LQ income	£25,000	4.9	6.3	3.2	1.7	4.9	4.7	5.0	5.3
	Median income	£35,000	3.5	4.5	2.3	1.2	3.5	3.3	3.6	3.8
	Average income	£33,918	3.6	4.6	2.3	1.2	3.6	3.4	3.7	3.9
ONS Annual Survey of Hours and Earnings	ASHE LQ	£21,918	5.5	7.2	3.6	1.9	5.6	5.3	5.7	6.1
	ASHE Median	£28,260	4.3	5.6	2.8	1.5	4.3	4.1	4.4	4.7
	ASHE Average	£31,565	3.8	5.0	2.5	1.3	3.9	3.7	4.0	4.2
Occupation	Wage	Ratio of house price to income								
Police officer										
Pay Point 0	£21,402	5.7	7.4	3.7	1.9	5.7	5.4	5.8	6.2	
Pay Point 2	£25,902	4.7	6.1	3.0	1.6	4.7	4.5	4.8	5.1	
Pay Point 4	£28,158	4.3	5.6	2.8	1.5	4.4	4.1	4.4	4.7	
Nurse										
Band 1	£20,270	6.0	7.8	3.9	2.1	6.0	5.7	6.2	6.6	
Band 3	£21,730	5.6	7.2	3.6	1.9	5.6	5.4	5.7	6.1	
Band 5	£27,055	4.5	5.8	2.9	1.5	4.5	4.3	4.6	4.9	
Fire officer										
Trainee	£24,191	5.0	6.5	3.3	1.7	5.1	4.8	5.2	5.5	
Competent	£32,244	3.8	4.9	2.4	1.3	3.8	3.6	3.9	4.1	
Teacher										
Unqualified (min)	£18,419	6.6	8.6	4.3	2.3	6.7	6.3	6.8	7.2	
Main pay range (min)	£25,714	4.7	6.1	3.1	1.6	4.8	4.5	4.8	5.2	
Minimum/Living Wage										
23 and over										
Single household	£16,216	7.5	9.7	4.9	2.6	7.6	7.2	7.7	8.2	
1xFull-time, 1xPart-time	£24,324	5.0	6.5	3.2	1.7	5.0	4.8	5.1	5.5	
Two working adults	£32,432	3.7	4.9	2.4	1.3	3.8	3.6	3.8	4.1	
21 and 22										
Single household	£15,215	8.0	10.4	5.2	2.7	8.1	7.6	8.2	8.7	
1xFull-time, 1xPart-time	£22,823	5.3	6.9	3.5	1.8	5.4	5.1	5.5	5.8	
Two working adults	£30,430	4.0	5.2	2.6	1.4	4.0	3.8	4.1	4.4	

Key

	More than 4.5x income multiple required
	Between 3.5x and 4.5x income multiple required
	Less than 3.5x income multiple required

Concluding comments

- 3.23 In 2021, lower quartile house prices were £135,000 and median prices were £175,000. Prices across South Ribble Borough have tended to be similar to the Central Lancashire average, higher than the North West average but lower than England. Lower quartile private rents in 2021 were £550 and median rents were £624.
- 3.24 The relative affordability of dwellings to buy or rent was explored at sub-area and borough level. Across South Ribble Borough, the minimum income required for entry-level/lower quartile renting was £26,500. For buying an entry-level/lower quartile property, the minimum income required was £34,714. These calculations assumed that a rent is affordable if no more than 25% of household income is spent on rent and if buying a property should cost no more than 3.5x household income.
- 3.25 Analysis considered the affordability of rents and prices at settlement/parish and borough level. Overall, households had to spend 26.4% of lower quartile income on a lower quartile rent and 21.4% of median income for median rents. In many areas, the income required was below 25%. In general, affordability pressures are greatest when comparing lower quartile prices and lower quartile rents, with households in most sub-areas having to spend at least 25% of income on rent, and in Leyland the proportion was 44%. When comparing median prices to median rents, in most sub-areas less than 25% of income was required, with the exception of Bamber Bridge, Lostock Hall and Walton le Dale (28.7%) and Leyland (31.2%)
- 3.26 For open market purchase, the ratio of lower quartile income to price across South Ribble Borough was 4.9x and for median income to median price it was 4.5x. Both ratios are above the benchmark of 3.5x income. Lower quartile ratios were highest in Leyland and Penwortham and median ratios highest in Bamber Bridge, Lostock Hall and Walton le Dale and Leyland. Without substantial deposits, the ability to buy is a challenge to many households.
- 3.27 Specific analysis of the affordability of renting and buying for key worker incomes and those on minimum/living wages was carried out. Key workers on entry-level grades are generally having to spend more than 25% of their income on rent although for several occupations and grades properties are affordable.
- 3.28 Private renting was generally affordable to households who had multiple earners on minimum/living wage. However, single earners on minimum/living wage had to spend upwards of 40% of income on lower quartile rents.
- 3.29 For buying, analysis assumed that a 10% deposit was available but indicated that income multiples in excess of 3.5x were generally needed to buy on the open market.
- 3.30 Using the evidence presented in this chapter, it is possible to establish what would be a genuinely affordable rent and purchase price across South Ribble Borough (Table 3.16). This is based on local incomes and assumes that no more than 25% of income is spent on rent and a household income multiple of 3.5x is applied to local household incomes when testing the affordability of buying. These figures should be considered when considering the extent to which new affordable housing is truly affordable.

Table 3.16 Genuinely affordable rents and purchase prices by sub-area				
Geography	LQ rents (25% of income)	Median rents (25% of income)	LQ purchase (3.5x income multiple)	Median purchase (3.5x income multiple)
South Ribble Borough	£521	£729	£87,500	£122,500
Settlement/Parish				
Bamber Bridge, Lostock Hall and Walton le Dale	£521	£521	£87,500	£87,500
Eastern	£521	£729	£87,500	£122,500
Leyland	£313	£521	£52,500	£87,500
Penwortham	£521	£729	£87,500	£122,500
Western Parishes	£729	£938	£122,500	£157,500

4. The needs of different groups

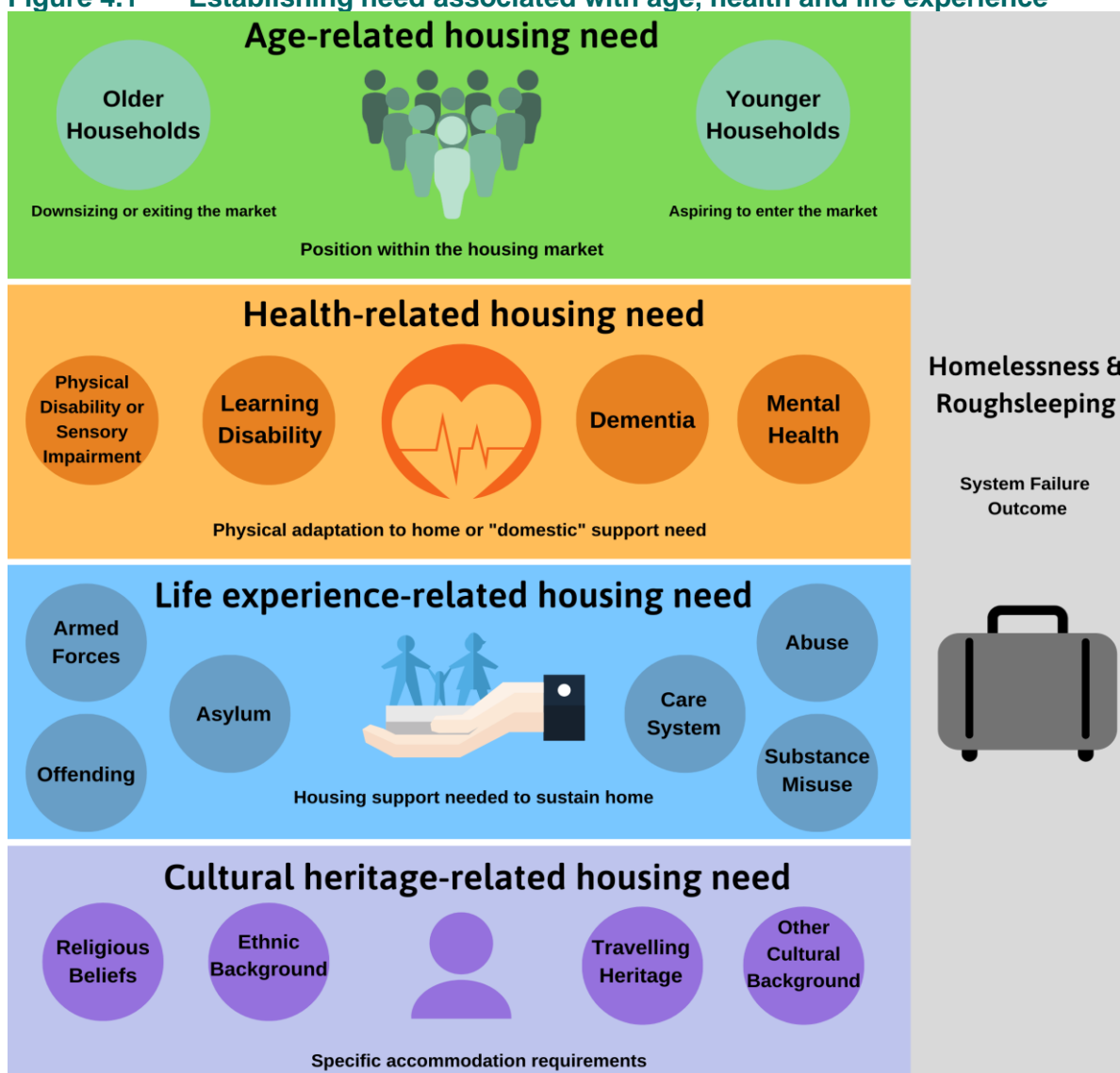
Introduction

4.1 Paragraph 62 of the NPPF refers to housing needs for different groups in the community and these fall into two broad groups: housing for people with additional needs and housing for specific household types.

Housing for people with additional needs

4.2 These groups include older people and accommodation for people with disabilities which are further sub-divided into those with health-related and life-experience related needs as summarised in Figure 4.1.

Figure 4.1 Establishing need associated with age, health and life experience



4.3 The evidence base relating to additional needs groups has been established based around these broad principles:

- people with additional needs are generally accommodated in mainstream housing and provided with care and support when needed;
 - some people will have complex and multiple needs and therefore may fall into several different categories of need;
 - some people require long-term accommodation to provide support for ongoing needs; and some require short-term supported housing which aims to support people for a period of time before moving on/back into mainstream housing; and
 - most people with additional needs will not need specialist supported housing but they may need adaptations to their homes and/or care and support provided in other ways.
- 4.4 POPPI and PANSI (Projecting Older People Population Information/Projecting Adult Needs and Service Information, Oxford Brookes University/Institute of Public Care) data are presented within in the chapter to illustrate likely prevalence ranges of illness and disability across South Ribble Borough’s population.
- 4.5 The Lancashire County Council Market Position Statement 2019 for adult social care provides a wealth of information on the needs of different groups and relevant information is presented in this chapter (<https://ipc.brookes.ac.uk/files/market-position-statements/Lancashire-MPS-2019.pdf>).
- 4.6 Some of the material in the MPS relates to multiple groups:
- Lancashire County Council funds 1,091 daytime support places each week for people with learning disabilities, mental health and physical disabilities. This is expected to grow to 1,680 by 2021/22.
 - Providers should develop daytime support which offers innovative and creative support including employment support.
 - The development of newer, more innovative and flexible Supported Living accommodation for people with a learning or physical disability, and/or mental health condition.
 - Current funding of around 5,700 individuals in long-term residential and nursing care supporting older people, people with mental health needs and people with a learning or physical disability, or sensory impairment.
 - A residential and nursing care strategy is to be developed.
 - The County Council are the largest provider of residential care with 717 residential care places across 17 homes.

Age-related housing need

- 4.7 Age-related housing need relates to the needs of specific age groups in the housing market due to life events and the impact this has on the need for dwellings of particular sizes/types and affordability. For older households this includes ‘rightsizing’ and adaptation of existing dwellings. For younger households, affordability is a particular concern and this has been considered

elsewhere in the report. For this section we therefore focus upon the needs of older persons for particular unit types.

Housing for older people

- 4.8 The NPPF Annex 2 defines older people as **‘people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs.’**
- 4.9 PPG recommends the following are considered in an assessment of older persons need:
- The future need for specialist accommodation (including but not restricted to age-restricted general market housing, retirement living or sheltered accommodation, Extra Care or housing with care), broken down by type and tenure.
 - The need for care in residential care and nursing homes (C2).
 - The need for co-housing communities.
 - The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs.
- 4.10 PPG notes that **‘plan-making authorities will need to count housing provided for older people against their housing requirement’** (source: PPG June 2019 Paragraph: 016 Reference ID: 63-016-20190626).
- 4.11 Over the period 2021 to 2038 the number of people aged 65 and over is expected to increase by 29% and by 2038 there will be an additional 7,088 residents aged 65 and over. The number of households headed by someone aged 65 or over is expected to increase by 4,993 (31.1%) by 2038.
- 4.12 The Chorley and Preston 2021 household surveys indicates that 48.6% of older people want to remain in their current home with help and support when needed (Table 4.1). There is also interest in a range of options including open market, sheltered and co-housing.

Housing option	65-74 (%)	75-84 (%)	85+ (%)	All 65+ (%)
Continue to live in current home with support when needed	49.5%	67.1%	53.5%	48.6%
Buying a dwelling on the open market	23.9%	12.4%	2.9%	20.3%
Rent a dwelling from a private landlord	2.3%	1.5%	2.1%	4.1%
Rent from housing association	8.3%	5.1%	4.0%	12.0%
Rent from the council	8.7%	6.3%	0.8%	11.4%
Sheltered accommodation - To rent	7.3%	10.0%	5.4%	10.1%
Sheltered accommodation - To buy	6.1%	11.4%	3.1%	6.4%
Sheltered accommodation - Part rent/buy (shared ownership)	4.7%	5.7%	26.0%	4.6%
Extra Care housing - To rent	4.0%	4.7%	4.7%	5.3%
Extra Care housing - To buy	2.4%	3.9%	3.4%	3.8%
Extra Care housing - Part rent/buy (shared ownership)	2.3%	1.5%	19.3%	3.3%
Supported housing for people with learning disabilities and autism	0.2%	0.0%	0.5%	0.6%
Supported housing for mental health conditions	0.3%	1.4%	0.0%	1.4%
Residential nursing/care home	3.6%	13.7%	16.4%	5.2%
Co-housing - your own home in a small community which shares facilities (e.g. laundry) and activities	8.8%	5.1%	4.9%	8.0%
Go to live with children or other relatives/friends	3.1%	5.9%	23.3%	6.5%
Other	2.3%	2.9%	3.8%	3.9%

Source: 2021 Chorley and Preston household surveys

- 4.13 The Chorley and Preston 2021 household surveys indicate that 51.8% of older people planning to move would like to move to a property with fewer bedrooms, 43.5% would like to move to a property with the same number of bedrooms and 4.6% would like a larger property (Table 4.2). The general conclusion is that smaller dwellings are needed to accommodate older movers but there are households who would require the same or even an increase in the number of bedrooms in their properties.

Housing choice	Aspiration (%)	Expectation (%)
Downsizing (moving to a smaller property)	52.8%	51.8%
Staying same	36.5%	43.5%
Upsizing (moving to larger property)	10.8%	4.6%
Total	100.0%	100.0%
Base (households responding)	4,851	4,626

Source: 2021 Chorley and Preston household surveys

Future need for specialist older person accommodation and residential care provision

- 4.14 Across South Ribble Borough there are around 2,456 units of specialist older persons accommodation comprising 1,508 specialist older accommodation (C3 planning use class) and 948 units of residential care (C2 use class). Map 4.1 and Table 4.3 shows the current number of older persons units of accommodation across the borough using data provided by the Elderly Accommodation Counsel.

Category (and planning use category)	Current number of units	Description
Age-exclusive housing (C3)	133	<p>EAC definition: Schemes or developments that cater exclusively for older people, usually incorporate design features helpful to older people and may have communal facilities such as a residents' lounge, guest suite and shared garden, but do not provide any regular on-site support to residents.</p> <p>PPG definition: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.</p>
Care homes (C2)	494	<p>EAC definition: A residential setting where a number of older people live, usually in single rooms, and have access to on-site care services. Since April 2002 all homes in England, Scotland and Wales are known as 'care homes', but are registered to provide different levels of care. A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication.</p> <p>PPG definition: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.</p>
Care home with nursing (C2)	454	A home registered as a care home with nursing will provide the same personal care but also have a qualified nurse on duty twenty-four hours a day to carry out nursing tasks. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse.
Enhanced sheltered/close case (C3)	0	Sheltered housing that provides more in facilities and services than traditional sheltered housing but does not offer the full range of provision that is found in an Extra Care housing scheme
Retirement/Sheltered housing (C3)	180 R 1,099 S	EAC definition: Sheltered housing (S) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. Retirement housing (R) means housing developments of a

Table 4.3 Categories of older person accommodation		
Category (and planning use category)	Current number of units	Description
		<p>similar type to sheltered housing, but built for sale, usually on a leasehold basis. The term sheltered housing is now largely superseded by retirement housing.</p> <p>PPG definition: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.</p>
Extra Care housing or housing with care (C3)	96	<p>EAC definition: Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home.</p> <p>PPG definition: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.</p> <p>Note Extra Care can also provide accommodation for people with additional needs who are not older people</p>
Total	2,456	

Source: EAC data 2022

4.15 The Lancashire Market Position Statement includes the following housing priorities:

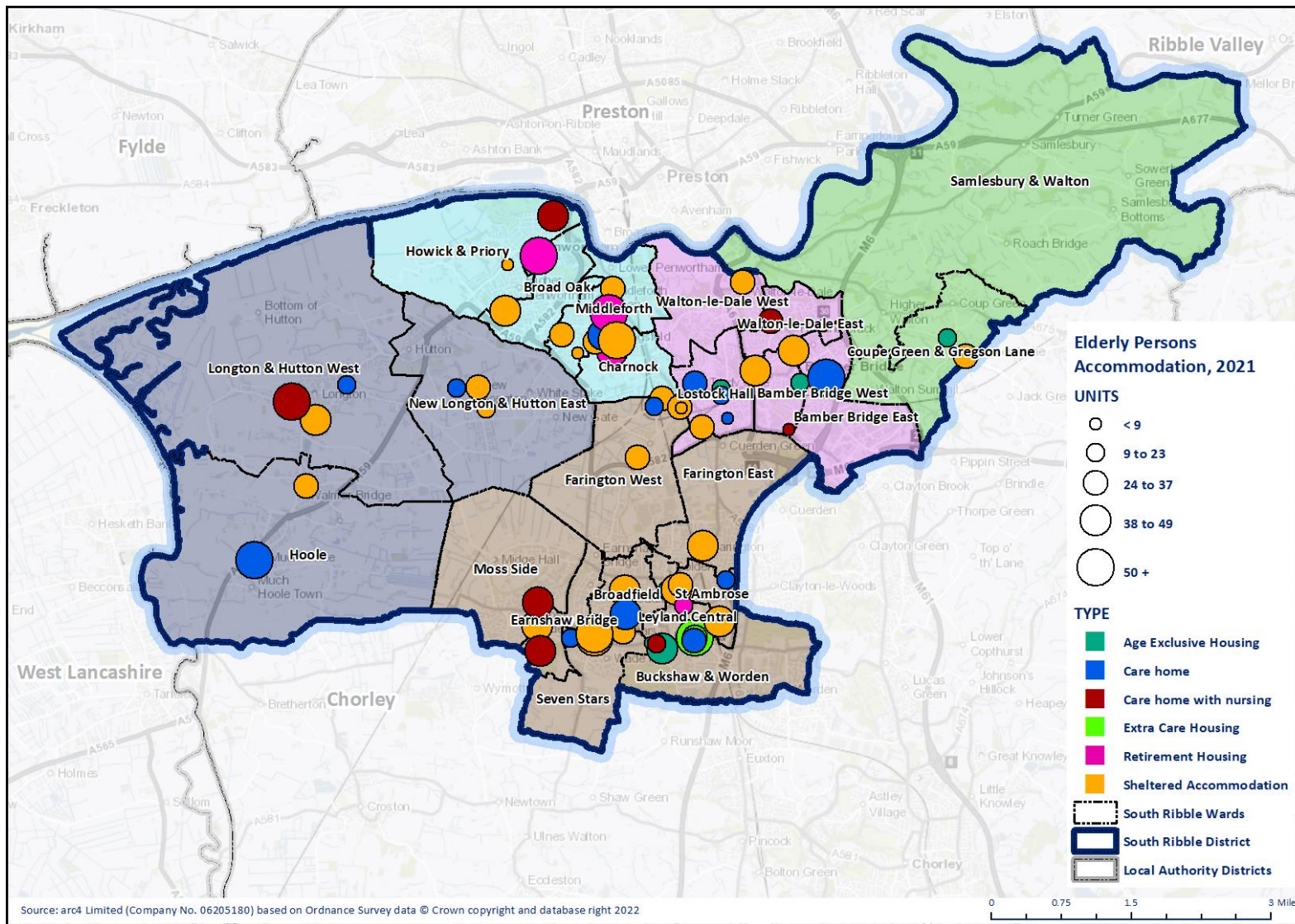
- Less reliance on residential care and more Extra Care schemes.
- Daytime support for 'younger' older people to engage people with their communities to reduce social isolation.
- A need for more Elderly Mentally Infirm (EMI) and Elderly Mental Dementia (EMD) for older people.

- Technology-enabled care to maximise independence, reduce reliance on formal supports and improve outcomes for people.
- 4.16 Given the ageing of the population, the need for specialist older person accommodation is expected to increase. Based on population projections there is a need for 713 additional units of specialist older persons' accommodation by 2038 (Table 4.4). This is broken down to 438 (C3) dwellings (24 each year) which is part of the overall annual housing need to be delivered across South Ribble Borough. There is also an additional need for 275 residential care units (16 each year).

Table 4.4 Analysis of future need for specialist older person accommodation 2021-2038				
Current provision (and planning use class)	Number of units 2021	Number aged 75 and over 2021	Number aged 75 and over 2038(projected)	Change in need over 18 years
		24,415	31,503	
		Ratio of population to current provision	Ratio applied to 2037 population	
Specialist older person (C3)	1,508	0.06177	1,946	438
Residential Care (C2)	948	0.03883	1,223	275
Total	2,456		3,169	713

Source: EAC data, 2018-based population projections

Map 4.1 Current older persons accommodation across South Ribble Borough



Source: Elderly Accommodation Counsel 2022

Senior cohousing communities

- 4.17 Senior cohousing is specifically mentioned in PPG as a housing option for older people: 'Senior co-housing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option for informal care.'
- 4.18 This option should be considered by the council as part of a diverse range of accommodation for older people. The household survey identified interest from around 8% of older person households, with a particular interest in 1 and 2-bedroom properties and a range of dwelling types including houses, flats and bungalows.

People with dementia and early onset dementia

- 4.19 The PPG makes specific reference to dementia and that **'there should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate'** (source: June 2019 PPG Paragraph: 019 Reference ID: 63-019-20190626).
- 4.20 The PPG also outlines the characteristics of a dementia- friendly communities:
- easy to navigate physical environment;
 - appropriate transport;
 - communities shaped around the views of people with dementia and their carers;
 - good orientation and familiarity;
 - reduction in unnecessary clutter; and
 - reduction in disorienting visual and auditory stimuli.
- 4.21 Lancashire County Council has a Dementia Friendly Strategy <https://www.lancashire.gov.uk/media/905829/lcc-dementia-strategy-2018-2023.pdf>
- 4.22 2020 POPPI/PANSI data estimates there are 31 people with early onset dementia and 1,615 people aged 65 and over with dementia (Table 4.5). By 2038, the number of people aged 65 and over with dementia is projected to increase by 46.4%, with an increase of 69.6% amongst the 85+ age group. The number with early onset dementia is expected to decrease slightly.

Dementia	2020	2038	% Change 2020-2038
Early onset dementia (30-64)	31	28	-9.6%
Dementia (65-74)	310	369	19.1%
Dementia (75-84)	659	900	36.6%
Dementia (85 and over)	646	1,095	69.6%
Dementia (total 65+)	1,615	2,365	46.4%

Source: POPPI/PANSI applied to 2018-based population projections

- 4.23 A report by the All Party Parliamentary Group (APPT) on Housing and Care for Older People published a report on Housing for People with Dementia in July 2021
https://www.housinglin.org.uk/assets/Resources/Housing/Support_materials/Reports/HCOP_APPG_Dementia_Housing_and_Care_Inquiry-LowRes.pdf
- 4.24 This set out 23 recommendations which included:
- Recognise potential future loneliness and how we can maintain our family connections and wider social networks in the communities we live in before or after diagnosis.
 - Consider whether to move whilst we are able: rightsizing and moving to the right place and environment whilst able to still develop new routes and make new friends.
 - Make preventive changes, incrementally, to the home environment; such as when upgrading property or installing new technology, or where we require additional personal care and support to help us to live independently.
- 4.25 Regarding housing and planning, the report recommended:
- Support increased provision of Extra Care housing / assisted living accommodation and retirement housing that is dementia-ready, with top-sliced grant-aid through Homes England.
 - Strengthen DLUHC guidance to local planning authorities. LPAs should respond to demographic change and the need for more homes designed for older people, including those with dementia, through Local Plans specifying requirements for age-friendly housing.

The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs

- 4.26 The profile of dwellings occupied by households aged 65 and over by age group, based on the 2021 Chorley and Preston household surveys, is summarised in Table 4.6. This shows that the majority (70.9%) live in houses, particularly with 3 or more bedrooms; 16.6% live in bungalows, 10.1% in flats and 2.4% in other dwelling types.

Dwelling type and size	65 to 74 (%)	75 to 84 (%)	85+ (%)	Total (%)
1 or 2-bedroom house	10.6	8.4	14.0	10.3
3 bedroom house	36.7	39.3	25.5	36.7
4 or-more bedroom house	26.8	21.1	5.5	23.9
1-bedroom bungalow	4.7	1.2	4.5	3.8
2 or more-bedroom bungalow	11.7	15.3	15.5	12.9
1-bedroom flat	3.4	5.7	12.0	4.6
2 or more-bedroom flat	5.3	5.1	9.5	5.5
Other	0.8	3.7	13.4	2.4
Total	100.0	100.0	100.0	100.0
Base	19,432	7,406	1,872	28,710

Source: 2021 Chorley and Preston household surveys

- 4.27 The provision of appropriate adaptations to existing dwelling stock can help people lead independent lives. PPG also asks councils to consider the extent to which existing dwelling stock can help meet the needs of older people (source: PPG 2019 Paragraph: 017 Reference ID: 2a-017-20190220).
- 4.28 Given that the majority of older people want to remain in their own homes with help and support when needed, the 2021 household surveys provides a useful insight into the proportion of households who need care and support and the extent which properties are adapted (Table 4.7).
- 4.29 Table 4.7 shows that 7.4% of all households require care and support to enable them to stay in their home. This is highest amongst 75 and over age groups and from households living in affordable housing. Of households with a household reference person aged 85 and over, 26% require help and support to enable occupiers to stay in their own home.
- 4.30 66.9% of households have sufficient space for a carer to stay overnight if needed. Owner occupiers were most likely to have space available, but private and in particular social renters were less likely. Around 31.9% of respondents in affordable housing had sufficient space for a carer.
- 4.31 Around 6.8% of all dwellings had been adapted or purpose-built for a person with a long-term illness, health problem or disability. This was highest amongst affordable housing occupants (17.3%) and lowest amongst owner occupiers (4.8%). Older people were more likely to live in an adapted home, with 12.3% of households with a HRP aged 75-84 and 21.1% with a HRP aged 85+ living in adapted homes.
- 4.32 Around 12.3% of households need facilities on one floor (living room, kitchen, bathroom and bedroom) and this increases to 45% of households with a HRP aged 85+.

Table 4.7 Adaptations, support needs and space for carer by tenure and age group				
	Is there sufficient space in your home for a carer to stay overnight, if this was needed?	Do you, or any other members of your household, require care or support to enable you/them to stay in this home?	Has your current home been adapted or purpose-built for a person with a long-term illness, health problem or disability?	Do you or someone in your household need all facilities on one floor (living room, bathroom, kitchen, bedroom)?
Tenure	Yes (%)	Yes (%)	Yes (%)	Yes (%)
Owner Occupied	75.8	5.6	4.8	8.0
Private Rented	57.1	8.3	3.6	16.2
Affordable	31.9	15.4	17.3	30.2
All tenures	66.9	7.4	6.8	12.3
Age of household reference person	Yes (%)	Yes (%)	Yes (%)	Yes (%)
Under 65	63.0	6.3	5.7	9.3
65 to 74	78.5	9.3	7.8	18.1
75 to 84	79.8	8.6	12.3	20.2
85 and over	67.8	26.0	21.1	45.0
All age groups	66.9	7.4	6.8	12.3

Source: 2021 Chorley and Preston household surveys

Estimating future need for adaptations and home improvement

- 4.33 The 2021 household surveys provide evidence of the range of adaptations and home improvements needs based on the age group of the household reference person (Table 4.8).
- 4.34 Better heating, more insulation and double glazing were most frequently mentioned improvements needed. The need for a downstairs toilet was mainly mentioned by older groups.
- 4.35 Regarding adaptations, these were mainly mentioned by older households and most frequently mentioned were bathroom adaptations, internal and external handrails/grabrails and kitchen adaptations. The need for adaptations was generally highest amongst the 75+ age group.
- 4.36 These requirements are self-determined by residents responding to the household survey and may not necessarily reflect actual requirements following an independent assessment in the home.

Table 4.8 Adaptations and home improvements required by age group				
Adaptation/improvement required	Age group (% of households)			Total
	Under 65	65-74	75+	
Home improvement				
More insulation (loft, wall cavities)	17.0%	10.6%	8.7%	15.2%
Community alarm service	3.1%	4.5%	7.2%	3.7%
Better heating	16.9%	14.4%	10.1%	15.9%
Double glazing	15.4%	9.9%	9.3%	13.9%
Improved ventilation	8.3%	3.3%	4.1%	7.1%
Downstairs WC	7.4%	6.7%	9.9%	7.5%
Increase the size of property (e.g. extension, loft conversion)	11.7%	1.7%	3.0%	9.2%
Adaptations				
Adaptations to bathroom	9.7%	15.9%	15.7%	11.3%
Adaptations to kitchen	5.9%	15.5%	18.0%	8.7%
External handrails /grab rails	9.1%	5.3%	7.9%	8.4%
Internal handrails /grab rails	4.2%	7.8%	12.8%	5.6%
Stair lift / vertical lift	3.9%	7.4%	14.7%	5.5%
Adaptations relating to sensory needs	2.8%	2.7%	5.8%	3.1%
Improvements to access (e.g. level access in and around home)	4.9%	4.1%	7.7%	5.0%
Wheelchair adaptations (including door widening and ramps)	2.7%	2.1%	8.0%	3.1%
Lever door handles	3.0%	3.2%	6.0%	3.2%
Room for a carer	3.0%	2.3%	2.5%	2.8%
Base (all households)	81,164	19,572	9,395	110,132

Source: 2021 Chorley and Preston household surveys

- 4.37 Resources for aids and adaptations remain limited, particularly for households in the private sector (owner occupation or privately rented accommodation). However, the provision of appropriate adaptations is essential to older households in maintaining independent living. Alternative sources of funding, such as equity loans, could be considered to finance remedial measures required by older person households. It should be pointed out that whilst local authorities will assess anyone's needs, assistance is currently means tested and some older person households will self-fund.

Assistance in the home

- 4.38 The 2021 household surveys also provide information on a range of practical assistance required from households by age group (Table 4.9). Overall, the highest level of need is for help with gardening and other practical tasks. For all

types of assistance, the level of need increases with age which includes the need for company/friendship, mentioned by 20.7% of people aged 75 and over.

Type of help needed now or in next 5 years	% households needing help by age group of HRP			
	Under 65	65-74	75+	All
Help with repair and maintenance of home	24.5%	43.2%	51.6%	30.2%
Help with gardening	13.8%	35.3%	50.2%	20.8%
Help with cleaning home	11.3%	25.4%	43.7%	16.6%
Help with other practical tasks	9.5%	18.2%	33.2%	13.1%
Help with personal care	7.9%	9.5%	26.3%	9.8%
Want company / friendship	8.1%	9.2%	20.7%	9.3%
Base (all households)	81,165	19,572	9,395	110,132

Source: 2021 Chorley and Preston household surveys

Health-related housing need

- 4.39 A range of sources can be drawn upon to establish the overall scale of disability/support needs across South Ribble Borough. In summary:
- The 2011 Census reported that across the borough 82.3% were in very good or good health, 12.8% were in fair health and 4.9% in bad/very bad health (particularly across older age groups). A total of 19,162 residents (17.7%) were in fair/bad/very bad health which compares with 18.3% across England.
 - 8.0% of residents reported that their daily activities were limited 'a lot' and 9.4% 'a little' which compares with 8.3% and 9.3% respectively across England. This is mainly associated with older age groups.
 - 2,730 people received Disability Living Allowance in 2018 or 2.5% of the population.
 - The ONS Family Resources Survey 2018/19 estimates that around 21% of the population nationally has a disability. This translates to around 25,400 people across South Ribble Borough in 2021 and is projected to increase to around 28,100 by 2038.
- 4.40 The 2021 household surveys considered illness/disability. There was a least one person with an illness/disability in 42% of households. The surveys estimated 38.4% of residents had an illness/disability which is higher than the ONS estimates. Table 4.11 shows the number of people stating an illness/disability and the type of illness/disability. The most frequently mentioned illness/disability was long-standing illness or health condition (12.3%) followed by physical/mobility impairment (6.3%) and mental health issue (5.9%).

Table 4.11 Number of people stating illness/disability		
Illness/disability	Number of people	% of total Population
Physical/mobility impairment	16,658	6.3%
Learning disabilities	4,108	1.6%
Autism	3,306	1.3%
Mental health issue	15,504	5.9%
Visual impairment	6,043	2.3%
Hearing impairment	9,013	3.4%
Long-standing illness or health condition	32,422	12.3%
Older age related illness or disability (e.g. dementia, stroke)	8,025	3.0%
Other	6,257	2.4%
Total population	263,737	
Total number of people with an illness/disability	101,336	38.4%
Households with at least one person with an illness/disability	Number of households	% of households
Total	46,303	42.0%

Source: 2021 Chorley and Preston household surveys

Physical disability

- 4.41 2020 POPPI and PANSI provides data on the likely prevalence in 2020 of a range of physical disabilities and how this is expected to change by 2038 (Table 4.12). In 2020, there were an estimated 8,091 people with mobility issues across all age groups which is projected to increase to 9,535 by 2038 mainly due to an increase in the number of people aged 65 with mobility issues.

Table 4.12 Physical disability prevalence			
Disability (age group)	2020	2038	% change 2020-2038
Impaired mobility (18-64)	3,771	3,459	-8.3%
Mobility (unable to manage at least one activity on own) (65+)	4,320	6,075	40.6%
Moderate or serious personal care disability (18-64)	3,308	3,044	-8.0%
Serious visual impairment (18-64)	41	39	-4.4%
Moderate or severe visual impairment (65+)	2,098	2,750	31.1%
Severe hearing loss (18-64)	409	377	-7.9%
Severe hearing loss (65+)	1,829	2,645	44.6%
All with mobility issues (impaired mobility 18-64 and mobility 65+)	8,091	9,535	17.8%

Source: POPPI/PANSI; 2018-based ONS population projections

Learning disability and autism

- 4.42 The number of people across all age groups with moderate or severe learning disabilities is estimated to be around 461 in 2020 rising to 513 by 2038 (Table 4.13). There is a notable growth in the number of people aged 65 and over with learning disabilities. Around 940 people have autistic spectrum disorders in 2020 and this is expected to increase to 1,069 by 2038.

Table 4.13 Learning disability and autism

Learning disability (age group)	2020	2038	% change 2020-2038
Total (18-64)	1,558	1,494	-4.1%
Total (65+)	503	659	31.1%
Moderate or severe (18-64)	355	341	-3.9%
Moderate or severe (65+)	68	86	27.2%
Moderate or severe (all ages)	423	428	1.1%
People with LD living with a parent (18-64)	123	122	-0.9%
Downs syndrome (18+)	42	41	-3.6%
Challenging behaviour (18-64)	29	28	-4.5%
Autistic spectrum disorders (18-64)	634	606	-4.4%
Autistic spectrum disorders (65+)	226	287	26.8%
Autistic spectrum disorders (all ages)	860	893	3.8%

Source: POPPI/PANSI and 2018-based ONS population projections

4.43 The Lancashire County Council Market Position Statement 2019 for adult social care notes:

- A need to develop crisis provision across Lancashire for people with learning disability and/or autism
- Encourage the development of newer, more innovative and flexible Supported Living accommodation for people with a learning or physical disability, and/or mental health condition
- 1,091 daytime support places each week are funded for people with learning disabilities, mental health and physical disabilities
- The council has an in-house Supported Living service to support people with a learning disability and/or autism to live in their own home with support and a nationally recognised Shared Lives service which enables people who need support to live in a family setting. These include residential care places, daytime support, respite and rehabilitation beds.

Mental health

4.44 2020 POPPI/PANSI data estimates there are around 12,199 residents with a common mental health disorder (Table 4.14). The number of people aged 18-64 with a common mental health disorder is expected to decrease by 4.4% over the period to 2038. However, depression amongst people aged 65 or over is expected to increase considerably.

Table 4.14 Mental health prevalence			
Mental health 18-64	2020	2038	% change 2020-2038
Common mental disorder	12,199	11,666	-4.4%
Borderline personality disorder	1,549	1,481	-4.4%
Antisocial personality disorder	2,137	2,044	-4.4%
Psychotic disorder	450	430	-4.4%
Psychotic disorders (2 or more)	4,633	4,431	-4.4%
Older people with depression	2020	2038	% change 2020-2038
Depression 65+	2,066	2,715	31%
Severe depression (65+)	644	870	35%

Source: POPPI/PANSI and 2018-based ONS population projections

Accessible and wheelchair standard housing

4.45 PPG states that **‘where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the NPPF). To help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:**

- **M4(1) Category 1: Viable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);**
- **M4(2) Category 2: Accessible and adaptable dwellings; and**
- **M4(3) Category 3: Wheelchair user dwellings**

‘Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors ’ (source: PPG June 2019 Paragraph: 009 Reference ID: 63-009-20190626)

- **M4(1) Category 1: Viable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);**
- **M4(2) Category 2: Accessible and adaptable dwellings; and**
- **M4(3) Category 3: Wheelchair user dwellings**

‘Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors ’ (source: PPG Paragraphs: 008 Reference ID: 56-008-20160519 & 009 Reference ID: 56-009-20150327).

4.46 Regarding evidencing the need for accessible housing, PPG states:

‘Based on their housing needs assessment and other available datasets it will be for local planning authorities to set out how they intend to approach demonstrating the need for Requirement M4(2) (accessible and

adaptable dwellings), and/or M4(3) (wheelchair user dwellings), of the Building Regulations. There is a wide range of published official statistics and factors which local planning authorities can consider and take into account, including:

- **the likely future need for housing for older and disabled people (including wheelchair user dwellings).**
 - **size, location, type and quality of dwellings needed to meet specifically evidenced needs (for example retirement homes, sheltered homes or care homes).**
 - **the accessibility and adaptability of existing housing stock.**
 - **how needs vary across different housing tenures.**
 - **the overall impact on viability.’** (source: Para: 007 Reference ID: 56-007-20150327).
- 4.47 Optional accessibility standards for dwellings were introduced by the government in 2015 to provide a mechanism for improving accessibility of housing for those with additional needs. National standards have been established and contained within Part M Volume 1 of the Building Regulations as set out in Table 4.15. Only one accessible housing standard can apply to any dwelling. The M4(2) accessible and adaptable dwelling standard is based on, and in 2015 effectively replaced, the ‘Lifetime Homes’ standard.

Standard Label	Standard title	Level of accessibility provided	Mandatory or optional
M4(1)	Visitable dwellings	Level access not necessarily provided into the dwellings – few accessibility features	Mandatory
M4(2)	Accessible and adaptable dwellings	Level access is provided into the dwelling – easy to adapt to make more accessible – not suitable for most wheelchair users	Optional
M4(3)	Wheelchair user dwellings	Dwellings suitable for wheelchair users: either wheelchair adaptable (a) or wheelchair accessible (b)	Optional

4.48 It should be noted that Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings (source: PPG Paragraph: 009 Reference ID: 56-009-20150327).

4.49 In order to establish an appropriate target for M4(3) dwellings, Table 4.16 sets out a series of assumptions regarding wheelchair use from the English Housing Survey and a report by Aspire Housing Association. Applying these assumptions would suggest a target of 4% of newbuild to meet M4(3) wheelchair accessible standard is required.

According to PPG (source: PPG Paragraph: 009 Reference ID: 56-009-20150327), ‘Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for

allocating or nominating a person to live in that dwelling.’ This would imply that the onus on wheelchair accessible housing delivery is with the local authority/registered providers, but private developers should also be encouraged to build to M4(3) wheelchair accessible or adaptable homes where appropriate. Any final targets should be set within the context of likely levels of delivery.

Table 4.16 Wheelchair use assumptions and resulting annual need

Assumption	% requirement	Number each year (based on 416 annual housing need)
Wheelchair use from the English Housing Survey 2018/19 – households using wheelchair all the time	0.6%	2
Wheelchair use from the English Housing Survey 2018/19 – households using wheelchair either indoors or outdoors	3.0%	12
Average number of wheelchair users across households in Chorley and Preston	1.7%	7
Aspire report on wheelchair accessible housing (*)	10.0%	42
Average of indicators	3.8%	16

(*) Wheelchair Accessible Housing: Waiting for appropriate housing in England, Aspire October 2014 recommends that the national government should set a minimum requirement of 10% of all new build properties across all tenures to be wheelchair accessible.

4.50 Table 4.17 considers the profile of wheelchair accessible or adaptable dwellings needed by number of bedrooms and age group of the Household Reference Person.

Table 4.17 Wheelchair dwellings needed by age group and number of bedrooms

Age group	Number of bedrooms (Table %)			Total
	1	2	3	
Under 65	17.0	29.8	14.9	61.7
65 and over	36.2	0.0	10.6	38.3
Total	53.2	29.8	25.5	100.0
Age group	Number of bedrooms (needed each year by age group)			Total
	1	2	3	
Under 65	3	5	2	10
65 and over	5	0	1	6
Total	8	5	3	16

Source: 2021 Chorley and Preston household surveys

Note: The annualised figure of 16 is based on the average of indicators in Table 4.16.

4.51 Given the ageing demographic of South Ribble Borough and the identified levels of disability amongst the population, it is recommended that a policy to

provide new homes built to accessibility standards is included in the Local Plan. On the basis of available evidence which takes into account the requirements of PPG, it is recommended that:

- 4% of new dwellings are built to M4(3) wheelchair accessible standard (this would imply an average target of around 17 each year); and
- all remaining new dwellings are built to M4(2) accessible and adaptable standards to take account of the ageing demographics of the borough. This will ensure that new dwellings can be occupied and also visited by people needing accessible/adaptable dwellings.

4.52 It should be noted however that any percentage requirements for accessible housing are subject to cumulative viability testing. It is also recommended that needs are monitored closely given the ageing population over the plan period.

Life experience-related housing need

Armed forces

- 4.53 South Ribble Borough is a signatory to the Armed Forces Covenant which seeks to provide support in a range of areas including housing to in-service and ex-service personnel.
- 4.54 The Government's First Homes policy identifies people connected with the Armed Forces as an eligible group for First Homes.

Cultural heritage related housing need

- 4.55 For those from a minority ethnic background there may be cultural heritage or religion related determined needs which impact on the type of accommodation required. This would include the specific needs of particular Black, Asian and Minority ethnic (BAME – households not identifying as 'White British') households as well as those from Travelling communities.

BAME population and households

- 4.56 Around 4.7% of the population in South Ribble identify as BAME. The distribution of BAME people within the borough is shown in Table 4.18. The majority of BAME people live in Leyland, Penwortham and Bamber Bridge, Lostock Hall and Walton le Dale.

Table 4.18 Distribution of BAME households across South Ribble Borough

Sub-area	BAME population	% of BAME population in each sub-area	% of population in each sub-area who identify as BAME	All people
Bamber Bridge, Lostock Hall and Walton le Dale	1,319	25.5	5.3	25,003
Eastern	424	8.2	3.8	11,051
Leyland	1,726	33.4	4.4	39,464
Penwortham	1,250	24.2	6.4	19,543
Western Parishes	448	8.7	3.2	13,996
South Ribble	5,167	100.0	4.7	109,057

Source: 2011 Census

4.57 Recent research by Gateway Housing Association has explored the needs of Asian households, understood to be primarily in Preston, but provides a helpful insight into the characteristics and needs of Asian households in the wider Central Lancashire area:

- 70% are homeowners and only 11% are privately renting. (This corresponds with national statistics that show that Asians prefer to own their own homes as opposed to rent).
- 5.4% are in social housing (doesn't differentiate between type of tenure). (This is far below the 13% representation of Asians in the population of Preston).
- 20% are on the social housing register. (This may suggest a shortage of social housing and/or not enough homes of the right kind in the right areas for Asian people).
- 13% of respondents had 4 or more children. (Given that the 2011 Census showed only 8% of people in Preston living in households comprising 5 or more members, this cohort would appear to be an overrepresentation).
- 49% said they lived in a 2-adult household, 17% have 3 adults and 14.5% have 4 adults, 3% have 5 adults and 1% have 6 adults. (I do not have a comparable figure for the wider population but at face value this does suggest that Asians are more likely to have multi-generational households and/or more older children living at home).
- 62% say they want to move in the future, only 13% would consider social housing with the overwhelming majority 62% wanting to buy their own home. (Again, underlines that Asians prefer home ownership over other tenures).
- 35% say they need min 3 bedrooms, 39% want 4, 9% want 5, 4% want 6 plus. Significantly only 10% require 2 bedrooms, and 4% need just 1. (The overwhelming majority of Asians need houses comprising 3 or more beds).

- The most important amenity is place of worship, followed closely by being close to family/friends and schools followed by local amenities and shops. (Most Asians want to live in areas where there are existing Asian communities, family/friends networks and amenities, such as a place of worship. There is little demand for accommodation in other areas.).
- If they were to move the overwhelming majority of respondents prefer to live in areas where there is an existing Asian community. The other striking finding is that many are aspirational and want to move to the more affluent areas such as Fulwood in Preston.
- 44% of respondents say they would live in social housing. (Combined with the fact that most respondents would like to own their own home, this would support the thesis that more shared ownership homes need to be made available).

Gypsy, Traveller and Travelling Showperson need

- 4.58 The 2019 Central Lancashire Gypsy and Traveller Accommodation Assessment identified no need for residential pitches over the period 2019/20 to 2035/36. No need was identified for plots for Travelling Showpeople. A sub-regional approach to transit provision was recommended in the GTAA.

Other groups with particular housing requirements

- 4.59 This chapter concludes with a summary of the other household groups who have particular housing requirements in South Ribble Borough.

People who rent their homes

- 4.60 Chapter 4 presents a range of data on the characteristics of households who rent their homes – either privately or from a social housing provider.

Self-build and custom housebuilding

- 4.61 The NPPF 2021 set out that the government wants to enable more people to build their own homes and wants to make this form of housing a mainstream housing option.
- 4.62 There are currently 28 households on the self-build register for South Ribble Borough. The dwelling type preferences are summarised in Table 4.19.

	Number of responses	% of responses
2 bed detached	2	7.1
3 bed detached	6	21.4
4 or more bed detached	19	67.9
3 bed bungalow	1	3.6
Total	28	100.0

Source: Council self-build register

- 4.63 A review of plot searches on the BuildStore website in December 2022 identified 1 plot available in Walton le Dale and 2 in Leyland.

Student housing need

- 4.64 There are no higher education facilities in South Ribble and therefore no strategic need for student accommodation.

Conclusion

- 4.65 In accordance with PPG, this housing need and demand study has considered the future need for specialist accommodation, the need for residential care and considered the role of general housing in meeting needs, in particular bungalows and homes that can be adapted to meet a change in needs.
- 4.66 The number of households headed by someone aged 65 or over is expected to increase by 4,993 (31.1%) by 2038. According to the 2021 household surveys in Chorley and Preston, the majority of older people 65 and over want to continue to live in their current home with support when needed according to the household survey, with help with repair/maintenance, gardening, cleaning, and other practical tasks, which would help people remain in their own home. There is also a need to deliver a range of smaller dwellings (particularly level-access accommodation) for older people across all tenures and specialist older persons housing provision.
- 4.67 Across South Ribble there are around 2,456 units of specialist older persons accommodation comprising 1,508 specialist older accommodation (C3 planning use class) and 948 units of residential care (C2 use class).
- 4.68 Based on population projections, there is a need for 713 additional units of specialist older persons' accommodation by 2038.
- 4.69 The HNDA does not specify the precise nature of specialist older person dwellings to be built. This is to allow flexibility in delivery and PPG states that 'any single development may contain a range of different types of specialist housing' (source: PPG June 2019 Paragraph: 010 Reference ID: 63-010-20190626).

- 4.70 A key conclusion is that there needs to be a broader housing offer for older people across the borough and the HNDA has provided evidence of the scale and range of dwellings needed.
- 4.71 A wealth of information has been assembled from various sources which helps to scope out the likely level of disability across the borough's population. Although it is a challenge to quantify the precise accommodation and support requirements, the HNDA has helped to scope out where needs are arising and has provided indicators of specific needs across various needs groups.
- 4.72 It is estimated there are around 25,400 people with a disability across South Ribble based on ONS disability estimates and is projected to increase to around 28,100 by 2038. Regarding housing for people with disabilities, arc4 national data suggests around 5.8% of households live in properties which have either been purpose-built or adapted for someone with an illness or disability. 10.4% of households need all facilities (living room, bathroom, kitchen and bedroom) to be on one floor.
- 4.73 Given the ageing population of the borough and the identified levels of disability amongst the population, it is recommended that 4% of new dwellings are built to wheelchair accessible M4(3) standard. All remaining new dwellings are built to M4(2) accessible and adaptable standard, to take account of the ageing demographics of South Ribble Borough.

5. Overall dwelling type and mix

Introduction

- 5.1 This chapter considers overall housing need, affordable need and establishes an overall dwelling type, size and tenure mix for South Ribble Borough. The detailed analysis underpinning this chapter is presented in Technical Appendix D.

Overall housing need

- 5.2 The Central Lancashire Housing Needs Assessment has identified an annual need for 416 dwellings across South Ribble Borough over the plan period 2023 to 2038.

Affordable housing need

- 5.3 A detailed analysis of affordable housing need in accordance with PPG is presented at Technical Appendix C. This establishes an overall gross affordable need of 793 and after taking into account affordable lettings and newbuild the net shortfall is 323 each year. Planning practice guidance is clear that only a proportion of need is expected to be delivered through the planning process.

Tenure mix and First Homes

- 5.4 Analysis of house prices and local incomes indicates that across the borough First Homes at a 30% discount to median price would be affordable to households on median income. Further analysis on First Homes is presented at Appendix C, with definitions provided at Appendix A.
- 5.5 As set out in planning practice guidance, First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers. Taking into account First Homes, the overall tenure split across the borough is 40% social rented, 26% affordable rented, 9% affordable home ownership and 25% First Homes. It is recommended that affordable housing delivery seeks to reflect these proportions but social rented housing should be prioritised where possible.

Dwelling type and mix

- 5.6 Dwelling mix analysis is underpinned by a demographic scenario model which takes into account projected household change to 2038 using 2018-based ONS household projections. To support flexibility in delivery, dwelling type and mix by tenure is presented as a broad range.
- 5.7 Further detail of the modelling along with analysis of dwelling mix by sub-area is presented in Tables D6 to D8 in Technical Appendix D. On the basis of modelling carried out, Table 5.1 sets out the overall annual dwelling type/size recommendation by different tenures.

Table 5.1 Overall annual dwelling type/size and tenure mix recommendations				
Dwelling type/size	Tenure			Total
	Market	Affordable/ Social Rented	Affordable home ownership including First Homes	
Overall % split>>				
1-bedroom house	0-2%	0-2%	0-2%	0-2%
2-bedroom house	5-10%	10-15%	15-20%	10-15%
3-bedroom house	30-35%	20-25%	50-55%	30-35%
4 or more-bedroom house	10-15%	6-8%	10-15%	20-25%
1-bedroom flat	2-5%	2-3%	0-2%	0-2%
2 or more -bedroom flat	5-10%	3-6%	5-7%	3-4%
1-bedroom bungalow/level-access	205%	30-35%	0-2%	7-9%
2-bedroom bungalow/level-access	15-20%	20-25%	8-10%	10-15%
3 or more-bedroom bungalow/level-access	5-10%	7-9%	3-5%	8-10%
Dwelling type	Market	Affordable/ Social Rented	Affordable home ownership	Total
House	55-60%	30-35%	65-70%	65-70%
Flat	10-15%	5-10%	15-20%	3-4%
Bungalow/level-access	30-35%	60-65%	10-15%	25-30%
Number of bedrooms	Market	Affordable/ Social Rented	Affordable home ownership	Total
1	5-10%	35-40%	2-4%	8-10%
2	35-40%	35-40%	30-35%	25-30%
3	40-45%	20-25%	55-60%	40-45%
4	10-15%	5-10%	10-15%	20-25%

Conclusions

- 5.8 The Central Lancashire Housing Needs Study has established an annual need for 416 dwellings across South Ribble Borough over the plan period 2023 to 2038.
- 5.9 The HDNA has established future household change and the implications this has for dwelling type, size and tenure mix. This helps the council and its partners make informed decisions on the range and size of dwellings to be built to meet need over the period to 2038.
- 5.10 Given the level of net affordable need (323 homes each year), the Local Plan needs to maintain a robust affordable housing policy setting out targets and tenure split in order to maximise new supply. An affordable policy should therefore continue to support the ongoing delivery of affordable housing and diversify the affordable products available to local residents to reflect identified needs, although it must be recognised that new affordable supply alone is unlikely to deliver 323 new homes or more every year because of the number of constraints.

6. Conclusion: policy and strategic issues

- 6.1 This document has been prepared to equip the Council and their partners with robust, defensible and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of existing and emerging government policy and guidance.
- 6.2 The South Ribble Borough HNDA will help the Council plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Specifically, the HNDA identifies the size, type and tenure of housing required by considering current market demand relative to supply; and also identifies a continued affordable housing imbalance across the borough.
- 6.3 This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets and key local strategic issues.

Overall Housing need

- 6.4 The Central Lancashire Housing Needs Assessment has identified an annual need for 416 dwellings across South Ribble Borough over the plan period 2023 to 2038.

Dwelling type, tenure and mix

- 6.5 The relationship between household change and dwelling type/size and tenure requirements have been fully explored. The evidence will help the Council deliver an appropriate range of dwelling stock for residents over the plan period. It is recommended that future planning policy references the broad mixes evidenced in Table 6.1 and taken into account when determining future applications.
- 6.6 Regarding affordable need, there is an annual net shortfall of 323 dwellings which compares with 296 in the 2020 HNDS. However, delivery of affordable housing is subject to economic viability and the Council does not need to plan to meet this number in full. The current affordable housing target is set out in the Central Lancashire Affordable Housing Supplementary Planning Document (SPD) (October 2012):
- 30% on market housing schemes in urban areas;
 - 35% in rural areas on site in or adjoining villages which have or will have a suitable range of services; and
 - 100% on any rural exception sites, including those in the Green Belt.

Table 6.1 Summary of overall dwelling mix				
Dwelling type/size	Market	Affordable Rented	Affordable home ownership	Overall range
1-bedroom house	0-2%	0-2%	0-2%	0-2%
2-bedroom house	5-10%	2-5%	15-20%	5-10%
3-bedroom house	30-35%	10-15%	35-40%	30-35%
4 or more-bedroom house	10-15%	2-5%	20-25%	10-15%
1-bedroom flat	2-5%	40-45%	5-10%	10-15%
2 or more -bedroom flat	5-10%	10-15%	5-10%	5-10%
1-bedroom bungalow/level-access	2-5%	5-10%	0-2%	2-5%
2-bedroom bungalow/level-access	15-20%	15-20%	0-2%	15-20%
3 or more-bedroom bungalow/level-access	5-10%	0-2%	0-2%	5-10%
Dwelling type	Market	Affordable Rented	Affordable home ownership	Overall range
House	55-60%	20-25%	75-80%	50-55%
Flat	10-15%	50-55%	15-20%	20-25%
Bungalow/level-access	30-35%	25-30%	2-5%	25-30%
Number of bedrooms	Market	Affordable Rented	Affordable home ownership	Overall range
1	5-10%	50-55%	10-15%	15-20%
2	35-40%	30-35%	25-30%	30-35%
3	40-45%	10-15%	35-40%	35-40%
4	10-15%	2-5%	20-25%	10-15%

6.7 As required by government, by considering First Homes, the overall tenure split is 40% social rented, 26% affordable rented, 9% affordable home ownership and 25% First Homes. Overall, the affordable tenure mix is 66% rented and 34% affordable home ownership including First Homes. This broadly equates to a 70% rented and 30% affordable home ownership tenure split.

Meeting the needs of older people and those with disabilities

- 6.8 There is evidence to support a programme of accommodation delivery to help meet the needs of older people and those with disabilities. Although the majority of older people want to remain in their own home with support when needed, there is a need to diversify options available to older people wanting to move to more appropriate accommodation.
- 6.9 Currently there are around 2,456 units of specialist older person accommodation comprising 948 units of residential care (C2 use class) dwellings and 1,508 units of specialist older person dwellings (C3 use class) such as sheltered and Extra Care. Analysis of demographic change would suggest a need for an additional 713 units comprising 275 residential care (C2) units and 438 older person (C3) dwelling units by 2038. The C3 units

should be included in the overall housing figure. Delivery of C2 units would be in addition to this figure.

- 6.10 A key conclusion is that there needs to be a broader housing offer for older people across South Ribble Borough and this HNDA has provided evidence of scale and range of dwellings needed.
- 6.11 A range of information has been assembled from various sources which helps to scope out the likely level of disability across South Ribble Borough's population. The strategic need for different types of accommodation has been evidenced using available information including the Lancashire County Council Market Position Statement.
- 6.12 Given the ageing population of the borough and the identified levels of disability amongst the population, it is recommended that 4% of new dwellings are built to M4(3) wheelchair accessible and adaptable standard and all remaining new dwellings are built to M4(2) accessible and adaptable standard to take account of the ageing demographics of South Ribble Borough.
- 6.13 It is expected that some of this need will be met through the development of C3 accommodation and there is overlap between affordable, specialist older person and M4(3) need. For instance the development of an older person's level access, wheelchair accessible affordable dwelling would help address three aspects of housing need.
- 6.14 It is also assumed that there will be ongoing adaptation of existing dwellings to support those with additional needs.

Final comments

- 6.15 The evidence presented in this HDNA suggests that there are three main policy areas that require particular attention from both a planning policy and social policy perspective:
 - the challenge of enabling the quantity and mix of housing that needs to be delivered, including an appropriate level of affordable housing;
 - the challenge of ensuring that the housing and support needs of older people are met going forward; and
 - the challenge of ensuring that the needs of people with disabilities is appropriately addressed.

Technical Appendix A: Research methodology

Overall approach

- A.1 A multi-method approach was adopted in order to prepare a robust and credible housing needs assessment for South Ribble Borough:
- A review of the findings of comprehensive household surveys in Chorley and Preston which provided local data to inform this study.
 - A review of relevant secondary data including the 2011 Census, house price trends, CORE lettings data and DLUHC Statistics.
 - The updated study also considered stakeholder survey work carried out in the 2019 HNDS.

Technical Appendix B: Affordable housing definitions

Affordable housing definitions

Definitions relating to affordable housing are presented in the NPPF 2021 (Annex 2):

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for social rent or affordable rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and Rent to Buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.

First Homes

In May 2021, Planning Practice Guidance was issued which set out the concept of First Homes and their delivery (<https://www.gov.uk/guidance/first-homes#first-homes-definition-and-eligibility-requirements>). Key points are:

- First Homes are a discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.
- They must be discounted by a minimum of 30% against market value after the discount has been applied, the first sale must be at a price no higher than £250,000 outside London.
- They must be sold to people meeting eligibility criteria which includes first-time buyers and household incomes should not exceed £80,000.
- The discount is passed onto each subsequent purchaser.
- First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers.

Technical Appendix C: Housing need calculations

Introduction

- C.1 Identifying the scale of affordable housing need is a key consideration of planning practice guidance. This is a separate calculation to the overall housing need figure derived using the standard model and set out in PPG paragraphs 18 (Reference ID: 2a-018-20190220) to 24 (Reference ID: 2a-024-20190220). The affordable housing need analysis helps to establish the overall scale of affordable housing need by location, type, size and tenure and whether the council should plan for more dwellings to help meet the need for affordable housing.
- C.2 PPG states that ‘all households whose needs are not met by the market can be considered in affordable housing need (PPG Paragraph: 018 Reference ID: 2a-018-20190220). PPG then considers how affordable housing need should be calculated:
- ‘Strategic policy-makers will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).’* (PPG Paragraph: 019 Reference ID: 2a-019-20190220).
- C.3 The PPG focuses on the use of existing (secondary data) but does not preclude the use of primary survey evidence.
- C.4 There are four broad components to the needs assessment method. These have remained relatively unchanged through the different guidance issued by government and focus on:
- Step A. Existing household in need (current unmet gross need).
 - Step B. Future households in need.
 - Step C. Affordable supply.
 - Step D. Annual need for affordable housing.

Affordability assumptions

- C.5 As part of the affordable needs assessment, the extent to which households in need cannot afford open market prices or rents is considered. PPG does not specify what household income should be spent for a property to be affordable although does state the ‘need to identify the minimum household income required to access lower quartile (entry level) market housing’ PPG 2019 Paragraph 021 Reference ID 2a-021-20190220. The last guidance to consider affordable prices/rents was published in the 2007 DCLG Strategic Housing Market Assessments Practice Guidance Version 2 August 2007, which stated that gross household incomes should be used to assess affordability and:
- a household can be considered able to afford to buy a home if it costs 3.5x the gross income of a single earner or 2.9x the gross income for dual-income households; and

- a household can be considered able to afford market renting where the rent payable was up to 25% of gross household income.
- C.6 The former guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership.
- C.7 Mortgage lending practices would suggest that 4.75x a single or joint income could be considered This is the maximum single or joint household income multiple offered by First Direct July 2020.
- C.8 Based on this data, the principle assumption considered by arc4 with reference to affordability is:
- for buying up to 3.5x gross household income; and
 - for renting up to 25% gross household income.

Step A: Current unmet gross need

- C.9 PPG Paragraph: 020 Reference ID: 2a-021-20190220 states that 'strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:
- the number of homeless households;
 - the number of those in priority need who are currently housed in temporary accommodation;
 - the number of households in over-crowded housing;
 - the number of concealed households;
 - the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and
 - the number of households from other tenures in need and those that cannot afford their own homes, either to rent or to own if that is their aspiration.'
- C.10 PPG notes that care should be taken to avoid double-counting and to only include those households who cannot afford to access suitable housing in the market. Table C1. Sets out the overall scale of current need before affordability of market housing is considered.

Table C1 Current gross unmet need (before affordability testing)			
Reason for need	Total in need	Comment	Source
A1 Homeless households	186	Number of households identified as homeless 2020/21	DLUHC Live tables
A2 Priority need / temporary accommodation	386	Households identified as threatened with homelessness in 2020/21 plus households living in temporary accommodation (based on quarterly average) in 2020/21	DLUHC Live tables
A3 Overcrowded	921	2011 Census data households	2011 Census LC4108EW
A4 Concealed household	444	Census definition refers to couples and lone parents living within another family unit.	2011 Census LC1110EW
A5 Existing affordable tenants in need	527		2022 housing register
A6 Other tenures in need	748		2022 housing register
A7 Sum of households in A3 to A6 with one or more needs	2,640	Sum of A3 to A6	
A8 Total in A7 adjusted to remove any double counting	1,365	This is the total number of households with one or more needs. Based on the higher of housing register and sum of A3 and A4	
A9. All households in need (A1+A2+A8)	1,937	Represents 4% of all households.	

Note table subject to rounding

Further Notes to Table C1:

A3. Overcrowding

The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible, with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

Note: the model has used overcrowding and concealed households data from the 2011 Census.

A4. Concealed households

The number of couples and lone parents living within a household. This is based on 2011 Census data

A5. Existing affordable tenants in need and A6. Other tenures in need

Households in need based on the numbers who have one or more of the following needs: under notice, real threat of notice or lease coming to an end; too expensive; too difficult to maintain; sharing facilities; unsuitable due to age/mobility impairment; lacking facilities; major disrepair; harassment/threat of harassment from neighbours.

A7 and A8. Sum of households

A7 is the sum of households who are overcrowded, concealed, are existing tenants in need or other tenures in need. A8 adjusts this total to remove double counting to give a figure for the total number of households with one or more housing need. This final figure takes account of any duplicates (so if the household is overcrowded and has another need, it is only counted once as a household in need). The final figure is the higher of the sum of A3+A4 compared with A5+A6

Affordability of open market options

C.11 Table C2 sets out neighbourhood area lower quartile prices and rents.

Sub-area	Lower Quartile Price 2021	Lower Quartile private rent 2020
Bamber Bridge, Lostock Hall and Walton le Dale	£122,000	£550
Eastern	£135,000	£520
Leyland	£126,500	£520
Penwortham	£149,500	£520
Western Parishes	£187,750	£541
South Ribble Total	£135,000	£499

Source: Data produced by Land Registry © Crown copyright 2021, Zoopla 2021

- C.12 Table C3 sets out the proportion of households in need who could not afford open market prices or rents. For this analysis, it has been assumed that all households on the housing register are unable to afford open market prices or rents.
- C.13 It is reasonably assumed that all households in A1 (homeless) and A2 (priority need/in temporary accommodation) cannot afford open market prices or rents given their housing circumstances (and income information is not available from secondary data source).
- C.14 Analysis concludes that **1,937** households across South Ribble Borough are in housing need and cannot afford to buy or rent at lower quartile market prices.

Needs groups	Number of households	% cannot afford to buy or rent	Number cannot afford to buy or rent
Sum of A1 and A2 households	572	100%	572
Sum of households in A3 to A6 with one or more needs	1,365	100%	1,365
Total cannot afford to buy or rent			1,937

Step B: Future households in need

- C.15 **PPG Paragraph 021 Reference ID: 2a-021029190220** states that 'projections of affordable housing need will have to reflect new household formation, the proportion of newly-forming households unable to buy or rent in the market area, and an estimate of the number of existing households falling into need. The process will need to identify the minimum household income required to access lower quartile (entry level) market housing. It can then assess what proportion of newly-forming households will be unable to access market housing.'

New household formation

- C.16 The most useful data sources for assessing the level of new household formation are:

- DLUHC/ONS household projections, from which an annual net increase in households can be derived; and
- the English Housing Survey, from which a national gross household formation rate can be derived and referenced as a data source in the PPG.

C.17 Based on the requirements of PPG, the gross annual formation rate used in analysis is 707. This is the household formation rate derived from a range of projections set out in Table C4. Through the standard method of calculating need, allowance is made for increasing the level of housing delivery to support household formation through the affordability adjustment.

	Annual household formation	Notes	Source
A. DLUHC 2014-based household projections	161	1,614 NET increase between 2022 and 2032	MHCLG 2014-based household projections
B. ONS 2018-based household projections	174	1,744 NET increase between 2022 and 2032	ONS 2018-based household projections
C. Average gross household formation rate based on applying national rate to total households over the period 2021-2031 (2014-based projections)	708	Gross household formation rate of 1.435%	English Housing Survey 3- year average 2017/18 to 2019/20
D. Average gross household formation rate based on applying national rate to total households over the period 2021-2031 (2018-based projections)	707	Gross household formation rate of 1.439%	English Housing Survey 3 year average 2017/18 to 2019/20
E. Blended rate of gross household formation (C, D)	707		

New households likely to be in affordable housing need

- C.18 Based on national evidence from arc4 surveys elsewhere, 57.4% of newly forming households cannot afford open market prices or rents.
- C.19 Based on a gross formation rate of **707**, 406 households are estimated to be in affordable housing need.

Existing households expected to fall into need

- C.20 Households falling into need are assumed to be included in the housing register figures.

Total newly arising affordable housing need (gross per year)

- C.21 Total newly arising need is therefore 406 each year as summarised in Table C5.

Table C5 Total newly-arising affordable housing need		
A. Number of newly-forming households		707
B. Proportion unable to afford market housing	57.4%	406
C. Existing households falling into need		Included in housing register data
Total newly arising affordable need (B+C)		406

Step C: Affordable housing supply

C.22 PPG Paragraph 022 Reference ID: 2a-022-20190220 notes that ‘there will be a current supply of housing stock that can be used to accommodate households in affordable housing need as well as future supply. There are five aspects to affordable supply to be considered as set out in Table C6.

Table C6 Affordable housing supply		
Source of supply/stock loss	Data source	Data
The number of affordable dwellings that are going to be vacated by occupiers that are fit for use by other households in need	RP lettings data over most recent 3-year period	Annual average of 372 general needs affordable dwellings have been let 2018/19 to 2021/22.
Suitable surplus stock (vacant properties)	DLUHC vacant dwelling statistics	27 vacant affordable (council and housing association excluding not available for letting) dwellings reported as vacant in 2021 or 0.5% of total affordable stock. This is below the transactional rate of around 2% to allow movement in stock so no suitable surplus stock available
The committed supply of new net affordable homes at the point of assessment (number and size)	Council data	Annual supply of new affordable housing has averaged 86 in the past 5 years (DLUHC Table 1011 Affordable Supply Statistics) so pipeline of 86 over the next year is assumed as proxy for committed supply
Supply of affordable home ownership through <u>resale</u>	English Housing Survey Table FA4131	EHS indicates 5.9% of owner occupiers with a mortgage moved to their accommodation in the past year. This is used as a basis for estimating the number of resales of affordable home ownership products at 5% each year. Based on 254 dwellings there are an estimated 13 resales each year
Units taken out of management	Local authority data	None identified

Total annual supply	Calculation	372 lettings + 0 vacant + 86 newbuild +13 AHO resales – 0 units taken out of management = 471 each year
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Note: stock losses through right to buy are not referenced in PPG and not included in this table. Any losses through right to buy would increase the shortfall.

C.23 Overall, the model assumes a total annual affordable housing stock supply of **471** dwellings.

Step D: Total annual need and breakdown by size and tenure

C.24 Table C7 summarises the total annual need for affordable housing across South Ribble Borough which establishes a gross annual need of 793 and after taking into account supply, a net need of 323 affordable dwellings each year assuming a clearance of gross unmet need over 5 years. Table C8 presents the data for individual sub-areas.

	Factor	Number	Data source/assumption
A1	Current gross unmet need (before affordability test)	1,937	Table C1 row A9
A2	Current gross unmet need (after affordability test)	1,937	Table C3 Housing register – assumes all of this need should be met
A3	Annualised need	387	Assume unmet need is cleared over a 5-year period
B	Newly-arising annual need	406	Table C5
TGN	Total gross need	793	A3+B
C	Affordable annual housing supply	471	Table C6
	Total annual net need	323	TGN – C

Notes:

Table subject to rounding errors

Table C8 Gross and net annual affordable need by sub-area							
Factor	A1	A2	A3	B	TGN	C	
	Current gross unmet need (before affordability test)	Current gross unmet need (after affordability test)	Annualised need	Newly-arising annual need	Total gross need	Affordable annual housing supply	Total annual net need
Number	1,937	1,933	387	406	793	471	323
Sub-area	Table C1 row A9	Table C3	5 year clearance	Table C5	A3+B	Table C6	Total gross need - C
Bamber Bridge, Lostock Hall and Walton le Dale	514	514	103	95	198	82	115
Eastern	83	83	17	27	43	15	29
Leyland	847	847	169	151	321	254	67
Penwortham	338	338	68	83	150	99	51
Western Parishes	154	154	31	51	81	20	61
Total	1937	1937	387	406	793	471	323

C.25 According to DLUHC 2020/21 Local Authority Housing Statistics, there were 1,323 households on the housing register for South Ribble Borough. Table C9 summaries the number of bedrooms needed.

Table C9 Affordable need based on the housing register						
Location	Number of bedrooms needed					Base
	1	2	3	4 or more		
South Ribble Borough	52.1	32.6	12.0	3.3	1,324	

Source: DLUHC Local Authority Housing Statistics 2020/21

Comparison of current housing stock and current/future needs

C.26 PPG states that 'strategic policy-making authorities will need to look at the current stock of houses of different sizes and assess whether these match current and future need (PPG Paragraph 023 Reference ID: 2a-023-20190220). Table C10 sets out this comparison and shows there is a particular shortfall of 1 bedroom and 4 or more bedroom affordable dwellings.

Table C10 Comparison between current supply and annual gross need			
Number of bedrooms	Current supply %	Annual gross need %	Variance %
1-bedroom	32.2	50.3	-18.1
2-bedroom	34.3	30.8	3.5
3-bedroom	32.3	14.8	17.5
4 or more-bedroom	1.2	4.1	-2.9
Total	100.0	100.0	

Source: 2021 SDR; 2022 housing register

First Homes

- C.27 First Homes are described at Appendix A.
- C.28 Table C11 considers the price of First Homes using on different discounts based on median prices across the borough.
- C.29 Table C11 shows that based on median prices, the First Home product at borough level is within the £250,000 threshold. The First Home discount should be consistent across a local authority area. For South Ribble Borough, a discount of 30% would provide properties that are affordable to households on median incomes. This assumes that the First Home prices are a discount to the overall median price in the borough.

C11 First Home prices by borough and sub-area

Tenure option	Price (2021)		Sub-area			
	South Ribble	Bamber Bridge, Lostock Hall and Walton le Dale	Eastern	Leyland	Penwortham	Western Parishes
Market price (median) 2021	£175,000	£157,750	£170,000	£165,000	£188,500	£235,000
Discount to median price						
30%	£122,500	£110,425	£119,000	£115,500	£131,950	£164,500
40%	£105,000	£94,650	£102,000	£99,000	£113,100	£141,000
50%	£87,500	£78,875	£85,000	£82,500	£94,250	£117,500
Note To be eligible as a First Home, the maximum price after discount is £250,000						
Income required (10% deposit and 3.5x household income)						
Discount to median price						
30%	£31,500	£28,395	£30,600	£29,700	£33,930	£42,300
40%	£27,000	£24,339	£26,229	£25,457	£29,083	£36,257
50%	£22,500	£20,282	£21,857	£21,214	£24,236	£30,214
Income required (10% deposit and 4.5x household income)						
Discount to median price						
Median						
30%	£24,500	£22,085	£23,800	£23,100	£26,390	£32,900
40%	£21,000	£18,930	£20,400	£19,800	£22,620	£28,200
50%	£17,500	£15,775	£17,000	£16,500	£18,850	£23,500
Actual household income (2021 CAMEO)						
Median	£35,000	£25,000	£35,000	£25,000	£35,000	£45,000
Comparison between household income and income required for a First Home (Less than 1 or 1 is affordable (green) ; greater than 1 is not affordable (red))						
Income required (10% deposit and 3.5x household income)						
Discount to median price						
30%	0.9	1.1	0.9	1.2	1.0	0.9
40%	0.8	1.0	0.7	1.0	0.8	0.8
50%	0.6	0.8	0.6	0.8	0.7	0.7
Income required (10% deposit and 4.5x household income)						
Discount to median price						
30%	0.7	0.9	0.7	0.9	0.8	0.7
40%	0.6	0.8	0.6	0.8	0.6	0.6
50%	0.5	0.6	0.5	0.7	0.5	0.5

Source: Land Registry Price Paid data and CAMEO UK household income data

Tenure mix and First Homes

- C.30 Analysis needs to consider the range of affordable tenures as set out in Annex 2 of the NPPF that may be appropriate for existing households in need and newly-forming households.
- C.31 For need arising from homeless households and those in temporary accommodation, it is assumed they all require social rented accommodation. For newly-forming households and existing households in need, a split between affordable rented and affordable home ownership should be considered. The 2019 Housing Need and Demand Study established a tenure split of 85% rented and 15% intermediate tenure. As no income data is available from the latest housing register, it is reasonably assumed that this split remains appropriate.
- C.32 The 2019 HNDS also commented that when considering tenure splits, it is worth noting paragraph 64 of the NPPF which states ‘where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.’ The NPPF then cites examples where the 10% would be exempt including where this would exceed the affordable housing required in the area and where it would significantly prejudice the ability to meet the identified affordable housing requirements of specific groups. Further exemptions are: a. where the site/proposed development provides solely ‘Build to Rent’ homes; b. provides specialist accommodation including purpose-built accommodation for the elderly or student; c. is proposed to be developed by people who wish to build or commission their own homes; or d. is exclusively for affordable housing, an entry-level exception site or a rural exceptions site.
- C.33 The 2019 HNDS recommended that there is a broad affordable tenure split which takes account of the need for social and affordable rented from those on the housing register and affordable home ownership options for those residents in the borough who cannot afford open market prices. It is also suggested that the 15% intermediate tenure target remains flexible so that higher proportions could be delivered where opportunities arise.
- C.34 Since the 2019 study was completed, First Homes have been introduced and a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes (**Paragraph 013 Reference ID: 70-013-20210425**). Then, PPG says ‘once a minimum of 25% of First Homes has been accounted for, social rent should be delivered in the same percentage as set out in the Local Plan. The remainder of the affordable housing tenures should be delivered in line with the proportions set out in the Local Plan policy (**Paragraph 15 reference ID: 70-015-20210524**).
- C.35 Analysis has carefully considered the range of affordable tenures that may be appropriate for existing households in need and newly-forming households. Table C12 summarises the overall tenure split between affordable rented options (social and affordable rent) and affordable home ownership solutions (including shared ownership, discounted for sale and other tenures as set out in Annex 2 of the NPPF).

C.36 Analysis would suggest an overall tenure split of 85% affordable rented and 15% affordable home ownership across South Ribble Borough. In terms of the split between social and affordable rented, this has been calculated based on the current profile of existing affordable stock and the profile of newbuild over the past 3 years:

Stock profile (2021SDR)	92% social rented	8% affordable rented
Newbuild (2017-20)	2% social rented	98% affordable rented
Average	47% social rented	53% affordable rented

C.37 This results in a split of 47% social rented and 53% affordable rented which helps to maximise the affordability of social housing that is rented.

C.38 Table C12 sets out the steps to derive a tenure split which takes into account First Homes. The final affordable tenure split for South Ribble is set out in Table C13.

C.39 The final recommended tenure split excluding First Homes is 40% social rented, 45% affordable rented and 15% affordable home ownership. Including First Homes the split is 40% social rented, 26% affordable rented, 9% affordable home ownership and 25% First Homes.

Table C12 Detailed calculation of tenure split

Step 1	Total affordable %	Overall affordable	100.0				
Step 2			Affordable tenure split				First Homes
	This splits the 100% into 75% affordable tenures as stated in local plan/plan policy and 25% First Homes	Affordable/First Homes Split	75.0				25.0
Step 3		Suggested policy breakdown	Social Rent	Affordable Rent	Affordable Home Ownership	AR + AHO	
	The current affordable policy is set out here. This is total split by SR, AR and AHO EXCLUDING FH		40.0	45.0	15.0	60.0	
	At this point, need to recognise that SR need and FH is ringfenced		RINGFENCED				RINGFENCED
	RINGFENCED % Split		40.0				25.0
Step 4	This step calculates how the AR and AHO units are apportioned.			26.3	8.8	35.0	
Step 5	Final affordable split is now set out		Social Rent	Affordable Rent	Affordable Home Ownership		First Homes
		Final position	40.0	26.3	8.8		25.0
	And then rounded to nearest whole number	Rounded %	40	26	9		25

Table C13 Affordable tenure split for South Ribble Borough				
	Social Rent	Affordable rent	Affordable home ownership	First Homes
Excluding First Homes	40%	45%	15%	
Summary	85% Rented options		15% Affordable Home Ownership options	
Including First Homes	40%	26%	9%	25%
Summary	66% Rented options		34% Affordable Home Ownership options	

Affordable dwelling mix

C.40 The affordable tenure mix takes into account the dwelling mix established in the 2019 HNDA, an appropriate stock breakdown for 1 bedroom need based on NROSH data and updated analysis of need by number of bedrooms and overall tenure split. This is shown in Table C14.

Table C14 Summary of affordable dwelling need by bedroom size and dwelling type

Dwelling type/size	Social Rented (%)	Affordable Rented (%)	Affordable home ownership (%)	All affordable (%)
1-bedroom house	0.0	0.0	0.00	0.0
2-bedroom house	3.3	3.3	19.40	8.7
3-bedroom house	13.5	13.5	37.00	21.4
4 or more-bedroom house	4.1	4.1	20.00	9.5
1 bedroom flat	40.4	40.4	9.70	30.0
2 bedrooms flat	10.5	10.5	8.3	9.8
3 or more bedroom flat	0.2	0.2	0.80	0.4
1-bedroom bungalow	9.8	9.8	1.90	7.1
2-bedroom bungalow	17.0	17.0	1.30	11.7
3 or more-bedroom bungalow	1.1	1.1	1.6	1.3
Total	100.0	100.0	100.0	100.0
Number of Bedrooms	Social Rented (%)	Affordable Rented (%)	Affordable home ownership (%)	All affordable (%)
1	50.3	50.3	11.6	37.2
2	30.8	30.8	29	30.2
3	14.8	14.8	39.4	23.1
4	4.1	4.1	20.0	9.5
Total	100	100	100	100
Dwelling type	Social Rented (%)	Affordable Rented (%)	Affordable home ownership (%)	All affordable (%)
House	20.9	20.9	76.4	39.7
Flat	51.2	51.2	18.8	40.2
Bungalow	27.9	27.9	4.8	20.1
Total	100	100	100	100
Base (30% of 416 housing target)	50	32	42	124

Technical Appendix D: Dwelling mix and modelling

Introduction

- D.1 This technical appendix describes the method used by arc4 to establish future dwelling type and size mix across the borough. It presents the baseline data used as a starting point for the analysis and how data are interpreted to establish a reasonable view on dwelling type and mix.

Starting points

- D.2 There are four main data sources which underpin the analysis:
- household projections;
 - dwelling stock information;
 - data identifying the relationships between households and dwellings derived from the 2021 household surveys in Chorley and Preston to provide local context; and
 - data derived from affordable housing need analysis.

Household projections

- D.3 These are used to establish the number of households by Household Reference Persons (HRP) and household type using the 2018-based data, and how this is expected to change over the period 2021 to 2038.
- D.4 The change in the number of households over this period can be established and, assuming that the dwelling needs of these households do not change significantly over the plan period, the potential impact on type and number of bedrooms of future dwellings can be determined.

Relationship between households and dwellings

- D.5 The relationship between the age of Household Reference Person, household type and dwellings occupied by type and size can be derived from the 2021 household survey.
- D.6 The data available is summarised in Table D1. For each age group, the proportion of Household Reference Persons (HRPs) by household type living in different type/size and size of dwelling has been estimated.
- D.7 The 2021 household survey also provides data on household aspirations and what households would expect to move to. This data can also be broken down by HRP age group and household type.
- D.8 By combining this range of data, it is possible to model the likely change in dwelling type/size requirements with reference to:
- the current relationship between HRP/household type and dwelling type/size and this remains constant over the plan period (demographic baseline);
 - household aspirations by HRP/household type (aspirations); and

- what households would expect by HRP/household type (expect).

Age group of Household Reference Person	Household type	Dwelling type and number of bedrooms
15 to 24	One-person household	1-bedroom house
25 to 34	Household with 1 dependent child	2-bedroom house
35 to 44	Household with 2 dependent children	3-bedroom house
45 to 54	Households with 3 dependent children	4 or more-bedroom house
55 to 64	Other household with two or more adults	1-bedroom flat
65 to 74	All	2-bedroom flat
75 to 84		3 or more-bedroom flat
85+		1-bedroom bungalow
All		2-bedroom bungalow
		3 or more-bedroom bungalow
		All

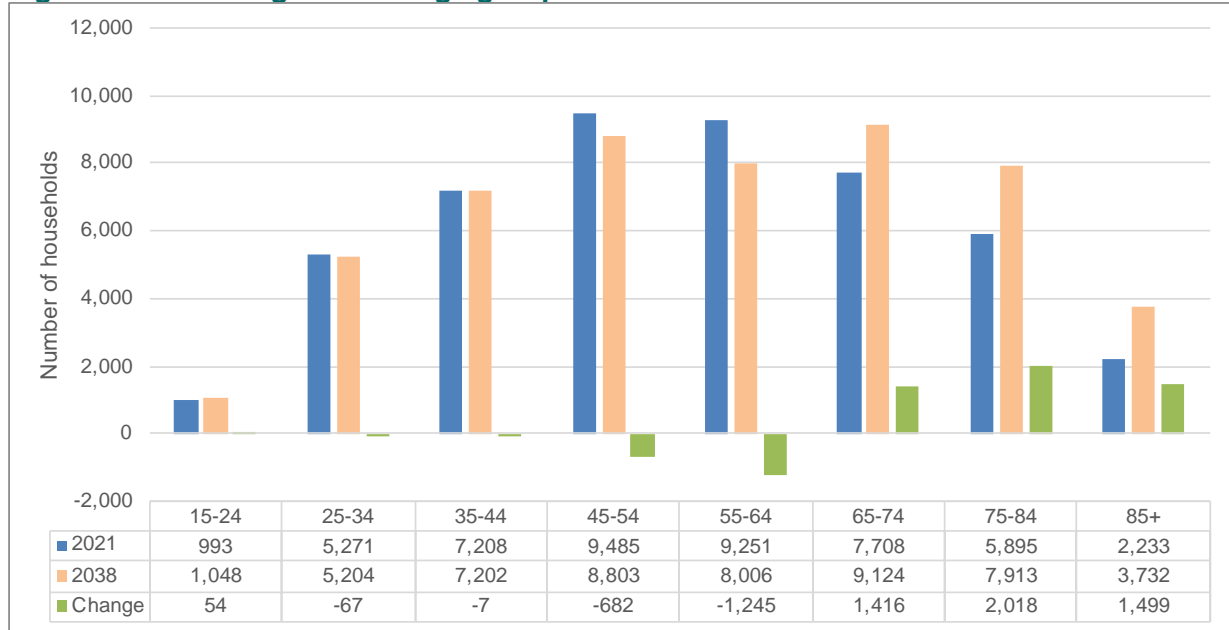
Applying the data at authority level

- D.9 Applying the data at authority level is done in a systematic way. Firstly, the change in the number of households by age group and household type is established from household projections. Assuming that the dwelling needs of these households do not change over the plan period, the overall impact on type/size of dwellings can be determined.
- D.10 Table D2 presents the baseline demographic data for South Ribble Borough. The total number of households is expected to increase by around 2,986 over the period 2021-2038 using 2018-based ONS household projections. Growth is mainly expected across older age cohorts. Figure D1 illustrates how the number of households by HRP age is expected to change over the period to 2038.

Table D2 Change in number of households by age group and household type 2021 to 2038						
2021	One Person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	191	317	111	46	329	993
25-34	981	1,347	879	422	1,642	5,271
35-44	1,402	1,902	1,805	605	1,494	7,208
45-54	1,937	2,096	1,386	320	3,746	9,485
55-64	2,365	744	264	69	5,809	9,251
65-74	2,660	111	21	5	4,911	7,708
75-84	2,642	26	4	0	3,223	5,895
85+	1,388	11	1	0	833	2,233
TOTAL	13,567	6,553	4,471	1,467	21,987	48,045
2038	One Person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	201	334	117	48	347	1,048
25-34	969	1,332	859	412	1,631	5,204
35-44	1,397	1,903	1,803	600	1,498	7,202
45-54	1,773	1,967	1,315	301	3,447	8,803
55-64	2,039	621	216	55	5,075	8,006
65-74	3,110	132	25	6	5,851	9,124
75-84	3,503	35	5	0	4,371	7,913
85+	2,282	19	2	0	1,429	3,732
TOTAL	15,274	6,343	4,342	1,423	23,649	51,031
Change 2021-2038	One Person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	10	17	6	2	18	54
25-34	-12	-14	-20	-10	-11	-67
35-44	-5	1	-2	-4	4	-7
45-54	-165	-129	-71	-19	-299	-682
55-64	-326	-123	-48	-14	-734	-1,245
65-74	450	21	4	1	940	1,416
75-84	860	9	1	0	1,148	2,018
85+	894	9	1	0	596	1,499
TOTAL	1,707	-210	-129	-44	1,661	2,986

Source: ONS 2018-based household projections

Figure D1 Change in HRP age groups 2021-2038



Source: 2018-based ONS household projections

D.11 Table D3 applies household survey data on dwelling occupancy to the demographic profile in 2038. The two right hand columns indicate the likely change in demand for dwelling types and sizes and how this translates to an overall percentage dwelling requirement.

Dwelling type and size	Age group of Household Reference Person								TOTAL	%
	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+		
1-bedroom bungalow/level access	1	2	16	44	67	439	95	197	861	1.7
1-bedroom flat	66	102	414	299	286	210	711	199	2,286	4.5
1-bedroom house	9	99	64	93	65	31	47	0	408	0.8
1-bedroom other	0	27	3	3	23	98	0	0	153	0.3
2-bedroom bungalow/level access	41	39	68	199	237	436	457	192	1,668	3.3
2-bedroom flat	230	331	402	253	252	458	355	372	2,653	5.2
2-bedroom house	206	1,630	1,351	1,048	1,003	976	659	469	7,341	14.4
2-bedroom other	3	10	20	22	27	66	131	0	278	0.5
3-bedroom house	122	2,106	2,700	3,599	2,850	3,257	3,044	1,315	18,995	37.2
3 or more-bedroom bungalow/level access	109	36	51	232	244	671	698	447	2,488	4.9
3 or more-bedroom flat	123	19	85	97	33	52	80	68	558	1.1
3 or more-bedroom other	9	6	9	23	17	14	51	49	178	0.3
4 or more-bedroom house	130	796	2,020	2,890	2,901	2,416	1,586	423	13,163	25.8
Total	1,048	5,204	7,202	8,803	8,006	9,124	7,913	3,732	51,031	100.0
Number of bedrooms	Age group of Household Reference Person								TOTAL	%
	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+		
1	76	231	496	439	441	778	852	396	3,709	7.3
2	480	2,011	1,840	1,521	1,519	1,935	1,602	1,033	11,941	23.4
3	362	2,167	2,845	3,952	3,144	3,995	3,874	1,880	22,218	43.5
4 or more	130	796	2,020	2,890	2,901	2,416	1,586	423	13,163	25.8
Total	1,048	5,204	7,202	8,803	8,006	9,124	7,913	3,732	51,031	100.0

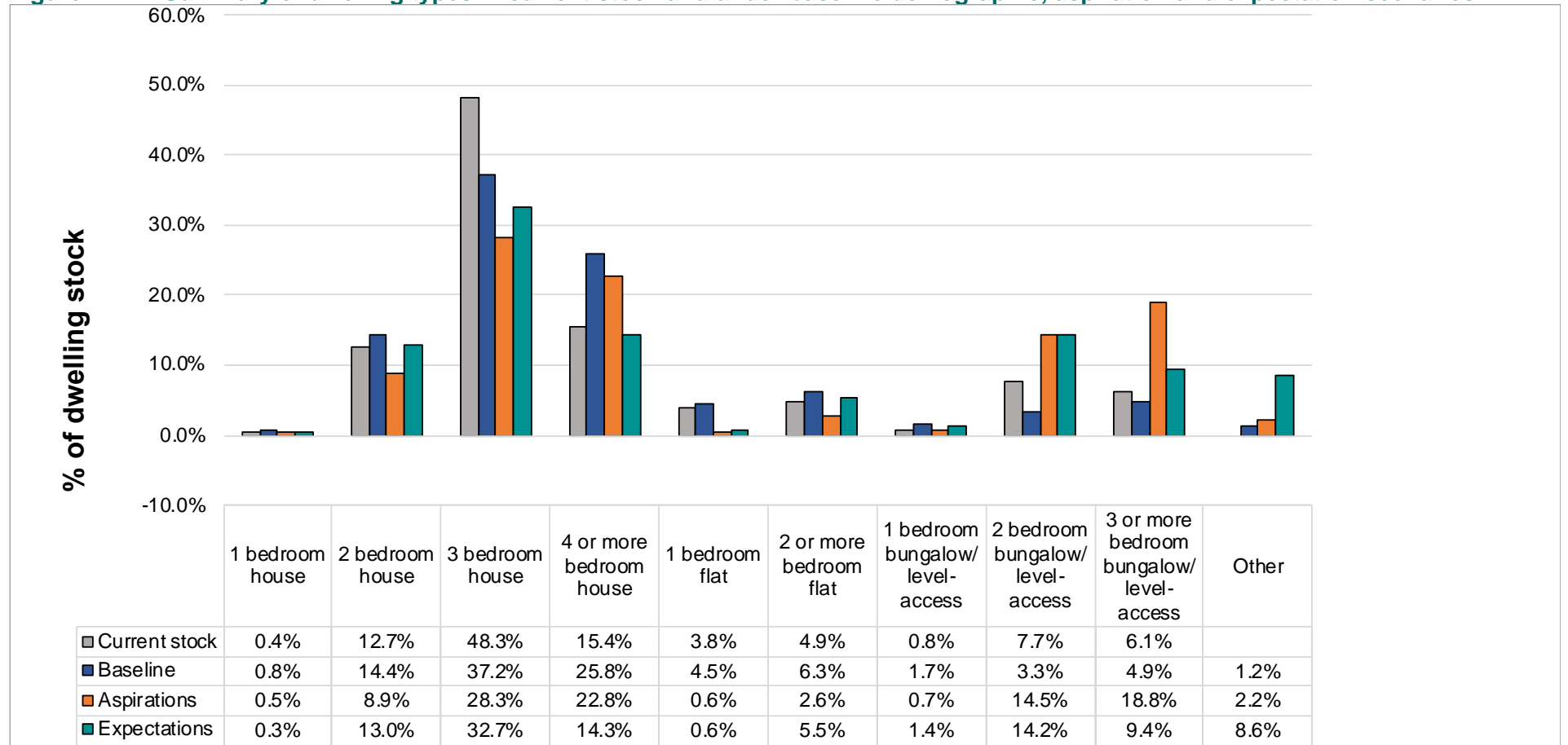
Note totals by age group may vary slightly due to rounding errors; Source: ONS 2018-based household projections and 2021 household survey

- D.12 Table D4 sets out how the profile of dwelling stock changes when aspirations and expectations of households are considered. This indicates a marked shift towards bungalow/level-access accommodation and 2 to 3 bedroom dwellings.

Table D4 Dwelling type and size outcomes under aspiration and expectation scenarios			
Dwelling type and size	Scenario		
	Demographic	Aspirations	Expectations
1 bedroom house	0.8%	0.5%	0.3%
2 bedroom house	14.4%	8.9%	13.0%
3 bedroom house	37.2%	28.3%	32.7%
4 or more bedroom house	25.8%	22.8%	14.3%
1 bedroom flat	4.5%	0.6%	0.6%
2 or more bedroom flat	6.3%	2.6%	5.5%
1 bedroom bungalow/level-access	1.7%	0.7%	1.4%
2 bedroom bungalow/level-access	3.3%	14.5%	14.2%
3 or more bedroom bungalow/level-access	4.9%	18.8%	9.4%
Other	1.2%	2.2%	8.6%
TOTAL	100.0%	100.0%	100.0%
Dwelling type	Demographic	Aspirations	Expectations
House	78.2%	60.6%	60.3%
Flat	10.8%	3.2%	6.1%
Bungalow/level access	9.8%	34.0%	25.1%
Other	1.2%	2.2%	8.6%
Total	100.0%	100.0%	100.0%
Number of bedrooms	Demographic	Aspirations	Expectations
1	7.3%	2.0%	2.3%
2	23.4%	26.1%	32.5%
3	43.5%	49.1%	50.9%
4	25.8%	22.8%	14.3%
Total	100.0%	100.0%	100.0%

- D.13 Figure D2 summarises the dwelling profiles under the scenarios considered and compares this with current dwelling stock. Under the baseline demographic scenario, the majority of newbuild should be houses (particularly 3- and 4-bedroom) and some flats and bungalows/level-access accommodation. Under the aspirations and expectations scenarios, there is an increasing emphasis on bungalows/level-access dwellings.

Figure D2 Summary of dwelling types in current stock and under baseline demographic, aspiration and expectation scenarios



Source: 2022 market mix analysis and 2018-based household projections

Overall dwelling mix by tenure

- D.14 Table D5 summarises dwelling type/size mix based on the demographic scenario. This analysis assumes an annual need for 416 dwellings over the period 2023 to 2038, a minimum 30% affordable housing target in urban areas and 35% in rural areas and an affordable tenure split of around 66% rented and 34% affordable home ownership. The analysis factors in the dwelling type/size analysis carried out as part of the affordable housing needs calculation and also the dwelling type/size choices of households considering affordable home ownership solutions based on the range of dwellings currently available.
- D.15 The analysis can be revised if annual targets and affordable housing delivery targets are updated.

Dwelling type/size	Market	Affordable Rented	Affordable home ownership	Overall range
1-bedroom house	0-2%	0-2%	0-2%	0-2%
2-bedroom house	5-10%	2-5%	15-20%	5-10%
3-bedroom house	30-35%	10-15%	35-40%	30-35%
4 or more-bedroom house	10-15%	2-5%	20-25%	10-15%
1-bedroom flat	2-5%	40-45%	5-10%	10-15%
2 or more -bedroom flat	5-10%	10-15%	5-10%	5-10%
1-bedroom bungalow/level-access	2-5%	5-10%	0-2%	2-5%
2-bedroom bungalow/level-access	15-20%	15-20%	0-2%	15-20%
3 or more-bedroom bungalow/level-access	5-10%	0-2%	0-2%	5-10%
Dwelling type	Market	Affordable Rented	Affordable home ownership	Overall range
House	55-60%	20-25%	75-80%	50-55%
Flat	10-15%	50-55%	15-20%	20-25%
Bungalow/level-access	30-35%	25-30%	2-5%	25-30%
Number of bedrooms	Market	Affordable Rented	Affordable home ownership	Overall range
1	5-10%	50-55%	10-15%	15-20%
2	35-40%	30-35%	25-30%	30-35%
3	40-45%	10-15%	35-40%	35-40%
4	10-15%	2-5%	20-25%	10-15%

Overall dwelling mix by sub-area

- D.16 Further analysis considers the range of dwellings by sub-area and tenure. This is based on the need for affordable/social rented dwellings, the need for affordable home ownership and open market need. This takes account of the dwelling type aspirations and expectations of households and the number of bedrooms needed.
- D.17 Table D6 summaries affordable (social/affordable) rented need. Table D7 summarises affordable (affordable home ownership) need and Table D8 market

need. It is important that both planners and developers maintain a flexible approach to what is built within South Ribble Borough and recognise that in some areas development may be restricted to particular types of dwelling, but this analysis helps determine the relative priorities of development in particular sub-areas.

Table D6 Affordable (social/rented) need by sub-area

Sub-area	Social/affordable rented dwelling mix											Net annual need
	1-bedroom house	2-bedroom house	3-bedroom house	4 or more-bedroom house	1-bedroom flat	2-bedroom flat	3 or more-bedroom flat	1-bedroom level access	2-bedroom level access	3 or more-bedroom-level access	Total	
Bamber Bridge, Lostock Hall and Walton le Dale	0.0	3.4	13.5	5.0	38.7	11.0	0.2	9.4	17.8	1.1	100.0	76
Eastern	0.0	7.1	0.0	0.0	26.8	22.7	0.0	6.5	36.9	0.0	100.0	19
Leyland	0.0	3.1	13.5	4.3	41.3	10.1	0.2	10.0	16.3	1.1	100.0	44
Penwortham	0.0	3.2	14.8	2.8	41.0	10.3	0.3	10.0	16.6	1.2	100.0	34
Western Parishes	0.0	3.9	9.4	1.5	41.4	12.5	0.2	10.1	20.3	0.8	100.0	40
Total	0.0	3.3	13.5	4.1	40.4	10.5	0.2	9.8	17.0	1.1	100.0	213

Source: 2019 HNDS data applied to updated 2022 needs analysis

Table D7 Affordable (affordable home ownership) need by sub-area

Sub-area	Affordable Home Ownership											Net annual need
	1-bedroom house	2-bedroom house	3-bedroom house	4 or more-bedroom house	1-bedroom flat	2-bedroom flat	3 or more-bedroom flat	1-bedroom level access	2-bedroom level access	3 or more bedroom-level access	Total	
Bamber Bridge, Lostock Hall and Walton le Dale	0.0	19.4	37.0	20.0	9.7	8.3	0.8	1.9	1.3	1.6	100.0	39
Eastern	0.0	19.4	37.0	20.0	9.7	8.3	0.8	1.9	1.3	1.6	100.0	10
Leyland	0.0	19.4	37.0	20.0	9.7	8.3	0.8	1.9	1.3	1.6	100.0	23
Penwortham	0.0	19.4	37.0	20.0	9.7	8.3	0.8	1.9	1.3	1.6	100.0	17
Western Parishes	0.0	19.4	37.0	20.0	9.7	8.3	0.8	1.9	1.3	1.6	100.0	21
Total	0.0	19.4	37.0	20.0	9.7	8.3	0.8	1.9	1.3	1.6	100.0	110

Source: 2019 HNDS data applied to updated 2022 needs analysis

Table D8 Market mix by sub-area

Sub-area	Market dwelling mix											Net annual need
	1-bedroom house	2-bedroom house	3-bedroom house	4 or more-bedroom house	1-bedroom flat	2-bedroom flat	3 or more-bedroom flat	1-bedroom level access	2-bedroom level access	3 or more bedroom-level access	Total	
Bamber Bridge, Lostock Hall and Walton le Dale	0.4	7.5	34.4	12.0	4.5	7.2	0.7	3.8	19.9	9.6	100.0	292
Eastern	0.4	7.5	34.4	12.0	4.5	7.2	0.7	3.8	19.9	9.6	100.0	
Leyland	0.4	7.5	34.4	12.0	4.5	7.2	0.7	3.8	19.9	9.6	100.0	
Penwortham	0.4	7.5	34.4	12.0	4.5	7.2	0.7	3.8	19.9	9.6	100.0	
Western Parishes	0.4	7.5	34.4	12.0	4.5	7.2	0.7	3.8	19.9	9.6	100.0	
Total	0.4	7.5	34.4	12.0	4.5	7.2	0.7	3.8	19.9	9.6	100.0	

Source: 2019 HNDS data applied to updated 2022 data

Note no further sub-area data on market preferences are available, so data are consistent across all sub-areas