

STAFFORDSHIRE HOUSING INVESTMENT STRATEGY: BASELINE REPORT

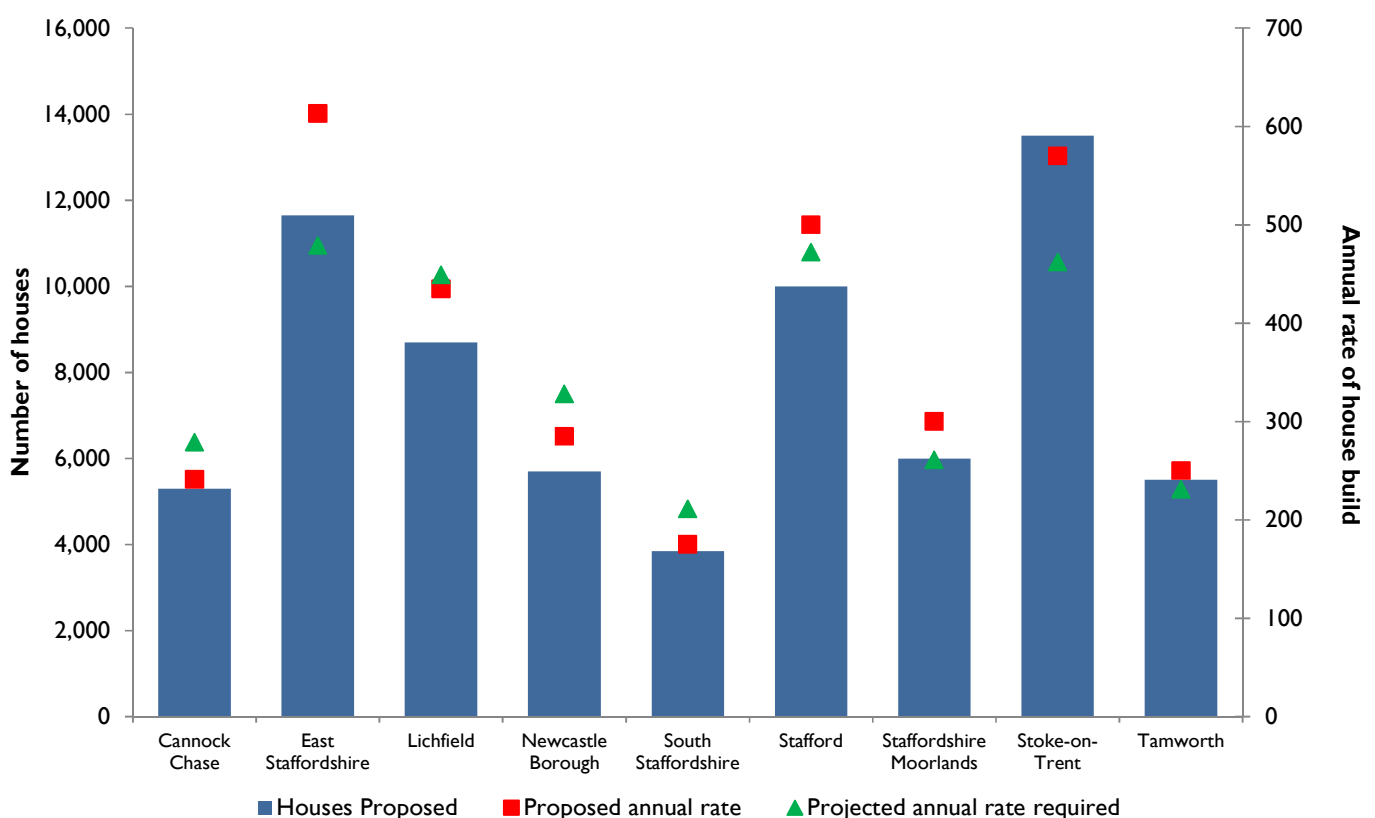
The Stoke-on-Trent and Staffordshire Local Enterprise Partnership is in the process of developing a Housing Investment Strategy. To inform and support the development of the strategy, the Insight team at Staffordshire County Council has produced a baseline report, drawing together information from the nine local authorities. A survey was circulated to each authority to gather up to date figures on completions (including affordable housing), proposed housing and Council Tax bandings, information about their respective Local Investment Plans (where available) and Local Plans and views on the main blockages to housing growth. Due to the nature of the survey approach, this report considers Staffordshire and Stoke-on-Trent data only, but clearly the housing market influences extend beyond these boundaries. This should be taken into account when referring to any information contained in the report.

To supplement the survey information, household projections data has also been used. These projections are calculated using past trends relating to birth and death rates and migration. As such, they do not allow for policy decisions and other factors that may influence housing demand in each area, so care should be taken when interpreting the figures throughout this report and the local context needs to be considered in each case. It should also be noted at this stage that each Local Plan operates over a different time period so in some instances, direct comparisons are not possible.

Proposed homes

Each local authority area provided an indication of the number of houses that was proposed for the Local Plan period and how that equated to an annual build rate. Figure 1 illustrates this for each district, as well as the build rate that is required, based on the national household projections. The bars represent the total number of houses proposed in each Local Plan and link to the left hand axis. The red square is how

Figure 1: Proposed house build, by district



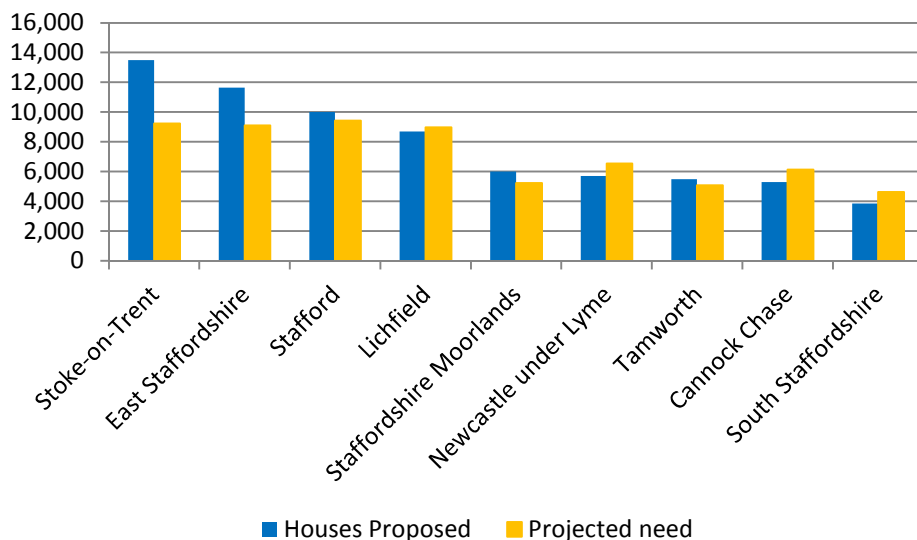
Source: Local authority survey and “What Homes Where?”, produced with data provided by ONS and DCLG and local authority Local Plans

this equates to an annual rate for each district and the green triangle is the projected annual rate required, based on future household projections in the same time period (shown on the right hand axis).

The chart shows that in most authorities the rates are broadly similar. The exceptions are East Staffordshire and Stoke-on-Trent where the proposed build rate is considerably higher than the projected rate required. In Cannock Chase, Newcastle Borough and South Staffordshire, the projected rate is higher than the proposed by around 40 houses per year. In Stafford, Staffordshire Moorlands and Tamworth, the proposed rate is higher than the projected rates by between 20 and 40 houses per year.

Figure 2 illustrates the number of houses proposed in each local authority for their respective Local Plan periods. This represents a total of around 70,200 houses for Staffordshire and Stoke-on-Trent, compared to an overall projected need of 64,400, a difference of around 5,800 houses. It should be noted that each Local Plan covers a different time period so direct comparisons should not be made between districts using these figures.

Figure 2: Total number of houses proposed over Local Plan period*



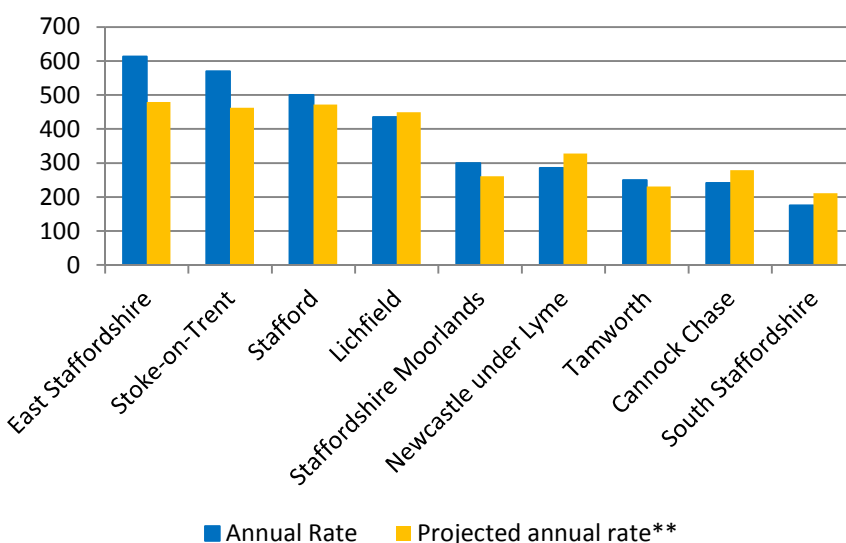
* Note that each Local Plan period covers a different number of years

Figure 3 compares the annual rate of house build proposed for each local authority area with the projected annual rate required, based on the household projections for the Local Plan period.

Figure 3: Annual proposed and projected rates of house build for Local Plan period

The chart indicates that some authorities are proposing to build more than the projections indicate is required

The average rate for all local authorities indicates that the proposed annual build rate is slightly higher than the projected rate that would be required to meet the increasing population, 374 a year for the actual rate, compared to 352 for the projected.



Source: "What Homes Where?", produced with data provided by ONS and DCLG and local authority Local Plans

** Note that the projected rate is based on the Local Plan period, which is different for each local authority area

Figure 4: Total number of houses proposed and projected each year

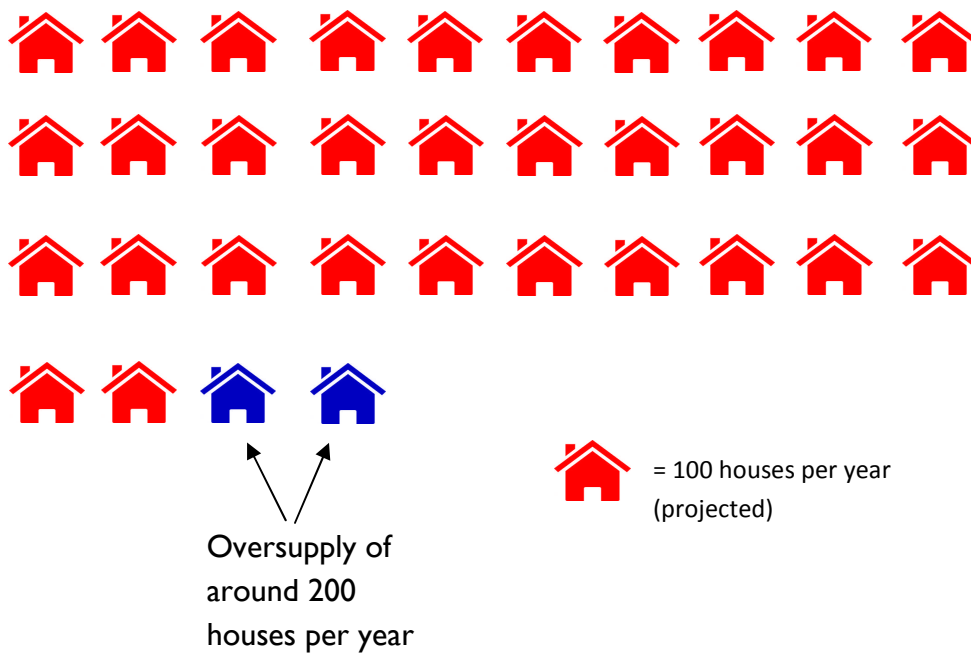


Figure 4 illustrates the total number of houses that are proposed to be built across all local authorities on an annual basis and the number that are required given the household projections. The houses in red are those that are projected (around 3,170 houses) and the blue houses indicate the additional 200 houses that are proposed to be built (a total of 3,370).

Past building rates and net completions

Figure 5 below illustrates that the overall trend in building rates for all areas has been falling since a peak in 2007/08 of 4,093 to 2,116 in 2011/12. It should be noted that figures were not provided for all years by every local authority, so the chart only includes years where all data was provided.

Figure 5: Completions for all areas

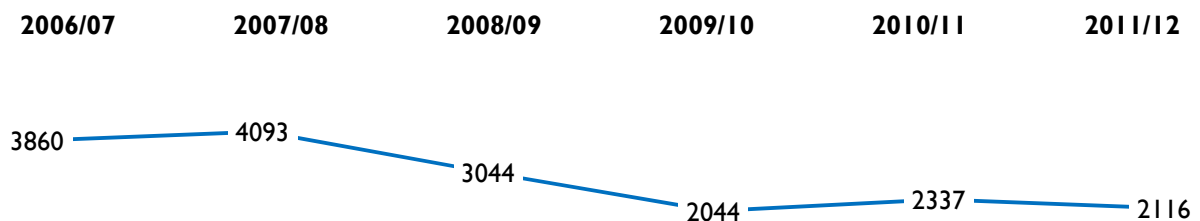
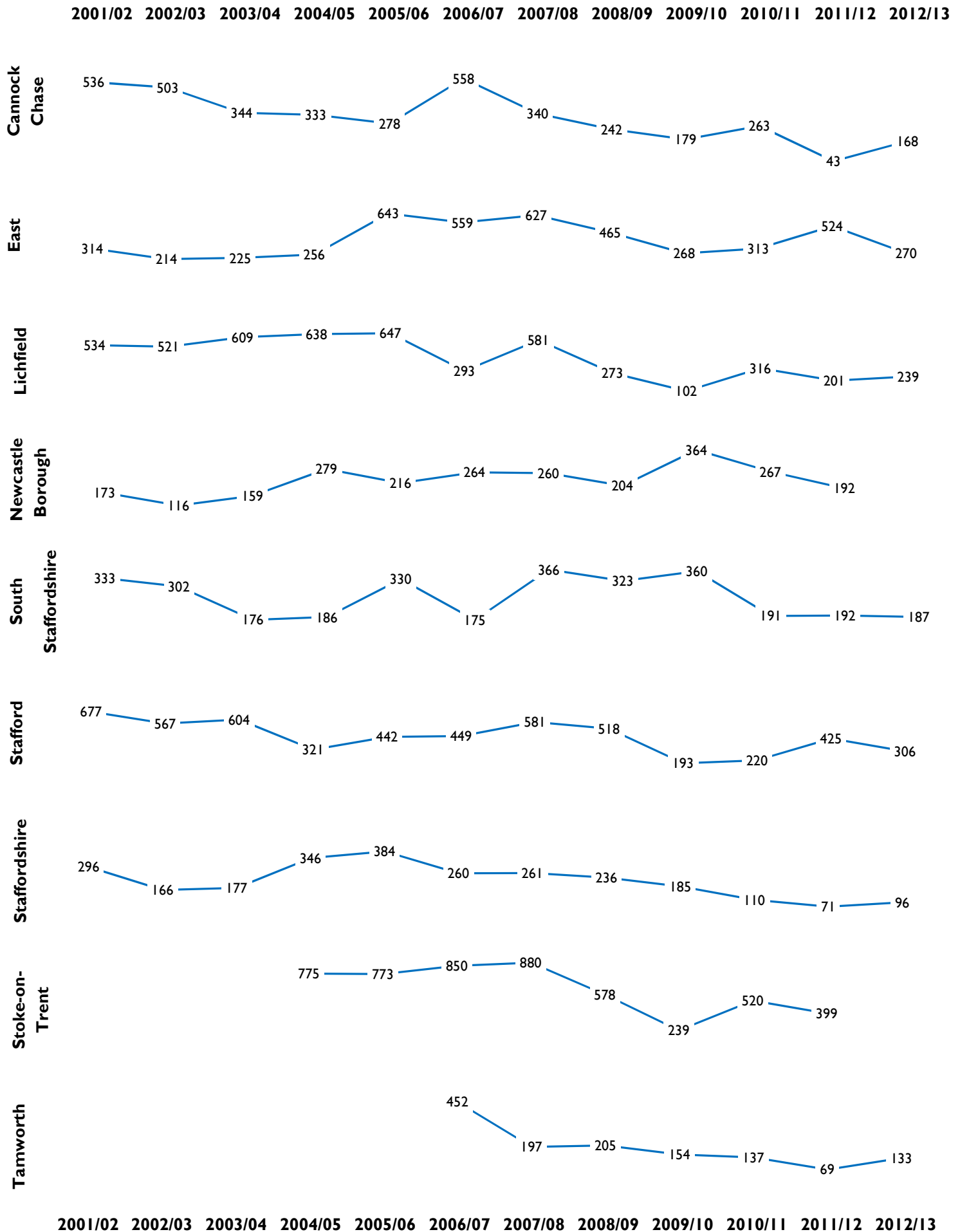


Figure 6 on the following page illustrates the building rates over the past years for each local authority. There is some inconsistencies in the data, in terms of the years provided by each local authority, but it provides an indication of the general trends for each area.

It is clear that there is a mixed picture for different local authorities. Overall between 2006/07 and 2009/10, there was a general decline in the rates for many local authority areas. From this point onwards, there are different experiences, although there is limited data for the most recent years in some instances. Cannock Chase, East Staffordshire, Lichfield, Stafford and Stoke-on-Trent saw slight increases to 2010/11 and beyond, whereas the remaining areas experienced a further decline.

Figure 6: Trends in building rates, 2001/02—2012/13



Affordable housing

Respondents were asked to specify the affordable housing target included in the Local Plan. Figure 7 illustrates that targets range from 20% in Cannock Chase to 40-50% in Staffordshire Moorlands.

The overall trend in affordable housing, illustrated in figure 8, shows a steady increase from 2006/07, to a peak of 990 in 2010/11. Figures were not provided for all years by every local authority, so the chart only includes years where all data was provided.

Figure 9 on the following page illustrates the overall trends by district.

Figure 7: Affordable housing target by district

District	%
Staffordshire Moorlands	40/50
Stafford	30/40
Lichfield	20/40
South Staffordshire	30/40
Tamworth	30
Newcastle under Lyme	25
Stoke-on-Trent	25
Cannock Chase	20
East Staffordshire	Not determined

Figure 8: Affordable housing completions, all areas

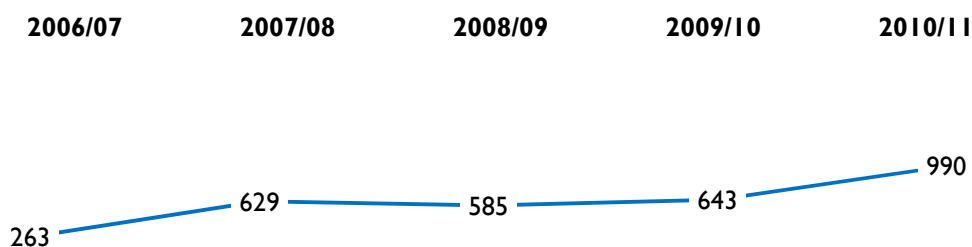


Figure 9: Affordable housing completions

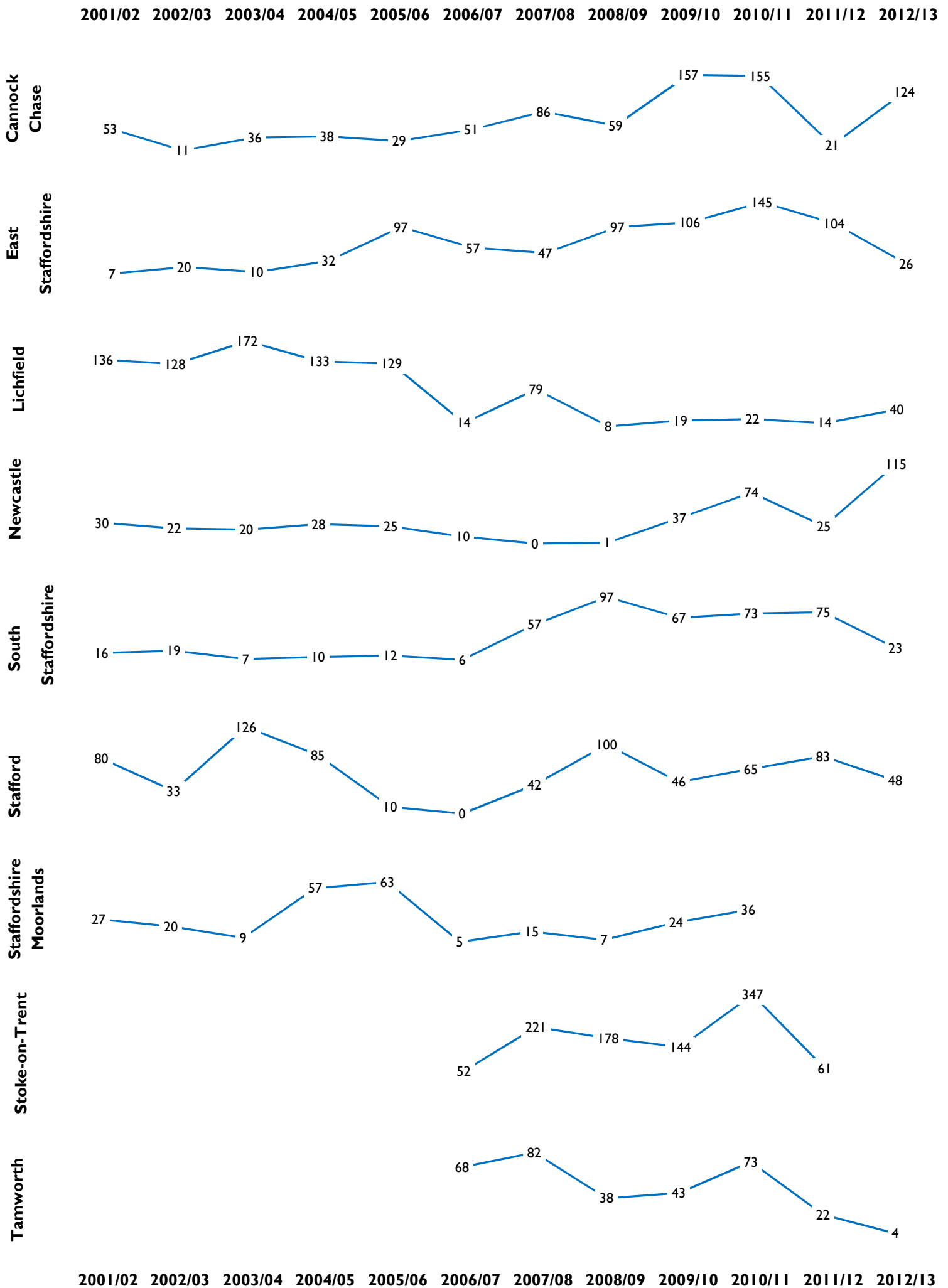


Figure 10 below illustrates the current pipeline of housing approvals.

Figure 10: Current Pipeline of Housing Approvals

District	Date	With Planning Permission (Site Commenced)	With Planning Permission (Not started)	SHLAA Housing Capacity Identified
Cannock Chase	31/03/2013	357	2231*	3785**
East Staffordshire	31/03/2013	223	1247	17,848
Lichfield	31/03/2012	362	1432	6539***
Newcastle under Lyme	31/03/2013		937	
South Staffordshire	01/04/2012	122	666	See note A
Stafford	31/03/2013	not recorded	2781	To be discussed. 627 houses in existing settlements. 37,449 homes developable
Staffordshire Moorlands	31/03/2013	586	614	See Note B
Tamworth	01/03/2013		297	833
Stoke-on-Trent	01/03/2012	198	2522	Draft figure circa 13,000

Notes

* Includes Full (392 houses) and Outline Permissions (1839 houses). These figures are taken from the 3785 total capacity figure.

** 3785 is the identified SHLAA capacity, but 3524 is the housing capacity after windfalls and previous non-implementation rates are taken into account.

*** SHLAA Trajectory over plan period

Note A: South Staffordshire SHLAA 2012 identified a capacity of 14966 dwellings on deliverable, developable and not currently developable sites; however this far exceeds our housing requirement/targets in the Core Strategy. Sites with a potential capacity of 40176 were dis-counted. The currently 5 year housing supply includes approximate 100 dwellings from the SHLAA.

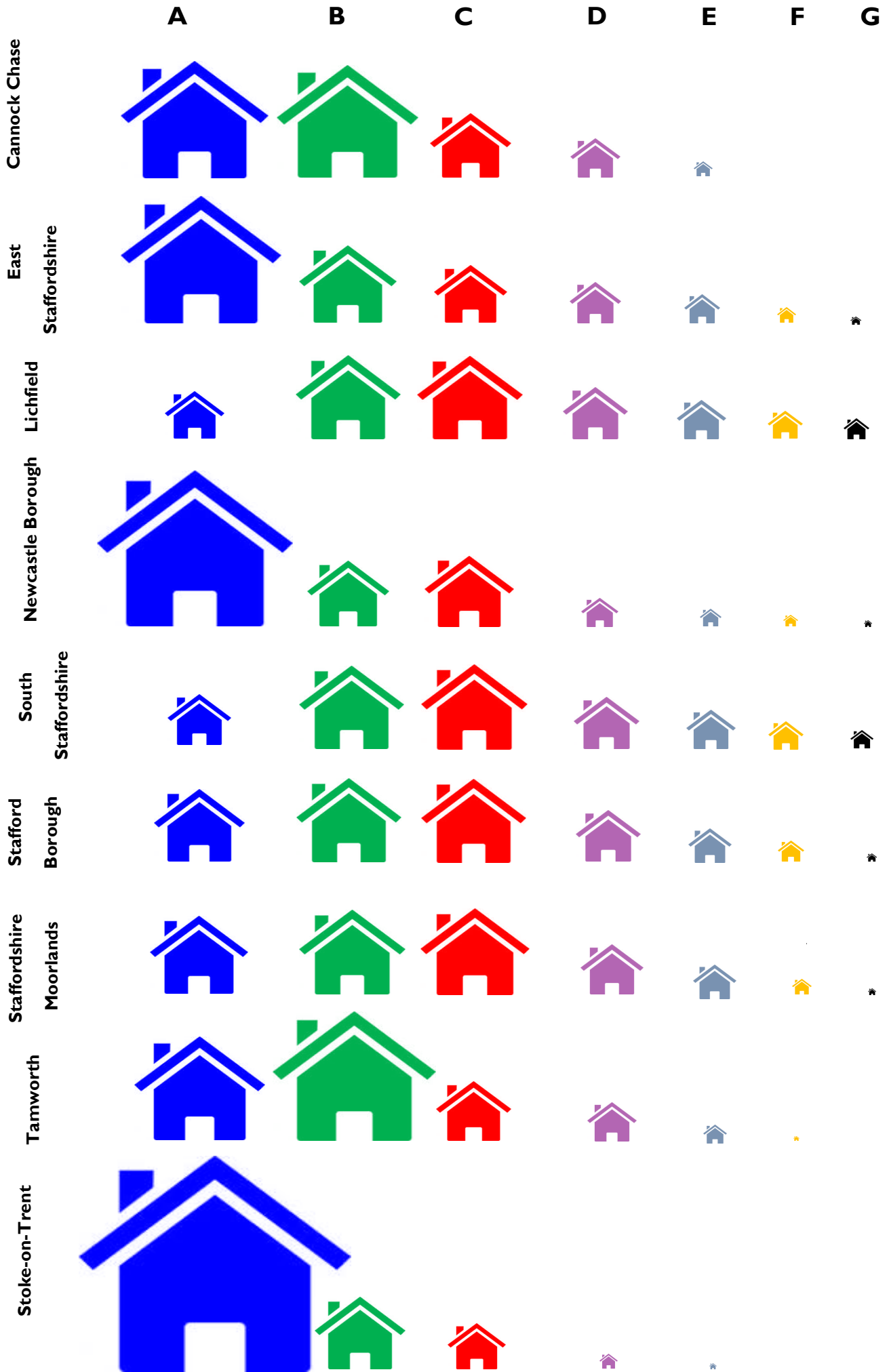
Note B: Staffs Moorlands have not put in any figures for the SHLAA housing capacity as essentially the 5 year SHLAA capacity is the sites under construction and with planning permission. Beyond that the SHLAA identifies potential capacity for 5-15 year period but these are still subject to further assessment and are not sufficiently reliable to use at this stage.

Council Tax banding

Council Tax banding provides an indication of the range of properties and the housing mix within each of the districts.

Figure 11 on the next page illustrates how this differs across the county. Newcastle Borough and Stoke-on-Trent have the largest proportion of Band A properties (44% and 61% respectively), with relatively small numbers in Band D and above (18% and 6% respectively). Lichfield and South Staffordshire districts have the broadest range of properties and the highest proportion in Band D and above (40% and 39% respectively).

Figure 11: Council Tax bandings by district



Blockages to housing growth

Respondents were asked to provide their views on what they saw as the main blockages to housing growth, which are summarised in figure 12. The top four issues were the 'availability of suitable sites', 'issues with developers', which included companies going into administration and developers not bringing sites forward for development, the general 'state of the housing market' and the 'general state of the economy'.

Figure 12: Main blockages to housing growth



Local Investment Plan

Many of the local authorities stated that they had a Local Investment Plan or an equivalent document which set out their priorities. Most of the authorities stated that they had no intention or plans to refresh their plan, whilst others said they were considering it. East Staffordshire was the only authority to state that they would definitely be undertaking a refresh.

Analysis of the themes of the Local Investment Plans or equivalent document indicates that many are similar across all districts and Stoke-on-Trent, with some localised differences. Figure 13 indicates that the theme that was mentioned most was 'encouraging thriving and sustainable communities'. This was followed by 'housing and support options for vulnerable residents' and 'increasing housing choice to meet local needs'. Other themes that were mentioned in more than one plan include the link to regeneration and employment, affordable housing, reducing and preventing homelessness, tackling empty homes and targeting poor quality housing.

Figure 13: Main themes in Local Investment Plans



Collaborative working

Local authorities were asked to provide examples of where they were working collaboratively. A range of examples were provided, which included:

- Memorandum of understanding between authorities
- Community Infrastructure Levy
- Gypsy and traveller assessment
- Joint strategic housing market assessments
- Partnerships with social housing providers
- Joint working on specific projects, including affordable housing and care schemes

APPENDIX: DATA TABLES

This appendix includes the responses from the survey that was completed by local authority officers to develop the baseline.

Table 1: Number of houses proposed and annual rate

District	Local Plan Period	Proposed number of houses	Proposed annual rate	Projected number of houses	Projected annual rate*	Difference between proposed and projected houses (annually)
Cannock Chase	2006-2028	5,300	241	6,129	279	-38
East Staffordshire	2012-2031	11,648	613	9,107	479	134
Lichfield	2008-2028	8,700	435	8,985	449	-14
Newcastle under Lyme	2006-2026	5,700	285	6,555	328	-43
South Staffordshire	2006-2028	3,850	175	4,638	211	-36
Stafford	2011-2031	10,000	500	9,432	472	28
Staffordshire Moorlands	2006-2026	6,000	300	5,224	261	39
Stoke-on-Trent	2006-2026	13,500	570	9,243	462	108
Tamworth	2006-2028	5,500	250	5,089	231	19
Total	-	70,198	-	64,402	-	197

* Based on Local Plan period

Table 2: Housing completions 2001/02—2012/13

District	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13
Cannock Chase	536	503	344	333	278	558	340	242	179	263	43	168
East Staffordshire	314	214	225	256	643	559	627	465	268	313	524	270
Lichfield	534	521	609	638	647	293	581	273	102	316	201	239
Newcastle under Lyme (Gross)	173	116	159	279	216	264	260	204	364	267	192	
South Staffordshire (Gross to 2006)	333	302	176	186	330	175	366	323	360	191	192	187
Stafford	677	567	604	321	442	449	581	518	193	220	425	306
Staffordshire Moorlands	296	166	177	346	384	260	261	236	185	110	71	96
Tamworth						452	197	205	154	137	69	133
Stoke-on-Trent (Gross)				775	773	850	880	578	239	520	399	
Total	2863	2389	2294	3134	3713	3860	4093	3044	2044	2337	2116	1399

Table 3: Affordable housing completions 2001/02-2012/13

District	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13
Cannock Chase	53	11	36	38	29	51	86	59	157	155	21	124
East Staffordshire	7	20	10	32	97	57	47	97	106	145	104	26
Lichfield	136	128	172	133	129	14	79	8	19	22	14	40
Newcastle under Lyme (Gross)	30	22	20	28	25	10	0	1	37	74	25	115
South Staffordshire	16	19	7	10	12	6	57	97	67	73	75	23
Stafford	80	33	126	85	10	0	42	100	46	65	83	48
Staffordshire Moorlands	27	20	9	57	63	5	15	7	24	36		
Stoke-on-Trent						52	221	178	144	347	61	
Tamworth						68	82	38	43	73	22	4
Total	349	253	380	383	365	263	629	585	643	990	405	380

Table 4: Council Tax bandings

Band	Cannock Chase		East Staffs		Lichfield		Newcastle		S.Staffs		Stafford		Staffs Moorlands		Tamworth		Stoke	
	Value	%	Value	%	Value	%	Value	%	Value	%	Value	%	Value	%	Value	%	Value	%
A	13,871	33.3	17,449	35.8	5,682	13.2	23,784	43.8	6,777	14.8	11,878	20.9	9,426	21.9	9,346	29.2	69,000	61.0
B	13,163	31.6	10,565	21.7	10,060	23.5	10,017	18.4	10,308	22.5	12,867	22.7	10,243	23.8	11,664	36.5	22,940	20.3
C	7,512	18.0	7,944	16.3	10,093	23.5	10,820	19.9	10,870	23.8	12,621	22.2	10,455	24.3	5,325	16.7	14,460	12.8
D	4,632	11.1	5,629	11.5	6,202	14.5	4,439	8.2	6,961	15.2	8,621	15.2	6,071	14.1	3,490	10.9	4,510	4.0
E	1,675	4.0	3,923	8.0	4,665	10.9	2,629	4.8	5,036	11.0	5,646	9.9	4,144	9.6	1,676	5.2	1,670	1.5
F	566	1.4	2,048	4.2	3,339	7.8	1,702	3.1	3,249	7.1	3,164	5.6	1,869	4.3	398	1.2	440	0.4
G	260	0.6	1,087	2.2	2,460	5.7	904	1.7	2,320	5.1	1,524	2.7	747	1.7	64	0.2	100	0.1
H	19	0.0	90	0.2	389	0.9	46	0.1	206	0.5	104	0.2	33	0.1	5	0.0	40	0.0
TOTAL	41,698	100.0	48,785	99.9	42,890	100.0	54,341	100.0	45,727	100.0	56,767		42,988	100.0	31,968	100.0	113,160	100.0

Table 5: Basis of assessment

District	Basis
Cannock Chase	Southern Staffordshire Districts Housing Needs Study and SHMA update May 2012
East Staffordshire	Strategic Housing Market Assessment
Lichfield	Southern Staffordshire Districts Housing Needs Study and SHMA update May 2012
Newcastle under Lyme	RSS West Midlands and Strategic Housing Market Assessment
South Staffordshire	West Midlands Regional Spatial Strategy
Stafford	Strategic Housing Market Assessment/2008 National Household projections and 2011 Strategic Housing Land Availability
Staffordshire Moorlands	Strategic Housing Market Assessment/National Household Projections
Tamworth	Southern Staffordshire Districts Housing Needs Study and SHMA update May 2012
Stoke-on-Trent	West Midlands Regional Spatial Strategy and updated SHMA and SHLAA