



GL Hearn

Coastal West Sussex SHMA Update

Adur District Summary Report

November 2012

Prepared by

GL Hearn Limited
20 Soho Square
London W1D 3QW

T +44 (0)20 7851 4900
F +44 (0)20 7851 4910
glhearn.com

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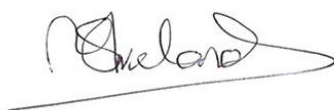
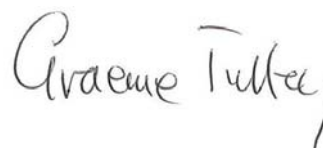
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DATE	ORIGINATORS	APPROVED
November 2012	Nick Ireland Planning Associate Director	Graeme Tulley Planning Director


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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

- 1.1 The Coastal West Sussex Strategic Housing Market Assessment (SHMA) Update has been prepared by GL Hearn and Justin Gardner Consulting for the local authorities of Adur, Arun, Chichester and Worthing (which together comprise the Coastal West Sussex Sub-Region) and for the South Downs National Park Authority.
- 1.2 The National Planning Policy Framework (NPPF) was published by Government in 2012 and set out new national planning policies. It outlines that a SHMA forms part of the evidence base for Local Plans. It is intended to provide an assessment of needs for all types of housing, taking account of demographic projections and the needs of different groups in the community, as well as housing demand and the level of housing supply necessary to meet this demand.
- 1.3 The SHMA Update addresses these requirements. It defines a functional housing market stretching along the South Coast from Chichester to Lewes. It includes demographic projections for local authorities within this area and considers broad environmental and infrastructure constraints – these factors together will inform future policies for housing provision. The assessment is intended to inform both policies regarding levels of housing provision and the mix of housing to be provided through new development.
- 1.4 The SHMA Update takes account of changes in housing market dynamics and includes an updated assessment of housing need and dynamics within the affordable housing sector. This takes account of national policy changes including policies within the Governments 2011 *Housing Strategy for England* as well as reforms affecting the affordable housing sector and housing-related benefits introduced in the 2011 Localism Act and 2012 Welfare Reform Act.
- 1.5 This report has been prepared alongside the main SHMA Update Report. It summarises the findings and recommendations of the SHMA with regard to Adur.

2 HOUSING OFFER

- 2.1 A high proportion of households in 2031 will live in housing which exists today, and it is therefore important that policies regarding future housing provision are framed by an understanding of the housing offer today and gaps within this.
- 2.2 There were 27,570 homes in Adur in 2011. The District has seen the slowest growth in its overall housing stock over the last decade (4.0% compared to 6.8% across Coastal West Sussex) which reflects the district's geography and the availability of residential land. It is a compact, relatively built-up district located between the South Downs National Park and the Sea.

2.3 Affordable housing makes up 12.8% of the housing stock in 2011. This is above average for Coastal West Sussex (11.2%) but below the South East average (14.0%). The level of affordable housing has remained relatively stable since 2007.

Figure 2.1: Housing Stock Profile

	Adur	Coastal West Sussex	South East
Housing Stock: 2011	27,573	199,554	3,684,296
Change in Housing Stock: 2001-11	4%	7%	9%
Affordable Housing, 2011:	12.8%	11.2%	14.0%
Private Housing, 2011:	87.2%	88.8%	86.0%
Change in Housing Stock, 2007-11	1.6%	2.6%	3.3%
Change in Affordable Stock, 2007-11:	-0.1%	0.9%	0.5%
Private Renting: 2001	5.8%	10.1%	10.2%
Growth in Private Renting SE: 2001-11			60%
Detached Homes: 2001	19.0%	30.5%	29.3%
Semi-Detached Homes: 2001	38.2%	26.8%	28.5%
Terraced Homes: 2001	21.7%	20.1%	23.1%
Flats/Maisonettes: 2001	20.0%	21.9%	18.5%
1-4 Rooms: 2001	11%	12%	12%
4-6 Rooms: 2001	76%	68%	63%
7+ Rooms: 2001	13%	20%	25%
Council Tax Bands A & B: 2011	27%	27%	25%
Council Tax Bands C, D and E: 2011	69%	61%	59%
Council Tax Bands F & Above: 2011	4%	12%	15%
Second Homes: 2007	0.7%	2.5%	1.0%
Vacant Homes: 2011	1.9%	2.8%	2.7%
Average Annual Completions: 2004-8	171	1241	-
Average Annual Completions: 2009-11	82	1315	-

- 2.4 The housing offer is focused towards mid-market properties – two and three bedroom homes and Council Tax Bands C-E. It plays a complementary role relative to the housing offer in Brighton and Hove, in which 47% of homes in 2001 were flats or maisonettes. Over the last five years (2006-11) almost three quarters of new homes built have had two or three bedrooms (with 2-bed properties accounting for 51% of total completions). Completions of 1-bed properties have fallen and 3-beds increased relative to the 2001-6 period. Overall 67% of properties advertised for sale in the District in April 2012 were two and three bedroomed properties.
- 2.5 In 2001 the private rented sector was notably below average in size but, in common with wider areas, we would expect this sector to have grown substantially in size over the last decade. Across the South East it has been the key growth sector in the housing market. Second and holiday home ownership accounted for 0.7% of the housing stock in 2008 compared to 1.0% across the South East and is below levels in other parts of Coastal West Sussex. The vacancy rate in the District is particularly low (1.9%).

3 HOUSING MARKET CONDITIONS

- 3.1 Strong housing demand in the decade to 2007 was supported by a sustained period of macro-economic stability and growth, low interest rates and strong competition in the mortgage market, which provided a choice of highly competitive mortgage products. This supported strong growth in effective demand, which outstripped growth in supply, resulting in strong house price growth in real terms. In the decade to 2007 average house prices in Adur increased by 240% with the average house price growing by £159,000. Price growth was higher than in other coastal parts of the sub-region, potentially influenced by the district's relationship to the strong Brighton and Hove market.
- 3.2 Since 2008 market conditions across the UK have been very different. Effective demand is constrained by access to mortgage finance, weak macro-economic conditions and market confidence, and strong inflation which has constrained real earnings growth and households' ability to save. Bank lending continues to be affected by concerns regarding Eurozone sovereign debt. Critically for the housing market, many young households are unable to raise the necessary deposit (currently averaging 20% of the value of a home) to secure mortgage finance on competitive terms. As a result, market activity has plummeted to its lowest level in more than 40 years.
- 3.3 The housing market in Adur has not been outperforming other areas. House prices are lower than in other parts of Coastal West Sussex – with an average house price of £219,000 in Spring 2012 compared to an average of £254,100 across the Sussex Coast Housing Market. The District posted 8.7% nominal growth in house prices between Q3 2008 – Q3 2011 – well above the 3.6% recorded across the South East. However weak market conditions over the last year have put downward

pressure on prices. Prices are stronger for terraced properties relative to other parts of the sub-region.

Figure 3.1: Average House Prices, Spring 2012

	Detached	Semi-Detached	Terraced	Flat/Maisonette
Adur	£311,541	£233,128	£212,657	£146,044
Sussex Coast Housing Market	£395,552	£253,154	£237,510	£180,454

Source: HMLR

- 3.4 Entry-level house prices for homes in the District vary from £101,000 for a 1-bed property in the West of the District to £276,000 for a property with four or more bedrooms in the East of the District. Entry-level house prices are higher than in Worthing, particularly in Shoreham and the east of the District.

Figure 3.2: Entry-Level Housing Costs

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Entry-level purchase price				
Adur – West	£101,000	£156,000	£166,000	£239,000
Adur – East	£126,000	£156,000	£212,000	£276,000
Entry-level private rent (per month)				
Adur – West	£550	£675	£900	£1,200
Adur – East	£600	£775	£1,000	£1,450

Source: Online Estate and Letting Agents Survey (April 2012)

- 3.5 Sales volumes are an indicator of effective demand for market homes. Sales volumes stand in Spring 2012 40% down on pre-2007 levels relative to 39% across Coastal West Sussex and the South East region. Like many other areas, macro-economic factors are affecting overall market activity. The SHMA Update suggests that effective demand and sales will recover gradually over the medium-term to 2016.
- 3.6 Whilst the sales market is in the doldrums, the rental market is buoyant. The sector has grown substantially over the last decade, and local agents report continuing strong demand which is outstripping supply. This is driving rental growth. Rental costs vary from £550 per month for a 1-bed property in the West through to £1,450 per month for a property with four or more bedrooms in the East of the District. 53% of available rental properties in April 2012 had one and two bedrooms (compared to 38% across Coastal West Sussex).

3.7 The market evidence suggests that (at the time of writing in 2012), effective demand for market housing is relatively subdued. However it will be important that a supply of deliverable land for housing is put in place to ensure that this does not unduly restrict the pace of housing market recovery. The SHMA Update recommends that the Council continues to work to put in place its new Local Plan as soon as possible, allocating a range and mix of sites suitable to bring forward different housing products. It encourages proactive monitoring of delivery on development sites and engagement with developers to address delivery blockages where appropriate.

4 AFFORDABILITY & HOUSING NEED

Housing Affordability

4.1 Entry-level house prices in Adur are 6.3 times typical earnings of young households (lower quartile earnings) in 2012¹ – the highest of the four Coastal West Sussex local authorities. This particularly reflects below average earnings of the District’s residents. While interest rates are relatively low, young households’ ability to save a deposit to buy a home has been affected by the balance between wages growth and inflation which has eroded earnings in real terms over the last couple of years. Critically young households’ ability to buy a home is being constrained by access to mortgage finance.

Figure 4.1: Average Household Earnings, 2012

Median Household Income, 2011	
Adur – West	£30,308
Adur – East	£33,571
Coastal West Sussex	£35,257

4.2 Taking account of the costs of either buying or renting a home an estimated 59.9% of households in the District are unable to afford market housing without some form of subsidy. This rises to 62% in the East of the District (Shoreham, Southwick and Fishergate).

Figure 4.2: Households Unable to Afford Market Housing without Subsidy

	Income required to access market	Number unable to afford	Estimated households, 2011	% unable to afford
Adur	£35,700	16,004	26,729	59.9%
West	£32,400	7,041	12,247	57.5%
East	£37,200	8,963	14,482	61.9%
Coastal West Sussex	£35,700	85543	188221	45.4%

¹ Note, this ratio is based on the incomes of households rather than the earnings of individuals which may be used in other reports

Affordable Housing Need

- 4.3 The SHMA Update has included an analysis of the need for affordable housing using the Basic Needs Assessment Model set out in Government Practice Guidance². The model is designed specifically to identify whether there is a surplus or shortfall in affordable housing.
- 4.4 The model considers differences between the level of current affordable housing need, based on interrogation of the Council's Housing Register and newly-arising need over the 2011-16 period. This is compared with the estimated supply of affordable housing from relets of existing affordable homes and delivery of affordable housing schemes with planning permission which are expected to come forward before 2016.
- 4.5 A net housing need is identified is for 1,906 affordable homes over the 2011-16 period, equating to an average of 381 per annum across the District, if all households in housing need were to be housed in an affordable home . The table below indicates how this breaks down into different areas.

Figure 4.3: Estimated Affordable Housing Need, 2011-16

	Adur District	West (Shoreham, Southwick & Fishergate)	East (Lancing & Sompting)
Current (Backlog) Housing Need	564	246	318
Need from Newly-Forming Households	1,682	744	938
Existing Households Falling into Need	325	148	177
Total Need (=1+2+3=4)	2,571	1,138	1,433
Supply from Relets	530	227	303
Supply from Development Pipeline	135	25	110
Total Supply	665	252	413
Net Need (=4-7)	1,906	886	1,020
Net Need per Year (=8/5)	381	177	204

- 4.6 The housing needs analysis does not look at all housing needs, but specifically the needs of those who can't afford market housing. It assumes that households spend no more than 25% of their gross income on housing costs, and assumes that all households in 'housing need' are housed in affordable homes (which includes provision that the home remains at an affordable price for future eligible households).

² CLG (2007) Strategic Housing Market Assessments – Practice Guidance (V2) n

- 4.7 It is important to interpret the identified levels of housing need in context. Some households in housing need will be able to secure appropriate accommodation in the Private Rented Sector, supported by Local Housing Allowance. There were 1,530 people living in the Private Rented Sector in the District in December 2011 who were claiming Local Housing Allowance. Over the 2011-16 period it is estimated that the Private Rented sector could support 981 lettings to households in housing need.
- 4.8 However the Government's welfare and benefit reforms may impact both on levels of households falling into housing need and on the supply of housing to meet need, in both the private and social rented sectors. In particular the size criteria for working-age households in the social rented sector to be introduced in 2013 may result in a short-term increase in need for smaller properties. Similarly the Government's attempts to control growth in LHA payments may result in some increases in pressures for social rented accommodation by restricting the supply of properties to households in need from the private rented sector. The affordable rent tenure and flexible tenancies both aim to support increases in the supply of affordable properties and given the levels of need identified, should be carefully considered. The SHMA Update recommends that Coastal West Sussex authorities consider policies regarding flexible tenancies, working with Registered Providers; and work to support households in housing need to access suitable housing in the private rented sector.
- 4.9 The evident shortfall of affordable housing of 1,906 homes over the 2011-16 period provides a strong evidence base to support policies seeking affordable housing provision in new development. However the viability of residential development and available funding also needs to be considered in setting policies. The Council is preparing a Community Infrastructure Levy and Affordable Housing Viability Study which will be used to develop a locally-appropriate affordable housing policy in terms of the proportion of affordable housing sought and site size thresholds.

Need for Different Types of Affordable Homes

- 4.10 Analysis of household incomes has been used to consider levels of need for different types of affordable housing. A household is considered to afford intermediate housing if they can afford between 80-100% of market rents. They are included in the affordable rented category if they could afford more than existing social rents but would not be able to access intermediate housing. Figure 4.4 sets out the household incomes necessary to access different types of homes:

Figure 4.4: Income Range for Access to Intermediate Housing

Area	Income required to access market housing	Income below which affordable rented housing is required	Income below which social rented housing is required
Adur	£35,700	£25,900	£20,100
<i>West</i>	£32,400	£29,800	£20,100
<i>East</i>	£37,200	£25,600	£20,100

- 4.11 Taking account of both need for different types of affordable property and the existing supply of homes, Figure 4.5 sets out net needs for different types of properties.

Figure 4.5: Net Need for Different Types of Affordable Homes, 2011-16

Area	Intermediate	Social/affordable rented
Adur	12%	88%
<i>West</i>	13%	87%
<i>East</i>	11%	89%

- 4.12 However if the intermediate-affordable rent threshold is set at 70% of market costs, 29% of net need in the District would be for intermediate homes whilst 71% would require social or affordable rented properties. The SHMA Update concludes that across Coastal West Sussex a minimum of 20% of affordable housing should be intermediate housing in the short-term, increasing to 30% over the longer-term as housing market conditions improve. Although in Adur District there is arguably a case for seeking to deliver a higher proportion of social or affordable rented homes, based on the needs evidence, this needs to be considered alongside evidence regarding development viability. However based on the lower housing values in the District relative to other parts of Coastal West Sussex we consider that development schemes are unlikely to be able to support provision of more than 80% of affordable housing as social or affordable rented homes unless supported by public subsidy. The SHMA Update recommends that local authorities within the sub-region consider policies regarding flexible tenancies and affordable rented housing in liaison with Registered Providers through the development of their tenancy strategies.

5 FUTURE HOUSING REQUIREMENTS

5.1 The SHMA Update forms part of the Council's evidence base in considering housing requirements policies within the emerging Local Plan. National planning policy sets out that Local Plans should seek to meet the objectively assessed development needs across the housing market area where they are able to do so and this is consistent with sustainable development.

Overall Housing Requirements

5.2 The SHMA Update includes various scenarios for future housing requirements, for both affordable and market housing, taking account of population trends. It also includes scenarios driven by economic performance. The demographic modelling updates that in the 2011 Locally-Generated Needs Study³.

5.3 It should be noted that potential housing provision within Adur District over the plan period to 2028 is influenced by the geography of the District, as a relatively intensely developed area between the South Downs National Park and the Sea, the extent of the floodplain and key infrastructure constraints (including transport).

5.4 In Adur, the continuation of long-term population trends would require provision of 185 homes a year. To support a continuation of short-term population trends or projected employment growth (with growth in the workforce matching economic forecasts for jobs), 215 homes a year would be required.

Figure 5.1: Demographic Projections, Adur District 2011-31

Projection	Population growth		Housing numbers		Employment growth	
	Total	% change	Total	% change	Total	% change
PROJ 1 – 10-year migration trends	5,914	9.6%	3,711	13.5%	2,738	9.3%
PROJ 2 – 5-year migration trends	7,392	11.9%	4,300	15.7%	3,558	12.1%
PROJ 3 – zero net migration	-1,929	-3.1%	582	2.1%	-1,616	-5.5%
PROJ 4 – zero employment growth	735	1.2%	1,697	6.2%	0	0.0%
PROJ 5 – employment growth	7,192	11.6%	4,267	15.6%	3,564	12.2%

5.5 Trend-based projections were also run for sub-areas in Adur. These, shown below, are consistent with PROJ 1 above.

³ GL Hearn (2011) *Adur Locally-Generated Needs Study*

Figure 5.2: Demographic Projections based on 10 Year Migration Trends, Sub-Areas 2011-31

Area	Population growth		Housing Numbers		Employment Growth	
	Total	% change	Total	% change	Total	% change
Adur – West	2,860	10.3%	1,847	14.7%	1,215	9.4%
Adur – East	3,055	9.0%	1,863	12.6%	1,523	9.3%

- 5.6 It needs to be recognised that there are a number of strategic development constraints which may restrict the ability of the local authorities within the Housing Market Area to meet identified development needs. For Adur, the scale of development which can be taken forward is affected by a range of factors.
- 5.7 The Draft Adur Local Plan 2012 consults on two options for housing provision over the 2011-28 plan period. Option A would provide for 1875 homes (105 per annum) together with 1050 homes at Shoreham Harbour. Option B would provide 2635 homes (155 per annum) plus 1050 homes at Shoreham Harbour. The unique context and delivery challenges associated with development at Shoreham Harbour (and lack of capacity elsewhere in the District) justify the ringfencing of housing numbers proposed although development at the Harbour will contribute to meeting the District's objectively assessed housing need and demand.
- 5.8 The Council will need to draw together a range of technical evidence, including that within the SHMA Update, and responses from the Draft Local Plan Consultation in determining a sustainable strategy for housing provision in the District.
- 5.9 The demographic projections prepared indicate overall housing need/demand across the Sussex Coast Housing Market for between 63,400 – 69,900 homes over the period between 2011-31 (3,170-3,500 homes per annum) based on past demographic trends. It however seems highly unlikely given the land availability and infrastructure constraints across the sub-regional housing market that this level of housing provision can be achieved. The potential identified in current or emerging Local Plan policies could support (in broad terms) between 44,000 – 45,500 homes over the 2011-31 period.
- 5.10 Given the evident development constraints across the Sussex Coast Housing Market, the SHMA Update recommends that a common statement is jointly prepared which articulates the strategic development constraints which exist; that housing requirements in Local Plans are expressed as 'minima.' Engagement with surrounding authorities in light of the 'duty to cooperate' introduced in the Localism Act is encouraged.
- 5.11 The SHMA also recommends that local authorities across the sub-region collaborate to consider further options for strategic development which could be brought forward in the longer term, such as

through a future review of Local Plans. Local Plans should be drafted to provide for a review mechanism. Feasibility work to consider the potential for additional strategic development in the longer-term should be progressed collaboratively in the medium-term (post adoption of emerging local plans) with steps put in place to secure long-term investment in strategic infrastructure to support this.

Need for Different Sizes of Affordable Housing

- 5.12 Based on analysis of demographic trends, potential housing supply policies and consideration of how households occupy homes, the SHMA Update has estimated requirements for different sizes of affordable homes.
- 5.13 There is a requirement for 1,001 additional affordable units with around two-thirds of these being smaller (one and two bedroom) units.

Figure 5.3: Estimated Size of Dwellings Required 2011 to 2031 – Affordable Housing (Adur)

Sub-area		1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Adur	No.	328	373	268	32	1,001
	%	32.7%	37.2%	26.8%	3.2%	100.0%
West	No.	125	123	77	12	337
	%	37.0%	36.6%	22.8%	3.6%	100.0%
East	No.	203	249	191	20	664
	%	30.5%	37.6%	28.8%	3.1%	100.0%
Coastal West Sussex	No.	2,611	3,302	2,426	262	8,602
HMA	%	30.4%	38.4%	28.2%	3.0%	100.0%

- 5.14 Figure 5.4 analyses the size requirements of households on the Housing Register along with just those in a priority group. The data suggests that just over half of those registered require one bedroom accommodation with around 17% needing three or more bedrooms. When looking at priority categories there is a small shift towards requirements for larger homes with 18% needing three or more bedroom accommodation. On the supply side it is estimated that over half of lettings have one bedroom and only 16% have three or more bedrooms.

Figure 5.4: Demand for and supply of different sized affordable homes in Adur

Size	Demand		Supply		
	All Housing Register	In priority category	General needs	Supported housing	All supply
1 bedroom	54.0%	55.1%	31.8%	100.0%	50.5%
2 bedrooms	29.2%	26.4%	46.2%	0.0%	33.5%
3 bedrooms	15.0%	16.2%	22.0%		16.0%
4+ bedrooms	1.8%	2.2%			
Total	100.0%	100.0%	100.0%	100.0%	100.0%

5.15 There are thus a range of factors (including the housing needs analysis conclusions, which provide a shorter-term perspective) which are relevant in considering policies for the mix of affordable housing sought through development schemes. At a District-wide level, the SHMA recommends the following mix of affordable housing of different sizes:

Figure 5.5: Recommended Affordable Housing Mix by Size – Adur

Property Size	% Affordable Housing
1-bed properties:	20-25%
2-bed properties:	30-35%
3-bed properties:	30-35%
4-bed properties:	10-15%

Market Housing

5.16 A similar analysis for market housing indicates a requirement for 2,335 additional market units with just over a half (52.9%) of these being larger (three or more bedroom) units.

Figure 5.6: Estimated Size of Dwellings Required 2011 to 2031 – Market Housing (Adur)

Sub-area		1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Adur	No.	187	911	1,096	141	2,335
	%	8.0%	39.0%	46.9%	6.0%	100.0%
West	No.	83	414	291	-2	786
	%	10.6%	52.7%	37.0%	-0.2%	100.0%
East	No.	104	497	805	143	1,549
	%	6.7%	32.1%	52.0%	9.2%	100.0%
Coastal West Sussex	No.	1,571	6,533	9,366	2,600	20,071
HMA	%	7.8%	32.6%	46.7%	13.0%	100.0%

- 5.17 The District's housing offer is currently focused towards mid-market family homes, with a high proportion of two- and three-bedroom properties and properties in Council Tax Bands C-E. The District plays an important role in providing family housing⁴ which balances against the housing stock profile in Brighton and Hove which is focused towards smaller properties and flatted stock.
- 5.18 The potential demand profile in Adur is very much concentrated on two and three bedroom homes with limited potential requirements for one and four or more bedroom properties. We would expect provision of smaller dwellings within the District to be focused in and around the town centres and Harbour / Seafront although a proportion of family units should be sought in new development schemes. Development sites elsewhere in the District, including on greenfield sites, should focus on provision of family housing.
- 5.19 Given the demand profile shown and to make best use of the limited available land resource, a minimum density of 35 dwellings per hectare would be appropriate with higher densities appropriate in mixed use, town centre and waterfront schemes such as Shoreham Harbour Western Arm.
- 5.20 The SHMA identifies a strong case to seek to attract and retain younger households across the Sussex Coast Housing Market in order both support the local economy and business base, help shift the economy towards higher value-added activities and maintain a more balanced population profile (including for instance maintaining school rolls). This will require intervention both in attracting and retaining economic investment, continuing to improve the skills profile and levels of enterprise and innovation, and in developing the housing offer to attract/retain younger households. Given the evident demand for family housing, the Council might also seek to manage the conversion of existing family housing into flats through planning policy.

6 HOUSING NEEDS OF SPECIFIC GROUPS

- 6.1 As of 2010 it was estimated that 21.9% of the population of Adur was aged 65 or over, by 2030 this is expected to increase significantly to 27.5% (based on 2010-based subnational population projections). Older persons are more likely to under-occupy homes. We would expect under-occupation to increase. They are also more likely to live in social rented housing (especially single pensioner households). With the projected increases in older persons there may therefore be additional pressure on the affordable housing stock from such households.
- 6.2 The growing older population (particularly in the oldest age groups) will also result in growth in households with specific housing needs. This will create demand for alterations to properties (such as to bathrooms, showers and toilets, provision of emergency alarms or help maintaining homes).

⁴ Family housing is considered to include all properties with three or more bedrooms, as well as two-bed houses

Many of these can be resolved in situ through adaptations to existing properties and through delivery of new properties which meet 'lifetime homes' standards and can be adapted to households' changing needs.

- 6.3 The growing older population will however likely lead to some increase in requirements for specialist housing solutions. Over the 2012 to 2030 period a 49% growth in older population with dementia, and 40% increase in the older population with mobility problems is projected. From a planning point of view, some of these people will require specialist housing such as sheltered or extra care provision. This should be provided in locations which provide good access to services and public transport. Increasing numbers of older people with health problems will also require joint-working between housing, social care and health (Councils and NHS). The analysis also suggests that the care home population can be expected to increase by around 270 persons between 2012 and 2030.
- 6.4 The SHMA recommends that planning policy should promote delivery of housing for older persons, including lifetime homes and delivery of specific housing for older people as part of major development schemes. The Council might also consider working with Registered Providers to develop shared equity homes targeted at older persons, and consider developing a specific register of accessible housing.
- 6.5 The BME population in Coastal West Sussex appears to have grown quite strongly since 2001 with experimental data from ONS suggesting that the proportion of the population from a non-White (British/Irish) group in Adur has risen from 3.9% to 9.9% in the period from 2001 to 2009. There are however very few BME households on the Councils' Housing Register despite some indication of likely housing problems relating to overcrowding, condition and security of tenure.
- 6.6 Where possible the Council should encourage BME groups to register for housing where there is a clear need for an affordable solution to be provided. BME households typically exhibit higher levels of overcrowding and are more likely to live in the Private Rented Sector. The SHMA recommends that specific research is progressed to further understand the housing support needs of BME groups across the sub-region and consider how these can be addressed through multi-agency working.