

Bramshott and Liphook Housing Needs Assessment (HNA)

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Quality information

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List of acronyms used in the text:

AH	Affordable Housing (NPPF definition)
AMH	Affordable Market Housing
EHDC	East Hampshire District Council
HNA	Housing Needs Assessment
HNF	Housing Need Figure
Housing LIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
LQAR	Lower Quartile Affordability Ratio
LTHPD	Long-Term Health Problem or Disability
MAR	Median Affordability Ratio
MH	Market Housing
MHCLG	Ministry for Housing, Communities and Local Government (formerly DCLG)
NA	Neighbourhood (Plan) Area
NDO	Neighbourhood Development Order
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SDNPA	South Downs National Park Authority
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1. Bramshott and Liphook Parish Council, commissioned from Locality a Housing Needs Assessment (HNA) to inform their emerging Neighbourhood Plan. In consultation with the neighbourhood planning group, we developed three research questions (RQs) for the HNA to answer. The RQs serve to direct our research into the key neighbourhood-level issues and provide the structure for the study.

1.1 Research Questions

1.2 Findings of RQ 1: Tenure and Affordability and the Need for Affordable Housing

2. In 2011 the Bramshott and Liphook's tenure profile largely aligned with East Hampshire. Home ownership was the most common tenure, significantly exceeding the national average. Shared ownership was marginal, albeit at a slightly higher level than seen at wider geographies. A similar provision of social rented properties was recorded across the NA and wider district, both notably lower than the national average. A relatively lower share of private rented homes was recorded in the NA compared to its wider geographies.
3. All forms of occupancy increased between 2001-2011, a high growth rate in shared ownership and private rented corresponded with a similar growth at the district level. The comparative modest increase in outright ownership may indicate increasing difficulty to access home ownership via the market.
4. There's been significant new development since 2011, comprising 488 dwellings, including 107 affordable units.
5. Houses prices are on a steady but gentle upward trend. The overall mean house price increased by 30.1%. Price raises for detached (49.2%) and semi-detached properties (34.7%) exceed the average growth for all property types (30.1%). Terraced properties a grew by 27.1% and flats fell by 19.1%.
6. The income required to buy an average market home, average new build home, or even lower quartile existing home for sale is higher than what would be expected to be available to those on average household incomes. However, average earning households can afford to rent on the open market and could afford some highly subsidized routes to home ownership such as shared ownership (25%) and discounted Market Sale (-50%).
7. In Bramshott and Liphook a 30% discount on average prices (as envisaged in the First Homes product) would not be sufficient to for average incomes. A discount of at least 50% would be required. First Homes or equivalent discounted market products may be suitable if sufficiently high discounts can be achieved.
8. Average market rents are affordable for those on mean incomes, therefore, Rent to Buy represents a viable route to affordable home ownership to those on mean incomes, however, is likely to be out of reach to those on lower quartile incomes.
9. A calculation based on the Interim HEDNA suggests a total need for 50 affordable homes per annum (18 affordable rented homes and 32 affordable ownership homes) or 950 (predominately for affordable ownership) homes over the plan period. This exceeds the overall indicative housing figure for the NA suggesting some form of prioritisation will be required i.e. social / affordable rented homes to meet acute needs.
10. Data from EHDC suggests there are currently 120 households on the affordable housing register. It would be beneficial to frontload any future Affordable Housing provision to meet those needs as soon as possible.
11. An indicative tenure mix of Affordable Housing is provided for Bramshott and Liphook based on a 75:25 tenure split, prioritising affordable rented homes. The indicative mix is also aligned with the changes to planning policy, in which 25% of all Affordable Housing will be required to be provided as First Homes.
12. If the First Homes product can be secured at greater discount levels (i.e. 50% of sale prices) then this product would be comparable, in terms of affordability, with shared ownership at a 25% share.
13. With First Homes taking up the full 25% share for the affordable home ownership provision there is little scope to include the rent to buy and shared ownership tenures within the suggested mix.
14. The estimated affordable housing delivery based on EHDC emerging plan does not meet the quantity of demand identified in estimates of the need for affordable housing. It is not recommended that the Local Plan policy requirement

be exceeded in the neighbourhood plan because such steps are rarely accepted by planning inspectors. Should the group wish to consider such an option, it is advisable to discuss this with the LPA in the first instance.

1.3 Findings of RQ 2: Type and Size

15. The housing stock in Bramshott and Liphook is weighted towards detached and semi-detached types. While the proportion of detached homes and semi-detached is similar to that across East Hampshire, the parish has far fewer terraced homes and more flats. There appears to be a healthy quantity of bungalows in the NA, suggesting that there is no undersupply of this type favoured by older households.
16. Housing size in Bramshott and Liphook is broadly similar to that of East Hampshire. The overall balance tends to be weighted towards medium to large size homes (five rooms or more), across the neighbourhood and wider district.
17. One notable change from the 2001 Census is that the NA's proportion of three and four room dwellings increased at a higher rate compared to the comparator geographies, suggesting that newer homes have been relatively small. Bramshott and Liphook's stock of dwellings by size in terms of bedrooms is similar to that of East Hampshire, with a majority having three bedrooms.
18. Bramshott and Liphook's age profile largely follows that of the wider district. The 45-64 age group represents the largest group, this cohort can be expected to fall into older age bands during the Neighbourhood Plan period. The 2011 age profile in Bramshott and Liphook has been compared with 2019 estimates, which indicates that the population of the NA is aging. Suggesting more adaptable and specialised housing may be needed.
19. The NA has a lower proportion of families with no children compared to East Hampshire. Between 2001 and 2011, the proportion of one family households increased in the NA. Within this category all children non-dependent experienced the greatest increase. Perhaps indicating a surplus of large family sized homes and a lack of smaller homes for downsizing.
20. The results of a life-stage modelling exercise suggest that new housing should focus on dwellings with two to three bedrooms, suggesting fewer very small or large dwellings are needed. New development might involve prioritising smaller and modest sized dwellings (one - three bedrooms). These results align with the preceding chapter which established the need for more affordable homes, which tend to be smaller dwellings.
21. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. 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 characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site specific factors which may justify a particular dwelling mix.

1.4 Findings of RQ 3 Specialist Housing for Older and Disabled People

22. By 2036 Bramshott and Liphook is forecast to have an over-75 population of 1,704, higher than the proportion of people age 75+ in East Hampshire.
23. Elderly Accommodation Counsel (EAC) data suggests there are approximately 275 specialist dwellings for the elderly within the NA. The 2011 Census identified 61 residents living in care homes with nursing and 21 in care homes without nursing.
24. Long-term disability and increasing age are strongly correlated. The rate of LTHPD is fairly consistent across neighbourhood and local levels, although Bramshott and Liphook has slightly lower incidences of long-term disability in all age groups compared to East Hampshire.
25. For East Hampshire as a whole, analysis show a total increase of 49.1 % for people with an LTHPD by 2036. This may require a potential uplift in specialist housing for people with disabilities that should be planned for in the context of the overall increase in housing provision afforded by the NDP.
26. Two estimates of need provide a range, with at least 154 specialist dwellings being required to service the needs of older people over the Plan period, and the projection of 224 dwellings functioning as an upper estimate.
27. Improved accessibility and adaptability standards should be key consideration for new mainstream homes (both market and affordable).

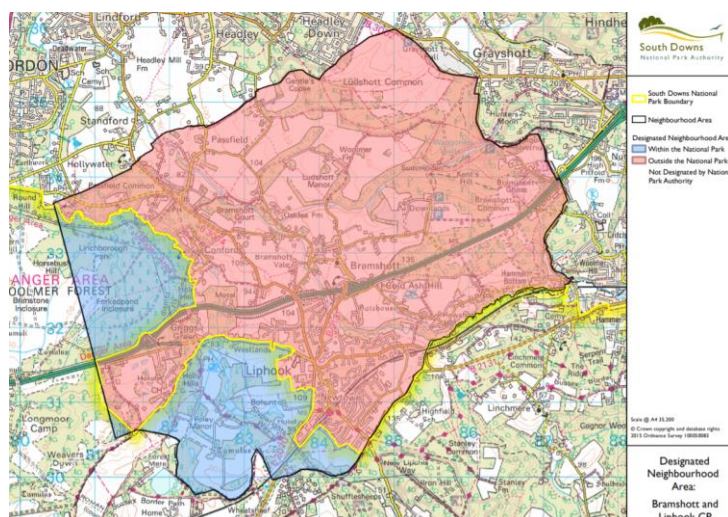
28. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older and disabled people to be provided in sustainable, accessible locations.
29. The NA (particularly Liphook village) is, in broad terms, a suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness.
30. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

2. Context

2.1 Local context

31. Bramshott and Liphook is a Neighbourhood Plan area located in East Hampshire, in the South East of England. The Neighbourhood Area (NA) was designated on 23rd October 2015, the boundary aligns with that of the civil parish of Bramshott and Liphook. The NA also follows the same extent as the East Hampshire 009 (E02004705) Middle-layer Super Output Area (MSOA), and as such, this is the assessment geography interrogated for data from both the 2001 and the 2011 Censuses. The parish includes the village of Liphook and the surrounding hamlets of Bramshott, Conford, Griggs Green, Hammer Vale and Passfield.
32. The proposed Neighbourhood Plan period starts in 2017 and extends to 2036, therefore comprising a planning period of 19 years.
33. The parish falls within two Local Authority areas: East Hampshire District Council (EHDC) and, to a lesser extent, South Downs National Park Authority (SDNPA). A map of the Plan area appears below in Figure 2-1, the NA covers approximately 2,606 hectares, with the 2011 Census showing that the Neighbourhood Plan area had a total of 8,491 residents living in 3,532 households. There has been a relatively significant quantity of new development in the parish since this date.
34. Data provided by EHDC¹ indicates that 488 additional dwellings have been completed within the NA between 2011 and the time of writing (latest completions counted to March 2020). While EHDC were unable to provide precise demographic data relating to these completed dwellings, other data sources can provide an indication of current population figures. The Office for National Statistics (ONS) produces mid-year population estimates for parishes throughout the country. The mid-2019 population estimate for Bramshott and Liphook parish was 9,341, indicating population growth of around 850 individuals since 2011. Recent data sources will be used wherever possible in this report. However, Census datasets providing, for example, the breakdown of households by age or the tenure of each household cannot be accurately be brought up to date.
35. The nearest town, Haslemere, is located 7 kilometres to the west of Liphook village. The NA is bisected by the A3, a trunk road connecting London and Portsmouth, passing close to Kingston upon Thames, Guildford, Haslemere and Petersfield. The village of Liphook is served by a railway station on the Portsmouth Direct Line, a railway route between Woking in Surrey and Portsmouth Harbour in Hampshire.

Figure 2-1: Map of the Bramshott and Liphook Neighbourhood Plan area²



Source: South Downs National Park Authority

¹As provided in an e-mail from Adam Harvey, East Hampshire District Council, January 2021

² Available at: <https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/> Accessed January 2021

36. The neighbourhood group are interested in exploring the need for Affordable Housing for sale (also known as affordable home ownership) and are therefore eligible for support under the Affordable Housing for sale element of the Neighbourhood Planning Technical Support programme. Analysis and commentary on this issue has been provided where relevant and possible in the HNA.

2.2 Planning policy context

38. In line with the Basic Conditions³ of neighbourhood planning, Neighbourhood Development Plans (NDPs) are required to be in general conformity with adopted strategic local policies.⁴ Consequently, the relevant elements of the Local Plan are reviewed as part of this Housing Needs Assessment (HNA).
39. In the case of Bramshott and Liphook, the Parish extends over two local authority areas EHDC and the SDNPA. The key documents making up the adopted statutory development plans are as follows:
- East Hampshire District Local Plan Joint Core Strategy (Part 1 Local Plan) (2014)⁵;
 - East Hampshire District Local Plan Housing and Employment Allocations (Part 2 Local Plan)⁶;
 - East Hampshire District Local Plan Policies Maps (2016)⁷; and
 - South Downs National Park Local Plan (2019)⁸.
40. EHDC is in the process of preparing a new Local Plan. When adopted, this will replace the existing East Hampshire development plan documents listed above and will cover the period to 2036. The new Local Plan underwent Regulation 18 (Pre-Publication) public consultation between February and March 2019⁹. A second Regulation 18 (Additional Pre-Publication) consultation on Large Development Sites was conducted between September and October 2019¹⁰. A revised Local Development Scheme was published in February 2021¹¹. It is expected that EHDC will publish a Submission Draft Local Plan (Regulation 19) in April 2022 inviting representations. Submission and Examination are scheduled for 2022/2023, Adoption, subject to the Inspector's report findings, is expected by the end of 2023.
41. As previously stated, parts of Bramshott and Liphook Parish fall outside of the administrative area of EDDC and within that of the SDNPA. The SDNPA Local Plan was adopted in July 2019 and is reviewed subsequently. Note that the parts of the NA falling within the SDNPA area would not generally be considered suitable for any development except for the replacement of existing dwellings, although affordable housing may be permitted under SDNPA's rural exception policy. Accordingly, these SDNPA policies are less likely to govern the wider housing supply within Bramshott and Liphook Parish.

³ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

⁴ However, this does not affect the potential for the evidence base underpinning the emerging local plan to inform or form part of the evidence base for the neighbourhood plan.

⁵ Available at <https://www.easthants.gov.uk/adopted-local-plan>

⁶ Available at <https://www.easthants.gov.uk/adopted-local-plan>

⁷ Available at <https://www.easthants.gov.uk/adopted-local-plan>

⁸ Available at <https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/>

⁹ Available at <https://www.easthants.gov.uk/draft-local-plan>

¹⁰ Available at <https://www.easthants.gov.uk/draft-local-plan>

¹¹ Available at <https://www.easthants.gov.uk/planning-policy/local-plan-timetable>

2.2.1 Policies in the adopted EHDC local plan¹²

Table 2-2: Summary of East Hampshire adopted policies having relevance to Bramshott and Liphook Neighbourhood Plan Housing Needs Assessment

Policy	Source	Provisions
CP2 SPATIAL STRATEGY	Part 1 Local Plan	<p>Defines the District's housing provision over the period 2011-2028, for a minimum increase of 10,060 new dwellings.</p> <p>Liphook is classified as a 'Large Local Service Centre' whilst Bramshott, Griggs Green and Passfield Common are classified as 'other settlements with a settlement policy boundary'. Hammer Vale and Conford do not have a settlement policy boundary and are therefore classified as a 'small rural village/hamlets within the countryside'.</p>
CP10 SPATIAL STRATEGY FOR HOUSING	Part 1 Local Plan	<p>Stipulates a minimum of 175 dwellings at Liphook through site allocations.</p>
CP11 HOUSING TENURE, TYPE AND MIX	Part 1 Local Plan	<p>States that new housing development is required to:</p> <ul style="list-style-type: none"> a) maximise the delivery of affordable housing; b) provide a range of dwelling tenures, types and sizes to meet housing needs; c) provide housing that meets a range of community requirements, including retirement, extra care housing and other housing for the elderly. Those with special or supported needs and people wishing to build their own homes; and d) meet Lifetime Homes Standard as appropriate.
CP12 HOUSING AND EXTRA CARE PROVISION FOR THE ELDERLY	Part 1 Local Plan	<p>Seeks to provide housing and extra care accommodation, including Continuing Care Retirement Communities and Retirement Villages, to meet the needs of the ageing population within the District provided that the proposed sites and development are in locations to suit the needs of the elderly.</p>
CP13 AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENT SITES	Part 1 Local Plan	<p>Requires all residential development which results in one or more additional dwelling to contribute towards the provision of affordable housing.</p> <p>The target is for 40% of all new dwellings to be provided as affordable housing. The target number, tenure split of affordable housing and type and size will be negotiated on a site by-site basis.</p> <p>In the South Downs National Park new residential development will be required to maintain a focus on affordable housing provision.</p>

¹² Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

Policy	Source	Provisions
CP14 AFFORDABLE HOUSING FOR RURAL COMMUNITIES	Part 1 Local Plan	<p>Outside settlement policy boundaries, residential development will be permitted for affordable housing where a need is proven.</p> <p>For those settlements with a settlement policy boundary, an element of market housing (which should normally be low cost market housing, such as starter homes) may be permitted, but will make up no more than 30% of the total dwellings on the site.</p> <p>For sites adjacent to other settlements, the development will be required to provide 100% affordable housing, unless exceptional circumstances can be proven.</p>
LP1 LAND AT LOWSLEY FARM, SOUTH OF A3	Part 2 Local Plan	Allocates Lowsley Farm site for residential development for about 175 dwellings across 10.8ha.

2.2.2 Policies in the emerging EHDC local plan¹³

Table 2-3: Summary of East Hampshire adopted policies having relevance to Bramshott and Liphook Neighbourhood Plan Housing Needs Assessment

Policy	Source	Provisions
S1 QUANTA AND LOCATION OF DEVELOPMENT	Regulation 18 (Pre-Publication)	<p>Sets out a minimum District's housing provision of 10,456 dwellings between 2017-2036 (508 dwellings per annum to 2028 then 608 dwellings per annum 2029-36).</p> <p>Liphook is designated as a 'Large Local Service Centre', Bramshott is classified as a 'Settlement with a Small Number of Services', and Griggs Green and Passfield Common are designated as 'Rural Settlements'. Hammer Vale and Conford aren't designated within the settlement hierarchy.</p>
BRAMSHOTT AND LIPHOOK SITE ALLOCATIONS	Regulation 18 (Pre-Publication)	<p>The minimum quantum of development for Bramshott and Liphook Parish is 642-646 dwellings, comprised of 506 to be delivered through existing commitments (completions since 2017 and extant planning permissions, including the Lowsley Farm allocation of 175 dwellings) and 136-140 dwellings on new residential allocations:</p> <ul style="list-style-type: none"> • Site SA1 Land at Lowsley Farm, south of A3 - 175 dwellings • Site SA2 Chiltley Farm, Chiltley Lane - 100 dwellings • Site SA3 Land West of Headley Road - 36-40 dwellings
S5 HOUSING MIX AND TYPE	Regulation 18 (Pre-Publication)	Sets out that residential development must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided across the Area.

¹³ Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

Policy	Source	Provisions
DM6 ACCESSIBLE AND ADAPTABLE HOMES	Regulation 18 (Pre-Publication)	Requires proposals for 10 or more dwellings (gross) to demonstrate that all market homes meet part M4(2) of the Building Regulations, Category 2: accessible and adaptable dwellings, unless evidence indicates it is not feasible. Subject to site suitability, affordable dwellings should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2) and, where evidenced by local need, a proportion of affordable dwellings to be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3).
DM7 RESIDENTIAL INTERNAL SPACE STANDARDS	Regulation 18 (Pre-Publication)	Sets out minimum standards (Based on DCLG March 2015: technical housing standards) which all residential proposals will be assessed against.
DM8 SELF AND CUSTOM HOUSEBUILDING	Regulation 18 (Pre-Publication)	Gives provision for 5% self-build and custom housebuilding plots on development sites of 20 homes.
S6 AFFORDABLE HOUSING	Regulation 18 (Pre-Publication)	Stipulates 40% affordable housing will be sought on sites of 11 dwellings or more. At least 10% of the affordable housing provision should be available for affordable home ownership. The type and size of dwellings, in terms of bedroom numbers, habitable rooms or floorspace will be determined on a site-by-site basis.
S7 RURAL AFFORDABLE HOUSING	Regulation 18 (Pre-Publication)	Sets out that affordable housing will be permitted on rural exception sites outside settlement policy boundaries subject to local need and site suitability
S8 SPECIALIST HOUSING	Regulation 18 (Pre-Publication)	Supports the provision of specialist housing, in line with a range of specified criteria.
S12 NEW HOMES IN THE COUNTRYSIDE	Regulation 18 (Pre-Publication)	States that planning permission for new homes in the countryside (outside of settlement boundaries) will only be granted where particular criteria are met, including for rural worker dwellings, conversions, rural affordable housing and gypsy and traveller sites.
LAND SOUTH EAST OF LIPHOOK ¹⁴	Large Development Sites Consultation	Phased delivery of circa 600 new homes, mix of housing consisting of 1, 2, 3 and 4+ bed homes.

¹⁴ This site is located within the NA boundary. however, it does not currently represent a formal residential allocation. These "Large Sites" have been identified and presented for consultation prior to their inclusion in the Local Plan.

2.2.3 Policies in the adopted SDNPA local plan¹⁵

Table 2-1 Summary of SDNPA adopted policies having relevance to Bramshott and Liphook Neighbourhood Plan Housing Needs Assessment

Policy	Provisions
SD3 MAJOR DEVELOPMENT	Planning permission will be refused for major developments in the National Park except in exceptional circumstances, and where it can be demonstrated they are in the public interest.
SD25 DEVELOPMENT STRATEGY	All parts of the Bramshott and Liphook Parish falling within the NNPA area, are not listed as named settlements. Development is only permitted outside settlement boundaries in specific circumstances, for example, when is allocated or if there is an essential need which can't be met elsewhere.
SD26 SUPPLY OF HOMES	Allocates an overall provision for approximately 4,750 net additional homes over the plan period 2014 and 2033. No housing provision has been allocated for the parish of Bramshott and Liphook, although Neighbourhood Development Plans can accommodate higher levels of housing providing that it meets a local housing need and is in general conformity with the strategic policies of the development plan.
SD27 MIX OF HOMES	Sets out requirements to provide for a mix of dwellings in line with the recommendations of the SHMA. Also sets out that development proposals of 5 or more homes will be permitted where it is clearly demonstrated that evidence of local need for older people's or specialist housing is reflected in the types of homes proposed.
SD28 AFFORDABLE HOMES	Sets out that sites which provide a gross capacity of 11 or more homes, must provide a minimum 50% affordable homes on-site, of which a minimum 75% should be rented affordable tenure. On sites between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the specified sliding scale.
SD29 RURAL EXCEPTION SITES	100% affordable housing proposals outside the settlement boundaries will be permitted, provided that the affordable housing is provided in perpetuity; the site selection process has considered all reasonable options; the scale and location relates well to the existing settlement and landscape character; and that effective community engagement has fed into the design. The size, type and tenure will be based on robust and up-to-date evidence of need. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met.

2.3 Quantity of housing to provide

42. The NPPF 2021 requires, through paragraphs 66 and 67, Local Authorities to provide neighbourhood groups with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.
43. EHDC's emerging Local Plan indicates that the minimum quantum of development for Bramshott and Liphook Parish is 642-646 dwellings, comprised of 506 to be delivered through existing commitments (completions since 2017 and extant planning permissions, including the Lowsley Farm allocation of 175 dwellings) and 136-140 dwellings on new residential allocations.
44. Given that the NPPF requirement has already been fulfilled, the question of how many houses to plan for has been answered. It is therefore outside the scope of this Housing Needs Assessment. The issue of quantity has been excluded from the Research Questions (see Chapter 3 below).

¹⁵ Note that only those policies considered relevant to this Housing Needs Assessment have been reviewed, and that the policies reviewed may have been edited for relevance and/or clarity. As such, this summary of relevant policies should not be considered a full summary of the Local Plan in question.

3. Approach

3.1 Research Questions

45. Research Questions, abbreviated to 'RQ;' are formulated at the start of the project through discussion with the neighbourhood group. They serve to direct the research and provide the structure for the HNA.
46. The RQs relevant to this study, as discussed and agreed with Bramshott and Liphook, are set out below.

3.1.1 Tenure and Affordability

47. The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.
48. This evidence will allow Bramshott and Liphook to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

RQ 1: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?

3.1.2 Type and Size

49. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community.
50. The aim of this research question is to provide neighbourhood planners with evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

3.1.3 Specialist Housing for Older and Disabled People

51. The neighbourhood planning group wishes to ensure that future housing provision takes into account the needs of older people and ensures that there is an adequate supply of suitable dwellings provided to meet the needs of disabled people. In terms of older persons housing, the group is particularly interested in how those needs might be met through a variety of solutions – including mainstream housing which meets the needs of households at all life stages and specialist accommodation which promotes independent living and access to care and support. In terms of disabled people, it is appropriate to understand the specific dwelling tenures and types that could be provided to ensure that the Neighbourhood Plan area retains or provides housing that is suitable for disabled people. There is significant overlap between this area and the question of housing type and size, but this question will specifically address the need for specialised housing for older and disabled people through the Plan period.

RQ 3: What provision should be made for specialist housing for older and disabled people over the Neighbourhood Plan period?

3.2 Relevant Data

3.2.1 Local authority evidence base

52. It is appropriate for neighbourhood planners to refer to existing needs assessments prepared by the Local Planning Authority (LPA) as a starting point. As Bramshott and Liphook Neighbourhood Area is located within the district of East Hampshire, we therefore turn to the relevant Strategic Housing Market Assessment (SHMA), which is known as the East Hampshire Strategic Housing Market Assessment and Local Housing Requirement Study (August 2013)¹⁶.

¹⁶ Available at <http://wehearhart.co.uk/wp-content/uploads/2016/10/EastHampshireStrategicHousingMarketAssessment-UpdateVersion-August2013Final-06-09-13.pdf>

53. As part of the evidence for the emerging EHDC Local Plan, EHDC has undertaken a study examining housing and employment needs within East Hampshire, referred to as the Interim Housing and Economic Development Needs Assessment (HEDNA) (December 2018)¹⁷. The HEDNA updates the information contained in the previous East Hampshire SHMA. Although the South Downs National Park Authority (SDNPA) is the planning authority for the national park area of East Hampshire, the need for housing extends across boundaries, so both areas are considered in the HEDNA. However, where possible, HEDNA focuses on areas of East Hampshire outside of the SDNP as these are the areas that will be subject to EHDC's emerging Local Plan. The HEDNA is considered an appropriate evidence base as the parts of the NA falling within the SDNPA area would not generally be considered suitable for any development except for the replacement of existing dwellings.
54. For the purpose of this HNA, data from EHDC's own evidence base to support their housing policies has been considered applicable and relevant unless it conflicts with more locally specific and/or more recently-produced evidence. The housing market evidence draws upon a range of data including population and demographic projections, housing market transactions, and employment scenarios. As such, it contains a number of points of relevance when determining housing need within the Neighbourhood Plan area and has been referenced as appropriate.

3.2.2 Other relevant data

55. In addition to the East Hampshire evidence base, we have assessed other evidence to ensure our study is robust for the purposes of developing policy at the NP level and is locally specific. This includes data from both Census 2001 and 2011, as well as from a wide range of other data sources, including:
- Land Registry data on prices paid for housing within the local market;
 - Population and household projections produced by the Office of National Statistics (ONS);
 - Information on current property asking prices, for housing for sale or rent, from [home.co.uk](https://www.home.co.uk);
 - Valuation Office Agency (VOA) data on local housing stock by dwelling type; and
 - The Housing Learning and Improvement Network (LIN)'s SHOP@ tool for estimating the need for differing types of specialist dwellings for older people.

¹⁷ Available at <https://www.easthants.gov.uk/housing-and-economic-development-needs-assessment>

4. RQ 1: Tenure, Affordability and the Need for Affordable Housing

RQ 1: What Affordable Housing (eg social housing, affordable rented, shared ownership, discounted market sale, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

4.1 Introduction

56. This section examines the tenure of dwellings in the current stock and recent supply. It then considers the affordability of housing within the area to local households. Drawing on existing evidence and AECOM's estimates for the neighbourhood area, this section quantifies the need for affordable housing within the NA. This includes Affordable Housing for rent (typically social or affordable rents) and Affordable Housing to buy. The scale of need for these homes can justify policies that guide new developments to provide Affordable Housing.¹⁸

4.2 Definitions

57. Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines householder rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and Market Housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.
58. It is necessary at this stage of the study to make clear the distinction between Affordable Housing as planning terminology and the colloquial meaning of the phrase. In the course of this study, we refer to Affordable Housing, with capital letters, to denote those forms of housing tenure that fall within the definition of Affordable Housing set out in the current NPPF: social rent, affordable rent, affordable private rent (brought forward by build to rent schemes), and forms products designed to offer affordable routes to home ownership.¹⁹
59. The definition of Affordable Housing set out in the NPPF makes clear the Government's commitment to home ownership (broadening a definition which had previously referred only to social and intermediate housing to include a range of low-cost housing opportunities for those aspiring to own a home). As part of this effort, the Government has recently introduced a new product called First Homes.²⁰
60. Because the First Homes product is new and expected to be an important part of the strategy for improving access to home ownership, it is worth summarising its key features and implications:
- 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.

¹⁸ PPG Paragraph: 021 Reference ID: 2a-021-20160401, available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹⁹ NPPF 2021.

²⁰ 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>.

- 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

4.3 Current tenure profile

61. The current tenure pattern is a key characteristic of the local neighbourhood area. 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. Table 4-1 below presents Census data from 2011; this table shows the distribution of how households occupy their homes within Bramshott and Liphook, compared to the rest of East Hampshire and England.
62. The data shows that Bramshott and Liphook's tenure profile largely aligns with that of East Hampshire. Home ownership is the most common tenure in Bramshott and Liphook, at a proportion that slightly exceeds the district average but significantly exceeds the national average. The amount of shared ownership in the NA is marginal, albeit at a slightly higher level than seen at wider geographies. The NA and wider district have a similar provision of social rented properties, both having a notably lower share compared to England as whole. Finally, Bramshott and Liphook has a relatively lower share of private rented homes compared to its wider geographies.

Table 4-1: Tenure (households) in Bramshott and Liphook, 2011

Tenure	Bramshott and Liphook	East Hampshire	England
Owned; total	74.9%	73.9%	63.3%
Shared ownership	1.0%	0.9%	0.8%
Social rented; total	11.9%	12.0%	17.7%
Private rented; total	10.8%	11.7%	16.8%

Sources: Census 2011, AECOM Calculations

63. In Table 4-2, we note the changes in tenure during the intercensal period. All forms of occupancy have risen in the NA, with the high growth rate in shared ownership and private rented corresponding with a similar growth at the district level. Shared ownership increased from 18 dwellings in 2001 to 36 dwellings in 2011, whilst private rented increased from 182 dwellings to 380 dwellings over the same period. This significant increase in private renting and shared ownership compared to the relatively modest increase in outright ownership may indicate increasing difficulty to access home ownership via the market in the NA.

Table 4-2: Rates of tenure change in Bramshott and Liphook, 2001-2011

Tenure	Bramshott and Liphook	East Hampshire	England
Owned; total	6.0%	3.5%	-0.6%
Shared ownership	100.0%	109.2%	30.0%
Social rented; total	15.4%	13.3%	-0.9%
Private rented; total	108.8%	91.3%	82.4%

Sources: Censuses 2001 and 2011, AECOM Calculations

64. As noted previously, 488 dwellings have been completed in Bramshott and Liphook since 2011. It is not possible to determine the exact tenure of these new dwellings, however, data provided by EHDC suggests that 107 affordable units have been delivered over this period, representing approximately 22% of all new dwellings completed in the neighbourhood area.

4.4 Affordability

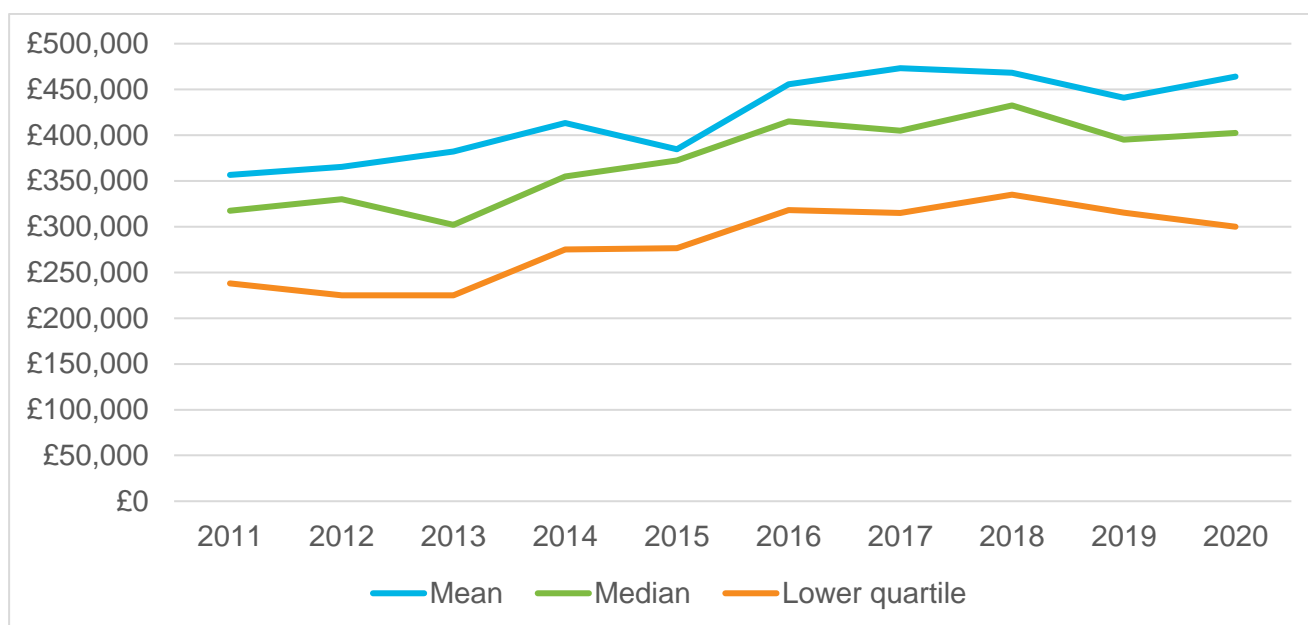
65. Having reviewed the tenure of the existing housing stock in Bramshott and Liphook and the findings of the Interim HEDNA, this report assesses the affordability of homes to those living in the Neighbourhood Plan area.

66. The following analysis considers house prices and rents in the neighbourhood area and whether these are affordable to local households on the basis of their incomes or earnings. Poor or worsening affordability or homes to rent or buy can indicate the need to provide Affordable Housing.

4.4.1 House prices

67. 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.
68. Figure 4-1 on the following page looks at selected measures of house prices in Bramshott and Liphook. It shows that houses prices in Bramshott and Liphook have been on a steady but gentle upward trend between 2011 and 2020. Over this period, the mean house price increased by 30.1% and the median house price increased by 26.8%. Lower quartile prices loosely tracked the median house price in terms of its trajectory over time, rising by 26.1%.
69. PPG makes clear that lower-quartile house prices may be used as a benchmark for entry-level home prices.²¹ Entry-level properties are typically those with one or two bedrooms – either flats or houses.

Figure 4-1: House prices by quartile in Bramshott and Liphook between 2011 and 2020



Source: Land Registry PPD

70. Table 4-3 overleaf breaks down house prices by type of house, as recorded by Land Registry Price Paid Data (PPD). It shows the growth in the price of detached (49.2%) and semi-detached properties (34.7%) exceed the average growth for all property types (30.1%). Whereas, terraced properties experienced a more modest growth of 27.1% and the average price of flats fell by 19.1%.

²¹ See Paragraph: 021 Reference ID: 2a-021-20190220, available at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Table 4-3: House prices by type in Bramshott and Liphook, 2011-2020

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Growth
Detached	£457,807	£505,342	£571,241	£572,043	£524,013	£633,863	£686,101	£570,490	£597,415	£683,128	49.2%
Semi-detached	£286,810	£297,287	£264,650	£364,195	£380,049	£429,350	£383,069	£443,574	£382,907	£386,354	34.7%
Terraced	£281,119	£253,033	£257,016	£292,353	£301,436	£346,250	£364,854	£430,360	£380,616	£357,303	27.1%
Flats	£299,003	£233,391	£233,427	£239,101	£235,479	£231,767	£271,881	£242,692	£213,391	£241,857	-19.1%
All Types	£356,594	£365,401	£382,214	£413,225	£384,615	£455,458	£473,200	£468,332	£441,047	£463,905	30.1%

Source: Land Registry PPD

4.4.2 Income

71. 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.
72. The first source is locally specific but limited to the average total household income. This is the average household income estimates published by ONS²² at the level of the Middle-layer Super Output Area (MSOA)²³. In the case of Bramshott and Liphook the MSOA most suitable for use as a proxy for the Neighbourhood Plan area boundary is East Hampshire 009 (E02004705). Further details on the extent of this MSOA, including a map, and why it was selected as a proxy for the Neighbourhood Plan area, are set out in Appendix A.
73. The average total household income across East Hampshire 009 2018 was £51,400. This figure is typically used by mortgage lenders to assess a household's ability to afford to borrow.²⁴
74. The second source of data is Lower Quartile (LQ) average earnings. This is helpful for understanding affordability challenges among those with lower than average earnings. However, this data relates to individual earnings and whilst this is an accurate representation of household incomes where households have one earner, it does not represent household income where there are two people earning. It is also only available at the District level.
75. It is derived from ONS annual estimates of paid hours worked and earnings for UK employees to local authority level. Although 2019 provisional data has been published, the revised 2018 data is considered more robust and is therefore used here.
76. East Hampshire's gross LQ annual earnings for 2019 was approximately £17,236 per year. This is the LQ income before taxes (or benefits) for individual earners and so only correlates with the measure of household incomes above for single-person households. To estimate the income of LQ-earning households with two earners, the annual income is doubled, to £34,472.

4.4.3 Affordability Thresholds

77. In order to gain a clearer understanding of local affordability, it is also useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds'. Purchase thresholds denote the standard household income needed to access mortgage products, and income thresholds denote the maximum share of a family's income that should be spent on accommodation costs.
78. AECOM has determined thresholds for the income required 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 NPPF. These calculations are detailed in Appendix A. 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

²²Available at <https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/incomeandwealth/bulletins/smallareamodelbasedincomeestimates/financialyearending2016>

²³ An MSOA is a statistical area defined for Census purposes. For further information on MSOAs, see <https://www.ons.gov.uk/methodology/geography/ukgeographies/censusgeography>

²⁴ Total annual household income is the sum of the gross income of every member of the household plus any income from benefits such as Working Families Tax Credit.

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.

79. Table 4-4 shows the cost of different tenures and the annual income required to support these costs within Bramshott and Liphook. The income required column is the annual income needed to support ongoing housing costs, and assumes the households has access to a deposit (which we have assumed to be 10% of the value to be purchased). It does not take account of the possibility that households able to access market housing for purchase may already hold equity from an existing property or may be able to secure larger deposits with the support of family.

Table 4-4: Affordability thresholds in Bramshott and Liphook (income required, £)

Tenure	Mortgage Value	Rent	Income required	Affordable on average incomes? £51,400	Affordable on LQ earnings (single earner)? £17,236	Affordable on LQ earnings (2 earners)? £34,472
Market Housing						
NA Median House Price	£362,250	-	£103,500	No	No	No
LA New Build Mean House Price	£416,664	-	£119,047	No	No	No
NA LQ/Entry-level House Price	£270,000	-	£77,143	No	No	No
Average Market Rent	-	£13,440	£44,800	Yes	No	No
Entry-level Market Rent	-	£9,900	£33,000	Yes	No	Yes
Affordable Home Ownership						
Discounted Market Sale (-20%)	£322,000	-	£82,800	No	No	No
Discounted Market Sale (-30%)	£281,750	-	£72,450	No	No	No
Discounted Market Sale (-40%)	£241,500	-	£62,100	No	No	No
Discounted Market Sale (-50%)	£201,250	-	£51,750	Marginal	No	No
Shared Ownership (50%)	£201,250	£5,031	£68,521	No	No	No
Shared Ownership (25%)	£90,563	£7,547	£51,031	Yes	No	No
Affordable Rented Housing						
Affordable Rent (average)	-	£7,909	£31,637	Yes	No	Yes
Social Rent (average)	-	£6,043	£24,174	Yes	No	Yes

Source: AECOM Calculations

80. The income required to afford the different tenures is then benchmarked, in Figure 4-2 against the three measurements of household income set out above. These are the average total household income for East Hampshire 009 at £51,400 and the lower quartile gross earnings for East Hampshire for single-earners at £17,236 and dual-earning households at £34,472.
81. Taking into consideration the affordability thresholds set out above, it is apparent that the income required to buy an average market home, average new build home, or even lower quartile existing home for sale is higher than what would be expected to be available to those on average household incomes. Even with Bramshott and Liphook's relatively high average gross income of £51,400, home ownership is out of reach for the majority. However, average earning households can afford to rent on the open market and could afford some highly subsidised routes to home ownership such as shared ownership (25%) and discounted Market Sale (-50%).
82. Such products do little to help households on lower earnings, even where there are two earners. These households also appear unable to afford any market tenure except entry level rent.

83. Government policy aimed at tackling the housing crisis continues to attach high priority on helping those on modest incomes and others who are unable to afford market housing for purchase, such as younger buyers, to access affordable routes towards homeownership²⁵.
84. Table 4-4 shows that households with incomes between £33,000 and £77,143 are able to rent in the market but unable to buy. These households may need affordable home ownership options. There are a range of affordable routes to home ownership tenures, i.e. those aimed at households unable to afford to buy in the market. With regard to these products and the discounts required, the following observations can be made:
- The discount on the average market sale price required to enable households on average incomes to afford to buy is 50%.
 - Whether discounted market sale is affordable will depend whether properties are priced in relation to average, new build or entry level homes so developers will view discounts differently. New build homes are often more expensive than properties for sale in the second-hand stock. In this case, the average new build price for wider East Hampshire is in fact lower than the median price of existing housing in Bramshott and Liphook. While this is largely a function of the large and detached homes that contribute to the average in the NA, it is also reasonable to expect that an average new build home in Bramshott and Liphook will be higher than the East Hampshire average because of the higher value of land in the NA.
 - 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 two-bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000.²⁶ This cost excludes any land value or developer profit.
 - The Government's new First Homes product will provide a minimum discount of 30% on new homes. New build prices are not available at the neighbourhood level because the number of transactions is too low. However, median average prices provide a reasonable proxy for the price of new homes. In Bramshott and Liphook a 30% discount on average prices would not be sufficient to extend home ownership to households on average incomes. A discount of at least 50% would be required. Nevertheless, First Homes or their equivalent discounted market products may be suitable to Bramshott and Liphook households if sufficiently high discounts can be achieved.
 - Shared ownership at a 25% equity share is also highly appropriate, but higher equity share products would be more expensive than discounted market housing at a 40% discount. The minimum possible equity share for shared ownership has been recently reduced to 10%. At this level, the income threshold in Bramshott would be £43,538. While this is a significantly lower entry point than for a 25% share and brings this product within reach of average earners, it should be noted that the advantages of shared ownership are also lower at this level: monthly outgoings would be higher and it would take a long time for equity to be built up in the property to enable the household to take any further steps on the housing ladder. While certainly useful, it may only be suitable for those prepared to take a longer term view.
 - The income required to access Rent to buy is assumed to be similar to that required to afford market rents. In Bramshott and Liphook the income required to afford the average market rent is £44,800. Average market rents are affordable for those on mean incomes but are not affordable for those on lower quartile incomes. Rent to Buy therefore represents a viable route to affordable home ownership to those on mean incomes, however, is likely to be out of reach to those on lower quartile incomes.
85. Table 4-5 overleaf shows what discounts are required in order for properties to be affordable to households on average incomes. In Bramshott and Liphook a discount a 50% discount on average market prices would be required for these homes to be affordable to households on average incomes. This discount is substantially higher than the 30% discount envisaged in the First Homes product, which only appears meaningfully helpful for higher earners. A discount of 57% on average new build market homes would be appropriate for those on mean incomes. Though it is important to note that this discount would go beyond for the minimum First Homes discount and such a discount has not been tested in terms of viability within the NA.

²⁵ See the White Paper 'Fixing Our Broken Housing Market', at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

²⁶ This estimate is included for illustration purposes. £1,500 build cost per sq m is a reasonable estimate of current costs (mid 2020); 70 sq m for a 2 bedroom property is consistent with the Government's Nationally Described Space Standards

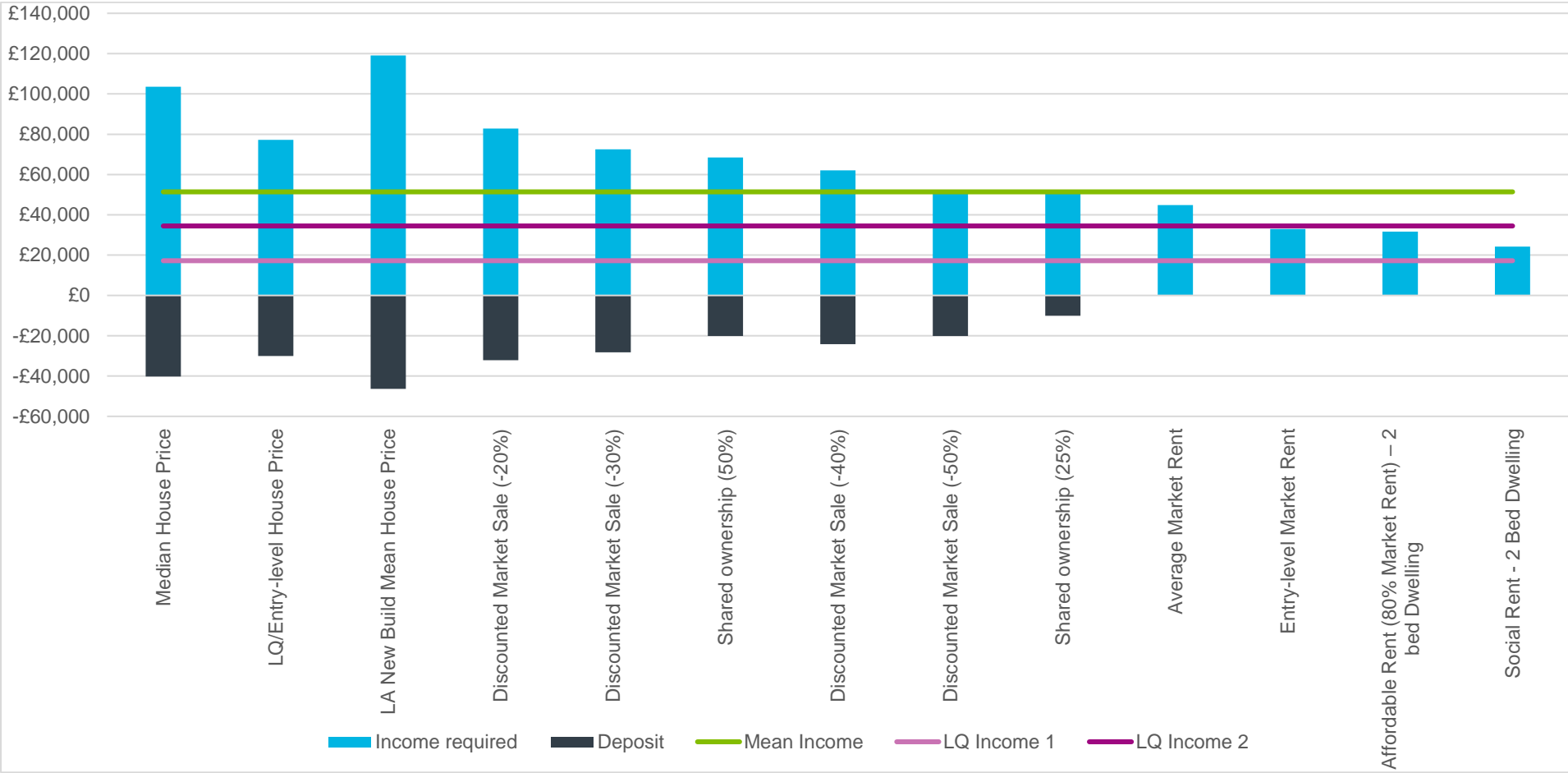
86. Local Authorities and neighbourhood plans will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate. The evidence gathered here suggests that seeking the highest possible discounts would be justified in Bramshott and Liphook.

Table 4-5 Discount on Sale Price Required for Households on Mean Incomes to Afford First Homes

Mean household income in NA: £51,400	
Tenure/ product	Discount on sale price required
Market sale (Average)	50%
New build market sale (Average for LA)	57%
Entry level (LQ)	33%

Source: Land Registry PPD; ONS MSOA total household income

Figure 4-2: Affordability thresholds in Bramshott and Liphook (income required, £)



Source: AECOM Calculations

4.5 Affordable housing- quantity needed

87. The starting point for understanding the need for affordable housing in Bramshott and Liphook is the relevant Strategic Housing Market Assessment (SHMA). A SHMA was undertaken for East Hampshire in 2013. As part of the evidence for the emerging EHDC Local Plan, EHDC undertook a study to update the information contained in the previous East Hampshire SHMA. This study estimates the need for affordable housing in the District based on analysis of the Council's waiting list and analysis of other data sets in line with Planning Practice Guidance, to estimate the need for affordable housing in the emerging Local Plan period (2017-36).
88. The Interim Housing and Economic Development Needs Assessment (HEDNA), published in December 2018 identifies two figures for affordable need:
 - a 'traditional' need (which is mainly for social/affordable rented accommodation and is based on households unable to buy or rent in the market); and
 - an 'additional' category of need introduced by the revised NPPF/PPG (which includes housing for those who can afford to rent privately but cannot afford to buy a home).
89. Using the traditional method, the analysis suggests a total need for 4,569 affordable homes for rent over the 19-year plan period (2017-2036) across the whole District, which is equivalent to 240 dwellings per annum. Using the additional definition, a higher level of 'need' for 440 dwellings per annum is identified for the District. However, it should be noted that all of these households in need can actually afford market housing (to rent).
90. In Table 4-6 the HEDNA figures are pro-rated to Bramshott and Liphook based on its fair share of the population (7.3% of the District's 2011 population).

Table 4-6 Estimate of Bramshott and Liphook's affordable housing need per annum (2017-36) based on HEDNA

Dwelling type	East Hampshire	Bramshott and Liphook
Affordable housing for rent	240	18 (rounded)
Affordable housing for sale	440	32 (rounded)

Source: HEDNA, AECOM Calculations

91. This equates to a total of 50 homes per annum (predominately for affordable ownership) or 950 homes over the Neighbourhood Plan period from 2017 to 2036. This figure exceeds the overall indicative housing requirement for the Bramshott and Liphook Parish of 642-646 dwellings, as set out in the emerging Local Plan. It is therefore unlikely that the Neighbourhood Plan will be able to accommodate the Affordable Housing identified here.
92. It is important to keep in mind that the households identified in the affordable housing for sale estimate in Table 4-6 are, by and large, adequately housed in the private rented sector. They do not lack their own housing but would prefer to buy rather than rent. There is no policy or legal obligation on the part either of the Local Authority or neighbourhood planners to meet affordable housing needs in full, either within or outside the Neighbourhood Plan area, though there are tools available to neighbourhood planners that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).
93. As we can see pro-rating District level estimates of affordable housing need to rural areas presents problems in practice. The District level figures are likely to represent higher needs in the urban areas of the District where there is a large social housing stock and larger numbers of households living in the private rented sector on housing benefit. Both of these factors tend to generate higher needs. By contrast, in rural parishes like Bramshott and Liphook the lack of social housing means there is no need generated from households already living in the sector. Similarly, households who may need social housing often move away to areas where their needs are more likely to be met (either because there is social housing available or more private rented housing). This means it is difficult to identify need for social/affordable rented housing within the NA.
94. Data from EHDC suggests there are currently 120 households on the affordable housing register with a local connection Bramshott and Liphook, broken down as shown in Table 4-7. Overall, there are 1,492 households registered to Hampshire Home Choice (HHC) with a connection to East Hampshire. The NA need therefore represents approximately 8% of the overall need for the district, compared to Bramshott and Liphook's population share of 7.3%. This suggests

that the current backlog for affordable rental homes in Bramshott and Liphook is relatively high compared to the overall district and supports the scale of need identified in the HEDNA.

Table 4-7 Hampshire Home Choice with a local connection to Bramshott/Liphook

Bed need	Band 2	Band 3	Band 4	Total
1	9	52	4	65
2	1	27	1	29
3	4	16	0	20
4	3	3	0	6
Total	17	98	5	120

Source: East Hampshire District Council

95. It is also important to remember that even after the Bramshott and Liphook, or indeed any other, 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 neighbourhood planners.
96. In this sense, it must be acknowledged that neighbourhood plans are by their nature relatively constrained in terms of the extent to which they can meet affordable housing need, unless there is a specific policy on the housing supply-side (e.g. the identification of one or more housing exception sites over and above those required by the Local Plan).

4.5.1 Affordable Housing Policies in Bramshott and Liphook

97. The Neighbourhood Plan may wish to develop policies in relation to the delivery of Affordable Housing within Bramshott and Liphook. EHDC's emerging Local Plan policy in relation to Affordable Housing delivery requires 40% of all new homes on sites of 11 dwellings or more to be delivered as Affordable Housing (Policy S6 Affordable Housing). This policy would apply in Bramshott and Liphook, subject to sites coming forward for development with 11 or more dwellings (of which, three sites are allocated in the Local Plan).
98. Table 4-8 at the end of this chapter estimates the number of affordable homes likely to come forward based on the overall housing requirement for the NA and the application of affordable housing policies.
99. The neighbourhood group may wish to develop policies on the mix of Affordable Housing delivered in Bramshott and Liphook. It is not the role of the HNA to develop policy, as there are a wider set of factors which apply and need to be considered by the neighbourhood planners. However, the following evidence and considerations may be used as a starting point in the development of policy. On the balance of the evidence in this HNA, AECOM set out a judgement on the starting point for an appropriate tenure mix in Bramshott and Liphook.
 - A. **Evidence of need for Affordable Housing:** The HEDNA estimate of the need for affordable rented housing found an annual need of 18 dwellings or 342 over the plan period. The HEDNA's estimate of the potential demand for affordable home ownership options suggest there may be a need for these homes in Bramshott and Liphook to address the aspirations of households who can rent but can't buy. The HEDNA's estimate identified the potential demand for 32 affordable homes for ownership per annum or 608 over the plan period. The relationship between these two estimates suggest that routes to ownership should be prioritised over rented tenures. However, the current backlog for rented housing (120 dwellings) and wider acute affordability issues, suggest that tenures that meet acute need are required. The households identified as needing affordable home ownership can afford to rent in the market and are not in acute housing need.
 - B. **Can Affordable Housing needs be met in full?** The indicative HRF for NA is 642-646. This level of housing delivery would not allow affordable housing needs to be met in full. It is unlikely that sufficient Affordable Housing will be delivered over the plan period to meet identified needs. This suggests some form of prioritisation will be required. In most cases, Councils will wish to prioritise the delivery of social/affordable rented homes to meet acute needs. Even if 40% of all new homes are delivered as affordable housing, and all of these are provided as affordable rented homes, this would be insufficient to meet the needs identified in the HEDNA.

- C. **Government policy (eg NPPF) requirements:** 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. Based on the findings of this HNA there is no evidence that going beyond the 10% threshold in Bramshott and Liphook would prejudice the provision of much needed affordable rented homes.
- D. **First Homes policy:** 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 should be First Homes. This 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.

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.
- E. **Local Plan policy:** EHDC's emerging Local Plan suggest the tenure mix of affordable housing should be informed by latest government guidance and other relevant information (such as HEDNA, 2019 and housing waiting lists).
- F. **Viability:** HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the adopted/emerging Local Plan and it is acknowledged that this may affect the provision of affordable housing and/or the mix of tenures provided and the discounts that can be sought on First Homes properties.
- G. **Funding:** 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. The neighbourhood group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.
- H. **Existing tenure mix in Bramshott and Liphook:** The current tenure mix includes a relatively high level of shared ownership, but this is counterbalanced by a lower level of private renting. Delivering more affordable routes to home ownership would help to diversify the tenure mix for people who cannot afford home ownership. Bramshott and Liphook also has a lower proportion of social renting than the district, which is likely to have the effect of forcing households on lower incomes to live elsewhere. The existing tenure mix suggests that some provision of both forms of Affordable Housing would offer a wider choice of homes for local residents and, importantly, may allow those on lower incomes including newly forming households and younger families to remain in or move to the area.
- I. **Views of registered providers:** 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 this area. Some housing associations may be reluctant to take on small numbers of homes in rural areas because of the extra cost involved in managing this stock. However, there may be specialist providers who are willing to provide this housing and so the delivery of social/affordable rented homes should not be ruled out if it is an objective of the neighbourhood group and supported by the Council.
- J. **Wider policy objectives:** the neighbourhood group may wish to take account of broader policy objectives for Bramshott and Liphook 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 Neighbourhood Area. These wider considerations may influence the mix of Affordable Housing provided.

- 100. On the basis of the considerations above, Table 4-6 overleaf proposes an indicative tenure mix of Affordable Housing in Bramshott and Liphook.
- 101. The proposed headline split between affordable rent and affordable home ownership is 75% rented and 25% ownership. It is considered prudent to prioritise affordable rented housing to a high degree, while remaining within the bounds of the NPPF and First Homes requirements for affordable home ownership. This should help to meet the needs of those with no other suitable housing options, in line with the previous finding that those on lower quartile incomes can afford nothing else in Bramshott and Liphook. Some measure of affordable home ownership would help to widen housing access for those with around average incomes, but this should not come at the expense of more urgent and acute needs.

102. The indicative mix is aligned with the changes to planning policy, in which 25% of all Affordable Housing will be required to be provided as First Homes. If the First Homes product can be secured at greater discount levels (i.e. 50% of sale prices) then this product would be comparable, in terms of affordability, with shared ownership at a 25% share. While this discount might be unattainable, any lower discounts would still facilitate access to home ownership to groups of people, such as those earning slightly over the median income or young buyers that may have additional financial support from their families, for instance. With First Homes taking up the full 25% share for the affordable home ownership provision there is little scope to include the rent to buy and shared ownership tenures within the suggested mix.
103. This mix should be viewed as a starting point, based primarily on secondary evidence, which should be reconsidered in light of considerations F to J above, and in particular the views and objectives of the community.
104. Where the neighbourhood planners wish to develop policy that requires a different mix to that set out in the Local Plan, it is important that they liaise with the LPA to gather more detailed income and viability information, and to ensure that departures from the district-level policy context have the LPA's support. Liaising with the LPA will be particularly important where the Local Plan tenure split can be expected to be adjusted in light of the new First Homes requirements, to ensure that the Neighbourhood Plan's approach in reflecting these changes is in line with the LPA approach. Another option when developing Neighbourhood Plan policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-site circumstances in addition to this evidence.
105. AECOM cannot provide guidance on the appropriate share of social/affordable rented homes as this will depend on the level of funding available to housing associations which will determine at what level rents can be set. Registered providers (eg housing associations) may be reluctant to deliver small numbers of homes where there are ongoing management costs involved. For this reason, the proportion of rented homes which can be secured may depend on the willingness of local housing association to maintain and manage small numbers of homes.
106. This recommendation given below is based purely on AECOM's judgement. Our approach is to list the various factors that may be taken into account when considering the policy options on this topic so that if the neighborhood plan group take a different interpretation or are aware of additional evidence (including the objectives and views of the community), it will be possible to specify and justify a different mix, though still taking account of the First Homes policy.

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

Tenure	Indictive Mix	Considerations and uncertainties
Routes to home ownership, of which	25%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc
Shared ownership	0%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown.
Rent to buy	0%	RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	75%	
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

4.6 Conclusions- Tenure and Affordability

107. Bramshott and Liphook, at the time of the 2011 Census, had tenure profile that largely aligned with East Hampshire. Home ownership was the most common tenure, slightly exceed the district average but significantly exceeds the national average. Shared ownership in the NA was marginal, albeit at a slightly higher level than seen at wider geographies. A similar provision of social rented properties was recorded across the NA and wider district, both notably lower than the national average. Finally, a relatively lower share of private rented homes was recorded in the NA compared to its wider geographies.
108. Between 2001 and 2011, all forms of occupancy have increased, with a high growth rate in shared ownership and private rented corresponding with a similar growth at the district level. The comparative modest increase in outright ownership may indicate increasing difficulty to access home ownership via the market in the NA. Since 2011, there has been a significant quantity of new development in the parish, comprising a total of 488 dwellings, including 107 affordable units.
109. Houses prices in Bramshott and Liphook are on a steady but gentle upward trend. The overall mean house price increased by 30.1%. Price raises for detached (49.2%) and semi-detached properties (34.7%) exceed the average growth for all property types (30.1%). Whereas, terraced properties experienced a more modest growth of 27.1% and the average price of flats fell by 19.1%.
110. The income required to buy an average market home, average new build home, or even lower quartile existing home for sale is higher than what would be expected to be available to those on average household incomes. However, average earning households can afford to rent on the open market and could afford some highly subsidized routes to home ownership such as shared ownership (25%) and discounted Market Sale (-50%).
111. In Bramshott and Liphook a 30% discount on average prices (as envisaged in the First Homes product) would not be sufficient to extend home ownership to households on average incomes. A discount of at least 50% would be required. Nevertheless, First Homes or their equivalent discounted market products may be suitable to Bramshott and Liphook households if sufficiently high discounts can be achieved.
112. Average market rents are affordable for those on mean incomes, therefore, Rent to Buy represents a viable route to affordable home ownership to those on mean incomes, however, is likely to be out of reach to those on lower quartile incomes.
113. The Interim Housing and Economic Development Needs Assessment (HEDNA), published in December 2018, identifies two figures for affordable need, representing a tenure split of 64:34 across East Hampshire:
 - 240 affordable homes for rent per annum; and
 - 440 affordable homes for sale per annum.
114. Applying these figures on a pro-rata basis to the NA equates to a total of 50 homes per annum (18 affordable rented homes and 32 affordable ownership homes) or 950 homes over the Neighbourhood Plan period from 2017 to 2036. This figure exceeds the overall indicative housing figure for the Bramshott and Liphook Parish of 642-646 dwellings. It is therefore unlikely that the Neighbourhood Plan will be able to accommodate the Affordable Housing identified here. This suggests some form of prioritisation will be required. In most cases, Councils will wish to prioritise the delivery of social/affordable rented homes to meet acute needs.
115. The majority of the homes identified in the affordable housing for sale estimate are, by and large, adequately housed in the private rented sector. Data from EHDC suggests there are currently 120 households on the affordable housing register with a local connection Bramshott and Liphook, which appears relatively high compared to the overall district.
116. We provide an indicative tenure mix of Affordable Housing in Bramshott and Liphook based on a headline tenure split of 75% social rented and 25% intermediate housing. The indicative mix is also aligned with the changes to planning policy, in which 25% of all Affordable Housing will be required to be provided as First Homes. If the First Homes product can be secured at greater discount levels (i.e. 50% of sale prices) then this product would be comparable, in terms of affordability, with shared ownership at a 25% share.
117. With First Homes taking up the full 25% share for the affordable home ownership provision there is little scope to include the rent to buy and shared ownership tenures within the suggested mix.
118. Table 4-8 below summarises Bramshott and Liphook's position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the Plan

period. This exercise simply applies the housing requirement figure for the area to the Local Plan policy expectation, and shows the quantities of affordable housing for rent and sale that would be delivered if each of the tenure mixes proposed in this HNA were rigidly enforced. In this sense it is hypothetical, and the outcomes in practice may differ, either as a result of measures taken in the neighborhood plan (e.g. if the group plan for more housing (and therefore more affordable housing) than the local plan, or if the group decide to influence the tenure mix in other ways), or as a result of site-specific constraints.

Table 4-8 Estimated delivery of Affordable Housing in Bramshott and Liphook

	Step in Estimation	Expected Delivery
A	Provisional capacity figure	642 - 646
B	Affordable housing quota (%) in LPA's Local Plan	40%
C	Potential total Affordable Housing in NA (A x B)	257 - 259
D	Rented % (e.g. social/ affordable rented)	75%
E	Rented number (C x D)	193 - 194
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	25%
G	Affordable home ownership number (C x F)	64-65

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix

119. The estimated affordable housing delivery set out above does not meet the quantity of demand identified in estimates of the need for affordable housing and specifically the acute need for affordable rented housing. This suggests some form of prioritisation will be required. In most cases, Councils will wish to prioritise the delivery of social/affordable rented homes to meet acute needs. We recommend that the policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored.
120. It is not recommended that the Local Plan policy requirement be exceeded in the neighbourhood plan because such steps are rarely accepted by planning inspectors on the grounds that an extremely high standard of justification is required which goes beyond the scope of this HNA, in particular around the issue of what level of Affordable Housing delivery can be financially viable in the NA. Raising the percentage of Affordable Housing required could, furthermore, have the effect of discouraging new building from coming forward altogether. Should the group wish to consider such an option, it is advisable to discuss this with the LPA in the first instance.

5. RQ 2: Type and Size

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

5.1 Introduction

121. The Bramshott and Liphook Neighbourhood Plan may benefit from the inclusion of policies informed by evidence on what sizes and types of housing would be best suited to the local community. This will help ensure that future developments give local people options within the housing market at all stages of life.
122. PPG recommends a consideration of the existing housing provision and its suitability, having regard to demographic shifts in age and household composition, to address future, as well as current community need. For this reason, we firstly consider the type and size of the existing housing stock in Bramshott and Liphook. Demographic shifts in age and household composition will then be considered. Finally, the future demand for housing by size and type is determined by the way different household types currently occupy their dwellings in the wider Local Authority area, and then applying demographic projections of how the Neighbourhood Plan area population is likely to change by the end of the Plan period.

5.2 Existing types and sizes

5.2.1 Background and definitions

123. Before beginning our consideration of dwelling type and size, it is important to understand how different types of households occupy their homes. Crucially, and unsurprisingly, household ‘consumption’ of housing (in terms of housing size) tends to increase alongside wages, with the highest earning households consuming relatively more (i.e. larger) housing than those on lower incomes. Similarly, housing consumption tends to increase, alongside wealth, income, and age, such that older households tend to have larger homes than younger households, often as a result of cost and affordability.
124. In this context, even smaller households (those with fewer than three inhabitants) may be able to choose to live in larger homes than they require, and would be defined in Census terms as under-occupying their homes. This is a natural feature of the housing market, and can distort considerations of future housing needs, with market dynamics and signals giving a very different picture to demographics, household type and size.
125. In order to understand the terminology surrounding dwelling size analysis, it is important to note that the number of rooms recorded in Census data excludes some rooms such as bathrooms, toilets and halls. Dwelling size data is collected by determining the number of rooms being occupied by each household. In the section that follows, ‘dwelling sizes’ can be translated as follows²⁷:
- 1 room = bedsit
 - 2 rooms = flat/house with one bedroom and a reception room/kitchen
 - 3 rooms = flat/house 1-2 bedrooms and one reception room and/or kitchen
 - 4 rooms = flat/house with 2 bedroom, one reception room and one kitchen
 - 5 rooms = flat/house with 3 bedrooms, one reception room and one kitchen
 - 6 rooms = house with 3 bedrooms and 2 reception rooms and a kitchen, or 4 bedrooms and one reception room and a kitchen
 - 7+ rooms = house with 4 or more bedrooms
126. It is also useful to clarify the Census terminology around dwellings and households spaces. These can be confusing where different terminologies such as flats, apartments, shared and communal dwellings, and houses in multiple occupation, are used. Dwellings are counted in the Census by combining address information with Census returns on whether people’s accommodation is self-contained.²⁸ As such, all dwellings are classified into either “shared” or “unshared” dwellings. Household spaces make up the individual accommodation units forming part of a shared dwelling.

²⁷ At <https://www.nomisweb.co.uk/census/2011/qs407ew>

²⁸ At <https://www.gov.uk/guidance/dwelling-stock-data-notes-and-definitions-includes-hfr-full-guidance-notes-and-returns-form>

127. The key measure of whether a dwelling is shared or unshared relates to the Census' definition of a household. A household is defined as "One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area."²⁹ On this basis, where unrelated residents of a dwelling share rooms other than a kitchen, this would be considered a single household in an unshared dwelling, whilst where only a kitchen is shared, each resident would be considered their own household, and the dwelling would be considered shared.

5.2.2 Dwelling type

128. The 2011 Census shows Bramshott and Liphook residents occupied 1,596 detached houses, 901 semi-detached, 596 terraced houses, and 645 flats. Although broadly similar in terms of detached and semi-detached provision, compared with East Hampshire, Bramshott and Liphook is characterized by fewer terraces and more flats (see Table 5-1 below).

Table 5-1: Accommodation type (households), Bramshott and Liphook 2011

Dwelling type		Bramshott and Liphook	East Hampshire	England
Whole house or bungalow	Detached	42.6%	42.5%	22.4%
	Semi-detached	24.1%	24.5%	31.2%
	Terraced	15.9%	17.8%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	14.2%	11.7%	16.4%
	Parts of a converted or shared house	2.0%	1.8%	3.8%
	In commercial building	1.0%	0.9%	1.0%

Source: ONS 2011, AECOM Calculations

5.2.3 Specific housing types

129. Bungalows can play an important role in meeting the current and future needs of older people and people with accessibility needs.
130. As the ONS Census data does not capture bungalows as a distinct type, we have used Valuation Office Agency (VOA) data to investigate their presence in Bramshott and Liphook. The result is presented in Table 5-2 overleaf, note VOA data is rounded to the nearest 10 for each category with those below 5 recorded as negligible.
131. Overall, Bramshott and Liphook has a lower provision of bungalows compared to East Hampshire, however both figures are relatively high compared with the national picture (9.3% of all housing). Turning to property sizes, Bramshott and Liphook has a higher proportion of one- and two-bedroom bungalows compared to East Hampshire. These bungalows are generally more suited to meet the needs of older people, allowing them to downsize helping to free up other types of housing for younger families.
132. There does not appear to be a current shortfall in bungalow provision, however, it may be beneficial for the provision of bungalows to be encouraged in Bramshott and Liphook if there is demand within the community, and to prepare for higher rates of mobility limitation as the population ages (see chapter 6), if these homes can be provided viably.

²⁹ Ibid.

Table 5-2: Number of bungalows by property size, 2020

	Bramshott and Liphook (numbers)	Bramshott and Liphook (%)	East Hampshire (numbers)	East Hampshire (%)
Total properties	4,210	100%	54,380	100%
Total Bungalows	510	12.1% (of all properties)	7,770	14.3% (of all properties)
1 bedroom	30	5.9%	360	4.6%
2 bedrooms	250	49.0%	3040	39.1%
3 bedrooms	170	33.3%	3330	42.9%
4 bedrooms +	60	11.8%	1020	13.1%
Unknown	0	0.0%	20	0.3%

Source: Valuation Office Agency, Council tax: stock of properties, 2019, Table CTSOP3.0 and Table CTSOP3.1

5.2.4 Dwelling size

133. Table 5-3 below sets out the distribution of the number of rooms by household space. The housing stock in Bramshott and Liphook closely aligns to that of East Hampshire as a whole. The overall balance, in terms of numbers of rooms, tends to be weighted towards medium to large size homes (five rooms or more), across the neighbourhood and wider district.

Table 5-3: Number of rooms per household in Bramshott and Liphook, 2011

	2011 Bramshott and Liphook	2011 East Hampshire
Number of Rooms		
1 Room	0.3%	0.4%
2 Rooms	1.6%	2.2%
3 Rooms	8.3%	7.2%
4 Rooms	14.5%	14.9%
5 Rooms	18.9%	20.4%
6 Rooms	18.3%	17.7%
7 Rooms	13.2%	12.7%
8 Rooms or more	9.7%	10.2%
9 Rooms or more	15.3%	14.5%

Source: ONS 2011, AECOM Calculations

134. It is also relevant to consider how the number of rooms occupied by households changed between the 2001 and 2011 Censuses. Again, the evolution of Bramshott and Liphook's dwelling mix in terms of size largely aligns with the trends observed for the wider district. One notable change from the 2001 Census is that the NA's proportion of three and four room dwellings increased at a higher rate compared to the comparator geographies, suggesting that newer homes have been relatively small.

Table 5-4: Rates of change in number of rooms per household in Bramshott and Liphook, 2001-2011

Number of Rooms	Bramshott and Liphook	East Hampshire	England
1 Room	-29.4%	-18.6%	-5.2%
2 Rooms	26.7%	23.1%	24.2%
3 Rooms	39.5%	13.9%	20.4%
4 Rooms	18.0%	2.3%	3.5%
5 Rooms	-5.9%	-4.4%	-1.8%
6 Rooms	11.8%	7.5%	2.1%
7 Rooms	10.4%	11.1%	17.9%
8 Rooms or more	16.7%	23.0%	29.8%

Source: ONS 2001-2011, AECOM Calculations

135. Returning to the most recent Census data, it is also useful to compare the figures for number of rooms with figures for the number of bedrooms for each household. Table 5-5 below summarises the proportion of households occupying each size of home in terms of the number of bedrooms. This data shows that Bramshott and Liphook's stock of dwellings by size is similar to that of East Hampshire, with a majority having three bedrooms, and similar proportions of most other sizes. Overall, there is a larger bias to the stock in Bramshott and Liphook (with high proportions of 4 and 5+ bed properties) compared to England as a whole. Conversely, there are lower proportions of smaller (1 and 2 bed) dwellings compared to England as a whole. The size mix of the stock feeds into the price of housing and affordability, with larger properties generally being more expensive and less affordable.

Table 5-5: Number of bedrooms in household spaces in Bramshott and Liphook, 2011

Bedrooms	Bramshott and Liphook		East Hampshire		England	
All categories: no. of bedrooms	3,532	100.0%	47,258	100.0%	22,063,368	100.0%
No. bedrooms	10	0.3%	111	0.2%	54,938	0.2%
1 bedroom	330	9.3%	4,219	8.9%	2,593,893	11.8%
2 bedrooms	751	21.3%	10,481	22.2%	6,145,083	27.9%
3 bedrooms	1,231	34.9%	17,591	37.2%	9,088,213	41.2%
4 bedrooms	882	25.0%	10,880	23.0%	3,166,531	14.4%
5 or more bedrooms	328	9.3%	3,976	8.4%	1,014,710	4.6%

Source: ONS 2011, AECOM Calculations

5.3 Household composition and age structure

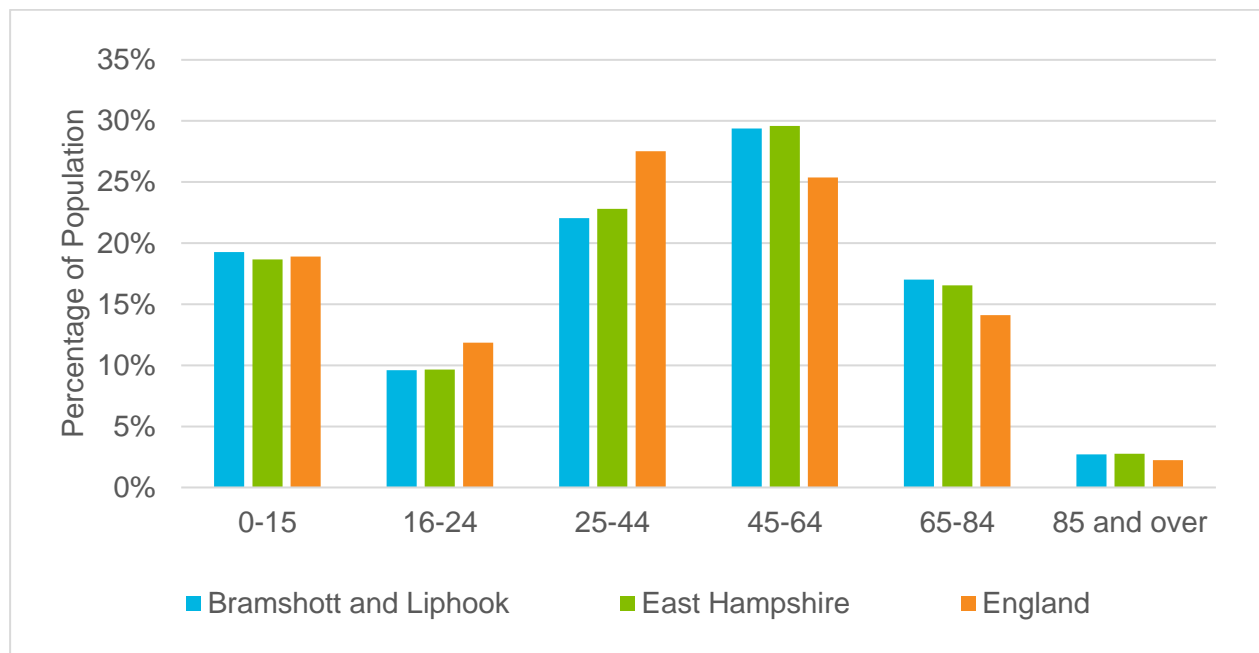
136. Having established the current stock profile of Bramshott and Liphook and identified recent changes in its composition, the evidence assembled below examines the composition and age structure of households in the 2011 Census and in future years. Through a consideration of the types of households projected to form over the Neighbourhood Plan period, and the mix of age groups suggested by demographic projections, it becomes possible to consider the type and size of housing needed in the Neighbourhood Plan area by the end of the planning period.

5.3.1 Age structure

137. The 2011 Census data reveals that the age profile of Bramshott and Liphook largely follows that of the wider district. The NA and wider district have a relatively older population when compared to the national average. The 45-64 age group represents the largest group of Bramshott and Liphook's population, this cohort can be expected to fall into older age bands during the Neighbourhood Plan. Compared to England, Bramshott and Liphook has a higher proportion of people in the 65-84 and 85 and over age groups, and a lower proportion in the younger 16-24 and 25-44 age groups.

The 0-15 age group segment of the population in 2011 was proportionally larger in Bramshott and Liphook compared to both wider geographies, although not significantly so (see Figure 5-1 below).

Figure 5-1: Age structure in Bramshott and Liphook, 2011



Source: ONS 2011, AECOM Calculations

138. This data can be brought up to date using ONS mid-year population estimates for 2019. It is worth noting that ONS advised exercising particular caution with population estimates by single year of age, as patterns of variance and bias mean the data is relatively less accurate. The single year data for Bramshott and Liphook in mid-2019 has been grouped into age bands to match the 2011 Census, and a side-by-side comparison is given in Table 5-6 below. The 45-64 age group remains the single largest age group in Bramshott and Liphook, increasing by 8.3% between 2011 and 2019. The greatest change can be seen in the 85 and over age group, which increased by 43.7%, however, it is worth noting that this age bands had the lowest starting base compared to the other age groups. Perhaps more significant are the changes in the 0-15 group, which increased by 13.9%, and the 65-84 group, which increased by 20.9%. Finally, there were insignificant increases in the 16-24 and 25-44 age groups between 2011 and 2019. Taken together, these figures indicate that the population of the NA is ageing. An ageing population has implications on future demand for housing. In particular, it is likely that more adaptable and specialised housing will be needed.
139. It is worth noting that only the age structure of the population can be brought up to date in this way. The age or life-stage of household groups, which form the basis of the analysis of future dwelling size needs, is not estimated each year. The 2011 Census therefore remains the most accurate basis to use in those areas, and the brief comparison here demonstrates that the change from 2011-2019 has not been so significant as to invalidate the 2011 household data.

Table 5-6: Age structure of Bramshott and Liphook population, 2011-2019

Bramshott and Liphook			
Age group	2011 Pop.	2019 Pop.	Rate of Change
0-15	1,636	1,863	13.9%
16-24	814	819	0.6%
25-44	1,871	1,878	0.4%
45-64	2,495	2,703	8.3%
65-84	1,444	1,746	20.9%
85 and over	231	332	43.7%

Source: ONS 2001-2011, ONS mid-2019 population estimates, AECOM Calculations

5.3.2 Household composition

140. Household composition (i.e. the mix of adults and children in a dwelling) is a critical factor in driving the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period.
141. In assessing Census data on household composition (Table 5-7), we see that Bramshott and Liphook very closely resembles East Hampshire, with about two thirds of households being composed of one family. Within this category we can see that the NA has a lower proportion of families with no children compared to East Hampshire. The remainder are one person households and some 'other households' including house sharers, students and houses in multiple occupation (HMOs). Bramshott and Liphook has a notably higher proportion of single older households compared to East Hampshire and England as a whole.
142. Note that non-dependent children refer to households in which adult children are living at home, or students still call their primary residence despite living for most of the year near to university. Though this category can often indicate the relative unaffordability of entry-level homes in an area as many such young people may wish to move out and form their own households if they were financially able.

Table 5-7: Household composition (by household), Bramshott and Liphook, 2011

Household composition		Bramshott and Liphook	East Hampshire	England
One person household	Total	28.5%	25.8%	30.2%
	Aged 65 and over	15.3%	12.9%	12.4%
	Other	13.3%	12.9%	17.9%
One family only	Total	66.8%	68.7%	61.8%
	All aged 65 and over	10.4%	10.8%	8.1%
	With no children	17.8%	21.0%	17.6%
	With dependent children	28.5%	27.6%	26.5%
	All children Non-Dependent ³⁰	10.1%	9.4%	9.6%
Other household types	Total	4.6%	5.5%	8.0%

Source: ONS 2011, AECOM Calculations

143. Again, it is relevant to consider rates of change in this indicator during the period between Censuses. Between 2001 and 2011, the proportion of one person households increased at a notably higher rate in Bramshott and Liphook compared to the wider geographies. It is perhaps surprising that the percentage of single person households under 65 increased significantly by 51%, compared to a more modest growth of 15.4% in the 65 and over group. The proportion of one family households also increased at a higher rate in Bramshott and Liphook compared to local and national levels. Within this category all children non-dependent experienced the greatest increase. This could indicate that there is a surplus of large family sized homes (as suggested by the size evidence above) and a lack of smaller homes for families who have older children and want to downsize. Bramshott and Liphook's population of other household types (such as multi-family and shared households) fell as this category expanded in both the District and England, suggesting a lower frequency of house sharing in the NA (see Table 5-8).

³⁰ Refers to households containing children who are older than 18 e.g. students or young working people living at home.

Table 5-8: Rates of change in household composition, Bramshott and Liphook, 2001-2011

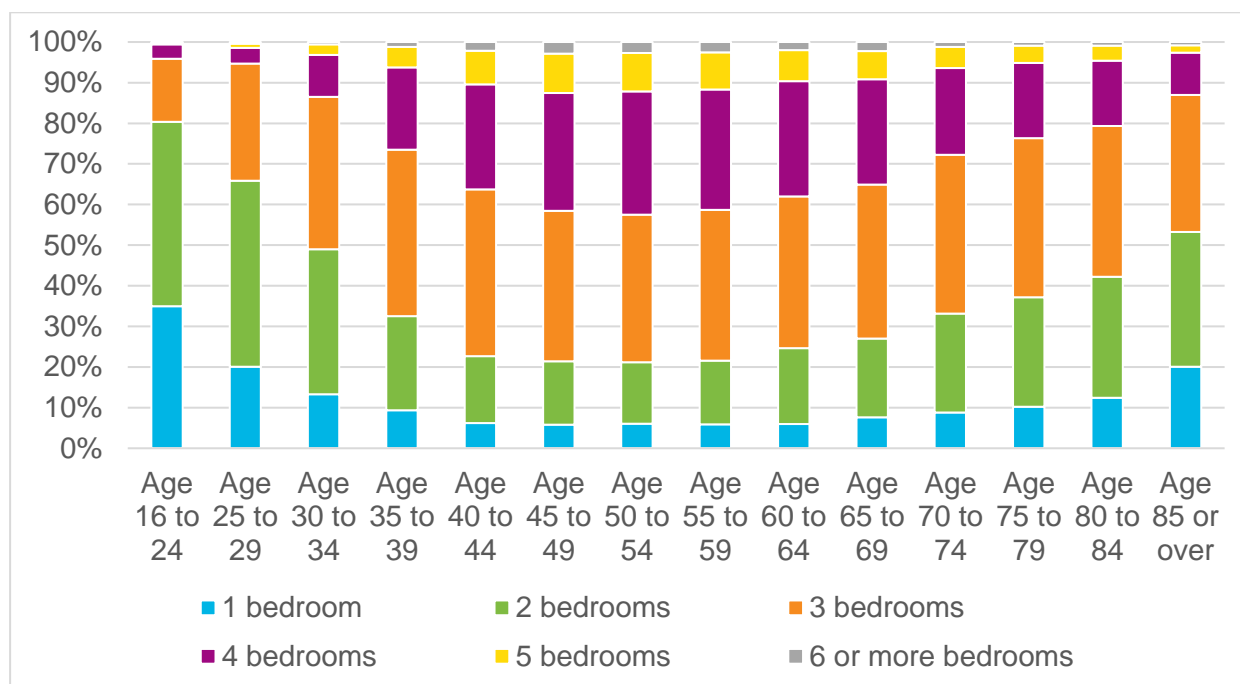
Household type		Percentage change, 2001-2011		
		Bramshott and Liphook	East Hampshire	England
One person household	Total	29.6%	12.6%	8.4%
	Aged 65 and over	15.4%	6.0%	-7.3%
	Other	51.0%	20.1%	22.7%
One family only	Total	7.0%	6.4%	5.4%
	All aged 65 and over	12.3%	14.4%	-2.0%
	With no children	-1.4%	4.3%	7.1%
	With dependent children	6.4%	2.2%	5.0%
	All children non-dependent	21.4%	15.9%	10.6%
Other household types	Total	-11.4%	14.3%	28.9%

Source: ONS 2001-2011, AECOM Calculations

5.4 Dwelling mix determined by life-stage modelling

144. Recognising the fact that households of different ages may have different housing needs, the housing mix needed to meet demographic change by the end of the Plan period is estimated by an approach based on current occupation patterns – that is, the propensity of households of different ages to occupy different types of accommodation – will persist into the future. For example, projected growth in households aged under 24 will lead to an increase in the need for the type of housing currently occupied by households of that age.
145. It is important to keep in mind that this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the propensity of households to occupy more or less space than they 'need'. This approach also embeds existing patterns of occupancy which may or may not be desirable. This is particularly important to keep in mind in areas where housing affordability has worsened because it means that many households are forced to occupy less space than they need or want.
146. However, no data on housing size occupation by age of the Household Reference Person (HRP- a more modern term for 'head of household') is available at neighbourhood level. For this reason, LA-level data needs to be used as the closest proxy.
147. Figure 5-2 overleaf sets out the relationship in the 2011 Census at LA level between the age of the HRP and the size of dwelling occupied. This provides the starting point for determining the most appropriate dwelling size mix by the end of the Neighbourhood Plan period. The data shows that the majority of East Hampshire residents live in one- and two-bedroom properties until the age of 30. Larger properties (three bedrooms or more) become more popular than smaller properties as we move into the 30 and beyond age group. In households where the HRP is aged 50 and over, smaller one- and two-bedroom properties become progressively more popular, although there is still a significantly high level of households in this age group occupying larger properties of three bedrooms or more. It's only when we get to the 85 and over age group where the proportion of those living in smaller one and two-bedroom properties reaches more than 50% of older households.

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



Source: ONS 2011, AECOM Calculations

148. Household projections provided by MHCLG are then used to understand the future distribution of households by the age of the HRP. Again, this data is available at the Local Authority level and for the years 2018 and 2043. Therefore, the distribution of households by the age of the HRP would be in 2036 is estimated, i.e. the end of the Neighbourhood Plan period (red in the table). The data is presented in Table 5-9 below.

Table 5-9: Projected distribution of households by age of HRP, East Hampshire

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	847	4,101	18,895	9,355	14,060
2018	848	3,780	17,553	9,950	17,628
2036	798	4,175	16,703	9,634	24,456
2043	779	4,329	16,373	9,511	27,111

Source(s): MHCLG 2014-based household projections, ONS 2011, AECOM Calculations

149. It is then necessary to extrapolate from this Local Authority-level data an estimate of the corresponding change in the age structure of the population in Bramshott and Liphook. To do so, the percentage increase expected for each group across East Hampshire, derived from the data presented above was mapped to the population of Bramshott and Liphook. The results of this calculation are detailed in Table 5-10 below:

Table 5-10: Projected distribution of households by age of HRP, Bramshott and Liphook

Year	Age of HRP 24 and under	Age of HRP 25 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	62	285	1,359	712	1,114
2018	62	263	1,262	757	1,397
2036	58	290	1,201	733	1,938
% change 2011-2036	-6%	2%	-12%	3%	74%

Source: AECOM Calculations

150. Finally, having established the likelihood shown by households at different life-stages towards dwellings of different sizes in Figure 5-2, and the approximate number of households in East Hampshire and Bramshott and Liphook falling into each of these stages by the end of the Plan period in 2036, it is possible to estimate how the housing stock might evolve in terms of size over the Neighbourhood Plan period in response to demographic change (see Table 5-11 below).
151. The table takes in turn each projected age group in 2036, estimating how many of the households in that age bracket will want or need to occupy each size of dwelling. This is repeated for each age bracket and added together to arrive at an estimation of what proportion of each size of dwelling will be required overall.

Table 5-11: Ideal dwelling size distribution in Bramshott and Liphook by the end of the Plan period, based on modelled household life-stages (totals may not sum due to rounding)

Size	Age of HRP 16 to 24	Age of HRP under 35	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over	Total households requiring dwelling sizes
Households 2036	58	290	1,201	733	1,938	-
1 bedroom	20	47	80	44	215	405
2 bedrooms	27	115	206	126	499	973
3 bedrooms	9	98	463	273	729	1,573
4 bedrooms	2	22	323	212	378	938
5+ bedrooms	0	7	129	78	117	331

Source: Census 2011, AECOM Calculations. Figures may not sum due to rounding

152. It is now possible to compare the 2011 housing mix in terms of size with the projected requirement based on the estimates set out in Table 5-11 above modelling the change in the age structure of the population in Bramshott and Liphook.
153. Table 5-12 below indicates that, by 2036, the size distribution of dwellings should be relatively similar to its current (2011) state, though with a greater proportion of smaller homes (one – three bedrooms), and a lower proportion of homes with four or more bedrooms.

Table 5-12: 2011 housing sizes compared to ideal distribution at end of Plan period, Bramshott and Liphook

Number of bedrooms	2011		2036	
1 bedroom	330	9.3%	405	9.6%
2 bedrooms	751	21.3%	973	23.0%
3 bedrooms	1,231	34.9%	1,573	37.3%
4 bedrooms	882	25.0%	938	22.2%
5 or more bedrooms	328	9.3%	331	7.8%
Total households	3,532	100.0%	4,221	100.0%

Source: Census 2011, AECOM Calculations

154. Table 5-13 overleaf sets out the estimated misalignment between future demand for housing, based on the modelled preferences of households at different life-stages, and the current stock available in the Neighbourhood Plan area.

Table 5-13: Future potential misalignments of supply and demand for housing, Bramshott and Liphook

Number bedrooms	of 2011	2036	Change to housing mix	Recommended split
1 bedroom	330	405	75	10.8%
2 bedrooms	751	973	222	31.8%
3 bedrooms	1,231	1,573	342	49.0%
4 bedrooms	882	938	56	8.0%
5 or more bedrooms	328	331	3	0.5%

Source: AECOM Calculations

155. The result of this life-stage modelling exercise is to suggest that, in terms of demographic change, new development might involve the following share of dwelling sizes: 10.8% as one bedroom, 31.8% as two bedrooms, 49.0% as three bedrooms, 8.0% as four bedrooms and 0.5% as 5 or more bedrooms.
156. Note that only the percentage mix in the right-hand column is relevant to the purposes of this HNA and the neighbourhood planning process. The actual numbers of dwellings required to adjust the size mix do not reflect the actual quantity of housing needed in the NA and are simply a step in the calculation necessary to produce a percentage split. As a general point, this dwelling mix in percentage terms stands alone from the overall quantity of housing needed or allocated over the Plan period, and could equally apply to windfall development, allocations beyond the plan period, or any other source of housing supply.

5.5 Conclusions- Type and Size

157. This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. 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 characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site specific factors which may justify a particular dwelling mix.
158. The 2011 Census shows that the stock of housing in Bramshott and Liphook is weighted towards detached and semi-detached types. While the proportion of detached homes and semi-detached is similar to that across East Hampshire, the parish has far fewer terraced homes and more flats. There appears to be a healthy quantity of bungalows in the NA, suggesting that there is no undersupply of this type favoured by older households.
159. In terms of size, the housing stock in Bramshott and Liphook is broadly similar to that of East Hampshire as a whole. The overall balance, in terms of numbers of rooms, tends to be weighted towards medium to large size homes (five rooms or more), across the neighbourhood and wider district.
160. Again, the new housing that came forward in the NA between 2011 and 2020 largely aligns with the trends observed for the wider district. One notable change from the 2001 Census is that the NA's proportion of three and four room dwellings increased at a higher rate compared to the comparator geographies, suggesting that newer homes have been relatively small. Bramshott and Liphook's stock of dwellings by size in terms of bedrooms is similar to that of East Hampshire, with a majority having three bedrooms, and similar proportions of most other sizes.
161. The 2011 Census data reveals that Bramshott and Liphook's age profile largely follows that of the wider district. The 45-64 age group represents the largest group, this cohort can be expected to fall into older age bands during the Neighbourhood Plan period. Compared to the national average, Bramshott and Liphook has a higher proportion of people in the 65-84 and 85 and over age groups, and a lower proportion in the younger 16-24 and 25-44 age groups. The 0-15 age group was proportionally larger in Bramshott and Liphook in 2011, although not significantly so.
162. The 2011 age profile in Bramshott and Liphook has been compared with 2019 estimates, which indicates that the population of the NA is aging. Suggesting more adaptable and specialised housing may be needed.
163. In terms of the composition of households, Census data shows that Bramshott and Liphook very closely resembles the wider district picture, with about two thirds of households being composed of one family. Within this category the NA has a lower proportion of families with no children compared to East Hampshire. The remainder are one person households and some 'other households' including house sharers, students and houses in multiple occupation (HMOs).

164. Between 2001 and 2011, the proportion of one person households increased at a notably higher rate in Bramshott and Liphook compared to the wider geographies. Surprisingly the percentage of single person households under 65 increased significantly by 51%, compared to a more modest growth of 15.4% in the 65 and over group. The proportion of one family households also increased in the NA. Within this category all children non-dependent experienced the greatest increase. Perhaps indicating a surplus of large family sized homes and a lack of smaller homes for families who have older children and want to downsize.
165. The results of a life-stage modelling exercise suggest that new housing should prioritise dwellings with two to three bedrooms, suggesting fewer very small or large dwellings are needed. These results align with the preceding chapter which established the need to improve the affordability of housing locally. The provision of some smaller dwellings would contribute to improving the mix of homes and these properties are likely to be more affordable than the larger dwellings in the existing stock.

6. RQ 3: Specialist housing for older and disabled people

RQ 3: What provision should be made for specialist housing for older and disabled people over the Neighbourhood Plan period?

6.1 Introduction

166. This chapter considers in detail the specialist housing needs for older and disabled people in Bramshott and Liphook. It considers the quantity, tenure and size of dwellings that might be required. It is important to keep in mind that there is no formal definition of 'old age'. People experience ageing differently and much depends on their health, lifestyle and relationship with work. Some people live healthy and active lives into advanced old age whilst others may need support and care much earlier in their lives. It is useful to think of two main stages in later life: the '3rd age' – where people are healthy and active and may or may not continue to work and the '4th age' – where older people need care and support to meet their health needs.³¹ These two stages are not necessarily related to age though most people in advanced old age (85+) will need care or support at some point in their lives. The housing needs of these two groups can be markedly different.
167. In the Planning Practice Guidance (PPG), the Government states that plans need to provide for specialist housing for older people where a need exists. Innovative and diverse housing models will need to be considered where appropriate.³²
168. It is important to note that, as stated in the PPG, the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the overall (i.e. the total) housing need figure. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline as opposed to the projected new households which form the baseline for the standard method.³³
169. In considering the need or demand for specialist housing for older people it is appropriate to consider the population aged 75+ since this group is more likely to access this type of housing. The needs of this sector of the population have been assessed through two methods. The first is a tenure-led projection, based on the tenure of dwellings typically occupied by people in this age group. The second, included for the purposes of comparison, is based on the Housing Learning and Improvement Network's (HLIN) Strategic Housing for Older People (SHOP) tool³⁴, which is based on best practice nationally and sets a recommended level of provision per 1,000 head of population.
170. Housing needs assessment covers the need for houses that fall for the purposes of the planning system into Use Class C3 (private dwellings)³⁵. Any assessment of need for residences that fall into Use Class C2 (residential institutions, which include prisons, boarding schools and some care homes for the elderly) would be a separate exercise outside the scope of a standard HNA. Unfortunately, however, the dividing line between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. In some cases, extra care schemes, particularly those where independent living is emphasised and care provision is more limited, will be counted as C3. However, in other cases, particularly where care provision is higher, they will be counted as C2. There is no hard and fast rule- clear differentiation between the two has not been set in government policy.
171. As such, existing and future specialist housing for older people may be either C2 or C3, but the important point is that it is not possible to state definitively at the time of assessment whether any new provision forecast to be needed on the basis of current evidence will fall into use class C2 or C3. The distinction is important because accommodation in C2 buildings does not count towards the overall housing target for the neighbourhood plan areas whereas C3 accommodation units do. Therefore, it is not possible to state at this point the extent of overlap, if any, between the overall quantity of specialist housing forecast to be required and the overall housing quantity figure for the plan area.

³¹ University of Sheffield & DWELL (2016) Designing with Downsizers

³² See Paragraph: 012 Reference ID: 63-012-20190626 at <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#identifying-the-housing-requirements-of-older-and-disabled-people>

³³ See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)

³⁴ Available at <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPv2/>

³⁵ For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

6.2 Housing for older people - context

172. MHCLG's guidance on housing for older and disabled people states that the need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million.
173. Almost a third of UK homes are occupied by the 55+ age group, yet only 7% of UK stock is currently recognised as meeting minimum accessibility standards, which means few older people can find options that will improve their quality of life. This is reflected in evidence that just 3.4% of 50+ households move home each year, which is half as many moves as rest of population. Perhaps surprisingly, just under half of moves result in fewer habitable rooms because many older people need or want to retain space for activities, to retain a life time of possessions, accommodating visitors or caring for grandchildren. For some, social status can be a in deciding to move to a home with significantly fewer rooms.³⁶
174. The concept of 'rightsizing' (formally referred to as downsizing) recognizes that the situations, desires and needs of the older population are no less diverse than their family circumstances. The actual choices available to older people, however, are limited to the housing provisions that are both available and accessible to them. Not surprisingly the vast majority of older people currently tend to age in place until circumstances mean their home environment becomes a decisive barrier to their well-being. Research indicates that very few properties are designed to support ageing in place (see below). Thus whilst many people do not wish to move home, there is also evidence that there is large scale unmet demand to move³⁷ with many older people stuck in a 'rightsizing gap'.³⁸
175. A Demos survey of over 60s conducted in 2013 found a "considerable appetite" amongst this age group to move to a new property, with one quarter of all those surveyed suggesting they would be interested in buying a specialist property, and one quarter considering renting a specialist home.³⁹
176. Indeed, 76% of those in homes of three or more bedrooms wished to rightsize, and this increased to 99% of those in homes of five or more bedrooms, with two bedrooms the preferred choice for both.⁴⁰ However, in spite of evidence of high demand, currently only 5% of older people's housing is made up of specialist homes,⁴¹ with Demos suggesting that, "the chronic under-supply of appropriate housing for older people is the UK's next housing crisis",⁴² and local authorities are often, "accused of reluctance to approve development plans for specialist housing....out of fear of increased care costs".⁴³ Indeed, whilst many of those surveyed may consider moving, the percentage that ultimately do is likely to be relatively low, and many who downsize may move into mainstream housing.
177. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Therefore, an understanding of how the ageing population in Bramshott and Liphook affects housing needs is something to be considered from the early stages of plan-making through to decision-taking.⁴⁴
178. The need to access housing with support or care is often driven by health considerations, particularly disabilities. Disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time. Unsuitable housing or housing which is not capable of adaptation can have a negative impact on occupants and their carers. Disability is strongly linked to age and an ageing population will see the numbers of disabled people continuing to increase. It is important to plan early to meet their needs throughout their lifetime.

³⁶ Rightsizing: Reframing the housing offer for older people, 2018, Phase and Manchester School of Architecture

³⁷ Pannell et al., 2012

³⁸ Rightsizing: Reframing the housing offer for older people, 2018, Phase and Manchester School of Architecture

³⁹ <https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386>

⁴⁰ Ibid.

⁴¹ https://www.housinglin.org.uk/assets/Resources/Housing/OtherOrganisation/for-future-living_Oct2014.pdf

⁴² <https://www.demos.co.uk/files/TopoftheLadder-web.pdf?1378922386>

⁴³ <http://researchbriefings.files.parliament.uk/documents/CBP-7423/CBP-7423.pdf>

⁴⁴ Available at <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#identifying-the-housing-requirements-of-older-and-disabled-people>

179. Older people typically occupy a broad range of accommodation types and tenures depending on their individual needs, including both market housing and more specialist accommodation. The latest PPG⁴⁵ adopts the following planning approach:
- a. Where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the National Planning Policy Framework) to help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:
 - i. M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)
 - ii. M4(2) Category 2: Accessible and adaptable dwellings
 - iii. M4(3) Category 3: Wheelchair user dwellings
 - b. Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site specific factors.
180. In the case of Bramshott and Liphook, this HNA, together with any local housing survey conducted will form the evidence required to justify policies proposing the Category 2 or 3 standards above for both market and affordable housing and the two main types of specialist housing for older people - sheltered housing and extra care (see Appendix B for definitions).
181. In 2014, there were approximately 450,000 units of sheltered social rented and private sector retirement housing in England, with approximately one quarter of these in private sector and the rest provided at social rent levels.⁴⁶ This situation reflects historic patterns of development, significant constraints on the delivery of such housing in the market sector as well as changing aspirations and expectations amongst older people today in comparison with previous generations.
182. Local planning authorities can plan for older co-housing communities through their implementation of the Self-build and custom-build legislation 2015⁴⁷, as some communities will be looking to build the development themselves. Local authorities can also identify sites suitable for older co-housing communities as part of their overall assessment of land available for housing over the plan period.⁴⁸
183. Given that the vast majority of people over 75 live in their own homes, but that the current stock is primarily for social rent, AECOM has developed a 'tenure-led' approach to calculating the need for specialist housing, which also takes into account the health and mobility of population of the Neighbourhood Plan area so as to develop projections for future need for specialist housing provided with some level of care or other services.

6.3 Housing for older people - Approach

184. In accordance with NPPF guidance, this chapter applies a three stage process to determine the potential incidence of need for specialist housing for the elderly, based on tenures, projections of the future population of elderly people in the Neighbourhood Plan area, and Census data relating to mobility limitations and overall health.⁴⁹ These are then compared with rates of provision that have been recommended by the Housing Learning and Improvement Network (HLIN), as well as with existing rates of provision across East Hampshire.
185. Clearly, this calculation represents an assumption, with the actual decision for an older or disabled person to enter specialist housing highly dependent on individual circumstances. As already noted, the actual proportion of older people that can be considered in need of specialist housing is affected both by overall levels of health as well as by individual lifestyle choices, given that the vast majority of older people currently choose to continue to live in their homes for their entire lives.

⁴⁵ Housing for Older and disabled people, Guidance June 2019, MHCLG

⁴⁶ https://www.ageuk.org.uk/globalassets/age-uk/documents/reports-and-publications/reports-and-briefings/safe-at-home/rb_july14_housing_later_life_report.pdf

⁴⁷ <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

⁴⁸ See Paragraph: 011 Reference ID: 63-011-20190626 at <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#identifying-the-housing-requirements-of-older-and-disabled-people>

⁴⁹ <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#identifying-the-housing-requirements-of-older-and-disabled-people>

186. The charity Age UK suggests that “inaccessible housing should not force anyone out of their home or local community against their wishes. It’s much better to have ‘pull factors’ that attract older people towards housing alternatives.”⁵⁰ By understanding the tenure breakdown of specialist housing need, it is possible to better understand the extent to which demand will be a factor in this market segment.

6.3.1 Current supply of specialist housing for older people

187. When determining a final target for the need for specialist dwellings, it is necessary first to take account of current supply. There are a number of ways to do this. Data may be available within East Hampshire’s housing evidence base. Alternatively, data may be collated manually on the amount of specialist housing within a given area using the search function on the Elderly Accommodation Counsel’s Website: <http://www.housingcare.org>.

188. It is important to note that bed spaces in communal establishments such as live-in care homes are not included in the calculation below.⁵¹ This is because for the purposes of the UK planning system, such institutions occupy a different land-use class from other housing (use class C2, which comprises residential institutions, versus C3, which comprises private dwellings)⁵². However, all other types of specialist housing for older people fall within use class C3 and, as such, are within the scope of this Housing Needs Assessment. Having said this, we will note the existing provision of such institutional accommodation where it exists in Bramshott and Liphook.

189. The 2011 Census highlights the number of residents living in different types of communal establishments. Within Bramshott and Liphook, it identified 61 residents living in care homes with nursing and 21 in care homes without nursing.⁵³

190. Given that communal establishments (care homes) are generally outside the scope of housing needs assessments for the reasons described above, these are discounted from this analysis, and the remaining specialist housing for the older, which should be within use class C3 and thus within the scope of this assessment, is presented in Table 6-1 below. This gives a total of **326** specialist dwellings (or bed spaces), for a 2019 population aged 75+ of **1,027**. This suggests the actual rate of provision in Bramshott and Liphook is approximately **317** dwellings per 1,000 population aged 75+.

Table 6-1: Existing specialist housing for the elderly (excluding care homes) in Bramshott and Liphook

	Name	Description	Tenure	Bed spaces	Type
1	Candleford Gate	Retirement housing with a range of 25 one bed and two bed apartments and houses. New residents accepted from 60 years of age.	Leasehold	Approx. 25.	Retirement Housing
2	Hanover Court	Retirement housing with 34 one and two bed apartments. New residents accepted from 60 years of age.	Rent (social landlord)	Approx. 34.	Retirement housing
3	Radford Court	Retirement housing with 25 one and two bed apartments. New residents accepted from 60 years of age.	Leasehold	Approx. 25.	Retirement housing
4	Bramshott Place	Age exclusive housing with 191 flats and cottages, ranging from one-bedroom to three-bedroom properties. New residents accepted from 55 years of age.	Leasehold	Approx. 191.	Age exclusive housing
5	Fletchers House	Retirement housing with 51 one and two bed flats. New residents accepted from 60 years of age.	Rent (social landlord)	Approx. 51.	Retirement housing

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

⁵⁰ See <https://www.ageuk.org.uk/documents/EN-GB/Political/Age%20UK%20ID201813%20Housing%20Later%20Life%20Report%20-%20final.pdf?dtrk=true>

⁵¹ Further details on the definition of different types of housing within the English planning system are available at <https://www.gov.uk/guidance/definitions-of-general-housing-terms>

⁵² See Paragraph: 009 Reference ID: 13-009-20140306 at <https://www.gov.uk/guidance/when-is-permission-required>

⁵³ ONS, 2011 (KS405EW)

6.3.2 Tenure-led projections

191. Turning to determining future need for specialist housing, the first step is to review data on the tenure of households aged 55-75 across East Hampshire, as this is the smallest geography for which tenure by age bracket data is available. The age cohort-based approach is taken because it is these households which, over the next 20 years, will be reaching the age of 75+, where the need for specialist housing provision is more likely. The existing tenure split within this cohort is used to project forward the need for specialist housing according to different tenure.
192. The projection is based on the premise that those currently occupying their own home will also 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 accommodation of some kind.
193. According to Table 6-2 below, a very high proportion of this age group own their own homes, with just under a tenth in social rented housing and only 1.4% renting on the private market.

Table 6-2: Tenure of households aged 55-75 in East Hampshire, 2011

All owned	Owned outright	Owned with a mortgage or loan or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
89.0%	61.3%	27.8%	11.0%	9.4%	1.4%	0.2%

Source: Census 2011

194. The next step is to project how the overall number of older people in Bramshott and Liphook is likely to change in future, by extrapolating from the ONS Sub-National Population Projections for East Hampshire at the end of the Plan period. The figure must be extrapolated from the Local Authority level data because such projections are not available at neighbourhood level. The results are set out in Table 6-3 below.
195. This calculation indicates that the 75+ population of Bramshott and Liphook could double by 2035, with an increase of 893 people from 2011 numbers.

Table 6-3: Modelled projection of elderly population in Bramshott and Liphook by end of Plan period

Age group	2011		2036	
	Bramshott and Liphook (Census)	East Hampshire (Census)	Bramshott and Liphook (AECOM)	East Hampshire (AECOM)
All ages	8,491	115,608	9,674	131,718
75+	811	10,497	1,704	22,055
%	9.6%	9.1%	17.6%	16.7%

Source: ONS SNPP 2016, AECOM Calculations

196. The results of this exercise provide us with a projection of the number of people in Bramshott and Liphook living in each tenure in the 55-75 cohort by 2011, as shown in the table below. This projection is calculated by multiplying the projected number of people aged 75 and over by the end of the Plan period by the tenure split for East Hampshire presented in Table 6-2 above, and is set out in Table 6-4 overleaf.
197. A key assumption made here is that, for the purposes of determining the proportion of households aged 75+ falling into different tenures in 2036, and consequently the number of specialist units they might need, the growth in the overall population of those aged 75 is used. It is assumed that the existing residents in this bracket are adequately housed in their existing homes using adaptations or carers.

Table 6-4: Projected tenure of people aged 75+ in Bramshott and Liphook to the end of the Plan period

Owned	Owned outright	Owned with a mortgage or loan or shared ownership	All rented	Social rented	Private rented	Living free	rent free
1,517	1,044	473	187	161	23	3	

Source: Census 2011, ONS SNPP 2013, AECOM Calculations

198. The population figures in Table 6-4 above are then translated into households, as set out in Table 6-5 below. The translation factor used was 1.46 persons per household, which was the rate in East Hampshire for people aged over 75 in the Census 2011.

Table 6-5: Projected tenure by household aged 75+ in the NA by the end of the plan period

Owned	Owned outright	Owned with a mortgage or loan or shared ownership	All rented	Social rented	Private rented	Living free	rent free
1,043	717	325	128	110	16	2	

Source: Census 2011, ONS SNPP 2013, AECOM Calculations

199. Next the incidence of mobility limitations is considered, as defined by the Census, within each tenure group for those aged 65+ in Bramshott and Liphook. This allows us to link the levels of need (as defined by extent of mobility limitations within the population) to tenure (based on the premise that such needs can be used as a proxy for the need for specialist housing in this age group).

200. The tendency for people in rented housing to have higher dependency levels is well established. It arises partly because people with higher dependency levels tend to have lower incomes; they are therefore less able to afford to buy, even at earlier stages in their lives. 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 6-6: Tenure and mobility limitations of those aged 65+ in Bramshott and Liphook, 2011

Tenure	All categories: Long-term health problem or disability	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
All categories: Tenure	8,389	434	5.2%	712	8.5%	7,243	86.3%
Owned or shared ownership: Total	6,553	269	4.1%	557	8.5%	5,727	87.4%
Owned: Owned outright	2,548	200	7.8%	378	14.8%	1,970	77.3%
Owned: Owned with a mortgage or loan or shared ownership	4,005	69	1.7%	179	4.5%	3,757	93.8%
Rented or living rent free: Total	1,836	165	9.0%	155	8.4%	1,516	82.6%
Rented: Social rented	888	127	14.3%	112	12.6%	649	73.1%
Rented: Private rented or living rent free	948	38	4.0%	43	4.5%	867	91.5%

Source: DC3408EW Health status

201. Focusing on those whose activities are limited a lot, the calculations suggest that of the 128 renters and 1,043 owners in Bramshott and Liphook in this age group, there could be a need for 43 specialist homes for owner occupiers ($4.1\% \times 1,043$) and 12 for renters of all kinds ($9.0\% \times 128$), or 54 new specialist homes in total (rounded).
202. These findings are set out in the table below, 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.

Table 6-7: AECOM estimate of specialist housing need in Bramshott and Liphook by the end of the Plan period

Type	Affordable (rounded)	Market (rounded)	Total (rounded)
Housing with care (e.g. extra care)	Multiply the number of people across all rented tenures (not just social rent as those aged 65+ who need to rent are overwhelmingly likely to need Affordable Housing) by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	Multiply the number of people across all owner-occupied housing by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	54
	12	43	
Adaptations, sheltered, or retirement living	Multiply the number of people across all rented housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	Multiply the number of people across all owned housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	99
	11	89	
Total	22	131	154

Source: Census 2011, AECOM Calculations

203. The number of households with potential need for specialist accommodation is therefore 154, which is 13.2% ($100/1,171 \times 154$) of the households in total aged 75 and above projected to live in Bramshott and Liphook by the end of the Plan period.
204. Table 6-1 demonstrates that there is a supply of retirement/age restricted housing within the NA which would appear to meet much of the need identified in 6-7. However, the existing stock is exclusively retirement/age restricted with the majority of units available for leasehold only. There are fewer rented options and do not appear to be any accommodation which provides housing with care.

6.3.3 Housing LIN-recommended provision

205. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the respected models for planning for the housing needs of older people. In Table 6-8 below we reproduce the key table from their Strategic Housing for Older People (SHOP) toolkit. The table serves as a guide, based on best practice research, to the numbers of specialist dwellings for older people that should be provided given the increase in their numbers over the Plan period, and how these should be split into the different tenures.

Table 6-8: Recommended provision of specialist housing for older people from the 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

206. As Table 6-3 shows, Bramshott and Liphook is forecast to have an over-75 population of 1,704 by the end of the Plan period, which represents an increase of 893 individuals. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = $60 \times (893/1000) = 54$
- Leasehold sheltered housing = $120 \times (893/1000) = 104$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times (893/1000) = 17.86$
- Extra care housing for rent = $15 \times (893/1000) = 13.39$
- Extra care housing for sale = $30 \times (893/1000) = 26.79$
- Housing based provision for dementia = $6 \times (893/1000) = 5.36$

207. This produces an overall total of 224 specialist dwellings which might be required by the end of the plan period. This can be compared to the current stock of specialist housing in Table 7-1 to indicate the likely shortfall of different types of accommodation (see conclusions below).

208. Table 6-9 overleaf sets out the HLIN recommendations in the same format as Table 6-7 above. It is important to stress that the SHOP toolkit embeds assumptions that uplift the provision of specialist accommodation compared to current rates. This means that the requirements expressed by the SHOP toolkit are higher than those implied by a straightforward projection based on the growth of the over 75 population (AECOM's estimate in Table 6-7).

209. The HLIN model suggests there is a need for additional specialist accommodation for older people within Bramshott and Liphook by the end of the plan period.

Table 6-9: HLIN estimate of specialist housing need in Bramshott and Liphook by the end of the Plan period

Type	Affordable	Market	Total
Housing with care (e.g. extra care)	Includes: enhanced sheltered housing for rent + extra care housing for rent + housing based provision for dementia	Includes: enhanced sheltered housing for sale + extra care housing for sale	63
	28	36	
Sheltered housing	Conventional sheltered housing for rent	Leasehold sheltered housing	161
	54	107	
Total	81	143	224

Source: Housing LIN, AECOM calculations

6.4 Housing for Disabled People

210. Using Census data, it is possible to examine the current population with disabilities at various geographies and from various perspectives, and to model how that population will change in future. This presents a strong statistical basis with which to plan for the specialised housing needs of those with disabilities.
211. We refer to Census data on people with a long-term health problem or disability (LTHPD), which is defined as a health-problem or disability that limits that person's day-to-day activities and has lasted or is expected to last at least 12 months. The data is broken down by whether the respondent's activities are perceived to be limited 'a lot' or 'a little'. Table 6-10 below shows the total number of residents in Bramshott and Liphook reporting an LTHPD, broken down by the degree of activity limitation, and compared with the wider geographies of East Hampshire and England overall.

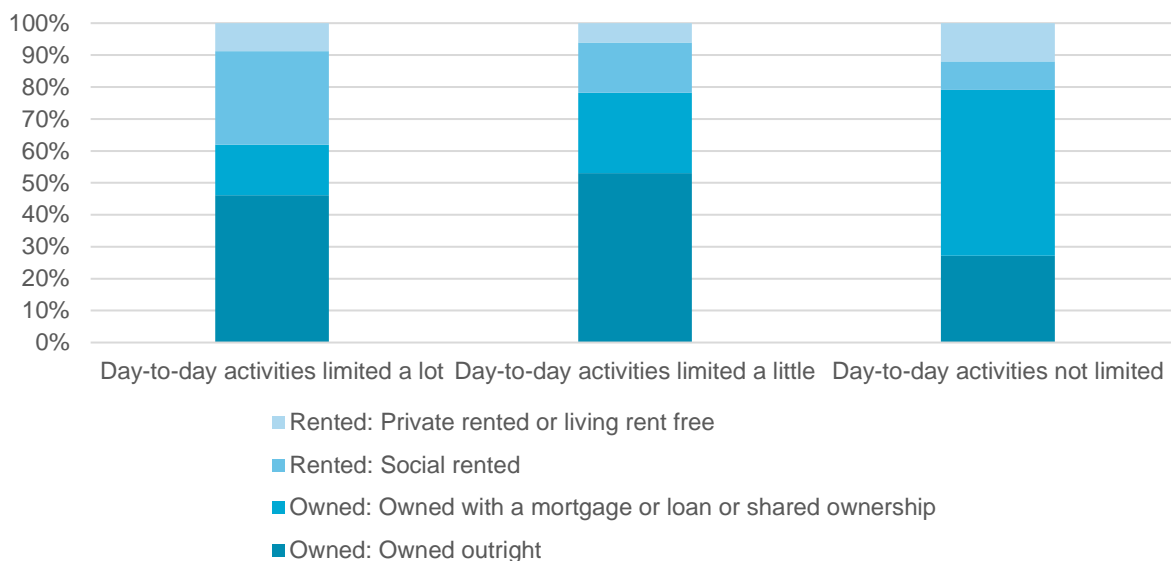
Table 6-10 Current population with LTHPD at various geographies

	Bramshott and Liphook		East Hampshire		England	
	Total	%	Total	%	Total	%
All usual residents	8,389	-	113,394	-	53,012,456	-
Total with a LTHPD	1,146	13.7%	15,745	13.9%	9,352,586	17.6%
Day-to-day activities limited a lot	434	5.2%	6,190	5.5%	4,405,394	8.3%
Day-to-day activities limited a little	712	8.5%	9,555	8.4%	4,947,192	9.3%

Source: 2011 Census

212. Next, we look at the prevalence of long-term disability among different tenure groupings. Figure 6-1 overleaf shows the tenure mix occupied by people with LTHPDs in Bramshott and Liphook, as well as those without a LTHPD ('day-to-day activities not limited'). The data shows that home ownership is the most common tenure across people of all levels of ability. Homeowners with a LTHPD are more likely to outrightly own their property compared to homeowners whose activities are not limited who are more likely to have a mortgage, loan or shared ownership agreement. Interestingly, a noteworthy proportion of those whose activities limited a lot have a mortgage, suggesting they are not retired. Social renting is more common for those with a LTHPD compared to private renting. In particular those whose activities are limited a lot are more likely to have a social rent tenure.

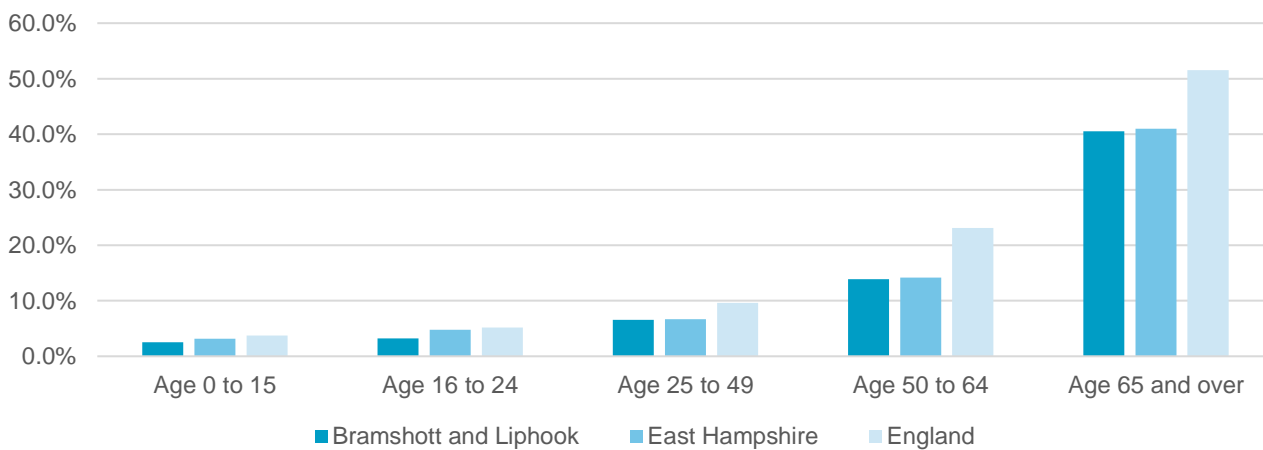
Figure 6-1 Tenure of people with LTHPD, Bramshott and Liphook



Source: 2011 Census

213. We next consider the prevalence of long-term disability and mobility by age group. Figure 6-2 below shows that the incidence of long-term disability and age are strongly correlated – and therefore the large degree of specialised housing need that is implied in this section also applies to the section on housing for older people dealt with above.
214. Looking at Figure 6-2 we can see that the level of LTHPD is fairly consistent across neighbourhood and local levels, although Bramshott and Liphook has slightly lower incidences of long-term disability in all age groups compared to East Hampshire. Unsurprisingly the 65 and over age group has the highest occurrence of long-term disability across all geographies.

Figure 6-2 Incidence of LTHPD by age group at various geographies



Source: 2011 Census

215. We now apply the prevalence of long-term disabilities by age group to the projected population of East Hampshire by age group at the end of the Plan period (see Table 6-11).

Table 6-11 Population of East Hampshire with a disability, 2036

Age bracket	Total population	% of whom have LTHPD	Population with LTHPD
Age 0 to 15	21,487	3.2%	677
Age 16 to 24	11,464	4.0%	550
Age 25 to 49	33,767	6.7%	2,251
Age 50 to 64	24,796	14.2%	3,514
Age 65 and over	40,204	41.0%	16,481
Total	131,718	-	23,473

Source: 2011 Census, ONS 2018-based projections, AECOM calculations

216. This can now be compared with the current population (2011 Census) with LTHPD (Table 6-12 below). The total increase of 49.1% is not unexpected, driven largely by growth in the older population. We can see the number of those disabled in the 65 and over age group is expected to experience the greatest change by 2036, increasing by 89.0%. All other age groups are likely to see a more modest increase in people with LTHPD, except for the 25 to 49 age group where a decline in LTHPD is expected. Despite this, the overall increase may require a potential uplift in specialist housing for people with disabilities that should be planned for in the context of the overall increase in housing provision afforded by the NDP.

Table 6-12 Change in population with LTHPD in East Hampshire by end of the plan period

	2011	2036	% Change
Age 0 to 15	674	677	0.4%
Age 16 to 24	511	550	7.6%
Age 25 to 49	2,375	2,251	-5.2%
Age 50 to 64	3,467	3,514	1.4%
Age 65 and over	8,718	16,481	89.0%
Total	15,745	23,473	49.1%

Source: 2011 Census, ONS 2018-based projections, AECOM calculations

Table 6-13 Increase in population with LTHPD in Bramshott and Liphook by end of the plan period

	Population with LTHPD in East Hampshire	Population with LTHPD in Bramshott and Liphook
Age 0 to 15	677	49
Age 16 to 24	550	40
Age 25 to 49	2,251	164
Age 50 to 64	3,514	256
Age 65 and over	16,481	1,200
Total	23,473	1,708

Source: 2011 Census, ONA 2018-based projections, AECOM calculations

217. Within Bramshott and Liphook, the population with a LTHPD represents 7.3% of the East Hampshire population with a LTHPD. As such, this percentage is applied to the forecasted increase of people with a LTHPD to identify increases at the neighbourhood level.

6.5 Conclusions- Specialist Housing for the Older and Disabled People

218. By the end of the plan period, Bramshott and Liphook is forecast to have an over-75 population of 1,704, an estimated increase of 893 people from the 2011 Census. Bramshott and Liphook will continue to have a higher proportion of people age 75+ compared to East Hampshire.
219. The two estimates of need for specialist elderly accommodation provide a range, with at least 154 specialist dwellings being required to service the needs of older people over the Plan period (AECOM estimate), and the HLIN projection of 224 dwellings. Existing accommodation within the NA could address some of this need, but is dominated by retirement/age restricted housing for sale rather than rent.
220. It is important to note that the scale of need for specialist accommodation that might be required in the future depends on the amount of accessible or adapted mainstream housing in Bramshott and Liphook within the mainstream housing stock, as well as specialist accommodation. Note that there is no accurate secondary data on this. If the neighbourhood plan were to be particularly ambitious in requiring high standards of accessibility and adaptability, there may less need to deliver specialist accommodation. There is also no expectation, obligation or requirement for all of the specialist dwellings to be provided within the Neighbourhood Area itself and clearly in some cases, such as providing a single specialist dementia care dwelling, it would not be economically feasible to do so. As such, these units need not be thought of as all needing to be provided within the neighbourhood plan housing target or the Neighbourhood Area itself.
221. We therefore recommend that this evidence should be seen as the context for potential policy action, providing a quantity to aim for if an older persons' development aligns with the aspirations of the community, or as evidence to support alternative actions such as an ambitious policy on accessibility and adaptability. Table 6-14 provides an overview of indicative tenure splits for future specialist housing provision based on AECOM's modelling and the HLIN toolkit. The focus on market tenures reflects the fact that most older people own their own homes and most will wish to move into specialist housing where they can continue to own rather than rent.

Table 6-14 Indicative tenure split for future specialist housing provision

Source	Affordable	Market
Tenure led	14.5%	85.5%
HLIN led	36.3%	63.7%

222. Long-term disability and increasing age are strongly correlated. Unsurprisingly, Census data shows that the 65 and over age group has the highest occurrence of long-term disability across Bramshott and Liphook. The rate of LTHPD is fairly consistent across neighbourhood and local levels, although Bramshott and Liphook has slightly lower incidences of long-term disability in all age groups compared to East Hampshire.
223. For East Hampshire as a whole analysis show a total increase of 49.1 % for people with an LTHPD by 2036, driven largely by growth in the older population. This may require a potential uplift in specialist housing for people with disabilities that should be planned for in the context of the overall increase in housing provision afforded by the NDP.
224. The four most common adaptations required by households containing people with a disability or other health-related challenge are a grab hand rail (40%), a bath or shower seat (30%), a specialist toilet seat (25%), and a shower to replace a bath (19%). It is relatively easy for new housing to be suitable to be adapted in these ways at relatively low cost, and this minimum measure of adaptability across new housing in Bramshott and Liphook would be reasonable given the evidence of a growing population of people with disabilities. Bungalows in particular can play an important role in meeting the current and future needs of people with accessibility needs.
225. We suggest a key consideration for the neighbourhood planning group is whether new mainstream homes (both market and affordable) could be provided to improve accessibility and adaptability standards. Emerging EHDC Local Policy requires proposals for 10 or more dwellings (gross) to demonstrate that all market homes meet part M4(2) of the Building Regulations, Category 2: accessible and adaptable dwellings. Likewise, subject to site suitability, affordable dwellings are also required to meet the requirements of Building Regulations M4(2) and, where evidenced by local need, a

proportion of affordable dwellings should be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3). Given the profile of the population and identified need for specialist homes, it will be important that this emerging policy is applied in Bramshott and Liphook.

226. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older and disabled people to be provided in sustainable, accessible locations, for a number of reasons, as follows:

- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
- so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
- so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.

227. 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 housing needs arising from a number of different locations and/or neighbourhood plan areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).

228. It is considered that the NA (particularly Liphook village) is, in broad terms, a suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, there is potential for such accommodation to be provided within the Neighbourhood Plan area (while noting there is no specific requirement or obligation to do so if there is potential to meet need arising from Bramshott and Liphook in other suitable locations near to but outside the Plan area boundaries). Where it is considered for any reason desirable to meet some of the specialist need outside the Neighbourhood Plan area boundaries, there will be a degree of overlap between the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Plan area itself.

229. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

7. Conclusions

7.1 Overview

230. Table 7-1 below sets out in full the conclusions and recommendations of this Neighbourhood Plan housing needs assessment, based on the evidence reviewed and analysed.

Table 7-1: Summary of study findings specific to Bramshott and Liphook with a potential impact on Neighbourhood Plan housing policies

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Housing tenure and affordability	<p>In 2011 the NA's tenure profile largely aligned with East Hampshire. Home ownership was the most common tenure, significantly exceeding the national average. Shared ownership was marginal, albeit at a slightly higher level than seen at wider geographies. A similar provision of social rented properties was recorded across the NA and wider district, both notably lower than the national average. A relatively lower share of private rented homes was recorded in the NA compared to its wider geographies.</p> <p>All forms of occupancy increased between 2001-2011, a high growth rate in shared ownership and private rented corresponded with a similar growth at the district level. The comparative modest increase in outright ownership may indicate increasing difficulty to access home ownership via the market.</p> <p>There's been significant new development since 2011, comprising 488 dwellings, including 107 affordable units.</p> <p>Houses prices are on a steady but gentle upward trend. The overall mean house price increased by 30.1%. Price raises for detached (49.2%) and semi-detached properties (34.7%) exceed the average growth for all property types (30.1%). Terraced properties a grew by 27.1% and flats fell by 19.1%.</p> <p>The income required to buy an average market home, average new build home, or even lower quartile existing home for sale is higher than what would be expected to be available to those on average household incomes. However, average earning households can afford to rent on the open market and could afford some highly subsidized routes to home ownership such as shared ownership (25%) and discounted Market Sale (-50%).</p> <p>In Bramshott and Liphook a 30% discount on average prices (as envisaged in the First Homes product) would not be sufficient to for average incomes. A discount of at least 50% would be required. First Homes or equivalent discounted market products may be suitable if sufficiently high discounts can be achieved.</p> <p>Average market rents are affordable for those on mean incomes, therefore, Rent to Buy represents a viable route to affordable home ownership to those on mean incomes, however, is likely to be out of reach to those on lower quartile incomes.</p>	<p>A calculation based on the Interim HEDNA suggests a total need for 50 affordable homes per annum (18 affordable rented homes and 32 affordable ownership homes) or 950 homes over the plan period. This exceeds the overall indicative housing figure for the NA suggesting some form of prioritisation will be required i.e. social / affordable rented homes to meet acute needs.</p> <p>Data from EHDC suggests there are currently 120 households on the affordable housing register. It would be beneficial to frontload any future Affordable Housing provision to meet those needs as soon as possible.</p> <p>An indicative tenure mix of Affordable Housing is provided based on a 75:25 tenure split, prioritising affordable rented homes.</p> <p>As First Homes takes up the full 25% share for the affordable home ownership products there is little scope to include the rent to buy and shared ownership.</p> <p>The estimated affordable housing delivery based on EHDC emerging plan does not meet the quantity of demand identified in estimates of the need for affordable housing. It is not recommended that the Local Plan policy requirement be exceeded in the neighbourhood plan because such steps are rarely accepted by planning inspectors. Should the group wish to consider such an option, it is advisable to discuss this with the LPA in the first instance.</p>

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Housing type and size	<p>The housing stock in Bramshott and Liphook is weighted towards detached and semi-detached types. While the proportion of detached homes and semi-detached is similar to that across East Hampshire, the parish has far fewer terraced homes and more flats. There appears to be a healthy quantity of bungalows in the NA, suggesting that there is no undersupply of this type favoured by older households.</p> <p>Housing size in Bramshott and Liphook is broadly similar to that of East Hampshire. The overall balance tends to be weighted towards medium to large size homes (five rooms or more), across the neighbourhood and wider district.</p> <p>One notable change from the 2001 Census is that the NA's proportion of three and four room dwellings increased at a higher rate compared to the comparator geographies, suggesting that newer homes have been relatively small. Bramshott and Liphook's stock of dwellings by size in terms of bedrooms is similar to that of East Hampshire, with a majority having three bedrooms.</p> <p>Bramshott and Liphook's age profile largely follows that of the wider district. The 45-64 age group represents the largest group, this cohort can be expected to fall into older age bands during the Neighbourhood Plan period. The 2011 age profile in Bramshott and Liphook has been compared with 2019 estimates, which indicates that the population of the NA is aging. Suggesting more adaptable and specialised housing may be needed.</p> <p>The NA has a lower proportion of families with no children compared to East Hampshire. Between 2001 and 2011, the proportion of one family households increased in the NA. Within this category all children non-dependent experienced the greatest increase. Perhaps indicating a surplus of large family sized homes and a lack of smaller homes for downsizing.</p>	<p>The results of a life-stage modelling exercise suggest that new housing should focus on dwellings with two to three bedrooms, suggesting fewer very small or large dwellings are needed. New development might involve prioritising smaller and modest sized dwellings (1-3 bedrooms). These results align with the preceding chapter which established the need for more affordable homes, which tend to be smaller dwellings.</p> <p>This analysis provides an indication of the likely need for different types and sizes of homes based on demographic change. 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 characteristics of the existing stock of housing, the role of the NA or site within the wider housing market area (linked to any LA strategies or plans) and site specific factors which may justify a particular dwelling mix.</p>

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Specialist housing for older and disabled people	<p>By 2036 Bramshott and Liphook is forecast to have an over-75 population of 1,704, higher than the proportion of people age 75+ in East Hampshire.</p> <p>Elderly Accommodation Counsel (EAC) data suggests there are approximately 275 specialist dwellings for the elderly within the NA. The 2011 Census identified 61 residents living in care homes with nursing and 21 in care homes without nursing.</p> <p>Long-term disability and increasing age are strongly correlated. The rate of LTHPD is fairly consistent across neighbourhood and local levels, although Bramshott and Liphook has slightly lower incidences of long-term disability in all age groups compared to East Hampshire.</p> <p>For East Hampshire as a whole, analysis show a total increase of 49.1 % for people with an LTHPD by 2036. This may require a potential uplift in specialist housing for people with disabilities that should be planned for in the context of the overall increase in housing provision afforded by the NDP.</p>	<p>Two estimates of need provide a range, with at least 154 specialist dwellings being required to service the needs of older people over the Plan period, and the projection of 224 dwellings functioning as an upper estimate.</p> <p>Improved accessibility and adaptability standards should be key consideration for new mainstream homes (both market and affordable).</p> <p>While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older and disabled people to be provided in sustainable, accessible locations.</p> <p>The NA (particularly Liphook village) is, in broad terms, a suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness.</p> <p>Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.</p>

7.2 Recommendations for next steps

231. This Neighbourhood Plan housing needs assessment aims to provide Bramshott and Liphook 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 East Hampshire with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and 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 East Hampshire – in particular in relation to the quantity of housing that should be planned for;
- The views of local residents;
- The views of other relevant local stakeholders, including housing developers and estate agents;
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by East Hampshire, including but not limited to the Strategic Housing Land Availability Assessment (SHLAA);
- The recommendations and findings of this study; and

- The impact of the Government's Standard Methodology on calculating housing need for East Hampshire and the neighbourhood plan areas within it.

232. 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.

233. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group should monitor carefully strategies and documents with an impact on housing policy produced by the Government, East Hampshire or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

234. 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 : Calculation of Affordability Thresholds

A.1 Assessment geography

235. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Plan area. Such data is available at MSOA level but not at the level of neighbourhood plan areas.
236. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Plan area. In the case of Bramshott and Liphook, MSOA East Hampshire 009 (E02004705) follows the same extent as the Neighbourhood Plan area boundary, and as such, this is the assessment geography that has been selected. A map of East Hampshire 009 (E02004705) appears below in Figure 7-1.

Figure 7-1: MSOA East Hampshire 009 (E02004705) used as a best-fit geographical proxy for the Neighbourhood Plan area



Source: ONS

A.2 Market housing

237. Market dwellings are accessible to people on higher incomes. Choices in the housing market are driven principally by spending power, life stage, and personal taste.
238. The operation of the housing market is, in most circumstances, the best means of addressing the demand for different types of housing for sale. For this reason, it is important that planning policy does not place unnecessary burdens on the market preventing its ability to respond to demand, because this is the principal way equilibrium is achieved in the market and thus house price growth kept in check.
239. In this sense, the notion of development viability is essential. It is important not to deter development in the context of clear housing need; to do so will not only frustrate the delivery of new housing but also may deprive the community of resources for infrastructure improvements.

240. To determine affordability in market housing, the assessment considers two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

i) Market sales

241. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) 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.

242. To produce a more accurate assessment of affordability, both the savings available for a deposit and the equity in the home from which the buyer is moving (if not a first-time buyer) should be taken into account. However, this data is not available for Bramshott and Liphook. As such, a reasonable assumption is therefore made that a 10% purchase deposit is available to the prospective buyer.

243. The value of an entry-level dwelling is considered the best representation of the segment of market housing most likely to be accessible to those on lower incomes.⁵⁴ The value of an entry level dwelling used here is the lower quartile average house price from sales data from Land Registry over the year 2019.

244. The calculation is therefore:

- Value of an 'entry level dwelling' = £300,000 ;
- Purchase deposit = £30,000 @10% of value;
- Value of dwelling for mortgage purposes = £270,000;
- Loan to income ratio = value of dwelling for mortgage purposes divided by 3.5;
- **Purchase threshold = £77,143.**

ii) Private Rented Sector (PRS)

245. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. Households are deemed able to afford a private rented property if the lower quartile private rent does not exceed 30% of gross household income.

246. It is assumed that lower quartile private rent equates to the average rent paid in the Neighbourhood Plan area for a two-bedroom dwelling (enough living space for two or three individuals). In order to be in conformity with the Government guidance on overcrowding,⁵⁵ such a home would require three habitable rooms (a flat or house with two bedrooms).

247. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Plan area. The best available data is derived from properties available for rent within the GU30 postcode area, which covers a larger area than the Plan area itself but can be used as a reasonable proxy for it.

248. According to [home.co.uk](https://www.home.co.uk), there was one two-bed property currently listed for rent across GU30, with an price of £825 per calendar month.

249. It is possible to derive from this data the estimated income threshold for private rental sector dwellings in the Neighbourhood Plan area; the calculation is therefore:

- Entry-level rent = £825 x 12 = £9,900;
- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = £33,000;
- **Income threshold (private rental sector) = £33,000.**

⁵⁴ 'Entry-level dwelling' can be understood to comprise a property that costs the average value of dwellings falling into the lower quartile of house prices in the Neighbourhood Plan area, as set out in the Tenure and Affordability chapter above.

⁵⁵ This is based on the concept of the 'room standard', which indicates a dwelling is legally overcrowded if two people of the opposite sex have to share a room to sleep in (this does not apply when couples share a room). See: http://england.shelter.org.uk/housing_advice/repairs/overcrowding

250. The NPPF 2021 acknowledges that build-to-rent dwellings have a role to play in providing affordable market homes and may meet affordable housing need where they include a component of affordable private rent.

A.3 Affordable Housing

251. There are a range of tenures that constitute the definition of Affordable Housing within the 2021 NPPF: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership.
252. This variety of tenures reflects an ambition by the Government to provide a pathway to home ownership for more households, as well as introducing market principles into the provision of subsidised housing for rent. The aim is to divide affordable housing into a series of products designed to appeal to different sectors of the market and, by changing eligibility criteria, bring rents closer in line with people's ability to pay.
253. We consider each of the affordable housing tenures in turn.

i) Social rent

254. Rents in socially rented properties reflect a 'formula rent' based on a combination of individual 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 low incomes and is subject to strict eligibility criteria.
255. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for Bramshott and Liphook. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for East Hampshire in the table below.
256. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This HNA uses two bedroom homes in the main report tables to illustrate affordability of this tenure. These homes are a good proxy for affordability in this tenure as they are typically the most numerous property size.

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£95.49	£112.55	£126.97	£138.05	£116.22
Annual average	£4,965	£5,853	£6,602	£7,179	£6,043
Income needed	£19,862	£23,410	£26,410	£28,714	£24,174

Source: Homes England, AECOM Calculations

ii) Affordable rent

257. 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). Even an 80% discount on the market rent may not be sufficient to ensure that households can afford it, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.
258. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for East Hampshire (above). Again it is assumed that no more than 30% of income should be spent on rent.

Table A-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£118.40	£153.36	£179.14	£227.55	£152.10
Annual average	£6,157	£7,975	£9,315	£11,833	£7,909

Income needed	£24,627	£31,899	£37,261	£47,330	£31,637
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Source: *Homes England, AECOM Calculations*

iii) Intermediate tenures

259. Intermediate housing includes 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. They can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing.

First Homes

260. Whether to treat discounted market sale homes as affordable housing or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to access market housing for purchase.
261. Applying a discount of 30% - the minimum proposed by the Government's new First Homes product – provides an approximate selling price of £281,750 (30% discount on median average prices of £402,500). Allowing for a 10% deposit further reduces the value of the property to £253,573. The income threshold at a loan to income ratio of 3.5 is **£72,450**.
262. The income thresholds analysis in the Tenure and Affordability chapter also compares local incomes with the costs of a 20%, 40% and 50% discounted home. This would require an income threshold of **£82,000**, **£62,100** and **£51,750** respectively.
263. All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible.
264. 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 two bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000. This cost excludes any land value or developer profit. This would not appear to be an issue in Bramshott and Liphook.
265. In practice, developers are likely to price these homes in relation to new build prices, particularly in locations where discounting in relation to entry level prices may not make these homes viable to develop in relation to build costs. When new build prices are discounted by 30% they may not offer any discount on entry level prices.

Shared ownership

266. Shared ownership involves the purchaser buying an initial share in a property typically of between 25% and 75% and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the leaseholder can be varied by 'staircasing'. Generally, staircasing will be upward, thereby increasing the share owned over time.
267. 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.
268. To determine the affordability of shared ownership, calculations are based on the median house price of £402,500.⁵⁶ 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 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).
269. A 25% equity share of £402,500 is £100,625, from which a 10% deposit of £10,063 is deducted. The mortgage value of £90,563 (£100,625 - £10,063) is then divided by 3.5. To secure a mortgage of £90,563, an annual income of £25,875 (£90,563/3.5) is therefore needed. In addition to mortgage costs, rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £301,875. An ongoing annual rent equivalent to 2.5% of the value of the unsold equity is assumed, which is £7,547 and requires an income of £25,156 (multiplied by 3.33 so that no more than 30% of

⁵⁶ It is important to note that current shared ownership models are only available for new build homes, which are assumed to cost more than this average taken from all open market housing, which also includes property re-sale.

income is spent on rent). Therefore, an income of around **£51,031** (£25,875 + £25,156) is required to afford a 25% shared equity purchase of an entry-level home. The same calculations were undertaken for equity shares of 50% and 75%, producing income thresholds of **£68,521** and **£86,010** respectively.

Appendix B : 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 = £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 methods⁵⁷.

⁵⁷ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and the active elderly. 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, overcrowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard⁵⁸

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.

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principle forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order⁵⁹

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)⁶⁰

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 elderly 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.

⁵⁸ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

⁵⁹ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

⁶⁰ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

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.

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

The Government has recently confirmed the introduction of First Homes as a new form of discounted market housing which will provide a discount of at least 30% on the price of new homes. 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 years⁶¹, 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 the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one 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.

⁶¹ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

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% (but now set at 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 Housing⁶²

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bedroomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service')

⁶² See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also 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 the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, 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.⁶³

⁶³ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

