

29. Compliance with Guidance

Introduction

- 29.1 As discussed in the second chapter of this report, Guidance is now much more demanding and much more specific about what the evidence base should yield. It is therefore appropriate to provide an account of the output of the study in terms of the requirements.
- 29.2 The Practice Guidance sets out requirements for the outputs and also for the process of an SHMA. The outputs are dealt with below in relation to the PPS3 requirements, since they are the dominant Guidance. First, however, this chapter comments on fulfilment of the process requirements.

Process requirements

- 29.3 The Practice Guidance Figure 1.2 provides a checklist of process requirements. The following list of seven items paraphrases the requirement, and then summarises the response.
- i) Approach to identifying the sub-market: this work was carried out by DTZPieda before the SHMA was done and was subject to its own scrutiny process
 - ii) Housing market conditions to be assessed in the local context: the report contains local market information at many points
 - iii) Involves stakeholders: as recounted in Chapters 3 and 27 particularly, there has been a full involvement of stakeholders in the process
 - iv) Full technical explanation. There are technical explanations at relevant points in the text and also a separate set of Technical Appendices
 - v) Assumptions and judgements fully justified and transparent: A Glossary of key terms is provided, and where assumptions and judgements have been made, they are explained as clearly as possible
 - vi) Uses and reports on quality control mechanisms. This is reported on in the Appendices as regards the survey work, and via the transparent explanation of such processes as the BHM and the CLG Needs model in the text
 - vii) Explains about monitoring and updating: the preceding chapter sets out the approach which is suggested
- 29.4 In this way the process requirements of the Guidance are met

Output requirements of PPS3

- 29.5 For ease of reference (from Figure 1.2 above) the following are the key outputs of a SHMA as required by PPS3:
- *The likely overall proportions of households that require market or affordable housing, for example, x% market housing and y% affordable housing.*
 - *The likely profile of household types requiring market housing e.g. multi-person, including families and children (x%), single persons (y%), couples (z%).*
 - *The size and type of affordable housing required'*

Provision of the PPS3 outputs

29.6 The following table shows what the outputs are, and where they can be found in the report.

Table 29.1: Meeting the PPS3 Requirements		
<i>Item</i>	<i>Source</i>	<i>Comment</i>
a) Proportion of market and affordable housing	Table 15.8	The BHM suggests a ratio of about 66% market housing and 34% affordable housing.
b) Profile of households requiring market housing (and from the Practice Guidance the additional requirement for dwelling types)	Tables 15.8 and 13.1	<p>In terms of size: owner occupied housing of all but 1-bed size; for private renters 1-bed only; for intermediate and social rented housing mainly 2-beds</p> <p>From the point of view of types of household: about half of the households moving are without children (usually older); about 30% have children (usually younger) and 20% are newly forming.</p> <p>For house types: about 28% of the requirement is for flats, mainly 1- and 2-bed</p>
c) Size and type of affordable housing required	Tables 25.3 and 15.8	Overall targets of 45% (Breckland and North Norfolk) and 40% (Kings Lynn and West Norfolk) are proposed. In each case 10% would be intermediate housing (ie the social rented total targets are 35% and 30% respectively). This assumes intermediate housing at the usefully affordable level; if it cannot be provided, then the only means of meeting the target is social rented housing. In terms of size, the requirement is mainly for 2-bed houses but some 1-bed and a few 4-beds.

Source: REAP SHMA Fordham Research 2007: sources as shown in the middle column

Summary

29.7 This chapter summarises the way in which the process and output requirements of Guidance have been met.