

Stoneleigh & Ashow

Housing Needs Assessment (HNA)

October 2023

Quality information

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List of acronyms used in the text:

DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HEDNA	Housing & Economic Development Needs Assessment
HMA	Housing Market Area
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LA	Local Authority
LHN	Local Housing Need
LHNA	Local Housing Needs Assessment
LPA	Local Planning Authority
LSOA	Lower Layer Super Output Area
MSOA	Middle Layer Super Output Area
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
OA	Output Area
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1. Stoneleigh & Ashow is a Neighbourhood Area (NA) located in the district of Warwick. The NA boundary covers the areas administered by Stoneleigh & Ashow Parish Council.
2. It should be noted that the geography for the NA does not align with Census mapping areas. A small additional piece of land to the north-west of the NA (shown in Figure A-1) is therefore included in the Census data when referring to the NA throughout the report. However, this is expected to have little impact on the findings as the additional area is the University of Warwick campus rather than residential estates. This means that the data relating to households and dwellings is not severely impacted. When discussing population figures, AECOM has removed the communal establishment population as students living in halls of residence on the university campus will be classed as communal residents in the Census rather than as independent households, however this depends to an extent on how respondents answered the Census (e.g. some may have identified as living in flats rather than student accommodation). The estimates and assumptions used to determine the age profile of the NA are discussed further above Table 5-5 in Chapter 5.
3. The 2021 Census recorded 888 individuals living in households in Stoneleigh & Ashow, indicating a decrease of 203 people since the 2011 Census. The reason for this relatively significant population decline is not clear, with the Advisory Committee not aware of a reason for the reduction in population. As discussed above, it was not possible to exactly map the NA for Stoneleigh & Ashow and so it may be that the population figures are slightly skewed by this and the removal of the student population where possible.
4. There has been little development in Stoneleigh & Ashow in recent years. Warwick District Council has provided data showing that 2 net new homes have been built since 2011. The current total number of dwellings in the NA is therefore estimated to be 535 (based on 2011 Census plus completions). However, 2021 Census data records 411 dwellings in the NA at this time, with this decline more closely aligning with the decline in population.
5. This Executive Summary details the conclusions of each chapter of this Housing Needs Assessment (HNA), addressing each of the themes agreed with the Advisory Committee at the outset of the research.
6. Data from the 2021 Census is being released throughout 2023. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data from the Census 2021 at the localised level, including parishes, will not be available until later in 2023, as well as data comparing numerous variables. As such this HNA will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS parish projections where necessary to build up evidence at the neighbourhood level.

Conclusions- Tenure and Affordability

Current tenure profile

7. In 2021 a significantly greater proportion of households in Stoneleigh & Ashow owned their own home (79.5%) than the wider district (65.4%) and country (61.3%). Due the dominance of ownership tenures, the proportion of households social renting and private renting in the NA was well below the comparator areas. Warwick District Council noted that there are a maximum of 25¹ units of social/affordable rented housing in Stoneleigh at present, with no provision in Ashow.

Affordability

8. Between 2013 and 2022 there was, unusually, an overall decrease in house prices in the NA. In addition, there was a notable amount of year-on-year fluctuation, likely due to relatively small sample sizes. The median house price declined relatively rapidly from 2020, by over £100,000. Between 2013 and 2022 the median decreased by 37.6%, from a peak of £512,500 in 2013 to £320,000 in 2022. The lower quartile price also decreased in this time, by 30.4%. This also peaked in 2013, at £387,750, falling to £270,000 in 2022. The small sample sizes mean that factors such as the size, location, and condition of dwelling can have a greater impact on the average price.
9. The 2022 median house price across Warwick district as a whole was £335,000, just above the NA median house price. The local authority lower quartile house price was lower than Stoneleigh & Ashow, at £250,000.
10. Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. Private renting is generally only affordable to higher earners, with households on mean incomes able to afford entry-level private rented housing. Households made up of one or two lower quartile earners cannot afford the given rental thresholds.
11. Looking at affordable home ownership, it is recommended that in Stoneleigh & Ashow First Homes are delivered at a 50% discount, which appears necessary to make the product affordable to households on mean incomes. Shared ownership appears to be slightly more affordable than First Homes and at 10% and 25% equity levels is accessible to households with two lower quartile earners. Rent to Buy is one of the least affordable tenure options locally but may offer a useful product to meet the needs of households with little or no savings for a deposit.
12. Affordable rented housing is generally affordable to households with two lower earners. However, households with a single lower earner appear only able to afford socially rented units. Many such individuals will, if unable to secure a social rented dwelling, require additional subsidy through Housing Benefit/Universal Credit to access housing.

¹ Council do not hold information on RSL disposals so this figure may be lower.

The need for Affordable Housing

13. The Coventry & Warwickshire HEDNA (2022) identifies the need for Affordable Housing at a local authority level. When the Warwick district figures are pro-rated to Stoneleigh & Ashow, this equates to 3.6 affordable rented homes per annum (21.4 over the Neighbourhood Plan period 2023 – 2029) and 1.6 affordable home ownership dwellings per annum (9.5 by the end of the plan period).
14. The King's Hill development is expected to deliver 1,800 dwellings during the plan period (with a total of up to 4,000 being delivered on the site alongside associated infrastructure past the plan period). Clearly, the scale of this development could meet the Affordable Housing needs identified for Stoneleigh & Ashow in this HNA. However, as this is a strategic site brought forward by the local authority, households from outside the NA may be housed ahead of local households depending on need. In addition, it is not expected that construction will start until at least 2026 and so some provision of Affordable Housing may be required before this to meet current needs. It is therefore not necessarily appropriate to completely rely on the King's Hill development to meet the NA's Affordable Housing needs.
15. Warwick District Council provided Housing Register data for the NA showing 3 current residents (all within Stoneleigh) on the waiting list for affordable rented housing. A further 5 residents of the local authority expressed a preference for Stoneleigh, with 1 for Ashow. The local authority also provided data on the turnover in social/affordable rented housing stock. This outlined that no affordable rented dwellings have been advertised in the NA since 2019, showing that existing stock does not often become available for relet, another reason to encourage the delivery of some social/affordable rented housing early in the plan period.

Affordable Housing policy

16. AECOM provides an indicative mix of Affordable Housing, relating specifically to meeting the needs of Stoneleigh & Ashow households rather than suggesting an indicative mix for the Kings Hill development. The indicative mix is chiefly a response to the HEDNA identifying a greater need for social/affordable rented housing than demand for affordable home ownership dwellings. In addition, the NA had a significantly smaller social/affordable rented stock than the comparator geographies, with 7.5% of households social renting in 2021 compared to 14.1% across Warwick and 17.1% nationally. In this context, affordable rented tenures should be prioritised. It is suggested that Affordable Housing is delivered as 65% affordable rented tenures and 35% affordable home ownership products. This complies with the various minimum requirements mandated nationally.
17. It is recommended that 25% of Affordable Housing is delivered as First Homes, at a 50% discount, making the product affordable to households on mean incomes. A further 7% is allocated to shared ownership, with shared ownership at 25% and 10% equity affordable to households with two lower quartile earners. Although Rent to Buy is the least affordable tenure locally, it is included in the mix at 3%, to provide an option with households with little or no savings for a deposit.

Conclusions- Type and Size

The current housing mix

18. In both 2011 and 2021 the greatest proportion of households in Stoneleigh & Ashow lived in detached dwellings, with the proportion increasing significantly over the decade, from 34.9% to 47.0%, despite the overall number of households decreasing. The proportion of households living in semi-detached dwellings also increased significantly, to 31.1%. Particularly notable was the clear decline in the proportion of households living in flats, from 26.1% to 4.9% between 2011 and 2021. This may be due to student accommodation linked to the University of Warwick highlighted in the report skewing the 2011 flats figure. The Advisory Committee are not aware of an alternative potential reason for this decline and note the 2011 figure as higher than expected for the number of flats in the NA.
19. In 2021 Stoneleigh & Ashow had a significantly greater proportion of households living in detached dwellings than Warwick district and England. The proportion of households living in semi-detached dwellings was broadly similar across the comparator geographies. The NA had the smallest proportion of households living in terraced dwellings. 2021 VOA data shows that at this time 16.7% of dwellings in the NA were bungalows, compared to 6.5% across Warwick district, and 9.2% nationally.
20. Turning to dwelling size, between 2011 and 2021 the number and proportion of households living in smaller 1-bedroom and 2-bedroom dwellings decreased (especially 1-bedroom), potentially linked to the decline in households living in flats noted above. There was a significant proportion of households living in 4+ bedroom dwellings in 2021, at 42.3% of households.
21. Whilst at a district and national level households most commonly lived in 3-bedroom dwellings, in Stoneleigh & Ashow there is a greater skew towards larger 4+ bedroom dwellings. The proportion of households living in 2-bedroom dwellings in the NA was well below the comparator geographies, with Stoneleigh & Ashow also having the smallest proportion of households living in 1-bedroom dwellings.

Population characteristics

22. As discussed above, it is not possible to map the NA exactly using Census boundaries, with a small area to the north-west of the NA included within the Census data for the report. This area is the University of Warwick and so only impacts the report when discussing Census population data for the NA. AECOM have attempted to remove the student population, who reside outside of the NA, from the population data as explained in the main chapter.
23. Looking at the adjusted population, between 2011 and 2021 the household population of Stoneleigh & Ashow fell by 18.6%, with the overall population loss explaining the decline in most age categories. There was however an increase in the number of people aged 45-64 and 65-84 over the decade. In 2021 the greatest proportion of the population was aged 45-64, at 37.4%, with this followed by those aged 65-84 (20.7%).
24. In 2021 Stoneleigh & Ashow had a significantly smaller proportion of single person households than the comparator geographies, although the proportion of single person

households aged 66 and over was broadly similar. The NA had the greatest proportion of family households, at 72.2%. The NA had the greatest proportion of family households aged 66+, with a significant proportion of households with no children, at 23.2% compared to 16.8% nationally. Despite this, the proportion of households with dependent children only varied by 1 percentage point between the three geographies.

25. Under-occupancy is relatively common in the NA, with 88.8% of households living in a dwelling with at least one extra bedroom in relation to their household size. This is most common in family households aged 66+ and family households aged under 66 with no children. Whilst not uncommon, this might suggest that the larger housing in the NA is not necessarily occupied by the largest households, but by households with the most wealth or by older households unable or unwilling to downsize. There is also some over-occupancy in Stoneleigh & Ashow, mainly in family households under 66 with dependent and adult children.

Future population and size needs

26. Population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over projected to increase by 37% between 2011 and 2029. This would mean that households with a household reference person aged 65 and over would account for 28.8% of households in 2029 compared to 23.4% in 2011. There is projected to be an increase in all age categories, although all much less significant than the increase in older households, indicative of an aging population.
27. Over half of development in the plan period is suggested to be for mid-sized dwellings, with both the NA and district currently having a smaller proportion of this dwelling size than nationally. Stoneleigh & Ashow also had a much greater proportion of households living in 4+ bedroom dwellings than the comparator geographies, which is a factor in the suggestion that no further development of this dwelling size is needed.
28. The indicative mix relates to the needs of households that currently live in the NA and are projected to live in the NA by the end of the plan period, taking into account natural population change. This does not however include the Kings Hill development, a strategic site significantly larger than the NA currently, with 1,800 of the 4,000 expected dwellings to be delivered during the plan period. Due to the scale of the development it is likely that the dwellings delivered will be a mix of sizes, attracting a diverse range of households (e.g. family households, older people, renters, first time buyers) rather than catering to current local needs. This mix may therefore be appropriate for any development that comes forward in the NA prior to the development of Kings Hill.
29. 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 specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

Conclusions- Specialist Housing for Older People

30. There are currently 10 Almshouses in the NA, available for people in need in the NA, not just older people. However, some may meet the needs of older people in Stoneleigh & Ashow.
31. 2021 Census data suggests that at this time there were 94 individuals aged 75+ in Stoneleigh & Ashow, projected to increase to 117 by 2029. By the end of the plan period it is projected that those aged 75+ will account for 12.8% of the NA's population.

Specialist housing for older people

32. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
33. These two methods of estimating the future need in Stoneleigh & Ashow produce a range of 6 to 7 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
34. It is important to take into consideration the breakdown in tenure and care when looking at specialist housing for older people. There is a greater need for market specialist housing than affordable. There is a relatively balanced split in terms of levels of care, although there is a slightly greater need for sheltered housing. The greatest sub-category of need is for market sheltered housing, with at least some of this need likely to be able to be met through ensuring that future housing is adaptable and accessible, allowing older households to remain in their own home for longer.
35. Specialist housing for older people should be provided in sustainable, accessible locations, with cost-effectiveness and economies of scale also important factors to consider. It is considered that broadly Stoneleigh & Ashow is not a suitable location for specialist accommodation. However, the Kings Hill development may be a suitable location in future. Wherever specialist housing for older people is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

Care homes

36. Care home accommodation is defined as institutional accommodation rather than housing. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on this rate and the expected increase in the older population it is estimated that there would be a need by 2029 of an additional 1.5 care home beds in the NA. Some of the need for care home beds may be met by independent housing accommodation (e.g. extra-care housing) and vice versa.

Adaptable and accessible housing

37. Another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development. The adopted Warwick Local Plan does not set targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)) or for wheelchair users (Category M4(3)). The evidence in this Chapter may prompt discussions with the local authority regarding setting stronger policies around accessibility and adaptability.

2. Context

Local context

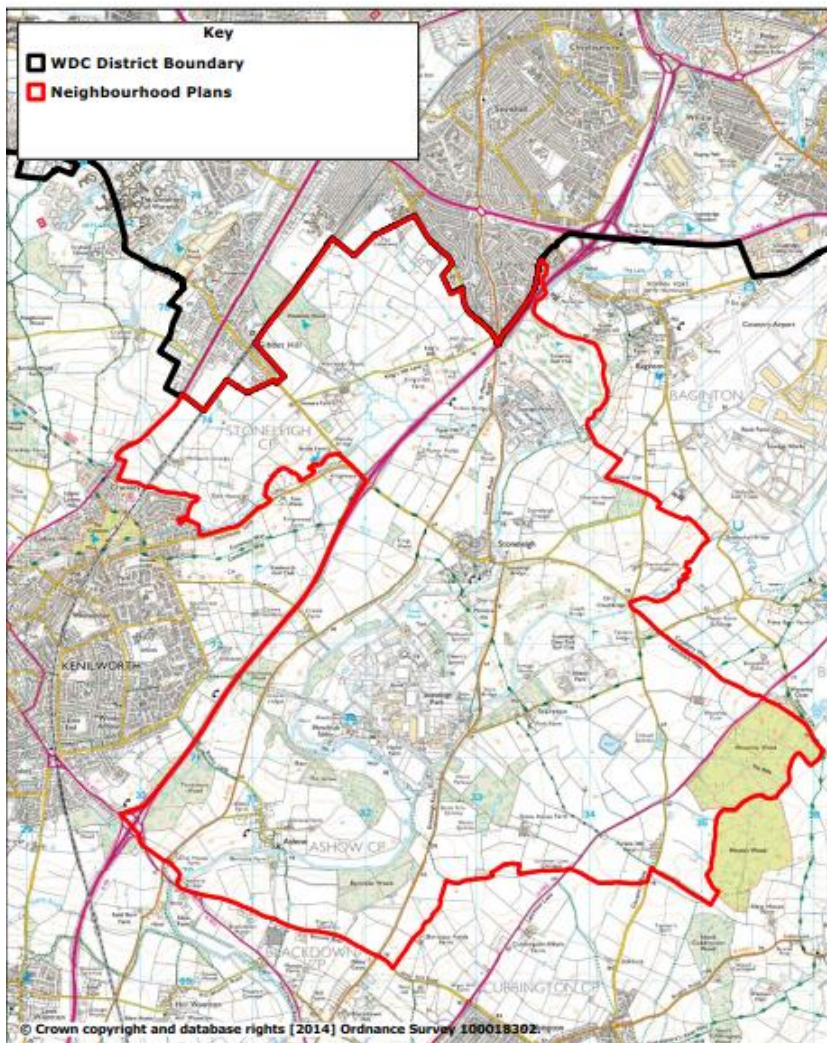
38. Stoneleigh & Ashow is a Neighbourhood Area (NA) located in the district of Warwick in the West Midlands. The NA boundary is currently in the process of being designated.
39. The Neighbourhood Plan is envisaged to start in 2023 and extend to 2029, therefore covering a period of 6 years. The evidence supplied in this report will look ahead to the Plan end date of 2029, but where possible will also provide annualised figures which can be extrapolated to a different term if the Plan period changes.
40. Stoneleigh & Ashow are two villages located in Warwickshire, approximately 6 miles south of Coventry. The A46, connecting the south west to Lincolnshire, runs just to the west of the settlements. The closest train station is Kenilworth, c.5 miles west of the villages, providing rail connections to Coventry, Nuneaton, and Leamington Spa. Stoneleigh Park is located in the NA, comprising of over 1,000 acres of science based rural industries, including the Royal Agricultural Society of England and the National Farmers Union. The site also includes a 58 room hotel and numerous conference facilities.
41. During the Neighbourhood Plan period and beyond the NA is expected to see a significant amount of development, through the Kings Hill development. Adopted Local Plan policy DS11 allocates 1,800 dwellings to the NA as part of Kings Hill, with these to be delivered up to 2029. The development overall could total up to 4,000 dwellings, with the remainder to be delivered beyond the Local Plan and Neighbourhood Plan periods. On 24/12/2021 outline planning permission was granted for up to 2,500 dwellings alongside a primary school, secondary school, and associated infrastructure. Construction is not expected to begin before 2026. The Advisory Committee can therefore expect approximately 1,800 dwellings to be delivered during the Neighbourhood Plan period, with a further significant volume beyond this point.
42. This strategic site is intended to meet district needs, although it will likely also absorb some of the NA's needs. This HNA, as agreed with the Advisory Committee, is not focussed on the development of Kings Hill, but on the needs of local people currently living in the NA, some of whom may not want to move into the new community. It should be noted that it is not possible to estimate the proportion of need identified through this study that could be met through Kings Hill or that would require further provision elsewhere in the NA as this would mainly be a matter of personal preference. In theory all of the NA's needs, due to the small size, could be met through the strategic site, though this may not be desirable for all, and if construction is not expected to begin until 2026 then some more urgent needs would likely need to be met elsewhere in the NA initially (e.g. the need for Affordable Housing).

The NA boundary and key statistics

43. For Census purposes, the NA is made up, like the rest of England, of statistical units called Output Areas (OAs). It is not possible to exactly align Census OAs to the NA boundary

and so a proxy area for Census data has been used, outlined in full in Appendix A and Figure A-1. A map of the Plan area appears below in Figure 2-1.

Figure 2-1: Map of the Stoneleigh & Ashow NA



Source: Neighbourhood Plan Advisory Committee

44. At the time of the 2011 Census the NA was home to 1,091 residents, formed into 501 households and occupying 533 dwellings. The 2021 Census indicates population decline of around 203 individuals (or -18.6%) since 2011, recording a total of 888 residents and 371 households. The average household size grew slightly.
45. Completions data provided by Warwick District Council shows 2 net completions in the NA since 2011. Adding completions to the number of dwellings recorded in the 2011 Census gives an estimated current figure of 535 dwellings. However, the 2021 Census records 411 dwellings in the NA at this time. The decline in the number of dwellings recorded in the Census between 2011 and 2021 (-122 dwellings) broadly aligns with the decrease in the population (-203 individuals). This is potentially linked to the loss of a block of flats or a reclassification from being lived in by households to student (communal establishment) accommodation.

The housing market area context

46. Whilst this HNA focuses on Stoneleigh & Ashow NA it is important to keep in mind that neighbourhoods are not self-contained housing market areas. Housing market areas (HMAs) are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas.
47. In the case of Stoneleigh & Ashow, the NA sits within the Coventry and Warwickshire HMA area which covers the local authorities of Coventry, North Warwickshire, Nuneaton & Bedworth, Rugby, Stratford-on-Avon, and Warwick. This means that when households who live in these authorities move home, the vast majority move within this geography. The housing market area also has links to other neighbouring areas however, including the Birmingham HMA, West Northamptonshire, and Hinckley & Bosworth.
48. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including Stoneleigh & Ashow, are closely linked to other areas. In the case of Stoneleigh & Ashow, changes in need or demand in settlements nearby is likely to impact on the neighbourhood. The NA is located close the edge of Coventry and includes a strategic site of up to 4,000 dwellings (1,800 during the plan period), both of which are likely to impact the housing market in the existing settlements of the NA.
49. In summary, Stoneleigh & Ashow functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (Warwick District), it is therefore useful to think about the *role* of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. Neighbourhood Plans can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood plays within the wider housing market, or developing policies to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

Planning policy context

50. Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.² In the case of Warwick, the relevant adopted Local Plan consists of the Warwick District Local Plan 2011-2029³, adopted in September 2017. Both Stoneleigh and Ashow are identified as Limited Infill Villages.
51. The emerging Local Plan for Warwick is a joint plan for Warwick and Stratford-on-Avon districts – the South Warwickshire Local Plan. This plan is currently at a relatively early stage, with the Issues and Options Consultation⁴ and Call for Sites taking place between January and March 2023. There are currently no policies, and the consultation

² A description of the Basic Conditions of Neighbourhood Planning is available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

³ Available at https://www.warwickdc.gov.uk/downloads/file/4623/new_local_plan

⁴ Available at <https://www.southwarwickshire.org.uk/doc/211702/name/WEB%20J26939%20SWP%20Issues%20and%20Options%20Consultation%20JAN%2023.pdf>

responses are being processed.

52. A detailed breakdown of the Local Plan policies relevant to housing need is provided in Appendix B. Here, it is worth summarising the most important points of the adopted Local Plan:

- Adopted Local Plan Policy DS6 identifies an overall housing target of 16,776 homes for Warwick district between 2011 and 2029, or 600 per year between 2011/12 and 2016/17 and 1,098 new homes per year between 2017/18 and 2028/29;
- Policy H2 states that 40% of all new dwellings are expected to be delivered as Affordable Housing on sites larger than 11 homes. The suggested tenure mix within Affordable Housing is not specified;
- Policy H5 sets out that planning permission for specialist housing for older people in appropriate locations (not usually within the open countryside or within the boundaries of Limited Infill Villages) will be supported. There are no requirements for new homes to be built to Category M4(2) accessibility standards.

Quantity of housing to provide

53. The NPPF 2021 (paragraphs 66 and 67) requires LPAs to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.
54. Stoneleigh & Ashow Neighbourhood Plan has a residual housing requirement figure of 0, with 1,800 dwellings allocated in the adopted Local Plan as part of the strategic Kings Hill site to be delivered during the plan period.

3. Objectives and approach

Objectives

55. This Housing Needs Assessment (HNA) is structured according to a number of themes or topics that were agreed at the outset of the research with the Stoneleigh & Ashow Neighbourhood Plan Advisory Committee. These themes are broadly aligned with the kinds of housing policy areas available to neighbourhood plans, and each will form a distinct chapter of this report. The sub-sections below give a brief overview of the objectives of each chapter.

Affordability and Affordable Housing

56. Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.

57. This chapter has three aims, each given its own sub-section:

- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, shared ownership);
- To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
- To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.

58. The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must be in general conformity with these strategic policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

Type and Size

59. It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local people need.

60. The focus of this chapter is to identify relevant trends and potential gaps in the market that can be used to justify planning policies. It has three aims, each given its own sub-section:

- To establish what **mix** of housing exists in the NA at present;
- To describe relevant characteristics of the local **population**; and
- To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.

61. In addition to the direction of travel revealed by statistics, a variety of reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. The conclusions and recommendations given here are sufficient for justifying planning policies but are not definitive. It is also appropriate to take into account other factors and evidence if desired.

Specialist Housing for Older People

62. It may be appropriate for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older persons.
63. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care. Its approach is as follows:
- To review the **current provision** of specialist housing in the NA;
 - To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
 - To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.
64. This element of the HNA recognises that the majority of older people will live in the mainstream housing stock and that there is no single way to meet their needs. It may also be inappropriate to focus excessively on the needs of one group or to promote a specialist scheme in a location that lacks adequate services. These issues will be drawn out.

Approach

65. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the neighbourhood plan level. This includes data from the 2021 and 2011 Censuses and a range of other data sources, including:
- ONS population and household projections for future years;
 - ONS population age estimates for parishes (as 2021 Census data does not yet include age profile at small scales);
 - Valuation Office Agency (VOA) data on the current stock of housing;
 - Land Registry data on prices paid for housing within the local market;
 - Rental prices from [Home.co.uk](https://www.zoopla.co.uk/);
 - Local Authority housing waiting list data; and
 - Coventry & Warwickshire Housing & Economic Development Needs Assessment (HEDNA), November 2022⁵.

⁵ Available at <https://www.southwarwickshire.org.uk/doc/211518/name/CW%20HEDNA%20Final%20Report%20171122%20Clean%20.pdf>

66. Data from the 2021 Census continues to be released throughout 2023. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data at the localised level, including parishes, will not be available until later in 2023, as well as data comparing numerous variables. As such, neighbourhood level HNAs will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS parish projections to build up evidence at the neighbourhood level.

4. Affordability and Affordable Housing

Introduction

67. Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.
68. This chapter has three aims, each given its own sub-section:
- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, shared ownership);
 - To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
 - To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.
69. The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must conform with these policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

Definitions

70. This section uses a range of technical terms which are useful to define at the outset:
- **Tenure** refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and shared ownership).
 - **Affordability** refers to the relationship between the cost of housing to buy or rent and the incomes and earnings of households.
 - The definition of **Affordable Housing** is set out in the NPPF 2021 (Annex 2) as 'Housing for sale or rent, for those whose needs are not met by the market...' We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF (Annex 2). A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
 - A range of affordable home ownership opportunities are included in the Government's definition of Affordable Housing, to meet the needs of those aspiring

to own a home. As part of this, the Government has introduced a new product called First Homes, although this is not yet reflected in Annex 2 of the NPPF.⁶

- **First Homes** is a new product and expected to be an important part of the strategy for improving access to home ownership. Its key features are explained in greater detail in Appendix C.

Current tenure profile

71. The current tenure profile is a key feature of the Neighbourhood Area (NA). 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.

72. Table 4-1 presents data on tenure in Stoneleigh & Ashow compared with Warwick and England from the 2021 Census. This shows that a significantly greater proportion of households in Stoneleigh & Ashow owned their own home (79.5%) than the wider district (65.4%) and country (61.3%). The proportion of households living in shared ownership dwellings was above national levels but below Warwick district as a whole. Due the dominance of ownership tenures, the proportion of households social renting and private renting in the NA was well below the comparator areas, indicative of a lack or more affordable housing options.

Table 4-1: Tenure (households) in Stoneleigh & Ashow, 2021

Tenure	Stoneleigh & Ashow	Warwick	England
Owned	79.5%	65.4%	61.3%
Shared ownership	1.1%	1.4%	1.0%
Social rented	7.5%	14.1%	17.1%
Private rented	11.9%	19.1%	20.6%

Sources: Census 2021, AECOM Calculations

73. It is also worth comparing how the tenure mix has changed in the last ten years, using the 2011 Census (see Table 4-2). There was a slight increase in the number of households that owned their own home in this time, with a clear decrease in the number of social rented and private rented households. There is a greater overall decline than growth due to the number of households overall in Stoneleigh & Ashow decreasing between 2011 and 2021. It can be presumed that the dwellings lost had disproportionately high levels of private and social renting.

⁶ 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>.

Table 4-2: Tenure change (households) in Stoneleigh & Ashow, 2011-2021

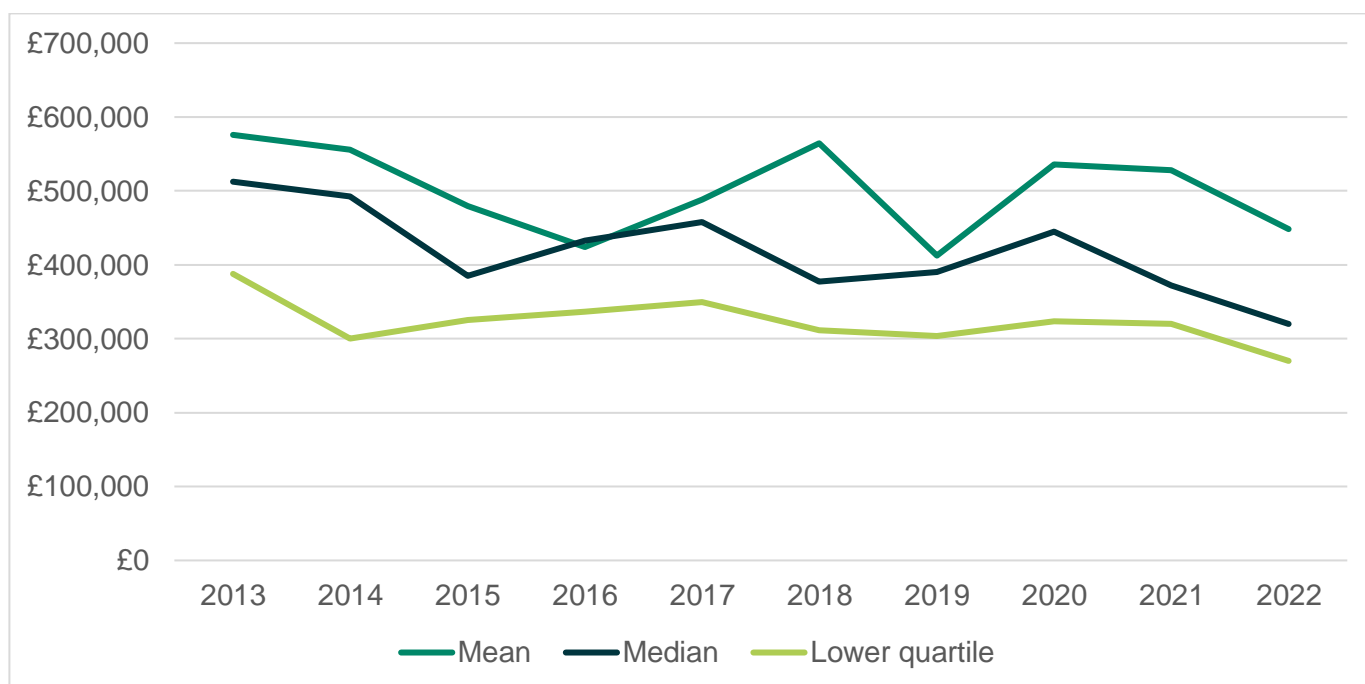
Tenure	2011	2021	% Change
Owned	277	295	+6.5%
Shared ownership	4	4	-
Social rented	46	28	-39.1%
Private rented	174	44	-74.7%

Sources: Census 2021 and 2011, AECOM Calculations

Affordability

House prices

74. 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.
75. Figure 4-1 looks at the average and lower quartile house prices in Stoneleigh & Ashow based on sales price data published by the Land Registry. It shows that between 2013 and 2022 there was, unusually, an overall decrease in house prices in the NA. There was a notable amount of year-on-year fluctuation, likely due to relatively small sample sizes, with the median (the middle number when the data is sorted from smallest to largest) fluctuating more significantly than the lower quartile (the middle figure of the lowest 50% of prices and a good representation of entry-level housing). The median house price declined relatively rapidly from 2020, by over £100,000.
76. Between 2013 and 2022 the median decreased by 37.6%, from a peak of £512,500 in 2013 to £320,000 in 2022. The lower quartile price also decreased in this time, although less significantly, with a decrease of 30.4%. This also peaked in 2013, at £387,750, falling to £270,000 in 2022.
77. The 2022 median house price across Warwick district as a whole was £335,000, just above the NA median house price. The local authority lower quartile house price was lower than Stoneleigh & Ashow, at £250,000.

Figure 4-1: House prices by quartile in Stoneleigh & Ashow, 2013-2022

Source: Land Registry PPD

78. Table 4-3 breaks down house prices by type, presenting the median within each type. It shows that terraced house prices increased the most between 2013 and 2022, increasing by 53.9%. Detached house prices remained the greatest each year, increasing by 27.2% over the decade. There was a decrease in semi-detached house price and flat prices, although there were limited (and significantly fluctuating in price) flat transactions between 2013 and 2022. The year-on-year price fluctuation across all dwelling types is likely due to small sample sizes, with the annual average by type derived from a smaller sample size within each category. This means that factors such as the size, location, and condition of dwelling can have a greater impact on the average price.

Table 4-3: Median house prices by type in Stoneleigh & Ashow, 2013-2022

Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Growth
Detached	£900,000	£625,000	£780,800	£475,000	£605,000	£1,100,000	£665,000	£649,000	£750,000	£1,145,000	27.2%
Semi-detached	£416,000	£375,000	£362,500	£387,000	£350,000	£331,000	£267,499	£395,000	£320,000	£290,000	-30.3%
Terraced	£222,500	£351,000	£337,500	£570,000	£350,000	£395,000	£390,000	£324,000	-	£342,500	53.9%
Flats	£600,000	-	-	£142,000	-	-	-	£186,000	£975,000	£269,950	-55.0%
All Types	£512,500	£492,500	£385,000	£432,500	£458,173	£377,475	£390,000	£445,000	£372,500	£320,000	-37.6%

Source: Land Registry PPD

Income

79. 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.

80. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average total household income locally was £46,300 in 2018 (the most recent year for this dataset). Discussion about the area to which this data applies is provided in Appendix A.
81. The second source is ONS's annual estimates of UK employee earnings. This provides lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. Warwick's gross individual lower quartile annual earnings were £19,571 in 2022. To estimate the income of households with two lower quartile earners, this figure is doubled to £39,142.
82. It is immediately clear from this data that there is a large gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has one earner only.

Affordability Thresholds

83. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.
84. AECOM has determined thresholds for the income required in Stoneleigh & Ashow 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 the NPPF. These calculations are detailed and discussed in more detail in Appendix C.
85. 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. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale although different approaches are sometimes taken and a case can be made for alternatives. This is discussed in more detail at the start of Appendix C.
86. Table 4-4 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.

Table 4-4: Affordability thresholds in Stoneleigh & Ashow (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £46,300	Affordable on LQ earnings (single earner)? £19,571	Affordable on LQ earnings (2 earners)? £39,142
Market Housing						
Median House Price	£288,000	-	£82,286	No	No	No
Estimated NA New Build Entry-Level House Price	£290,149		£82,900	No	No	No
LQ/Entry-level House Price	£243,000	-	£69,429	No	No	No
LA New Build Median House Price	£360,000	-	£102,857	No	No	No
Average Market Rent	-	£14,892	£49,640	No	No	No
Entry-level Market Rent	-	£12,780	£42,600	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£203,104	-	£58,030	No	No	No
First Homes (-40%)	£174,090	-	£49,740	No	No	No
First Homes (-50%)	£145,075	-	£41,450	Yes	No	No
Shared Ownership (50%)	£145,075	£4,030	£54,883	No	No	No
Shared Ownership (25%)	£72,537	£6,045	£40,874	Yes	No	Marginal
Shared Ownership (10%)	£29,015	£7,254	£32,469	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£7,198	£23,971	Yes	No	Yes
Social Rent	-	£5,736	£19,100	Yes	Yes	Yes

Source: AECOM Calculations

87. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give an indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity the analysis below speaks in terms of tenure products being 'affordable' or 'not affordable' for different groups, but individual circumstances and the location, condition and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

Market housing for purchase and rent

88. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. The median house price would require an annual income almost 80% higher than the current average.

89. Private renting is generally only affordable to higher earners, with households on mean incomes able to afford entry-level private rented housing. Households made up of one

or two lower quartile earners cannot afford the given rental thresholds. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.

Affordable home ownership

90. There is a relatively large group of households in Stoneleigh & Ashow who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £42,600 per year (at which point entry-level rents become affordable) and £69,429 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.
91. 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.
92. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. It is recommended that in Stoneleigh & Ashow First Homes are delivered at a 50% discount, making the product affordable to households on mean incomes.
93. It is important to note that this evidence based on affordability does not provide a complete picture: evidence about the financial viability of development is also relevant. The question is whether demanding higher discount levels on First Homes will create a financial burden on developers that leads them to argue either that the discount level is not feasible or that the total amount of Affordable Housing may need to be decreased. This could effectively sacrifice the provision of affordable rented housing to provide a more attractive First Homes product. The issue of development viability is a specialist matter involving analysis of land values and build costs that is outside the scope of this assessment. If the Advisory Committee intend to set a higher First Homes discount level than that set at district level, further discussions with the LPA are advised.
94. Shared ownership appears to be slightly more affordable than First Homes and at 10% and 25% equity levels is accessible to households with two lower quartile earners. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.⁷ If this is delivered in the NA, it will make shared ownership easier to access for more people. However, while the income threshold for a 10% equity shared ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as shared ownership at higher equity shares and First Homes) for those who can afford them.
95. Rent to Buy provides households with the option to rent at a discount whilst saving for a deposit to buy their property within a set period (usually within 7 years). The income

⁷ The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>.

required to access Rent to Buy is assumed to be the same as that required to afford market rents. However, affordability to local households would depend on how rents are set. If Rent to Buy is offered at a discount to *entry level* rents, this would expand this route to home ownership, to households on mean incomes, although with a greater income requirement than First Homes at 50% discount and shared ownership at 10% and 25% equity. Discounts on *average* rents would make Rent to Buy affordability, in terms of the household income required, the least affordable of these tenures (in line with First Homes at 40% discount). However, for some households, the availability of a deposit rather than income level per se is the key barrier to accessing home ownership. Rent to Buy may therefore offer a useful product to meet the needs of some households.

96. These three affordable home ownership products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not:

- First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
- Shared ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
- Shared ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant has to pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
- Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.

Affordable rented housing

97. Affordable rents set out in the table above are substantially below market rents. Whilst affordable rents can be set at up to 80% of market rents, in many locations Registered Providers (housing associations) set them to ensure that they are affordable to those claiming housing benefit, i.e. at or below Local Housing Allowance levels. This means that they are in practice below 80% of market levels. This appears to be the case in Stoneleigh & Ashow.

98. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). However, households with a single lower earner appear only able to afford socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit/Universal Credit to access housing.

99. The evidence in this chapter suggests that the affordable rented sector performs a vital function in Stoneleigh & Ashow as the only option for a large segment of those in the greatest need. Social rents are cheaper and would therefore leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

Estimates of the need for Affordable Housing

100. This section seeks to quantify the long-term potential need for Affordable Housing, which should be considered separately for affordable rented housing and affordable routes to ownership. The appropriate approach is taken based on the evidence available at Local Authority and NA scale.

Evidence in the HEDNA

101. A HEDNA was undertaken for Coventry & Warwickshire in 2022. This study estimates the need for affordable housing in the district based on analysis of the Council's housing waiting list and analysis of other data sets in line with Planning Practice Guidance at the time.
102. The HEDNA identifies the need for 582 additional affordable rented homes and 258 affordable home ownership dwellings each year in Warwick district as a whole. When the HEDNA figures are pro-rated to Stoneleigh & Ashow based on its fair share of the population (0.6% of the district's population⁸), this equates to 3.6 affordable rented homes per annum (21.4 over the Neighbourhood Plan period 2023 – 2029) and 1.6 affordable home ownership dwellings per annum (9.5 by the end of the plan period).
103. However, pro-rating district level estimates of affordable housing need to rural areas presents problems in practice. The Local Authority level figures are likely to represent higher needs in urban areas where there is a large social housing stock and larger numbers of households living in private rented homes on housing benefit. Both of these factors tend to generate higher needs. By contrast, in rural parishes like Stoneleigh & Ashow 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 Stoneleigh & Ashow.
104. As noted previously, the King's Hill development is expected to deliver 1,800 dwellings during the plan period (with a total of up to 4,000 being delivered on the site alongside associated infrastructure past the plan period). Clearly, the scale of this development could meet the Affordable Housing needs identified for Stoneleigh & Ashow in this HNA. However, as this is a strategic site brought through by the local authority, although the site is within the NA, residents may not be allocated (e.g. for social/affordable rented housing) on the basis of their local connection to the parish. Therefore, households from outside the NA may be housed ahead of local households depending on need. In addition, it is not expected that construction will start until at least 2026 and so some provision of Affordable Housing may be required before this to meet current needs. It is

⁸ 2021 Census Stoneleigh & Ashow's population living in households / 2021 Census Warwick district population living in households

therefore not necessarily appropriate to completely rely on the King's Hill development to meet the NA's Affordable Housing needs.

Additional evidence of Affordable Housing needs

105. Warwick District Council provided Housing Register data for the NA, with 3 current residents (all within Stoneleigh) on the waiting list for affordable rented housing. A further 5 residents of the local authority expressed a preference for Stoneleigh, with 1 for Ashow.
106. The local authority also provided data on the turnover in social/affordable rented housing stock. This outlined that no affordable rented dwellings have been advertised in the NA since 2019, showing that existing stock does not often become available for relet, another reason to encourage the delivery of some social/affordable rented housing early in the plan period.

Affordable Housing policies in Neighbourhood Plans

107. This section outlines a common Neighbourhood Plan policy level around the tenure mix of affordable housing, provides a recommendation and summarises relevant considerations.

Application of Local Plan policies

108. Warwick's adopted policy on this subject H2 requires 40% of all new housing to be affordable on sites of 11 dwellings or more. It is unknown what proportion of housing was delivered as Affordable Housing over the decade but as there were only 2 net completions, it is understood that sites are generally not large enough to meet the Affordable Housing threshold.
109. The overall proportion of housing that must be affordable is not an area of policy that a Neighbourhood Plan can usually influence, but it is worth emphasizing that the HNA finds there to be robust evidence of need for Affordable Housing in the NA, and every effort should be made to maximise delivery where viable. Changing or influencing the overall proportion of housing that must be affordable is uncommon in Neighbourhood Plans and would demand a high standard of evidence to depart from the Local Plan. If this is of interest, it should first be discussed with the LPA to ensure their support and to determine what additional evidence (e.g. about development viability) would be needed.
110. How the Affordable Housing that comes forward through mainstream development sites is broken down into specific tenures – such as the balance between rented tenures and routes to home ownership – is to be informed by the latest evidence.

Affordable Housing at Neighbourhood level

111. The HNA can provide more localised evidence and this may be used to support Neighbourhood Plan policies. This section suggests an Affordable Housing tenure mix that might be suitable for Stoneleigh & Ashow on the basis of identified housing need and a range of other considerations detailed in Appendix D. It should be noted that this indicative mix relates specifically to meeting the needs of

Stoneleigh & Ashow households and does not suggest an indicative mix for the Kings Hill development.

112. This indicative mix is chiefly a response to the evidence in the HEDNA, which identifies a greater need for social/affordable rented housing than demand for affordable home ownership dwellings. In addition, the NA had a significantly smaller social/affordable rented stock than the comparator geographies, with 7.5% of households social renting in 2021 compared to 14.1% across Warwick and 17.1% nationally. In this context, affordable rented tenures should be prioritised. It is suggested that Affordable Housing is delivered as 65% affordable rented tenures and 35% affordable home ownership products. This complies with the various minimum requirements mandated nationally.
113. Within the affordable home ownership category, it is recommended that 25% of Affordable Housing is delivered as First Homes, in line with national policy. It is suggested that this product is delivered at a 50% discount, making the product affordable to households on mean incomes. In the interests of diversity and maximising choice, a further 7% is allocated to shared ownership, with shared ownership at 25% and 10% equity affordable to households with two lower quartile earners. Although Rent to Buy is the least affordable tenure locally, it is included in the mix, at 3%, for additional variety and to provide an option with households with little or no savings for a deposit.
114. Where the Advisory Committee wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures, it is important that they liaise with Warwick District Council to determine what additional evidence (notably about development viability) may be needed, and to ensure that departures from the local policy context have their support.

Table 4-5: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	35%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	7%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	3%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	65%	
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

Conclusions- Tenure and Affordability

Current tenure profile

115. In 2021 a significantly greater proportion of households in Stoneleigh & Ashow owned their own home (79.5%) than the wider district (65.4%) and country (61.3%). Due the dominance of ownership tenures, the proportion of households social renting and private renting in the NA was well below the comparator areas. Warwick District Council noted that there are a maximum of 25⁹ units of social/affordable rented housing in Stoneleigh at present, with no provision in Ashow.

Affordability

116. Between 2013 and 2022 there was, unusually, an overall decrease in house prices in the NA. There was a notable amount of year-on-year fluctuation, likely due to relatively small sample sizes. The median house price declined relatively rapidly from 2020, by over £100,000. Between 2013 and 2022 the median decreased by 37.6%, from a peak of £512,500 in 2013 to £320,000 in 2022. The lower quartile

⁹ Council do not hold information on RSL disposals so this figure may be lower.

price also decreased in this time, by 30.4%. This also peaked in 2013, at £387,750, falling to £270,000 in 2022. The small sample sizes mean that factors such as the size, location, and condition of dwelling can have a greater impact on the average price.

117. The 2022 median house price across Warwick district as a whole was £335,000, just above the NA median house price. The local authority lower quartile house price was lower than Stoneleigh & Ashow, at £250,000.
118. Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. Private renting is generally only affordable to higher earners, with households on mean incomes able to afford entry-level private rented housing. Households made up of one or two lower quartile earners cannot afford the given rental thresholds.
119. Looking at affordable home ownership, it is recommended that in Stoneleigh & Ashow First Homes are delivered at a 50% discount, which appears necessary to make the product affordable to households on mean incomes. Shared ownership appears to be slightly more affordable than First Homes and at 10% and 25% equity levels is accessible to households with two lower quartile earners. Rent to Buy is one of the least affordable tenure options locally but may offer a useful product to meet the needs of households with little or no savings for a deposit.
120. Affordable rented housing is generally affordable to households with two lower earners. However, households with a single lower earner appear only able to afford socially rented units. Many such individuals will, if unable to secure a social rented dwelling, require additional subsidy through Housing Benefit/Universal Credit to access housing.

The need for Affordable Housing

121. The Coventry & Warwickshire HEDNA (2022) identifies the need for Affordable Housing at a local authority level. When the Warwick district figures are pro-rated to Stoneleigh & Ashow, this equates to 3.6 affordable rented homes per annum (21.4 over the Neighbourhood Plan period 2023 – 2029) and 1.6 affordable home ownership dwellings per annum (9.5 by the end of the plan period).
122. The King's Hill development is expected to deliver 1,800 dwellings during the plan period (with a total of up to 4,000 being delivered on the site alongside associated infrastructure past the plan period). Clearly, the scale of this development could meet the Affordable Housing needs identified for Stoneleigh & Ashow in this HNA. However, as this is a strategic site brought forward by the local authority, households from outside the NA may be housed ahead of local households depending on need. In addition, it is not expected that construction will start until at least 2026 and so some provision of Affordable Housing may be required before this to meet current needs. It is therefore not necessarily appropriate to completely rely on the King's Hill development to meet the NA's Affordable Housing needs.

123. Warwick District Council provided Housing Register data for the NA showing 3 current residents (all within Stoneleigh) on the waiting list for affordable rented housing. A further 5 residents of the local authority expressed a preference for Stoneleigh, with 1 for Ashow. The local authority also provided data on the turnover in social/affordable rented housing stock. This outlined that no affordable rented dwellings have been advertised in the NA since 2019, showing that existing stock does not often become available for relet, another reason to encourage the delivery of some social/affordable rented housing early in the plan period.

Affordable Housing policy

124. AECOM provides an indicative mix of Affordable Housing, relating specifically to meeting the needs of Stoneleigh & Ashow households rather than suggesting an indicative mix for the Kings Hill development. The indicative mix is chiefly a response to the HEDNA identifying a greater need for social/affordable rented housing than demand for affordable home ownership dwellings. In addition, the NA had a significantly smaller social/affordable rented stock than the comparator geographies, with 7.5% of households social renting in 2021 compared to 14.1% across Warwick and 17.1% nationally. In this context, affordable rented tenures should be prioritised. It is suggested that Affordable Housing is delivered as 65% affordable rented tenures and 35% affordable home ownership products. This complies with the various minimum requirements mandated nationally.
125. It is recommended that 25% of Affordable Housing is delivered as First Homes, at a 50% discount, making the product affordable to households on mean incomes. A further 7% is allocated to shared ownership, with shared ownership at 25% and 10% equity affordable to households with two lower quartile earners. Although Rent to Buy is the least affordable tenure locally, it is included in the mix at 3%, to provide an option with households with little or no savings for a deposit.

5. Type and Size

Introduction

126. It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local people need.
127. This can be done using statistics to identify relevant trends and potential gaps in the market. That is the focus of this chapter of the HNA. The evidence gathered here can be used to justify planning policies either on its own or in combination with survey results expressing the specific wants and concerns of local residents. It will also build up a picture of the population and existing range of homes that may provide useful context for the neighbourhood plan.
128. This chapter has three aims, each given its own sub-section:
- To establish what **mix** of housing exists in the NA at present;
 - To describe characteristics of the local **population** that are relevant to housing need; and
 - To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.
129. It is important to keep in mind that housing need is not an exact science. To get from a set of facts about the population to an ideal mix of homes requires making assumptions. For example, there are clear patterns about what size of home families tend to live in at different stages of life. However, a variety of other reasons sit behind people's housing choices that are less easy to predict, including wealth, accessibility requirements and personal preference. Some trends can also change rapidly over time, such as the increasing preference for home working.
130. The conclusions and recommendations given here are therefore not definitive. Rather, they are what the statistics suggest future needs will look like based on current trends. This is sufficient for justifying planning policies, but it is also appropriate to take into account other factors and evidence if desired.

Definitions

- **Dwelling type:** whether a home is detached, semi-detached, terraced, a flat, bungalow or other type. Which a household chooses to occupy tends to be more about wealth and preference than a specific need.
- **Dwelling size:** how many rooms or bedrooms a home contains. While this could also mean floor area or number of storeys, the number of bedrooms is most reliably recorded in housing statistics. Bedroom numbers are also closely linked to family size and life stage.
- **Household:** a unit of people who live together, commonly a family, couple or single person. Not all dwellings contain a household, including properties that are

vacant and second homes, so the number of dwellings and the number of households in an area is usually different.

- **Household composition:** the specific combination of adults and children who form a household. The Census offers a number of categories, for example distinguishing between families with children who are dependent or non-dependent (i.e. adults). 'Other' households in the Census include house-sharers, groups of students, and multi-family households.
- **Household life stage:** the age of the lead member of a household – usually the oldest adult, or what used to be called the 'head of household'. Life stage is correlated with dwelling size as well as wealth.
- **Housing mix:** the range of home sizes and types in an area.
- **Over- and under-occupancy:** the degree to which the size and composition of a household lines up with the number of bedrooms in their home. If there are more bedrooms than the household would be expected to need, the home is considered under-occupied, and vice versa.

The current housing mix

131. This section establishes the current housing mix of Stoneleigh & Ashow, highlighting recent changes to it and comparing the mix to wider averages.

Dwelling type

132. Table 5-1 below shows that in both 2011 and 2021 the greatest proportion of households in Stoneleigh & Ashow lived in detached dwellings, with the proportion increasing significantly over the decade, from 34.9% to 47.0%, despite the number of households decreasing. The proportion of households living in semi-detached dwellings also increased significantly, to 31.1% (although the number of households remained the same), with 17.0% of households living in terraced dwellings.
133. Notable was the clear decline in the proportion of households living in flats, from 26.1% to 4.9% between 2011 and 2021, responsible for the proportional increases in the other categories despite little actual change. The number of households living in flats decreased by over 100, perhaps suggesting the demolition of a block of flats over the decade. This may be in part due to 2011 Census data on accommodation type counting dwellings data whilst the 2021 data counts households living within these accommodation types. This means that the raw figures are not necessarily directly comparable. In the case of Stoneleigh & Ashow, student accommodation linked to the University of Warwick highlighted in the report may have skewed the 2011 flats figure but is not included in 2021 as individuals living in student accommodation are considered to live in communal establishments rather than in households.
134. Unfortunately Census data does not count bungalows as an individual category, rather including this dwelling type within other categories (mainly detached and semi-detached). Valuation Office Agency (VOA) data does count bungalows

separately but is only available at a slightly larger scale than the NA (Figure A-2), which is considered a reasonable proxy for Stoneleigh & Ashow. 2021 VOA data shows that at this time 16.7% of dwellings here were bungalows, compared to 6.5% across Warwick district, and 9.2% nationally.

Table 5-1: Accommodation type, Stoneleigh & Ashow, 2011-2021

Type	2011	%	2021	%
Detached	175	34.9%	174	47.0%
Semi-detached	115	23.0%	115	31.1%
Terrace	80	16.0%	63	17.0%
Flat	131	26.1%	18	4.9%
Total	501	-	370	-

Source: ONS 2021 and 2011, VOA 2021, AECOM Calculations

135. Table 5-2 compares the NA mix to wider benchmarks. It shows that Stoneleigh & Ashow had a significantly greater proportion of households living in detached dwellings (47.0%) than Warwick district (25.6%) and England (22.9%). The proportion of households living in semi-detached dwellings was broadly similar across the comparator geographies. The NA had the smallest proportion of households living in terraced dwellings, and an even lower share of flats.

Table 5-2: Accommodation type, various geographies, 2021

Type	Stoneleigh & Ashow	Warwick	England
Detached	47.0%	25.6%	22.9%
Semi-detached	31.1%	32.0%	31.5%
Terrace	17.0%	20.9%	23.0%
Flat	4.9%	21.4%	22.2%

Source: Census 2021, AECOM Calculations

Dwelling size

136. Table 5-3 below presents the current housing mix in terms of size. It shows that between 2011 and 2021 the number and proportion of households living in smaller 1-bedroom and 2-bedroom dwellings decreased (especially 1-bedroom), potentially linked to the decline in households living in flats noted above. There was a significant proportion of households living in 4+ bedroom dwellings in 2021, at 42.3% of households, with 35.0% living in mid-sized 3-bedroom dwellings.

Table 5-3: Dwelling size (bedrooms), Stoneleigh & Ashow, 2011-2021

Number of bedrooms	2011	%	2021	%
1	72	14.4%	16	4.3%
2	111	22.2%	68	18.3%
3	130	25.9%	130	35.0%
4+	188	37.5%	157	42.3%
Total	501	-	371	-

Source: ONS 2021 and 2011, AECOM Calculations

137. Again, it is useful to look at the percentage breakdown of dwelling sizes in comparison with the wider district and country. Table 5-4 shows that whilst at a district and national level households most commonly lived in 3-bedroom dwellings, in Stoneleigh & Ashow there was a greater skew towards larger 4+ bedroom dwellings. The proportion of households living in 2-bedroom dwellings in the NA was well below the comparator geographies, with Stoneleigh & Ashow also having the smallest proportion of households living in 1-bedroom dwellings.

Table 5-4: Dwelling size (bedrooms), various geographies, 2021

Number of bedrooms	Stoneleigh & Ashow	Warwick	England
1	4.3%	9.6%	11.6%
2	18.3%	27.7%	27.3%
3	35.0%	36.0%	40.0%
4+	42.3%	26.7%	21.1%

Source: Census 2021, AECOM Calculations

Population characteristics

138. This section examines key characteristics of the local population that have a bearing on what housing might be needed in future years. Where available, recent data is used. However, for some information it is necessary to fall back on the 2011 Census.

Age

139. Table 5-5 shows the most recent age structure of the NA population, alongside 2011 Census figures. As discussed further in Appendix A, it is not possible to map the NA exactly using Census boundaries, with a small area to the north-west of the NA included within the Census data for the report. This area is the University of Warwick and so only impacts the report when discussing Census population data for the NA since students living in halls of residence on campus will not be counted in household data as they live in communal establishments. AECOM have attempted to remove the student population, who reside outside of the NA, from the population data in Table 5-5 below using the following methodology:

- Establishing the population living in communal establishments from both the 2011 and 2021 Census. In 2011 there were 1,650 individuals living in communal establishments in the NA, with this increasing to 2,455 in 2021. It is assumed for the purposes of the report that the entire communal establishment population relates to the student accommodation at the University of Warwick. However, it should be noted that this data may also include individuals living in other communal establishments (e.g. care homes).
- As it is not possible to break down communal establishment populations by age at the most localised level, alternative methods had to be used to estimate the age of the communal establishment population in the NA.

- Higher Education Student Statistics 2021/22 were used to determine the proportion of full time students in the UK that were undergraduate (76.2%) or postgraduate (23.8%) students. It was then assumed that all of the undergraduate students would fall with the 15-24 category of Table 5-5 (although some may be older). The Higher Education Student Statistics were then used to determine the proportion of postgraduate students aged 24 and under (50.3%) and 25 and over (49.7%), with the latter assumed to fall within the 25-44 category in Table 5-5, although it is acknowledged that some could be older.
- The proportions above were then applied to the communal establishment populations in 2011 and 2021 to determine the number of people to be deducted from each age category in Table 5-5 to remove the student population. This focussed on the 15-24 category (where the UK proportion of full time undergraduates 2021/22 plus the UK proportion of full time postgraduate enrolments 2021/22 aged 24 and under was applied to the communal establishment population) and the 25-44 category (where the UK proportion of full time postgraduate enrolments aged 25+ were applied to the communal establishment population).
- These figures were then deducted from the population to leave the estimated age breakdown of the population living in households in Stoneleigh & Ashow.

140. Table 5-5 shows that between 2011 and 2021 the non-communal population of Stoneleigh & Ashow fell by 18.6%, with the overall population decline explaining the decline in most age categories. There was however an increase in the number of people aged 45-64 and 65-84 over the decade. In 2021 the greatest proportion of the population was aged 45-64, at 37.4%, with this followed by those aged 65-84 (20.7%). There was also a significant proportion of children aged 0-14 (17.7%), indicative of a significant number of families.

Table 5-5: Age structure of Stoneleigh & Ashow, 2011 and 2021

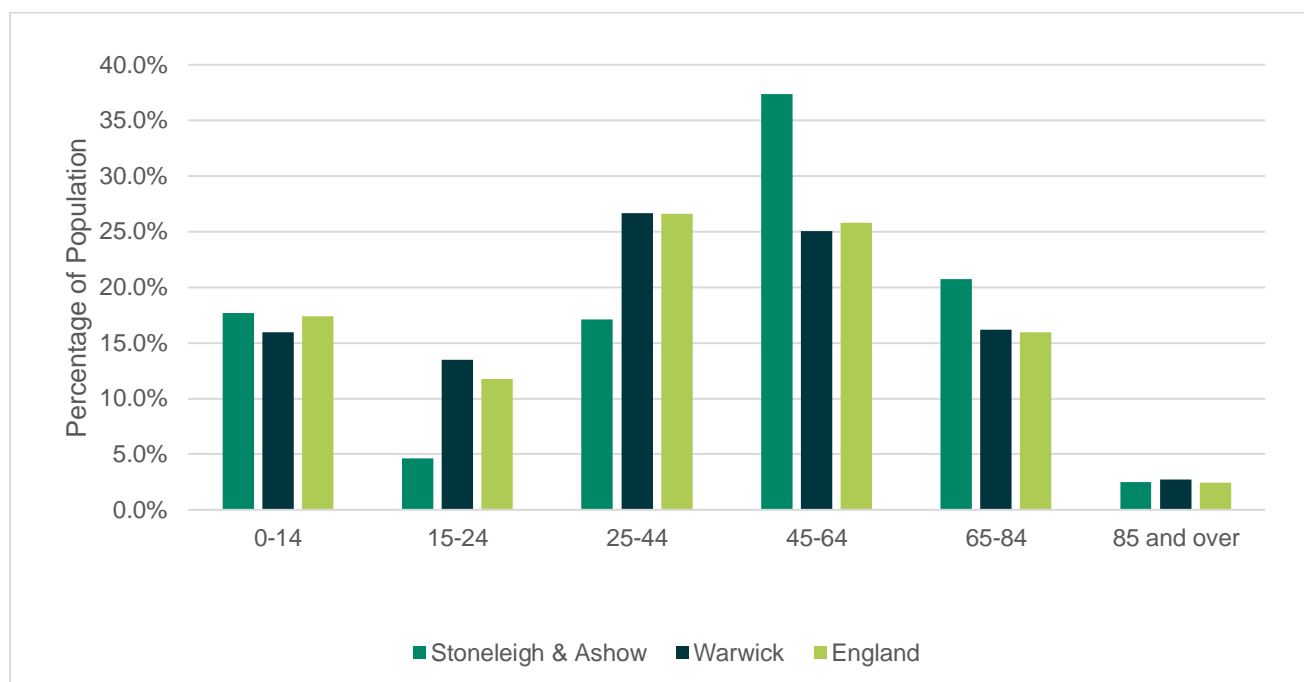
Age group	2011 (Census)		2021 (Census)		Change
0-14	193	17.7%	157	17.7%	-18.7%
15-24	112	10.3%	41	4.6%	-63.5%
25-44	311	28.5%	152	17.1%	-51.1%
45-64	297	27.2%	332	37.4%	+11.8%
65-84	150	13.7%	184	20.7%	+22.7%
85 and over	28	2.6%	22	2.5%	-21.4%
Total	1,091	-	888	-	-18.6%

Source: ONS 2011, ONS 2021, AECOM Calculations

141. For context, it is useful to look at the NA population structure alongside that of the district and country. Figure 5-1 (using 2021 Census data) shows that the NA had a significantly smaller proportion of young adults (aged 15-24) than the comparator geographies, although this may be in part due to the estimates removing the student population from the non-communal population. The NA also had a smaller proportion of 25-44 year-olds but had the greatest proportion

of people aged 0-14 and 45-64, suggesting a greater proportion of families. The NA also had an older skew to the population when considering those aged 65-84.

Figure 5-1: Age structure in Stoneleigh & Ashow, 2021



Source: ONS 2021, AECOM Calculations

Household composition and occupancy

142. Household composition (the combination and relationships of adults and children in a dwelling) is an important factor in the kinds of housing needed over the Neighbourhood Plan period. Table 5-6 shows that Stoneleigh & Ashow had a significantly smaller proportion of single person households than the comparator geographies, although the proportion of single person households aged 66 and over was broadly similar.
143. Turning to family households, Stoneleigh & Ashow had the greatest proportion, at 72.2% of households. The NA had the greatest proportion of family households aged 66+, with a significant proportion of households with no children, at 23.2% compared to 16.8% nationally. Despite this, the proportion of households with dependent children only varied by 1 percentage point between the three geographies.
144. It is also helpful to consider the changes between the 2011 and 2021 Census. Notably in this period the number of single person households fell by 56.8% despite increases across the district of 2.1% and nationally of 6.2%. This may reflect relative unaffordability for single persons in the NA, particularly after the loss of flats noted between 2011 and 2021. The number of households with dependent children also fell (by 16.4%) despite increases across Warwick district and England.

Table 5-6: Household composition, Stoneleigh & Ashow, 2021

Household composition		Stoneleigh & Ashow	Warwick	England
One person household	Total	22.4%	30.3%	30.1%
	Aged 66 and over	12.4%	12.9%	12.8%
	Other	10.0%	17.4%	17.3%
One family only	Total	72.2%	62.8%	63.1%
	All aged 66 and over	12.4%	9.7%	9.2%
	With no children	23.2%	18.1%	16.8%
	With dependent children	24.8%	25.3%	25.8%
	With non-dependent children ¹⁰	9.7%	9.1%	10.5%
Other household types	Total	5.4%	6.8%	6.9%

Source: ONS 2021, AECOM Calculations

145. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.
146. Under-occupancy is relatively common in the NA, with 88.8% of households living in a dwelling with at least one extra bedroom in relation to their household size. This is most common in family households aged 66+ (100% under-occupancy) and family households aged under 66 with no children (94.5% under-occupancy). Whilst not uncommon, this might suggest that the larger housing in the NA is not necessarily occupied by the largest households, but by households with the most wealth or by older households unable or unwilling to downsize. There is also some over-occupancy in Stoneleigh & Ashow, mainly in family households under 66 with dependent and adult children.

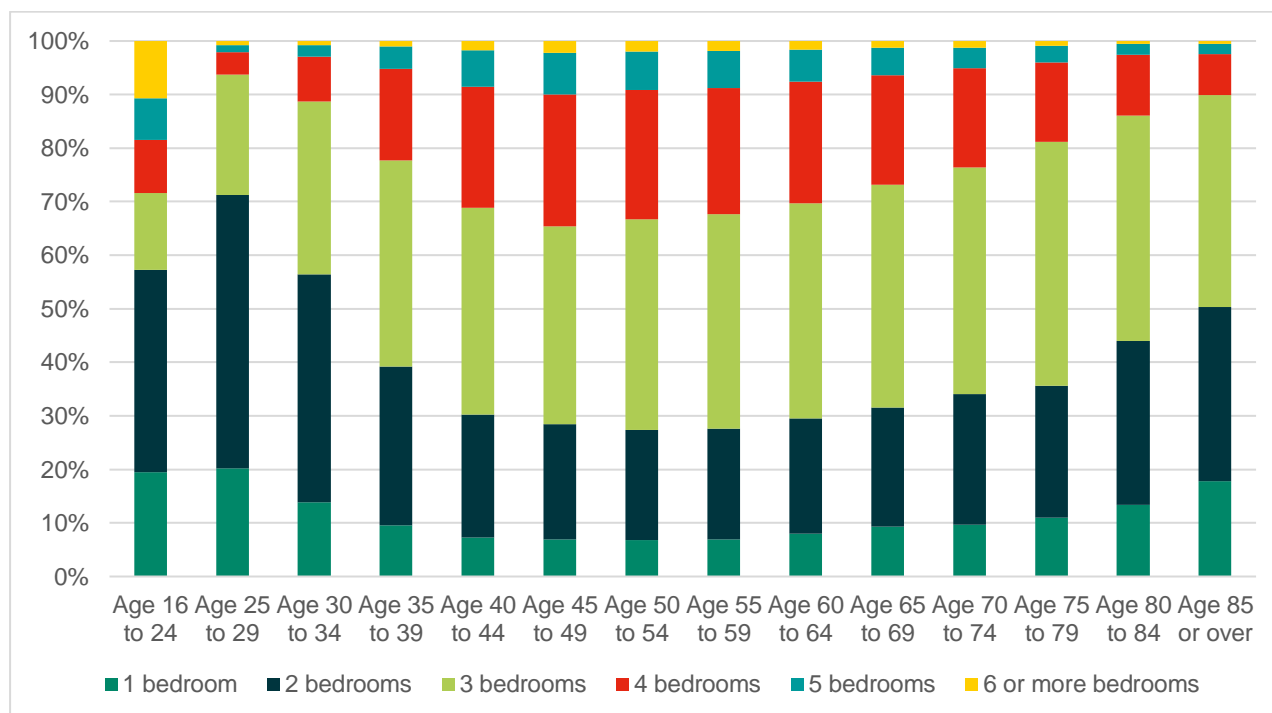
¹⁰ Refers to households containing children who are older than 18 e.g. students or young working people living at home.

Table 5-7: Occupancy rating by age in Stoneleigh & Ashow, 2021

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 66+	86.5%	13.5%	0.0%	0.0%
Single person 66+	65.2%	21.7%	13.0%	0.0%
Family under 66 - no children	73.6%	20.9%	5.5%	0.0%
Family under 66 - dependent children	41.6%	38.2%	16.9%	3.4%
Family under 66 - adult children	47.1%	35.3%	14.7%	2.9%
Single person under 66	47.4%	42.1%	10.5%	0.0%
All households	61.0%	27.8%	10.2%	1.1%

Source: ONS 2021, AECOM Calculations

147. As noted in the introduction to this chapter, the life stage of households is strongly correlated with the size of home they tend to occupy. Figure 5-2 sets out this relationship for Warwick in 2011 (because this data is not available at smaller scales). Generally this graph shows that the youngest households tend to occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age. In the case of Warwick, a greater proportion of households with a household reference person aged 16 to 24 lived in larger dwellings, likely due to the University of Warwick being located in the local authority area, with students often living in large shared dwellings in the private rented sector during at least part of their time at university.

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

Source: ONS 2011, AECOM Calculations

Future population and size needs

148. This section projects the future age profile of the population in Stoneleigh & Ashow at the end of the Neighbourhood Plan period and then estimates the mix of dwelling sizes they may need.

Age

149. The result of applying Local Authority level household projections to the age profile of Stoneleigh & Ashow households in 2011 is shown in Table 5-8. This makes clear that population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over projected to increase by 37%. This would mean that households with a household reference person aged 65 and over would account for 28.8% of households in 2029 compared to 23.4% in 2011. There is projected to be an increase in all categories, although all much less significant than the increase in older households, indicative of an aging population.

Table 5-8: Projected age of households, Stoneleigh & Ashow, 2011 - 2029

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	22	77	202	83	117
2029	24	83	203	85	160
% change 2011-2029	+10%	+7%	+1%	+3%	+37%

Source: AECOM Calculations

150. The demographic change discussed above can be translated into an ideal mix of dwelling sizes. This is achieved through a model that maps the dwelling size preferences by life stage shown earlier (in Figure 5-2) onto the projected age profile for the NA in Table 5-8 immediately above. The resulting 'ideal' future mix of dwelling sizes can then be compared to the current stock of housing to identify how future development might best fill the gaps.

151. This approach has limitations, in that it embeds existing size preferences and does not anticipate changes in what people want from their homes. As such, it is appropriate for the results to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is appropriate for the purpose of drafting neighbourhood plan policies.

152. The result of this exercise is presented in Table 5-9. It suggests that by the end of the plan period there should be an increase in the proportion of 2-bedroom and 3-bedroom dwellings in the NA, and a decrease in the proportion of all other dwelling sizes. The modelling therefore suggests that future development focusses on these two dwelling sizes. Over half of development in the plan period is suggested to be for mid-sized dwellings, with Table 5-4 showing that both the NA and district had a smaller proportion of this dwelling size than nationally.

Stoneleigh & Ashow also had a much greater proportion of households living in 4+ bedroom dwellings (42.3%) than Warwick (26.7%) and England (21.1%), hence no further development of this dwelling size being suggested.

153. The suggested balance of new housing shown in Table 5-9 relates to the needs of households that currently live in the NA and are projected to live in the NA by the end of the plan period, taking into account natural population growth. This does not however include the Kings Hill development, a strategic site significantly larger than the NA currently, with 1,800 of the 4,000 expected dwellings to be delivered during the plan period. Due to the scale of the development it is likely that the dwellings delivered will be a mix of sizes (although the exact mix is currently unknown). The strategic site will likely focus more on attracting a diverse range of households (e.g. family households, older people, renters, first time buyers) rather than catering to current local needs, although there will probably be some overlaps. This mix may therefore be appropriate for any development that comes forward in the NA prior to the development of Kings Hill (which is expected to start on site in 2026 at the earliest).

Table 5-9: Suggested dwelling size mix to 2029, Stoneleigh & Ashow

Number of bedrooms	Current mix (2011)	Suggested mix (2029)	Balance of new housing to reach suggested mix
1	14.4%	10.7%	0.0%
2	22.2%	28.0%	36.8%
3	25.9%	37.2%	63.2%
4	19.8%	17.5%	0.0%
5+	17.8%	6.7%	0.0%

Source: AECOM Calculations

154. The following points sense-check the results of the model against other evidence and suggest ways to interpret them when thinking about policy options.
- The preceding chapter found that affordability is a serious challenge in the NA. 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, although it should be considered whether large numbers of 1-bedroom homes are suitable given the area's character and current density.
 - To best meet the needs of the growing cohort of older households expected to be present by the end of the Plan period, it should also be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location and accessibility.
 - Variety should be sought within the mid-sized homes that are built in future to attract both newly forming households on lower budgets and older households with equity from their existing larger homes. While the number of bedrooms

required may be similar, other preferences and levels of purchasing power could be very different. Facilitating downsizing among older households may also release those larger homes for use by families who need more bedrooms if the existing stock of larger homes is sufficiently affordable.

Tenure

155. The recommendation discussed immediately above applies to all housing in the NA over the Plan period. This is considered proportionate for devising policy at neighbourhood scale. However, in practice different size mixes may be appropriate for market housing and Affordable Housing. While this distinction may not be appropriate to make in Neighbourhood Plan policy, since Local Authorities tend to define the precise mix of Affordable Housing required on applicable sites, it is worth thinking through the factors at play.
156. Generally speaking, the size mix needed within affordable tenures, particularly affordable and social rent, is smaller than the size mix of market housing. This is because there tend to be higher proportions of single people and couples in need of affordable rented housing, and they are likely to be eligible only for 1 or 2 bedroom properties. In contrast, people buying their own homes tend to want more space than they technically 'need', such as spare rooms for guests, home working or other uses. This fact is established in the data on under-occupancy presented earlier in this chapter.
157. There are some key sources of information for thinking through the size needs of different categories. These are:
 - The Coventry & Warwickshire HEDNA sets out the projected need by size within each tenure over the long-term. It suggests that across Warwick district, 10% of market housing should be 1-bedroom, 40% 2-bedroom, 40% 3-bedroom, and 10% 4+bedroom. When looking at social/affordable rented housing specifically, it suggests a smaller skew to the size mix, with 40% 1-bedroom dwellings recommended in Warwick, 35% 2-bedroom, 20% 3-bedroom, and 5% 4+ bedroom. This recommends a greater spread of dwelling sizes than AECOM's modelling, in part due to it covering the entire district rather than very localised needs. Both mixes highlight the need for smaller and mid-sized dwellings, with very little suggested provision for the larger dwelling sizes.
 - The waiting list for affordable rented housing, kept by the Warwick District Council, provides a more current snapshot of the size needs of applicant households. In this case, of the 9 applicants living in the NA or with a preference for living in Stoneleigh & Ashow, 6 are in need of a 1-bedroom dwelling, and 3 in need of a 2-bedroom dwelling. This further highlights the need for the provision of smaller dwellings for social/affordable rent and may suggest the need for some delivery of 1-bedroom dwellings in the NA, at least in the Affordable Housing tenures.
158. To summarise, the overall size mix recommendation presented above applies generally to new housing in the NA. Within this mix, Affordable Housing might

require a greater weighting towards smaller sizes while market homes focus on mid-sized homes and some larger options. It is not necessary (and is potentially not appropriate) for Neighbourhood Plans to be prescriptive about the size mix within different tenures, but a range of data sources exist that indicate a direction of travel, which Local Planning Authorities will draw upon when determining applications, and which it is possible for the neighbourhood planners to monitor.

Type

159. Planning policy also tends to be less prescriptive about the mix of dwelling types that are needed than the mix of home sizes. This is because the choice to occupy a terraced rather than a detached home, for example, is primarily a matter of wealth, personal preference, and the amount of outdoor space or other features sought than 'need' in the strict sense. This stands in contrast to the matter of dwelling size, where it can be more clearly established that a household with a certain number of members, closely correlated with age, requires a particular number of bedrooms.
160. The key distinctions when it comes to dwelling type are between flats and houses and, to a lesser extent, bungalows, each of which tend to appeal to occupants with different life circumstances. However, it remains difficult to generalise about this, particularly when drawing on demographic evidence.
161. The benefits of delivering a certain blend of dwelling types are more closely related to affordability, which is clearly established as an issue in Stoneleigh & Ashow, and which favours more dense options (e.g. terraces and flats). This imperative to improve affordability is often in conflict with matters of character, which in rural areas tend to favour lower density options that blend in with the existing built environment. This is particularly relevant in the case of flats, a large block of which may not be a welcome proposition in the NA. That said, it is possible to deliver flats in the form of low-rise maisonettes that resemble terraces from street level, which can counter this issue.
162. In summary, there is a balance to be struck between, on the one hand, improving affordability and choice in the market by encouraging flats and terraces, and, on the other hand, preserving the distinctive character and other features that residents like about the NA today. How far the Neighbourhood Plan should guide on this issue, and in what direction, is a policy decision for the Advisory Committee and community to consider.

Conclusions- Type and Size

The current housing mix

163. In both 2011 and 2021 the greatest proportion of households in Stoneleigh & Ashow lived in detached dwellings, with the proportion increasing significantly over the decade, from 34.9% to 47.0%, despite the overall number of households decreasing. The proportion of households living in semi-detached dwellings also increased significantly, to 31.1%. Particularly notable was the clear decline in the

proportion of households living in flats, from 26.1% to 4.9% between 2011 and 2021.

164. In 2021 Stoneleigh & Ashow had a significantly greater proportion of households living in detached dwellings than Warwick district and England. The proportion of households living in semi-detached dwellings was broadly similar across the comparator geographies. The NA had the smallest proportion of households living in terraced dwellings.
165. Turning to dwelling size, between 2011 and 2021 the number and proportion of households living in smaller 1-bedroom and 2-bedroom dwellings decreased (especially 1-bedroom), potentially linked to the decline in households living in flats noted above. There was a significant proportion of households living in 4+ bedroom dwellings in 2021, at 42.3% of households.
166. Whilst at a district and national level households most commonly lived in 3-bedroom dwellings, in Stoneleigh & Ashow there is a greater skew towards larger 4+ bedroom dwellings. The proportion of households living in 2-bedroom dwellings in the NA was well below the comparator geographies, with Stoneleigh & Ashow also having the smallest proportion of households living in 1-bedroom dwellings.

Population characteristics

167. As discussed above, it is not possible to map the NA exactly using Census boundaries, with a small area to the north-west of the NA included within the Census data for the report. This area is the University of Warwick and so only impacts the report when discussing Census population data for the NA. AECOM have attempted to remove the student population, who reside outside of the NA, from the population data as explained in the main chapter.
168. Looking at the adjusted population, between 2011 and 2021 the household population of Stoneleigh & Ashow fell by 18.6%, with the overall population loss explaining the decline in most age categories. There was however an increase in the number of people aged 45-64 and 65-84 over the decade. In 2021 the greatest proportion of the population was aged 45-64, at 37.4%, with this followed by those aged 65-84 (20.7%).
169. In 2021 Stoneleigh & Ashow had a significantly smaller proportion of single person households than the comparator geographies, although the proportion of single person households aged 66 and over was broadly similar. The NA had the greatest proportion of family households, at 72.2%. The NA had the greatest proportion of family households aged 66+, with a significant proportion of households with no children, at 23.2% compared to 16.8% nationally. Despite this, the proportion of households with dependent children only varied by 1 percentage point between the three geographies.
170. Under-occupancy is relatively common in the NA, with 88.8% of households living in a dwelling with at least one extra bedroom in relation to their household size. This is most common in family households aged 66+ and family households aged under 66 with no children. Whilst not uncommon, this might suggest that

the larger housing in the NA is not necessarily occupied by the largest households, but by households with the most wealth or by older households unable or unwilling to downsize. There is also some over-occupancy in Stoneleigh & Ashow, mainly in family households under 66 with dependent and adult children.

Future population and size needs

171. Population growth can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over projected to increase by 37% between 2011 and 2029. This would mean that households with a household reference person aged 65 and over would account for 28.8% of households in 2029 compared to 23.4% in 2011. There is projected to be an increase in all age categories, although all much less significant than the increase in older households, indicative of an aging population.
172. AECOM modelling suggests that by the end of the plan period there should be an increase in the proportion of 2-bedroom and 3-bedroom dwellings in the NA, and a decrease in the proportion of all other dwelling sizes. Over half of development in the plan period is suggested to be for mid-sized dwellings, with both the NA and district currently having a smaller proportion of this dwelling size than nationally. Stoneleigh & Ashow also had a much greater proportion of households living in 4+ bedroom dwellings than the comparator geographies, which is a factor in the suggestion that no further development of this dwelling size is needed.
173. The indicative mix relates to the needs of households that currently live in the NA and are projected to live in the NA by the end of the plan period, taking into account natural population change. This does not however include the Kings Hill development, a strategic site significantly larger than the NA currently, with 1,800 of the 4,000 expected dwellings to be delivered during the plan period. Due to the scale of the development it is likely that the dwellings delivered will be a mix of sizes, attracting a diverse range of households (e.g. family households, older people, renters, first time buyers) rather than catering to current local needs. This mix may therefore be appropriate for any development that comes forward in the NA prior to the development of Kings Hill.
174. 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 specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

6. Specialist housing for older people

Introduction

175. It is relatively common for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older people. This chapter considers in detail the specialist housing needs of older people in Stoneleigh & Ashow. It focuses on specialist forms of provision but recognises that the majority of older people will live in the mainstream housing stock. The approach is as follows:

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

176. Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here should be viewed with caution – as an idea of the broad scale of potential need rather than an obligatory target that must be met.

177. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as opposed to the projected new households which form the baseline for estimating housing need overall.¹¹

178. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).¹² Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for older people) are largely beyond the scope of this research. However, it is possible to estimate the likely need for residential and nursing care over the Neighbourhood Plan period.

179. The distinction between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required. C3 specialist accommodation is typically self-contained with its own front door, made available on an individual basis with support provided in

¹¹ See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)

¹² For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

the home or not at all if the resident does not require it, and offered for sale or rent on the open market.

Definitions

- **Older people:** people over retirement age, ranging from the active newly retired to the very frail elderly. Their housing needs tend to encompass accessible and adaptable general needs housing as well as the full spectrum of retirement and specialised housing offering additional care.
- **Specialist housing for older people:** a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, 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.
- **Sheltered Housing¹³:** self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens.
- **Extra Care Housing:** housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. 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.
- **Category M4(2):** accessible and adaptable dwellings.
- **Category M4(3):** wheelchair user dwellings.

Specialist housing for older people

180. There are currently 10 Almshouses in Stoneleigh & Ashow which are available for people living in need, including older people. Details are provided in Appendix E.

Demographic characteristics

181. The starting point for estimating the need for specialist housing for older people is to project how the overall number of older people in Stoneleigh & Ashow is likely to change in future. This is calculated by extrapolating population projections from the ONS Sub-National Population Projections for Warwick. The

¹³ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

results are set out in Table 6-1. It shows that in 2021, according to the adjusted 2021 Census population data outlined in Chapter 5, there were 94 people aged 75+ living in Stoneleigh & Ashow, accounting for 10.6% of the population. This proportion is slightly above the proportion of people aged 75+ across Warwick district, at 9.2%. Looking to the end of the plan period, it is projected that the number of people aged 75+ in the NA will increase to 117, accounting for 12.8% of the population.

182. A key assumption for the estimate given at the end of this section is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete picture). As such, the growth in the older population rather than the total at the end of the Plan period is the key output of this calculation.

Table 6-1: Modelled projection of older population in Stoneleigh & Ashow by end of Plan period

Age group	2021		2029	
	Stoneleigh & Ashow	Warwick	Stoneleigh & Ashow	Warwick
All ages	888	148,456	915	152,957
75+	94	13,720	117	17,115
%	10.6%	9.2%	12.8%	11.2%

Source: ONS SNPP 2020, AECOM Calculations

183. The next step is to consider the need for different tenures of dwelling for older people. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.
184. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2029. The top row in Table 6-2 outlines the tenure mix among households aged 55-75 at Local Authority level, which indicates that the majority of households aged 55-75 across Warwick district in 2011 owned their own home, at 80.7% of households. The remaining 19.3% of households rented, with the greatest proportion social renting, at 13.1% of total households.
185. The expected growth in the 75+ population in the NA is 23 additional individuals by the end of the plan period. This can be converted into 17 households based on the average number of people per household aged 75+ at Local Authority scale. Multiplying this figure by the percentages of 55-75 year olds occupying each tenure gives a breakdown of which tenures Stoneleigh & Ashow

households are likely to need in 2029 and is shown in the bottom row of Table 6-2.

Table 6-2: Tenure of households aged 55-75 in Warwick (2011) and projected aged 75+ in Stoneleigh & Ashow (2029)

	All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
Warwick (2011 mix)	80.7%	57.5%	23.2%	19.3%	13.1%	5.4%	0.8%
Stoneleigh & Ashow (2029 projection)	14	10	4	3	2	1	0

Source: Census 2011

186. It is also important to consider rates of disability by tenure. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs they may find that the only suitable and affordable option to them is available in the social rented sector. Table E-2 in Appendix E presents this data for Stoneleigh & Ashow from the 2011 Census.

Future needs for specialist accommodation and adaptations

187. Based on the evidence outlined above, the number of households falling into potential need for specialist accommodation over the Plan period is calculated to be 7.

188. AECOM's modelling, summarised in Table 6-3, is based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day to day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

189. It is important to take into consideration the breakdown in tenure and care when looking at specialist housing for older people. Table 6-2 shows that there is a greater need for market specialist housing than affordable provision, at 71.4% and 28.6% respectively. There is a slightly greater identified need for sheltered housing (57.1%) than extra-care housing (42.9%). The greatest sub-category of need is for market sheltered housing, with at least some of this need likely to be

able to be met through ensuring that future housing is adaptable and accessible, allowing older households to remain in their own home for longer.

Table 6-3: AECOM estimate of specialist housing for older people need in Stoneleigh & Ashow by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	1	2	3
Adaptations, sheltered, or retirement living	1	3	4
Total	2	5	7

Source: Census 2011, AECOM Calculations

190. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. Table E-3 in Appendix E reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. Applying those assumptions to the growth in the older population of Stoneleigh & Ashow results in a total of 6 specialist dwellings that might be required to the end of the Plan period. This is set out in Table 6-4.

Table 6-4: HLIN estimate of specialist housing for older people need in Stoneleigh & Ashow by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	1	1	2
Adaptations, sheltered, or retirement living	1	3	4
Total	2	4	6

Source: Housing LIN, AECOM calculations

191. The 2022 HEDNA estimates the need for specialist housing for older people across Warwick district, with a need for 59 additional dwellings with care or support (extra-care and sheltered housing) by 2032. Pro-rated to Stoneleigh & Ashow this gives a potential need for an additional 0.4 units in the NA to 2032.

Further considerations

192. The above estimates suggest that potential need for specialist accommodation could be in the range of 6-7 units over the Neighbourhood Plan period. However, it may not be possible or appropriate to deliver this scale of new accommodation. It should not necessarily be prioritised to the exclusion of other groups, such as those in need of Affordable Housing.

193. In addition, specialist housing for older people should only be provided in sustainable, accessible locations that offer services and facilities, public transport options, and the necessary workforce of carers and others.

194. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist older persons housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
195. It is considered that Stoneleigh & Ashow's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. In addition, the adopted Local Plan notes that sites suitable for specialist housing for older people are not usually located in the open countryside or within the boundaries of Limited Infill Villages (such as Stoneleigh and Ashow). As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Stoneleigh & Ashow entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of Stoneleigh & Ashow, Coventry or Warwick are considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model).
196. However, the development taking place at Kings Hill (4,000 dwellings, 1,800 during the current Local Plan period) may be a suitable vehicle to deliver some specialist housing for older people, with the complete development also to include amenities such as shops. It is unknown at this time whether the Kings Hill development will include sheltered or extra-care housing.
197. It is also important to emphasise that the potential need for specialist housing for older people overlaps with the need for care home bedspaces and the need for adaptations to mainstream housing. These topics are considered in the sections below.

Care homes

198. Residential and nursing care homes are not defined as housing because they do not provide self-contained accommodation where an older person can live independently. Care home accommodation is defined as institutional accommodation rather than housing.
199. However, residents of care homes may be similar in terms of their care and support needs as those living in specialist housing, or even mainstream housing with appropriate care and support delivered in their homes. There may be some scope for older people who would otherwise have been accommodated in care homes to meet their needs within specialist or mainstream housing if sufficient appropriate accommodation can be provided. Nevertheless, there is likely to be continued need for care home accommodation to meet more acute and severe needs, and to offer choice to some older people and their families about how they are cared for and supported.

200. Given the overlap between people who might enter care home accommodation and those who might take up specialist housing or care and support in their own home if available, estimates of the future need for care home accommodation, as with estimates of the need for specialist housing above, are uncertain and depend on both local and national policies, delivery, and the appetite of private developers.
201. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). This estimate applied the prevalence rates in the 'More Choice, Greater Voice' 2008 report which informed the development of the HLIN toolkit. This report suggested that 65 residential care beds per 1,000 people aged 75+ was an appropriate rate. Based on this rate, applied to the growth in the older population (+23 individuals) for consistency with the calculations above, it is estimated that in 2029 there would be a need for 1.5 additional care homes beds in the NA.
202. The 2022 HEDNA indicates that by 2032 (past the end of the Neighbourhood Plan period) there may be the need for 13 additional bedspaces for older people across Warwick district. Pro-rated to the NA this suggests a potential need of 0.1 bedspaces by 2032.
203. It is important to note that as these estimates relate to care homes (or the population in institutions) rather than independent housing, these figures are in addition to the overall need for housing in the NA. However, as discussed in this section, some of the need for care home beds might be met by independent housing accommodation and vice versa.

The Role of Mainstream Housing

204. The majority of older people live in mainstream housing and will continue to do so all of their lives. Based on the estimated number of older people and the tally of the existing stock in Appendix E, almost 100% of the Stoneleigh & Ashow population aged 75 and over is likely to live in the mainstream housing stock¹⁴.
205. It is not possible to be precise about how well older people are accommodated within mainstream housing, in terms of whether their accommodation is suitable to their needs and whether adequate care or support is provided within the home when they need.
206. Another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with Warwick district.
207. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide. Government is considering mandating M4(2) on

¹⁴ Whilst there is no official provision of specialist housing for older people (or care home beds), the Almshouses in the NA may meet some of the needs for older people (although are not limited to older people).

newly erected dwellings¹⁵, although changes to Building Regulations have not yet been made.

208. The current adopted Local Plan policy H5 outlines that planning permission will be granted for specialist housing for older people in some circumstances. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). The evidence gathered here may justify the Advisory Committee approaching the LPA to discuss setting requirements on accessibility and adaptability at district level. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.
209. The proportion of new housing that might accommodate those using wheelchairs is harder to define at small scales. Typically, at Local Authority scale, this might be set with reference to the proportion of Affordable Housing applicants in the Local Authority area falling into this category or to wider data from surveys and other sources where available.
210. Across England as a whole 0.6% of the population use a wheelchair all of the time, with 3% using one part of the time. As a crude estimate, these percentages can be applied to the expected level of housing delivery for Stoneleigh & Ashow to suggest the number that might be encouraged to be wheelchair friendly or adaptable. As there is no residual housing requirement for the Neighbourhood Plan this would be 0, however these proportions are useful to consider for future development. It is worth noting that these national figures are for all age categories, not just older persons, although it is likely that a significant proportion of households using a wheelchair will be older persons.

Conclusions- Specialist Housing for Older People

211. There are currently 10 Almshouses in the NA, available for people in need in the NA, not just older people. However, some may meet the needs of older people in Stoneleigh & Ashow.
212. 2021 Census data suggests that at this time there were 94 individuals aged 75+ in Stoneleigh & Ashow, projected to increase to 117 by 2029. By the end of the plan period it is projected that those aged 75+ will account for 12.8% of the NA's population.

Specialist housing for older people

213. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

¹⁵ See [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes)

214. These two methods of estimating the future need in Stoneleigh & Ashow produce a range of 6 to 7 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
215. It is important to take into consideration the breakdown in tenure and care when looking at specialist housing for older people. There is a greater need for market specialist housing than affordable. There is a relatively balanced split in terms of levels of care, although there is a slightly greater need for sheltered housing. The greatest sub-category of need is for market sheltered housing, with at least some of this need likely to be able to be met through ensuring that future housing is adaptable and accessible, allowing older households to remain in their own home for longer.
216. Specialist housing for older people should be provided in sustainable, accessible locations, with cost-effectiveness and economies of scale also important factors to consider. It is considered that broadly Stoneleigh & Ashow is not a suitable location for specialist accommodation. However, the Kings Hill development may be a suitable location in future. Wherever specialist housing for older people is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

Care homes

217. Care home accommodation is defined as institutional accommodation rather than housing. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on this rate and the expected increase in the older population it is estimated that there would be a need by 2029 of an additional 1.5 care home beds in the NA. Some of the need for care home beds may be met by independent housing accommodation (e.g. extra-care housing) and vice versa.

Adaptable and accessible housing

218. Another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development. The adopted Warwick Local Plan does not set targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)) or for wheelchair users (Category M4(3)). The evidence in this Chapter may prompt discussions with the local authority regarding setting stronger policies around accessibility and adaptability.

7. Next Steps

Recommendations for next steps

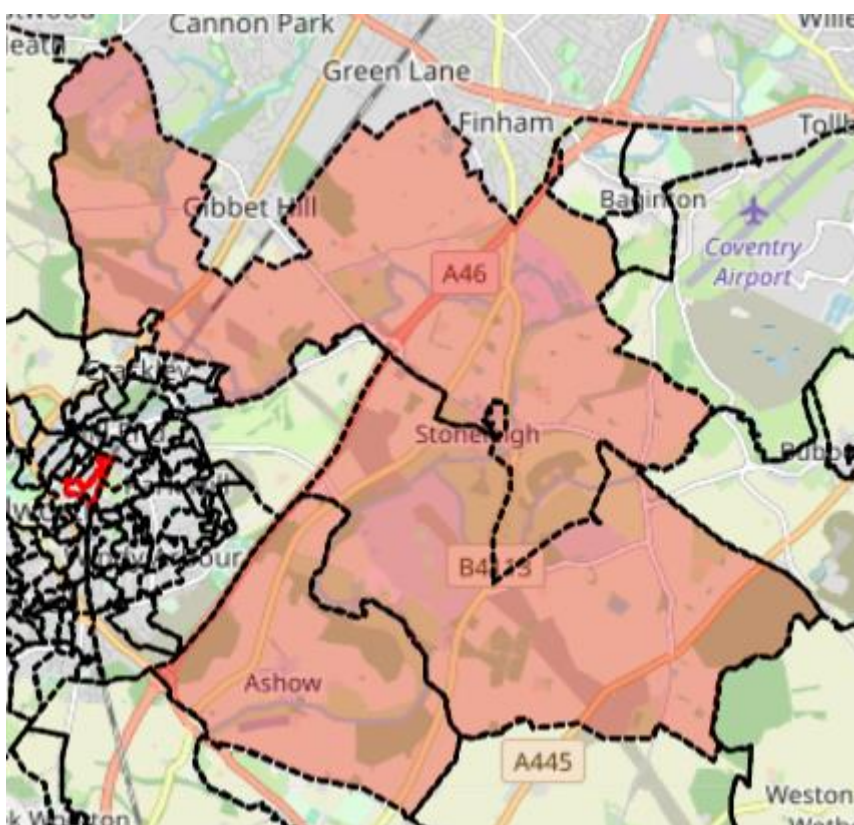
219. This Neighbourhood Plan housing needs assessment aims to provide the Advisory Committee with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with Warwick District Council with a view to agreeing and formulating draft housing policies, bearing the following in mind:
- All Neighbourhood Planning Basic Conditions, but in particular 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 Warwick District Council;
 - The views of local residents;
 - The views of other relevant local stakeholders, including housing developers and estate agents; and
 - The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Warwick District Council
220. 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.
221. Bearing this in mind, it is recommended that the Advisory Committee should carefully monitor strategies and documents with an impact on housing policy produced by the Government, Warwick District Council, or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
222. 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 : Assessment geography

223. For Census purposes, the whole of England is divided into statistical units of similar population size called Output Areas (OAs) and their larger equivalents. OAs are the smallest units. They make up Lower Layer Super Output Areas (LSOAs), which in turn make up Middle Layer Super Output Areas (MSOAs). It is not possible to exactly map Stoneleigh & Ashow (Figure 2-1) using Census boundaries and so the closest proxy area to the NA has been used, shown in Figure A-1. This includes a small area to the north-west which is not within the NA, mainly the University of Warwick campus. This is unlikely to significantly skew the data in the HNA as the student population living in purpose built accommodation will not be included in household or dwellings data. The population data has been manually adjusted to reflect the NA. The proxy area is made up of the following OAs:

- OA E00159639;
- OA E00159645; and
- OA E00186846.

Figure A-1: Proxy area for Stoneleigh & Ashow Census data

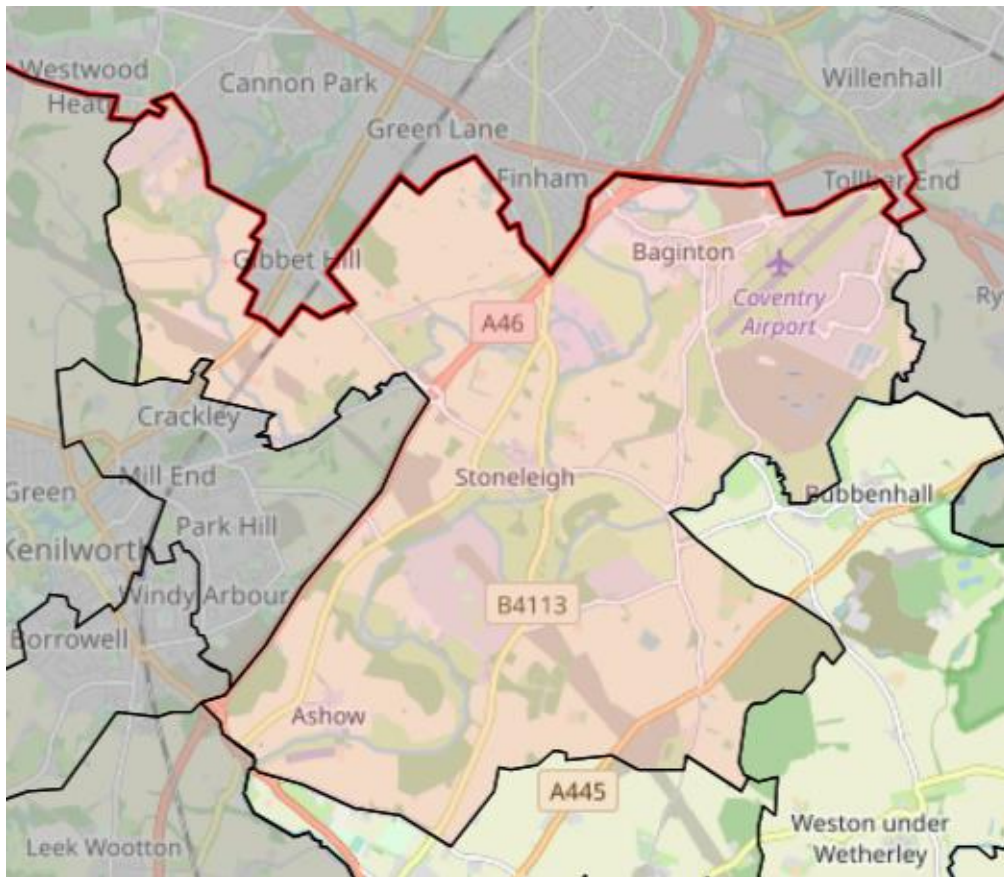


Source: NOMIS

224. Many other datasets besides the Census itself make use of OAs, but not necessarily down to the same level of detail. For example, Valuation Office Agency (VOA) data, which can be used to understand the type and size mix of housing, is only available down to the scale of LSOAs. The most relevant LSOA is E01031308 in this case, which will need to be used as a proxy for the NA, is:

- LSOA E01031308.

Figure A-2: Map of LSOA E01031308

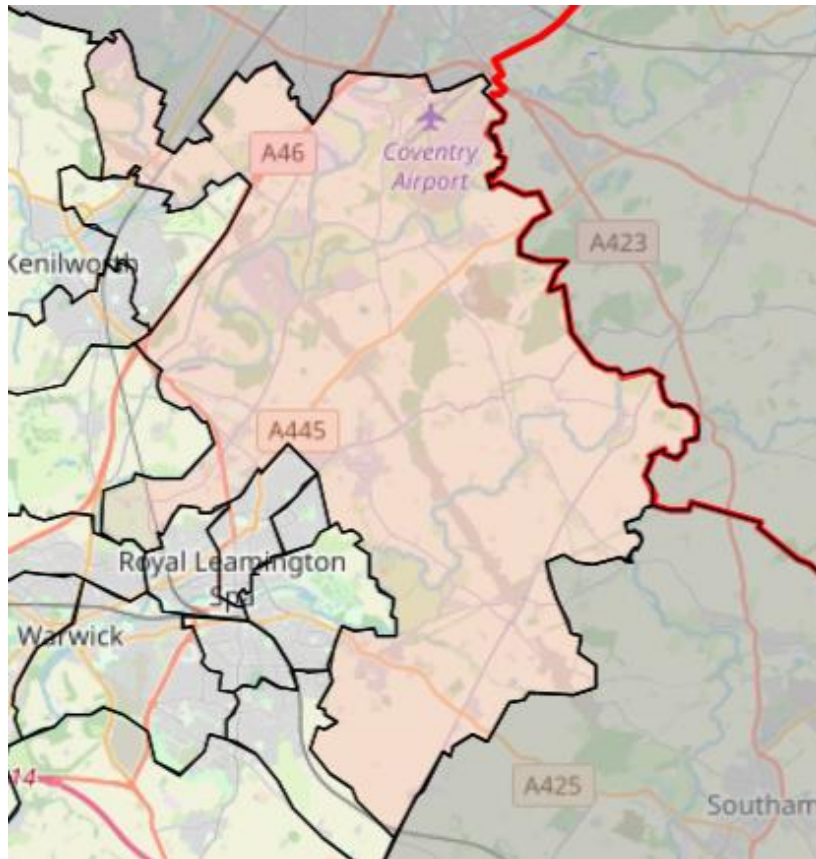


Source: NOMIS

225. Finally, as noted in the analysis of affordability in the main body of the report, household income data for small areas is only provided down to the scale of MSOAs. The relevant MSOA, in which the NA is located and which will need to serve as a proxy for it, is:

- MSOA E02006523.

Figure A-3: Map of MSOA E02006523



Source: NOMIS

Appendix B : Local Plan context

Policies in the adopted local plan

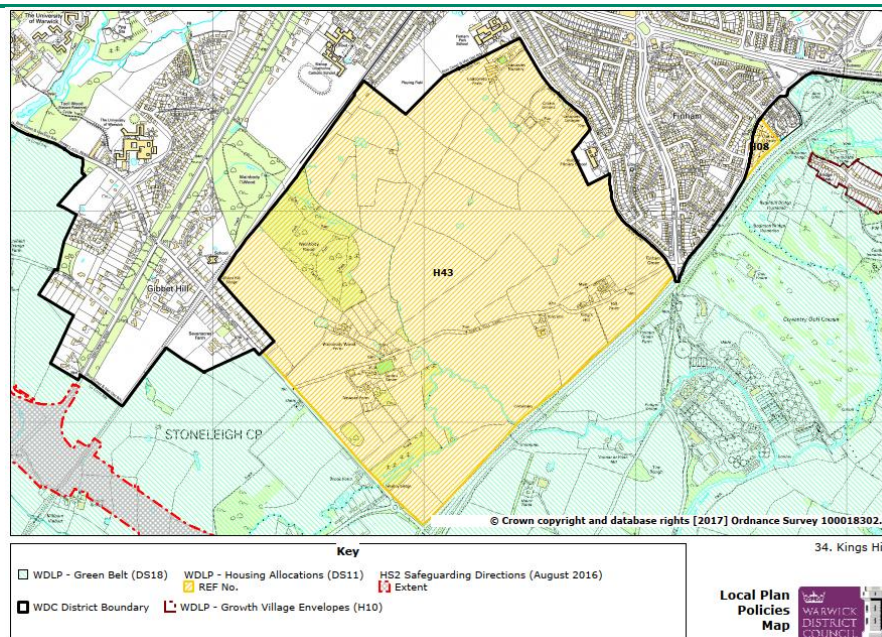
226. Table B-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Stoneleigh & Ashow.

Table B-1: Summary of relevant adopted policies in the Warwick District Local Plan 2011-2029

Policy	Provisions
DS2: Providing the Homes the District Needs	<p>The Council will provide in full for the Objectively Assessed Housing Need of the district and for unmet housing need arising from outside the district where this has been agreed. It will ensure new housing delivers the quality and mix of homes required, including:</p> <ul style="list-style-type: none"> a. Affordable homes; b. A mix of homes to meet identified needs including homes that are suitable for elderly and vulnerable people; and c. Sites for gypsies and travellers.
DS4: Spatial Strategy	<p>The Council's Spatial Strategy focuses growth within and adjacent to built-up areas. The majority of growth is focussed on the main urban areas of Warwick, Leamington, Whitnash, Kenilworth, and on the southern edge of Coventry. Some further growth is proposed for growth villages in accordance with Policy H1.</p>
DS6: Level of Housing Growth	<p>Provision will be made for a minimum of 16,776 new homes between 2011 and 2029.</p> <p>The average annual housing requirement for 2011/12 to 2016/17 is 600 new homes and for 2017/18 to 2028/29 it is 1,098 new homes.</p>
DS11: Allocated Housing Sites	<p>H43 – Kings Hill (Policy DS20) – 1,800 dwellings (total capacity up to 4,000, with the balance to come forward beyond the plan period.</p>

Policy

Provisions



DS20:
Directions for
Growth South of
Coventry

The Council has an identified area of growth focussed on strategic housing allocations to the immediate south of the City of Coventry (DS11). The area to which this policy relates effectively covers land to the immediate south of the boundary between Coventry City Council and Warwick District Council (includes Stoneleigh & Ashow). It is defined broadly:

- a) To the north by the boundary of the city of Coventry, including the University of Warwick Campus where it lies within/adjacent to the boundary of Warwick District;
- b) To the south by the emergent line of HS2;
- c) To the east by the current built-up area and by the A46;
- d) To the west by the outskirts of the settlement of Burton Green.

Individual development proposals within this area should support the comprehensive longer-term planning of the area, given that the quantum of growth means that strategic development activity here is very likely to run into the next plan period.

H1: Directing
New Housing

Housing development will be permitted in the following circumstances:

- a) Within the Urban Areas (Royal Leamington Spa, Warwick, Kenilworth, and Whetnash);
- b) Within the allocated housing sites at Kings Hill Lane (H43) (within the NA) and Westwood Heath (H42);

Policy	Provisions
	<p>c) Within the boundaries of Growth Villages and Limited Infill Villages (includes both Stoneleigh and Ashow);</p> <p>d) In the open countryside (in specific circumstances outlined in the full policy); and</p> <p>e) Elsewhere within the open countryside (in specific circumstances outlined in the full policy).</p> <p>Housing development on garden land, in urban and rural areas, will not be permitted unless the development reinforces, or harmonises with, the established character of the street and/or locality and respects surrounding buildings in terms of scale, height, form, and massing.</p>
H2: Affordable Housing	<p>Residential development on sites of 11 or more dwellings, or where the combined gross floor space is more than 1,000 sq. m, will not be permitted unless provision is made for 40% Affordable Housing.</p> <p>The amount of Affordable Housing, the form of provision, its location on the site, and the means of delivery of the affordable element of the proposal will be subject to negotiation at the time of a planning application. The viability of the development will be a consideration in such negotiations.</p> <p>Planning permission will not be granted until satisfactory arrangements have been made to secure Affordable Housing as determined by the following principles: -</p> <p>a) The Affordable Housing will be provided on site as wither serviced land or dwellings, or a combination of the two;</p> <p>b) The sizes, types, and tenures of homes provided will be determined on the basis of local need as identified in the latest SHMA and, where appropriate, by other local need surveys and information;</p> <p>c) The accommodation provided will be genuinely available to those households who have been identified as being in housing need;</p> <p>d) The Affordable Housing will be well integrated into the overall scheme along with the market housing with consistent qualities of materials, design, and open spaces;</p> <p>e) The Affordable Housing will meet the definition of Affordable Housing set out in Annex 2 of the NPPF in terms of tenure, eligibility, and provider, if the NPPF is replaced by later national guidance while this policy H2 remains in force then, at the time of consideration of a planning application, the</p>

Policy	Provisions
	<p>definition of Affordable Housing shall be taken to be as defined by such later national guidance;</p> <p>f) The Affordable Housing will be built within an agreed timescale; and</p> <p>g) The Affordable Housing will be available as such in perpetuity, where practicable, and only to those with a demonstrable housing need.</p> <p>The Council will, in exceptional circumstances, accept contributions of equivalent value in lieu of on-site delivery. This should include financial contributions, land, or off-site provision of affordable homes. In such cases, the developer will be required to demonstrate why on-site delivery is not practical.</p>
H3: Affordable Housing on Rural Exception Sites	The development of Affordable Housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing in line with the full policy.
H4: Securing a Mix of Housing	The Council will require proposals for residential development to include a mix of market housing that contributes towards a balance of house types and sizes across the district, including the housing needs of different age groups, in accordance with the latest SHMA.
H5: Specialist Housing for Older People	<p>Planning permission for specialist housing for older people will be granted where:</p> <p>a) The site is in close proximity to shops, amenities, and public transport. This will not normally be within the open countryside or within the boundaries of Limited Infill Villages; and</p> <p>b) It can be demonstrated that satisfactory Primary Health Care services to serve the residents of the development will be available within reasonable proximity; and</p> <p>c) The development makes a positive contribution towards meeting the identified need for specialist housing for older people as identified in the latest SHMA and as agreed by Warwickshire County Council (as the provider of Adult Social Care).</p>
H11: Limited Village Infill Housing Development in the Green Belt	Limited village infill housing development in the Green Belt will be permitted where the site is located within a Limited Infill Village (such as Stoneleigh or Ashow) and the following criteria are satisfied:

Policy	Provisions
	<ul style="list-style-type: none"> a) The development is for no more than two dwellings; b) The development comprises the infilling of a small gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the street scene; and c) The site does not form an important part of the integrity of the village, the loss of which would have a harmful impact upon the local character and distinctiveness of the area.
H15: Custom and Self-Built Housing Provision	<p>Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:</p> <ul style="list-style-type: none"> a) Sites to the south of Coventry; b) Other major strategic housing sites; c) Brownfield sites in built-up areas; d) Growth villages; and e) Appropriate locations within infill villages. <p>Neighbourhood plans are encouraged to identify sites for self/custom build. The neighbourhood plan may also establish a locally derived design code.</p>

Source: Warwick District Council

Appendix C : Affordability calculations

227. This section outlines how the affordability thresholds discussed in the Affordability and Affordable Housing have been calculated.

C.1 Market housing

228. Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.

i) Market sales

229. The starting point for calculating the affordability of a dwelling for sale 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. In practice this can be highly variable. Multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants.

230. To produce a more accurate assessment of affordability, the savings required for a deposit should be taken into account in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in Stoneleigh & Ashow, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.

231. The calculation for the purchase threshold for market housing is as follows:

- Value of a median NA house price (2022) = £320,000;
- Purchase deposit at 10% of value = £32,000;
- Value of dwelling for mortgage purposes = £288,000;
- Divided by loan to income ratio of 3.5 = purchase threshold of £82,286.

232. The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2022 was £270,000, and the purchase threshold is therefore £69,429.

233. It is also worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. Land Registry recorded no sales of new build properties in the NA in

2022. It is, however, important to understand the likely cost of new housing because new housing is where the Neighbourhood Plan has most influence and is the appropriate benchmark for understanding the costs of affordable home ownership tenures (considered below).

234. Therefore an estimate has been calculated by determining the uplift between all house prices in 2022 across Warwick and new build house prices in 2022 in the same area. This percentage uplift (or 'new build premium') is then applied to the 2022 lower quartile house price in the NA to give an estimated NA new build entry-level house price of £322,388 and purchase threshold of £82,900, which is greater than the overall median.
235. In order to provide a comparison with the wider local authority area, it is helpful to also look at the cost of new build housing across Warwick in 2022. The median cost of new build dwellings in Warwick was £400,000, with a purchase threshold of £102,857.

ii) Private Rented Sector (PRS)

236. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income. The percentage of income to be spent on rent before the property is considered affordable varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption.
237. This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.
238. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Area. The best available data is derived from properties available for rent within the CV8 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.
239. According to [home.co.uk](https://www.home.co.uk), there were 32 properties for rent at the time of search in June 2023, with an average monthly rent of £1,241. There were 11 two-bedroom properties listed, with an average price of £1,065 per calendar month.
240. The calculation for the private rent income threshold for entry-level (2-bedroom) dwellings is as follows:

- Annual rent = £1,065 x 12 = £12,780;
- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £42,600.

241. The calculation is repeated for the overall average to give an income threshold of £49,640.

C.2 Affordable Housing

242. There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2021: 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 in 2021. Each of the affordable housing tenures are considered below.

i) Social rent

243. Rents in socially rented properties reflect a formula based on 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 the lowest incomes and is subject to strict eligibility criteria.

244. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at Local Authority scale so must act as a proxy for Stoneleigh & Ashow. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Warwick in Table C-1.

245. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

Table C-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£97.38	£110.28	£122.03	£139.77	£110.30
Annual average	£5,064	£5,735	£6,346	£7,268	£5,736
Income needed	£16,862	£19,096	£21,131	£24,203	£19,100

Source: Homes England, AECOM Calculations

ii) Affordable rent

246. 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).

247. Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, 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%.
248. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Warwick. Again it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.
249. Comparing this result with the average 2-bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 56% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table C-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£114.22	£138.30	£158.64	£187.07	£138.43
Annual average	£5,939	£7,192	£8,249	£9,728	£7,198
Income needed	£19,778	£23,948	£27,470	£32,393	£23,971

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

250. 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.
251. In paragraph 65 of the NPPF 2021, the Government introduces a recommendation that “where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of 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

252. Because First Homes are a new tenure product, it is worth explaining some of their key features:

- 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 prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.
- 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.

253. The starting point for considering whether First Homes are affordable is the estimated cost of new build entry-level housing in the NA noted above of £322,388.

254. For the minimum discount of 30% the purchase threshold can be calculated as follows:

- Value of a new home (estimated NA new build entry-level) = £322,388;
- Discounted by 30% = £225,672;
- Purchase deposit at 10% of value = £22,567;
- Value of dwelling for mortgage purposes = £203,104;
- Divided by loan to income ratio of 3.5 = purchase threshold of £58,030.

255. The income thresholds analysis in the Affordability and Affordable Housing chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. This would require an income threshold of £49,740 and £41,450 respectively.

256. All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible. The discounted prices are also all below the cap of £250,000.
257. Note that 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 £1,750 per sq. m¹⁶) would be around £122,500. This cost excludes any land value or developer profit. This would not appear to be an issue in Stoneleigh & Ashow.
258. Table C-3 shows the discount required for First Homes to be affordable to the four income groups. The cost of a typical First Home is calculated using an estimate for new build entry-level housing in the NA. However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, as well as median and entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given below.

Table C-3: Discount on sale price required for households to afford First Homes

House price benchmark	Mean household income	Single LQ earner	Dual LQ earning household
NA median house price	44%	76%	52%
NA estimated new build entry-level house price	44%	76%	53%
NA entry-level house price	33%	72%	44%
LA median new build house price	55%	81%	62%

Source: Land Registry PPD; ONS MSOA total household income

Shared ownership

259. Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%), 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 occupant can be increased over time through a process known as 'staircasing'.
260. 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.

¹⁶ It is estimated that in 2022, build costs for a house are between £1,750 and £3,000 per square metre - <https://urbanistarchitecture.co.uk/cost-to-build-a-house-uk/>

261. To determine the affordability of shared ownership, calculations are again based on the estimated costs of new build housing as discussed above. 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 rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. 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).
262. The affordability threshold for a 25% equity share is calculated as follows:
- A 25% equity share of £322,388 is £80,597;
 - A 10% deposit of £8,060 is deducted, leaving a mortgage value of £72,537;
 - This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £20,725;
 - Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £241,791;
 - The estimated annual rent at 2.5% of the unsold value is £6,045;
 - This requires an income of £20,149 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
 - The total income required is £40,874 (£20,725 plus £20,149).
263. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £32,469 and £40,874 respectively.
264. All of the income thresholds are below the £80,000 cap for eligible households.

Rent to Buy

265. Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

Help to Buy (Equity Loan)

266. The Help to Buy Equity Loan is not an affordable housing tenure but allows households to afford market housing through a loan provided by the government. With a Help to Buy Equity Loan the government lends up to 20% (40% in London) of the cost of a newly built home. The household must pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. Buyers are not charged interest on the 20% loan for the first five years of owning the home.
267. It is important to note that this product widens access to market housing but does not provide an affordable home in perpetuity.

Appendix D : Affordable Housing need and policy

Affordable housing policy

268. The following table reviews the relevant factors in developing a policy on the Affordable Housing tenure mix, which inform the recommendation given in the main body of the report.

Table D-3: Wider considerations in developing Affordable Housing mix policy

Consideration	Local Evidence
<p>A. Evidence of need for Affordable Housing:</p> <p>The need for affordable rent and affordable home ownership is not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the deposit to transition to ownership.</p>	<p>This HNA suggests that the NA requires around 21 units of affordable rented housing and 10 units of affordable home ownership over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes.</p> <p>The relationship between these figures suggests that affordable rented housing should be prioritised over affordable home ownership.</p>
<p>B. Can Affordable Housing needs be met in full?</p> <p>How far the more urgently needed affordable rented housing should be prioritised in the tenure mix depends on the quantity of overall housing delivery expected.</p>	<p>If the Local Plan target of 40% were achieved on every site, assuming the delivery of the Local Plan allocation of 1,800 dwellings on the Kings Hill development, up to 720 affordable homes might be expected in the NA over Plan period.</p> <p>This level of potential affordable housing delivery would far exceed the need identified. However, it is important to note that this strategic site is to meet the needs of the wider district rather than the NA specifically.</p>
<p>C. Government policy (eg NPPF) requirements:</p> <p>Current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. There can be exceptions to this</p>	<p>For 10% of all housing to be affordable ownership in Stoneleigh & Ashow, where 40% of all housing should be affordable, 25% of Affordable Housing should be for affordable ownership. The adopted Local Plan does not outline a tenure split so it is</p>

requirement if it would prevent the delivery of other forms of Affordable Housing.	assumed that this could be met in Stoneleigh & Ashow.
D. Local Plan policy:	The adopted Local Plan does not seek a specific tenure split.
<p>E. First Homes policy:</p> <p>The Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes.</p> <p>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. The remaining units should then be allocated to other tenure products in the relative proportions set out in the Local Plan.</p> <p>AECOM is aware that some Local Planning Authorities are considering 'top slicing' their affordable housing quota to provide 25% First Homes and then allocating the remaining proportion according to their existing policy tenure split. Some LPAs are considering this approach because of the existing business models of registered providers which have relied on shared ownership to cross subsidise affordable rented housing and uncertainty over whether First Homes could replace this model.</p>	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. This does not appear to be an issue in Warwick.
F. 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 Local Plan and it is acknowledged that this may affect the provision of affordable

	housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.
G. Funding: <p>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.</p>	<p>The Advisory Committee may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.</p>
H. Existing tenure mix in Stoneleigh & Ashow: <p>The current stock of homes in an area, in terms of balance between ownership, rented and affordable provision may be a consideration in the mix of tenures provided on new development sites.</p>	<p>2021 Census data shows that at this time 8.6% of households in the NA lived in Affordable Housing (1.1% shared ownership and 7.5% social renting), compared to 15.5% across Warwick district, and 18.1% nationally. This highlights a clear lack of supply in the NA when looking at the comparator geographies.</p> <p>Data provided by Warwick District Council suggests that there are currently a maximum of 25 social/affordable rented dwellings in Stoneleigh, with no provision in Ashow.</p>
I. Views of registered providers:	<p>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 the NA. The funding arrangements available to housing associations will determine rent levels.</p>
J. Wider policy objectives:	<p>The Advisory Committee may wish to take account of broader policy objectives for Stoneleigh & Ashow 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 NA. These wider considerations may influence the mix of Affordable Housing provided.</p>

Appendix E : Specialist housing for older people

Background data tables

Table E-1: Existing specialist housing supply, Stoneleigh & Ashow

Name	Description	Dwellings	Tenure	Type
1 Dame Alice Leigh Almshouses	1-bedroom houses built in 1594 and renovated in 1992. Caters for persons in need living in the parish (not just older population).	10	Licence	Almshouses

Source: <http://www.housingcare.org>

Table E-2: Tenure and mobility limitations of those aged 65+ in Stoneleigh & Ashow, 2011 (65+ is the closest proxy for 75+ in this data)

Tenure	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
All categories	34	19.1%	38	21.3%	106	59.6%
<i>Owned Total</i>	22	15.7%	27	19.3%	91	65.0%
Owned outright	15	12.4%	25	20.7%	81	66.9%
Owned (mortgage) or shared ownership	7	36.8%	2	10.5%	10	52.6%
<i>Rented Total</i>	12	31.6%	11	28.9%	15	39.5%
Social rented	8	44.4%	3	16.7%	7	38.9%
Private rented or living rent free	4	20.0%	8	40.0%	8	40.0%

Source: DC3408EW Health status

HLIN calculations

Table E-3: Recommended provision of specialist housing for older people from the HLIN SHOP toolkit

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) ³⁶	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: Housing LIN SHOP Toolkit

269. As Table 6-1 in the main report shows, Stoneleigh & Ashow is forecast to see an increase of 23 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = $60 \times 0.023 = 1$
- Leasehold sheltered housing = $120 \times 0.023 = 3$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times 0.023 = 0.5$
- Extra care housing for rent = $15 \times 0.023 = 0.4$
- Extra care housing for sale = $30 \times 0.023 = 0.7$
- Housing based provision for dementia = $6 \times 0.023 = 0.1$

Appendix F : 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 = $\frac{£200,000}{£25,000} = 8$, (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 methods¹⁷.

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and active older people. 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 Standard¹⁸

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.

¹⁷ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

¹⁸ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-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 principal forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build 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 Order¹⁹

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)²⁰

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 older 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.

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.

¹⁹ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁰ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

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

First Homes is another form of discounted market housing which will provide a discount of at least 30% on the price of new homes, introduced in 2021. 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 years²¹, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

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 very frail older people, 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

²¹ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

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% (though this was lowered in 2021 to a minimum of 10%), 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 Housing²²

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

²² See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

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

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 Older People

Specialist housing for Older People, sometimes known as specialist accommodation for older people, 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.²³

²³ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

