

OAN and affordable housing need

Evidencing affordable housing need

The 2016 Kirklees SHMA established an annual net imbalance of affordable housing derived using the methodology set out in Planning Practice Guidance (PPG). Analysis was summarised in Table C1 page 147 of the SHMA. In line with PPG, the SHMA evidenced: current need (also termed backlog need), future need, affordable housing supply and an estimate of housing need (expressed as an annual imbalance over a five year period).

A critical element of the model is the extent to which the backlog need is addressed. The model presented in the SHMA assumes a clearance of 20% each year, so that the backlog is cleared over 5 years. Assuming this, the annual affordable imbalance is 1,049. PPG does not specify the period over which backlog is cleared, but variant analysis indicates that the annual imbalance would reduce to 397 if the backlog was cleared over 10 years and an annual imbalance of 108 if the over the plan period (18 years).

The relationship between OAN and affordable housing need

Addressing affordable housing need is a consideration in determining an OAN.

The evidence from the SHMA would suggest that over the plan period there is an annual imbalance of 108 affordable dwellings by assuming that the backlog need is addressed over the entire plan period (18 years).

The Local Plan has established an affordable housing target of 20% which would translate to delivery of 346 affordable dwellings per annum (1730x20%). This would be sufficient to accommodate the scale of affordable need over the plan period.

The SHMA process considered the need for an uplift in housing delivery to support affordable housing delivery.

The SHMA concluded that the OAN for affordable housing can be addressed through the Council's affordable housing policy and so no further uplift to the OAN is necessary.

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