Arden Neighbourhood Plan

Housing Needs Assessment (HNA)

April 2025

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
Olivia Carr Senior Housing Consultant	Paul Avery Principal Housing Consultant	Una McGaughrin Technical Director

Revision History

Revision	Date	Authorised	Position
1. First Draft	January 2025	Olivia Carr	Senior Housing Consultant
2. Internal Review	January 2025	Paul Avery	Principal Housing Consultant
3. Group Review	March 2025	Gary Kirk	Neighbourhood Plan Consultant
4. Locality Review	April 2025	Annabel Osborne	Neighbourhood Planning Officer
5. Final Report	April 2025	Olivia Carr	Senior Housing Consultant

Prepared for: Arden Neighbourhood Forum

Prepared by:

AECOM Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aecom.com

© 2025 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1. Executive Summary 1
2. Context 7
3. Objectives and Approach 11
4. Affordability and Affordable Housing 14
5. Housing Mix: Type and Size 32
6. Specialist Housing for Older People 46
7. Next Steps 56
Appendix A : Assessment geography 57
Appendix B : Local Plan context 61
Appendix C : Affordability calculations 65
Appendix D : Affordable Housing need and policy 72
Appendix E : Specialist housing for older people 75
Appendix F : Housing Needs Assessment Glossary 79

List of acronyms used in the text:

HENA	Housing and Economic Needs Assessment
HMA	Housing Market Area
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LA	Local Authority
LHN	Local Housing Need
LHNA	Local Housing Needs Assessment
LPA	Local Planning Authority
LSOA	Lower Layer Super Output Area
MHCLG	Ministry of Housing, Communities, and Local Government
MSOA	Middle Layer Super Output Area
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
OA	Output Area
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1.1.1. Arden is a Neighbourhood Area (NA) located in the district of Harborough. The NA boundary covers the areas administered by Arden Neighbourhood Forum. Arden NA, along with Little Bowden NA, Logan & Town Centre NA, and Welland NA make up the town of Market Harborough.

1.1.2. It is important to note that it is not possible to exactly replicate the NA boundary when gathering data from the Census and related sources. This is because the NA is a bespoke area with boundaries that are logical when thinking about the geography of Market Harborough, but do not fully align with those into which the country is divided for Census purposes. Figure A-1 in Appendix A shows the most appropriate proxy area used throughout the report, as agreed with Arden Neighbourhood Forum. Because of the resulting imprecision in the totals for each Census dataset, most of the data is presented here as percentages rather than raw figures. It should be emphasised, however, that discrepancies have been minimised as far as possible. All of the data presented here is very closely, even if not perfectly, representative of the NA, and this issue has a very limited impact on the findings of the report.

1.1.3. The 2021 Census recorded 4,359 individuals in Arden, indicating an increase of 30 people since the 2011 Census. Arden accounted for approximately 16.8% of the Market Harborough population at the time of the 2021 Census.

1.1.4. There has been some development in Arden in recent years. Harborough District Council has provided data showing that 51 new homes have been built since 2011/12 in the NA, equating to 3.0% of all dwellings delivered in Market Harborough. As of January 2025, outstanding commitments (dwellings on sites with planning permission) for Arden show an expected net decrease of 2 dwellings, indicating that Arden is not currently a major focus for future residential growth in the town.

1.1.5. This Executive Summary details the conclusions of each chapter of this Housing Needs Assessment (HNA), addressing each of the themes agreed with the Neighbourhood Forum at the outset of the research.

1.1.6. Data from the 2021 Census is continuing to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data from the Census 2021 at the localised level is not yet available, as well as some data comparing numerous variables. As such this HNA will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS projections where necessary to build up evidence at the neighbourhood level.

1.1.7. This HNA has been undertaken in line with the National Planning Policy Framework (NPPF) [1] and practice guidance (both published in December 2024).[2]

[1] National Planning Policy Framework published in December 2024
[2] Housing and economic needs assessment - GOV.UK published in December 2024

1.2. Affordability and Affordable Housing

Current tenure profile

1.2.1. 2021 Census data shows that 63.1% of households in Arden owned their own home, slightly above national levels but below the proportion in the other NAs, Market Harborough as a whole, and the district. The proportion of households living in Affordable Housing tenures was greatest in Arden, with the proportion of households living in social rented housing sitting at 17.3%, compared to 9.7% across Market Harborough, and 8.7% at a district level. Overall, the tenure mix of Arden differs notably from the other NAs and wider town, more closely resembling the national mix.

Affordability

1.2.2. There was a clear increase in house prices between 2014 and 2023. The median house price in Arden increased by 53.6%, peaking in 2021 at £269,950, with a 2023 median house price of £265,000. The lower quartile house price in Arden increased by 58.0% over the decade, peaking again in 2021 at £231,500, close to the 2023 lower quartile house price of £231,225.

1.2.3. Households in Market Harborough on average incomes are unable to access even entry-level homes unless they have the advantage of a large deposit. The median house price would require an annual income more than double the current average. Private renting is generally only affordable to higher income households, with households on mean incomes only able to afford entry-level market rents, along with households with two lower quartile earners.

1.2.4. Turning to affordable home ownership options, this report has estimated the income required to afford discounts of 20-50% to cover the range of discounts likely to be available through Discounted Market Sale and First Homes. Even at a discount level of 50%, First Homes would not be affordable to average or lower earning households in Market Harborough. However, discounted market sale housing (such as First Homes) does significantly increase the opportunities for ownership and so it may still be worth delivering in the NA. Shared ownership appears to be slightly more affordable, with this product at a 10% equity share accessible to households on mean incomes and with two lower quartile earners. Rent to Buy may provide an option to households with little or no savings for a deposit.

1.2.5. Affordable rented housing is generally affordable to average and lower quartile earners. Households eligible for Social/Affordable Rented homes may require additional subsidy through Housing Benefit/Universal Credit to access housing if Social/Affordable rented housing options are not sufficiently available.

The need for Affordable Housing

1.2.6. A Housing & Economic Needs Assessment (HENA) was undertaken for Leicester and Leicestershire in 2022. The HENA identifies the need for Affordable Housing across Harborough. When pro-rated to the NA this shows a need for 182 social/affordable rented dwellings (11.4 per annum) and 133 affordable home ownership dwellings (8.3 per annum) over the Neighbourhood Plan period in Arden.

1.2.7. Whilst the Affordable Housing need does not need to be met through the Neighbourhood Plan, it may be worth the individual Neighbourhood Forums considering the role of the other NAs and the wider Market Harborough when delivering Affordable Housing. It needs to be considered whether the Neighbourhood Forums are looking to balance Affordable Housing delivery across the NAs, deliver in line with the size of the NA, or keep distinct areas. It is advised that along with discussions between the Neighbourhood Forums, discussions are held with Harborough District Council.

Affordable Housing policy

1.2.8. The tenure mix required in the emerging Local Plan is 75% social/affordable rented and 25% affordable home ownership. The Local Plan guideline mix appears to offer a suitable benchmark because it prioritises the delivery of Social/Affordable Rent whilst still providing scope to deliver affordable home ownership products.

1.2.9. Although the Affordable Housing stock in Arden is the greatest of all the Neighbourhood Forums, and above town and district levels, it is important to prioritise rented provision over ownership as future delivery of Affordable Housing is likely to be very limited. In addition, Arden clearly plays a prominent role in providing Social/Affordable Rented housing for the wider town and local authority area as well as meeting locally generated needs.

1.2.10. Within the need for affordable home ownership dwellings, AECOM suggests priority is given to shared ownership dwellings, which at 10% equity are accessible to households on mean incomes or with two lower quartile earners. Whilst discounted market sale homes/First Homes are not accessible to these groups, they may be preferable options to households that can afford them, either through higher income or greater savings for deposits.

1.2.11. Affordable Housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of Affordable Housing, there are other, more proactive routes available for its provision. For example, using neighbourhood development orders, identifying exception sites or developing community land trusts.

1.3. Housing Mix: Type and Size

The current housing mix

1.3.1. Almost half of households in Arden lived in semi-detached dwellings in 2021, well above the comparator geographies. Arden had the smallest proportion of households living in detached dwellings. 17.3% of households lived in terraced dwellings in the NA, below Market Harborough (20.1%) but above Harborough (14.4%) levels. A significant proportion of households lived in flats in the NA (14.5%), below only Logan & Town Centre (23.7%) when looking at the surrounding NAs. 2023 VOA data shows that 14.6% of dwellings in the proxy area for Arden (see Figure A-3) were bungalows, above district and national levels of 12.0% and 9.1% respectively.

1.3.2. Turning to dwelling size, the greatest proportion of households in Arden lived in mid-sized 3-bedroom dwellings (42.5%), with a further 33.9% living in 2-bedroom dwellings, with both of these above levels in the comparator geographies. 7.7% of households in Arden lived in 1-bedroom dwellings, just below Market Harborough levels of 7.8%, with the NA having the smallest proportion of households living in 4+ bedroom dwellings, at 15.8%, compared to 29.2% across Market Harborough and 36.8% across the district.

Population characteristics

1.3.3. In 2011 the Arden population was greatest in the 25-44 (26.7%) age category, whilst in 2021 it was those aged 45-64 (27.5%) that were most common. Over the decade the proportion of people aged 65-84 increased from 15.9% to 20.0%, indicative of an aging population. The number of children and younger adults (aged under 44) decreased over the decade, perhaps suggesting a reduction in the number of younger families.

1.3.4. Looking at the Arden population in comparison to the wider geographies, the NA had a greater proportion of the population aged 65-84 than the majority surrounding NAs, with the exception of Logan & Town Centre. Although the NA had the second smallest proportion of children aged 0-14, it had the second greatest proportion of the population aged 15-24, behind only England. This may suggest Arden is more likely to accommodate households with teenage or adult children rather than young children.

1.3.5. The largest proportion of households in the NA had dependent children, at 23.2% of households, but this was below levels across Market Harborough (25.7%) and nationally (25.8%). The proportion of households with non-dependent children (adult children living in the family home) was highest in Arden (10.8%) of all the geographies, in line with commentary around the population.

1.3.6. Under-occupancy is relatively common in the NA, with 74.7% of households in Arden living in a dwelling with at least one additional bedroom based on their household size. This is most common in family households aged 66+ and family households aged under 66 with no children, suggesting that larger dwellings in the NA are occupied by households with the most wealth (rather than by household size) or by older households that have been unable to or have chosen not to downsize. 3.9% of households with dependent children and 2.3% of households with adult children lived in an overcrowded dwelling.

Future population and size needs

1.3.7. Population change can be expected to be driven by the oldest households, with households with a reference person aged 65 and over projected to increase by 104% between 2011 and 2041. This would mean that this age group would account for 43.5% of the population in 2041, compared to 30.3% in 2011.

1.3.8. AECOM modelling suggests that future development in Arden focusses on larger 4+ bedroom dwellings (68.4% of the housing mix), with almost a quarter of delivery proposed to have 3-bedroom dwellings, and very little delivery of 1-2 bedroom

dwellings. The commentary around Table 5-9 and Table 5-10 outlines the methodology and potential caveats to this housing mix for the Forum to consider before drafting policies on size mix.

1.3.9. Due to the fluid housing market in Market Harborough and movement between the NAs, it may be worth the individual Neighbourhood Forums considering the role of the other NAs and of wider Market Harborough when considering future housing delivery. It needs to be considered whether the Neighbourhood Forums are looking to balance each of their individual dwelling size mixes to attain more variety and align more closely with the district / wider town (as the modelling suggests), or to maintain the individual character of the areas. In the latter scenario, each area is permitted or encouraged to 'specialise' to some extent in a particular segment of the housing market, with the knowledge that balance and diversity will thereby be achieved at the scale of the town as a whole rather than within each NA. This is a strategic matter for all of the Neighbourhood Forums to consider, perhaps in conjunction with Harborough District Council, before drafting policies on the future size mix of housing.

1.3.10. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

1.4. Specialist Housing for Older People

1.4.1. There are currently 112 units of specialist housing for older people in Arden, 17.7% of units across Market Harborough. 33.0% of the specialist housing for older people available in Arden is available for social rent for those in financial need, with the remaining 67.0% available for leasehold purchase.

1.4.2. Current provision of specialist housing in Arden is in the region of 238 units per 1,000 of the 75+ population (a common measure of specialist housing supply), compared to 136 units per 1,000 of the 75+ population nationally and 218 units per 1,000 of the 75+ population across Market Harborough as a whole.

1.4.3. 2021 Census data shows that at this time there were 470 individuals aged 75+ in Arden. It is projected that by the end of the plan period this will increase to 825, with the 75+ population accounting for 16.4% of the population by 2041, slightly above the Harborough proportion of 15.7%.

Specialist housing for older people

1.4.4. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

1.4.5. These two methods of estimating the future need in Arden produce a range of 89-127 specialist accommodation units that might be required during the Neighbourhood Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If

this is found not to be the case, it would justify aspiring to exceed the range identified here.

1.4.6. It is helpful to look at the breakdown in tenure and level of care within the need for specialist housing for older people. In Arden there is a greater identified need for market specialist housing (89.0%) than affordable (11.0%). When looking at the level of care required, there is a greater need identified for sheltered housing (60.6%) than extra care (39.4%). Some of this need is likely able to be met through at home adaptations or ensuring that housing that comes forward is accessible and adaptable.

1.4.7. It is considered that Arden, and Market Harborough more widely, is a suitable location for specialist accommodation.

1.4.8. There is greater potential for vacancies in the relatively abundant existing stock of specialist housing in the NA and across Market Harborough to accommodate newly arising need from within the NA, which could theoretically reduce the projected unmet need identified here. However, because of Market Harborough's role as a hub for this form of accommodation that serves the needs of a wider rural area, it would be prudent to address as far as possible the identified need with the understanding that both any new delivery and vacancies in the existing stock will inevitably play a role in meeting wider needs.

Care homes

1.4.9. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on these rates, applied to the projected growth of the older population, it is estimated that in 2041 there would be a need for 23 residential care beds and 16 nursing care beds in Arden to meet the needs of this increase in older population.

Adaptable and accessible housing

1.4.10. Another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development.

1.4.11. The current emerging Local Plan policy HN04 provides explicit encouragement for development to accommodate specific groups such as older people, including the requirement that specialist housing for older people will be part of all residential development of 100 dwellings or more, at a rate of at least 10% of all dwellings proposed. Policy HN02 outlines that all dwellings should meet the accessible and adaptable standards in Building Regulations, Part M4(2) Category 2. It also outlines that a minimum of 5% of market homes are required to meet national standards to be wheelchair adaptable (Category M4(3)a), with 10% of affordable homes wheelchair accessible (Category M4(3)b).

1.4.12. The evidence gathered here may justify the Neighbourhood Forum aligning with the local authority's approach to adaptability and accessibility.

2. Context

2.1. Local context

2.1.1. Arden is a Neighbourhood Area (NA) located in the settlement of Market Harborough and the district of Harborough in the East Midlands. The NA boundary and was designated in March 2024.

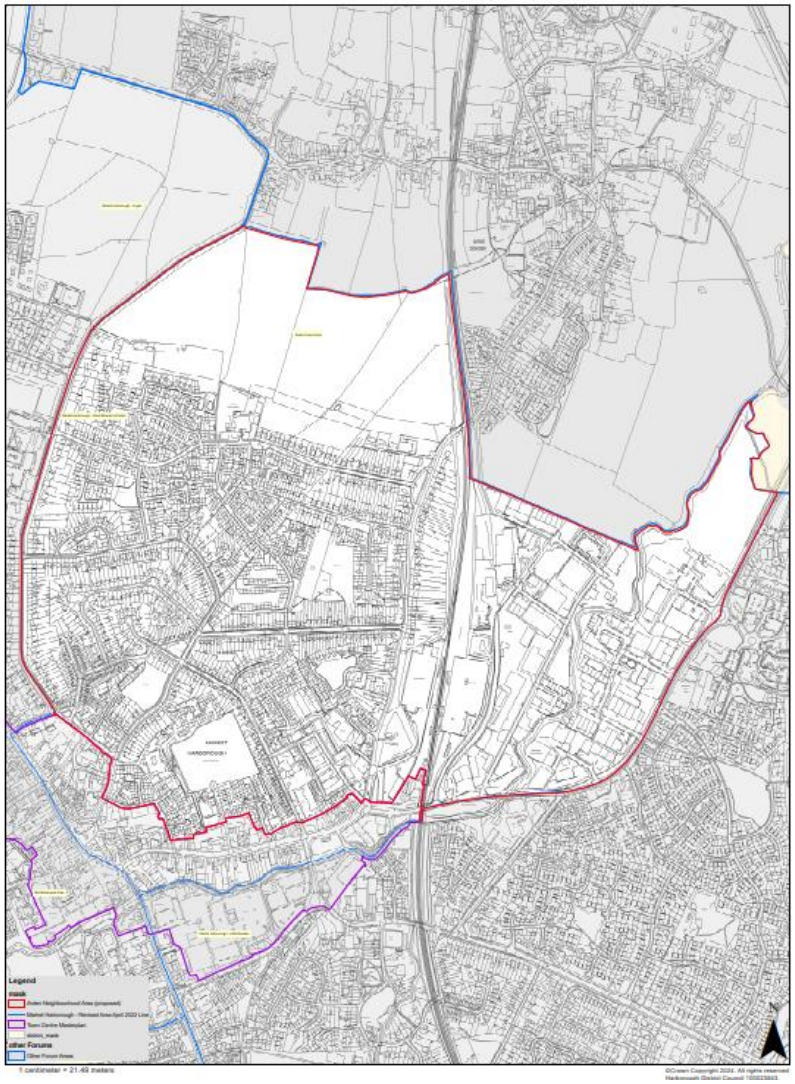
2.1.2. The Neighbourhood Plan is envisaged to start in 2025 and extend to 2041, therefore covering a period of 16 years. The evidence supplied in this report will look forward to the Plan end date of 2041, but where possible will also provide annualised figures which can be extrapolated to a different term if the Neighbourhood Plan period changes.

2.1.3. Arden NA is located in the town of Market Harborough, which has been divided into four NAs for the purpose of neighbourhood planning. Alongside Arden, the other NAs are Little Bowden, Logan & Town Centre, and Welland. Market Harborough is located approximately 12 miles west of Corby, 12 miles north west of Kettering, and 16 miles south east of Leicester. The A6 (Bedfordshire to Cumbria) and A4304 (connecting Market Harborough to the M1) run though the town and the train station provides connection to London, Nottingham, Leicester, Loughborough, and Kettering. In terms of amenities, Arden has a primary school, gym, recycling centre, and industrial estate, as well as access to Market Harborough's wider facilities.

2.2. The NA boundary and key statistics

2.2.1. For Census purposes, the NA is made up, like the rest of England, of statistical units called Output Areas (OAs). A breakdown of the OAs relevant to Arden is provided in Appendix A, with area used for Census data shown in Figure A-1. A map of the Plan area appears below in Figure 2-1.

Figure 2-1: Map of the Arden Neighbourhood Area



Source: Harborough District Council[3]

2.2.2. At the time of the 2021 Census the NA was home to 4,359 residents, formed into 1,976 households and occupying 2,085 dwellings. This data indicates population growth of around 30 people (or 0.7%) since 2011, when the Census 2011 recorded a total of 4,329 residents and 1,949 households.

2.2.3. Comparing Census 2021 dwellings figures with 2011 suggests growth of 61 in the number of dwellings over the 10 year period, despite the number of households only increasing by 27. This may be due to some dwellings delivered at the time of the 2021 Census not yet being occupied by households, or that there are some unoccupied dwellings in Arden. Completions data provided by Harborough District Council shows a slightly smaller rate of growth, with a net increase of 51 dwellings since 2011/12.

2.3. The housing market area context

2.3.1. Whilst this Housing Needs Assessment (HNA) focuses on Arden NA it is important to keep in mind that neighbourhoods are not self-contained housing market areas.

[3] *©Crown Copyright 2024. All rights reserved Harborough District Council 100023843*

Housing market areas are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas.

2.3.2. In the case of Arden, the NA sits within the Leicester & Leicestershire HMA which covers Leicester, Blaby, Charnwood, North West Leicestershire, Harborough, Hinckley & Bosworth, Melton, and Oadby & Wigston. This means that when households who live in these authorities move home, the vast majority move within this geography. The housing market area will also have links to other neighbouring areas outside of the county, as well as close links to the remaining three Market Harborough Neighbourhood Forums – Little Bowden, Logan & Town Centre, and Welland.

2.3.3. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including Arden, are closely linked to other areas. In the case of Arden, changes in need or demand in wider Market Harborough is likely to impact on the neighbourhood.

2.3.4. In summary, Arden functions within a wider strategic area. As well as fostering good working relationships with the local planning authority (Harborough District Council), it is therefore useful to think about the *role* of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. Neighbourhood Plans can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood plays within the wider housing market, or developing policies to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

2.4. Planning policy context

2.4.1. Neighbourhood Plans are required to be in general conformity with adopted strategic local policies.[4] In the case of Harborough District Council, the relevant adopted Local Plan consists of the Harborough Local Plan 2011-2031, adopted in April 2019[5]. The emerging Local Plan is the Regulation 19 Proposed Draft Local Plan Submission[6], with public consultation taking place up to May 2025.

2.4.2. A detailed breakdown of the Local Plan policies relevant to housing need is provided in Appendix B. Here, it is worth summarising the most important points of the emerging Local Plan:

- Emerging Local Plan Policy DS01 identifies an overall housing target of 13,182 new homes between 2020 and 2041 across the district;

[4] A description of the Basic Conditions of Neighbourhood Planning is available at https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum
[5] https://www.harborough.gov.uk/downloads/file/5714/harborough_local_plan_2011-2031_-_adopted_april_2019
[6] https://harborough.oc2.uk/document/61

- Policy HN01 states that 40% of all new dwellings are expected to be delivered as Affordable Housing on sites of 10 or more homes. The suggested tenure mix within Affordable Housing is 75% affordable or social rent to 25% affordable home ownership;
- Policy HN02 sets out an expectation that all new homes will be built to Category M4(2) accessibility standards.

2.5. Quantity of housing to provide

2.5.1. The NPPF 2024 (paragraphs 69 and 70) requires LPAs to provide designated neighbourhood areas with a housing requirement which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Where it is not possible for the LPA to provide a requirement figure for a neighbourhood area the NPPF states that the LPA should provide an indicative figure, if requested to do so by the neighbourhood planning body.

2.5.2. The adopted Harborough Local Plan allocated 3 sites in Market Harborough, with MH1 (Overstone Park) and MH2 (East of Blackberry Grange) located in Little Bowden and expected to deliver approximately 950 dwellings across both sites. These sites do not appear to have been delivered according to completions data provided by Harborough District Council, but site MH2 currently has planning permission for 350 dwellings. The remaining allocation, for around 128 dwellings at Burnmill Farm (MH3) is located within the Logan & Town Centre NA. The emerging Local Plan, which looks to 2041, allocates a further 1,700 dwellings across 3 sites (MH1 Land east of Leicester Road (250 dwellings), MH2 East of Market Harborough Road (850 dwellings), and MH3 Land South of Gallow Field Road (600 dwellings), all of which appear to be located in Logan & Town Centre NA. It is estimated that 1,350 of the 1,700 will be delivered in the Local Plan and Neighbourhood Plan period.

Table 2-1: Split of Market Harborough Future Development

Neighbourhood Area	Commitments (January 2025)	Allocations (adopted & emerging Local Plan)	Total	% of Market Harborough's Development to 2041
Arden	-2	0	-2	0.0%
Little Bowden	351	600	951	33.8%
Logan & Town Centre	364	1,478	1,842	65.5%
Welland	23	0	23	0.8%

Source: Harborough District Council, AECOM Calculations

3. Objectives and Approach

3.1. Objectives

3.1.1. This HNA is structured according to a number of themes or topics that were agreed at the outset of the research with the Arden Neighbourhood Forum. These themes are broadly aligned with the kinds of housing policy areas available to neighbourhood plans, and each will form a distinct chapter of this report. The sub-sections below give a brief overview of the objectives of each chapter.

Affordability and Affordable Housing

3.1.2. Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.

3.1.3. This chapter has three aims, each given its own sub-section:

- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, shared ownership);
- To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
- To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.

3.1.4. The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must be in general conformity with these strategic policies, there is scope for Neighbourhood Plan policies to add detail and nuance to reflect localized circumstances where this is supported by the evidence.

Housing Mix: Type and Size

3.1.5. It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of type and size. This requires evidence of what local households need.

3.1.6. The focus of this section is to identify relevant trends and potential gaps in the market that can be used to justify planning policies. It has three aims, each given its own sub-section:

- To establish what **mix** of housing exists in the NA at present;
- To describe relevant characteristics of the local **population**; and
- To look to the **future**, considering how the population is likely to change over time and what mix of homes would be most appropriate to build.

3.1.7. In addition to the direction of travel revealed by data, a variety of reasons sit behind the choices that households make that are less easy to predict, including wealth, accessibility requirements and personal preference. The evidence in this section provides a starting point for developing and justifying planning policies but does not provide definitive recommendations as it may be appropriate to take into account other factors and site specific circumstances.

Specialist Housing for Older People

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

3.1.9. This chapter supplements the demographic evidence in the previous section (Housing Mix: Type and Size), including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care. Its approach is as follows:

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

3.1.10. This element of the HNA recognises that the majority of older people will live in the mainstream housing stock and that there is no single way to meet their needs. It may also be inappropriate to focus excessively on the needs of one group or to promote a specialist scheme in a location that lacks adequate services. These issues will be drawn out.

3.2. Approach

3.2.1. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the neighbourhood plan level. This includes data from the 2021 and 2011 Censuses and a range of other data sources, including:

- ONS population and household projections for future years;
- Valuation Office Agency (VOA) data on the current stock of housing;
- Land Registry data on prices paid for housing within the local market;
- Rental prices from Home.co.uk;
- Local Authority housing waiting list data; and
- Leicester & Leicestershire Housing & Economic Needs Assessment (HENA), 2022[7].

[7] https://www.llstrategicgrowthplan.org.uk/wp-content/uploads/2022/07/Final-HENA-Report-June-22.pdf

3.2.2. Data from the 2021 Census continues to be released. At present, the available data covers population, households, tenure, and dwelling stock characteristics. Some data at the localised level, including for parishes, and some datasets which compare numerous variables, has not yet been made available. As such, this HNA draws on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS projections to build up evidence at the neighbourhood level.

4. Affordability and Affordable Housing

4.1. Introduction

4.1.1. Neighbourhood plans may include policies that influence the scale of Affordable Housing provision and the mix of different tenures and products provided through new housing development.

4.1.2. This chapter has three aims, each given its own sub-section:

- To establish the existing **tenure** of homes within the NA at present (owner occupied, private rented, social/affordable rented, shared ownership);
- To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
- To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.

4.1.3. The evidence gathered here can be used to justify planning policies in the Neighbourhood Plan, but it is likely that other supporting evidence may be needed, for example on viability. Local Plans typically include policies on Affordable Housing and whilst the Neighbourhood Plan must conform with these policies, there is scope for Neighbourhood Plan policies to adopt some local variety where this is supported by the evidence.

4.1.4. This HNA has been undertaken in line with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) (published 2024).

4.2. Definitions

4.2.1. This section uses a range of technical terms which are useful to define at the outset:

- **Tenure** refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and shared ownership).
- **Affordability** refers to the relationship between the cost of housing to buy or rent and the incomes and earnings of households.
- The definition of **Affordable Housing** is set out in the NPPF 2024 (Annex 2) as 'Housing for sale or rent, for those whose needs are not met by the market…' We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the NPPF (Annex 2). A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
- A range of affordable home ownership products are included in the Government's definition of Affordable Housing, to meet the needs of those aspiring to own a home. This includes discounted market sales housing and other affordable routes to home ownership (shared ownership, rent to buy etc) which are defined in Annex 2. First Homes are also part of the range of affordable home ownership products,

but the definition of First Homes and policy is covered in a Ministerial Statement (2021) and not defined in Annex 2.[8]

4.3. Current tenure profile

4.3.1. The current tenure profile is a key feature of the Neighbourhood Area (NA). Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.

4.3.2. Table 4-1 presents data on tenure in Arden compared with the Market Harborough Neighbourhood Forums, Market Harborough, Harborough, and England from the 2021 Census. It shows that 63.1% of households in Arden owned their own home, slightly above national levels but below the proportion in the other NAs, Market Harborough as a whole, and the district. The proportion of households living in Affordable Housing tenures (shared ownership and social rent) when combined was greatest in Arden, with the proportion of households living in social rented housing sitting at 17.3%, compared to 9.7% across Market Harborough, and 8.7% at a district level. The private rented sector in Arden (17.7% of households) was slightly above Market Harborough levels, and above Little Bowden and Welland, but below Logan & Town Centre levels. Arden was more in line with national levels of 17.1%. Overall, the tenure mix of Arden differs notably from the other NAs and wider town, more closely resembling the national mix.

Table 4-1: Tenure (households) in Arden and comparator geographies, 2021

Tenure	Arden	Little Bowden	Logan & Town Centre	Welland	Market Harborough	Harborough	England
Owned	63.1%	80.0%	70.1%	73.3%	71.7%	75.8%	61.3%
Shared ownership	1.9%	2.2%	1.8%	2.2%	2.0%	2.0%	1.0%
Social rented	17.3%	3.0%	9.0%	10.0%	9.7%	8.7%	17.1%
Private rented	17.7%	14.8%	19.1%	14.5%	16.5%	13.5%	20.6%

Sources: Census 2021, AECOM Calculations

4.3.3. It is also worth comparing how the tenure mix has changed in the last ten years, using the 2011 Census (see Table 4-2). Between 2011 and 2021 the greatest increase was in the number of households living in the private rented sector, potentially indicative of increasing affordability challenges around home ownership. There was also an increase in the number of households social renting, suggesting delivery of some Affordable Housing over the decade.

[8] 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.

Table 4-2: Tenure change (households) in Arden, 2011-2021

Tenure	2011	2021	% Change
Owned	1,265	1,246	-1.5%
Shared ownership	38	38	0.0%
Social rented	324	342	+5.6%
Private rented	322	350	+8.7%

Sources: Census 2021 and 2011, AECOM Calculations

4.4. Affordability

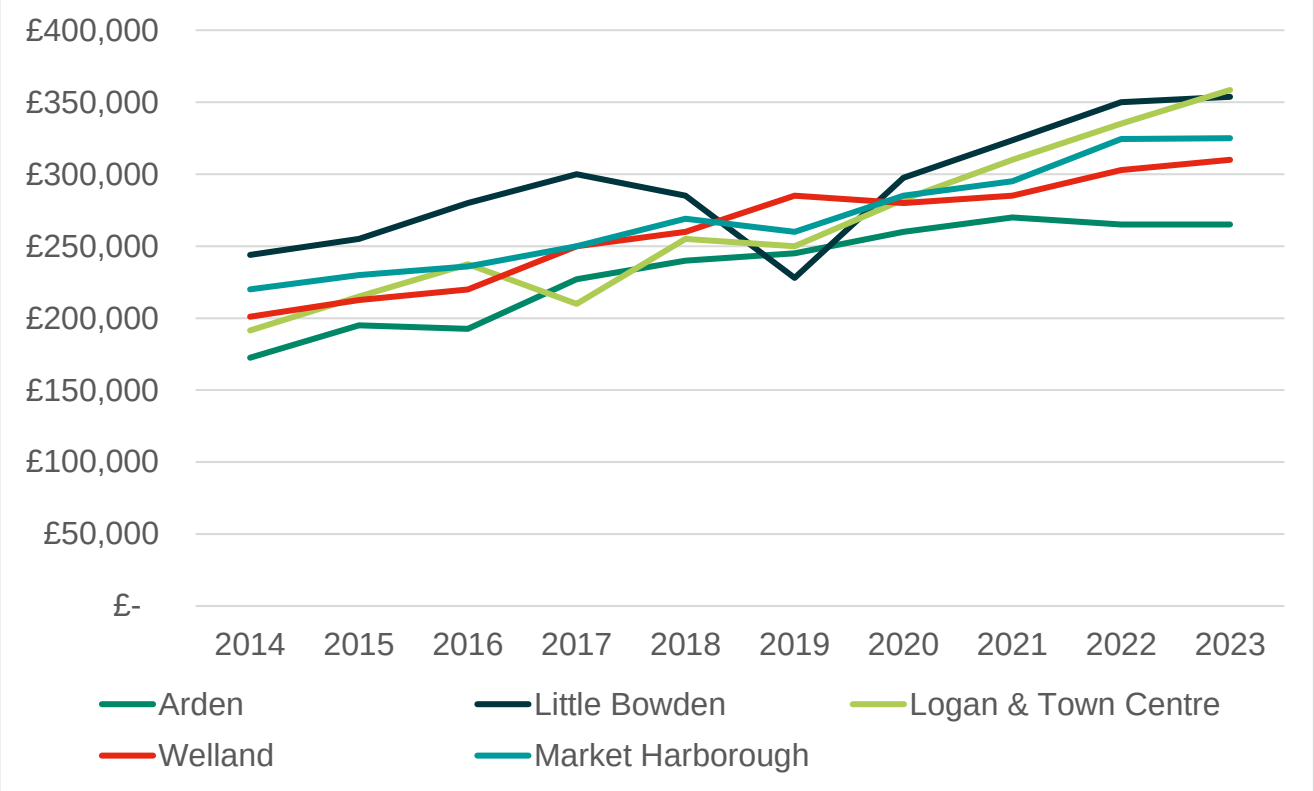
House prices

4.4.1. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. As such, it is useful for the evidence base for plans to examine trends in prices and consider what this reveals about the local housing market.

4.4.2. Figures 4-1 and 4-2 look at the average and lower quartile house prices in Arden alongside Market Harborough and the Neighbourhood Areas of Little Bowden, Logan & Town Centre, and Welland, based on sales price data published by the Land Registry. It shows that there was a clear increase in Arden house prices between 2014 and 2023, with some fluctuation year-on-year. Overall, between 2014 and 2023 the median (middle number when the data is sorted from smallest to largest) house price in Arden increased by 53.6%, peaking in 2021 at £269,950, with a 2023 median house price of £265,000.

4.4.3. The median house price for Market Harborough in 2023 was £325,000, perhaps suggesting that Arden is a lower value area within the town.

Figure 4-1: Median house prices in Arden and comparator geographies, 2014-2023



Source: Land Registry PPD

4.4.4. The lower quartile (the middle figure of the lowest 50% of prices and a good representation of entry-level housing) house price in Arden increased by 58.0% over the decade, peaking again in 2021 at £231,500, close to the 2023 lower quartile house price of £231,225.

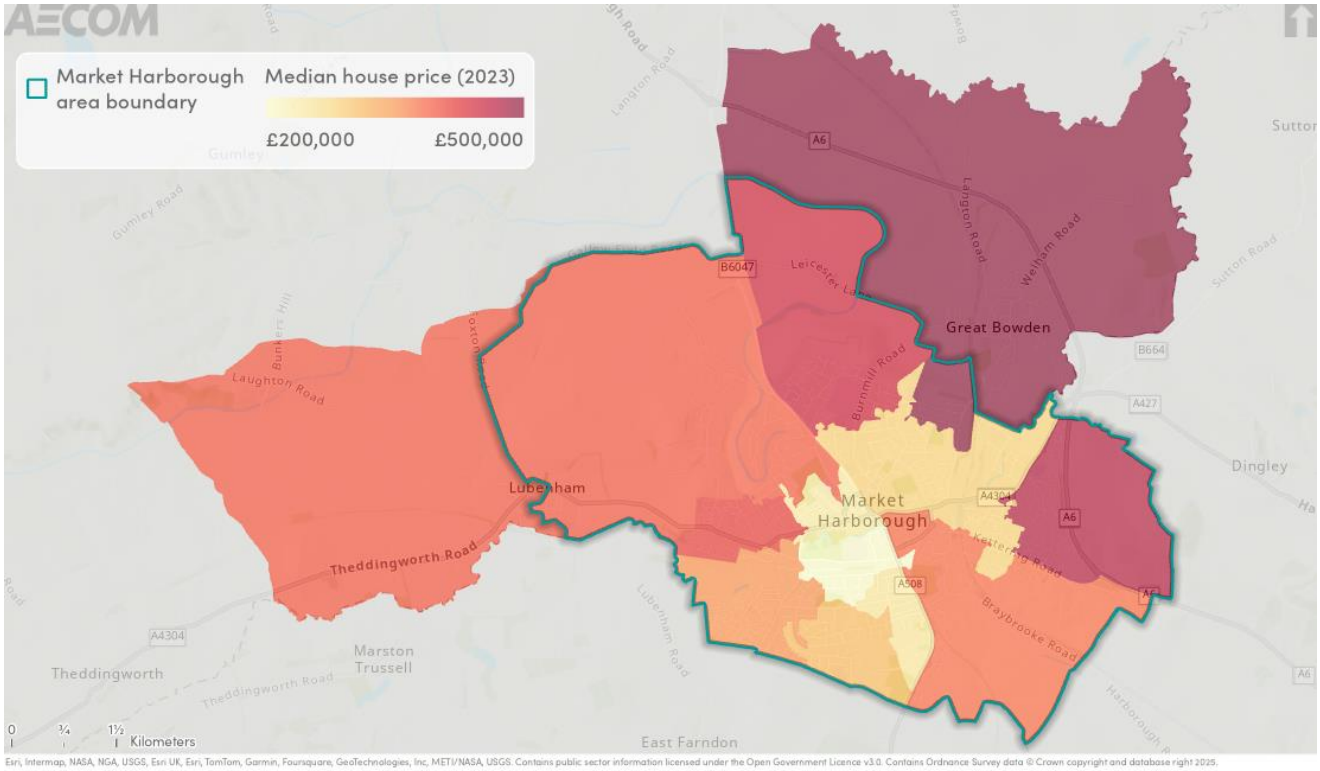
Figure 4-2: Lower quartile house prices in Arden and comparator geographies, 2014-2023



Source: Land Registry PPD

4.4.5. Figure 4-3 below shows the distribution of median house prices across Market Harborough, with a clear pattern of higher house prices towards the north and east, and lower house prices in the centre of the town. This is likely in part due to more dense dwelling types being found in town centres, such as terraces and flats, which are often smaller and lower cost than larger detached and semi-detached dwellings which may be more commonly found moving away from the town centre.

Figure 4-3: Heat map of Market Harborough house prices, 2023



Source: ONS, AECOM calculations

4.4.6. Table 4-3 breaks down house prices by type, presenting the median within each type. It shows that detached house prices grew by 114.3% between 2014 and 2023, remaining the greatest each year. There was some fluctuation in prices over the decade, likely due to the annual average by type being derived from a smaller sample size than the overall average. This means that variation in the characteristics of dwellings, outside of type, can have a greater impact on the average, such as the size, location, and condition of the dwelling.

Table 4-3: Median house prices by type in Arden, 2014-2023

Type	Detached	Semi-detached	Terraced	Flats	All Types
2014	£245,000	£176,250	£155,000	£136,000	£172,500
2015	£259,995	£180,000	£168,000	£141,000	£195,000
2016	£280,000	£196,000	£175,250	£144,000	£192,500
2017	£340,000	£235,000	£185,000	£186,225	£227,000
2018	£348,750	£245,000	£198,000	£160,000	£239,950
2019	£334,000	£249,000	£194,080	£145,000	£245,000
2020	£432,500	£260,000	£180,000	£249,200	£260,000
2021	£350,000	£255,000	£230,000	£269,950	£269,950
2022	£340,000	£265,000	£230,000	£198,500	£265,000
2023	£525,000	£280,500	£248,500	£230,175	£265,000
Growth	**+114.3%**	**+59.1%**	**+60.3%**	**+69.2%**	**+53.6%**

Source: Land Registry PPD

Income

4.4.7. Household incomes determine the ability of most households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.

4.4.8. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average total household income locally was £40,033 in 2020 (the most recent year for this dataset). Discussion about the area to which this data applies is provided in Appendix A.

4.4.9. The second source is ONS's annual estimates of UK employee earnings. This provides lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. Harborough's gross individual lower quartile annual earnings were £20,494 in 2023. To estimate the income of households with two lower quartile earners, this figure is doubled to £40,988.

4.4.10. It is clear from this data that there is a gap between the spending power of average income households and those earning the lowest 25% of earnings where the household in question has one earner only. Somewhat unusually, the average household income for households in Market Harborough is slightly smaller than the estimated earnings for two lower quartile earners. This could be for several reasons, such as:

- The average household income is derived from a smaller scale (Figure A-4) than lower quartile income data (Harborough), suggesting that perhaps incomes/earnings in Market Harborough are lower than the district as a whole.
- Market Harborough had a greater proportion of single person households (30.1%) than Harborough (26.0%), meaning that the average household income may be influenced by the greater proportion of single person household incomes than would usually be seen.

Affordability Thresholds

4.4.11. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is assessed using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.

4.4.12. AECOM has determined thresholds for the income required in Market Harborough to buy a home in the open market (average and entry-level prices), and the income required to afford private rents and the range of Affordable Housing tenures as set out in the NPPF. These calculations are detailed and discussed in more detail in Appendix C.

4.4.13. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale although different approaches are sometimes taken, and a case can be made for alternatives. This is discussed in more detail at the start of Appendix C.

4.4.14. The analysis in Table 4-4 does not take account of wealth (beyond savings sufficient for a 10% deposit) or existing housing equity which may provide substantial additional financial resources for many existing home owners. Wealth and equity resources are difficult to measure, particularly at the localized level. Furthermore, the affordability analysis in HNAs is primarily focused on access to different housing options for those entering the market for the first time, either to rent or buy, and developing policies that support those who have difficulty accessing market housing. Nevertheless, many households will have additional resources that are not factored into this analysis. This is particularly the case for older owner occupiers since many own their homes outright, and/or have built up substantial equity in their existing homes over time.

4.4.15. Table 4-4 summarises the estimated cost of each tenure, the annual income required to support these costs within Market Harborough, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.

4.4.16. The analysis in Table 4-4 is based on housing costs and incomes data for Market Harborough as a whole rather than for Arden NA specifically. This is because of the unavailability of data that is accurate at smaller scales and the fluid nature of the Market Harborough housing market, where variations in home values are linked primarily to the type and size of homes that tend to predominate in specific areas rather than intrinsic land values. It is recognised that housing costs range more widely than the benchmarks given here imply, and that households will in practice tend to seek affordable housing options across the town as a whole rather than being constrained by any NA boundary.

Table 4-4: Affordability thresholds in Market Harborough (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £40,033	Affordable on LQ earnings (single earner)? £20,494	Affordable on LQ earnings (2 earners)? £40,988
Market Housing						
Median House Price	£292,500	-	**£83,571**	No	No	No
NA New Build Entry-Level House Price	£321,296	-	**£91,799**	No	No	No
LQ/Entry-level House Price	£216,000	-	**£61,714**	No	No	No
LA New Build Median House Price	£337,025	-	**£96,293**	No	No	No
Average Market Rent (and Rent to Buy)	-	£15,000	**£50,000**	No	No	No
Entry-level Market Rent (and Rent to Buy)	-	£9,852	**£32,840**	Yes	No	Yes
Affordable Home Ownership						
Discounted Market Sale (-20%)	£257,036	-	**£73,439**	No	No	No
First Homes (-30%)	£224,907	-	**£64,259**	No	No	No
First Homes (-40%)	£192,777	-	**£55,079**	No	No	No
First Homes (-50%)	£160,648	-	**£45,899**	No	No	No
Shared Ownership (50%)	£160,648	£4,462	**£60,774**	No	No	No
Shared Ownership (25%)	£80,324	£6,694	**£45,262**	No	No	No
Shared Ownership (10%)	£32,130	£8,032	**£35,954**	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£6,005	**£20,018**	Yes	Yes	Yes
Social Rent	-	£4,719	**£15,730**	Yes	Yes	Yes

Source: AECOM Calculations

4.4.17. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give an indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity the analysis below speaks in terms of tenure products being 'affordable' or 'not affordable' for different groups, but individual circumstances and the location, condition and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

Market housing for purchase and rent

4.4.18. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a large deposit Market housing, even with the benefit of

a higher than average income, is likely to remain out of reach to most. The median house price would require an annual income more than double the current average.

4.4.19. Private renting is generally only affordable to higher income households, with households on mean incomes only able to afford entry-level market rents, along with households with two lower quartile earners. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.

Affordable home ownership

4.4.20. There is a relatively large group of households in Market Harborough who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £32,840 per year (at which point entry-level rents become affordable) and £61,714 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as Discounted Market Sale, First Homes, Shared Ownership and Rent to Buy.

4.4.21. Discounted Market Sale homes are offered at a discount at least 20% on market prices. First Homes are offered at a discount of at least 30% on market prices (i.e. new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.

4.4.22. This report has estimated the income required to afford discounts of 20-50% to cover the range of discounts likely to be available on these different products. Table 4-4 shows that even at a discount level of 50%, First Homes would not be affordable to average or lower earning households in Market Harborough. However, discounted market sale housing does significantly increase the opportunities for ownership and so it may still be worth delivering in the NA. This tenure product appears accessible to households with slightly higher than average incomes or households with savings which are greater than the 10% deposit assumption used in the calculations.

4.4.23. It is important to note that this evidence based on affordability does not provide a complete picture: evidence about the financial viability of development is also relevant. In some case, higher discount levels could create a financial burden on a scheme which leads developers to argue either that the discount level is not feasible or that the total amount of Affordable Housing may need to be reduced. The latter might put at risk the delivery of Social/Affordable rented housing which may be an unintended consequence. The issue of development viability is a specialist matter involving analysis of land values and build costs that is outside the scope of this assessment. If the Neighbourhood Forum intend to set higher discount levels (e.g. on First Homes) than that set at district level, further discussions with the LPA are advised.

4.4.24. Shared ownership appears to be slightly more affordable than Discounted Market Sale housing/First Homes, with shared ownership at 10% equity accessible to households on mean incomes and with two lower quartile earners. If this is delivered

in the NA, it will make shared ownership easier to access for more households. However, while the income threshold for a 10% equity shared ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as shared ownership at higher equity shares or discounted market sale products) for those who can afford them.

4.4.25. Rent to Buy provides households with the option to rent at a discount (an intermediate rent at least 20% lower than the market rent) in order that they can save for a deposit to buy their property within a set period. The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. However, affordability to local households would depend on how rents are set. If Rent to Buy is offered at a discount to *entry level* rents, this would expand this route to home ownership quite significantly, including to households on mean incomes and with two lower quartile earners. However, discounts on *average* rents would make Rent to Buy affordability, in terms of the household income required, less affordable than First Homes at a 50% discount and shared ownership at 25% and 10% equity. However, for some households, the availability of a deposit rather than income level per se is the key barrier to accessing home ownership. Rent to Buy may therefore offer a useful product to meet the needs of some households.

4.4.26. The range of affordable home ownership products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not:

- Discounted Market Sale and First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
- Shared ownership at high equity shares performs a similar function to DMS/First Homes, but there are additional costs associated with the rented portion.
- Shared ownership at low equity shares can usually be accessed by lower income households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant has to pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
- Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is likely to be more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.

Social and Affordable Rented housing

4.4.27. Social and Affordable Rented housing performs a critical role in supporting households with the most acute housing needs. These households are likely to be on the lowest incomes and unable to afford market housing without subsidy.

4.4.28. Affordable rents set out in the table above are substantially below market rents. Whilst affordable rents can be set at up to 80% of market rents, in many locations Registered Providers (housing associations) set them to ensure that they are affordable to those claiming housing benefit, i.e. at or below Local Housing Allowance levels. This means that they are in practice below 80% of market levels. This appears to be the case in Market Harborough.

4.4.29. Affordable rented housing is generally affordable to all of the income groups discussed, although some households with a single lower earner will likely require a Social Rented home. Many households eligible for Social/Affordable Rented homes will require additional subsidy through Housing Benefit/Universal Credit to access housing.

4.4.30. The NPPF 2024 makes explicit reference of the need to set out the proportion of Social Rented homes needed as part of the Affordable Housing to be delivered in a local authority area (paragraph 64, NPPF)[9].

4.4.31. Social Rents are cheaper than Affordable Rents and, in theory, would leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. This is particularly the case for households who are supported by Housing Benefit and subject to the overall benefit cap since their benefit income is limited by the cap and they may not be able to claim enough to cover the Affordable Rent.

4.4.32. Where households are supported by housing benefit and not affected by benefit caps, the difference in the cost of Affordable and Social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that these households may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

4.4.33. Households who are not supported by benefits, for example those whose earnings are higher and making them ineligible for benefits, would clearly benefit by the lower Social Rent levels because it would reduce their outgoings. However, these households are less likely to be in acute need on housing waiting lists. Rather, this scenario might apply to those already living in Social Rented housing where their financial circumstances have improved.

4.4.34. On balance, the relative need for Social Rented homes versus Affordable Rented homes is a complex area because of the interaction of benefits, rents and earnings. AECOM suggests that the local authority is best placed to assess what proportion of Affordable Housing should be provided as Social Rent, drawing on their waiting list data and more detailed evidence in LHNAs. If the neighbourhood group wishes to develop localized policy in this area, this will be best achieved through liaison with the LPA (and local housing officers) as well as local registered providers.

[9] National Planning Policy Framework

4.5. Estimates of the need for Affordable Housing

4.5.1. This section estimates the need for Affordable Housing which should be considered separately for Social/ Affordable rented housing and affordable home ownership. The appropriate approach is taken based on the evidence available at Local Authority and NA scale.

Evidence in the HENA

4.5.2. A Housing & Economic Needs Assessment (HENA) was undertaken for Leicester and Leicestershire in 2022. This study estimates the need for affordable housing in the district based on analysis of the Council's housing waiting list and analysis of other data sets in line with Planning Practice Guidance at the time.

4.5.3. The HENA identifies the need for 254 additional affordable rented homes and 185 affordable home ownership dwellings each year in Harborough as a whole. When the HENA figures are pro-rated to Market Harborough based on its fair share of the population (26.6% of the district's population based on 2021 Census), this equates to a need for 67.6 affordable rented homes per annum (1,082 over plan period 2025-2041) and 49.2 affordable home ownership dwellings per annum (787 between 2025 and 2041).

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

4.5.5. Based on current allocations and upcoming housing commitments across the four Market Harborough NAs, there is expected to be the delivery of 2,814 dwellings in the town. If the Local Plan requirement of 40% Affordable Housing is delivered across all of this development, up to 1,126 units of Affordable Housing could be delivered. This is not sufficient to meet the needs identified.

4.5.6. Table 4-5 shows the breakdown of need across the 4 Neighbourhood Areas, with a need for 182 social/affordable rented dwellings (11.4 per annum) and 133 affordable home ownership dwellings (8.3 per annum) over the Neighbourhood Plan period in Arden.

Table 4-5: Need for Affordable Housing 2025-2024

	% of Harborough population (2021 Census)	Social / Affordable Rent (per annum)	Social / Affordable Rent (2025-2041)	Affordable Home Ownership (per annum)	Affordable Home Ownership (2025-2041)
Market Harborough	26.6%	67.6	1,082	49.2	787
Arden	4.5%	11.4	182	8.3	133
Little Bowden	5.3%	13.5	216	9.8	157
Logan & Town Centre	7.8%	19.8	317	14.4	230
Welland	9.1%	23.1	370	16.8	269

Source: Leicester & Leicestershire HENA, AECOM Calculations, Census 2021

4.5.7. Due to the nature of the 4 Neighbourhood Areas, which make up the town of Market Harborough, it is likely that there will be fluidity between the NAs when people move home, with this acknowledged by the Neighbourhood Forums. Therefore, the split outlined in Table 4-5 may not necessarily be the most appropriate, with delivery of Affordable Housing dependent on various factors, including land availability and viability, which are outside the scope of a Housing Needs Assessment.

4.5.8. Whilst the Affordable Housing need does not need to be met through the Neighbourhood Plan, it may be worth the individual Neighbourhood Forums considering the role of the other NAs and the wider Market Harborough when delivering Affordable Housing. For example, there is little social/affordable rented housing in Little Bowden, with the greatest proportion currently in Arden. It needs to be considered whether the Neighbourhood Forums are looking to balance Affordable Housing delivery across the NAs, deliver in line with the size of the NA (e.g. in line with Table 4-5), or keep distinct areas (e.g. having more Affordable Housing available in certain locations in Market Harborough). It is advised that along with discussions between the Neighbourhood Forums, discussions are held with Harborough District Council.

Additional evidence of Affordable Housing needs

4.5.9. Harborough District Council provided Housing Register data as of September 2024. This data is somewhat limited in relation to the Housing Needs Assessment as whilst it sorts households based on applicants' desired location, multiple locations can be selected, meaning there is significant overlap in applicants between the sub-areas of Market Harborough. This data is also only available at Ward level – Great Bowden &

Arden, Litle Bowden, Logan, and Welland, which do not align with the Neighbourhood Areas.

4.5.10. When looking specifically at applicant households with a preference for Great Bowden & Arden Ward, as of September 2024 there were 390 households, with the need for different sized dwellings as follows:

- 47.2% 1-bedroom;
- 27.4% 2-bedroom;
- 17.4% 3-bedroom;
- 6.2% 4-bedroom; and
- 1.8% 5-bedroom.

Affordable Housing policies in Neighbourhood Plans

4.5.11. This section outlines a common Neighbourhood Plan policy level around the tenure mix of affordable housing, provides a recommendation and summarises relevant considerations.

Application of Local Plan policies

4.5.12. Harborough District Council's emerging policy on this subject (HN01) requires 40% of all new housing to be affordable. Completions data provided by Harborough District Council does not break this information down between market and affordable dwellings. Therefore, it is not known what proportion of new housing in Arden over the last decade was delivered as Affordable Housing, and so it cannot be determined whether the 40% target is usually met on local sites.

4.5.13. The overall proportion of housing that must be affordable is not an area of policy that a Neighbourhood Plan can usually influence, but it is worth emphasizing that the HNA finds there to be robust evidence of need for Affordable Housing in the NA, and every effort should be made to maximise delivery where viable. Changing or influencing the overall proportion of housing that must be affordable is uncommon in Neighbourhood Plans and would demand a high standard of evidence to depart from the Local Plan. If this is of interest, it should first be discussed with the LPA to ensure their support and to determine what additional evidence (e.g. about development viability) would be needed.

Affordable Housing at Neighbourhood level

4.5.14. The HNA can provide more localised evidence and this may be used to support Neighbourhood Plan policies. This section suggests an Affordable Housing tenure mix that might be suitable for Arden on the basis of identified housing need and a range of other considerations detailed in Appendix D.

4.5.15. The tenure mix required in the emerging Local Plan is 75% social/affordable rented and 25% affordable home ownership. The Local Plan guideline mix appears to offer a suitable benchmark because it prioritises the delivery of Social/Affordable Rent whilst still providing scope to deliver affordable home ownership products.

4.5.16. Although the Affordable Housing stock in Arden is the greatest of all the Neighbourhood Forums, and above town and district levels, it is important to prioritise rented provision over ownership because a greater need is identified for social/affordable rented housing and because current allocations and commitments do not identify a net increase in dwellings in Arden, meaning delivery of Affordable Housing is likely to be very limited.

4.5.17. Arden also clearly plays a prominent role in providing Social/Affordable Rented housing for the wider town and local authority area. It has a substantial stock of Social/Affordable Rented homes and these are let to households in need from the wider local authority area as well as meeting locally generated needs.

4.5.18. Within the need for affordable home ownership dwellings, AECOM suggests priority is given to shared ownership dwellings, which at 10% equity are accessible to households on mean incomes or with two lower quartile earners. Whilst discounted market sale homes/First Homes are not accessible to these groups, they may be preferable options to households that can afford them, either through higher income or greater savings for deposits.

4.5.19. The NPPF 2024 makes explicit reference of the need to set out the proportion of Social Rented homes needed as part of the Affordable Housing to be delivered in a local authority area (paragraph 64, NPPF)[10].

4.5.20. On balance, the relative need for Social Rented homes versus Affordable Rented homes is a complex area because of the interaction of benefits, rents and earnings. AECOM suggests that the local authority is best placed to assess what proportion of Affordable Housing should be provided as Social Rent, drawing on their waiting list data, housing benefit data, more detailed evidence in LHNAs and viability assessments. If the neighbourhood group wishes to develop localized policy in this area, this will be best achieved through liaison with the LPA (and local housing officers) as well as local registered providers.

4.5.21. Where the Neighbourhood Forum wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures, it is important that they liaise with Harborough District Council to determine what additional evidence (notably about development viability) may be needed, and to ensure that departures from the local policy context have their support.

4.6. Conclusions- Affordability and Affordable Housing

Current tenure profile

4.6.1. 2021 Census data shows that 63.1% of households in Arden owned their own home, slightly above national levels but below the proportion in the other NAs, Market Harborough as a whole, and the district. The proportion of households living in Affordable Housing tenures was greatest in Arden, with the proportion of households living in social rented housing sitting at 17.3%, compared to 9.7% across Market

[10] National Planning Policy Framework

Harborough, and 8.7% at a district level. Overall, the tenure mix of Arden differs notably from the other NAs and wider town, more closely resembling the national mix.

Affordability

4.6.2. There was a clear increase in house prices between 2014 and 2023. The median house price in Arden increased by 53.6%, peaking in 2021 at £269,950, with a 2023 median house price of £265,000. The lower quartile house price in Arden increased by 58.0% over the decade, peaking again in 2021 at £231,500, close to the 2023 lower quartile house price of £231,225.

4.6.3. Households in Market Harborough on average incomes are unable to access even entry-level homes unless they have the advantage of a large deposit. The median house price would require an annual income more than double the current average. Private renting is generally only affordable to higher income households, with households on mean incomes only able to afford entry-level market rents, along with households with two lower quartile earners.

4.6.4. Turning to affordable home ownership options, this report has estimated the income required to afford discounts of 20-50% to cover the range of discounts likely to be available through Discounted Market Sale and First Homes. Even at a discount level of 50%, First Homes would not be affordable to average or lower earning households in Market Harborough. However, discounted market sale housing does significantly increase the opportunities for ownership and so it may still be worth delivering in the NA. Shared ownership appears to be slightly more affordable, with this product at a 10% equity share accessible to households on mean incomes and with two lower quartile earners. Rent to Buy may provide an option to households with little or no savings for a deposit.

4.6.5. Affordable rented housing is generally affordable to average and lower quartile earners. Households eligible for Social/Affordable Rented homes may require additional subsidy through Housing Benefit/Universal Credit to access housing if Social/Affordable rented housing options are not sufficiently available.

The need for Affordable Housing

4.6.6. A Housing & Economic Needs Assessment (HENA) was undertaken for Leicester and Leicestershire in 2022. The HENA identifies the need for Affordable Housing across Harborough. When pro-rated to the NA this shows a need for 182 social/affordable rented dwellings (11.4 per annum) and 133 affordable home ownership dwellings (8.3 per annum) over the Neighbourhood Plan period in Arden.

4.6.7. Whilst the Affordable Housing need does not need to be met through the Neighbourhood Plan, it may be worth the individual Neighbourhood Forums considering the role of the other NAs and the wider Market Harborough when delivering Affordable Housing. It needs to be considered whether the Neighbourhood Forums are looking to balance Affordable Housing delivery across the NAs, deliver in line with the size of the NA, or keep distinct areas. It is advised that along with discussions between the Neighbourhood Forums, discussions are held with Harborough District Council.

Affordable Housing policy

4.6.8. The tenure mix required in the emerging Local Plan is 75% social/affordable rented and 25% affordable home ownership. The Local Plan guideline mix appears to offer a suitable benchmark because it prioritises the delivery of Social/Affordable Rent whilst still providing scope to deliver affordable home ownership products.

4.6.9. Although the Affordable Housing stock in Arden is the greatest of all the Neighbourhood Forums, and above town and district levels, it is important to prioritise rented provision over ownership as future delivery of Affordable Housing is likely to be very limited. In addition, Arden clearly plays a prominent role in providing Social/Affordable Rented housing for the wider town and local authority area as well as meeting locally generated needs.

4.6.10. Within the need for affordable home ownership dwellings, AECOM suggests priority is given to shared ownership dwellings, which at 10% equity are accessible to households on mean incomes or with two lower quartile earners. Whilst discounted market sale homes/First Homes are not accessible to these groups, they may be preferable options to households that can afford them, either through higher income or greater savings for deposits.

4.6.11. Affordable Housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of Affordable Housing, there are other, more proactive routes available for its provision. For example, using neighbourhood development orders, identifying exception sites or developing community land trusts.

5. Housing Mix: Type and Size

5.1. Introduction

5.1.1. It is common for neighbourhood plans to include policies that influence what form new housing should take in terms of the type and size of new homes. This requires evidence of what local households need.

5.1.2. This can be done using statistics to identify relevant trends and potential gaps in the market. That is the focus of this section of the HNA. The evidence gathered here can be used to justify planning policies either on its own or in combination with survey results expressing the specific aspirations of local residents. It will also build up a picture of the population and existing range of homes that may provide useful context for the neighbourhood plan.

5.1.3. This section has three aims, each given its own sub-section:

- To establish what **mix** of housing exists in the NA at present;
- To describe characteristics of the local **population** that are relevant to housing need; and
- To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.

5.1.4. It is important to keep in mind that housing need is not an exact science. To move from a set of facts about the population to an ideal mix of homes requires making assumptions. For example, there are clear patterns about what size of home households tend to live in at different stages of life. However, a variety of other reasons sit behind their housing choices that are less easy to predict, including wealth, accessibility requirements and personal preferences. Some trends can also change rapidly over time, such as the increasing preference for home working in some sectors of the economy.

5.1.5. The analysis and conclusions provided in this section are therefore not definitive. Rather, they are what the data suggest future needs will look like based on current trends. This is sufficient for justifying planning policies, but it is also appropriate to take into account other factors and evidence where appropriate.

Definitions

- **Dwelling type**: whether a home is detached, semi-detached, terraced, a flat, bungalow or other type. Which a household chooses to occupy tends to be more about wealth and preference than a specific need.
- **Dwelling size**: how many rooms or bedrooms a home contains. While this could also mean floor area or number of storeys, the number of bedrooms is most reliably recorded in housing statistics. Bedroom numbers are also closely linked to family size and life stage.

- **Household**: a unit of people who live together, commonly a family, couple or single person. Not all dwellings contain a household, including properties that are vacant and second homes, so the number of dwellings and the number of households in an area is usually different.
- **Household composition**: the specific combination of adults and children who form a household. The Census offers a number of categories, for example distinguishing between families with children who are dependent or non-dependent (i.e. adults). 'Other' households in the Census include house-sharers, groups of students, and multi-family households.
- **Household life stage**: the age of the lead member of a household – usually the oldest adult, or what used to be called the 'head of household'. Life stage is correlated with dwelling size as well as wealth.
- **Housing mix**: the range of home sizes and types in an area.
- **Over- and under-occupancy**: the degree to which the size and composition of a household lines up with the number of bedrooms in their home. If there are more bedrooms than the household would be expected to need, the home is considered under-occupied, and vice versa.

5.2. The current housing mix

5.2.1. This section establishes the current housing mix of Arden, highlighting recent changes to it and comparing the mix to wider averages.

Dwelling type

5.2.2. Table 5-1 below shows that almost half of households in Arden lived in semi-detached dwellings (49.8%) in 2021. This was well above the comparator geographies, with 31.5% of households living in semi-detached dwellings nationally, 29.2% across the district, and 31.0% in Market Harborough town as a whole. Arden had the smallest proportion of households living in detached dwellings. 17.3% of households lived in terraced dwellings, below Market Harborough (20.1%) but above Harborough (14.4%) levels. A significant proportion of households lived in flats in the NA (14.5%), below only Logan & Town Centre (23.7%) and England (22.2%).

5.2.3. Unfortunately, Census data does not record bungalows as a separate category, instead counting them within other dwelling types, mainly detached and semi-detached. Valuation Office Agency (VOA) data does count bungalows, with 2023 VOA data showing that 14.6% of dwellings in the proxy area for Arden (see Figure A-3) were bungalows, above district and national levels of 12.0% and 9.1% respectively.

Table 5-1: Accommodation type, Arden and comparator geographies, 2021

Type	Arden	Little Bowden	Logen & Town Centre	Welland	Market Harborough	Harborough	England
Detached	18.4%	59.6%	31.1%	36.3%	35.8%	48.8%	22.9%
Semi-detached	49.8%	22.3%	24.9%	31.1%	31.0%	29.2%	31.5%
Terrace	17.3%	14.6%	20.0%	24.8%	20.1%	14.4%	23.0%
Flat	14.5%	3.4%	23.7%	6.7%	12.5%	7.0%	22.2%

Source: Census 2021, AECOM Calculations

5.2.4. Table 5-2 looks at the change between the 2011 and 2021. This shows that over the decade the proportion of households living in detached and semi-detached dwellings increased slightly whilst the proportion of households living in terraced and flatted dwelling decreased.

Table 5-2: Accommodation type, Arden, 2011-2021

Type	2011	2021
Detached	16.9%	18.4%
Semi-detached	48.3%	49.8%
Terrace	18.7%	17.3%
Flat	16.1%	14.5%

Source: ONS 2021 and 2011, AECOM Calculations

Dwelling size

5.2.5. Table 5-3 below presents the current housing mix in terms of size compared to the wider local authority, neighbouring NAs and country. It shows that in 2021 the greatest proportion of households in Arden lived in mid-sized 3-bedroom dwellings, with 33.9% living in 2-bedroom dwellings. The proportions of both dwelling sizes in Arden was greater than the comparator geographies, with this most evident when looking at households living in 2-bedroom dwellings. 7.7% of households in Arden lived in 1-bedroom dwellings, just below Market Harborough levels of 7.8%, with the latter figure driven mainly by the higher proportion of households living in 1-bedroom dwellings in Logan & Town Centre (14.2%). Arden had the smallest proportion of households living in larger 4+ bedroom dwellings, at 15.8%, compared to 29.2% across Market Harborough and 36.8% across the district, perhaps suggesting a smaller stock of larger family housing in the NA.

Table 5-3: Dwelling size (bedrooms), Arden and comparator geographies, 2021

Bedrooms	Arden	Little Bowden	Logen & Town Centre	Welland	Market Harborough	Harborough	England
1	7.7%	3.7%	14.2%	4.5%	7.8%	5.7%	11.6%
2	33.9%	19.3%	29.5%	25.8%	27.2%	21.6%	27.3%
3	42.5%	28.1%	29.5%	41.8%	35.8%	35.9%	40.0%
4+	15.8%	49.0%	26.8%	27.9%	29.2%	36.8%	21.1%

Source: Census 2021, AECOM Calculations

5.2.6. Table 5-4 shows that between 2011 and 2021 the proportion of households living in the smallest 1-bedroom dwellings decreased (from 9.1% to 7.7%), with the proportion

of households living in 2-bedroom dwellings remaining stable across the decade. The proportion of households living in mid-sized 3-bedroom dwellings decreased slightly, whilst the proportion living in 4+ bedroom dwellings increased from 13.4% to 15.8%. This could be due to a combination of the delivery of larger dwellings (which aligns with the increase in detached dwellings highlighted above) and the extension of smaller dwellings to increase the number of bedrooms in existing properties.

Table 5-4: Dwelling size (bedrooms), Arden, 2011-2021

Number of bedrooms	2011	2021
1	9.1%	7.7%
2	33.9%	33.9%
3	43.5%	42.5%
4+	13.4%	15.8%

Source: ONS 2021 and 2011, AECOM Calculations

5.3. Population characteristics

5.3.1. This section examines key characteristics of the local population that have a bearing on what housing might be needed in future years. Where available, recent data is used. However, for some information it is necessary to fall back on the 2011 Census.

Age

5.3.2. Table 5-5 shows the most recent age structure of the NA population, alongside 2011 Census figures. It shows that in 2011 the greatest proportion of the population was aged 25-44 (26.7%), whilst in 2021 it was those aged 45-64 (27.5%). Over the decade the proportion of people aged 65-84 increased from 15.9% to 20.0%, indicative of an aging population. The number of children and younger adults (aged under 44) decreased over the decade, perhaps suggesting a reduction in the number of younger families. The number and proportion of people aged 45-64 increased slightly whilst the number of the oldest individuals decreased by 1.4%.

Table 5-5: Age structure of Arden, 2011 and 2021

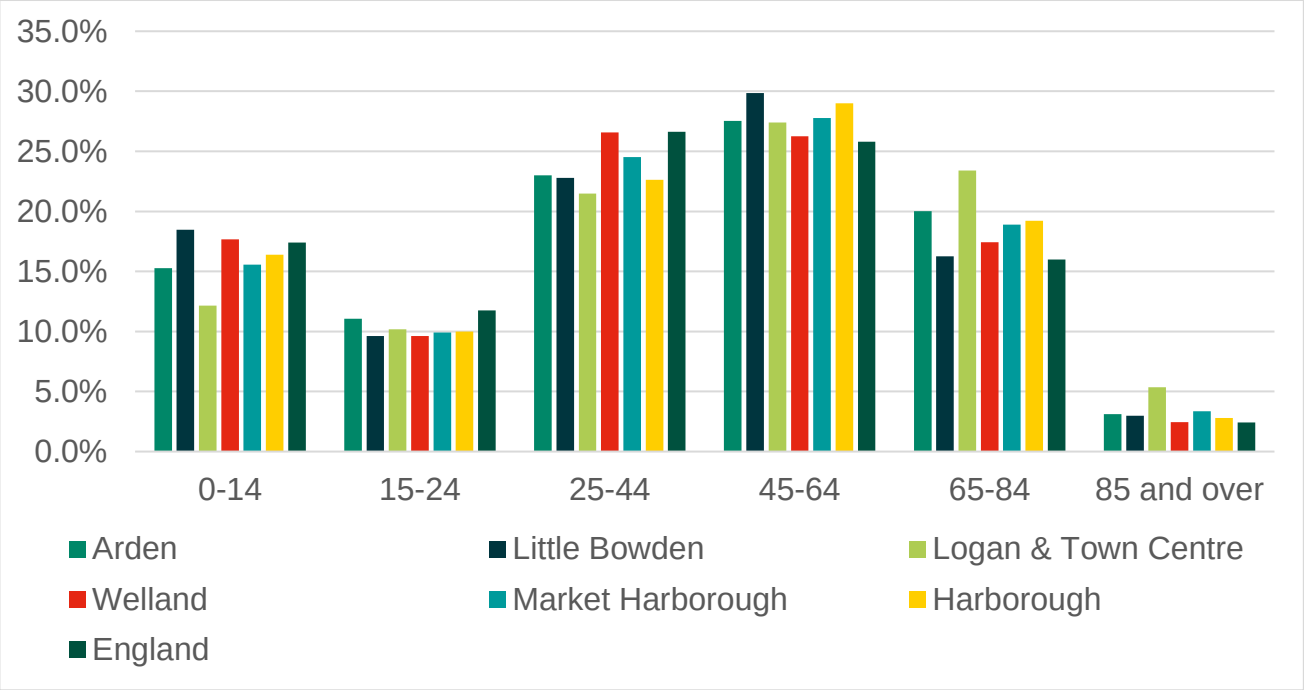
Age group	2011	2021	Change
0-14	16.7%	15.3%	-8.0%
15-24	11.3%	11.1%	-1.6%
25-44	26.7%	23.0%	-13.1%
45-64	26.2%	27.5%	+5.6%
65-84	15.9%	20.0%	+26.9%
85 and over	3.2%	3.1%	-1.4%

Source: ONS 2011, ONS 2021, AECOM Calculations

5.3.3. For context, it is useful to look at the NA population structure alongside that of the Market Harborough Neighbourhood Forums, Market Harborough, the district, and the country. Figure 5-1 (using 2021 Census data) shows that Arden had a greater proportion of the population aged 65-84 than the majority of the comparator geographies, with the exception of Logan & Town Centre. Although the NA had the second smallest proportion of children aged 0-14, it had the second greatest

proportion of the population aged 15-24, behind only England. This may suggest that when looking at family households across Market Harborough, Arden is more likely to accommodate those with teenage or adult children.

Figure 5-1: Age structure in Arden and comparator geographies, 2021



Source: ONS 2021, AECOM Calculations

Household composition and occupancy

5.3.4. Household composition (the combination and relationships of adults and children in a dwelling) is an important factor in the kinds of housing needed over the Neighbourhood Plan period. Table 5-6 shows that in 2021 Arden had the second greatest proportion of single person households aged 66 and over (17.3%), but the second smallest proportion of family households aged 66 and over (10.6%). When looking at family households, the largest proportion of households in the NA had dependent children, at 23.2% of households, but this was below levels across Market Harborough (25.7%) and nationally (25.8%). The proportion of households with non-dependent children (adult children living in the family home) was highest in Arden (10.8%), aligning with the population structure noted above.

5.3.5. It is also helpful to look at the changes between the 2011 and 2021 Census. This shows that over the decade the number of family households in Arden aged 65/66[11] and over increased by 25.9%, which highlights the aging population. However, the number across the district increased by 36.8%, indicating that the NA is aging to a lesser extent, or a slower rate, than Harborough.

[11] 2011 Census counts households aged 65 and over whilst 2021 Census counts households aged 66 and over.

Table 5-6: Household composition, Arden and comparator geographies, 2021

Household composition		Arden	Little Bowden	Logan & Town Centre	Welland	Market Harborough	Harborough	England
One person household	**Total**	**34.0%**	**21.1%**	**37.5%**	**26.6%**	**30.1%**	**26.0%**	**30.1%**
	Aged 66 and over	17.3%	9.5%	20.8%	12.7%	15.4%	13.2%	12.8%
	Other	16.7%	11.6%	16.7%	13.9%	14.8%	12.8%	17.3%
One family only	**Total**	**62.1%**	**76.2%**	**58.7%**	**69.7%**	**66.3%**	**69.6%**	**63.1%**
	All aged 66 and over	10.6%	11.7%	13.7%	11.1%	11.9%	12.8%	9.2%
	With no children	16.9%	20.9%	17.3%	21.0%	19.2%	19.6%	16.8%
	With dependent children	23.2%	33.6%	19.1%	28.6%	25.7%	26.7%	25.8%
	With non-dependent children[12]	10.8%	9.5%	7.9%	8.6%	9.0%	10.2%	10.5%
Other household types	**Total**	**3.9%**	**2.7%**	**3.8%**	**3.7%**	**3.6%**	**4.4%**	**6.9%**

Source: ONS 2021, AECOM Calculations

5.3.6. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A household is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.

5.3.7. Under-occupancy is relatively common in the NA, with 74.7% of households in Arden living in a dwelling with at least one additional bedroom based on their household size. This is most common in family households aged 66+ (95.6% under-occupancy) and family households aged under 66 with no children (96.0% under-occupancy). Although not uncommon, this suggests that larger dwellings in the NA are not necessarily occupied by households with the most family members, but by households with the most wealth or by older households that have been unable to or have chosen not to downsize.

5.3.8. There is also some over-occupancy (overcrowding) in Arden, with 3.9% of households with dependent children and 2.3% of households with adult children living in a dwelling with too few bedrooms based on their household size.

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

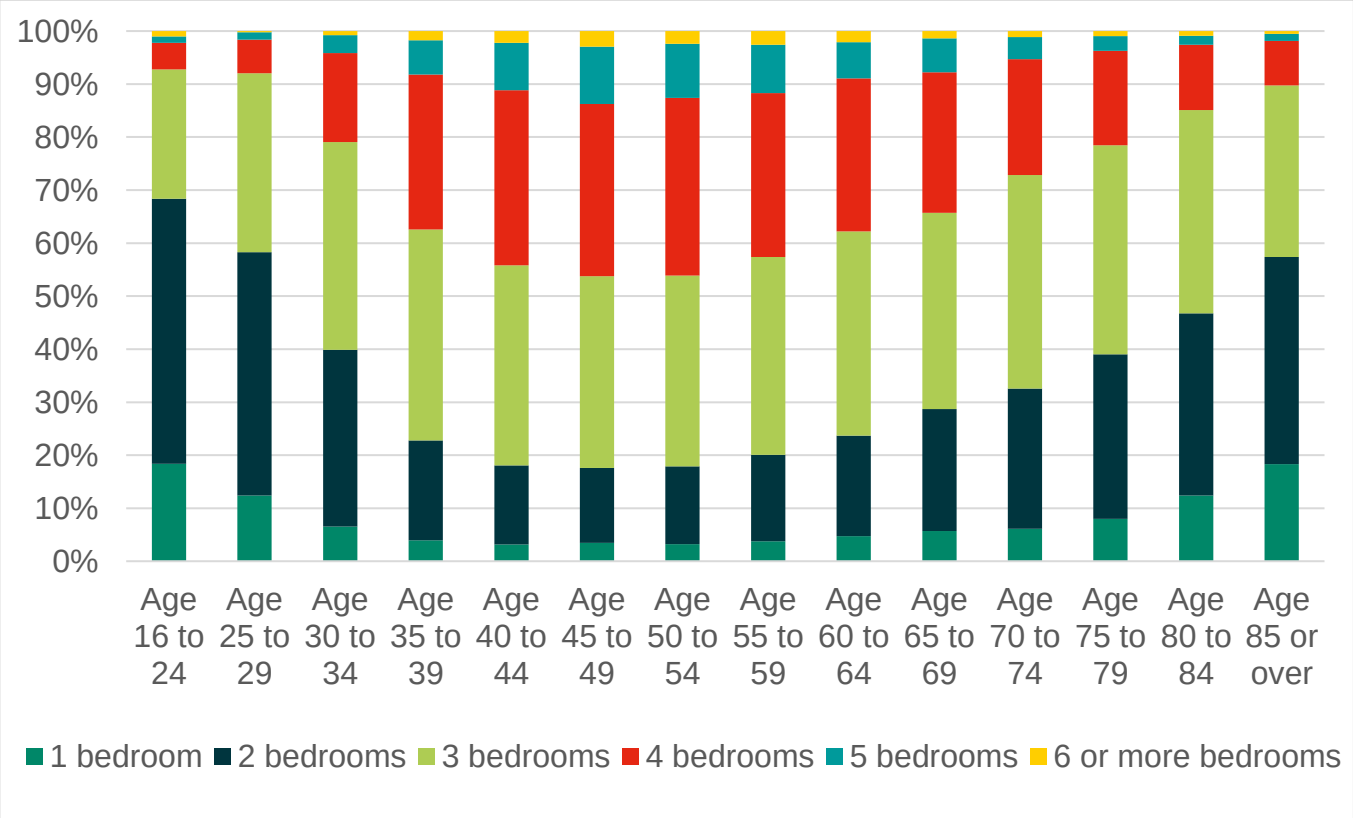
Table 5-7: Occupancy rating by age in Arden, 2021

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 66+	66.5%	29.1%	4.4%	0.0%
Single person 66+	40.1%	48.5%	11.3%	0.0%
Family under 66 - no children	58.3%	37.7%	4.0%	0.0%
Family under 66 - dependent children	17.5%	38.7%	39.8%	3.9%
Family under 66 - adult children	12.8%	45.4%	39.4%	2.3%
Single person under 66	28.3%	44.4%	27.4%	0.0%
All households	34.1%	40.6%	22.9%	2.4%

Source: Census 2021, AECOM Calculations

5.3.9. As noted in the introduction to this chapter, the life stage of households is strongly correlated with the size of home they tend to occupy. Figure 5-2 sets out this relationship for Harborough in 2011 (because this data is not available at smaller scales). The graph shows how the youngest households tend to occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age.

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



Source: ONS 2011, AECOM Calculations

5.4. Future population and size needs

5.4.1. This section projects the future age profile of the population in Arden at the end of the Neighbourhood Plan period and then estimates the mix of dwelling sizes they may need.

Age

5.4.2. The result of applying Local Authority level household projections to the age profile of Arden households in 2011 is shown in Table 5-8. This makes clear that population growth can be expected to be driven by the oldest households, with households with a reference person aged 65 and over projected to increase by 104% between 2011 and 2041. This would mean that this age group would account for 43.5% of the population in 2041, compared to 30.3% in 2011. There are also projected to be increases in all other age groups, although to a much lesser extent.

Table 5-8: Projected age of households, Arden, 2011 – 2041

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	50	213	760	335	591
2041	57	260	833	414	1,205
% change 2011-2041	+15%	+22%	+10%	+23%	+104%

Source: AECOM Calculations

5.4.3. The demographic change discussed above can be translated into an ideal mix of dwelling sizes. This is achieved through a model that maps the dwelling size preferences by life stage shown earlier (in Figure 5-2) onto the projected age profile for the NA in Table 5-8 immediately above. The resulting 'ideal' future mix of dwelling sizes can then be compared to the current stock of housing to identify how future development might best fill the gaps.

5.4.4. This approach has limitations, in that it embeds existing size preferences and does not anticipate changes in what people want from their homes. As such, it is appropriate for the results to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is appropriate for the purpose of drafting neighbourhood plan policies.

5.4.5. The result of this exercise is presented in Table 5-9. It suggests that future development focusses on larger 4+ bedroom dwellings (68.4% of the housing mix), with almost a quarter of delivery proposed to have 3-bedroom dwellings, and very little delivery of 1-2 bedroom dwellings. Although this mix of housing in Arden would balance the existing mix more in line with the wider district, this is not necessarily an appropriate approach in this case.

5.4.6. Due to the fluid nature of the housing market in Market Harborough and between the Neighbourhood Forum areas, it may be worth the individual Neighbourhood Forums considering the role of the other NAs and of wider Market Harborough when considering future housing delivery. It needs to be considered whether the Neighbourhood Forums are looking to balance each of their individual dwelling size mixes to attain more variety and align more closely with the district / wider town (as the modelling suggests), or to maintain the individual character of the areas (e.g.

Welland and Little Bowden being skewed towards 3+ bedroom dwellings whilst Arden and Logan & Town Centre have the larger proportions of 1-2 bedroom dwellings). In the latter scenario, each area is permitted or encouraged to 'specialise' to some extent in a particular segment of the housing market, with the knowledge that balance and diversity will thereby be achieved at the scale of the town as a whole rather than within each NA. This is a strategic matter for all of the Neighbourhood Forums to consider, perhaps in conjunction with Harborough District Council, before drafting policies on the future size mix of housing.

Table 5-9: Suggested dwelling size mix to 2041, Arden

Number of bedrooms	Arden	Little Bowden	Logan & Town Centre	Welland	Market Harborough
1	4.9%	14.2%	0.0%	26.2%	2.6%
2	2.3%	28.1%	9.6%	19.7%	14.1%
3	24.3%	57.7%	53.5%	1.5%	43.9%
4+	68.4%	0.0%	36.9%	52.5%	39.5%

Source: AECOM Calculations

5.4.1. Table 5-10 shows the modelling in Table 5-9 as potential indicative policy ranges, on the basis of the Neighbourhood Forums diversifying their housing mixes, which – as noted above – may not be the desired outcome. If the priority is, instead to seek diversity and balance at the scale of the town as a whole, the appropriate size mix may be something in-between the range suggested here and the existing profile of each Forum area.

Table 5-10: Indicative policy range

Number of bedrooms	Arden	Little Bowden	Logan & Town Centre	Welland	Market Harborough
1	0-10%	10-20%	0-10%	20-30%	0-10%
2	0-10%	25-35%	5-15%	15-25%	10-20%
3	20-30%	55-65%	50-60%	0-10%	40-50%
4+	65-75%	0-10%	30-40%	50-60%	35-45%

Source: AECOM Calculations

5.4.2. The following points sense-check the results of the model against other evidence and suggest ways to interpret them when thinking about policy options.

- The preceding chapter found that affordability is a serious and worsening challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets.
- Continuing to provide smaller homes with fewer bedrooms would help to address this situation, although it should be considered whether large numbers of 1-bedroom homes are suitable in Arden given the area's character and current density. There is a decision to be made between the four Neighbourhood Forums around whether each NA looks to keep their distinctive character (e.g. Little Bowden focussed on larger dwellings, with Logan & Town Centre having the

greatest proportion of 1-bedroom dwellings) or the mix of each NA looks to become more balanced.

- To best meet the needs of the growing cohort of older households expected to be present by the end of the Neighbourhood Plan period, it should also be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location and accessibility.
- Variety should be sought within the mid-sized homes that are built in future to attract both newly forming households on lower budgets and older households with equity from their existing larger homes. While the number of bedrooms required may be similar, other preferences and levels of purchasing power could be very different. Facilitating downsizing among older households may also release those larger homes for use by families who need more bedrooms if they existing stock of larger homes is sufficiently affordable. Equally, if those existing larger dwellings are not sufficiently affordable for expanding families, there may need to be some delivery of more affordable larger dwellings, either as Affordable Housing or affordable types (e.g. terraced rather than detached).

Tenure

5.4.3. The recommendation discussed immediately above applies to all housing in the NA over the Neighbourhood Plan period. This is considered proportionate for devising policy at neighbourhood scale. However, in practice different size mixes may be appropriate for market housing and Affordable Housing. While this distinction may not be appropriate to make in Neighbourhood Plan policy, since Local Authorities tend to define the precise mix of Affordable Housing required on applicable sites, it is worth thinking through the factors at play.

5.4.4. Generally speaking, the size mix estimated as needed within affordable tenures, particularly Affordable and Social rent, is smaller than the size mix of market housing. This is because under local authority allocation policies, which reflect the shortage of Affordable Housing overall, households are only eligible for the minimum sized home that meets their needs. This means that single people and couples will generally only be entitled to one bedroom properties. Families with two young children are only likely to be eligible for two bedroom properties (with the expectation that children share rooms until a certain age). In contrast, people buying their own homes tend to want more space than they technically 'need', such as spare rooms for guests, home working or other uses. This fact is established in the data on under-occupancy presented earlier in this chapter.

5.4.5. There are some key sources of information for thinking through the size needs of different categories. These are:

- The Leicester & Leicestershire HENA sets out a suggesting housing mix by size within each tenure over the long-term. In this case, the HNA indicates that across Harborough, social/affordable rented housing should be focussed on smaller 1-2 bedroom dwellings (75% of the mix), with some provision of mid-sized and larger dwellings. When looking at affordable home ownership, the focus is more on 2-3 bedroom dwellings (70% of the mix), with approximately 20% of dwellings

suggested to be delivered as 1-bedroom dwellings and 10% as 4+ bedroom. As with affordable home ownership dwellings, the HENA suggests that market delivery should focus on 2-3 bedroom dwellings (75% of the mix) but with a greater weighting towards larger (20% 4+bedroom) dwellings than the smallest. This is likely reflective of market preferences around 1-bedroom dwellings compared to affordability being a greater focus with Affordable Housing. Overall, it suggests a skew towards smaller dwellings within Affordable Housing delivery, although not excluding the delivery of some larger dwellings.

- The waiting list for affordable rented housing, kept by the local authority, provides a current snapshot of the size needs of applicant households. As this changes over time, individual planning applications can be decided in ways that meet evolving needs. In this case, households with a preference for Great Bowden & Arden ward are eligible for the following sized dwellings:
    - 47.2% 1-bedroom;
    - 27.4% 2-bedroom;
    - 17.4% 3-bedroom;
    - 6.2% 4-bedroom; and
    - 1.8% 5-bedroom.
- The pattern of lettings within the existing stock of Social/Affordable Rented housing. Whilst there may be more households eligible for smaller properties, the availability of larger properties if often severely limited which puts pressure on these larger homes and often results in long waits for those needing larger family sized accommodation.

5.4.6. To summarise, the overall size mix recommendation presented above applies generally to new housing in the NA. Within this mix, Affordable Housing might require a greater weighting towards smaller sizes to reflect the eligibility of those on the waiting list, while market homes focus on mid-sized homes and some larger options. That said, there is often acute pressure on larger Social/Affordable Rented homes because their availability through lettings is often limited. It is not necessary (and is potentially not appropriate) for Neighbourhood Plans to be prescriptive about the size mix within different tenures, but a range of data sources exist that indicate a direction of travel, which Local Planning Authorities will draw upon when determining applications, and which it is possible for the neighbourhood planners to monitor.

Type

5.4.7. Planning policy also tends to be less prescriptive about the mix of dwelling types that are needed than the mix of home sizes. This is because the choice to occupy a terraced rather than a detached home, for example, is primarily a matter of wealth, personal preference, and the amount of outdoor space or other features sought than ‘need’ in the strict sense. This stands in contrast to the matter of dwelling size, where it can be more clearly established that a household with a certain number of members, closely correlated with age, requires a particular number of bedrooms.

5.4.8. The key distinctions when it comes to dwelling type are between flats and houses and, to a lesser extent, bungalows, each of which tend to appeal to occupants with different life circumstances. However, it remains difficult to generalise about this, particularly when drawing on demographic evidence.

5.4.9. The benefits of delivering a certain blend of dwelling types are more closely related to affordability, which is clearly established as an issue in Arden, and which favours more dense options (e.g. terraces and flats). This imperative to improve affordability is often in conflict with matters of character, which in less urban areas tend to favour lower density options that blend in with the existing built environment. This is particularly relevant in the case of flats, a large block of which may not be a welcome proposition in the NA. That said, it is possible to deliver flats in the form of low-rise maisonettes that resemble terraces from street level, which can counter this issue.

5.4.10. In summary, there is a balance to be struck between, on the one hand, improving affordability and choice in the market by encouraging flats and terraces, and, on the other hand, preserving the distinctive character and other features that residents like about the NA today. How far the Neighbourhood Plan should guide on this issue, and in what direction, is a policy decision for the Neighbourhood Forum and community to consider.

5.5. Conclusions- Type and Size

The current housing mix

5.5.1. Almost half of households in Arden lived in semi-detached dwellings in 2021, well above the comparator geographies. Arden had the smallest proportion of households living in detached dwellings. 17.3% of households lived in terraced dwellings in the NA, below Market Harborough (20.1%) but above Harborough (14.4%) levels. A significant proportion of households lived in flats in the NA (14.5%), below only Logan & Town Centre (23.7%) when looking at the surrounding NAs. 2023 VOA data shows that 14.6% of dwellings in the proxy area for Arden (see Figure A-3) were bungalows, above district and national levels of 12.0% and 9.1% respectively.

5.5.2. Turning to dwelling size, the greatest proportion of households in Arden lived in mid-sized 3-bedroom dwellings, with a further 33.9% living in 2-bedroom dwellings, with both of these above levels in the comparator geographies. 7.7% of households in Arden lived in 1-bedroom dwellings, just below Market Harborough levels of 7.8%, with the NA having the smallest proportion of households living in 4+ bedroom dwellings, at 15.8%, compared to 29.2% across Market Harborough and 36.8% across the district.

Population characteristics

5.5.3. In 2011 the Arden population was greatest in the 25-44 (26.7%) age category, whilst in 2021 it was those aged 45-64 (27.5%) that were most common. Over the decade the proportion of people aged 65-84 increased from 15.9% to 20.0%, indicative of an aging population. The number of children and younger adults (aged under 44) decreased over the decade, perhaps suggesting a reduction in the number of younger families.

5.5.4. Looking at the Arden population in comparison to the wider geographies, the NA had a greater proportion of the population aged 65-84 than the majority surrounding NAs, with the exception of Logan & Town Centre. Although the NA had the second smallest proportion of children aged 0-14, it had the second greatest proportion of the population aged 15-24, behind only England. This may suggest Arden is more likely to accommodate households with teenage or adult children rather than young children.

5.5.5. The largest proportion of households in the NA had dependent children, at 23.2% of households, but this was below levels across Market Harborough (25.7%) and nationally (25.8%). The proportion of households with non-dependent children (adult children living in the family home) was highest in Arden (10.8%) of all the geographies, in line with commentary around the population.

5.5.6. Under-occupancy is relatively common in the NA, with 74.7% of households in Arden living in a dwelling with at least one additional bedroom based on their household size. This is most common in family households aged 66+ and family households aged under 66 with no children, suggesting that larger dwellings in the NA are occupied by households with the most wealth (rather than by household size) or by older households that have been unable to or have chosen not to downsize. 3.9% of households with dependent children and 2.3% of households with adult children lived in an overcrowded dwelling.

Future population and size needs

5.5.7. Population growth can be expected to be driven by the oldest households, with households with a reference person aged 65 and over projected to increase by 104% between 2011 and 2041. This would mean that this age group would account for 43.5% of the population in 2041, compared to 30.3% in 2011.

5.5.8. AECOM modelling suggests that future development in Arden focusses on larger 4+ bedroom dwellings (68.4% of the housing mix), with almost a quarter of delivery proposed to have 3-bedroom dwellings, and very little delivery of 1-2 bedroom dwellings. However, due to the fluid housing market in Market Harborough and movement between the NAs, it may be worth the individual Neighbourhood Forums considering the role of the other NAs and of wider Market Harborough when considering future housing delivery. It needs to be considered whether the Neighbourhood Forums are looking to balance each of their individual dwelling size mixes to attain more variety and align more closely with the district / wider town (as the modelling suggests), or to maintain the individual character of the areas. In the latter scenario, each area is permitted or encouraged to ‘specialise’ to some extent in a particular segment of the housing market, with the knowledge that balance and diversity will thereby be achieved at the scale of the town as a whole rather than within each NA. This is a strategic matter for all of the Neighbourhood Forums to consider, perhaps in conjunction with Harborough District Council, before drafting policies on the future size mix of housing.

5.5.9. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the NA or on any particular site. These include the

specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors.

6. Specialist Housing for Older People

6.1. Introduction

6.1.1. It is relatively common for neighbourhood plans in areas with ageing populations to include policies relating to specialist housing for older people. This chapter considers in detail the specialist housing needs of older people in Arden. It focuses on specialist forms of provision but recognises that the majority of older people will live in the mainstream housing stock. The approach is as follows:

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

6.1.2. Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here should be viewed with caution – as an idea of the broad scale of potential need rather than an obligatory target that must be met.

6.1.3. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as opposed to the projected new households which form the baseline for estimating housing need overall.[13]

6.1.4. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).[14] Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for older people) are largely beyond the scope of this research. However, it is possible to estimate the likely need for residential and nursing care over the Neighbourhood Plan period.

6.1.5. The distinction between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required. C3 specialist accommodation is typically self-contained with its own front door, made available on an individual basis with support provided in the home or not at all if the resident does not require it, and offered for sale or rent on the open market.

[13] See Paragraph: 017 Reference ID: 2a-017-20190220, at https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments)
[14] For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Definitions

- **Older people:** people over retirement age, ranging from the active newly retired to the very frail elderly. Their housing needs tend to encompass accessible and adaptable general needs housing as well as the full spectrum of retirement and specialised housing offering additional care.
- **Specialist housing for older people:** a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups. This could include residential institutions, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services.
- **Sheltered Housing[15]:** self-contained flats or bungalows where all the residents are older people. Schemes on the whole provide independent, self-contained homes, either to rent or buy. Properties in most schemes have features like raised electric sockets, lowered worktops, walk-in showers, and so on, as well as being linked to an emergency alarm service. Some will be designed to accommodate wheelchair users. Managed schemes will also usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, guest flats and gardens.
- **Extra Care Housing:** housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required. Residents are able to live independently with 24-hour access to support services and staff, and meals are often also available. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
- **Category M4(2):** accessible and adaptable dwellings. These standards can be applied to mainstream housing as well as in specialist accommodation such as sheltered housing and extra care.
- **Category M4(3):** dwellings which are capable of adaptation for wheelchair users, or are already built for use of wheelchair throughout. These standards can be applied to mainstream housing as well as in specialist accommodation such as sheltered housing and extra care.

6.2. Specialist housing for older people

6.2.1. There are a total of 112 units of specialist accommodation in the NA at present, comprising of 17.7% of the stock across Market Harborough, with a further 132 units in Little Bowden, 298 in Logan & Town Centre, and 89 in Welland. Looking specifically at the specialist accommodation in Arden, 33.0% of provision is available for social

[15] See http://www.housingcare.org/jargon-sheltered-housing.aspx

rent for those in financial need, with the remaining 67.0% being offered for leasehold market purchase. Details are provided in Appendix E.

6.2.2. The 2021 Census indicates that at this time there were 470 individuals aged 75 or over in Arden. This suggests that current provision is in the region of 238 units per 1,000 of the 75+ population (a common measure of specialist housing supply). It is relevant to note that the national average for England is 136 units per 1,000 of the 75+ population[16], so provision in the NA is above national levels. When looking at Market Harborough as a whole, provision is in the region of 218 units per 1,000 of the 75+ population.

Demographic characteristics

6.2.3. The starting point for estimating the need for specialist housing for older people is to project how the overall number of older people in Arden is likely to change in future. This is calculated by extrapolating population projections from the ONS Sub-National Population Projections for Harborough. The results are set out in Table 6-1. It shows that at the time of the 2021 Census there were 470 individuals aged 75+ in Arden. This is projected to increase to 825 by the end of the plan period, with the 75+ population accounting for 16.4% of the Arden population by 2041, above district levels of 15.7%.

6.2.4. A key assumption for the estimate given at the end of this section is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete picture). As such, the growth in the older population rather than the total at the end of the Neighbourhood Plan period is the key output of this calculation.

Table 6-1: Modelled projection of older population in Harborough by end of Plan period

Age group	2021		2041	
	Arden	Harborough	Arden	Harborough
All ages	4,359	97,626	5,017	112,359
75+	470	10,069	825	17,670
%	10.8%	10.3%	16.4%	15.7%

Source: ONS SNPP 2020, AECOM Calculations

6.2.5. The next step is to consider the need for different tenures of dwelling for older people. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist

[16] Table 22, 'More Choice Greater Voice' (2008), published by Housing LIN for CLG (now MHCLG) and the Care Services Improvement Partnership

accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.

6.2.6. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Neighbourhood Plan period to 2041. The top row in Table 6-2 outlines the tenure mix among households aged 55-75 at Local Authority level, which indicates that, not unusually, the majority of these households owned their own home (91.5%), with the remaining 8.5% renting. When looking at households renting their home, the greatest proportion lived in social rented housing, at 7.5% of total households.

6.2.7. The expected growth in the 75+ population in the NA is 355 additional individuals by the end of the plan period. This can be converted into 257 households based on the average number of people per household aged 75+ at Local Authority scale. Multiplying this figure by the percentages of 55-75 year olds occupying each tenure gives a breakdown of which tenures Arden households are likely to need in 2041, and is shown in the bottom row of Table 6-2.

Table 6-2: Tenure of households aged 55-75 in Harborough (2011) and projected aged 75+ in Arden (2041)

	All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
Harborough (2011 mix)	**91.5%**	64.9%	26.6%	**8.5%**	7.5%	0.9%	0.1%
Arden (2041 projection)	**235**	167	68	**22**	19	2	0

Source: Census 2011

6.2.8. It is also important to consider rates of disability by tenure. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs they may find that the only suitable and affordable option to them is available in the social rented sector. Table E-2 in Appendix E presents this data for Arden from the 2011 Census.

Future needs for specialist accommodation and adaptations

6.2.9. Based on the evidence outlined above, the number of households falling into potential need for specialist accommodation over the Neighbourhood Plan period is calculated to be 127.

6.2.10. AECOM's modelling, summarised in Table 6-3, is based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day to day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be

supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

6.2.11. It is also helpful to look at the breakdown in tenure and level of care required within the need for specialist housing for older people. Table 6-3 shows that there is a much greater need for market specialist housing (89.0%) than affordable (11.0%). 60.6% of the need identified is for sheltered housing, with the remining 39.4% for extra-care housing. The greatest sub-category of need is for market sheltered housing (55.1%), with some of this potentially able to be met through at home adaptations, as well as turnover in the existing stock.

Table 6-3: AECOM estimate of specialist housing for older people need in Arden by the end of the Neighbourhood Plan period

Type	Affordable	Market	Total
Housing with care	7 (5.5%)	43 (33.9%)	**50 (39.4%)**
Adaptations, sheltered, or retirement living	7 (5.5%)	70 (55.1%)	**77 (60.6%)**
Total	**14 (11.0%)**	**113 (89.0%)**	**127**

Source: Census 2011, AECOM Calculations

6.2.12. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. Table E-3 in Appendix E reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. Applying those assumptions to the growth in the older population of Arden results in a total of 89 specialist dwellings that might be required to the end of the Neighbourhood Plan period. This is set out in Table 6-4.

Table 6-4: HLIN estimate of specialist housing for older people need in Arden by the end of the Neighbourhood Plan period

Type	Affordable	Market	Total
Housing with care	11 (12.4%)	14 (15.7%)	**25 (28.1%)**
Adaptations, sheltered, or retirement living	21 (23.6%)	43 (48.3%)	**64 (71.9%)**
Total	**32 (36.0%)**	**57 (64.0%)**	**89**

Source: Housing LIN, AECOM calculations

6.2.13. The Leicester & Leicester HENA identifies a need for 1,021 units of housing with support (sheltered housing) and 547 units of housing with care between 2020 and 2041 in Harborough. This equates to 48.6 units of sheltered housing per annum and 26.0 units of housing with care per annum across Harborough, or 74.6 units of

specialist housing for older people overall. Pro-rated to Arden this suggests a need for 3.4 units of specialist housing for older people per annum, or 54.4 over the Neighbourhood Plan period 2025-2041.

Further considerations

6.2.14. The above estimates suggest that potential need for specialist accommodation could be in the range of 89-127 units over the Neighbourhood Plan period. However, it may not be possible or appropriate to deliver this scale of new accommodation. It is proportionally high in relation to the overall housing delivery expectation in the NA, and therefore should not necessarily be prioritised to the exclusion of other groups, such as those in need of Affordable Housing.

6.2.15. In addition, specialist housing for older people should only be provided in sustainable, accessible locations that offer services and facilities, public transport options, and the necessary workforce of carers and others.

6.2.16. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist older persons housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a ‘hub-and-spoke’ model).

6.2.17. It is considered that Arden 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 Area (while noting there is no specific requirement or obligation to do so if there is potential to meet need arising from Arden in other suitable locations near to but outside the Plan area boundaries), such as wider Market Harborough.

6.2.18. It is also important to emphasise that the potential need for specialist housing for older people overlaps with the need for care home bedspaces and the need for adaptations to mainstream housing. These topics are considered in the sections below.

6.3. Care homes

6.3.1. Residential and nursing care homes are not defined as housing because they do not provide self-contained accommodation where an older person can live independently. Care home accommodation is defined as institutional accommodation rather than housing.

6.3.2. However, residents of care homes may be similar in terms of their care and support needs as those living in specialist housing, or even mainstream housing with appropriate care and support delivered in their homes. There may be some scope for older people who would otherwise have been accommodated in care homes to meet their needs within specialist or mainstream housing if sufficient appropriate accommodation can be provided. Nevertheless, there is likely to be continued need for care home accommodation to meet more acute and severe needs, and to offer

choice to some older people and their families about how they are cared for and supported.

6.3.3. Given the overlap between people who might enter care home accommodation and those who might take up specialist housing or care and support in their own home if available, estimates of the future need for care home accommodation, as with estimates of the need for specialist housing above, are uncertain and depend on both local and national policies, delivery, and the appetite of private developers.

6.3.4. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). This estimate applied the prevalence rates in the 'More Choice, Greater Voice' 2008 report which informed the development of the HLIN toolkit. This report suggested that 65 residential care beds per 1,000 people aged 75+ was an appropriate rate. For nursing care beds this is an extra 45 care beds per 1,000 people aged 75+. Based on these rates, applied to the growth in the older population for consistency with the calculations above, it is estimated that in 2041 there would be a need for 23 residential care beds and 16 nursing care beds in the NA, an increase of 39 from present levels.

6.3.5. The Leicester & Leicester HENA identifies a need for 663 bedspaces between 2020 and 2041 in Harborough. This equates to 31.6 bedspaces per annum across Harborough. Pro-rated to Arden this suggests a need for 1.4 bedspaces per annum, or 22.4 over the Neighbourhood Plan period 2025-2041.

6.3.6. It is important to note that as these estimates relate to care homes (or the population in institutions) rather than independent housing, these figures are in addition to the overall need for housing in the NA. However, as discussed in this section, some of the need for care home beds might be met by independent housing accommodation and vice versa.

6.4. The Role of Mainstream Housing

6.4.1. The majority of older people live in mainstream housing and will continue to do so all of their lives. Based on the estimated number of older people and the tally of the existing stock in Appendix E, around 76% of the Arden population aged 75 and over is likely to live in the mainstream housing stock[17].

6.4.2. It is not possible to be precise about how well older people are accommodated within mainstream housing, in terms of whether their accommodation in suitable to their needs and whether adequate care or support is provided within the home when they need.

6.4.3. However, given that there is unlikely to be a large volume of additional specialist supply during the Neighbourhood Plan period, another key avenue to addressing

[17] 470 over 75s in 2021, of which 112 are accommodated in specialist housing, leaving 358 people living in mainstream housing. This is approximate since some people in specialist housing and care homes will be under the age of 75.

those with relevant needs is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with Harborough District Council.

6.4.4. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide. Government is considering mandating M4(2) on newly erected dwellings[18], although changes to Building Regulations have not yet been made.

6.4.5. The current emerging Local Plan policy HN04 provides explicit encouragement for development to accommodate specific groups such as older people, including the requirement that specialist housing for older people will be part of all residential development of 100 dwellings or more, at a rate of at least 10% of all dwellings proposed. Policy HN02 outlines that all dwellings should meet the accessible and adaptable standards in Building Regulations, Part M4(2) Category 2. It also outlines that a minimum of 5% of market homes are required to meet national standards to be wheelchair adaptable (Category M4(3)a), with 10% of affordable homes wheelchair accessible (Category M4(3)b).

6.4.6. The evidence gathered here may justify the Neighbourhood Forum aligning with the local authority's approach to adaptability and accessibility. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.

6.4.7. The proportion of new housing that might accommodate those using wheelchairs is harder to define at small scales. Typically, at Local Authority scale, this might be set with reference to the proportion of Affordable Housing applicants in the Local Authority area falling into this category or to wider data from surveys and other sources where available.

6.4.8. Table 6-5 sets out the proportion of wheelchair users in England as a whole, either using a wheelchair all of the time (0.6% of the population) or part of the time (3% of the population). As a crude estimate, these percentages could be applied to the expected level of housing delivery for Arden to suggest the number that might be encouraged to be wheelchair friendly or adaptable. It is worth noting that these national figures are for all age categories, not just older persons, although it is likely that a significant proportion of households using a wheelchair will be older persons.

Table 6-5: Wheelchair use Nationally

	Percentage in England
Households using wheelchair all the time	0.6%
Households using wheelchair either indoors or outdoors	3.0%

Source: Survey of English Housing 2018/19

[18] See Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK (www.gov.uk)

6.5. Conclusions- Specialist Housing for Older People

6.5.1. There are currently 112 units of specialist housing for older people in Arden, 17.7% of units across Market Harborough. 33.0% of the specialist housing for older people available in Arden is available for social rent for those in financial need, with the remaining 67.0% available for leasehold purchase.

6.5.2. Current provision of specialist housing in Arden is in the region of 238 units per 1,000 of the 75+ population (a common measure of specialist housing supply), compared to 136 units per 1,000 of the 75+ population nationally and 218 units per 1,000 of the 75+ population across Market Harborough as a whole.

6.5.3. 2021 Census data shows that at this time there were 470 individuals aged 75+ in Arden. It is projected that by the end of the plan period this will increase to 825, with the 75+ population accounting for 16.4% of the population by 2041, slightly above the Harborough proportion of 15.7%.

Specialist housing for older people

6.5.4. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

6.5.5. These two methods of estimating the future need in Arden produce a range of 89-127 specialist accommodation units that might be required during the Neighbourhood Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.

6.5.6. It is helpful to look at the breakdown in tenure and level of care within the need for specialist housing for older people. In Arden there is a greater identified need for market specialist housing (89.0%) than affordable (11.0%). When looking at the level of care required, there is a greater need identified for sheltered housing (60.6%) than extra care (39.4%). Some of this need is likely able to be met through at home adaptations or ensuring that housing that comes forward is accessible and adaptable.

6.5.7. It is considered that Arden, and Market Harborough more widely, is a suitable location for specialist accommodation.

6.5.8. There is greater potential for vacancies in the relatively abundant existing stock of specialist housing in the NA and across Market Harborough to accommodate newly arising need from within the NA, which could theoretically reduce the projected unmet need identified here. However, because of Market Harborough's role as a hub for this form of accommodation that serves the needs of a wider rural area, it would be prudent to address as far as possible the identified need with the understanding that both any new delivery and vacancies in the existing stock will inevitably play a role in meeting wider needs.

Care homes

6.5.9. AECOM has estimated the likely need for care home accommodation over the plan period, based on the HLIN SHOP toolkit prevalence rates for residential and nursing care homes for older people (aged 75+). Based on these rates, applied to the projected growth of the older population, it is estimated that in 2041 there would be a need for 23 residential care beds and 16 nursing care beds in Arden to meet the needs of this increase in older population.

Adaptable and accessible housing

6.5.10. Another key avenue to addressing those with relevant needs is to discuss the standards of accessibility and adaptability in new development.

6.5.11. The current emerging Local Plan policy HN04 provides explicit encouragement for development to accommodate specific groups such as older people, including the requirement that specialist housing for older people will be part of all residential development of 100 dwellings or more, at a rate of at least 10% of all dwellings proposed. Policy HN02 outlines that all dwellings should meet the accessible and adaptable standards in Building Regulations, Part M4(2) Category 2. It also outlines that a minimum of 5% of market homes are required to meet national standards to be wheelchair adaptable (Category M4(3)a), with 10% of affordable homes wheelchair accessible (Category M4(3)b).

6.5.12. The evidence gathered here may justify the Neighbourhood Forum aligning with the local authority's approach to adaptability and accessibility.

7. Next Steps

7.1. Recommendations for next steps

7.1.1. This Neighbourhood Plan housing needs assessment aims to provide Arden Neighbourhood Forum 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 Harborough District Council with a view to agreeing and formulating draft housing policies, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
- The views of Harborough District Council;
- The views of local residents;
- The views of other relevant local stakeholders, including housing developers and estate agents; and
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Harborough District Council.

7.1.2. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available information current at the time of writing.

7.1.3. Bearing this in mind, it is recommended that the Arden Neighbourhood Forum should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Harborough District Council, or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

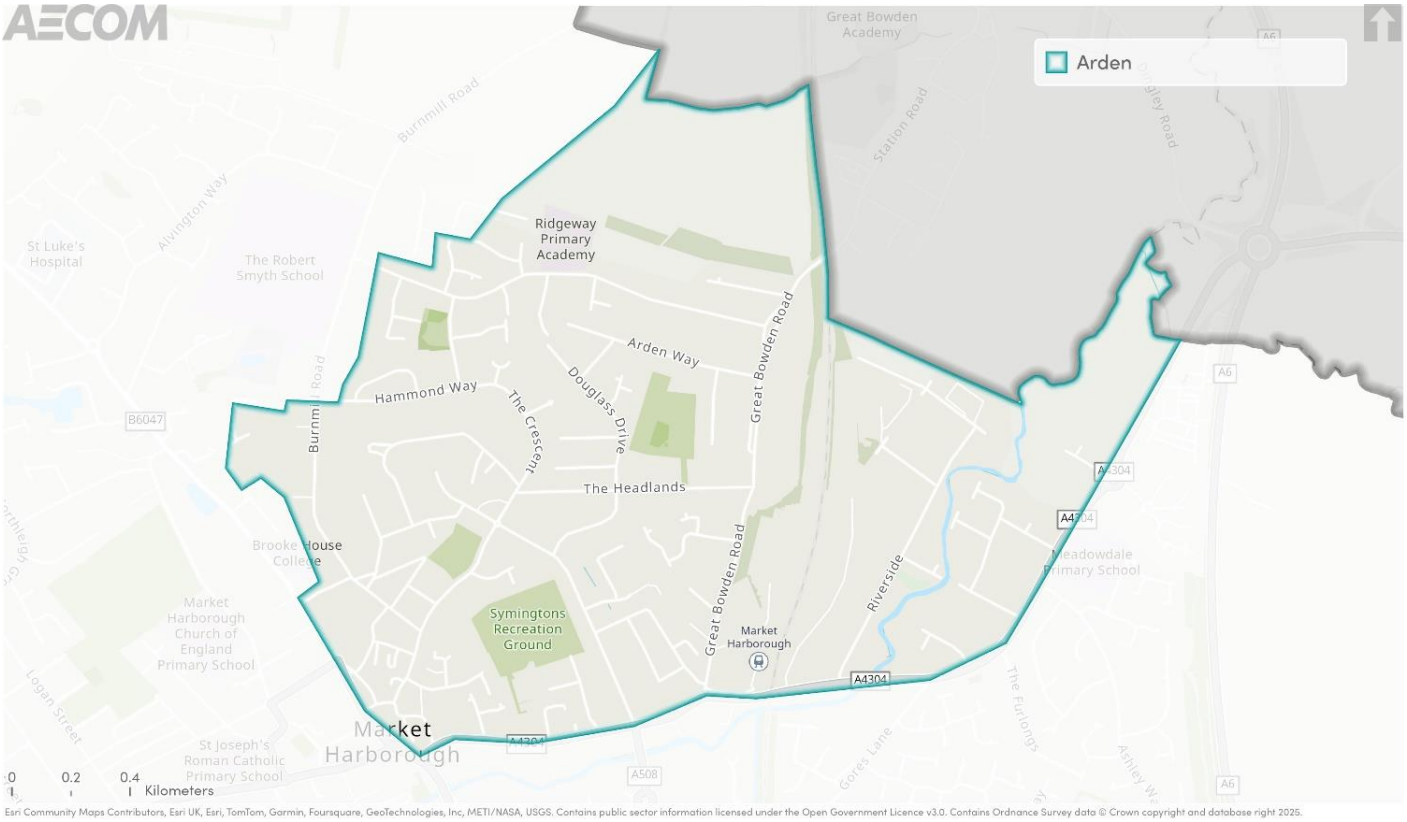
7.1.4. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Assessment geography

A.1 For Census purposes, the whole of England is divided into statistical units of similar population size called Output Areas (OAs) and their larger equivalents. OAs are the smallest units. They make up Lower Layer Super Output Areas (LSOAs), which in turn make up Middle Layer Super Output Areas (MSOAs). The NA cannot be exactly created using OA, and the following combination has been agreed with the Neighbourhood Forum for the purposes of Census data, closely aligning to the NA:

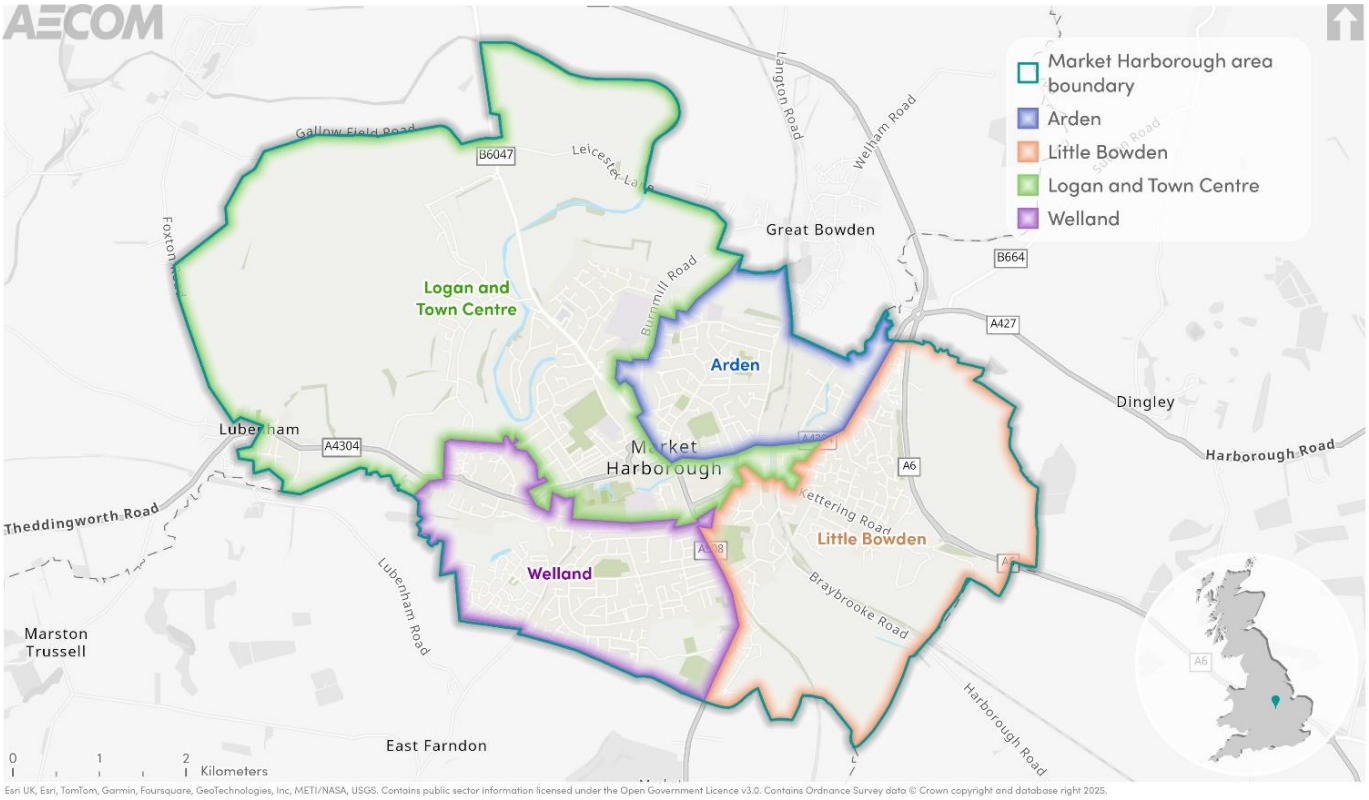
- E00130876
- E00130878
- E00130879
- E00130880
- E00130881
- E00130882
- E00130886
- E00130887
- E00130888
- E00130889
- E00130890
- E00130891
- E00130892
- E00130893

Figure A-1: Map of Census data area for Arden



A.2 Figure A-2 below shows Figure A-1 within the wider Market Harborough area, and the area used to represent Market Harborough in Census data.

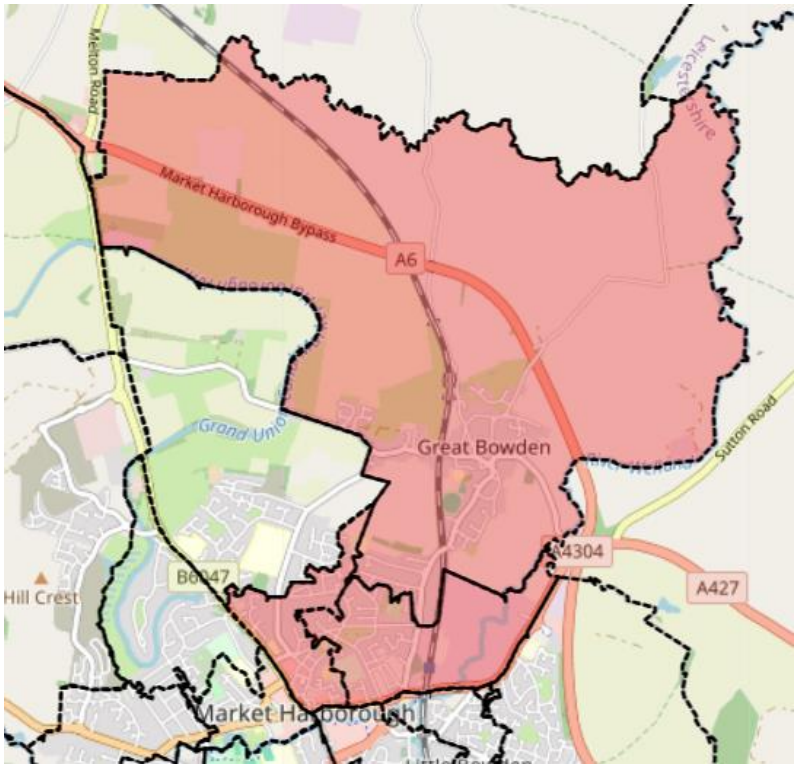
Figure A-2: Map of Census data area for Market Harborough



A.3 Many other datasets besides the Census itself make use of OAs, but not necessarily down to the same level of detail. For example, Valuation Office Agency (VOA) data, which can be used to understand the type and size mix of housing, is only available down to the scale of LSOAs. The most relevant combination of LSOAs in this case, which will need to be used as a proxy for the NA, is:

- LSOA E01025797;
- LSOA E01025795; and
- LSOA E01025796.

Figure A-3: Map of LSOA for VOA Data



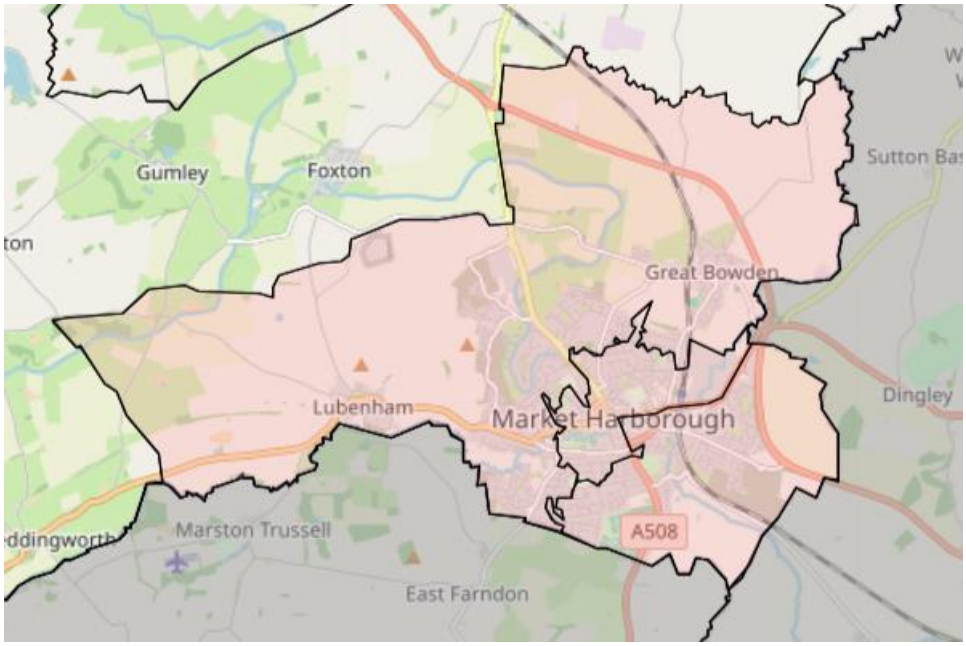
Source: NOMIS[19]

A.4 Finally, as noted in the analysis of affordability in the main body of the report, household income data for small areas is only provided down to the scale of MSOAs. The relevant combination of MSOAs, in which the NA is located and which will need to serve as a proxy for it, is listed below. Because it is not possible to divide MSOAs in a way that closely reflects each NA, a single proxy area and income level is used for the whole of Market Harborough.

- MSOA E02005373;
- MSOA E02005374; and
- MSOA E02005375.

[19] © *OpenStreetMap contributors (see www.openstreetmap.org/copyright).*

Figure A-4: Map of MSOAs for Income Data



Source: NOMIS[20]

[20] © *OpenStreetMap contributors (see www.openstreetmap.org/copyright).*

Appendix B : Local Plan context

Policies in the adopted local plan

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

Table B-1: Summary of relevant adopted policies in the adopted Local Plan for Harborough

Policy	Provisions
GD2 – Settlement development	In addition to sites allocated by the Local Plan and neighbourhood plans, development within or adjoining the existing or committed built up area of Market Harborough, Key Centres, the Leicester Principal Urban Area (PUA), Rural Centres, and Selected Rural Villages will be permitted in line with the full policy.
H1 – provision of new housing	In addition to delivery of existing commitments and completions and the allowance for windfalls, land for a minimum of 3,975 new homes will be provided during the plan period to 2031. At Market Harborough a minimum of 1,078 dwellings in the following locations: a. Overstone Park – about 600 dwellings in accordance with Policy MH1; b. East of Blackberry Grange, Northampton Road – about 350 dwellings in accordance with Policy MH2; c. Burnmill Farm – a minimum of 128 dwellings in accordance with Policy MH3
H2 – Affordable housing	40% affordable housing will be required on housing sites of more than 10 dwellings or with a combined gross floorspace of more than 1,000 square metres. The tenure split for the affordable housing will be about 75% affordable or socially rented and about 25% low cost home ownership products. A variation on the mix may be justified by reference to the latest assessment of affordable housing need.
H4 – Specialist housing	The provision of well-designed specialist forms of accommodation in appropriate locations will be supported, taking into account housing needs. Specialist accommodation development will be: a. Permitted on sites within existing residential areas; b. Permitted where it is in accordance with Policy GD2;

Policy	Provisions
	c. Sought as an integral part of all residential developments of over 100 dwellings at a rate of at least 10% of all dwellings proposed, where: i. The site offers a suitable location for the provision of specialist housing; and ii. Provision of specialist housing would not have an adverse impact upon the delivery and/or viability of the scheme. Any proposal for specialist accommodation development should demonstrate that it: a. Is conveniently situated in relation to local retail and community services; and b. Has a design, layout, and access suitable for occupation by the particular specialist group for whom it is intended.
H5 – Housing density, mix, and standards	Major housing development should provide a mix of house types that is informed by up to date evidence of housing need. Housing development on sites capable of providing 100 dwellings or more, should meet the accessible and adaptable standards in Building Regulations, Part M4(2) Category 2, in 4% of dwellings proposed. Proposals for self-build and custom build housing will be supported in any location suitable for housing, including allocated sites, committed sites, windfall sites, and sites which are in accordance with Policy GD2. Where there is clear evidence of demand, and where servicing and site arrangements can be made suitable and attractive for such homes, the Council will seek the provision of land for custom and self-build housing on allocations capable of providing 250 or more dwellings, as part of an appropriate mix of dwellings.
MH1 – Overstone Park	Land at Overstone Park is allocated for the development of about 600 dwellings. Development must comply with the criteria outlined in the full policy. **This site is located in Little Bowden.**
MH2 – East of Blackberry Grange	Land East of Blackberry Grange, off Northampton Road is allocated for the development of about 350 dwellings. Development must comply with the criteria outlined in the full policy. **This site is located in Little Bowden.**
MH3 – Burnmill Farm	Land at Burnhill Farm is allocated for the development of about 128 dwellings. Development must comply with the criteria outlined in the full policy.

Policy	Provisions
	This site is located in Logan & Town Centre.

Source: Harborough District Council

Policies in the emerging local plan

B.2 Table B-2 below summarises emerging Local Plan policies that are relevant to housing need and delivery in Arden.

Table B-2: Summary of relevant emerging policies in the emerging Local Plan (Regulation 19 Proposed Draft Local Plan Submission) for Harborough District Council

Policy	Provisions
DS01 – Development Strategy: Delivering Homes	The housing requirement for Harborough District is 13,182 between 2020 and 2041. In addition to delivery of existing housing commitments and completions and the allowance for windfalls, land for 1,670 homes on site allocations in Market Towns, including **1,350 homes in Market Harborough**.
SA01 – Site Allocations	MH1 – Land east of Leicester Road and south of Grand Union canal – 250 dwellings – **appears to fall within Logan & Town Centre** MH2 – East of Market Harborough Road – 850 dwellings – **appears to fall within Logan & Town Centre** MH3 – Land south of Gallow Field Road – 600 dwellings – **appears to fall within Logan & Town Centre**
SA03 – North of Market Harborough	The cluster of sites to the North of Market Harborough (MH1, MH2, and MH3) are identified for new sustainable, residential-led mixed use development. Development of this cluster of sites will be in conformity with a single comprehensive masterplan covering all three sites. The masterplan must meet the masterplan requirements set out in Appendix 6 of the plan and include a total of 1,700 homes (estimated 1,350 during the plan period).
HN01 – Housing Need: Affordable Homes	To meet the need for affordable housing 40% of the total number of homes in residential developments of 10 or more homes (or capable of delivering 10 or more homes) must be affordable. The tenure split of the affordable housing will be as follows: • About 75% affordable or socially rented; and

Policy	Provisions
	• About 25% affordable home ownership. The mix of size and type of new affordable housing development will be informed by the latest housing needs assessment.
HN02 – Housing Need: Mix of New Homes	Proposals for residential development will deliver an appropriate mix of housing types, tenures, and sizes and should take into account the latest evidence on housing needs in the district published by the Council unless evidence is provided that demonstrates to the satisfaction of the Council that an alternative mix of homes is appropriate. All homes will be expected to meet accessible and adaptable M4(2) Building Regulations technical standards. All major residential developments will be expected to contribute to wheelchair accessibility as follows: a. A minimum of 5% of market homes must meet Building Regulations technical standard M4(3)a (wheelchair adaptable); and b. A minimum of 10% of affordable homes must meet standard M4(3)b (wheelchair accessible)
HN04 – Housing Need: Supported and Specialist Housing	The provision of supported and specialist forms of accommodation will be supported, taking into account the latest evidence on housing needs in the district. Specialist housing for older people will be required as an integral part of all residential development of 100 dwellings or more at a rate of at least 10% of all dwellings proposed, providing the site offers a suitable location for the provision of this type of accommodation.
HN05 – Housing Need: Self and Custom Build Housing	To contribute to meeting demand for self and custom build plots, all non-specialist development of 40 dwellings (gross) or more must provide at least 10% of the total number of dwellings as self or custom build plots.
AP01 – Development in Settlements	The settlement hierarchy is as follows: Tier 1 – Adjoining Leicester Urban Area Tier 2 – Market Towns – **including Market Harborough** Tier 3 – Large Villages Tier 4 – Medium Villages Tier 5 – Small Villages

Source: Harborough District Council

Appendix C : Affordability calculations

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

C.2 The analysis to follow is based on housing costs and incomes data for Market Harborough as a whole rather than for Arden NA specifically. This is because of the unavailability of data that is accurate at smaller scales and the fluid nature of the Market Harborough housing market, where variations in home values are linked primarily to the type and size of homes that tend to predominate in specific areas rather than intrinsic land values. It is recognised that housing costs range more widely than the benchmarks given here imply, and that households will in practice tend to seek affordable housing options across the town as a whole rather than being constrained by any NA boundary.

Market housing

C.3 Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.

Market sales

C.4 The starting point for calculating the affordability of a dwelling for sale from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5. In practice this can be highly variable. Multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants.

C.5 To produce a more accurate assessment of affordability, the savings required for a deposit should be taken into account in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in Market Harborough, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.

C.6 The calculation for the purchase threshold for market housing is as follows:

- Value of a median NA house price (2023) = £325,000;
- Purchase deposit at 10% of value = £32,500;
- Value of dwelling for mortgage purposes = £292,500;
- Divided by loan to income ratio of 3.5 = purchase threshold of £83,571.

C.7 The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2023 was £24,000, and the purchase threshold is therefore £61,714.

C.8 It is also worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. The Land Registry recorded 41 sales of new build properties in the NA in 2023. The lower quartile price of these was £356,995, with a purchase threshold of £91,799.

C.9 In order to provide a comparison with the wider local authority area, it is helpful to also look at the cost of new build housing across Harborough in 2023. The median cost of new build dwellings in Harborough was £374,473, with a purchase threshold of £96,293.

Private Rented Sector (PRS)

C.10 It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income. The percentage of income to be spent on rent before the property is considered affordable varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption.

C.11 This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.

C.12 The property website Home.co.uk shows rental values for property in Market Harborough. According to home.co.uk, there were 37 properties for rent at the time of search in December 2024, with an average monthly rent of £1,250. There were 8 1-bedroom properties listed, with an average price of £821 per calendar month.

C.13 The calculation for the private rent income threshold for entry-level (1-bedroom) dwellings is as follows:

- Annual rent = £821 x 12 = £9,852;
- Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £32,840.

C.14 The calculation is repeated for the overall average to give an income threshold of £50,000.

Affordable Housing

C.15 There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2024: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. The First Homes product was introduced in 2021 but is not included in the NPPF Annex 2 definitions. Each of the affordable housing tenures are considered below.

Social rent

C.16 Rents in socially rented properties reflect a formula based on property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on the lowest incomes and is subject to strict eligibility criteria.

C.17 To determine social rent levels, 2021 data and statistical return from Homes England is used. This data is only available at Local Authority scale so must act as a proxy. This data provides information about rents and the size and type of stock owned and managed by private registered providers and local authorities and is presented for Harborough in Table C-1.

C.18 To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

Table C-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£78.63	£91.08	£98.31	£112.92	£90.75
Annual average	£4,089	£4,736	£5,112	£5,872	£4,719
Income needed	£13,629	£15,787	£17,040	£19,573	£15,730

Source: Homes England, AECOM Calculations

Affordable rent

C.19 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 capped).

C.20 Even a 20% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the

higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.

C.21 Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Harborough. Again it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.

C.22 Comparing this result with the average 1-bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 51% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table C-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£96.20	£115.27	£131.89	£167.94	£115.49
Annual average	£5,002	£5,994	£6,858	£8,733	£6,005
Income needed	£16,675	£19,980	£22,861	£29,110	£20,018

Source: Homes England, AECOM Calculations

Affordable home ownership

C.23 Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the First Homes product), shared ownership, and Rent to Buy. These are considered in turn below.

Discounted Market Sale/ First Homes

C.24 Discounted market sale homes are affordable home ownership products which offer a discount of at least 20% on market values.

C.25 First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);

- The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;
- After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;
- Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
- They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;
- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local

connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.

C.26 The starting point for considering whether Discounted Market Sale/First Homes are affordable is the cost of new build entry-level housing in the NA noted above of 356,995.

C.27 For the minimum First Homes discount of 30% the purchase threshold can be calculated as follows:

- Value of a new home (NA new build entry-level) = £356,995;
- Discounted by 30% = £249,897;
- Purchase deposit at 10% of value = £24,990;
- Value of dwelling for mortgage purposes = £224,907;
- Divided by loan to income ratio of 3.5 = purchase threshold of £64,259.

C.28 The income thresholds analysis in the Affordability and Affordable Housing chapter also compares local incomes with the costs of a 20%, 40% and 50% discounted home. This would require an income threshold of £73,439, £55,079 and £45,899 respectively.

C.29 All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible. All of the discounted prices for First Homes are also below the £250,000 cap.

C.30 Note that discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq. m and a build cost of £1,750 per sq. m21) would be around £122,500. This cost excludes any land value or developer profit. This would not appear to be an issue in Market Harborough.

C.31 Table C-3 shows the discount required for market homes to be affordable to the three income groups. The cost of a typical discounted market sale property/First Home is calculated using the cost of new build entry-level housing in the NA. However, it is worth thinking about these properties in relation to the cost of new build prices in the wider area, as well as median and entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given below.

[21] It is estimated that in 2022, build costs for a house are between £1,750 and £3,000 per square metre - https://urbanistarchitecture.co.uk/cost-to-build-a-house-uk/

Table C-3: Discount on sale price required for households to afford

House price benchmark	Mean household income	Single LQ earner	Dual LQ earning household
NA median house price	47%	75%	51%
NA new build entry-level house price	52%	78%	55%
NA entry-level house price	29%	67%	34%
LA median new build house price	54%	79%	57%

Source: Land Registry PPD; ONS MSOA total household income

Shared ownership

C.32 Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%), and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rent payable on the share retained by the provider. Both of these are variable. The share owned by the occupant can be increased over time through a process known as 'staircasing'.

C.33 In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.

C.34 To determine the affordability of shared ownership, calculations are again based on the cost of new build housing as discussed above. The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).

C.35 The affordability threshold for a 25% equity share is calculated as follows:

- A 25% equity share of £356,995 is £89,249;
- A 10% deposit of £8,925 is deducted, leaving a mortgage value of £80,324;
- This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £22,950;
- Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £267,746;
- The estimated annual rent at 2.5% of the unsold value is £6,694;
- This requires an income of £22,312 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).

- The total income required is £45,262 (£22,950 plus £22,312).

C.36 The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £35,954 and £60,774 respectively.

C.37 All of the income thresholds are below the £80,000 cap for eligible households.

Rent to Buy

C.38 Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

Appendix D : Affordable Housing need and policy

Affordable housing policy

D.1 The following table reviews the relevant factors in developing a policy on the Affordable Housing tenure mix, which inform the recommendation given in the main body of the report.

Table D-3: Wider considerations in developing Affordable Housing mix policy

Consideration	Local Evidence
A. Evidence of need for Affordable Housing: The need for affordable rent and affordable home ownership is not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the deposit to transition to ownership.	This HNA suggests that the NA requires around 182 units of social/affordable rented housing and 133 units of affordable home ownership homes over the Neighbourhood Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes. The relationship between these figures suggests that affordable rented housing should be prioritised over affordable home ownership.
B. Can Affordable Housing needs be met in full? How far the more urgently needed affordable rented housing should be prioritised in the tenure mix depends on the quantity of overall housing delivery expected.	Because there are no housing allocations in Arden to 2041 and current commitments are not expected to deliver a net increase in dwellings, it is currently not expected that there would be meaningful levels of Affordable Housing delivery in the NA over the plan period. It is therefore assumed that the Affordable Housing needs identified would not be met in Arden.
C. Government policy (e.g. NPPF) requirements: There is no required tenure mix set out in national policy (NPPF 2024) but local authorities are required to set out the minimum proportion of Social Rented housing	Implicit prioritisation of Social Rented homes within Affordable Housing policy at the nation level but local authorities have flexibility to set out the proportion needed in their areas. Local Plan tenure mix provides the starting point.

needed in their areas as part of their Affordable Housing requirements.	
D. Local Plan policy:	The emerging Local Plan seeks a tenure split of 75% affordable rent and 25% affordable home ownership.
E. 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 Local Plan and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on affordable home ownership properties.
F. 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 Forum may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.
G. Existing tenure mix in Arden: The current stock of homes in an area, in terms of balance between ownership, rented and affordable provision may be a consideration in the mix of tenures provided on new development sites.	2021 Census data shows that at this time 19.2% of households in Arden lived in Affordable Housing (1.9% in shared ownership dwellings and 17.3% social renting). This is compared to 10.7% of households in Harborough living in Affordable Housing, and 18.1% nationally. This suggests that Arden may be meeting some of the needs of the wider district, with 17.3% of households living in social rented dwellings in the NA, compared to 8.7% across the district.
H. 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 social/affordable rented homes in the NA. The funding arrangements available to housing associations will also influence rent levels.

I. Wider policy objectives:	The Neighbourhood Forum may wish to take account of broader policy objectives for Arden and/or the wider district. These could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided.

Appendix E : Specialist housing for older people

Background data tables

Table E-1: Existing specialist housing supply, Market Harborough

	Name	Neighbourhood Forum	Description	Dwellings	Tenure	Type
1	Bloomsbury Park	Arden	Bungalows and houses.	31	Leasehold	Retirement housing
2	Brooklands Gardens	Logan & Town Centre	Studio, 1-bedroom and 2-bedroom flats.	67	Rent (social landlord)	Retirement housing
3	Elizabeth Place	Little Bowden	1-bedroom and 2-bedroom flats.	58	Leasehold, market rent, and shared ownership	Extra-care housing
4	Homewelland House	Logan & Town Centre	1-bedroom and 2-bedroom flats.	45	Leasehold and market rent	Retirement housing
5	Huntingdon Gardens	Welland	Studio, 1-bedroom, and 2-bedroom flats.	22	Rent (social landlord)	Retirement housing
6	Marshall Court	Little Bowden	1-bedroom and 2-bedroom flats	48	Leasehold	Retirement housing
7	Maxwell Lodge	Logan & Town Centre	1-bedroom and 2-bedroom flats.	51	Leasehold and market rent	Retirement housing
8	Naseby Square	Welland	Studio, 1-bedroom, and 2-bedroom flats.	55	Rent (social landlord)	Retirement housing
9	Paddock Court	Logan & Town Centre	2-bedroom flats.	10	Leasehold and market rent	Age exclusive housing
10	Peartree Gardens	Welland	Bungalows	12	Rent (social landlord)	Retirement housing
11	Pegasus Court	Logan & Town Centre	1-bedroom and 2-bedroom flats.	24	Leasehold	Retirement housing
12	Roman Gardens	Arden	1-bedroom and 2-bedroom bungalows.	37	Rent (social landlord)	Age exclusive housing

13	Tebbutt Lodge	Arden	1-bedroom and 2-bedroom flats.	44	Leasehold	Retirement housing
14	Welland Court	Little Bowden	2-bedroom flats.	26	Leasehold and shared ownership	Retirement housing
15	Welland Place	Logan & Town Centre	Studio, 1-bedroom and 2-bedroom flats.	101	Leasehold, shared ownership, and rent (social landlord)	Housing with care

	Name	Neighbourhood Forum	Bedspaces
1	Lenthall House	Welland	40
2	Oat Hill Mews	Logan & Town Centre	76
3	Peaker Park Care Village	Little Bowden	137
4	Rosewood Manor Care Home	Logan & Town Centre	70
5	The Willows Nursing & Residential Care Home	Logan & Town Centre	57

Source: http://www.housingcare.org

Table E-2: Tenure and mobility limitations of those aged 65+ in Arden, 2011 (65+ is the closest proxy for 75+ in this data)

Tenure	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
All categories	**173**	**21.3%**	**247**	**30.5%**	**391**	**48.2%**
Owned Total	***119***	***18.5%***	***192***	***29.9%***	***332***	***51.6%***
Owned outright	101	17.5%	173	30.0%	303	52.5%
Owned (mortgage) or shared ownership	18	27.3%	19	28.8%	29	43.9%
Rented Total	***54***	***32.1%***	***55***	***32.7%***	***59***	***35.1%***
Social rented	36	29.3%	45	36.6%	42	34.1%
Private rented or living rent free	18	40.0%	10	22.2%	17	37.8%

Source: DC3408EW Health status

HLIN calculations

Table E-3: Recommended provision of specialist housing for older people from the HLIN SHOP toolkit

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale)[36]	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: Housing LIN SHOP Toolkit

E.1 As Table 6-1 in the main report shows, Arden is forecast to see an increase of 355 individuals aged 75+ by the end of the Neighbourhood Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = 60 x 0.355 = 21
- Leasehold sheltered housing = 120 x 0.355 = 43

- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = 20 x 0.355 = 7
- Extra care housing for rent = 15 x 0.355 = 5
- Extra care housing for sale = 30 x 0.355 = 11
- Housing based provision for dementia = 6 x 0.355 = 2

Appendix F : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

The terms ‘affordability’ and ‘affordable housing’ have different meanings. ‘Affordability’ is a measure of whether housing may be afforded by certain groups of households. ‘Affordable housing’ refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

Affordable housing: 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) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent; (b) the landlord is 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.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for 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).

c) 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.

d) 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 methods[22].

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and active older people. It may include some shared amenities such as communal gardens but does not include support or care services.

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard[23]

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

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

[23] See https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report

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 developments (NPPF definition)

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

Community Right to Build Order

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. The NPPF 2024 specifically defines it as follows: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site specific development proposal or classes of development.

Concealed Families (Census definition)[24]

The 2021 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one older parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

[24] 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

First Homes is another form of discounted market housing which will provide a discount of at least 30% on the price of new homes, introduced in 2021. These homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. 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 Need (NPPG 2024 definition)

Housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations.

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 Requirement (NPPF 2024 Definition)

The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Once local housing need has been assessed, as set out in this guidance, authorities should then make an assessment of the amount of new homes that can be provided in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.

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 Neighbourhood 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/. Lifetime Homes standards have been broadly wrapped up into the M4(2) optional building regulations standards which relate to accessibility and adaptability of dwellings.

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 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 years[25], i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to very frail older people, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

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

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

[25] See https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/

Overcrowding

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

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living "rent free". Around 20% of the private rented sector are in this category. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Residential Care Homes and Nursing Homes

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75% (though this was lowered in 2021 to a minimum of 10%), and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing[26]

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 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') 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

[26] See http://www.housingcare.org/jargon-sheltered-housing.aspx

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 Neighbourhood 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 (former NPPF 2012 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. SHMAs generally identify the scale and mix of housing and the range of tenures the local population likely to be needed over the Neighbourhood Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for Older People

Specialist housing for Older People, sometimes known as specialist accommodation for older people, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.[27]

[27] See http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing

aecom.com