

Affordable Housing Need in Fenland

Clarification note (as requested by the Inspector on 9 Dec 2013)

The latest SHMA can be found at:

<http://www.cambridgeshireinsight.org.uk/housing/current-version>

This webpage has a link to each of the chapters of the SHMA, plus some supplements (Chapter 13 supplement, the Technical Report and a 'Discussion Note')

The simplest way of seeing the affordable housing needs is via the Discussion Note.

This shows, at Table 3, the affordable housing 'need' between 2011-31 is 7,927 for Fenland, with Table 4 demonstrating that this is made up of current need (3,512) and newly arising need ($221 \times 20 \text{ years} = 4,420$).

This 'need' does not include supply (eg relets and resales) or new build– see para at bottom of page 6 of the Discussion Note.

Supply (excluding new build) is then set out in tables 5 and 6, which demonstrates that 4,400 will arise in Fenland.

Thus, as can be seen, newly arising need almost exactly matches supply (excluding new build) at 4,420 and 4,400 respectively.

Thus, the real adjusted need for Fenland is just its current need of around 3,500. Of this, as Tables 8 and 9 of the Discussion Note helpfully set out, over 1,100 of the 3,500 is for people in 'low priority' Band D. People in this category have asked (as they are entitled to do) to be put on the register, but are unable to demonstrate any real need to justify them being considered seriously for opportunities as they arise, and therefore are unlikely, other than in exceptional circumstances, to receive a home before anyone else on the register. This would, if they were excluded, reduce the need to around 2,400.

All of the above information, and more, can be found in Chapter 13 and Chapter 13 Supplement, but the discussion note is an easier way of seeing the information in one place and the explanation clearly set out.