



Hayton Housing Needs Assessment (HNA)

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Quality information

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List of acronyms used in the text:

AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
BDC	Bassetlaw District Council
BLP	Bassetlaw (emerging) Local Plan
HEDNA	Housing & Economic Needs Assessment
HNA	Housing Needs Assessment
HNP	Hayton Neighbourhood Plan
Housing LIN	Housing Learning and Improvement Network
HRF	Housing Requirement Figure
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
LQAR	Lower Quartile Affordability Ratio
LTHPD	Long-Term Health Problem or Disability
MAR	Median Affordability Ratio
MH	Market Housing
MHCLG	Ministry for Housing, Communities and Local Government (formerly DCLG)
NA	Neighbourhood (Plan) Area
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1.1 Conclusions- Tenure and Affordability

1. The vast majority of households in Hayton are owner-occupiers (86.7%), followed by the private rents (8.9%) and social rents (2.5%). There are no homes in shared ownership tenures. The dominance of ownership combined with the lack of rented and shared ownership homes will adversely impact the ability of different households to live in Hayton, particularly those from younger age groups/ young families aspiring to own their own homes.
2. The intercensal tenure trend shows that the proportion of private rents has increased markedly by 250% compared with 112% increase for Bassetlaw and 82% nationally. The substantial increase in the private rented sector usually indicates increasingly unaffordable ownership options. However, in this instance it is partly explained by the relatively small size of the sector in 2001 (4 households). The affordability thresholds calculation shows that the income required for an average market home is significantly higher than the average household income in Hayton. Similarly, the income required for entry-level homes, average price new build, and discounted market (30%) homes exceeds average income in Hayton.
3. House prices in Hayton have fluctuated over the period 2010 to 2019 peaking in 2016 and 2018. Although prices have increased since 2013, the overall trend for mean and lower quartile house prices is relatively flat.
4. Average and lower quartile incomes in Hayton are approximately £44,700 and £14,708, respectively. Comparing affordability thresholds with costs of tenure shows that market housing is unaffordable for all three income categories with the most affordable forms of tenure being; social and affordable rents, entry level and average market rents. The most affordable ownership tenures are 25% shared ownership, followed by 40% and 50% discounted market homes. Notably, none of the tenures (rents or ownership) are affordable for single earning LQ households.
5. The total estimated Affordable Housing (AH) need in Hayton during the plan period 2022-2037 is approximately 10 affordable rented homes and 11 affordable ownership homes. This suggests that in an ideal situation, unconstrained by the expected quantity of new development, a split of 52% AH ownership to 48% AH for rent would be appropriate. However, given the low HRF figure (8 dwellings) and the AH housing policies at LPA level, there is expected to be no affordable housing coming forward.
6. The recently introduced First Homes scheme requires 25% of affordable housing provision to be in the form of discounted (by a minimum 30%) ownership tenures. Therefore, we propose that a split of 25% AH as First Homes and 75% as affordable rented tenures in Hayton. This serves to comply with the First Homes requirement and prioritize more urgently needed affordable rents in any AH that does come forward in future by any means.
7. The expected level of delivery is certain not to meet the quantity of demand identified in estimates of the need for affordable housing. Therefore, it is recommended that the policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored. It is not recommended that the Local Plan policy requirement be exceeded in the neighbourhood plan because such steps are rarely accepted by planning inspectors on the grounds that an extremely high standard of justification is required which goes beyond the scope of this HNA, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the NA. Raising the percentage of Affordable Housing required may have the effect of discouraging new building from coming forward altogether. Should the group wish to consider such an option, it is advisable to discuss this with the Bassetlaw District Council in the first instance.
8. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy, and implemented by the LPA. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using community development orders, identifying exception sites or developing community land trusts are all tried and tested ways of boosting the supply of affordable housing above the minima indicated by Local Plan policy.
9. The findings of this assessment suggest that 30% discounted First Homes will be unaffordable to average income households in Hayton. Neighbourhood plan qualifying bodies will have discretion to increase the discount on the new First Homes product from 30% to 40% or 50% where there is evidence to suggest this is appropriate. This HNA suggests that the highest possible discount level of 50% is necessary and strongly justified in Hayton.

1.2 Conclusions- Type and Size

10. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site specific factors which may justify a particular dwelling mix.
11. Hayton's existing housing stock is characterised by a much larger proportion of detached properties and a smaller proportion of semi-detached properties compared to the district and the national average. Notably, there are very few terraced properties and flats in Hayton. Larger properties predominate; with the majority of households living in properties of 5 or more rooms; including 43% living in properties of 8 or more rooms. Conversely, the proportion of small and medium properties in Hayton is much lower than that in Bassetlaw.
12. In terms of demographics, Hayton's population is ageing faster than the Bassetlaw's with almost a quarter of residents in 65 plus age group. The 45-64 age group (34%) represents the largest age group in Hayton, followed by the 25-44 group (21%). This is further borne out by the intercensal demographic trends which show a rapidly increasing 65 plus age groups and declining 16-44 age groups. Conversely, younger age groups; 16-24 and 25-44, are under-represented in Hayton when compared to the wider district and England. The latter may be partly due to the lack of smaller, affordable, properties in Hayton.
13. In terms of household composition, Hayton displays a similar pattern to that of Bassetlaw. However, Hayton has a lower proportion of one person households (21.5% for Hayton, 28% for Bassetlaw). One family 65 plus households are somewhat more prevalent in Hayton (12.7%) than in Bassetlaw (9.8%) and England (8.1%). The intercensal trend shows an increase in the number of single person households aged 65+ compared to declines in Bassetlaw (-1.4%) and England (-7.3%). Similarly, one family 65 plus households increased by 43% in Hayton compared to 4.4% in Bassetlaw.
14. Looking at the most rapidly expanding age groups (65+ and 85+) would indicate that smaller dwellings of 2- and 3-bedroom homes are likely to be most in demand. Indeed, the result of the life-stage modelling exercise shows that, in terms of demographic change, new development might involve the following share of dwelling sizes: 15.9% as 1 bedroom, 56.6% as two bedrooms, 27.5% as three bedrooms with no new homes over 3 bedrooms. This is echoed to some extent by the findings of the local housing survey in which 37% of respondents favoured housing for the elderly and small detached housing (60%)¹. Although over 70% of survey respondents fell into the 45-64 and 65-74 age groups which may have influenced the results.

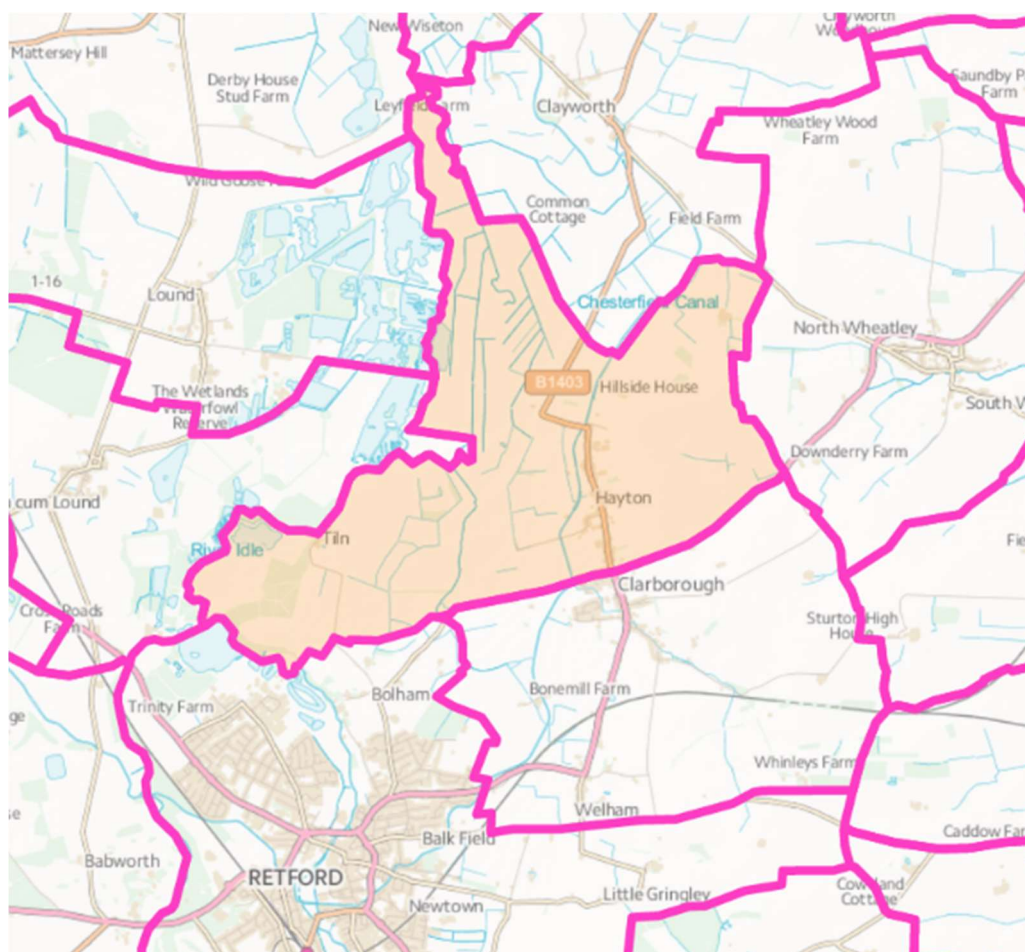
¹ In response to the question: 'If new housing development takes place which of the following would you prefer it to be?'

2. Context

2.1 Local context

15. Hayton is a Neighbourhood Plan area located in Bassetlaw, Nottinghamshire. The Neighbourhood Area (NA) boundary follows that of the Civil Parish of Hayton and was designated in October 2013.
16. The proposed Neighbourhood Plan period starts in 2022 and extends to 2037, therefore comprising a planning period of 15 years.
17. Hayton is a rural parish located 2.5 miles from the market town of Retford in Nottinghamshire. The Chesterfield Canal runs through the village and the river Idel forms the Western boundary of the Parish. The parish lies in the centre of North Nottinghamshire, around 23 miles east of Sheffield, 17 miles north west of Lincoln and 30 miles north-east of Nottingham. The A620 runs along the southern boundary of the Parish and the B1430 runs north to south through the centre of Hayton village. The A1 lies 3 miles to the west.
18. For Census purposes, the Neighbourhood Plan area is made up, like the rest of England, of statistical units called Output Areas (OAs). The Plan area equates to the Civil Parish of Hayton (2011 Parishes) and the OA 37UCGH0006 for the 2001 census data.
19. The statistics show that in the 2011 Census the Neighbourhood Plan area had a total of 385 residents.
20. A map of the Plan area appears below in Figure 2-1.

Figure 2-1: Map of the Hayton Neighbourhood Plan area²



Source: Ordnance Survey – Election Maps

² Available at <https://www.ordnancesurvey.co.uk/election-maps/gb/>

2.2 Planning policy context

21. In line with the Basic Conditions³ of neighbourhood planning, Neighbourhood Development Plans (NDPs) are required to be in general conformity with adopted strategic local policies.⁴ Consequently, the relevant elements of the Local Plan are reviewed as part of this Housing Needs Assessment (HNA).
22. In the case of Hayton, the relevant local planning authority is Bassetlaw District Council. The planning context is Bassetlaw District's Core Strategy and Development Management Policies DPD⁵ (adopted 2011). It sets out a vision for change in Bassetlaw up to 2028, along with the place-specific policies. The strategy focuses growth in the District's three main settlements; Worksop (the District's principal urban centre), Retford and Harworth Bircotes.
23. In response to changes in national planning policy, BDC is in the process of producing a new Local Plan. The draft Bassetlaw Local Plan (November 2020)⁶ is designed to guide development (up to 2037) and allocates housing and employment sites. Consultation on the draft Bassetlaw Local Plan (BLP) took place between November 2020 and January 2021. When adopted the BLP will replace the Core Strategy & Development Management Policies Development Plan Document (CSDMPD). The emerging BLP's includes the following vision: *"In 2037, Bassetlaw District will be a vibrant, prosperous place known for providing residents with a high quality of life, increased access to: quality, suitable housing, a wider range of higher skilled, well paid jobs, high quality services and facilities which promote healthy and active lifestyles within a low carbon environment."*

2.2.1 Policies in the adopted local plan⁷

24. Table 2-1 lists the Bassetlaw District adopted Core Strategy and Development Management policies of relevance to Hayton Neighbourhood Plan Housing Needs Assessment

Policy	Source	Provisions
SO1	CDDMPD 2011	Provide range of high quality market and affordable housing in Worksop, Retford, Harworth Bircotes, Carton-in-Lindrik/Langold, Tuxford, Misterton and sustainable rural settlements to meet needs of the District's growing population.
SO5	CDDMPD 2011	Ensure continued viability of Bassetlaw's rural settlements through the protection and enhancement of local services and facilities and support for enterprises requiring a rural location.
CS1: Settlement hierarchy	CDDMPD 2011	Hayton is classed as a Rural Service Centre.
CS8: Rural Service Centres	CDDMPD 2011	Development within Rural Service Centres (RSC) will be commensurate with size and role of the settlement, limited to level required to sustain local employment, community services and facilities. 22 RSC are listed. These are allocated 10% of total housing target for the District (599 units). Developments resulting in a net gain of units will be required to contribute towards affordable housing targets (onsite or through contribution to offsite provision). Hayton (grouped with Clarborough) is allocated a target of 25% AH.

Source: *Bassetlaw District Council: Core Strategy & Development Management Policies Development Plan Document*

³ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

⁴ However, this does not affect the potential for the evidence base underpinning the emerging local plan to inform or form part of the evidence base for the neighbourhood plan.

⁵ Available at <https://www.bassetlaw.gov.uk/media/1543/cs1adoptedcorestrategy.pdf>

⁶ Available at <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-november-2020/draft-bassetlaw-local-plan-november-2020/>

⁷ Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

2.2.2 Policies in the emerging local plan⁸

25. Table 2-2 lists Bassetlaw District's emerging local plan policies of relevance to Hayton Neighbourhood Plan Housing Needs Assessment.

Table 2-2: Summary of Bassetlaw District's emerging Local Plan policies having relevance to Hayton Neighbourhood Plan Housing Needs Assessment

Policy	Source	Provisions
ST1 Spatial strategy	Bassetlaw's Draft BLP (Nov.2020)	The policy sets a target housing figure of 10,013 dwellings (589 per annum) for the District over the period 2020-2037. Hayton is included in the Small Rural Settlement category. The category comprises 35 villages. These are allocated about 1,500 units in total within settlement boundaries or on sites allocated through Neighbourhood plans by up to 5% (of existing dwellings per settlement)
ST2 Rural Bassetlaw	Draft BLP (Nov.2020)	Allocates a housing target of 8 dwellings for Hayton. Proposals in Small Rural Settlements will be supported provided: <ul style="list-style-type: none"> - development does not exceed 5% (of current total dwellings) individually or in combination with proposals granted permissions since 1st April 2018 and, - proposals do not conflict with the character of the built form of that part of the settlement and, - proposal prioritise brownfield land and avoids use of the most versatile agricultural land and, - the design positively responds to design principles identified in Policy ST37 (concerned with design quality) and relevant characterisation studies forming part of a neighbourhood plan. Where housing targets has been achieved additional housing will only be supported if there is demonstrable community and Council support for it through the preparation of a neighbourhood plan.
ST31 Affordable housing		Provision of affordable housing will be sought from schemes of 10 or more units or sites greater than 0.5 ha and on rural exception sites. On brownfield sites meeting this threshold; 10% affordable housing will be required; all on affordable ownership basis. On greenfield sites meeting the threshold; 20% affordable housing provision will be required; 10% of which is for affordable ownership and the rest as affordable housing for rent.
ST34 Sites for Gypsies and Travellers		Supports the establishment/ re-establishment of pitches on vacant plots and/or the extension of the sites including land at Hayton (GT001) for 17 pitches.

Source: Draft Bassetlaw Local Plan (November 2020)

⁸ Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

2.2.3 Quantity of housing to provide

26. The NPPF 2019 requires, through paragraphs 65 and 66, Local Authorities to provide neighbourhood groups with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.
27. Bassetlaw District Council has fulfilled that requirement by providing Hayton with a indicative figure⁹ of 8 dwellings to be accommodated within the Neighbourhood Plan area by the end of the Plan period.¹⁰
28. Given that the NPPF requirement has already been fulfilled, the question of how many houses to plan for has been answered. It is therefore outside the scope of this Housing Needs Assessment. The issue of quantity has been excluded from the Research Questions (see Chapter 3 below).

⁹ Draft Bassetlaw Local Plan (Nov. 2020) Page 36

¹⁰ As confirmed in meeting with Roger Smith from Hayton Parish Council, March 2021.

3. Approach

3.1 Research Questions

29. Research Questions, abbreviated to 'RQ;' are formulated at the start of the project through discussion with the neighbourhood group. They serve to direct the research and provide the structure for the HNA.
30. The RQs relevant to this study, as discussed and agreed with Hayton , are set out below.

3.1.1 Tenure and Affordability

31. The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.
32. This evidence will allow Hayton to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.
33. The neighbourhood planners are interested in exploring the need for Affordable Housing for sale (also known as affordable home ownership) and are therefore eligible for support under the Affordable Housing for sale element of the Neighbourhood Planning Technical Support programme. Analysis and commentary on this issue has been provided where relevant and possible in the HNA.

RQ 1: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?

3.1.2 Type and Size

34. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. A household survey was conducted by the Parish Council in November 2020. It elicited a 58% response rate and produced the following findings;
 - Older age groups predominate in Hayton (91% of respondents were over 45 and 19.5% over 75).
 - A large proportion of respondents (75%) are retired or not in work.
 - The village is not attracting younger families. This was attributed partly to lack of new housing and age and state of existing stock (the need to maintain/ renovate seen as potential hinderance).
 - In terms of type and size of new residential development, the majority expressed preference for smaller development (less than 15 units) and for smaller sized properties including; starter homes, 2-4 bed family homes, bungalows and more homes suitable for the elderly.
 - Respondents expressed a preference for single/ in-fill developments of family homes, starter homes and bungalows.
35. The aim of this research question is to provide neighbourhood planners with evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

3.2 Relevant Data

3.2.1 Local authority evidence base

36. It is appropriate for neighbourhood planners to refer to existing needs assessments prepared by the Local Planning Authority (LPA) as a starting point. As Hayton Neighbourhood Area is located within Bassetlaw District's planning area, we therefore turned to the relevant the Bassetlaw Housing and Economic Development Needs Update¹¹ (2020).
37. For the purpose of this HNA, data from Bassetlaw District's own evidence base to support their housing policies has been considered applicable and relevant unless it conflicts with more locally specific and/or more recently-produced evidence. The housing market evidence draws upon a range of data including population and demographic projections, housing market transactions, and employment scenarios. As such, it contains a number of points of relevance when determining housing need within the Neighbourhood Plan area and has been referenced as appropriate.

3.2.2 Other relevant data

38. In addition to the Bassetlaw District Council's evidence base, we have assessed other evidence to ensure our study is robust for the purposes of developing policy at the NP level and is locally specific. This includes data from both Census 2001 and 2011, as well as from a wide range of other data sources, including:
 - Land Registry data on prices paid for housing within the local market;
 - Population and household projections produced by the Office of National Statistics (ONS);
 - Information on current property asking prices, for housing for sale or rent, from [home.co.uk](https://www.zillow.co.uk/);
 - Neighbourhood-level survey and consultation work giving further detail. In the case of Hayton, this comprises Hayton & Tilt House survey.

¹¹ Available online at <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

4. RQ 1: Tenure, Affordability and the Need for Affordable Housing

RQ1 What Affordable Housing (e.g. social housing, affordable rented, shared ownership, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

4.1 Introduction

39. This section examines the tenure of dwellings in the current stock and recent supply. It then considers the affordability of housing within the area to local households. Drawing on existing evidence and AECOM's estimates for the neighbourhood area, this section quantifies the need for affordable housing within the NA. This includes Affordable Housing for rent (typically social or affordable rents) and Affordable Housing to buy. The scale of need for these homes can justify policies that guide new developments to provide Affordable Housing.¹²

4.2 Definitions

40. Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines householder rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and Market Housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.
41. It is necessary at this stage of the study to make clear the distinction between Affordable Housing as planning terminology and the colloquial meaning of the phrase. In the course of this study, we refer to Affordable Housing, with capital letters, to denote those forms of housing tenure that fall within the definition of Affordable Housing set out in the current NPPF: social rent, affordable rent, affordable private rent (brought forward by build to rent schemes), and forms products designed to offer affordable routes to home ownership.¹³
42. The definition of Affordable Housing set out in the NPPF makes clear the Government's commitment to home ownership (broadening a definition which had previously referred only to social and intermediate housing to include a range of low-cost housing opportunities for those aspiring to own a home). As part of this effort, the Government has recently introduced a new product called First Homes.¹⁴
43. Because the First Homes product is new and expected to be an important part of the strategy for improving access to home ownership, it is worth summarising its key features and implications:
- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);
 - The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;
 - After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally.
 - Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
 - They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;
 - In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritization for key workers through adopted plans, emerging policy or Supplementary Planning Documents.

¹² PPG Paragraph: 021 Reference ID: 2a-021-20160401, available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹³ NPPF 2019.

¹⁴ The shape that the new First Homes product will take is set out in a Ministerial Statement issued in May 2021, available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>. The relevant update to PPG is available here: <https://www.gov.uk/guidance/first-homes#contents>. Note that First Homes formally come into effect from 28 June 2021, and Local and Neighbourhood Plans that have reached an advanced stage of development by that date may not need to reflect these changes. However, it is advisable for all plans in process to reflect the direction of policy changes where possible.

- 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of shared ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

4.3 Current tenure profile

44. The current tenure pattern is a key characteristic of the local neighbourhood area. Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing. Table 4-1 below presents Census data from 2011; this table shows the distribution of how households occupy their homes within Hayton, compared to the rest of Bassetlaw District and England.
45. The overwhelming majority of households in Hayton are owner-occupiers (86.7%). This is followed by the private rented (8.9%) and social rented sector (2.5%). There are no homes in the shared ownership sector (0.0%). The proportion of social rented homes is quite small (2.5%) in Hayton compared to the levels in Bassetlaw (15.9%) and the national average (17.7%) for England. The dominance of the owner-occupied sector is common to other rural areas across the country and is also a feature of places with relatively older populations. However, the tenure of the housing stock will impact on the ability of different households to live in Hayton, and the dominance of ownership may limit the ability of those on lower incomes to live in the Hayton.

Table 4-1: Tenure (households) in Hayton, 2011

Tenure	Hayton	Bassetlaw	England
Owned; total	86.7%	69.5%	63.3%
Shared ownership	0.0%	0.4%	0.8%
Social rented; total	2.5%	15.9%	17.7%
Private rented; total	8.9%	12.5%	16.8%

Sources: Census 2011, AECOM Calculations

46. In Table 4-2, we note the changes in tenure during the intercensal period. The largest change observed is in the private rented sector which is up by 250% for Hayton and 112% for Bassetlaw. Conversely, a substantial drop is observed for the social rented sector, down 60% in Hayton compared with a fall of 13.7% for Bassetlaw and a fall of 0.9% for England. The decline in Social rented tenures is usually a consequence of households buying out their council homes through the Right to Buy scheme. A modest rise in the proportion of owner occupied units (3.8%) is observed for Hayton, slightly lower than the corresponding value for Bassetlaw (4.6%) in contrast to England as whole; which experienced a decline of 0.6% in owner occupied units. The substantial increase in the private rented sector usually indicates increasingly unaffordable ownership options. However, in this instance it is partly explained by the relatively small size of the sector in 2001 (4 households).

Table 4-2: Rates of tenure change in Hayton, 2001-2011

Tenure	Hayton	Bassetlaw	England
Owned; total	3.8%	4.6%	-0.6%
Shared ownership	0.0%	50.9%	30.0%
Social rented; total	-60.0%	-13.7%	-0.9%
Private rented; total	250.0%	112.1%	82.4%

Sources: Censuses 2001 and 2011, AECOM Calculations

4.4 Affordability

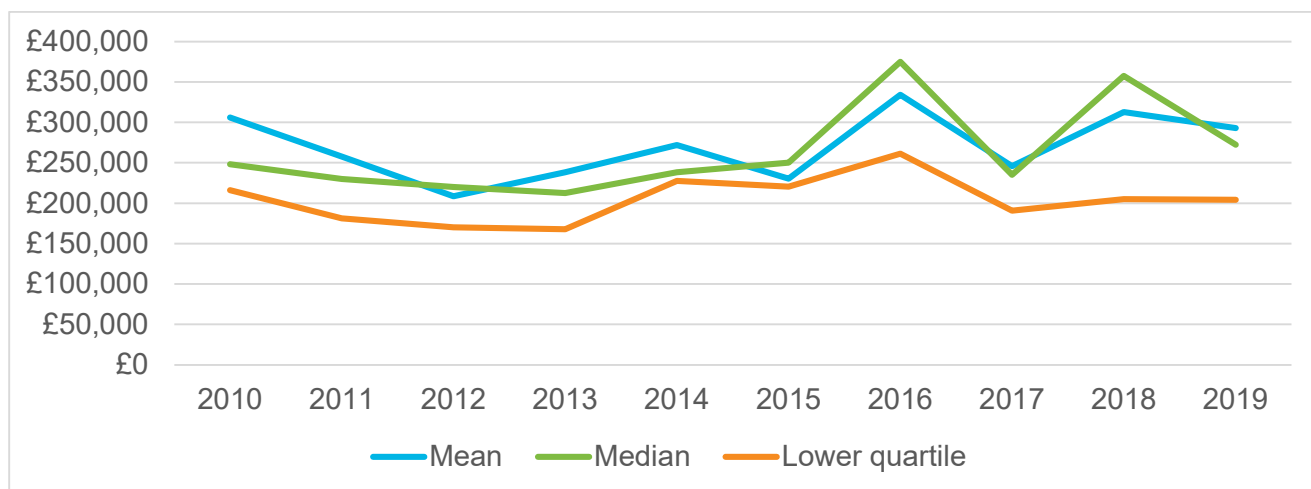
47. Having reviewed the tenure of the existing housing stock in Hayton, this report assesses the affordability of homes to those living in the Neighbourhood Plan area.
48. The following analysis considers house prices and rents in the neighbourhood area and whether these are affordable to local households on the basis of their incomes or earnings. Poor or worsening affordability or homes to rent or buy can indicate the need to provide Affordable Housing.

4.4.1 House prices

49. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. As such, it is useful for the evidence base for plans to examine trends in prices and consider what this reveals about the local housing market.
50. Figure 4-1 on the following page looks at selected measures of house prices in Hayton. It shows that prices have fluctuated over the period 2010 to 2019; peaking in 2016, falling in 2017 and peaking again in 2018. However, the overall trend exhibited by Mean and Lower quartile house prices is relatively flat with 2019 prices very close to 2010 levels.
51. PPG makes clear that lower-quartile house prices may be used as a benchmark for entry-level home prices.¹⁵ Entry-level properties are typically those with one or two bedrooms – either flats or houses.

¹⁵ See Paragraph: 021 Reference ID: 2a-021-20190220, available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Figure 4-1: House prices by quartile in Hayton between 2010 and 2019



Source: Land Registry PPD

52. Table 4-3 below breaks down house prices by type of house, as recorded by Land Registry Price Paid Data (PPD). It shows that Semi-detached houses have experienced a growth of just under 60% in the same period. Similarly, detached properties experienced a growth in prices by around 26%. There is no PPD data for Terraced properties and Flats; indicating a scarcity of such dwellings in the local housing market. It is worth noting that whilst the overall price growth figure shows a decline of 4.2% this is due to the fact that 2010 didn't have any houses other than detached sold, whilst 2019 did. Therefore, the average for 2019 is lower because it includes sales of cheaper house types.

Table 4-3: House prices by type in Hayton, 2010-2019, £000's

Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Growth
Detached	305.8	257.5	229.6	240.7	271.9	230.3	427.5	273.3	356.3	386.3	26.3%
Semi-detached			124.0	215.0			148.0	163.0	138.0	197.8	59.5%
Terraced											-
Flats											-
All Types	305.8	257.5	208.6	238.1	271.9	230.3	334.3	245.8	312.6	292.9	-4.2%

Source: Land Registry PPD

4.4.2 Income

53. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.
54. The first source is locally specific but limited to the average total household income and the median net annual household income before housing costs (or take-home pay). This is the average household income estimates published by ONS¹⁶ at the level of the Middle-layer Super Output Area (MSOA)¹⁷. In the case of Hayton the MSOA most suitable for use as a proxy for the Neighbourhood Plan area boundary is E02005836. Further details on the extent of this MSOA, including a map, and why it was selected as a proxy for the Neighbourhood Plan area, are set out in Appendix A.

¹⁶Available at <https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/bulletins/smallareamodelbasedincomeestimates/financialyearending2016>

¹⁷ An MSOA is a statistical area defined for Census purposes. For further information on MSOAs, see <https://www.ons.gov.uk/methodology/geography/ukgeographies/censusgeography>

55. The average total household income before housing costs (equalised) across E02005836 in 2018 was £44,700. This figure is typically used by mortgage lenders to assess a household's ability to afford to borrow.¹⁸
56. The second source of data is Lower Quartile (LQ) average earnings. This is helpful for understanding affordability challenges among those with lower than average earnings. However, this data relates to individual earnings and whilst this is an accurate representation of household incomes where households have one earner, it does not represent household income where there are two people earning. It is also only available at the District level.
57. It is derived from ONS annual estimates of paid hours worked and earnings for UK employees to local authority level. Although 2019 provisional data has been published, the revised 2018 data is considered more robust and is therefore used here.
58. Bassetlaw's gross LQ annual pay for 2017 was £14,708. This is the LQ income before taxes (or benefits) for individual earners and so only correlates with the measure of household incomes above for single-person households. To estimate the income of LQ-earning households with two earners, the annual income is doubled, to £29,416.

4.4.3 Affordability Thresholds

59. In order to gain a clearer understanding of local affordability, it is also useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds'. Purchase thresholds denote the standard household income needed to access mortgage products, and income thresholds denote the maximum share of a family's income that should be spent on accommodation costs.
60. AECOM has determined thresholds for the income required to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in NPPF. These calculations are detailed in Appendix A. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income.
61. Table 4-4 shows the cost of different tenures and the annual income required to support these costs within Hayton. The income required column is the annual income needed to support ongoing housing costs, but does not reflect the cost of a deposit (which we have assumed to be 10% of the value to be purchased) or the possibility that households able to access market housing for purchase may already hold equity from an existing property.

¹⁸ Total annual household income is the sum of the gross income of every member of the household plus any income from benefits such as Working Families Tax Credit.

Table 4-4: Affordability thresholds in Hayton (income required, £)

Tenure	Mortgage Value	Rent	Income required	Affordable on average incomes? £44,700	Affordable on LQ earnings (single earner)? £14,708	Affordable on LQ earnings (2 earners)? £29,416
Market Housing						
NA Median House Price	£245,250	-	£70,071	No	No	No
LA New Build Mean House Price	£204,152	-	£58,329	No	No	No
NA LQ/Entry-level House Price	£183,600	-	£52,457	No	No	No
Average Market Rent	-	£5,952	£19,840	Yes	No	Yes
Entry-level Market Rent ¹⁹	-	£6,264	£20,880	Yes	No	Yes
Affordable Home Ownership						
Discounted Market Sale (-20%)	£218,000	-	£56,057	No	No	No
Discounted Market Sale (-30%)	£190,750	-	£49,050	No	No	No
Discounted Market Sale (-40%)	£163,500	-	£42,043	Yes	No	No
Discounted Market Sale (-50%)	£136,250	-	£35,036	Yes	No	No
Shared Ownership (50%)	£136,250	£3,406	£46,390	No	No	No
Shared Ownership (25%)	£61,313	£5,109	£34,549	Yes	No	No
Affordable Rented Housing						
Affordable Rent (average)	-	£5,056	£20,224	Yes	No	Yes
Social Rent (average)	-	£4,603	£18,412	Yes	No	Yes

Source: AECOM Calculations

62. The income required to afford the different tenures is then benchmarked, in Figure 4-2 against the three measurements of household income set out above. These are the average total household income for E02005836 at £44,700 and the lower quartile gross earnings for Bassetlaw for single-earners at £14,708 and dual-earning households at £29,416.
63. Taking into consideration the affordability thresholds set out above, it is apparent that the income required to buy an average market home for sale is higher than what would be expected to be available to average earners. Furthermore, the income required to buy an average entry-level home for sale is higher than the average income of lower earners.
64. The data highlights the lack of affordable tenures for those on lower quartile earnings. None of the tenures including entry-level market rents, affordable rent and social rent, are affordable to single earning LQ households. Only average income, and double earning LQ households can afford entry-level market rents, affordable rent and social rent.
65. Government policy aimed at tackling the housing crisis continues to attach high priority on helping those on modest incomes and others who are unable to afford market housing for purchase, such as younger buyers, to access affordable routes towards homeownership.²⁰ In the case of Hayton, the figure below suggests that even the 25% shared ownership route is beyond the affordability threshold for both single and double earning LQ households.

¹⁹ This equates to average rent paid for 2-bedroom properties in the DN22 postcode area, the fact that this is higher than the average rent figure in DN22 indicates that data is skewed towards smaller 1-bed properties in the post code area.

²⁰ See the White Paper 'Fixing Our Broken Housing Market', at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

66. Table 4-4 shows that households with incomes between £20,000 (at which point rents become affordable) and £52,000 (at which point entry level market sale homes become affordable) are able to rent in the market but unable to buy. These households may need affordable home ownership options. There are a range of affordable routes to home ownership tenures, i.e. those aimed at households unable to afford to buy in the market. With regard to these products and the discounts required, the following observations can be made:
- The discount on the average market sale price required to enable households on average incomes to afford to buy is 36%.
 - Whether discounted market sale is affordable will depend whether properties are priced in relation to average, new build or entry level homes so developers will view discounts differently. New build homes are often more expensive than properties for sale in the second-hand stock. Due to the lack of PPD data for new build properties in Hayton it is not possible to provide robust new build prices at the NA level. Therefore, LPA level (Bassetlaw) prices have been used.
 - Discounts on new build or average prices may make homes no more affordable than entry level properties in the existing stock.
 - It is evident (figure 4.2) that currently none of the ownership routes are affordable for single earning and double earning LQ households. For average income households the only affordable ownership routes are 40% and 50% discounted market sales and the 25% shared route with the 50% shared option just beyond the affordability threshold for average income households.
 - Discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000.²¹ This cost excludes any land value or developer profit.
 - First Homes are to be offered at a discount of at least 30% on equivalent market prices (i.e. new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.
 - This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. The assessment shows that only 40% and 50% discounted First Homes would be affordable to those on average incomes in Hayton. This would still leave households with incomes in the range £20,000 to £35,000 able to rent but unable to buy their own homes through the scheme.
 - In terms of Shared Ownership options, these are somewhat less affordable than 40-50% discounted First Homes in Hayton. Only 25% Shared Ownership option is affordable to those on average incomes with the 50% share option just beyond the affordability threshold for average income households. However, lower equity shares would serve to widen access to more potential occupants, and the now lower 10% minimum equity share may be helpful in this case.
 - The income required to access Rent to buy is the same as that required to afford market rents. For Hayton this is around £20,000. Therefore, Rent to Buy represents one of the more affordable routes to home ownership for those households in the average income or the double earning LQ category. However, this option would still be beyond the reach of single earning LQ households.
 - It is pertinent to point out that neighbourhood plans are by their nature relatively constrained in terms of the extent to which they can meet affordable housing need. Even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need and the management of the housing waiting list all remain the responsibility of the local authority rather than neighbourhood planners. Having said that, neighbourhood plans may be able to vary the types of affordable housing that will be expected, or to allocate additional sites that will provide affordable housing (e.g. housing exception sites over and above those required by the Local Plan).
67. Table 4.5 below shows what discounts are required in Hayton in order for properties to be affordable to households on average incomes. A discount of 23% on new build market sale prices would make these affordable to average income

²¹ This estimate is included for illustration purposes. £1,500 build cost per sq m is a reasonable estimate of current costs (mid 2020); 70 sq m for a 2 bedroom property is consistent with the Government's Nationally Described Space Standards

households. A discount of 36% on average market sale properties would make these affordable to average income households. A discount of 15% would be required on entry level sales to make them affordable to average income households. However, this may make such properties less viable and therefore less likely to be built.

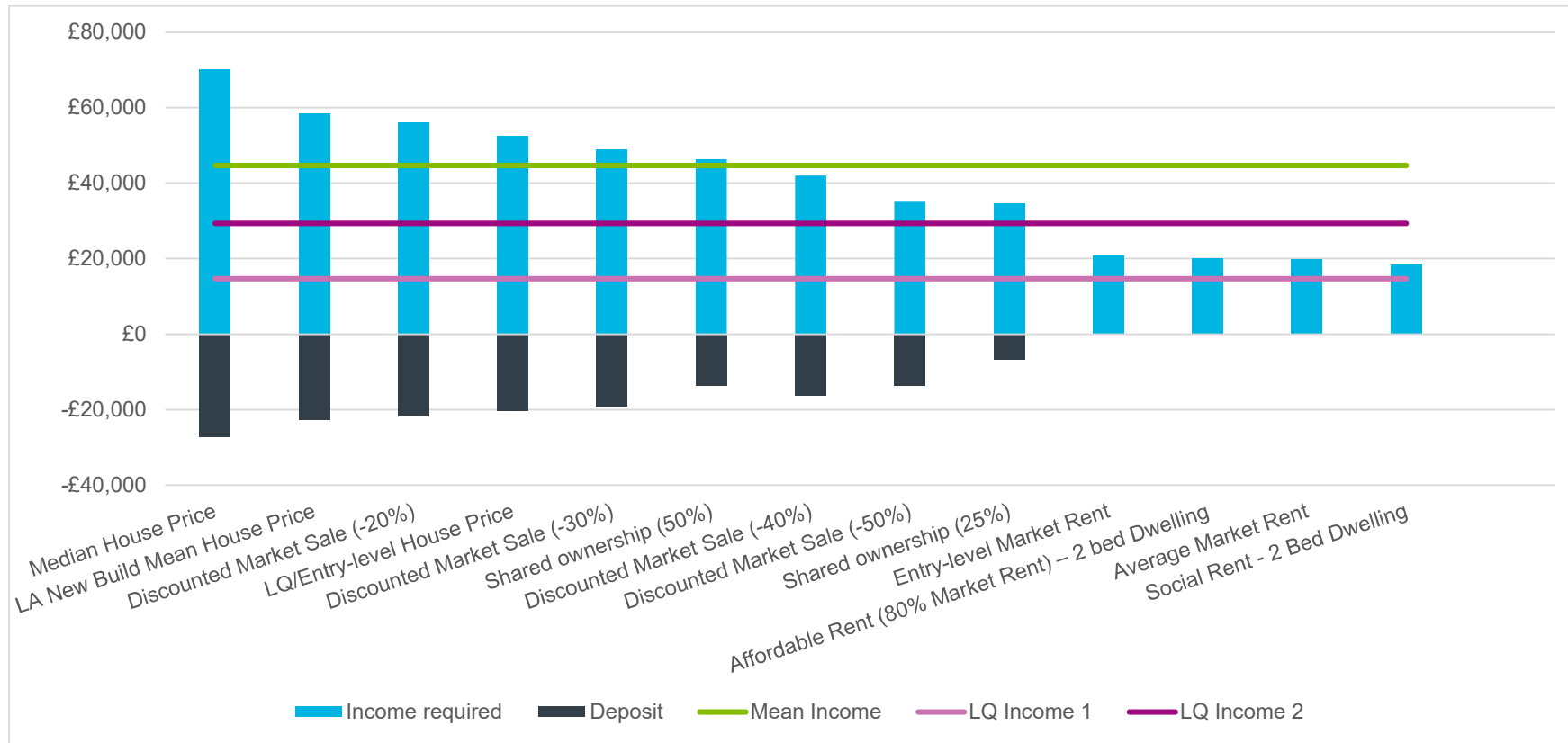
68. The intention of subsidised housing products is to widen housing access, including to those earning below the average. Requiring that First Homes carry the maximum 50% discount level could potentially offer a route to ownership to more households on average incomes in Hayton.

Table 4.5: % Discount on Sale Price Required for Households on Mean Incomes to Afford

Mean household income in NA:	£44,700
<i>Tenure/ product:</i>	Discount on sale price required:
- <i>Market sale (Average)</i>	36%
- <i>New build market sale (Average for LA)</i>	23%
- <i>Entry level sale (LQ)</i>	15%

Source: Land Registry PPD; ONS MSOA total household income

Figure 4-2: Affordability thresholds in Hayton (income required, £)



Source: AECOM Calculations

4.5 Affordable housing- quantity needed

69. The starting point for understanding the need for affordable housing in Hayton is the relevant Strategic Housing Market Assessment (SHMA). The North Derbyshire and Bassetlaw SHMA dates from 2013 and was subsequently updated in 2017²². A more up to date assessment (November 2020) is presented in The Bassetlaw Housing and Economic Development Needs Assessment (HEDNA)²³. This estimated the need for affordable (including social) rented housing in the district based on analysis of the Council's waiting list and analysis of other data sets in line with Planning Practice Guidance. Dividing the district into Worksop, Retford, Harworth and rural areas, the HEDNA identified a need for 214 additional affordable/ social rented homes per annum for Bassetlaw. Of this total, 60 units per annum are required in rural areas. When the net affordable need is divided by the population of each subarea, a standardised measure figure of 1.64 units per 1000 population is produced for rural areas²⁴.
70. Applying the HEDNA's standardised measure for rural areas (1.64 per 1000 population) to Hayton produces a figure of 0.63 homes per annum or 10 homes over the Neighbourhood Plan period (2022-2037). It is worth noting that in rural villages like Hayton the lack of social housing means there is no need generated from households already living in the sector. Similarly, households who may need social housing often move away to areas where their needs are more likely to be met (either because there is social housing available or more private rented housing). This means it is difficult to identify need for social/affordable rented housing within Hayton.
71. The above figures include many households already living in accommodation (albeit unsuitable e.g. due to overcrowding) and those in the 'households falling into need' category. If these are excluded from the above analysis (as the household would release their existing accommodation once they move into new accommodation) the affordable need figure is reduced to 63 homes per annum for the district as a whole.

²² North Derbyshire and Bassetlaw SHMA OAN Update (GL Hearn report October 2017) available at <https://www.bassetlaw.gov.uk/media/3241/shma-oan-update-oct-2017.pdf>

²³ GL Hearn report for BDC; Bassetlaw Housing and Economic Development Needs Assessment (Nov. 2020) available at <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

²⁴ Ibid page 64 Table 36.

72. Table 4-6 estimates potential demand for affordable home ownership products within Hayton. This estimate broadly counts households living in the private rented sector (PRS) who are not on housing benefit and new households likely to form over the plan period who are likely to enter the private rented sector (but not require housing benefit). The model aims to estimate the number of households who can rent but can't buy on the basis of their incomes. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model discounts 25% of these households, assuming a proportion will be renting out of choice. This leaves around 0.7 household per annum who may be interested in affordable home ownership (11 over the plan period).

Table 4-6: Estimate of the potential demand for affordable housing for sale in Hayton

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	17.1	Census 2011 number of renters x national % increase to 2018
1.2 Percentage renters on housing benefit in LA	24.4%	% of renters in 2018 on housing benefit (based on LA proportion)
1.3 Number of renters on housing benefits in NA	4	1.1 x 1.2
1.4 Current need (households)	9.7	Current renters minus those on HB and minus 25% assumed to rent by choice
1.5 Per annum	0.6	1.4/ plan period
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	18.2	LA household projections for plan period (2018 based) pro rated to NA
2.2 % of households unable to buy but able to rent	5.7%	Current % of households in PRS
2.3 Total newly arising need	1.0	2.1 x 2.2
2.4 Total newly arising need per annum	0.1	2.3/ plan period
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	0	Number of shared ownership homes in NA (Census 2011 + new build to 2018/19)
3.2 Supply - intermediate resales	0	3.1 x 5% (assume rate of re-sale)
NET SHORTFALL (OR SURPLUS) PER ANNUM		
Shortfall (per annum)	0.72	Shortfall (Step 1.5 + Step 2.4) 3.2
Shortfall over plan period	11	Shortfall (Step 1.5 + Step 2.4) 3.2

Source: AECOM model, using Census 2011, English Housing Survey 2018, CLG 2014 based household projections and net additions to affordable housing stock. Figures may not sum due to rounding.

73. It is important to keep in mind that the households identified in the estimate in Figure 4-7 are, by and large, adequately housed in the private rented sector. They do not lack their own housing but would prefer to buy rather than rent.
74. There is no policy or legal obligation on the part of either of the Local Authority or neighbourhood planners to meet affordable housing needs in full, either within or outside the Neighbourhood Plan area, though there are tools available to neighbourhood planners that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).
75. It is also important to remember that even after the Hayton, or indeed any other, Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need and the management of the housing waiting list all remain the responsibility of the local authority rather than neighbourhood planners.
76. In this sense, it must be acknowledged that neighbourhood plans are by their nature relatively constrained in terms of the extent to which they can meet affordable housing need, unless there is a specific policy on the housing supply-side (e.g. the identification of one or more housing exception sites over and above those required by the Local Plan).

4.5.1 Additional HEDNA findings

77. The HEDNA concluded that there is a need for 214 affordable homes for rent per annum for the period 202-2037. This need applies to all parts of the district and should comprise both social and affordable rented housing²⁵.
78. The analysis concluded that there are a number of households in Bassetlaw who can afford to rent privately but cannot afford to buy suitable homes. Therefore, some households in Bassetlaw are being excluded from the owner-occupied sector. The analysis would therefore suggest that a key issue in the district is about access to capital (e.g. for deposits, stamp duty, legal costs) as well as potentially mortgage restrictions (e.g. where employment is temporary) rather than simply the cost of housing to buy.
79. The HEDNA estimated the gross need for affordable home ownership by sub-area and concluded that there is a need for 37 units per annum in rural areas (or 84 per annum for whole district). However, once the supply of housing to meet this need is taken into account, a surplus of 21 units per annum for rural areas (or surplus of 117 for entire district) results.²⁶ Whilst this may also apply in Hayton, the new supply likely to meet this need may not be within the NA itself, but elsewhere in the district. There is therefore still a potential need from households who want to stay in Hayton, and it is up to the Neighbourhood Plan to consider whether they want to promote this within Hayton or rely on the new supply elsewhere.
80. The assessment concluded that additional affordable housing, over and above the 10% affordable home ownership requirement (in the NPPF) should consist of social /affordable properties for rent. It further states; *'the evidence points to a clear and acute need for rented affordable housing from lower income households, and it is important that a supply of rented affordable housing is maintained to meet the needs of this group'*.

4.5.2 Affordable Housing Policies in Hayton

81. The Neighbourhood Plan may wish to develop policies in relation to the delivery of Affordable Housing within Hayton. Bassetlaw's emerging Local Plan policy in relation to Affordable Housing delivery requires 10% of all new homes on brownfield sites; of 10 dwellings or more; or housing sites greater than 0.5ha in area, or rural exception sites, to be delivered as Affordable Housing (ST31 affordable housing). The provision rises to 20% AH for greenfield sites that meet the threshold. This policy would apply in Hayton, subject to sites coming forward for development with 10 or more dwellings or with areas of 0.5 ha or more and on rural exception sites.
82. The neighbourhood group may wish to develop policies on the mix of Affordable Housing delivered in Hayton. It is not the role of the HNA to develop policy, as there are a wider set of factors which apply and need to be considered by the neighbourhood planners. However, the following evidence and considerations may be used as a starting point in the development of policy. On the balance of the evidence in this HNA, AECOM set out a judgement on the starting point for an appropriate tenure mix in Hayton.
 - A. **Evidence of need for Affordable Housing:** AECOM's estimate of the potential demand for affordable home ownership options suggest there may be a need for these homes in Hayton to address the aspirations of households who can rent but can't buy. AECOM's estimate (based on the HEDNA's estimate for total areas) identified the potential demand for 11 homes over the plan period. If Hayton was to meet its share of Bassetlaw's need for social/affordable rented housing this would imply 10 homes over the plan period. The relationship between these two estimates suggest there is slightly higher demand for affordable housing for sale (52%) than affordable housing for rent (48%).
 - B. **Can Affordable Housing needs be met in full?** The HRF for Hayton is 8. Therefore, delivery of AH is unlikely, but where this is possible (either through an exception site or a larger development that exceeds the threshold) there will be an impetus to prioritise affordable rented tenures as far as possible.
 - C. **Government policy (e.g. NPPF) requirements:** current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing. Based on the findings of this HNA delivery 10% of homes as affordable home ownership would impact on the ability to deliver social/affordable

²⁵GL Hearn report for BDC; Bassetlaw Housing and Economic Development Needs Assessment (Nov. 2020) available at <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

²⁶ Ibid page 71.

rented homes due to the small HRF which is likely to deliver very little AH and the high affordability thresholds for affordable home ownership tenures in Hayton.

- D. **First Homes:** the Government's First Homes policy (to provide at least 30% discount on new build home prices) has now been enacted through a written ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes. This effectively raises the 10% minimum requirement noted above to 25% and stipulates that First Homes should represent all 25% of that minimum.
 - E. This new minimum requirement may have the effect of displacing other products in any established tenure mix, and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing which would be the case in Hayton. After the 25% First Homes requirement has been met, the remaining 75% of Affordable Housing units should as a first priority protect the provision for social rent set out in the Local Plan and the HEDNA findings.
 - F. **Local Plan policy:** Bassetlaw's emerging Local Plan (Policy ST31 affordable housing) requires a tenure mix of 90% rented and 10% intermediate housing on greenfield sites meeting the threshold for affordable housing provision (i.e. those of 10 or more units or 0.5ha and more). However, for brownfield sites, all the affordable housing provision is to be for affordable home ownership. The First Homes policy requires that 25% of all Affordable Housing is delivered as First Homes. This supersedes the Local Plan tenure mix – bringing affordable home ownership up to 25%, leaving the remaining 75% for affordable rent.
 - G. **Viability:** HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site specific level. Viability issues are recognised in the Council's adopted/emerging Local Plan and it is acknowledged that this may affect the provision of affordable housing and/or the mix of tenures provided.
 - H. **Funding:** the availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site. The neighbourhood group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.
 - I. **Existing tenure mix in Hayton:** evidence indicates that only 2.5% of housing in Hayton is affordable. This is mainly in the form of social rents (2.5%) with no affordable shared ownership tenures available. This suggests that provision of Affordable Housing is essential in order to offer a wider choice of homes for local residents. Importantly, this may allow younger age groups on lower incomes, including newly forming households and younger families to remain in or move into the area thus ensuring the long term sustainability of the community in Hayton.
 - J. **Views of registered providers:** it is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in this area. Some housing associations may be reluctant to take on small numbers of homes in rural areas because of the extra cost involved in managing this stock. However, there may be specialist providers who are willing to provide this housing and so the delivery of social/affordable rented homes should not be ruled out if it is an objective of the neighbourhood group and supported by the Council.
 - K. **Wider policy objectives:** the neighbourhood group may wish to take account of broader policy objectives for Hayton and/or the wider District. These could include, but are not restricted to, policies to attract younger households, families or working age people to the Neighbourhood Area. These wider considerations may influence the mix of Affordable Housing provided.
83. On the basis of the considerations above, Table-4-7 proposes an indicative Affordable Housing mix that might be sought through Neighbourhood Plan policy. The requirement that a minimum of Affordable Housing should be delivered as First Homes will impact on the ability of Hayton to accommodate those with the most acute needs as it lead to a reduction in the proportion of affordable homes for rent.
84. The proposed mix most closely reflects local needs in Hayton as identified in the HNA evidence which suggests that only 2.5% of housing in Hayton is affordable. Those on lower incomes are in the most acute need for affordable housing. Therefore, a tenure split of 25% AH as First Homes and 75% affordable rents is suggested to fulfil AH needs in the NA.
85. Where the neighbourhood planners wish to develop policy that requires a different mix to that set out in the Local Plan, it is important that they liaise with the LPA to gather more detailed income and viability information,

and to ensure that departures from the district-level policy context have the LPA's support. Liaising with the LPA will be particularly important where the Local Plan tenure split can be expected to be adjusted in light of the latest Government proposals, to ensure that the Neighbourhood Plan's approach in reflecting these changes is in line with the LPA approach. Another option when developing Neighbourhood Plan policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-size circumstances in addition to this evidence.

86. AECOM cannot provide guidance on the appropriate share of social/affordable rented homes as this will depend on the level of funding available to housing associations which will determine at what level rents can be set. Registered providers (eg housing associations) may be reluctant to deliver small numbers of homes where there are ongoing management costs involved. For this reason, the proportion of rented homes which can be secured may depend on the willingness of local housing association to maintain and manage small numbers of homes.

Table 4-7: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix with 25% First Homes requirement	Considerations and uncertainties
Routes to home ownership, of which	25%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	0%	Proposed changes to the model to allow purchases of 10% share ²⁷ - impact on viability unknown RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to buy	0%	Emerging product with popularity and effectiveness as yet unknown Impact of displacement by First Homes unknown
Affordable Housing for rent, of which	75%	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area Uncertain whether RPs willing to own/manage stock in this area
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area

Source: AECOM calculations

87. It is recommended that consideration is also given to alternative mechanisms capable of helping to meet local need, where appropriate (i.e. rural/entry-level exception sites or community led housing etc.).

²⁷ <https://www.gov.uk/government/news/jenrick-unveils-huge-12-billion-boost-for-affordable-homes>

4.6 Conclusions- Tenure and Affordability

88. The vast majority of households in Hayton are owner-occupiers (86.7%). This is followed by the private rents (8.9%) and social rents (2.5%). There are no homes in shared ownership tenures. The dominance of ownership combined with the lack of rented and shared ownership homes will adversely impact the ability of different households to live in Hayton, particularly those from younger age groups/ young families aspiring to own their own homes.
89. The intercensal tenure trend shows that the proportion of private rents has increased markedly by 250% compared with 112% increase for Bassetlaw and 82% nationally. The substantial increase in the private rented sector usually indicates increasingly unaffordable ownership options. However, in this instance it is partly explained by the relatively small size of the sector in 2001 (4 households). The affordability thresholds data (Figure 4-2) shows that income required for an average market home is significantly higher than the average income. Similarly, the income required for entry-level homes, average price new build and discounted market (30%) homes exceeds average the income in Hayton. The proportion of social rents has declined significantly by 60% in Hayton compared with the smaller decline observed for the district (-13.7%) and England (-0.9%).
90. House prices in Hayton have fluctuated over the period 2010 to 2019 peaking in 2016 and 2018. Although house prices have increased since 2013, the overall trend for Mean and Lower quartile house prices is relatively flat.
91. Average and lower quartile incomes in Hayton are approximately £44,700 and £14,708, respectively. Comparing affordability thresholds with costs of tenure shows that market housing is unaffordable for all three income categories with the most affordable forms of tenure being; social and affordable rents, entry level and average market rents. The most affordable ownership tenures are 25% shared ownership, followed by 40% and 50% discounted market homes. Notably, none of the tenures (rents or ownership) are affordable for single earning LQ households.
92. The total estimated Affordable Housing need in Hayton during the plan period 2022-2037 is approximately 10 affordable rented homes and 11 affordable ownership homes. This suggests that in an ideal situation, unconstrained by the expected quantity of new development overall, a split of 52% AH ownership to 48% AH for rent would be appropriate. However, given the low HRF figure and the AH policies at LPA level, there is expected to be no affordable housing coming forward. The First Homes scheme now requires the first 25% of affordable housing provision be provided as discounted First Homes and this HNA shows that 40% and 50% discounted First Homes would be affordable to average income households in Hayton. Therefore, we propose that a split of 25% of First Homes and 75% affordable rented tenures, is sought to prioritize more urgently needed affordable rent in any AH that does come forward in future by any means.
93. Table 4-8 below summarises Hayton's position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the Plan period. This exercise simply applies the housing requirement figure for the area to the Local Plan policy expectation and shows the quantities of affordable housing for rent and sale that would be delivered if the tenure mix proposed in this HNA was rigidly enforced. In this sense it is hypothetical, and the outcomes in practice may differ, either as a result of measures taken in the neighbourhood plan (e.g. if the group plan for more housing and therefore more affordable housing than the local plan, or if the group decide to influence the tenure mix in other ways), or as a result of site-specific constraints.

Table 4-8: Estimated delivery of Affordable Housing in Hayton

	Step in Estimation	AH Mix
A	Provisional capacity figure	8
B	Affordable housing quota (%) in LPA's Local Plan	0
C	Potential total Affordable Housing in NA (A x B)	0
D	Rented % (e.g. social/ affordable rented)	75%
E	Rented number (C x D)	0
G	Affordable home ownership number (C-E)	0

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix

94. The above shows that the expected level of delivery is certain not to meet the quantity of demand identified in estimates of the need for affordable housing. Therefore, it is recommended that the policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored. It is not recommended that the Local Plan policy requirement be exceeded in the neighbourhood plan because such steps are rarely accepted by planning inspectors on the grounds that an extremely high standard of justification is required which goes beyond the scope of this HNA, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the NA. Raising the percentage of Affordable Housing required could, furthermore, have the effect of discouraging new building from coming forward altogether. Should the group wish to consider such an option, it is advisable to discuss this with the Bassetlaw District Council in the first instance.
95. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy, and implemented by the LPA. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using community development orders, identifying exception sites or developing community land trusts are all tried and tested ways of boosting the supply of affordable housing above the minima indicated by Local Plan policy.
96. The findings of this chapter on the potential for providing affordable and low-cost tenures across the Neighbourhood Plan area echo those of the HEDNA, suggesting there is a need for prioritising affordable rents. Therefore, it is recommended that a split of 25% First Homes tenures (40-50% discounted) and 75% affordable housing for rent is followed in Hayton.

5. RQ 2: Type and Size

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

5.1 Introduction

97. The Hayton Neighbourhood Plan may benefit from the inclusion policies informed by evidence on what sizes and types of housing would be best suited to the local community. This will help ensure that future developments give local people options within the housing market at all stages of life.
98. PPG recommends a consideration of the existing housing provision and its suitability, having regard to demographic shifts in age and household composition, to address future, as well as current community need. For this reason, we firstly consider the type and size of the existing housing stock in Hayton. Demographic shifts in age and household composition will then be considered. Finally, the future demand for housing by size and type is determined by the way different household types currently occupy their dwellings in the wider Local Authority area, and then applying demographic projections of how the Neighbourhood Plan area population is likely to change by the end of the Plan period.

5.2 Existing types and sizes

5.2.1 Background and definitions

99. Before beginning our consideration of dwelling type and size, it is important to understand how different types of households occupy their homes. Crucially, and unsurprisingly, household ‘consumption’ of housing (in terms of housing size) tends to increase alongside wages, with the highest earning households consuming relatively more (i.e. larger) housing than those on lower incomes. Similarly, housing consumption tends to increase, alongside wealth, income, and age, such that older households tend to have larger homes than younger households, often as a result of cost and affordability.
100. In this context, even smaller households (those with fewer than three inhabitants) may be able to choose to live in larger homes than they require, and would be defined in Census terms as under-occupying their homes. This is a natural feature of the housing market, and can distort considerations of future housing needs, with market dynamics and signals giving a very different picture to demographics, household type and size.
101. In order to understand the terminology surrounding dwelling size analysis, it is important to note that the number of rooms recorded in Census data excludes some rooms such as bathrooms, toilets and halls. Dwelling size data is collected by determining the number of rooms being occupied by each household. In the section that follows, ‘dwelling sizes’ can be translated as follows²⁸:
- 1 room = bedsit
 - 2 rooms = flat/house with one bedroom and a reception room/kitchen
 - 3 rooms = flat/house 1-2 bedrooms and one reception room and/or kitchen
 - 4 rooms = flat/house with 2 bedroom, one reception room and one kitchen
 - 5 rooms = flat/house with 3 bedrooms, one reception room and one kitchen
 - 6 rooms = house with 3 bedrooms and 2 reception rooms and a kitchen, or 4 bedrooms and one reception room and a kitchen
 - 7+ rooms = house with 4 or more bedrooms
102. It is also useful to clarify the Census terminology around dwellings and households spaces. These can be confusing where different terminologies such as flats, apartments, shared and communal dwellings, and houses in multiple occupation, are used. Dwellings are counted in the Census by combining address information with Census returns on whether people’s accommodation is self-contained.²⁹ As such, all dwellings are classified into either “shared” or “unshared” dwellings. Household spaces make up the individual accommodation units forming part of a shared dwelling.
103. The key measure of whether a dwelling is shared or unshared relates to the Census’ definition of a household. A household is defined as “One person living alone or a group of people (not necessarily related) living at the

²⁸ At <https://www.nomisweb.co.uk/census/2011/qs407ew>

²⁹ At <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

same address who share cooking facilities and share a living room or sitting room or dining area.³⁰ On this basis, where unrelated residents of a dwelling share rooms other than a kitchen, this would be considered a single household in an unshared dwelling, whilst where only a kitchen is shared, each resident would be considered their own household, and the dwelling would be considered shared.

5.2.2 Dwelling type

104. The 2011 Census shows that there were 158 households in Hayton, living in 121 detached houses, 39 semi-detached, 1 terraced houses, and 2 flats. Compared with the Bassetlaw, Hayton is characterised by a much higher proportion of detached properties; over double that observed in Bassetlaw and more than three times the national average for England. Conversely, the number of semi-detached dwellings is substantially lower (23.8%) than in Bassetlaw (41.9%) and England (31.2%) (see Table 5-1 below). There are very few terraced properties (0.6%) compared to Bassetlaw (16.5%) and England (24.5%). Similarly, there are few flats in Hayton (0.6%) compared to Bassetlaw (5.5%) and England (16.4%).

Table 5-1: Accommodation type (households), Hayton 2011

Dwelling type		Hayton	Bassetlaw	England
Whole house or bungalow	Detached	73.8%	34.0%	22.4%
	Semi-detached	23.8%	41.9%	31.2%
	Terraced	0.6%	16.5%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	0.6%	5.5%	16.4%
	Parts of a converted or shared house	0.6%	0.9%	3.8%
	In commercial building	0.0%	0.7%	1.0%

Source: ONS 2011, AECOM Calculations

Source: Valuation Office Agency, Council tax: stock of properties, 2019, Table CTSOP3.0

5.2.3 Dwelling size

105. Table 5.2 below sets out the distribution of the number of rooms by household space. The housing stock in Hayton is characterised by a prevalence of larger dwellings; with over 94% of households living in properties of 5 or more rooms; including 43% living in properties of 8 or more rooms. Whilst Bassetlaw also has a high proportion of large dwellings with 78% of households living in properties of 5 or more rooms, the number of very large dwellings (8 or more rooms) is much smaller (16%). Conversely, the number of medium (1-4 rooms) properties in Hayton (5.7%) is much smaller than the level observed in Bassetlaw (22%). There are very few (1.9%) small properties (1-3 rooms) in Hayton compared to Bassetlaw (7.45%).

³⁰ Ibid.

Table 5-2: Number of rooms per household in Hayton, 2011

Number of Rooms	2011	2011
	Hayton	Bassetlaw
1 Room	0.0%	0.2%
2 Rooms	0.6%	1.4%
3 Rooms	1.3%	5.7%
4 Rooms	3.8%	14.6%
5 Rooms	9.5%	27.3%
6 Rooms	24.1%	23.2%
7 Rooms	17.7%	11.4%
8 Rooms or more	12.7%	8.0%
9 Rooms or more	30.4%	8.0%

Source: ONS 2011, AECOM Calculations

106. It is also relevant to consider how the number of rooms occupied by households changed between the 2001 and 2011 Censuses. The main change from the 2001 Census findings is that the number of medium (4 rooms) properties in Hayton doubled in the intercensal period compared to a 4.2% decline in Bassetlaw and small increase in England (3.5%). During the same period the number of 3-room units declined by 33.3% in Hayton compared to an increase in Bassetlaw (13.4%) and England (20.4%). Similarly, a large decline (46.4%) in 5 room properties is observed in Hayton compared to more modest declines in Bassetlaw (5.5%) and England (1.8%). The increase in 6 room properties in Hayton (26.7%) is significantly higher than that for Bassetlaw (5.4%) and England (2.1%). An increase in larger 7 and 8 room properties is observed across the board although the rate of increase in the 8+ room category is much lower in Hayton (11.5%) than in Bassetlaw (38.5%) and England (29.8%).

Table 5-3: Rates of change in number of rooms per household in Hayton, 2001-2011

Number of Rooms	Hayton	Bassetlaw	England
1 Room	0.0%	-18.6%	-5.2%
2 Rooms	0.0%	6.5%	24.2%
3 Rooms	-33.3%	13.4%	20.4%
4 Rooms	100.0%	-4.2%	3.5%
5 Rooms	-46.4%	-5.5%	-1.8%
6 Rooms	26.7%	5.4%	2.1%
7 Rooms	21.7%	22.8%	17.9%
8 Rooms or more	11.5%	38.5%	29.8%

Source: ONS 2001-2011, AECOM Calculations

107. Returning to the most recent Census data, it is also useful to compare the figures for number of rooms with figures for the number of bedrooms for each household. Table 5-4 below summarises the proportion of households occupying each size of home in terms of the number of bedrooms. This data shows that 3 bedroom units form the largest proportion of dwellings in Hayton (48.7%), Bassetlaw (49.5%) and England (41.2%). The next most prevalent category of dwelling in Hayton is 4 bedroom (29.7%); this is almost double the corresponding figures observed in Bassetlaw (16.2%) and England (14.4%). Similarly, larger properties of 5 or more bedrooms are more prevalent in Hayton (13.3%) at almost three times the corresponding levels observed for Bassetlaw (4.4%) and England (4.6%). Smaller properties (0-2 bedrooms) form a much smaller proportion of dwellings in Hayton than in Bassetlaw and England with the percentage of 2 bedroom properties in Bassetlaw (23.3%) almost 4 times that in Hayton (6.3%).

Table 5-4: Number of bedrooms in household spaces in Hayton, 2011

Bedrooms	Hayton		Bassetlaw		England	
All categories: no. of bedrooms	158	100.0%	47,667	100.0%	22,063,368	100.0%
No. bedrooms	0	0.0%	94	0.2%	54,938	0.2%
1 bedroom	3	1.9%	3,021	6.3%	2,593,893	11.8%
2 bedrooms	10	6.3%	11,091	23.3%	6,145,083	27.9%
3 bedrooms	77	48.7%	23,606	49.5%	9,088,213	41.2%
4 bedrooms	47	29.7%	7,735	16.2%	3,166,531	14.4%
5 or more bedrooms	21	13.3%	2,120	4.4%	1,014,710	4.6%

Source: ONS 2011, AECOM Calculations

5.3 HEDNA findings

108. The HEDNA³¹ suggests that there will be continued demand for 3+ bedroom properties in Bassetlaw but also recommends that; given the need for affordable housing and projected growth in smaller family households, a greater balance of homes of medium sized properties (2 and 3 bedrooms) should be also be sought³². The assessment adds; *'in more rural areas, the opportunity to broaden and secure a choice and mix of family sized accommodation alongside smaller accommodation should be explored in order to diversify the market and provide for local housing demand.'*

109. The HEDNA recommends that the following housing mix be sought in rural areas of Bassetlaw:

Tenure	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Owner occupied	1%	15%	52%	32%
Social rented	23%	37%	37%	4%
Private rented	6%	29%	50%	16%

Source: Bassetlaw HEDNA³³

5.4 Household composition and age structure

110. Having established the current stock profile of Hayton and identified recent changes in its composition, the evidence assembled below examines the composition and age structure of households in the 2011 Census and in future years. Through a consideration of the types of households projected to form over the Neighbourhood Plan period, and the mix of age groups suggested by demographic projections, it becomes possible to consider the type and size of housing needed in the Neighbourhood Plan area by the end of the planning period.

5.4.1 Age structure

111. The 2011 Census data reveals that the 45-64 age group (34%) represents the largest age group in Hayton, followed by the 65-84 (21%) then the 25-44 and 0-15 age groups (both 18% each). The proportion of residents in the 45-64 (34%) and 65-84 (21%) age groups are over-represented in Hayton when compared with the corresponding figures for Bassetlaw (29% and 16% respectively) and England (25% and 14% respectively). Conversely, the 16-24 and 25-44 age groups, are under-represented in Hayton when compared to the district and national average for these age groups. In this context, it may be beneficial for the recent delivery trends by size (predominantly larger homes) to shift toward the provision of smaller dwellings suited to young couples and single persons who wish to buy a new home, though the reality that Hayton's population may be ageing

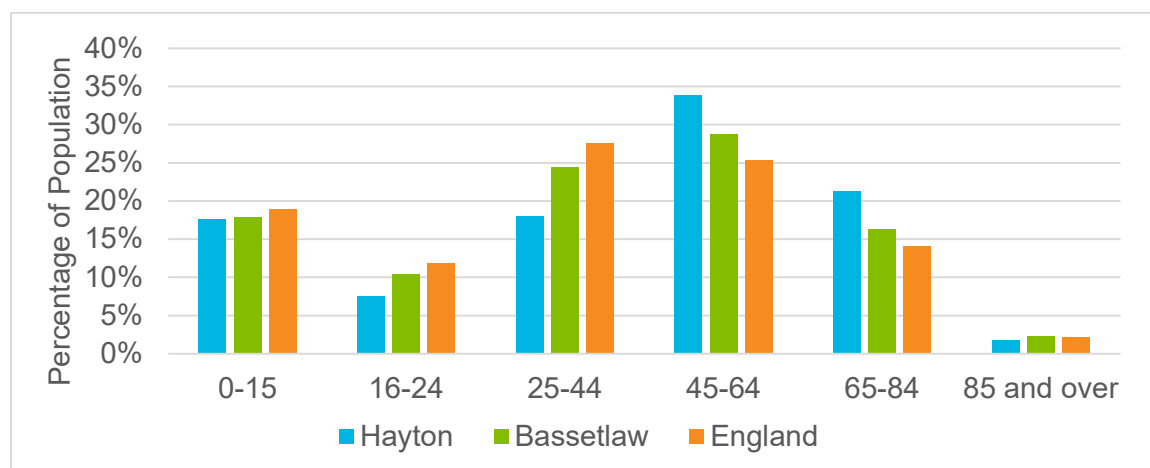
³¹ GL Hearn report for BDC; Bassetlaw Housing and Economic Development Needs Assessment (Nov. 2020) available at <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

³² Ibid page 80.

³³ Ibid page 89.

faster than Bassetlaw should be acknowledged. Note that the housing needs of young families and downsizing older households may overlap to some degree (see Figure 5-1 below).

Figure 5-1: Age structure in Hayton, 2011



Source: ONS 2011, AECOM Calculations

112. In terms of the changing age structure of the Neighbourhood Plan area population, Census data shows that since 2001 NA population has remained virtually unchanged. In terms age structure the biggest change is growth of the 65-84 age group which rose by 67% which is markedly higher than the corresponding increase observed for Bassetlaw (18%) and nationally (9%). Similarly, the 85 plus age group increased by 40% in the intercensal period which again is higher than the corresponding 34% increase seen in Bassetlaw and almost twice the increase nationally (23.7%). These trends are accompanied by marked decline in the 16-24 (-29%) and 25-44 (-30%) age groups. The 25-24 age group also declined in Bassetlaw but the rate of decline is much smaller at -9.6% whereas for England this age group grew slightly (1.4%). The latter is three times the percentage decline seen in Bassetlaw (see Table 5-5 below). Whilst the 0-15 age group declined by 6% in Bassetlaw, it grew by 13% in Hayton. In this context the intercensal data shows a rapidly ageing population in Hayton.

Table 5-5: Rate of change in the age structure of Hayton population, 2001-2011

Age group	Hayton	Bassetlaw	England
0-15	13.3%	-6.2%	1.2%
16-24	-29.3%	15.4%	17.2%
25-44	-30.3%	-9.6%	1.4%
45-64	-1.5%	15.6%	15.2%
65-84	67.3%	17.9%	9.1%
85 and over	40.0%	34.4%	23.7%

Source: ONS 2001-2011, AECOM Calculations

5.4.2 Household composition

113. Household composition (i.e. the mix of adults and children in a dwelling) is a critical factor in driving the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period.
114. In assessing Census data on household composition, we see that Hayton has a similar pattern of household composition to Bassetlaw. However, the proportion of one person households (21.5%) is somewhat lower than that observed in Bassetlaw (28%) and England (30.2%). When looking at one family households the proportion of households all aged 65 plus is slightly higher in Hayton (12.7%) compared to Bassetlaw (9.8%) and England (8.1%). Similarly, one family households with no children are more prevalent in Hayton (26.6%) compared to Bassetlaw (21.2%) and England (17.6%) (Table 5-6). Ten percent of one family households in Hayton fall into the 'all children non-dependent' category. Note that non-dependent children refer to households in which adult children are living at home, or students still call their primary residence despite living for most of the year near to university. Though this category can often indicate the relative unaffordability

of entry-level homes in an area as many such young people may wish to move out and form their own households if they were financially able.

Table 5-6: Household composition (by household), Hayton, 2011

Household composition		Hayton	Bassetlaw	England
One person household	Total	21.5%	28.0%	30.2%
	Aged 65 and over	11.4%	13.0%	12.4%
	Other	10.1%	15.1%	17.9%
One family only	Total	73.4%	67.1%	61.8%
	All aged 65 and over	12.7%	9.8%	8.1%
	With no children	26.6%	21.2%	17.6%
	With dependent children	24.1%	26.2%	26.5%
	All children Non-Dependent ³⁴	10.1%	9.9%	9.6%
Other household types	Total	5.1%	4.8%	8.0%

Source: ONS 2011, AECOM Calculations

115. Again, it is relevant to consider rates of change in this indicator during the period between Censuses. Between 2001 and 2011, the main changes in household composition were marked increases in one person households in Hayton. Single person households under 65 increased by 60% and those over 65 by 6% compared with 24.4% and -1.4%, respectively for Bassetlaw. Also noteworthy is the increase in the 65 plus households; which grew by around 6% (one person households) and 43% (one family households), respectively. This compares with declines in the proportion of 65 plus, one person households, in Bassetlaw (-1.4%) and England (-7.3%) and a moderate rise of 4.4% in the 65 plus, one family households in Bassetlaw (see Table 5-7). The data also shows that the number of one family households with non-dependent children declined by 27% in Hayton compared to a 10% rise in Bassetlaw and England (10.6%)

Table 5-7: Rates of change in household composition, Hayton, 2001-2011

Household type		Percentage change, 2001-2011		
		Hayton	Bassetlaw	England
One person household	Total	25.9%	11.0%	8.4%
	Aged 65 and over	5.9%	-1.4%	-7.3%
	Other	60.0%	24.4%	22.7%
One family only	Total	2.7%	3.4%	5.4%
	All aged 65 and over	42.9%	4.4%	-2.0%
	With no children	-4.5%	7.6%	7.1%
	With dependent children	15.2%	-2.3%	5.0%
	All children non-dependent	-27.3%	10.0%	10.6%
Other household types	Total	0.0%	36.1%	28.9%

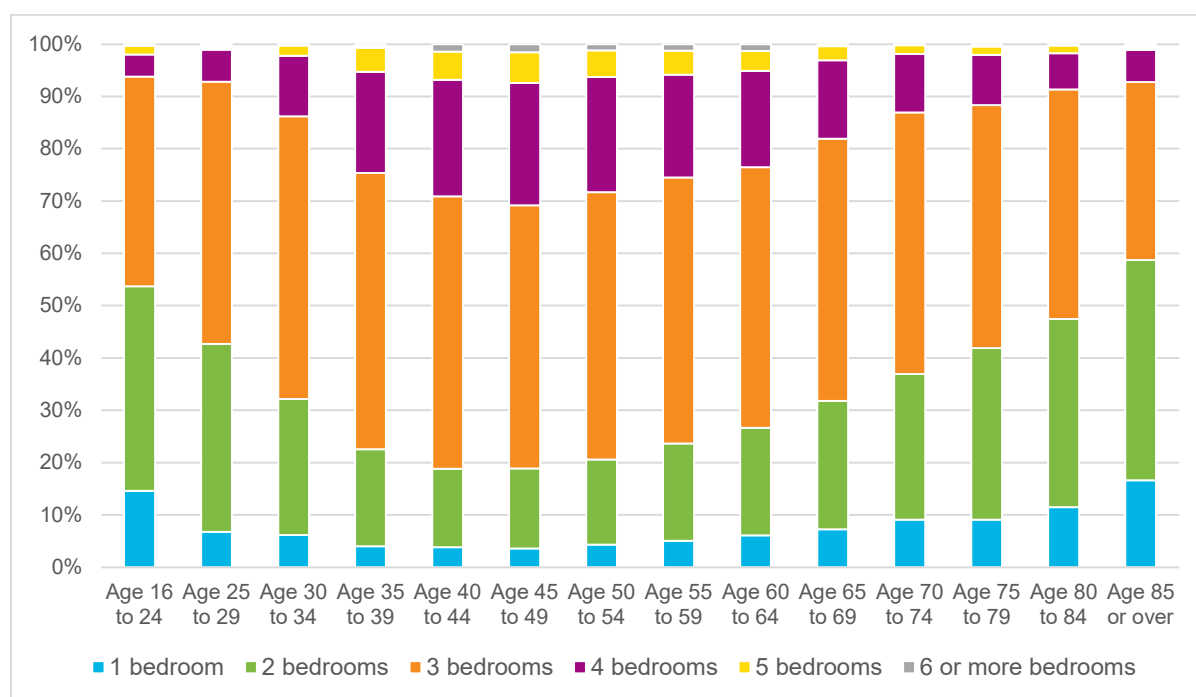
Source: ONS 2001-2011, AECOM Calculations

³⁴ Refers to households containing children who are older than 18 e.g. students or young working people living at home.

5.5 Dwelling mix determined by life-stage modelling

- 116. Recognising the fact that households of different ages may have different housing needs, the housing mix needed to meet demographic change by the end of the Plan period is estimated by an approach based on current occupation patterns – that is, the propensity of households of different ages to occupy different types of accommodation – will persist into the future. For example, projected growth in households aged under 24 will lead to an increase in the need for the type of housing currently occupied by households of that age.
- 117. It is important to keep in mind that this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the propensity of households to occupy more or less space than they ‘need’. This approach also embeds existing patterns of occupancy which may or may not be desirable. This is particularly important to keep in mind in areas where housing affordability has worsened because it means that many households are forced to occupy less space than they need or want.
- 118. However, no data on housing size occupation by age of the Household Reference Person (HRP- a more modern term for ‘head of household’) is available at neighbourhood level. For this reason, LA-level data needs to be used as the closest proxy.
- 119. Figure 5-2 below sets out the relationship in the 2011 Census at LA level between the age of the HRP and the size of dwelling occupied. This provides the starting point for determining the most appropriate dwelling size mix by the end of the Neighbourhood Plan period. The chart shows that 3 bedroom properties remain the most common dwelling size for all demographic groups, with the exception of those aged 85 and over, where 2 bedroom properties are slightly more common. Whereas 4 bedroom homes are more common amongst households headed by those aged 40-59, although still not as common as 3 bedroom homes for these age groups. The 16-24 group is almost equally divided between 2 bedroom and 3 bedroom properties.

Figure 5-2: Age of household reference person by dwelling size in Bassetlaw, 2011



Source: ONS 2011, AECOM Calculations

- 120. Household projections provided by MHCLG are then used to understand the future distribution of households by the age of the HRP. Again, this data is only available at the Local Authority level and for the years 2018 and 2043. Therefore, the distribution of households by the age of the HRP would be in 2037 is estimated, i.e. the end of the Neighbourhood Plan period (red in the table). The data is presented in Table 5-8 below.

Table 5-8: Projected distribution of households by age of HRP, Bassetlaw

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	1,330	5,226	18,405	9,011	13,695
2014	1,286	5,068	17,354	9,493	16,550
2037	1,224	5,498	17,696	9,617	22,590

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

121. It is then necessary to extrapolate from this Local Authority-level data an estimate of the corresponding change in the age structure of the population in Hayton. To do so, the percentage increase expected for each group across Bassetlaw, derived from the data presented above was mapped to the population of Hayton. The results of this calculation are detailed in Table 5-9 below: The projection data shows the 65 and over age group rapidly growing to almost half of all households, whilst the remaining age groups are either stagnating or declining.

Table 5-9: Projected distribution of households by age of HRP, Hayton

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	1	6	53	40	58
2014	1	6	50	42	70
2037	1	6	51	43	96
% change 2011-2037	-8%	5%	-4%	7%	65%

Source: AECOM Calculations

122. Finally, having established the likelihood shown by households at different life-stages towards dwellings of different sizes in Figure 5-2, and the approximate number of households in Bassetlaw and Hayton falling into each of these stages by the end of the Plan period in 2037, it is possible to estimate how the housing stock might evolve in terms of size over the Neighbourhood Plan period in response to demographic change (see Table 5-10 below).
123. The table takes in turn each projected age group in 2037, estimating how many of the households in that age bracket will want or need to occupy each size of dwelling. This is repeated for each age bracket and added together to arrive at an estimation of what proportion of each size of dwelling will be required overall.

Table 5-10: Ideal dwelling size distribution in Hayton by the end of the Plan period, based on modelled household life-stages (totals may not sum due to rounding)

Size	Age of HRP 16 to 24	Age of HRP under 35	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over	Total households requiring dwelling sizes
Households 2037	1	6	51	43	96	-
1 bedroom	0	0	2	2	9	14
2 bedrooms	0	2	8	8	30	49
3 bedrooms	0	3	26	21	44	96
4 bedrooms	0	1	11	8	10	30
5+ bedrooms	0	0	3	2	2	8

Source: Census 2011, AECOM Calculations. Figures may not sum due to rounding

124. It is now possible to compare the 2011 housing mix in terms of size with the projected requirement based on the estimates set out in Table 5-10 above modelling the change in the age structure of the population in Hayton.

125. Table 5-11 below indicates that, by 2037, the size distribution of dwellings should change considerably from the situation in 2011 to reflect changing need. Apart from 3 bedroom properties which will still be the predominant dwelling size required in 2037, all the other sizes will change. 2 bedroom properties will be the second most popular size of dwelling required at just under a quarter of all homes in Hayton, followed by 4 bedroom properties at 15%. 1 bedroom properties will need to increase by more than threefold to cater for housing need in 2037. The need for larger properties will decline; by around 50% for 4 bedroom and 70% for 5 bedroom plus properties. In summary, apart from 3 bedroom properties which remain at the same level, substantially more smaller dwellings (1-2 bedroom) and substantially less larger properties will be required to match residents' needs in Hayton in 2037.

Table 5-11: 2011 housing sizes compared to ideal distribution at end of Plan period, Hayton

Number of bedrooms	2011		2037	
	Count	Percentage	Count	Percentage
1 bedroom	3	1.9%	14	7.3%
2 bedrooms	10	6.3%	49	24.7%
3 bedrooms	77	48.7%	96	48.7%
4 bedrooms	47	29.7%	30	15.3%
5 or more bedrooms	21	13.3%	8	4.0%
Total households	158	100.0%	197	100.0%

Source: Census 2011, AECOM Calculations

126. Table 5-12 below sets out the estimated misalignment between future demand for housing, based on the modelled preferences of households at different life-stages, and the current stock available in the Neighbourhood Plan area.

Table 5-12: Future potential misalignments of supply and demand for housing, Hayton

Number of bedrooms	2011	2037	Change to housing mix	Recommended split
1 bedroom	3	14	11	15.9%
2 bedrooms	10	49	39	56.6%
3 bedrooms	77	96	19	27.5%
4 bedrooms	47	30	-17	0
5 or more bedrooms	21	8	-13	0

Source: AECOM Calculations

127. The result of this life-stage modelling exercise is to suggest that, in terms of demographic change, new development might involve the following share of dwelling sizes: 15.9% as 1 bedroom, 56.6% as two bedrooms, 27.5% as three bedrooms, 0% as four or more bedrooms.
128. Note that the changes to the housing mix given above for 4 and 5-bedroom dwellings are negative numbers. Because in light of the national and local housing shortage, it is rarely advisable or practicable to remove dwellings from the available stock, as would otherwise be suggested here for dwellings with four or more bedrooms, we have instead set the recommended split at 0% rather than a negative number, and rebalanced the other sizes as percentages of the additional dwellings they represent in total. In other words, the interim results of the life-stage modelling suggest that there will be no need for further 4 and 5-bedroom dwellings over the Neighbourhood Plan period. It is important to stress that there may be other good reasons to provide a particular size or type of dwelling in the NA, for example the need to improve the mix of homes in a particular location, improving choice or meeting needs in the wider housing market area.
129. Note that only the percentage mix in the right-hand column is relevant to the purposes of this HNA and the neighbourhood planning process. The actual numbers of dwellings required to adjust the size mix do not reflect that actual quantity of housing needed in the NA and are simply a step in the calculation necessary to produce a percentage split. As a general point, this dwelling mix in percentage terms stands alone from the

overall quantity of housing needed or allocated over the Plan period, and could equally apply to windfall development, allocations beyond the plan period, or any other source of housing supply.

5.6 Conclusions- Type and Size

130. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site specific factors which may justify a particular dwelling mix.

The existing stock

131. Hayton's existing housing stock is characterised by a much larger proportion of detached properties and a smaller proportion of semi-detached properties compared to the wider district and the national average. Notably, there are very few terraced properties and flats in Hayton. Larger properties predominate; with the majority of households living in properties of 5 or more rooms; including 43% living in properties of 8 or more rooms. Conversely, the proportion of small and medium properties in Hayton is much lower than that in Bassetlaw.

132. Over 90% of homes in Hayton currently have 3-5 bedrooms. There are very few Terraced properties (0.6%) and Flats (1.2%) in Hayton compared to the wider district and England. The prevalence of larger detached properties and lack of smaller terraced properties and flats is somewhat incongruent with the need for more affordable properties, which tend to be smaller 1-2 bedroom flats and 2-3 bedroom terraced properties. There may be capacity to usefully increase the number of homes with 1-2 bedrooms in particular, if this is proven to be in demand with local people (such as young people looking for a first step on the property ladder).

133. It should be emphasised that this analysis focuses on gaps and imbalances in existing housing. The priorities of the community and considerations of design, character and the availability of suitable land should also feature in any policy decisions in this area.

Demographics

134. In terms of demographics, Hayton's population is ageing faster than the Bassetlaw's with almost a quarter of residents in 65 plus age group. The 45-64 age group (34%) represents the largest age group in Hayton, followed by the 25-44 group (21%). This is further borne out by the intercensal demographic trends which show a rapidly increasing 65 plus age groups and declining 16-44 age groups. Conversely, younger age groups (16-24 and 25-44) are under-represented in Hayton when compared to the wider district and England. The latter may be partly due to the lack of smaller, affordable, properties in Hayton. The large proportion of 45-64 age group in 2011 will likely produce an ageing population by 2037 that will further amplify the ageing trend. Consequently, older people could become the largest source of demand for housing, whether they intend to occupy the same dwellings they currently live in, or perhaps move within the community to a home better suited to the size of their household or their evolving needs.

135. In terms of household composition, Hayton displays a similar pattern to that of Bassetlaw. However, Hayton has a lower proportion of one person households (21.5% for Hayton, 28% for Bassetlaw). One family 65 plus households are somewhat more prevalent in Hayton (12.7%) than in Bassetlaw (9.8%) and England (8.1%). The intercensal trend shows an increase in the number of single person households aged 65+ compared to declines in Bassetlaw (-1.4%) and England (-7.3%). Similarly, one family 65 plus households increased by 43% in Hayton compared to 4.4% in Bassetlaw.

The future dwelling mix

136. The life stage modelling exercise considered the sizes of dwelling occupied by households at different life stages, then projected the growth and decline of those household age groups over the Plan period in order to understand what should be built. The exercise suggests that new development might benefit from prioritizing 2 bedroom homes then 3 bedroom and 1 bedroom homes in the proportions: 57%, 27%, and 16% respectively. The exercise shows that larger 4 and 5 plus bedroomed properties may be over supplied at present.

137. The provision of smaller 1-2 bedroom properties could help to accommodate the cohort of young people as and when they move out from family homes, as well as improve affordability more widely. That said, it would be worth testing actual demand for 1 bedroom homes, which are of mixed popularity nationwide, as well as bearing in mind any limitations on the construction of flats (which are best suited to 1 bedroom accommodation) in a rural location where this may not be in keeping with Hayton's character.

138. This approach also embeds existing patterns of occupancy which may or may not be desirable. It is therefore appropriate for these conclusions to be understood as a baseline scenario – what should happen if current trends were to continue. However, there are other reasons that would justify departing from the recommendation generated by the model used here.

Further considerations

1. The preceding chapter found that affordability is a serious challenge in Hayton. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets. Continuing to provide smaller homes with fewer bedrooms would help to address this situation.
2. It is also overly simplistic to think about home sizes in terms of the number of bedrooms offered. There is a significant contrast between a 4 bedroom 'executive' home with a luxury specification on a large rural plot and a 4 bedroom townhouse suitable for a large family on a lower income.
3. While the large cohort of older households expected to be present by 2037 may wish to downsize from their existing homes, 1 bedroom homes are unlikely to be appealing to most older households. Further 2 and 3 bedroom homes, if well-designed, would make a valuable contribution to the existing mix. However, other considerations such as, space, flexibility, quality, location and accessibility would also need to be tailored to meet older residents' needs. A recent survey of residents in Hayton showed that 37% of respondents wanted new development to comprise housing for the elderly³⁵
4. In conclusion, it is recommended that the Neighbourhood Plan encourage additional provision of appropriately priced smaller homes to address the present undersupply and accommodate young families and older people. However, this should be done as part of a dwelling size mix that which meets the needs all household life stages and circumstances. This is also echoed by the recent residents' survey in which the majority of respondents expressed a preference for new development to comprise smaller dwellings (of various types)³⁶.
5. It is also important that consideration is given to qualitative evidence about the needs of local people and the community's wider priorities. It may well be the intention of the community to intervene to produce a different outcome than is suggested in the secondary evidence gathered here, and that would be more in line with their place-and-community-shaping objectives. The recommendations in this section represent a starting point for further thought and consultation.

³⁵ Hayton ad Tiln Neighbourhood Plan Questionnaire 2020

³⁶ Ibid; In response to the tick-all-that-apply question 'If new housing development takes place which of the following would you prefer?' 59.8% chose 'small detached houses', 34.5% chose 'small semi-detached houses', 12.6% chose 'small terraced houses'. Only 20% chose 'large executive style houses'.

6. Conclusions

6.1 Overview

6. Table 6-1 below sets out in full the conclusions and recommendations of this Neighbourhood Plan housing needs assessment, based on the evidence reviewed and analysed.

Table 6-1: Summary of study findings specific to Hayton with a potential impact on Neighbourhood Plan housing policies

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Quantity of affordable housing to plan for	<p>The HNA estimates a need for 9 affordable homes for rent and 11 affordable homes for sale over the plan period.</p> <p>The recent HEDNA (which includes Hayton in the rural areas category) concludes; <i>‘the evidence points to a clear and acute need for rented affordable housing from lower income households, and it is important that a supply of rented affordable housing is maintained to meet the needs of this group’.</i></p> <p>Bassetlaw’s emerging Local Plan requires 10% of all new homes on brownfield sites of 10 dwellings or more; or sites greater than 0.5 ha in area, or rural exception sites, to be delivered as Affordable Housing. The provision rises to 20% AH for greenfield sites that meet the threshold. This policy would apply in Hayton, subject to sites coming forward for development with 10 or more dwellings or with areas of 0.5 ha or more and on rural exception sites. Therefore, the smaller sites likely to come forward for development in Hayton are unlikely to provide much affordable housing so the NP group may wish to consider identifying sites for provision of affordable housing to improve potential delivery of AH.</p> <p>The HNA estimated AH split suggests a split of 52% AH for sale to 48% affordable rent units. However, given the low HRF figure for Hayton (8 units) over plan period, it is unlikely that the identified need for AH would be met. Therefore, prioritisation of AH delivery is required and it is proposed that a split of 90% Ah for rent and 10% Ah for sale is followed in Hayton.</p> <p>Evidence suggests there is very limited AH in Hayton in the form of social rents and no shared ownership tenures available. Therefore, provision of AH would offer a wider choice of homes for residents and may allow those on LQ incomes a wider choice of homes thus allowing younger age groups and young families to remain in the area.</p> <p>The AH tenure mix proposed is based on local need as identified herein and the First Homes requirement which recently came into force. The suggested mix comprises 75% AH for rent as this would best meet the needs of those in the most acute need for AH who could not otherwise afford any of the ownership tenures. To comply with the government’s First Homes initiative, the remaining 25% AH would be First Homes. The HNA affordability calculations suggest that a discount of 30% would not be sufficient in Hayton. Discounts of 40-50% would be required to render First Homes affordable to average income households in Hayton. Other ownership tenures such Shared Ownership (below 50% shares)</p>	<p>There are currently 2 Hayton households on Bassetlaw’s Affordable Housing register. There is currently very limited AH provision in Hayton in the form of social rents and there are no shared ownership tenures available.</p> <p>The HNA estimates a need for 9 affordable homes for rent and 11 affordable homes for sale over the plan period. Bassetlaw’s emerging Local Plan and Hayton’s low HRF figure (8 units) are unlikely to result in the delivery of affordable housing in Hayton. Therefore, it is proposed that a mix of 75% AH for rent and 25% AH for sale through the First Homes scheme, is pursued in Hayton. This would offer a wider choice of homes for those residents in the most acute need for housing. It would also help younger age groups and young families to remain in the area. This also echoes the findings of the recent HEDNA which advocates prioritising the provision of AH for rent.</p> <p>It is important to note that our calculation suggests 30% discounted First Homes would still be unaffordable to those on average incomes with discounts of 40-50% required in Hayton.</p> <p>The high affordability thresholds, lack of AH housing and preponderance of larger more expensive properties in Hayton presents a substantial barrier to housing to those households on average incomes and LQ incomes in Hayton. The rapidly ageing population and decline in younger age groups in the NA indicates a need for smaller, more affordable homes to enable younger households to access housing and older age groups to down-size to smaller/medium properties. This would also help ensure the long term sustainability of Hayton’s community.</p>

Issue	Summary of evidence and data assessed	Conclusions and recommendations
	<p>and rent-to-buy would be also offer affordable options to those on average incomes. The rent to buy tenures would allow a greater number of household (on average and double LQ incomes) to access AH ownership.</p>	
Housing tenure and affordability	<p>The dominance of owner-occupied housing (87%) combined with the lack of rented and shared ownership tenures in Hayton is likely to adversely impact the ability of different households to live in Hayton, particularly those on lower incomes and from younger age groups/ young families aspiring to own their own homes.</p> <p>The intercensal tenure trend shows that the proportion of private rents has increased markedly by 250% compared with wider district and nationally. Typically, such a trend indicates a decline in affordability of home ownership but in Hayton this is partly due to the very low starting base (4 units for rent in 2001). The proportion of social rents declined significantly (-60%) over this period which is likely to be due to tenants purchasing their properties under right-to-buy.</p> <p>The income required for an average market home in Hayton is significantly higher than the average income. Similarly, the income required for entry-level homes, average price new builds and discounted market (30%) homes, exceeds the average income in Hayton. Average and lower quartile incomes in Hayton are approximately £44,700 and £14,708, respectively. Comparing affordability thresholds with costs of tenure shows that market housing is unaffordable for all three income categories with the most affordable forms of tenure being; social and affordable rents, entry level and average market rents. The most affordable ownership tenures are 25% shared ownership, followed by 40% and 50% discounted market homes. None of the tenures (rents or ownership) are affordable for single earning LQ households.</p>	<p>Hayton's housing stock is dominated by large detached properties with a small proportion of semi-detached and very little terraced properties or flats.</p> <p>Intercensal trends show a substantial increase in private rents (albeit from a very low starting base) and decline in social rented housing.</p> <p>Comparing affordability thresholds with costs of tenure shows that market housing is unaffordable for all three income categories with the most affordable forms of tenure being; social and affordable rents, entry level and average market rents. The most affordable ownership tenures are 25% shared ownership, followed by 40% and 50% discounted market homes. None of the tenures (rents or ownership) are affordable for single earning LQ households.</p>
Housing type and size	<p>Hayton's existing housing stock is characterised by a much large detached properties with fewer (compared to District) semi-detached and very few terraced properties and flats.</p> <p>Hayton's population is ageing faster than the rest of the District with almost a quarter of residents in 65 plus age group. Younger age groups; 16-24 and 25-44, are under-represented in Hayton compared to the wider District and England. The latter may be partly due to the lack of smaller, affordable, properties in Hayton.</p> <p>The life-stage modelling exercise suggests that new development might benefit from prioritizing 2 bedroom homes then 3 bedroom and 1 bedroom homes in the proportions: 57%, 27%, and 16% respectively. The exercise shows that larger 4 and 5 plus bedroom properties may be over oversupplied at present.</p> <p>Provision of smaller 1-2 bedroom properties could help to accommodate the cohort of young people as and when they move out from family homes, as well as improve affordability more widely.</p>	<p>Hayton is dominated by larger, owner-occupied properties with very little provision of social rent or shared ownership properties. Furthermore, there are very few smaller properties such as, terraced houses and flats.</p> <p>The population in Hayton is ageing rapidly and younger age groups (16-24 and 25-44) are under-represented in comparison with the situation in wider District and England.</p> <p>The 65 plus and 85 plus age groups constitutes the most rapidly growing demographic. The number of single person households aged 65+ increased by 43% in the intercensal period. Therefore, provision of smaller properties (1-3 bedroom) may help older residents to downsize to more dwellings better suited for their needs.</p> <p>The life-stage modelling undertaken as part of this HNA indicates that in order to best meet the needs of resident over the plan period, the following mix would offer a good starting point in Hayton;</p>

Issue	Summary of evidence and data assessed	Conclusions and recommendations
	<p>It is pertinent to point some of the limitations of this assessment, for example, it is an oversimplification to consider home sizes in terms of number of bedrooms offered. There are significant contrasts between a 4 bedroom 'executive' home with a luxury specification on a large rural plot and a 4 bedroom townhouse suitable for a large family on a lower income.</p>	<p>15.9%: 1 bedroom dwellings 56.6%: 2-bedroom dwellings 27.5%: 3-bedroom dwellings</p> <p>However, there may be constraints on the construction of flats (which are best suited to 1 bedroom accommodation) in a rural location such as Hayton where such developments may not be in keeping with Hayton's character.</p> <p>It is recommended that the Neighbourhood Plan encourage additional provision of appropriately priced smaller homes to address the present undersupply and accommodate young families and older people. However, this should be done as part of a dwelling size mix that which meets the needs all household life stages and circumstances.</p> <p>It is also important that consideration is given to qualitative evidence about the needs of local people and the community's wider priorities. It may well be the intention of the community to intervene to produce a different outcome than is suggested in the secondary evidence gathered here, and that would be more in line with their place-and-community-shaping objectives. The recommendations in this section represent a starting point for further thought and consultation.</p>

6.2 Recommendations for next steps

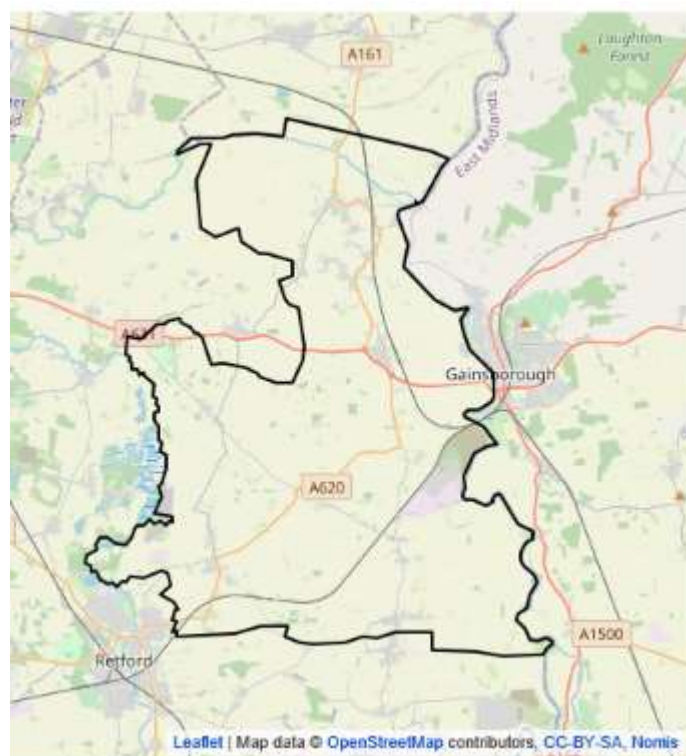
7. This Neighbourhood Plan housing needs assessment aims to provide Hayton with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with Bassetlaw District Council with a view to agreeing and formulating draft housing policies, bearing the following in mind:
 - All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
 - The views of Bassetlaw District Council – in particular in relation to the quantity of housing that should be planned for;
 - The views of local residents;
 - The views of other relevant local stakeholders, including housing developers and estate agents;
 - The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Bassetlaw District Council, including but not limited to the Strategic Housing Land Availability Assessment (SHLAA) and HEDNA;
 - The recommendations and findings of this study; and
 - The impact of the Government's Standard Methodology on calculating housing need for Bassetlaw and the neighbourhood plan areas within it.
8. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available information current at the time of writing.
9. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Bassetlaw District Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
10. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Calculation of Affordability Thresholds

A.1 Assessment geography

11. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Plan area. Such data is available at MSOA level but not at the level of neighbourhood plan areas.
12. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Plan area. In the case of Hayton, it is considered that MSOA E02005836 is the closest realistic proxy for the Neighbourhood Plan area boundary, and as such, this is the assessment geography that has been selected. A map of E02005836 appears below in Figure 6-1. This MSOA has been chosen because it overlaps to the greatest extent with the Neighbourhood Plan area.

Figure 6-1: MSOA E02005836 used as a best-fit geographical proxy for the Neighbourhood Plan area



Source: ONS

A.2 Market housing

13. Market dwellings are accessible to people on higher incomes. Choices in the housing market are driven principally by spending power, life stage, and personal taste.
14. The operation of the housing market is, in most circumstances, the best means of addressing the demand for different types of housing for sale. For this reason, it is important that planning policy does not place unnecessary burdens on the market preventing its ability to respond to demand, because this is the principal way equilibrium is achieved in the market and thus house price growth kept in check.
15. In this sense, the notion of development viability is essential. It is important not to deter development in the context of clear housing need; to do so will not only frustrate the delivery of new housing but also may deprive the community of resources for infrastructure improvements.
16. To determine affordability in market housing, the assessment considers two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

i) Market sales

17. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.
18. To produce a more accurate assessment of affordability, both the savings available for a deposit and the equity in the home from which the buyer is moving (if not a first-time buyer) should be taken into account. However, this data is not available for Hayton. As such, a reasonable assumption is therefore made that a 10% purchase deposit is available to the prospective buyer.
19. The value of an entry-level dwelling is considered the best representation of the segment of market housing most likely to be accessible to those on lower incomes.³⁷ The value of an entry level dwelling used here is the lower quartile average house price from sales data from Land Registry over the year 2020.
20. The calculation is therefore:
 - Value of an 'entry level dwelling' = £204,000;
 - Purchase deposit = £204,000 @10% of value; £20,400
 - Value of dwelling for mortgage purposes = £183,600;
 - Loan to income ratio = value of dwelling for mortgage purposes divided by 3.5;
 - **Purchase threshold = £52,457.**

ii) Private Rented Sector (PRS)

21. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. Households are deemed able to afford a private rented property if the lower quartile private rent does not exceed 30% of gross household income.
22. It is assumed that lower quartile private rent equates to the average rent paid in the Neighbourhood Plan area for a two-bedroom dwelling (enough living space for two or three individuals). In order to be in conformity with the Government guidance on overcrowding,³⁸ such a home would require three habitable rooms (a flat or house with two bedrooms).
23. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Plan area. The best available data is derived from properties available for rent within the DN22 postcode area, which covers a larger area than the Plan area itself but can be used as a reasonable proxy for it. Moreover, because it forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings.
24. According to [home.co.uk](https://www.home.co.uk), there are 4 two-bed properties currently listed for rent across DN22, with an average price of £522 per calendar month.
25. It is possible to derive from this data the estimated income threshold for private rental sector dwellings in the Neighbourhood Plan area; the calculation is therefore:
 - Annual entry-level rent = £522 x 12 = £6,264;
 - Divided by 30% (so that no more than 30% of income is spent on rent) = £20,880;
 - **Income threshold (private rental sector) = £20,880.**
26. The NPPF 2019 acknowledges that build-to-rent dwellings have a role to play in providing affordable market homes and may meet affordable housing need where they include a component of affordable private rent.

³⁷ 'Entry-level dwelling' can be understood to comprise a property that costs the average value of dwellings falling into the lower quartile of house prices in the Neighbourhood Plan area, as set out in the Tenure and Affordability chapter above.

³⁸ This is based on the concept of the 'room standard', which indicates a dwelling is legally overcrowded if two people of the opposite sex have to share a room to sleep in (this does not apply when couples share a room). See: http://england.shelter.org.uk/housing_advice/repairs/overcrowding

A.3 Affordable Housing

27. There are a range of tenures that constitute the definition of Affordable Housing within the 2019 NPPF: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. More recently, a new product called First Homes has been introduced to replace Starter Homes. Each of the affordable housing tenures are considered below.

i) Social rent

28. Rents in socially rented properties reflect a 'formula rent' based on a combination of individual property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on low incomes and is subject to strict eligibility criteria.
29. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for Hayton. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Bassetlaw District in the table below.
30. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This HNA uses two bedroom homes in the main report tables to illustrate affordability of this tenure. These homes are a good proxy for affordability in this tenure as they are typically the most numerous property size.

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£74.21	£86.48	£93.24	£109.89	£88.52
Annual average	£3,859	£4,497	£4,848	£5,714	£4,603
Income needed	£15,436	£17,988	£19,394	£22,857	£18,412

Source: Homes England, AECOM Calculations

ii) Affordable rent

31. Affordable rent is controlled at no more than 80% of the local market rent. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000). Even an 80% discount on the market rent may not be sufficient to ensure that households can afford it, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.
32. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Bassetlaw (above). Again it is assumed that no more than 30% of income should be spent on rent.

Table A-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£78.21	£95.59	£107.37	£90.67	£97.23
Annual average	£4,067	£4,971	£5,583	£4,715	£5,056
Income needed	£16,268	£19,883	£22,333	£18,859	£20,224

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

33. Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the new First Homes product), shared ownership, and rent to buy. These are considered in turn below.

34. In paragraph 64 of the NPPF 2019, the Government introduces a recommendation that “where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.” The recently issued Ministerial Statement and updates to PPG state that 25% of all Affordable Housing should be First Homes – the Government’s new flagship discounted market sale product. When the NPPF is next updated, it is expected that the 10% affordable home ownership requirement referenced above may be replaced by the First Homes requirement.

First Homes

35. Whether to treat discounted market sale homes as affordable housing or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to access market housing for purchase.
36. Applying the minimum discount of 30% provides an approximate selling price of £190,750 (30% discount on median average prices of £272,500). Allowing for a 10% deposit further reduces the value of the property to £171,675. The income threshold at a loan to income ratio of 3.5 is £49,050.
37. In practice, developers are likely to price these homes in relation to new build prices, particularly in locations where discounting in relation to entry level prices may not make these homes viable to develop in relation to build costs. When new build prices are discounted by 30% they may not offer any discount on entry level prices.
38. The income thresholds analysis in the Tenure and Affordability chapter also compares local incomes with the costs of a 20%, 40% and 50% discounted home. This would require an income threshold of £56,057, £42,043 and £35,036 respectively. All of these are below the cap of £80,000 above which households are not eligible.

Shared ownership

39. Shared ownership involves the purchaser buying an initial share in a property typically of between 25% and 75% and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the leaseholder can be varied by 'staircasing'. Generally, staircasing will be upward, thereby increasing the share owned over time.
40. In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.
41. To determine the affordability of shared ownership, calculations are based on the median house price of £272,500.³⁹ The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).
42. A 25% equity share of £272,500 is £68,125, from which a 10% deposit of £6,813 is deducted. The mortgage value of £61,313 (£68,125 - £6,813) is then divided by 3.5. To secure a mortgage of £61,313, an annual income of £17,518 (£61,313/3.5) is therefore needed. In addition to mortgage costs, rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £204,375. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which is £5,109 and requires an income of £17,031.25 (multiplied by 3.33 so that no more than 30% of income is spent on rent). Therefore, an income of around £34,549 (£17,518 + £17,031) is required to afford a 25% shared equity purchase of an entry-level home. The same calculations were undertaken for equity shares of 50% and 75%, producing income thresholds of £46,390 and £58,231 respectively.
43. It has recently been announced that the minimum equity share for shared ownership may fall to just 10% of the property value. If this can be delivered, the income required would be lower still. However, it is worth emphasising that the transition from 10% to 100% ownership would be long, and during this period the rent

³⁹ It is important to note that current shared ownership models are only available for new build homes, which are assumed to cost more than this average taken from all open market housing, which also includes property re-sale.

on the 90% unsold value would not be subsidised. This product would therefore only be a realistic route to full ownership for households prepared to take a very long-term view.

Appendix B : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

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) 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.

c) 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.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods⁴⁰.

Age-Restricted General Market Housing

⁴⁰ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

A type of housing which 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.

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard⁴¹

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-built housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order⁴²

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

Concealed Families (Census definition)⁴³

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore, one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

⁴¹ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

⁴² See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

⁴³ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

Extra Care Housing or Housing-With-Care

Housing which 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 included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

First Homes

The Government has recently confirmed the introduction of First Homes as a new form of discounted market housing which will provide a discount of at least 30% on the price of new homes. These homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. New developments will be required to provide 25% of Affordable Housing as First Homes. A more detailed explanation of First Homes and its implications is provided in the main body of the HNA.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need (NPPF definition)

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices, and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years⁴⁴, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

⁴⁴ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living “rent free”. Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

Housing for older people which 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.

Residential Care Homes and Nursing Homes

Housing for older people comprising of 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.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75%, and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing⁴⁵

Sheltered housing (also known as retirement housing) 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. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

⁴⁵ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.⁴⁶

⁴⁶ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

