



North Somerset Local Plan 2038

Local Housing Needs Assessment Summary Paper

February 2022



Contents

What is a Local Housing Needs Assessment?	3
What does the Local Housing Needs Assessment do?	3
What were the Local Housing Needs Assessment findings for North Somerset?	4
What happens next?	4



What is a Local Housing Needs Assessment?

The government have created a standard methodology for calculating the total amount of housing need. A Local Housing Needs Assessment (or LHNA for short) looks at the different types of need that exist within that total amount.

North Somerset jointly commissioned Opinion Research Services (ORS) to produce an LHNA covering the West of England with the Bath and North East Somerset, Bristol and South Gloucestershire local authorities. The other authorities within the region will use the report to inform the Spatial Development Strategy for the West of England Combined Authority area that they are jointly producing, and here in North Somerset it will be used to inform our emerging Local Plan.

What does the Local Housing Needs Assessment do?

Firstly, the LHNA uses the government's standard method to calculate the local housing need in full. The formula takes account of projected household growth and affordability and the output is regarded as the minimum number of homes expected to be planned for. At the time of producing the LHNA the total for North Somerset was 1,365 homes per year. Since then, new affordability ratios have been published by the government and when these are fed into the calculation the output is now slightly lower, at 1,339 homes needed each year. This means that the new Local Plan, which covers a 15-year period, should plan to deliver at least 20,085 new homes.

The LHNA then looks at five elements of local housing need:

1. The local housing market.
2. Demographic trends and projections.
3. Affordable housing need.
4. Overall need.
5. The needs of different groups.

Taking account of this work will help us to plan for the delivery of homes to meet the changing needs of our population.

What are the Local Housing Needs Assessment findings for North Somerset?

In summary, over the 15-year period from 2023 to 2038 the projections show:

- An overall growth of around 12,000 households;
- Single person households make up just over a third of the overall household growth (3,800), with the majority (2,140) being single people aged over 75;
- Couples without dependent children make up almost a tenth of the growth (1,100), with growth in the older age groups offsetting a reduction in growth of younger households;
- Families with dependent children comprise two fifths of the overall expected household growth (4,900); and
- Other types of household make up the other 2,200 households growth.

A proportion of the housing that we need to deliver should be affordable housing, for people who cannot afford to rent in the market, or those who can afford a private sector rent but cannot afford to buy. The LHNA estimates that at least 24% of the total housing need that is delivered should be affordable housing. Detailed breakdowns of affordable housing need by tenure type and unit sizes are in the full report. To secure the 24% overall that is required we will need to seek a higher proportion than this on large sites, to account for the fact that most small sites do not provide affordable units.

Overall, 82% of the household growth is for households aged over 65, suggesting homes meeting older persons requirements such as sheltered housing and extra care offerings should be a priority. The LHNA report sets out breakdowns of the type and tenure of dwellings that may be needed to address this. Current unmet need plus additional need projected to arise in these sectors equates to over a third of the total need figure.

The LHNA also considers the needs of people with a long-term illness or disability, and concludes that at least a third of the new housing delivered should be capable of adaptation for people with reduced mobility.

What happens next?

The LHNA is a piece of evidence that will support the production of the Local Plan and inform policy requirements such as affordable housing targets and the mix of housing types, sizes and tenures we need to provide for. The outputs need to be kept under review, and if any new evidence is published the figures may need to be updated.