

Badwell Ash and Long Thurlow

Housing Needs Assessment (HNA)

July, 2024

Quality information

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List of acronyms used in the text:

DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
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

- 1.1 Badwell Ash and Long Thurlow is a Neighbourhood Area (NA) located in the district of Mid Suffolk. The NA boundary covers the areas administered by the Parish Council, which include Badwell Ash, Long Thurlow, Badwell Green and the surrounding rural areas found in the parish boundary. Throughout this HNA, the NA will be referred to as 'the parish'.
- 1.2 The 2021 Census recorded 821 individuals in the parish, indicating an increase of 7% since the 2011 Census.
- 1.3 There has been some development in the parish in recent years. Mid Suffolk has provided data showing that 42 new homes have been built since 2011. Of these, 5 were delivered as Affordable Housing.
- 1.4 This Executive Summary details the conclusions of each chapter of this Housing Needs Assessment (HNA), addressing each of the themes (Tenure and Affordability, Type and Size and Specialist Housing for Older People) agreed with the Neighbourhood Plan Group at the outset of the research.
- 1.5 Data from the 2021 Census is continuing to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data from the Census 2021 at the parish level is not yet available, as well as some 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 projections where necessary to build up evidence at the neighbourhood level.

Conclusions - Tenure and Affordability

Current tenure profile

- 1.6 **The parish's current tenure profile reveals that home ownership is less common in the parish than the wider district, but that a relatively strong supply of both private rental and social housing exists.** Despite having a smaller proportion of home ownership than the district average, this tenure option remains the dominant tenure in the parish at 70% of all households. Of the remaining households, 16% live in private rented housing and 14% in socially rented housing.
- 1.7 Comparing the 2011 and 2021 Censuses, there has been a proportionally significant increase in the number of private renters, which equates to 12 more rental dwellings and a proportional increase of 32% over the last decade. Furthermore, there are 10 more socially rented dwellings now than there were in 2011, which is a growth of 22%. It is also worth noting there are 22 more owner occupiers in 2021 than there were in 2011, but this reflects a more modest proportional increase of only 15%.

Housing Costs

- 1.8 Home values in the parish have followed a clear upward trajectory over the last decade. **The current median house price (middle number when arranged from lowest to highest) is £367,500, which is 75% higher than the median in 2013. The lower quartile price (the lowest 25% of prices, used as a good proxy for entry-level housing) sits at £227,500, which is 36% higher than in 2013.** It is worth noting that the current median house price in the parish is significantly more expensive than the current median for Mid Suffolk as a whole (£300,000).
- 1.9 AECOM has estimated the annual income required to afford various tenures of housing in the parish. These thresholds are compared to local incomes to determine which options are the most appropriate for local people going forward. **The average household income in the NA was £49,500 in 2020, and the lower quartile income (per person) was £14,825 (£29,650 for a household with two lower earners).**
- 1.10 **It was found that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit.** For the parish the median house price would require an annual income nearly double the current average and would require a deposit of approximately £37,000. Private renting presents a similar affordability challenge, generally only allowing average income households to access 2 bedroom rented homes. Households made up of two lower earners could not afford the given rental thresholds and would need to rely on social and affordable rented options.
- 1.11 Subsidised routes to home ownership like First Homes and shared ownership are intended to target people who can afford to rent but not to buy. In the parish, there is a relatively large gap between the income needed to afford to rent (£37,000) and to buy (£58,500).
- 1.12 The discount on First Homes can be set at 30%, 40% or 50% in Neighbourhood Plans. In the parish, a 40% discount would be required to expand access to home ownership to average earning households.
- 1.13 Affordable rented housing appears generally affordable to households with two lower earners (average earning households are unlikely to be eligible). Single lower earners can afford average social rents and affordable rents but the lowest earners, if unable to secure a social rented dwelling or additional subsidy, may need to live in a room in a shared house using housing benefits.

The need for Affordable Housing

- 1.14 **AECOM estimate a long-term surplus of 0.4 social/affordable dwellings per annum over the Badwell Ash and Long Thurlow Neighbourhood Plan period (2023 – 2038) when the parishes needs are considered in isolation. Modelling contained in the main body of the report also suggests that the parish has a robust long-term demand of 1.7 affordable home ownership dwellings (i.e. First Homes or Shared**

Ownership) per annum over the same period. AECOM's modelling suggests that the delivery of home ownership dwellings could be prioritised in the parish in order to address potential demand and to widen choice.

- 1.15 However, it should be noted that the social/affordable housing modelling results are chiefly a response to the size of the current housing waiting list, and the relatively high proportion of social housing currently in the NA (details in main body of the report). It should also be noted that the households eligible for affordable home ownership products typically do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.
- 1.16 As such, there is justification for deviating from the modelling results to maintain a supply of social/affordable housing to meet the needs of those facing the most acute housing needs both currently on the affordable housing waiting list in the NA and across the wider borough.

Affordable Housing policy

- 1.17 Affordable Housing is typically provided and made financially viable by Local and Neighbourhood Plan policies that require it to be included at a set proportion of market housing developments. The adopted Part 1 of the Babergh and Mid Suffolk Local Plan policy on this subject requires 35% of all new housing to be affordable.
- 1.18 **AECOM recommends that the tenure mix of Affordable Housing secured in future years should meet some of the significant potential demand for affordable home ownership dwellings (recommended at 44% of the total, composed of 25% First Homes and 19% Shared Ownership), whilst also maintaining a healthy supply of social/affordable rented dwellings (56%).** Despite the low potential need for social/affordable rental units presented above, a modest supply of social/affordable rental units is recommended as a response to the particularly acute level of unaffordability established through this analysis, the current backlog on the waiting list for Affordable Housing, and the imperative to contribute to district-level needs. While addressing any unmet need for social/affordable rental homes is important, adopting the mix above would still increase the supply of affordable home ownership products.
- 1.19 This indicative tenure mix deviates slightly from the emerging district wide policy in its recommendation for Affordable Home Ownership, but is a response to the national policy requirement for 25% of all Affordable Housing to be provided as First Homes. There is no obligation to follow this recommendation or to depart from emerging Local Plan policy if that is more in line with the community's objectives.
- 1.20 Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using neighbourhood

development orders, identifying exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.

Conclusions - Type and Size

The current housing mix

- 1.21 **The parish housing stock is significantly biased toward detached homes, which make up approximately three fifths of the overall stock.** Moreover, cumulatively detached and semi-detached dwellings make up around close to 90% of the housing stock. The remainder is made up of terraced dwellings and a smaller number of flats. This is not unusual for a rural village and to diversify the NA's housing stock in favour of flats may be inappropriate given the parish's rural character. The parish's high proportion of detached homes is larger than the district average, and the NA has a correspondingly smaller proportion of flats.
- 1.22 In terms of size, the parish is characterised by high proportions of larger homes in line with the wider district and correspondingly fewer smaller properties. That said, on its own terms the size mix in the parish is relatively well-balanced, with a majority of 3-bedroom homes (as is the case nationwide and across Mid Suffolk). There is, however, a clear lack of 1-bedroom homes (3% of the stock), which aligns with the absence of flats.

Population characteristics

- 1.23 The parish's population has increased by 7% over the last decade. There is a distinction between the younger and older populations in the parish, with the younger population showing either slow growth or a contraction and the older population showing high proportional growth, notably in those aged 65-84.
- 1.24 Household projections suggest that the parish's population will continue to age over the NP period, with a potential growth of 83% above current levels in the population aged 65 and over by the end of the Neighbourhood Plan period (from 90 households headed by someone aged 65+ to a projected 165 households). The projections also suggest either slow growth or a contraction in the population share of younger age groups over the over the NP period. It should be noted that these estimates are informed by population projections for the wider district and may be more moderate in reality.

Future population and size needs

- 1.25 It is possible to estimate the size mix of future homes than might best accommodate demographic trends and address imbalances in the existing housing stock. **The result of this process suggests that new developments should deliver a variety of dwellings of different sizes. However, the table in the main body of the report suggests that there should be a focus on homes with 3 bedrooms, but also maintain a healthy supply of 2 bed homes.**
- 1.26 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. The size mix of Affordable Housing also tends to be considered separately from market housing by the Local Planning Authority and to focus on the smaller units for which the vast majority of those on the waiting list in the parish are eligible.

Conclusions - Specialist Housing for Older People

Characteristics of the current older population

- 1.27 **There are currently estimated to be around 106 individuals aged 75 or over in the parish, a number that has grown from 52 in 2011 and is projected to rise to over 170 by the end of the Neighbourhood Plan period (2038).**
- 1.28 A clear majority (89%) of Mid Suffolk's households aged between 55 and 75 in 2011 (and therefore likely to reach the 75+ bracket by 2038) are owner occupiers and the remainder predominantly rent from a social landlord. This is important because those currently owning will require specialist accommodation for market purchase, being largely ineligible for subsidised housing, while those in private or social rent will need to rely on subsidised rented housing because they are unlikely to have the funds to buy.

Projected demographic change and need for specialist housing

- 1.29 The 75+ population of the NA is projected to increase from 13% to 19% of the overall population between 2021 and 2038. The growth of the older population should be converted into households because some older people will be cohabiting. The projected growth in the older population (64 people) points to 46 new households made of persons aged 75+ over the Neighbourhood Plan period.
- 1.30 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.
- 1.31 **The two methods for estimating the future need in the parish produce a range of 17 to 18 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.
- 1.32 Broadly, between 65-83% of the need can be accommodated through market purchase (as opposed to Affordable Housing).
- 1.33 Between 60-70% of the need can be accommodated through either sheltered accommodation or adaptations to the existing housing stock, rather than new extra care options. The potential need for care and nursing home beds in the parish by 2038 can be estimated at roughly 7.
- 1.34 The main unmet need in the parish is for market sheltered accommodation which may be satisfied by ensuring most or all new housing is accessible and adaptable for people

with lower support needs. Policy LP24 of the adopted Part 1 of the Babergh and Mid Suffolk Local Plan suggests that 50% of new dwellings meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations. It is unknown whether the parish is likely to see any delivery of specialist accommodation over the plan period.

2. Context

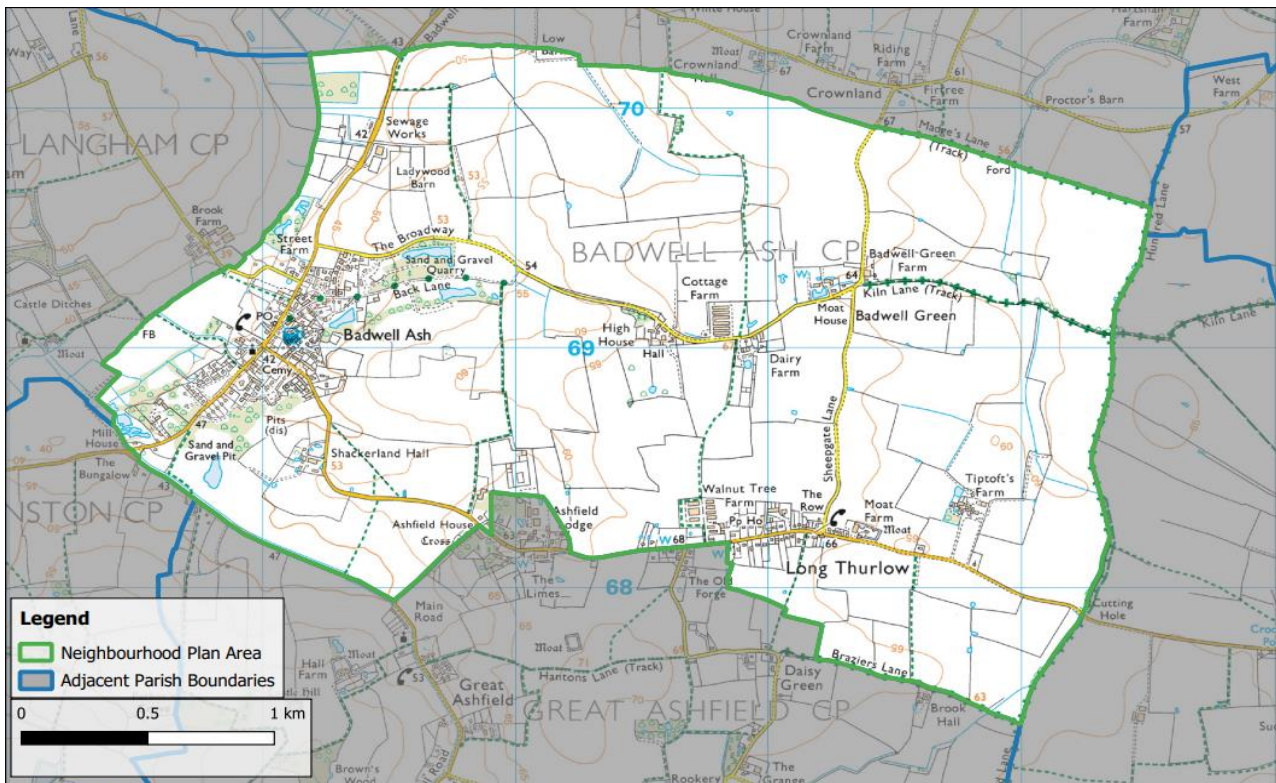
Local context

- 2.1 Badwell Ash and Long Thurlow is a Neighbourhood Area (NA) located in the district of Mid Suffolk. The NA boundary covers the areas administered by the Parish Council, which include Badwell Ash, Long Thurlow, Badwell Green and the surrounding rural areas found in the parish boundary. Throughout this HNA, the NA will be referred to as 'the parish'.
- 2.2 The Neighbourhood Plan is envisaged to start in 2024 and extend to 2038, therefore covering a period of 14 years. The evidence supplied in this report will look forward to the Plan end date of 2038, but where possible will also provide annualised figures which can be extrapolated to a different term if the Plan period changes.
- 2.3 Badwell Ash is a village in the county of Suffolk. It is a small village with limited-service provision, including a pub, village hall and a bed and breakfast. Long Thurlow and Badwell Green are hamlets with no service provision. The largest nearby town is Bury St Edmunds, and the NA is set in the countryside surrounded by other villages of varying size.

The NA boundary and key statistics

- 2.4 For Census purposes, the NA is made up, like the rest of England, of statistical units called Output Areas (OAs). A breakdown of the OAs relevant to Badwell Ash and Long Thurlow is provided in Appendix A. A map of the Plan area appears below in Figure 2-1.

Figure 2-1: Map of the Badwell Ash and Long Thurlow Neighbourhood Area



Source: *Badwell Ash and Long Thurlow Designated Neighbourhood Area*¹

- 2.5 At the time of the 2011 Census the NA was home to 770 residents, formed into 316 households and occupying 329 dwellings. The 2021 Census indicates population growth of 6.6% since 2011², recording a total of 821 residents, 362 households and 376 dwellings. The average household size fell from 2.4 to 2.3.
- 2.6 Mid Suffolk have provided information to suggest there have been 42 new dwellings completed over the last decade, 5 of which were delivered as affordable homes. There are also a further 122 dwellings under construction, 41 of which are committed as affordable homes.

The housing market area context

- 2.9 Whilst this Housing Needs Assessment (HNA) focuses on Badwell Ash and Long Thurlow NA it is important to keep in mind that neighbourhoods are not self-contained housing market areas. Housing market areas 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.
- 2.10 At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including Badwell Ash and Long Thurlow, are closely

¹ Available at <https://www.babergh.gov.uk/documents/d/mid-suffolk/badwell-ash-np-area-map>

² It is worth noting that this figure is an estimate only, based on data which is mostly available at local authority level such as administrative registers of births and deaths, data on moves between local authorities, small-area population estimates and official population projections, and not based on a survey count.

linked to other areas. In the case of Badwell Ash and Long Thurlow, changes in need or demand in settlements nearby is likely to impact on the neighbourhood.

2.11 In summary, Badwell Ash and Long Thurlow functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (Mid Suffolk), 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

2.12 Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.³ The relevant Local Plan literature for Badwell Ash and Long Thurlow is Part 1 of the Babergh and Mid Suffolk Local Plan, which was adopted in November 2023.

2.13 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 Part 1 of the Local Plan:

- Local Plan Policy SPO1 – Housing Needs identifies an overall housing target of 10,165 homes between 2018 and 2037 across Mid Suffolk, or an annual target of 535 dwellings;
- Policy SP02 – Affordable Housing states that 35% of new housing in the district should be delivered as Affordable Housing.

2.14 Consultation for Part 2 of the plan is expected in the Spring of 2024, and it will include an updated settlement hierarchy and housing allocations for Neighbourhood Plan areas. In the superseded Mid Suffolk Core Strategy (2008) Badwell Ash (excluding Long Thurlow) is designated as a Primary Village. The other settlements which make up the NA are designated as Countryside Villages.

Quantity of housing to provide

2.15 The NPPF 2023 (paragraphs 67 and 68) 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.

2.16 Mid Suffolk has fulfilled that requirement by providing Badwell Ash and Long Thurlow with an indicative Housing Requirement Figure of 150 dwellings. The 150 dwelling figure is a 'commitments' figure in that these dwellings have either been constructed, are under construction or have the benefit of planning permission.

³ 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. Objectives and approach

Objectives

3.1 This HNA is structured according to a number of themes or topics that were agreed at the outset of the research with the Badwell Ash and Long Thurlow Steering Group. 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

3.2 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.

3.3 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.

3.4 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

3.5 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.

3.6 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.

3.7 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

3.8 It may be appropriate for neighbourhood plans in areas with aging populations to include policies relating to specialist housing for older persons.

3.9 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**.

3.10 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

3.11 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;
- 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 Rightmove.com;
- Local Authority housing waiting list data; and
- Ipswich and Waveney Housing Market Areas SHMA Parts 1 & 2 (2017)

3.12 Data from the 2021 Census continues to be released. 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 2024, 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

- 4.1 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.
- 4.2 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.
- 4.3 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

- 4.4 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 2023 (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.⁴

- **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

4.5 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.

4.6 Table 4-1 presents data on tenure in Badwell Ash and Long Thurlow compared with Mid Suffolk and England from the 2021 Census. It shows that home ownership is the dominant tenure in Badwell Ash and Long Thurlow, making up over two thirds of the overall tenure profile. The remainder is made up of private and social rental dwellings and a small proportion of shared ownership dwellings.

4.7 The tenure profile of the NA generally tracks that of the wider district, with a high proportion of owner occupiers. However, the NA has a moderately larger share of social renters.

Table 4-1: Tenure (households) in various geographies, 2021

Tenure	Badwell Ash and Long Thurlow	Mid Suffolk	England
Owned	70.4%	73.9%	61.3%
Shared ownership	0.3%	1.0%	1.0%
Social rented	15.5%	11.3%	17.1%
Private rented	13.8%	13.8%	20.6%

Sources: Census 2021, AECOM Calculations

4.8 It is also worth comparing how the tenure mix has changed in the last ten years, using the 2011 Census (see Table 4-2). The table shows that there have been notable proportional increases in the number of owner occupiers, social and private renters.

Table 4-2: Tenure change (households) in Badwell Ash and Long Thurlow, 2011-2021

Tenure	2011	2021	% change
Owned	223	255	14.3%
Shared ownership	1	1	0.0%
Social rented	46	56	21.7%
Private rented	38	50	31.6%

Sources: Census 2021 and 2011, AECOM Calculations

⁴ 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>.

Affordability

House prices

4.9 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.

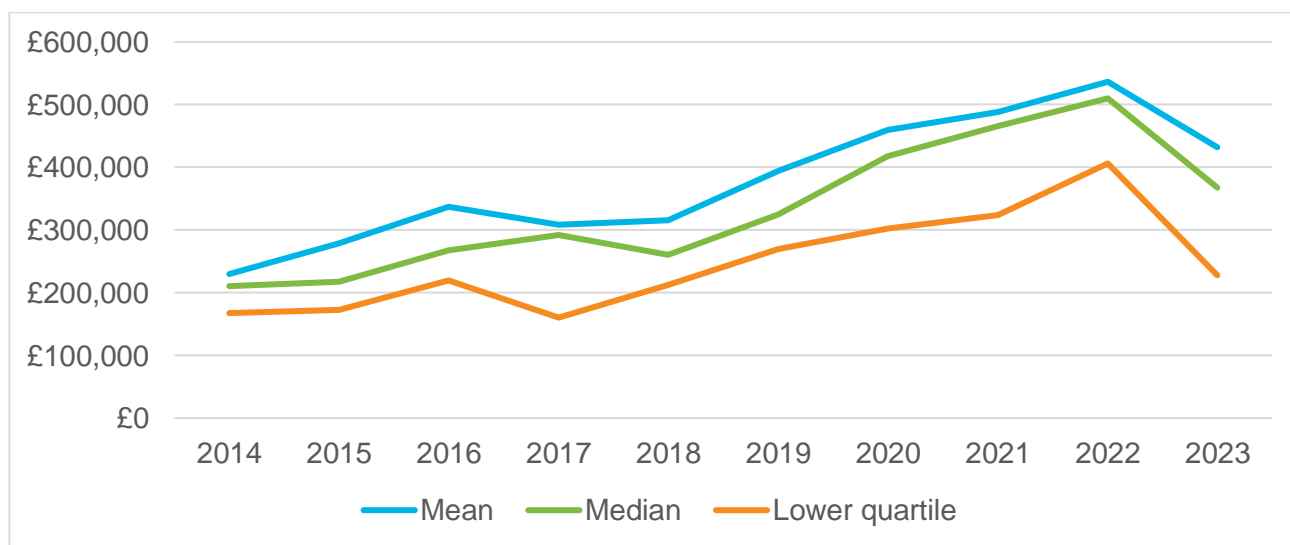
4.10 Figure 4-1 looks at the average and lower quartile house prices in Badwell Ash and Long Thurlow based on sales price data published by the Land Registry. It shows that median house prices, which represent the middle number when the data is sorted from smallest to largest have experienced relatively steady upward growth over the last decade, despite a notable dip in 2023.

4.11 The current median house price in Badwell Ash and Long Thurlow is £367,500, which is 75% higher than the median price in 2013. The current mean is higher at £432,000, which is 88% more expensive than in 2013. Because the mean reflects every transaction in the sample there is potential for outlying data to skew the overall result (making it higher than the median). This can be seen in Figure 4-1, where the mean consistently sits above the median.

4.12 The current lower quartile (LQ) price, which is the middle figure of the lowest 50% of sales and acts as a good representation of entry level housing, stands at £227,500, and is 36% higher than the 2013 LQ figure.

4.13 House prices in Badwell Ash and Long Thurlow appear to be slightly more expensive than the district as a whole, where the 2022 median house price was £300,000.

Figure 4-1: House prices by quartile in Badwell Ash and Long Thurlow, 2014-2023



Source: Land Registry PPD

4.14 Table 4-3 breaks down house prices by type, presenting the median within each type. It shows that detached homes are appreciating in value at a much faster rate than other housing types. This is in contrast to slower growth in the other dwelling categories. It should be noted that there were only sales of flats in 2017, which suggests there is a lack of this dwelling type in the NA.

Table 4-3: Median house prices by type in Badwell Ash and Long Thurlow, 2014-2023

Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Growth
Detached	£293K	£350K	£448K	£439K	£355K	£460K	£450K	£471K	£525K	£625K	113.7%
Semi-detached	£174K	£187K	£209K	£180K	£218K	-	£170K	£210K	£290K	£209K	19.6%
Terraced	£147K	£170K	£220K	£190K	£215K	£195K	-	£227K	£213K	-	44.1%
Flats	-	-	-	£95K	-	-	-	-	-	-	-
All Types	£211K	£218K	£268K	£293K	£260K	£325K	£418K	£466K	£510K	£368K	74.6%

Source: Land Registry PPD

Income

4.15 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.

4.16 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 £49,500 in 2020 (the most recent year for this dataset). Discussion about the area to which this data applies is provided in Appendix A.

4.17 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. Mid Suffolk's gross individual lower quartile annual earnings were £14,825 in 2023. To estimate the income of households with two lower quartile earners, this figure is doubled to £29,650.

4.18 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

4.19 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.

- 4.20 AECOM has determined thresholds for the income required in Badwell Ash and Long Thurlow 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.
- 4.21 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.
- 4.22 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 Badwell Ash and Long Thurlow (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £49,500	Affordable on LQ earnings (single earner)? £14,825	Affordable on LQ earnings (2 earners)? £29,500
Market Housing						
Median House Price	£330,750	-	£94,500	No	No	No
Estimated NA New Build Entry-Level House Price	£271,292	-	£77,512	No	No	No
LQ/Entry-level House Price	£204,750	-	£58,500	No	No	No
LA New Build Median House Price	£357,748	-	£102,214	No	No	No
Average Market Rent	-	£20,400	£68,000	No	No	No
Entry-level Market Rent	-	£11,100	£37,000	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£189,904	-	£54,258	No	No	No
First Homes (-40%)	£162,775	-	£46,507	Yes	No	No
First Homes (-50%)	£135,646	-	£38,756	Yes	No	No
Shared Ownership (50%)	£135,646	£3,768	£51,316	No	No	No
Shared Ownership (25%)	£67,823	£5,652	£38,218	Yes	No	No
Shared Ownership (10%)	£27,129	£6,782	£30,359	Yes	No	Marginal
Affordable Rented Housing						
Affordable Rent	-	£5,720	£19,048	Yes	No	Yes
Social Rent	-	£4,992	£16,623	Yes	No	Yes

Source: AECOM Calculations

4.23 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

4.24 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 nearly double the current average.

4.25 Private renting is generally only affordable to average earners. Households made up of 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

- 4.26 There is a relatively large group of households in Badwell Ash and Long Thurlow who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £37,000 per year (at which point entry-level rents become affordable) and £58,500 (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.
- 4.27 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.
- 4.28 This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. Discounts of 40% would be required to extend home ownership to average earning households.
- 4.29 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 Badwell Ash and Long Thurlow Steering Group intend to set a higher First Homes discount level than that set at district level, further discussions with the LPA are advised.
- 4.30 Shared ownership appears to be more affordable than First Homes but is broadly accessible to the same groups. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.⁵ 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.
- 4.31 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 required to access Rent to Buy is assumed to be the same as that required to afford

⁵ 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/hws48>.

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 quite significantly, but not to LQ earners. However, discounts on *average* rents would make Rent to Buy affordability, in terms of the household income required, comparable to First Homes and Shared Ownership. 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.

4.32 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

4.33 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 Badwell Ash and Long Thurlow.

4.34 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 unable to afford any of the tenures considered including the smallest socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.

4.35 The evidence in this chapter suggests that the affordable rented sector performs a vital function in Badwell Ash and Long Thurlow 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

- 4.36 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.
- 4.37 The relevant SHMA for Mid Suffolk was conducted in 2017. Given that the current assessment is over 6 years old, it is likely that the figures presented in this document do not reflect the current need for Affordable Housing in the district and its constituent settlements. As such, AECOM have provided new estimates for Badwell Ash and Long Thurlow specifically.

AECOM Estimates

- 4.38 AECOM estimates the surplus (rather than need) for 0.4 affordable rented homes per annum in Badwell Ash and Long Thurlow, equating to a total of 5.1 over the plan period. The estimate and assumptions used are detailed in Appendix D and summarised in Table 4-5 below. This need is largely for social/affordable rent as it relates to households who live in unsuitable housing and who cannot afford to access market rents.
- 4.39 The result may be initially surprising since there is understood to be a current backlog of need (in the region of 10 households). The reason for the affordable rented housing need being met over the long-term is that model assumes a rate of turnover in the existing stock of affordable rented accommodation, it can be expected that some will come vacant in any given year as their current occupants move to a new location, pass away or cease to be eligible as their circumstances change. Because of the size of the existing, this is able to satisfy the projected newly arising need as well as some of the backlog, which is effectively spread out over the 10-year period to produce an annualized figure.
- 4.40 An important caveat to this finding is that the NA may be meeting wider needs within the district. As such, whilst it may be possible to address localised needs through the existing stock, new affordable rented housing may be required to continue to provide homes for households in acute need living elsewhere in the wider area.
- 4.41 A further caveat worth emphasizing is that one unit of Affordable Housing does not necessarily service one household worth of need, since the unit might have 2 bedrooms while the applicant household might require 4 bedrooms, may be located in an inappropriate location, or be otherwise unsuitable.
- 4.42 As such, it may be appropriate for Badwell Ash and Long Thurlow to encourage the delivery of some affordable rented housing, with the understanding even if this would meet all of the localised need, it may also help to meet needs from elsewhere in the district. The NA's wider strategic role in the delivery of Affordable Housing should be discussed with the LPA.

Table 4-5: Estimate of need for Affordable Housing for rent in Badwell Ash and Long Thurlow

Component of need or supply in the AECOM estimate	Per annum
Current need	0.7
Newly arising need	0.6
Supply	1.7
Net surplus	0.4

Source: AECOM model summary of estimates. Full estimate included in Appendix D

4.43 AECOM estimate potential demand for 1.7 affordable home ownership dwellings per annum in Badwell Ash and Long Thurlow, equating to a total of 23.3 over the Neighbourhood Plan period. The estimate and assumptions used are detailed in Appendix D and summarised in Table 4-6 below.

4.44 It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

Table 4-6: Estimate of need for Affordable Housing for sale in Badwell Ash and Long Thurlow

Component of need or supply in the AECOM estimate	Per annum
Current need	1.5
Newly arising need	0.2
Supply	0.1
Net shortfall	1.7

Source: AECOM model summary of estimates. Full estimate included in Appendix D

Evidence in the SHMA

4.45 A SHMA was undertaken for Ipswich and Waveney in 2017. 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.

4.46 The SHMA identifies the need for 508 additional affordable homes in the housing market area as a whole (including Ipswich, Babergh, Mid Suffolk and Suffolk Coastal).

4.47 The SHMA uses 2014-2015 ONS population figures that indicate there were 449,499 people living in the HMA. When the SHMA result of 508 additional Affordable Homes is pro-rated to Badwell Ash and Long Thurlow based on its fair share of the population (Badwell Ash and Long Thurlow representing 0.18% of the

ONS population figures used in the SHMA), this equates to 0.9 units per annum or 12.6 over the Neighbourhood Plan period (2024 – 2038). The SHMA does not differentiate between affordable tenures.

- 4.48 Given the age of SHMA it is suggested that AECOM's modelling (using 2021 Census data and up to date waiting lists) represents a more accurate picture of the current need for Affordable Housing in Badwell Ash and Long Thurlow. However, the disparity between the two figures produced from each source is worthy of note, and would appear to justify continuing to secure some affordable rented housing in the NA where possible.

Affordable Housing policies in Neighbourhood Plans

- 4.49 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

- 4.50 Part 1 of the Babergh and Mid Suffolk Local Plan requires 35% of all new housing to be affordable. Given that Affordable Housing made up 10% of new housing in Badwell Ash and Long Thurlow over the last decade according to Mid Suffolk completions figures, it is understood that this target has not yet been met through development in the NA in recent years. However, data provided by Babergh and Mid Suffolk suggest that 34% of sites currently under construction in the NA will be delivered as affordable units.
- 4.51 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 if 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.
- 4.52 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 left as a matter to be informed by the latest evidence.
- 4.53 Babergh and Mid Suffolk (in their joint working capacity) have, however, highlighted the requirement that emerging Neighbourhood Plans in the area are in general conformity with the emerging Joint Local Plan and emphasised that this should apply to Affordable Housing policy. One specific point of note is that the council seeks to put in place Affordable Housing policies where affordable housing units (where appropriate) are allocated to households with a local connection to either Babergh or Mid Suffolk, rather than to specific parishes or Neighbourhood Areas (an exception to this is Rural Exception Sites and Community Land Trusts).

As such, the aim is to meet District-wide needs in the context of the parish rather than solely to meet parish-level needs.

Affordable Housing at Neighbourhood level

- 4.54 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 Badwell Ash and Long Thurlow on the basis of identified housing need and a range of other considerations detailed in Appendix D.
- 4.55 As noted above, Babergh and Mid Suffolk has expressed a desire for Neighbourhood Development Plans to reflect a general conformity with the Joint Local Plan and adopted Local Plans for each district, and that Neighbourhood Development Plans adopt policies which contribute toward the wider needs of the District.
- 4.56 Part 1 of the Joint Local Plan seeks a tenure mix where 56% of new Affordable Homes are provided as social/affordable rent, 25% are shared ownership and 19% are discount home ownership / First Homes. The tenure mix included below is a response to the desired housing mix from Babergh and Mid Suffolk, which the evidence gathered in this HNA suggests is also an appropriate means of meeting localised needs as far as is practically possible.
- 4.57 The indicative mix below has been amended slightly to provide the full 25% complement of First Homes in line with the national policy requirement. However, Babergh and Mid Suffolk have expressed concerns that provision of this discounted tenure option may present operational difficulties. In any case, the provision of Affordable Housing and the distribution of affordable tenures emerging from the Neighbourhood Plan should be left as a matter to be discussed between Badwell Ash and Long Thurlow and Mid Suffolk.

Table 4-7: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	44%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	19%	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	-	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	56%	
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

- 4.58 **The parish's current tenure profile reveals that home ownership is less common in the parish than the wider district, but that a relatively strong supply of both private rental and social housing exists.** Despite having a smaller proportion of home ownership than the district average, this tenure option remains the dominant tenure in the parish at 70% of all households. Of the remaining households, 16% live in private rented housing and 14% in socially rented housing.
- 4.59 Comparing the 2011 and 2021 Censuses, there has been a proportionally significant increase in the number of private renters, which equates to 12 more rental dwellings and a proportional increase of 32% over the last decade. Furthermore, there are 10 more socially rented dwellings now than there were in 2011, which is a growth of 22%. It is also worth noting there are 22 more owner occupiers in 2021 than there were in 2011, but this reflects a more modest proportional increase of only 15%.

Housing Costs

- 4.60 Home values in the parish have followed a clear upward trajectory over the last decade. The current median house price (middle number when arranged from lowest to highest) is £367,500, which is 75% higher than the median in 2013. The lower quartile price (the lowest 25% of prices, used as a good proxy for entry-level housing) sits at £227,500, which is 36% higher than in 2013. It is worth noting that the current median house price in the parish is significantly more expensive than the current median for Mid Suffolk as a whole (£300,000).
- 4.61 AECOM has estimated the annual income required to afford various tenures of housing in the parish. These thresholds are compared to local incomes to determine which options are the most appropriate for local people going forward. **The average household income in the NA was £49,500 in 2020, and the lower quartile income (per person) was £14,825 (£29,650 for a household with two lower earners).**
- 4.62 It was found that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. For the parish the median house price would require an annual income nearly double the current average and would require a deposit of approximately £37,000. Private renting presents a similar affordability challenge, generally only allowing average income households to access 2 bedroom rented homes. Households made up of two lower earners could not afford the given rental thresholds and would need to rely on social and affordable rented options.
- 4.63 Subsidised routes to home ownership like First Homes and shared ownership are intended to target people who can afford to rent but not to buy. In the parish, there is a relatively large gap between the income needed to afford to rent (£37,000) and to buy (£58,500).
- 4.64 The discount on First Homes can be set at 30%, 40% or 50% in Neighbourhood Plans. In the parish, a 40% discount would be required to expand access to home ownership to average earning households.
- 4.65 Affordable rented housing appears generally affordable to households with two lower earners (average earning households are unlikely to be eligible). Single lower earners can afford average social rents and affordable rents but the lowest earners, if unable to secure a social rented dwelling or additional subsidy, may need to live in a room in a shared house using housing benefits.

The need for Affordable Housing

- 4.66 **AECOM estimate a long-term surplus of 0.4 social/affordable dwellings per annum over the Badwell Ash and Long Thurlow Neighbourhood Plan period (2023 – 2038) when the parishes needs are considered in isolation. Modelling contained in the main body of the report also suggests that the parish has a robust long-term demand of 1.7 affordable home ownership dwellings (i.e.**

First Homes or Shared Ownership) per annum over the same period. AECOM's modelling suggests that the delivery of home ownership dwellings could be prioritised in the parish in order to address potential demand and to widen choice.

- 4.67 However, it should be noted that the social/affordable housing modelling results are chiefly a response to the size of the current housing waiting list, and the relatively high proportion of social housing currently in the NA (details in main body of the report). It should also be noted that the households eligible for affordable home ownership products typically do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.
- 4.68 As such, there is justification for deviating from the modelling results to maintain a supply of social/affordable housing to meet the needs of those facing the most acute housing needs both currently on the affordable housing waiting list in the NA and across the wider borough.

Affordable Housing policy

- 4.69 Affordable Housing is typically provided and made financially viable by Local and Neighbourhood Plan policies that require it to be included at a set proportion of market housing developments. The adopted Part 1 of the Babergh and Mid Suffolk Local Plan policy on this subject requires 35% of all new housing to be affordable.
- 4.70 **AECOM recommends that the tenure mix of Affordable Housing secured in future years should meet some of the significant potential demand for affordable home ownership dwellings (recommended at 44% of the total, composed of 25% First Homes and 19% Shared Ownership), whilst also maintaining a healthy supply of social/affordable rented dwellings (56%).** Despite the low potential need for social/affordable rental units presented above, a modest supply of social/affordable rental units is recommended as a response to the particularly acute level of unaffordability established through this analysis, the current backlog on the waiting list for Affordable Housing, and the imperative to contribute to district-level needs. While addressing any unmet need for social/affordable rental homes is important, adopting the mix above would still increase the supply of affordable home ownership products.
- 4.71 This indicative tenure mix deviates slightly from the emerging district wide policy in its recommendation for Affordable Home Ownership, but is a response to the national policy requirement for 25% of all Affordable Housing to be provided as First Homes. There is no obligation to follow this recommendation or to depart from emerging Local Plan policy if that is more in line with the community's objectives.
- 4.72 Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there

are other, more proactive routes available for its provision. For example, using neighbourhood development orders, identifying exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.

5. Type and Size

Introduction

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 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.
- 5.5 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

- 5.6 This section establishes the current housing mix of Badwell Ash and Long Thurlow, highlighting recent changes to it and comparing the mix to wider averages.
- 5.7 Currently there are 376 dwellings in Badwell Ash and Long Thurlow, occupied by 362 households (Census, 2021). Completions data provided by Mid Suffolk suggests that there have been 42 new dwellings completed over the last decade.

Dwelling type

- 5.8 Table 5-1 below shows that Badwell Ash and Long Thurlow has a high proportion of detached dwellings, which make up over three-fifths of the overall housing stock. Cumulatively, detached and semi-detached dwellings account for close to 90% of the overall stock. The remainder is made up of terraced dwellings and a very small proportion of flats.
- 5.9 The limited stock of flats explains the finding of the previous chapter that sales for this dwelling type were only recorded in three of the last years in the last decade. Moreover, the high proportion of detached dwellings further highlights the affordability challenges being experienced in the NA, and helps to explain the generally high median house price in comparison to the wider district, with the previous chapter highlighting that detached dwellings were significantly more expensive than other dwelling types.
- 5.10 Completions data provided by Babergh and Mid Suffolk suggest a majority of the new homes built in Badwell Ash and Long Thurlow have been detached.

Table 5-1: Accommodation type, Badwell Ash and Long Thurlow, 2011-2021

Type	2011	%	2021	%
Detached	199	60.5%	224	61.9%
Semi-detached	94	28.6%	96	26.5%
Terrace	33	10.0%	39	10.8%
Flat	3	0.9%	1	0.3%
Total	329		362	

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

5.11 Table 5-2 compares the NA mix to wider benchmarks. It shows that, with its high proportion of detached dwellings, Badwell Ash and Long Thurlow's type mix departs strongly from that of the wider district. In turn, there is a lower proportion of each other dwelling category than is typical for the wider district.

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

Type	Badwell Ash and Long Thurlow	Mid Suffolk	England
Detached	61.9%	47.0%	22.9%
Semi-detached	26.5%	32.6%	31.5%
Terrace	10.8%	13.6%	23.0%
Flat	0.3%	6.1%	22.2%

Source: Census 2021, AECOM Calculations

Dwelling size

5.12 Table 5-3 below presents the current housing mix in terms of size. It shows Badwell Ash and Long Thurlow has a large proportion of dwellings with more than 3 bedrooms, which make up close to 70% of the overall housing stock. In turn, there is a very small proportion of 1 bed homes.

5.13 The table also presents figures from 2011 to show how the mix has changed over the last 10 years. However, there have been few significant proportional changes, which suggests that the new homes built in the NA have generally followed the existing pattern of development in the NA.

Table 5-3: Dwelling size (bedrooms), Badwell Ash and Long Thurlow, 2011-2021

Number of bedrooms	2011	%	2021	%
1	14	4.4%	12	3.3%
2	82	25.9%	98	27.3%
3	118	37.3%	136	37.9%
4+	102	32.3%	113	31.5%
Total	316		359	

Source: ONS 2021 and 2011, AECOM Calculations

5.14 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 the size profile of homes in Badwell Ash and Long Thurlow generally follows the pattern of development across the wider district, which is characterised by homes with more than 3 bedrooms, and a smaller proportion of 1-bedroom homes.

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

Number of bedrooms	Badwell Ash and Long Thurlow	Mid Suffolk	England
1	3.3%	6.2%	11.6%
2	27.3%	24.6%	27.3%
3	37.9%	39.6%	40.0%
4+	31.5%	29.6%	21.1%

Source: Census 2021, AECOM Calculations

Population characteristics

5.15 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

5.16 Table 5-5 shows the most recent age structure of the NA population, alongside 2011 Census figures. The overall population in Badwell Ash and Long Thurlow grew by 7% over the last decade, which equates to 51 more people living in the NA than there were in 2011. The table shows that the population growth is generally being experienced in the population older than 65, in contrast to much slower growth or contractions in the other age groups.

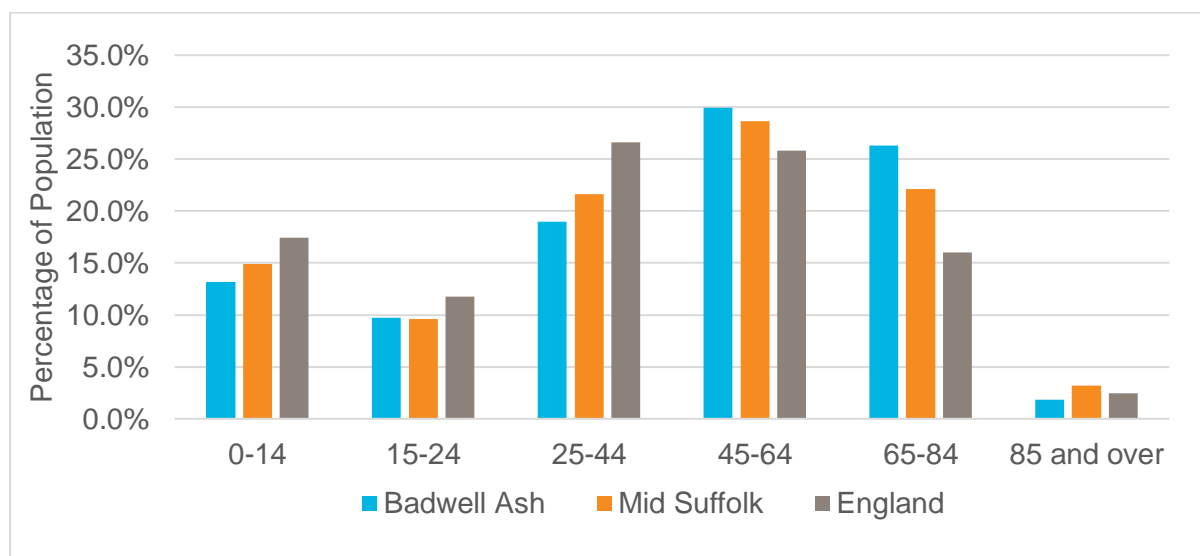
5.17 The most notable change is in the population aged between 65-84, with this grouping having 86 more people than it did in 2011. There has also been notable proportional growth in cohort aged 85+, however the table shows that this equates to only 5 more people than there were in 2011. These population shifts suggest a general aging trend in the NA, with younger people moving out of Badwell Ash and Long Thurlow and an older population either moving in or growing due to ageing.

Table 5-5: Age structure of Badwell Ash and Long Thurlow, 2011 and 2021

Age group	2011 (Census)		2021 (Census)		Change
0-14	126	16.4%	108	13.2%	-14.3%
15-24	85	11.0%	80	9.7%	-5.9%
25-44	146	19.0%	156	19.0%	6.8%
45-64	273	35.5%	246	30.0%	-9.9%
65-84	130	16.9%	216	26.3%	66.2%
85 and over	10	1.3%	15	1.8%	50.0%
Total	770	100.0%	821	100.0%	6.6%

Source: ONS 2011, ONS 2021, AECOM Calculations

5.18 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) reflects the analysis directly above, where the NA has a higher proportion of older people than the district and national averages, and a smaller proportion of younger people in turn.

Figure 5-1: Age structure in Badwell Ash and Long Thurlow, 2021

Source: ONS 2021, AECOM Calculations

Household composition and occupancy

5.19 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 the NA has a slightly higher proportion of single people and families aged 66+ than is common for the district. In turn there are slightly smaller proportions of families with no children and dependent children than is common for Mid Suffolk.

Table 5-6: Household composition, various geographies, 2021

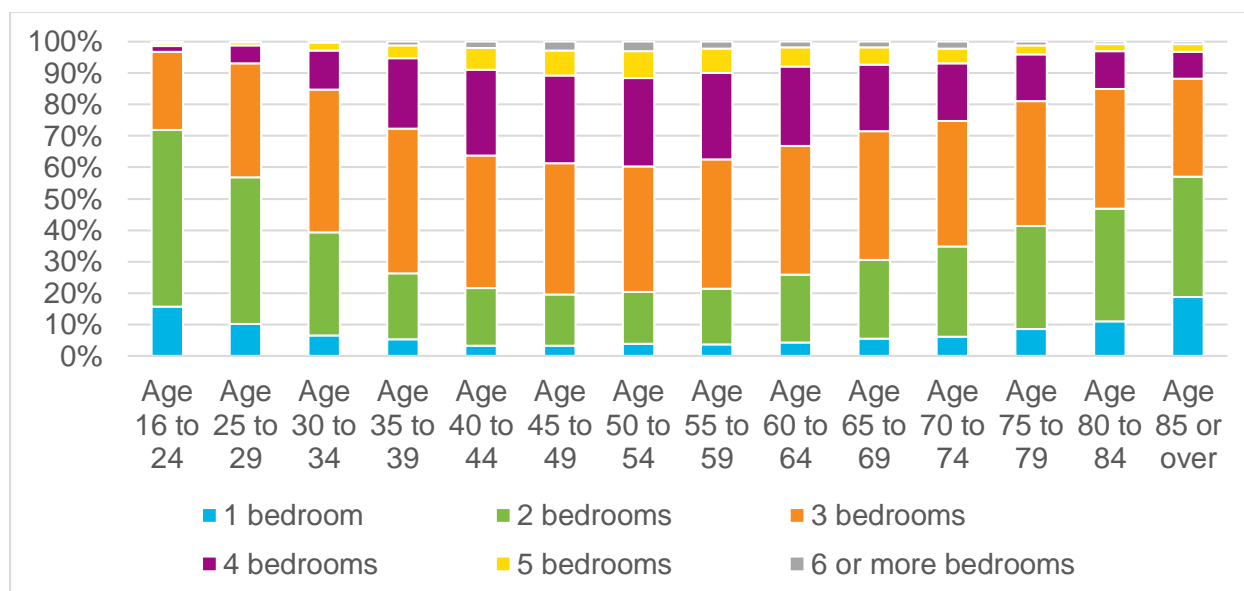
Household composition		Badwell Ash and Long Thurlow	Mid Suffolk	England
One person household	Total	26.9%	27.0%	30.1%
	Aged 66 and over	15.8%	14.3%	12.8%
	Other	11.1%	12.8%	17.3%
One family only	Total	67.3%	69.0%	63.1%
	All aged 66 and over	15.8%	14.3%	9.2%
	With no children	19.9%	21.5%	16.8%
	With dependent children	20.5%	22.7%	25.8%
	With non-dependent children ⁶	10.0%	10.0%	10.5%
Other household types	Total	5.8%	4.0%	6.9%

Source: ONS 2021, AECOM Calculations

⁶ Refers to households containing children who are older than 18 e.g students or young working people living at home.

5.20 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 Mid Suffolk in 2011 (because this data is not available at smaller scales). The graph shows how 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.

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



Source: ONS 2011, AECOM Calculations

Future population and size needs

5.21 This section projects the future age profile of the population in Badwell Ash and Long Thurlow at the end of the Neighbourhood Plan period and then estimates the mix of dwelling sizes they may need.

Age

5.22 The result of applying Local Authority level household projections to the age profile of Badwell Ash and Long Thurlow households in 2011 is shown in Table 5-7. This makes clear that population growth can be expected to be driven by the oldest households, with the population aged 65+ expected to grow by 83% by 2038 while other age groups largely stagnate or contract.

Table 5-7: Projected age of households, Badwell Ash and Long Thurlow, 2011 - 2038

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	3	16	132	75	90
2038	3	17	130	83	165
% change 2011-2038	-9%	9%	-1%	11%	83%

Source: AECOM Calculations

- 5.23 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.
- 5.24 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.
- 5.25 The result of this exercise is presented in Table 5-8. It suggests that in order to diversify its housing offer, any future housing should focus on delivering homes with between 2 and 3 bedrooms, whilst also maintaining a modest supply of homes with either 1 or 4 bedrooms. It should be noted that this suggested mix is chiefly a response to projected changes to the population and to differences between local size characteristics and those of the wider district.
- 5.26 If the neighbourhood plan is seeking to influence the future size mix of homes in the parish it would be worthwhile to consider these figures alongside the average price of housing presented in the previous chapter. Policies on housing should reflect the lived experience of persons in parish and aim to deliver housing that meets the needs of the population, whilst also being within reach of average earners in terms of pricing.

Table 5-8: Suggested dwelling size mix to 2038, Badwell Ash and Long Thurlow

Number of bedrooms	Current mix (2011)	Suggested mix (2038)	Balance of new housing to reach suggested mix
1	4.4%	6.3%	+12.9%
2	25.9%	24.9%	+20.0%
3	37.3%	40.3%	+49.7%
4	32.3%	28.6%	+17.4%

Source: AECOM Calculations

- 5.27 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 and worsening 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 they existing stock of larger homes is sufficiently affordable.
- The Part 2 update (2019) of the Ipswich SHMA indicates that new homes coming forward in the district should have the following size mix:
 - 1 Bed: 9.2%
 - 2 Bed: 30.7%
 - 3 Bed: 32.1%
 - 4 Bed: 28.0%
- The figures presented above deviate slightly from those presented in Table 5-9. However, both this HNA and the SHMA suggest a balance of homes of differing sizes, but with a focus on those with between 2 and 4 bedrooms.

Tenure

- 5.28 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.
- 5.29 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.
- 5.30 There are three key sources of information for thinking through the size needs of different categories. These are:

- The relevant SHMA or LHNA for the Local Authority, which sets out the projected need by size within each tenure over the long-term. In this case, the SHMA indicates a slightly different size mix for affordable housing, which is as follows:
 - 1 Bed: 10.6%
 - 2 Bed: 30.7%
 - 3 Bed: 39.4%
 - 4 Bed: 19.3%
- The waiting list for affordable rented housing, kept by the Local Authority. This provides a more current snapshot of the size needs of applicant households. As this changes over time, individual planning applications can be decided in ways that meet evolving needs. In this case, the majority of applications for Affordable Housing are for homes with either 1 (40%) or 3 (40%) bedrooms.
- Any relevant household survey or consultation work in the NA can also highlight any specific gaps in the market within particular segments of the population.

5.31 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

5.32 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.

5.33 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.

5.34 The benefits of delivering a certain blend of dwelling types are more closely related to affordability, which is clearly established as an issue in Badwell Ash and Long Thurlow, 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.

- 5.35 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 Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group and community to consider.

Conclusions- Type and Size

The current housing mix

- 5.36 **The parish housing stock is significantly biased toward detached homes, which make up approximately three fifths of the overall stock.** Moreover, cumulatively detached and semi-detached dwelling make up around close to 90% of the housing stock. The remainder is made up of terraced dwellings and a smaller number of flats. This is not unusual for a rural village and to diversify the NA's housing stock in favour of flats may be inappropriate given the parish's rural character. The parish's high proportion of detached homes is larger than the district average, and the NA has a correspondingly smaller proportion of flats.
- 5.37 In terms of size, the parish is characterised by high proportions of larger homes in line with the wider district and correspondingly fewer smaller properties. That said, on its own terms the size mix in the parish is relatively well-balanced, with a majority of 3-bedroom homes (as is the case nationwide and across Mid Suffolk). There is, however, a clear lack of 1-bedroom homes (3% of the stock), which aligns with the absence of flats.

Population characteristics

- 5.38 The parish's population has increased by 7% over the last decade. There is a distinction between the younger and older populations in the parish, with the younger population showing either slow growth or a contraction and the older population showing high proportional growth, notably in those aged 65-84.
- 5.39 Household projections suggest that the parish's population will continue to age over the NP period, with a potential growth of 83% above current levels in the population aged 65 and over by the end of the Neighbourhood Plan period (from 90 households headed by someone aged 65+ to a projected 165 households). The projections also suggest either slow growth or a contraction in the population share of younger age groups over the over the NP period. It should be noted that these estimates are informed by population projections for the wider district and may be more moderate in reality.

Future population and size needs

- 5.40 It is possible to estimate the size mix of future homes than might best accommodate demographic trends and address imbalances in the existing housing stock. **The result of this process suggests that new developments should deliver a variety of dwellings of different sizes. However, the table in the main body of the report suggests that there should be a focus on homes with 3 bedrooms, but also maintain a healthy supply of 2 bed homes.**
- 5.41 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. The size mix of Affordable Housing also tends to be considered separately from market housing by the Local Planning Authority and to focus on the smaller units for which the vast majority of those on the waiting list in the parish are eligible.

6. Specialist housing for older people

Introduction

- 6.1 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 Badwell Ash and Long Thurlow. 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**.
- 6.2 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.
- 6.3 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.⁷
- 6.4 This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).⁸ 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.
- 6.5 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 the home or

⁷ See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁸ For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

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 Housing⁹:** 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

6.6 There is currently no provision of specialist accommodation in the NA at present. The 2021 Census indicates that at this time there were 106 individuals aged 75 or over in Badwell Ash and Long Thurlow.

Demographic characteristics

6.7 The starting point for estimating the need for specialist housing for older people is to project how the overall number of older people in Badwell Ash and Long Thurlow is likely to change in future. This is calculated by extrapolating population

⁹ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

projections from the ONS Sub-National Population Projections for Mid Suffolk. The results are set out in Table 6-1.

- 6.8 The table estimates that by 2038 the population over 75 will make up approximately 19% of the overall population, up from 13% in 2021. These projections generally follow the trend identified in the previous chapter, which suggests that significant population growth is expected in the older age bracket.
- 6.9 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 Badwell Ash and Long Thurlow by end of Plan period

Age group	2021		2038	
	Badwell Ash and Long Thurlow	Mid Suffolk	Badwell Ash and Long Thurlow	Mid Suffolk
All ages	821	102,697	910	113,815
75+	106	11,943	170	19,200
%	12.9%	11.6%	18.7%	16.9%

Source: ONS SNPP 2020, AECOM Calculations

- 6.10 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.
- 6.11 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 2038. The top row in Table 6-2 outlines the tenure mix among households aged 55-75 at Local Authority level, which indicates that the vast majority of older people own their own homes, with some social renters and very few private renters.
- 6.12 The expected growth in the 75+ population in the NA is 64 additional individuals by the end of the plan period. This can be converted into 46 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 Badwell Ash and Long Thurlow households are likely to need in 2038, and is shown in the bottom row of Table 6-2.

Table 6-2: Tenure of households aged 55-75 in Mid Suffolk (2011) and projected aged 75+ in Badwell Ash and Long Thurlow (2038)

	All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
Mid Suffolk (2011 mix)	89.4%	65.5%	23.9%	10.6%	9.7%	0.8%	0.1%
Badwell Ash and Long Thurlow (2038 projection)	41	30	11	5	4	0	0

Source: Census 2011

6.13 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 Badwell Ash and Long Thurlow from the 2011 Census.

Future needs for specialist accommodation and adaptations

6.14 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 18.

6.15 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.

6.16 The table suggests there may be an opportunity to provide a large share of the need for specialist housing in the NA through adaptations to the existing housing stock and the provision of sheltered or retirement living. However, there remains a robust demand for housing with care.

6.17 AECOMs modelling also suggest that the balance of tenure options in both forms of specialist housing should be weighted in favour of market rather than socially

rented housing. This is because of the high rates of ownership among the existing older population.

Table 6-3: AECOM estimate of specialist housing for older people need in Badwell Ash and Long Thurlow by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	1	6	7
Adaptations, sheltered, or retirement living	2	9	11
Total	3	15	18

Source: Census 2011, AECOM Calculations

6.18 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-2 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 Badwell Ash and Long Thurlow results in a total of 16 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 Badwell Ash and Long Thurlow by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	2	3	5
Adaptations, sheltered, or retirement living	4	8	12
Total	6	11	17

Source: Housing LIN, AECOM calculations

Further considerations

6.19 The above estimates suggest that potential need for specialist accommodation could be in the range of 17-18 units over the Neighbourhood Plan period. However, it may not be possible or appropriate to deliver this scale of new accommodation. It is proportionally high in relation to the overall housing delivery expectation in the NA, and therefore should not necessarily be prioritised to the exclusion of other groups, such as those in need of Affordable Housing.

6.20 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.

6.21 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).

- 6.22 It is considered that Badwell Ash and Long Thurlow'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. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Badwell Ash and Long Thurlow entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of Badwell Ash and Long Thurlow, there are a number of villages nearby with specialist housing provision, but Stowmarket is the largest nearby settlement which could be 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).
- 6.23 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

- 6.24 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.
- 6.25 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.
- 6.26 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.
- 6.27 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. For nursing care beds this is an extra 45 care beds per 1,000 people aged 75+. Based on these rates, applied to the growth in the older population for consistency with the calculations above, it is estimated that in 2038 there would be a need for 4 residential care beds and 3 nursing care beds in the NA.

6.28 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

6.29 The majority of older people live in mainstream housing and will continue to do so all of their lives. Based on there currently being no provision of specialist housing in the NA, it is expected that all of the Badwell Ash and Long Thurlow population aged 75 and over is likely to live in the mainstream housing stock¹⁰.

6.30 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.

6.31 However, given that there is unlikely to be a large volume of additional specialist supply during the Plan period, 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 Mid Suffolk.

6.32 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 newly erected dwellings¹¹, although changes to Building Regulations have not yet been made.

6.33 The current adopted Local Plan policy LP06 provides explicit encouragement for development to accommodate specific groups such as older people. Moreover, Policy LP24 suggests that 50% 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)). 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.

6.34 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

¹¹ 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)

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.

- 6.35 The national average proportion of wheelchair users is either 0.6% if the population using a wheelchair all of the time or 3% if the population using a wheelchair part of the time. A common method for understanding how much of the housing stock should be wheelchair accessible is applying these percentages to any new housing stock which may come forward in future. However, as Badwell Ash and Long Thurlow does not currently have an active Housing Requirement Figure it is difficult to project forward the need for wheelchair accessible housing needed that might be expected or needed. However, when the HRF is known, applying the percentage figures above will give the Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group an understanding of the potential need for this type of housing.

Conclusions- Specialist Housing for Older People

Characteristics of the current older population

- 6.36 **There are currently estimated to be around 106 individuals aged 75 or over in the parish, a number that has grown from 52 in 2011 and is projected to rise to over 170 by the end of the Neighbourhood Plan period (2038).**
- 6.37 A clear majority (89%) of Mid Suffolk's households aged between 55 and 75 in 2011 (and therefore likely to reach the 75+ bracket by 2038) are owner occupiers and the remainder predominantly rent from a social landlord. This is important because those currently owning will require specialist accommodation for market purchase, being largely ineligible for subsidised housing, while those in private or social rent will need to rely on subsidised rented housing because they are unlikely to have the funds to buy.

Projected demographic change and need for specialist housing

- 6.38 The 75+ population of the NA is projected to increase from 13% to 19% of the overall population between 2021 and 2038. The growth of the older population should be converted into households because some older people will be cohabiting. The projected growth in the older population (64 people) points to 46 new households made of persons aged 75+ over the Neighbourhood Plan period.
- 6.39 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.
- 6.40 **The two methods for estimating the future need in the parish produce a range of 17 to 18 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.

- 6.41 Broadly, between 65-83% of the need can be accommodated through market purchase (as opposed to Affordable Housing).
- 6.42 Between 60-70% of the need can be accommodated through either sheltered accommodation or adaptations to the existing housing stock, rather than new extra care options. The potential need for care and nursing home beds in the parish by 2038 can be estimated at roughly 7.
- 6.43 The main unmet need in the parish is for market sheltered accommodation which may be satisfied by ensuring most or all new housing is accessible and adaptable for people with lower support needs. Policy LP24 of the adopted Part 1 of the Babergh and Mid Suffolk Local Plan suggests that 50% of new dwellings meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations. It is unknown whether the parish is likely to see any delivery of specialist accommodation over the plan period.

7. Next Steps

Recommendations for next steps

- 7.1 This Neighbourhood Plan housing needs assessment aims to provide Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group 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 Mid Suffolk 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 Mid Suffolk
 - 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 Mid Suffolk.
- 7.2 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.
- 7.3 Bearing this in mind, it is recommended that the Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Mid Suffolk or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
- 7.4 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

A.1 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). The NA equates to the following combination of OAs:

- E00153093
- E00153094

A-1: Map of Badwell Ash and Long Thurlow as OA's

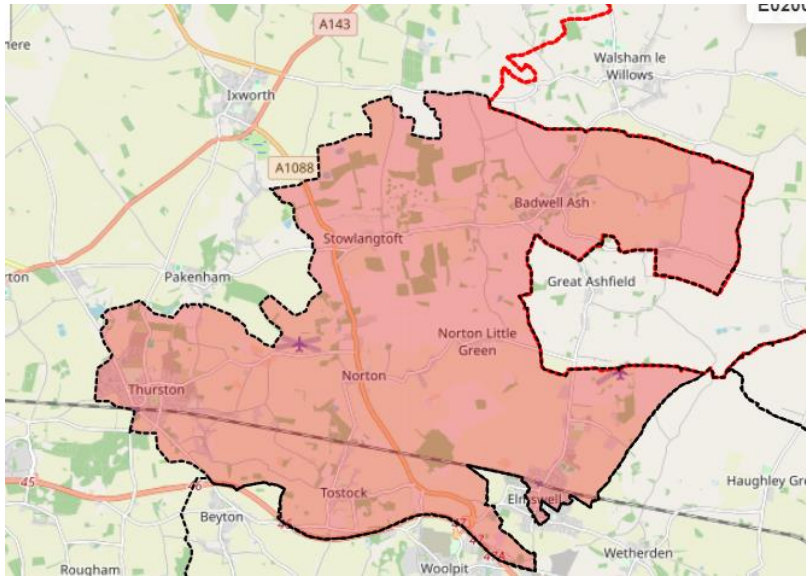


Source: NOMIS

A.2 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:

- E02006264 (Badwell Ash and Long Thurlow sits in north of this MSOA area, with the boundary extending to the south).

A-2: Map of Badwell Ash and Long Thurlow as MSOA



Source: NOMIS

Appendix B : Local Plan context

Policies in the adopted local plan

B.1 Table B-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Badwell Ash and Long Thurlow.

Table B-1: Summary of relevant adopted policies in the Babergh and Mid Suffolk Joint Local Plan (2018 – 2037) – Part 1 (November 2023)

Policy	Provisions
SPO1 – Housing Needs	Mid Suffolk will seek to deliver a minimum of 10,165 net additional dwellings over the Plan period – or 535 dwellings per annum. The Affordable Housing Mix over the plan period is as follows: <ul style="list-style-type: none"> - Shared Ownership (25%) - Discount home ownership (19%) - Social/Affordable rent (56%)
SP02 – Affordable Housing	On site of 10 or more dwellings, a contribution of 35% affordable housing will be required on greenfield sites. For brownfield sites a contribution of 25% affordable housing will be required.
LP24 – Design and Residential Amenity	l). At least 50% of dwellings will meet the requirements for accessible and adaptable dwellings under Part M4 (2) of Building Regulations.

Source: Babergh and Mid Suffolk Joint Local Plan – Part 1 (November, 2023)

Appendix C : Affordability calculations

- C.1 This section outlines how the affordability thresholds discussed in the Affordability and Affordable Housing have been calculated.

Market housing

- C.2 Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.

i) Market sales

- C.3 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.
- C.4 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 Badwell Ash and Long Thurlow, 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.
- C.5 The calculation for the purchase threshold for market housing is as follows:
- Value of a median NA house price (2023) = £367,500;
 - Purchase deposit at 10% of value = £36,750;
 - Value of dwelling for mortgage purposes = £330,750;
 - Divided by loan to income ratio of 3.5 = purchase threshold of £94,500.
- C.6 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 2023 was £227,500, and the purchase threshold is therefore £58,500.
- C.7 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 records just 1 sale of new build properties in the NA

in 2022. There were too few recent sales in the NA specifically to determine an accurate average for the cost of new build housing in Badwell Ash and Long Thurlow. 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).

- C.8 Therefore, an estimate has been calculated by determining the uplift between all house prices in 2023 across Mid Suffolk and new build house prices in 2023 in the same area. This percentage uplift (or 'new build premium') is then applied to the 2023 lower quartile house price in the NA to give an estimated NA new build entry-level house price of £301,400 and purchase threshold of £77,500.
- C.9 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 Mid Suffolk in 2023. The median cost of new build dwellings in Mid Suffolk was £397,500, with a purchase threshold of £102,200.

i) Private Rented Sector (PRS)

- C.10 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.
- C.11 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.
- C.12 The property website Rightmove.co.uk shows rental values for property in the Neighbourhood Area. The best available data is derived from properties available for rent within the IP31 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.
- C.13 According to home.co.uk, there were 9 properties for rent at the time of search in March, 2024, with an average monthly rent of £1,700. There were 3

one/two-bed properties listed, with an average price of £925 per calendar month.

C.14 The calculation for the private rent income threshold for entry-level (2 bedroom) dwellings is as follows:

- Annual rent = £925 x 12 = £11,100;
- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £37,000.

C.15 The calculation is repeated for the overall average to give an income threshold of £68,000.

Affordable Housing

C.16 There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2023: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. The new First Homes product was introduced in 2021 but is not yet included in the NPPF. Each of the affordable housing tenures are considered below.

i) Social rent

C.17 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.

C.18 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 Badwell Ash and Long Thurlow. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Mid Suffolk in Table C-1.

C.19 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	£80.00	£93.00	£105.00	£116.00	£96.00
Annual average	£4,160	£4,836	£5,460	£6,032	£4,992
Income needed	£13,853	£16,104	£18,182	£20,087	£16,623

Source: Homes England, AECOM Calculations

i) Affordable rent

- C.20 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).
- C.21 Even a 20% 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.
- C.22 Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Mid Suffolk. Again, it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.
- C.23 Comparing this result with the average 2 bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 50% 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	£95.00	£110.00	£127.00	£142.00	£110.00
Annual average	£4,940	£5,720	£6,604	£7,384	£5,720
Income needed	£16,450	£19,048	£21,991	£24,589	£19,048

Source: Homes England, AECOM Calculations

i) Affordable home ownership

- C.24 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.
- C.25 In paragraph 66 of the NPPF 2023, 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.” There are exemptions to this requirement, including where:
- The provision would exceed the level of affordable housing required in an area;

- The provision would significantly prejudice the ability to meet the identified affordable housing needs of specific groups;
- A proposed development provides solely Build to Rent homes;
- A proposed development provides specialist accommodation for a group of people with specific needs (such as purpose built accommodation for students or the elderly);
- The development is proposed to be developed by people who wish to build or commission their own homes; or
- The proposed development is exclusively for affordable housing, a community-led development exception site, or a rural exception site.

First Homes

C.26 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.

C.27 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 £301,400.

C.28 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) = £301,400;
- Discounted by 30% = £211,000;
- Purchase deposit at 10% of value = £21,100;
- Value of dwelling for mortgage purposes = £189,900;
- Divided by loan to income ratio of 3.5 = purchase threshold of £54,260.

C.29 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 £46,000 and £38,750 respectively.

C.30 All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible.

C.31 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. m¹²) would be around £122,500. This cost excludes any land value or developer profit. This would not appear to be an issue in Badwell Ash and Long Thurlow.

C.32 Table C-3 shows the discount required for First Homes to be affordable to the three 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	48%	84%	69%
NA estimated new build entry-level house price	36%	81%	62%
NA entry-level house price	15%	75%	49%
LA median new build house price	52%	85%	71%

Source: Land Registry PPD; ONS MSOA total household income

¹² 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/>

Shared ownership

- C.33 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 rent 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'.
- C.34 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.
- C.35 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).
- C.36 The affordability threshold for a 25% equity share is calculated as follows:
- A 25% equity share of £301,400 is £75,400;
 - A 10% deposit of £7,500 is deducted, leaving a mortgage value of £67,800;
 - This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £19,400;
 - Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £226,000;
 - The estimated annual rent at 2.5% of the unsold value is £5,650;
 - This requires an income of £18,800 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
 - The total income required is £38,200 (£19,400 plus £18,800).
- C.37 The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £30,400 and £51,300 respectively.
- C.38 All of the income thresholds calculated here for Shared Ownership are below the cap of £80,000 above which households are not eligible.

Rent to Buy

- C.39 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)

- C.40 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.
- C.41 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 estimates

- D.1 In Table D-1 AECOM has calculated, using PPG as a starting point,¹³ an estimate of the total need for affordable rented housing in Badwell Ash and Long Thurlow over the Plan period. It should, however, be noted that the accuracy of the findings generated by the model is only as strong as the evidence available. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic policies, the calculations set out here are considered a reasonable basis for understanding and planning for neighbourhood-level affordable housing need.
- D.2 It should also be noted that figures in Table D-1 are largely dependent on information provided by Mid Suffolk in its capacity as manager of the local housing waiting list.

¹³ Paragraphs 024-026 Reference ID: 2a-026-20140306, at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Table D-1: Estimate of need for Affordable Housing for rent in Badwell Ash and Long Thurlow

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current households in need	10.0	Neighbourhood Waiting list data provided by Babergh and Mid Suffolk.
1.2 Per annum	0.7	Step 1.1 divided by the plan period to produce an annualised figure.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	41.3	DLUHC 2018-based household projections for the LA between start and end of plan period. % increase applied to NA.
2.2 Proportion of new households unable to rent in the market	20.5%	(Steps 1.1 + 2.2.1 + 2.2.2) divided by number of households in NA.
2.2.1 Current number of social renters in NA	56.0	2021 Census social rented occupancy
2.2.2 Number of private renters on housing benefits	9.6	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	8.5	Step 2.1 x Step 2.2.
2.4 Per annum	0.6	Step 2.3 divided by plan period.
STAGE 3: TURNOVER OF AFFORDABLE HOUSING		
3.1 Supply of social/affordable re-lets (including transfers) %	3%	Assumed proportion of stock re-let each year.
3.2 Supply of social/affordable re-lets (including transfers)	1.7	Step 3.1 x NA social rented stock (2.2.1).
NET SURPLUS OF RENTED UNITS PER ANNUM		
Overall surplus per annum	0.4	Step 1.2 + Step 2.4 - Step 3.2

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency. Figures may not sum due to rounding.

- D.3 Turning to Affordable Housing providing a route to home ownership, Table D-2 estimates the potential demand in Badwell Ash and Long Thurlow. This model aims to estimate the number of households that might wish to own their own home but cannot afford to. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.
- D.4 There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This assumption is based on consistent results for surveys and polls at the national level which demonstrate that most

households (typically 80% or more) aspire to home ownership.¹⁴ No robust indicator exists for this area or a wider scale to suggest aspirations may be higher or lower in the NA.

Table D-2: Estimate of the potential demand for affordable housing for sale in Badwell Ash and Long Thurlow

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in NA	38.0	Census 2021 private rented occupancy.
1.2 Percentage renters on housing benefit in LA	25.2%	% of renters in 2021 on Housing Benefit / Universal Credit with housing entitlement
1.3 Number of renters on housing benefits in the NA	9.6	Step 1.1 x Step 1.2.
1.4 Current need (households)	21.3	Current renters minus those on housing benefit and minus 25% assumed to rent by choice. ¹⁵
1.5 Per annum	1.5	Step 1.4 divided by plan period.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	41.3	LA household projections for plan period (2018 based) pro rated to NA.
2.2 % of households unable to buy but able to rent	6.1%	(Step 1.4 + Step 3.1) divided by number of households in NA.
2.3 Total newly arising need	2.5	Step 2.1 x Step 2.2.
2.4 Total newly arising need per annum	0.2	Step 2.3 divided by plan period.
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	1.0	Number of shared ownership homes in the NA (Census 2021).
3.2 Supply - intermediate resales	0.1	Step 3.1 x 5% (assumed rate of resale).
NET SHORTFALL PER ANNUM		
Overall shortfall per annum	1.7	(Step 1.5 + Step 2.4) - Step 3.2.

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

D.5 There is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Steering Group that can help ensure that it is met to

¹⁴ <http://www.ipsos-mori-generations.com/housing.html>

¹⁵ The assumption of approximately 25% preferring to rent and 75% preferring to buy is AECOM's judgement, based on national level polls which consistently reveal that most households who prefer home ownership eg <http://www.ipsos-mori-generations.com/housing.html> and informed by our experience across numerous neighbourhood level HNAs. The assumption is based on the fact that some households choose to rent at certain stages in their life (e.g. when young, when needing flexibility in employment market, or when new migrants move into an area). While most households prefer the added security and independence of owning their own home, private renting is nevertheless a tenure of choice at a certain points in many households' journey through the housing market. The actual percentage of preference will differ between areas, being higher in large metropolitan areas with younger households and more new migrants, but lower in other areas. 25% is used as a reasonable proxy and for consistency across HNAs and similar assumptions are used in some larger scale assessments such as LHNAs and SHMAs. If the neighbourhood planning group feel this is not an appropriate assumption in their particular locality they could use the results of a local residents survey to refine or confirm this calculation.

a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).

- D.6 It is also important to remember that even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need, and the management of the housing waiting list all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

Affordable housing policy

- D.7 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 there is a long term surplus in the NA around 0.4 units of affordable rented housing and a need for 1.7 units of affordable home ownership homes per annum 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 home ownership should be prioritized over affordable rent to meet the needs of households in the NA. But district wide pressures and the local waiting list backlog are likely to demand provision of affordable rented housing to meet more limited but more acute needs.</p>
<p>B. Can Affordable Housing needs be met in full?</p> <p>How far the more urgently needed affordable rented housing should be recognised in the tenure mix depends on the quantity of overall housing delivery expected.</p>	<p>The Local Plan sets an Affordable Housing target at 35% of new housing development in the District. Badwell Ash and Long Thurlow’s housing target is not yet known, with this being expected in Part 2 of the Babergh and Mid Suffolk Local Plan. As such, it is not known whether the NA can fully meet the Affordable Housing Need identified in this HNA through expected development.</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 requirement if it would prevent the delivery of other forms of Affordable Housing.</p>	<p>For 10% of all housing to be affordable ownership in Badwell Ash and Long Thurlow, where 35% of all housing should be affordable, 29% of Affordable Housing should be for affordable ownership. This complies with the guideline tenure split sought in the Local Plan.</p>
<p>D. Local Plan policy:</p>	<p>The adopted Local Plan seeks a tenure split of 56% affordable rent and 44% affordable home ownership.</p>
<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>	<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.</p> <p>Given that the alteration to the Babergh and Mid Suffolk Local Plan requires 35% of all homes to be provided as affordable home ownership options, the provision of First Homes would not have a displacement effect on other affordable housing products.</p>

<p>F. Viability:</p>	<p>HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognized 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.</p>
<p>G. Funding:</p> <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 Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.</p>
<p>H. Existing tenure mix in Badwell Ash and Long Thurlow:</p> <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>Socially rented housing currently makes up 15% of the overall tenure profile in the NA, which is higher than the district average, and shared ownership homes make up less than 1%.</p> <p>As such there is an opportunity to improve the supply of affordable home ownership units to bring the tenure profile more in line with the district average.</p>
<p>I. Views of registered providers:</p>	<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>
<p>J. Wider policy objectives:</p>	<p>The Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group may wish to take account of broader policy objectives for Badwell Ash and Long Thurlow 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: Tenure and mobility limitations of those aged 65+ in Badwell Ash and Long Thurlow, 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	22	15.9%	35	25.4%	81	58.7%
<i>Owned Total</i>	15	13.6%	25	22.7%	70	63.6%
Owned outright	12	12.0%	24	24.0%	64	64.0%
Owned (mortgage) or shared ownership	3	30.0%	1	10.0%	6	60.0%
<i>Rented Total</i>	7	25.0%	10	35.7%	11	39.3%
Social rented	4	26.7%	6	40.0%	5	33.3%
Private rented or living rent free	3	23.1%	4	30.8%	6	46.2%

Source: DC3408EW Health status

HLIN calculations

Table E-2: 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

E.1 As Table 6-4 in the main report shows, Badwell Ash and Long Thurlow is forecast to see an increase of 64 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 = $60 \times 0.064 = 4$
- Leasehold sheltered housing = $120 \times 0.064 = 8$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times 0.064 = 1.3$
- Extra care housing for rent = $15 \times 0.064 = 1.0$
- Extra care housing for sale = $30 \times 0.064 = 1.9$
- Housing based provision for dementia = $6 \times 0.064 = 0.4$

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 methods¹⁶.

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 Standard¹⁷

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.

¹⁶ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

¹⁷ 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 developments (NPPF definition)

A development instigated and taken forward by a not-for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed, and democratically controlled by its members. It may take any one of the various legal forms including a community land trust, housing co-operative, and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage, or steward the homes in a manner consistent with its purpose, for example through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.

Community Right to Build Order¹⁸

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)¹⁹

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.

¹⁸ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

¹⁹ 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 years²⁰, 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.

²⁰ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

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 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 Housing²¹

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 bed roomed. 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

²¹ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

'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 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.²²

²² See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

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