

Housing Needs Analysis (HNA) – call with AECOM – 4 October 2024, 10.30am

Present:

- Matthew Kearney (AECOM)
- Jo-Anne Garrick
- Mike Shiels
- Richard Lumley
- John Million
- Christine Thomas (joined towards end of meeting)

Matthew outlined the approach/contents for HNA, as summarised below. He noted that the report will **not** include analysis of:

- Site-specific provision (i.e., specific parts of NP area)
- Infrastructure

The methodology is a top-down, desk-based analysis, using secondary sources, primarily Census and Land Registry data (they will not need to undertake any site visits to accomplish this).¹

There were a few details that Mathhew was going to need from us (regarding the exact boundary limits etc) but he will request those via e-mail.

HNA Contents

1. Context

Commentary on wider planning context (i.e., Durham CC) and how Consett Area fits into this

2. Tenure and Affordability

Analysis of tenure profile and housing affordability, and how these changed between 2011 and 2021 (census dates). Specifically:

- Split by types of housing
- Compare affordability against average incomes
- Measure income required vs. need to access particular housing types (e.g. first homes, shared ownership, social)

3. Demand

Analysis of:

- Demand for affordable home ownership (this is naturally a higher level of income)
- Demand for social/affordable rent (this is the lowest level of income – may be only choice of housing for people at this level)

Commentary on planning policy context & current allocation already planned across the area.

¹ An example housing needs assessment for Blyth can be found at:
https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/9.%20Local%20housing%20needs%20assessments/Blyth-Housing-Needs-Assessment_Final-Report-June-2023.pdf

4. Type & Size of Houses

Profile of current neighbourhood area – type & size, and how this changed 2011-2021

Profile of what is planned in existing future development (approved sites across Consett Area)

5. Demographic analysis

Age structure – compare 2021 vs 2011

Projections on how it might change in future (up to end of period of NP)

Relate this to housing profile – how households are comprised

Indicative size mix that will be needed, based on projection (number and size of houses)

Note: exercise caution – this is just statistical analysis and may not align with community feelings, our plan may therefore need to reflect all angles to arrive at a comprised position

6. Optional chapter – specialist housing for older people

Looks specifically at 75+

How has it grown and will grow to end of NP?

What specialist provision at present?

Prediction of what would be needed by end of NP

Note: 75+ demand will be a large number, but this is 'gross', i.e., irrespective of whether people currently have a home - not all will need new homes (many will stay in their current home, or move in with families)

Timeframe

Will take 12-16 weeks to get to final report. The stages are

1. Initial draft created by AECOM
2. Internal review by AECOM
3. Group review by us – we provide comments/queries. Expect this in early 2025 (**Note:** Christine to request that we have this prior to the January 2025 full forum meeting so it can be shared/discussed).
4. Locality review: Updated report sent to Locality for sense check/quality control (Note: Locality will not look to change anything materially within the report, just checking that it is of a consistent format/quality etc.)
5. Final report