HOUSING NEED STUDY / AFFORDABLE HOUSING NEED

Background

A Housing Need Study (HNS) was completed this year on our behalf by arc4; the study covered a range of topics including house prices and affordability, stock condition, housing market dynamics and drivers, and an updated calculation of affordable housing need (AHN). Arc4 collated intelligence from a range of primary and secondary sources; these included interviews with estate agents and letting agents, partners, commissioning services; as well as a comprehensive household survey (~5000 responses received).

Wherever possible, analysis was required at a *borough* level, *ward* level, and *local plan settlement group* level. Arc4 were therefore required to obtain sufficient survey responses to provide statistically robust analysis at these levels. This brief was met by arc4. However, after completion of the HNS we requested further detail on certain elements (e.g. AHN) at *individual settlement* level. Arc4 have provided this with the caveat that it will not be as robust as the original higher-level analysis – because there were not necessarily sufficient responses from individual settlements to support analysis at this granular level. 'Confidence levels' are therefore lower for the individual settlement analysis than for the higher-level breakdowns.

The focus of this note is to review the Affordable Housing Need analysis from the HNS.

What will the AHN analysis be used for?

The findings will be used to inform decisions associated with our own council house build programme and our joint council/housing association build programme. The HNS data is just one of a number of data sources that will be taken into account when deciding what to build where, and for whom (e.g. general needs affordable housing, or specialist provision for older people, people with physical disabilities, learning disabilities or autism etc).

HNS findings will be used in conjunction with other data sources such as council house bidding data and Commissioning teams' data on need for a range of specific groups. Elected members input will also be a critical part of this intelligence, which collectively will inform proposals on the best use of our remaining council-owned housing land; and inform investment decisions on potential acquisition of additional housing land in the future.

The evidence will also be used to inform our negotiations with developers during planning applications – e.g. a commuted sum (which can be used elsewhere in an area of need) might be more appropriate than onsite delivery in areas where there is no unmet need for affordable homes.

Calculating AHN

It is important to understand that the following analysis is a calculation of *NET* Affordable Housing Need. It considers current need and future need, offset against confirmed supply (i.e. it considers known additional units from our build programmes and supply in the form of turnover of existing stock).

Some areas within Doncaster have a negative AHN figure (i.e. a *net* surplus of AH). This does not mean there is no AHN in that area, but instead it means that confirmed additions and/or supply from turnover of existing stock is sufficient to meet current and future need.

The Results

Borough level analysis shows a net AHN of 209 per year.

The breakdown by size/type is as follows:

	Total	1/2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2/3 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3+ Bed Bungalow	Other
Total	**209**	15	45	12	31	33	48	19	3	2

Note.

The analysis uses standard methods to apply appropriate weightings to survey response totals to ensure statistically robust conclusions are drawn. The figures for any given parameter (e.g. area, size, type) are therefore often not whole numbers. For clarity of presentation, and ease of understanding, the figures have been presented as rounded numbers. Because of this, the column or row totals may not tally to the total column/row, or those presented in the analysis at

the next level above or below. This variation will increase the further down the analysis levels you go (i.e. ward -> settlement group -> settlements).

Ward level analysis:
- Negative = no *net* need for AH
- Rounding of data for presentation purposes means row/column totals may not tally with individual elements.

Ward	Total	1/2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2/3 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3+ Bed Bungalow	Other
Adwick le Street & Carcroft	-11	0	-5	0	-6	0	0	0	0	0
Armthorpe	30	2	9	4	2	9	3	1	0	0
Balby South	-20	-1	-7	-1	-2	0	-5	-4	0	-1
Bentley	102	0	19	5	0	0	40	39	0	0
Bessacarr	68	1	10	5	4	19	6	20	2	0
Conisbrough	-48	-3	-23	-5	0	-6	-8	-3	0	0
Edenthorpe & Kirk Sandall	-11	0	-3	-2	-1	-1	-1	-1	-1	0
Edlington & Warmsworth	17	5	1	1	4	6	0	1	0	0
Finningley	-6	0	-1	-3	0	-1	-1	0	0	0
Hatfield	11	0	6	1	0	0	0	2	0	2
Hexthorpe & Balby North	56	7	18	1	4	13	6	6	0	1
Mexborough	-69	-5	-14	-9	0	-19	-18	-4	0	0
Norton & Askern	20	1	5	1	2	3	3	1	4	0
Roman Ridge	-6	0	0	-1	0	-2	0	-1	-2	0
Rossington & Bawtry	-8	-1	-2	-1	0	-1	-1	-1	0	0
Sprotbrough	12	2	3	3	0	0	3	1	1	0
Stainforth & Barnby Dun	39	0	10	5	0	0	5	11	8	0
Thorne & Moorends	-13	0	-6	-3	0	-4	0	0	0	0
Tickhill & Wadworth	10	0	2	2	0	0	2	3	1	1
Town	63	19	15	3	15	0	0	5	1	5
Wheatley Hills & Intake	-29	-1	-17	-2	-1	0	-3	-5	-1	0

Local Plan Settlement Group level analysis:
- Rounding of data for presentation purposes means row/column totals may not tally with individual elements.

Local Plan Settlement Group	Total	1/2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2/3 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3+ Bed Bungalow	Other
Main Urban Area	237	11	67	19	32	29	27	44	5	3
Clay Lane	-3	0	-3	0	0	0	0	0	0	0
Wheatley Park	12	0	5	0	1	0	2	0	0	4
Lower Wheatley	68	29	0	8	31	0	0	0	0	0
Town Centre	-74	-35	0	0	0	0	0	-31	0	-8
Intake	-24	0	-20	-2	-1	0	-1	0	0	0
Wheatley Hills	21	0	0	0	0	0	0	21	0	0
Town Moor	18	0	18	0	0	0	0	0	0	0
Bennetthorpe	19	6	2	4	0	0	0	6	0	1
Belle Vue	0	0	0	0	0	0	0	0	0	0
Hyde Park	-1	0	0	0	0	0	0	-1	0	0
Hexthorpe	5	1	2	0	0	1	0	1	0	0
Balby	62	4	21	0	21	0	2	11	0	3
Warmsworth	35	0	0	0	7	0	0	28	0	0
Sprotbrough East	18	0	0	0	1	6	1	10	0	0
Cusworth	10	4	0	0	0	0	0	6	0	0
Highfields	6	0	2	0	0	0	0	4	0	0
York Road	0	0	0	0	0	0	0	0	0	0
Scawsby	-21	-1	-4	-11	-1	0	-1	-1	-1	0
Scawthorpe	17	0	0	0	0	11	6	0	0	0
Bentley	35	0	6	3	0	0	12	14	0	0
Edenthorpe	-7	0	-2	-2	-1	0	-1	0	0	0
Kirk Sandall	12	0	4	0	1	2	1	3	1	0
Cantley	-38	-15	-5	0	0	0	0	-18	0	0
Bessacarr	60	10	9	8	0	0	0	30	4	0
Lakeside	0	0	0	0	0	0	0	0	0	0
Woodfield Plantation	11	1	5	0	1	0	2	0	1	0
Main Adwick/ Woodlands	-10	0	-4	-1	-2	0	-3	0	0	0
Main Armthorpe	28	2	8	4	1	9	3	1	0	0

Local Plan Settlement Group		Total	1/2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2/3 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3+ Bed Bungalow	Other
	Conisbrough and Denaby	-55	-2	-27	-6	0	-5	-10	-3	-2	0
	Dunscroft / Dunsville / Hatfield / Stainforth	13	0	6	1	0	0	1	4	0	0
	Mexborough	-71	-5	-14	-9	0	-20	-18	-4	0	0
	Rossington	-34	-4	-11	-5	-1	-4	-1	-6	-1	0
	Thorne and Moorends	-13	0	-6	-3	0	-4	0	0	0	0
Service Towns and Villages	Askern	-22	0	-11	-3	-2	-2	-3	-1	0	0
	Auckley and Hayfield Green	6	0	1	3	0	1	0	1	0	0
	Barnbrough and Harlington	1	0	1	0	0	0	0	0	0	0
	Barnby Dun	22	0	17	0	0	2	0	1	2	0
	Bawtry	28	2	0	5	4	7	7	3	0	0
	Carcroft / Skellow	15	0	6	0	9	0	0	0	1	0
	Edlington	-15	-4	-2	-1	-4	-5	0	0	0	0
	Finningley	31	0	0	0	0	0	32	0	0	0
	Sprotbrough	-2	0	0	0	0	-1	0	-1	0	0
	Tickhill	1	0	0	0	0	0	0	0	0	0
Defined Villages		46	4	6	6	0	0	8	15	7	0

Settlement level analysis:

- Settlements are sorted geographically so that need within adjacent/nearby areas can be considered together.
- Yellow= Main Urban Area; Blue= Main Towns; Purple=Service Towns; White=Defined Villages.
- The robustness of the analysis is presented for each settlement.
- Rounding of data for presentation purposes means row/column totals may not tally with individual elements.

Settlement	Total	1/2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2/3 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3+ Bed Bungalow	Other	Sample Robustness
Clay Lane	-3	-3	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Wheatley Park	13	0	5	0	0	0	3	5	0	0	Within +/-10%
Lower Wheatley	67	15	4	3	31	14	0	0	0	0	Within +/-10%
Town Centre	-74	0	0	0	0	-74	0	0	0	0	Between +/-10% to +/- 20%
Intake	-25	0	-20	-3	-1	0	-1	0	0	0	Within +/-10%
Wheatley Hills	21	0	0	0	0	0	0	20	0	1	Within +/-10%
Town Moor	18	0	18	0	0	0	0	0	0	0	Within +/-10%
Bennetthorpe	19	0	2	4	0	0	0	13	0	0	Within +/-10%
Belle Vue	0	0	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Hyde Park	-1	-1	0	0	0	0	0	0	0	0	Within +/-10%
Hexthorpe	6	0	2	0	0	2	0	2	0	0	Within +/-10%
Balby	63	0	22	0	21	0	2	18	0	0	At least +/- 20%
Warmsworth	35	14	0	0	7	14	0	0	0	0	Within +/-10%
Edlington	-15	-4	-2	-1	-4	-5	0	0	0	0	At least +/- 20%
Old Edlington	0	0	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Clifton	7	0	0	0	0	0	0	7	0	0	Between +/-10% to +/- 20%
Braithwell	-3	0	-3	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Micklebring	0	0	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Stainton	0	0	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Conisbrough	11	1	3	2	0	2	2	1	0	0	At least +/- 20%
Denaby	-64	0	-53	0	0	0	-11	0	0	0	Within +/-10%
Old Denaby	0	0	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Mexborough	-71	-5	-14	-9	0	-20	-18	-4	0	0	At least +/- 20%
Adwick upon Dearne	-3	-3	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Barnbrough	0	0	0	0	0	0	0	0	0	0	Within +/-10%
Harlington	1	0	0	0	0	0	0	0	1	0	Between +/-10% to +/- 20%
Hickleton	1	0	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Clayton	1	0	0	0	1	0	0	0	0	0	Between +/-10% to +/- 20%
High Melton	0	0	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%
Cadeby	0	0	0	0	0	0	0	0	0	0	Between +/-10% to +/- 20%

Settlement	Total	1/2 Bed House	3 Bed House	4+ Bed House	1 Bed Flat	2/3 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3+ Bed Bungalow	Other	Sample Robustness
Sprotbrough	-2	0	0	0	0	-1	0	-1	0	0	At least +/- 20%
Sprotbrough East	19	0	0	0	1	5	1	11	0	0	Within +/-10%
Cusworth	10	0	2	2	0	0	0	6	0	0	Within +/-10%
Highfields	6	0	2	0	0	0	0	4	0	0	Between +/10% to +/- 20%
York Road	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Scawsby	-21	-2	0	-11	0	0	-2	0	-6	-1	At least +/- 20%
Scawthorpe	17	0	0	0	0	11	6	0	0	0	At least +/- 20%
Bentley	35	0	4	3	0	0	12	14	2	0	At least +/- 20%
Arksey	-4	-2	0	0	0	0	0	-1	0	0	Between +/10% to +/- 20%
Toll Bar & Almholme	14	2	3	0	0	0	0	7	1	1	Between +/10% to +/- 20%
Pickburn	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Adwick	-5	0	0	0	0	0	-5	0	0	0	Within +/-10%
Woodlands	-5	0	-4	0	0	0	-1	0	0	0	Within +/-10%
Brodsworth	2	0	0	0	1	1	0	0	0	0	Between +/10% to +/- 20%
Marr	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Hooton Pagnell	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Carcroft	0	0	0	0	0	0	0	0	0	0	Within +/-10%
Skellow	15	2	5	0	2	2	1	0	0	0	Within +/-10%
Owston	1	0	0	0	0	0	1	0	0	0	Between +/10% to +/- 20%
Burghwallis	1	0	0	0	1	0	0	0	0	0	Between +/10% to +/- 20%
Skelbrooke	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Askern	-22	0	-11	-3	-2	-2	-3	-1	0	0	Within +/-10%
Sutton	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Norton	17	0	8	0	0	0	0	9	0	0	Within +/-10%
Campsall	-8	-8	0	0	0	0	0	0	0	0	Within +/-10%
Moss	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Fenwick	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Edenthorpe	-7	0	-3	-2	-1	0	-1	0	0	0	At least +/- 20%
Kirk Sandall	13	0	5	1	1	2	1	3	0	0	At least +/- 20%
Barnby Dun	22	0	17	0	0	2	0	1	2	0	At least +/- 20%
Thorpe in Balne	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Dunscroft	1	1	0	0	0	0	0	0	0	0	At least +/- 20%
Dunsville	18	2	8	0	0	5	1	2	0	0	Within +/-10%
Hatfield	14	0	4	0	0	0	6	0	3	0	Within +/-10%
Stainforth	-19	0	0	0	0	0	-2	-7	0	0	At least +/- 20%
Lindholme	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Hat Wdhouse	-1	-1	0	0	0	0	0	0	0	0	Within +/-10%
Kirk Bramwith	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Braithwaite	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Sykehouse	-1	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Fishlake	-1	0	0	0	-1	0	0	0	0	0	Between +/10% to +/- 20%
Thorne	-26	0	-10	0	0	-11	0	0	0	0	At least +/- 20%
Moorends	13	0	11	1	0	0	0	0	0	0	Within +/-10%
Armthorpe	28	2	8	4	1	9	3	1	0	0	At least +/- 20%
Cantley	-38	0	-5	-2	0	-31	0	0	0	0	Within +/-10%
Old Cantley	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Bessacarr	60	0	13	7	10	0	0	30	0	0	At least +/- 20%
Branton	15	0	0	0	0	0	15	0	0	0	Within +/-10%
Blaxton	1	0	0	1	0	0	0	0	0	0	Between +/10% to +/- 20%
Auckley	0	0	0	0	0	0	0	0	0	0	Within +/-10%
Hayfield Green	6	2	1	3	0	0	0	0	0	0	Within +/-10%
Finningley	31	0	0	0	0	0	31	0	0	0	At least +/- 20%
Bawtry	28	2	0	5	4	7	7	3	0	0	Within +/-10%
Austerfield	3	3	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Tickhill	1	0	0	0	0	0	0	1	0	0	At least +/- 20%
Loversall	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Wadworth	-2	0	0	0	0	0	0	-1	-1	0	Within +/-10%
Rossington	-34	-4	-11	-5	-1	-4	-1	-6	-1	0	At least +/- 20%
Lakeside	0	0	0	0	0	0	0	0	0	0	Between +/10% to +/- 20%
Wdfld Plant'n	11	0	5	3	1	0	2	1	0	0	Within +/-10%