

Appendix 1: Affordable Housing Needs Assessment Update 2022 – Summary of Main Findings

1.0 Affordable housing needs at the district area level

- 1.1 In calculating the need for affordable housing between 2021 and 2033, ORS has taken account of, and produced estimates for, the following:
- the backlog of housing need, consisting of households currently living in unsuitable housing and unable to afford their own housing
 - new households projected to form in East Herts each year, and the numbers within this category who will be unable to afford a home of their own
 - new households migrating to the area who will be unable to afford their housing costs
 - the Aspirational Home Ownership category for whom low cost home ownership would be a suitable housing affordable housing choice.
- 1.2 The research also takes account of the factors which can decrease the number of households who require affordable housing, including households no longer present following the death of members and households who have migrated away from the area.
- 1.3 Housing needs over the twelve year period 2021 to 2033 are calculated to be as follows.

Affordable homes required to 2033		
	Total number	Per year
Affordable housing for rent	3,076	256
Intermediate affordable housing and low cost home ownership, including shared ownership	709	59
Total	3,785	315

1.4 A total of 315 new affordable homes are estimated to be required each year between 2021 and 2033. This compares with the previous estimate of 224. The increase in the estimated number required is due to two factors:

- the period to address the backlog of housing need is now shorter. The total need for 2016 to 2033 was estimated to be 3,800 over a 17 year period (224 per year), whereas the total need for 2021 to 2033 is estimated to be 3,785 over a 12 year period (315 per year).
- the requirement to introduce an Aspirational Home Ownership category into the definition of those in housing need has added to the numbers requiring intermediate/low cost home ownership, including shared ownership.

1.5 In addition, the Assessment Update also calculates the numbers and percentages of affordable homes by size that is, number of bedrooms. The table below provides comparisons with the calculations made in 2017:

	Homes required							
	Affordable housing for rent				Intermediate affordable housing and low cost home ownership, including shared ownership			
	2016-2033		2021-2033		2016-2033		2021-2033	
	Number	%	Number	%	Number	%	Number	%
1 bed	659	20.8%	614	20.0%	80	13.1%	248	35.0%
2 bed	1,290	40.7%	1,013	32.9%	250	41.0%	249	35.0%
3 bed	970	30.6%	1,148	37.3%	240	39.3%	166	23.5%
4+ bed	251	7.9%	301	9.8%	40	6.6%	46	6.5%
Total	3,170		3,076		610		709	

1.5 The Assessment Update produced by ORS has shown an increase in the demand for larger family-sized accommodation in East Herts. This is reflected in the higher percentage of three and four bedroom affordable homes for rent which are now required. Conversely, the research into needs among the aspirational home ownership group has taken account of more potential first-time buyers who usually consist of smaller households. This is manifested in the increased need for smaller homes for low cost home ownership.

2.0 Affordable housing needs at the sub-district area level

2.1 ORS were also asked to calculate housing need by tenure and property size on a sub-district area basis for 2021 to 2033. Their analysis was based on the housing development which has already taken place in each sub-area between 2011 and 2021. A range of sources were used to make these calculations, including development records, Council Tax records by dwelling size, local house prices and rent data, and data on benefit claimants.

2.2 The sub-district areas consists of the following wards:

- ***Bishop's Stortford and Sawbridgeworth*** – Bishop's Stortford All Saints, Bishop's Stortford Central, Bishop's Stortford Meads, Bishop's Stortford Silverleys, Bishop's Stortford South and Sawbridgeworth
- ***Buntingford*** – Buntingford
- ***Hertford and Ware*** – Great Amwell, Hertford Bengo, Hertford Castle, Hertford Kingsmead, Hertford Sele, Ware St Mary, Ware Trinity, Ware Christchurch, Ware Chadwell and Stanstead Abbots
- ***Rural East*** – Braughing, Hunsdon, Little Hadham, Much Hadham, Puckeridge, Thundridge and Standon

- **Rural West** – Datchworth and Aston, Hertford Heath, Hertford Rural North, Hertford Rural South, Mundens and Cottered, Walkern and Watton-at-Stone.

2.3 The amount of affordable housing completed within each sub-district area between 1 April 2017 and 31 March 2022 is given in the table below.

	Affordable homes delivered – 2017/18 to 2021/22					
	Affordable housing for rent		Intermediate affordable housing and low cost home ownership, including shared ownership		Total	
	Number	%	Number	%	Number	%
Bishop's Stortford and Sawbridgeworth	236	39.3%	102	27.6%	338	34.8%
Buntingford	175	29.2%	64	17.3%	239	24.6%
Hertford and Ware	129	21.5%	177	47.8%	306	31.5%
Rural East	60	10.0%	23	6.2%	83	8.6%
Rural West	0	0%	4	1.1%	4	0.4%
Total	600		370		970	

2.4 ORS has estimated that the affordable housing required in each of the sub-district areas from now until 2033 will be as follows.

	Affordable homes required to 2033					
	Affordable housing for rent		Intermediate affordable housing and low cost home ownership, including shared ownership		Total	
	Number	%	Number	%	Number	%
Bishop's Stortford and Sawbridgeworth	1,425	46.3%	341	48.1%	1,766	46.7%
Buntingford	93	3.0%	37	5.2%	130	3.4%
Hertford and Ware	1,160	37.7%	244	34.4%	1,404	37.1%
Rural East	213	6.9%	40	5.6%	253	6.7%
Rural West	185	6.0%	47	6.6%	232	6.1%
Total	3,076		709		3,785	

Note: totals include rounding up/down within the underlying calculations so may vary from the summation of the figures in the rows above by +/- 1

2.5 The seemingly low level of affordable housing required in Buntingford to 2033, even taking account of its smaller size as a settlement, is reflective of the high level of affordable housing development in the area between 2017 and 2022.

2.6 The affordable housing property sizes by sub-district area level are calculated as follows.

	Bishop's Stortford and Sawbridgeworth: homes required to 2033					
	Affordable housing for rent		Intermediate affordable housing and low cost home ownership, including shared ownership		Total	
	Number	%	Number	%	Number	%
1 bedroom	295	20.7%	145	42.5%	1,441	25.0%
2 bedroom	452	31.7%	98	28.7%	550	31.1%
3 bedroom	511	35.9%	57	16.7%	568	32.2%
4+ bedroom	168	11.8%	41	12.0%	208	11.8%
Total	1,425		341		1,766	

Note: totals include rounding up/down within the underlying calculations so may vary from the summation of the figures in the rows above by +/- 1

	Buntingford: affordable homes required to 2033					
	Affordable housing for rent		Intermediate affordable housing and low cost home ownership, including shared ownership		Total	
	Number	%	Number	%	Number	%
1 bedroom	13	14.0%	11	29.7%	24	18.5%
2 bedroom	25	26.9%	9	24.3%	34	26.2%
3 bedroom	44	47.3%	12	32.4%	56	43.1%
4+ bedroom	10	10.8%	5	13.5%	15	11.5%
Total	93		37		130	

Note: totals include rounding up/down within the underlying calculations so may vary from the summation of the figures in the rows above by +/- 1

	Hertford and Ware: affordable homes required to 2033					
	Affordable housing for rent		Intermediate affordable housing and low cost home ownership, including shared ownership		Total	
	Number	%	Number	%	Number	%
1 bedroom	267	23.0%	53	21.7%	320	22.8%
2 bedroom	432	37.2%	122	50.0%	554	39.5%
3 bedroom	391	33.7%	69	28.3%	460	32.8%
4+ bedroom	70	6.0%	0	0%	70	5.0%
Total	1,160		244		1,404	

Note: totals include rounding up/down within the underlying calculations so may vary from the summation of the figures in the rows above by +/- 1

	Rural East: affordable homes required to 2033					
	Affordable housing for rent		Intermediate affordable housing and low cost home ownership, including shared ownership		Total	
	Number	%	Number	%	Number	%
1 bedroom	30	14.1%	17	42.5%	47	18.6%
2 bedroom	65	30.5%	10	25.0%	75	29.6%
3 bedroom	88	41.3%	13	32.5%	101	39.9%
4+ bedroom	30	14.1%	0	0%	30	11.9%
Total	213		40		253	

Note: totals include rounding up/down within the underlying calculations so may vary from the summation of the figures in the rows above by +/- 1

	Rural West: affordable homes required to 2033					
	Affordable housing for rent		Intermediate affordable housing and low cost home ownership, including shared ownership		Total	
	Number	%	Number	%	Number	%
1 bedroom	27	14.6%	21	44.7%	48	20.7%
2 bedroom	47	25.4%	10	21.3%	57	24.6%
3 bedroom	86	46.5%	15	31.9%	101	43.5%
4+ bedroom	25	13.5%	0	0%	25	10.8%
Total	185		47		232	

Note: totals include rounding up/down within the underlying calculations so may vary from the summation of the figures in the rows above by +/- 1