

Our strategic housing market assessment

For the Cambridge Housing Sub-Region

December 2009

Issue 8

Consulting you...a quick update

This note updates you on the SHMA consultation running in Autumn/Winter 2009.

So far, we have consulted upon, modified and launched seventeen chapters. These are listed on page 3 of this note, with a brief comment on what's changed.

Now, a further 14 chapters are available for you to review and comment on. These are listed on page 2 of this note.

All these chapters are available on the Cambridgeshire Horizons website at www.cambridgeshirehorizons.co.uk/shma

The chapters launched since our last SHMA Briefing Notes are open for comments until **Friday 29 January 2010**.

As always, your views are much appreciated when developing the SHMA.

This time around we are asking six simple questions to prompt your thoughts when giving feedback, though any format for comments is acceptable.

Or if you prefer you can write an email to the project team (see "Getting in touch" below).

The SHMA is a huge and evolving data set. The 2009 version uses 2007/08 data, and builds on the firm foundation laid in 2008 which used 2005/06 data. Early in 2010, we plan to revise the SHMA again using data from the end of 2008/09.

The districts involved in the SHMA are Cambridge City, East Cambridgeshire, Fenland, Forest Heath, Huntingdonshire, South Cambridgeshire and St Edmundsbury.



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Getting in touch

To find the SHMA on the internet, hold down the "Ctrl" button and click on:

www.cambridgeshirehorizons.co.uk/shma

Go to "SHMA consultations" at the bottom of the page and you can click on whichever chapter interests you.

To make comments, you can click on Sue's name (in blue text on the SHMA page) to send an email with your thoughts and feedback. You can e-mail Sue direct at:

sue.beecroft@cambridgeshirehorizons.co.uk

...or you can call on 01223 714044 if you prefer.

Here are some questions to prompt your feedback on the new and updated SHMA chapters:

1. How readable was it?
2. How easy was it to understand?
3. Can you suggest ways to make it easier to read and/or to understand?
4. Is anything included which you thought unnecessary or could be reduced?
5. Was anything missed which you would like to see added?
6. Do you have any other comments or suggestions?

Thank you.

Special points of interest:

- An update on chapters under consultation
- Which chapters have been launched in 2009 version?
- Reminder of consultation questions
- New regional project afoot
- What you said, what we did...
- Future plans

Progress on chapters

We have been working hard to progress many chapters of the SHMA, and now we are looking for your feedback.

The table on this page shows all the chapters of the SHMA which are available for comment and we are inviting your views on.

It also lists the launched chapters which we consulted on in the Autumn, and finally the chapters due for update late in 2009 or early in 2010 (page 3).

We welcome your views on all chapters for consultation - listed in the first table on this page. If you have comments or suggestions, please contact the SHMA team. All these chapters are available for your comments until **Friday 29 January 2010**.

Just to be clear, in the tables below:

The table on this page shows chapters available for consultation now, till 29 Jan 2010.

The table with blue titles on page 3 shows those chapters which have been consulted upon, and have now been launched online in their final version (labelled "2009").

The final table with grey titles shows chapters yet to be updated, and new chapters suggested.

All the chapters are important to the SHMA but some take longer than others to update. Brief notes on the changes made or planned for each chapter are provided in each table.

Chapters currently out for consultation:	
3	Project structure and accountabilities Updated with brief description of roles for SHMA partners.
6	Profile of the Cambridge sub-region Added maps and information on the two Suffolk districts.
9	Economic context and forecasting Added data from the regional spatial and economic strategies, along with the effect of new projections for the RSS review on future projections.
10	Demographic context and forecasting Updated figures based on latest projections and summarise effect throughout SHMA.
14	Changes in property price over time Updated using Hometrack data.
18	Homelessness Updated using 2007/08 data, including link to new Cambridgeshire's new joint strategic needs assessment for homelessness.
19	Applications for intermediate housing Updated for 2007/08.

Chapters currently out for consultation	
23	Past and future housing delivery Updated using districts' 2008 annual monitoring reports. Changed graphs and added district data across the whole sub-region.
24	Links to land availability Reviewed and updated in light of districts' progress on strategic housing land availability assessments (SHLAAs).
25	Key drivers of the housing market and building industry Added review of recent economic and housing market downturn, including sections about changes, consequences and resulting actions.
29	Sizes of homes Chapter updated by adding more information on "new development surveys" completed and planned, and an update on the sizes of homes delivered in the past. Changed format of chapter to remove repetition with other chapters. New tool being developed to be published as Annex 21 to help calculate sizes of homes needed in future.
30	Indication of affordable tenures Updated in light of Chapters 17, 19, 20 and 27.
31	BME housing issues Light-touch review. Added Hometrack maps across sub-region and data for two Suffolk districts (previously Cambridgeshire only). In future we hope to add more service information showing links between the population and uptake of housing services.
36	Rural housing Added a map showing the location and number of park homes sites. Clarified rural definitions. Moved long table of settlement classifications to an annex within the chapter.

Appendices currently out for consultation:	
A12	Consultation form - six questions for 2009 update added to end of annex.
A20	Updating plan.

Chapters which have been consulted on and 2009 version launched	
1	Introduction and context - 2009 Refreshed to launch version 2.0. Added further maps.
2	Links between planning policy and SHMAs - 2009 Refreshed to launch version 2.0.
4	The participation ladder - 2009 Updated list of SHMA partners for version 2.0.
5	Robust and Credible - 2009 Added comment on Technical Appendix (Annex 13) and updated cross-references.
7	Defining housing markets using commuter patterns - 2009 Added numbers of commuters going in and out of each area, not just net number, using County Council's Census reports. Added maps showing travel to work areas from Hometrack.
8	Defining housing markets using postcode sectors - 2009 Updated on basis of Chapter 13. Moved from postcode areas to ward areas as a more useful level of assessment.
11	Dwelling profile and occupation - 2009 Updated, removing repeats with Chapter 17.
13	Current property prices - 2009 Updated for 2007/8 prices.
15	The private rented market - 2009 Updated following our annual survey of private rents, estate and lettings agents (described in Annex 3, 4 and 5).
16	The buy-to-let sector - 2009 Note added updating chapter given market change for buy-to-let.
17	Social rented housing turnover, register and lettings - 2009 Updated for 2007/08. Added profile of social renters.
20	Sales of intermediate housing - 2009 Updated using new CORE data for 2007/08.
21	Current affordability by size and tenure - 2009 Added new information about affordability by size of home.
22	Planning for housing delivery - 2009 Updated with new regional targets and overall trajectory.
26	Delivering balanced and mixed communities - 2009 Added new guidance from Joseph Rowntree Foundation.
27	Identifying housing need - 2009 Updated using data to end of 2007/8.
28	Observers data - 2009 Updated in light of Suffolk partners joining fully - further detail to be added in future versions.
37	New! First time buyers - 2009 New chapter arising from the first SHMA on this market.

Appendices which have been consulted on and 2009 version launched	
A3	Survey of private rents (Jan 08)
A4	Estate agents survey
A5	Letting agents survey
A13	Technical appendix

Chapters to update or add in 2010	
12	Housing stock condition To be updated in 2010.
32	Migrant workers housing Plan to review in light of new County report on international migration.
33	Gypsy and traveller housing issues Plan to update with outcomes of EERA's single issue review across the region early in 2010, and update plans to review our Accommodation Assessment.
34	Housing for different household types Plan to update references to new Supporting Peoples' needs analysis and updating references to other County-wide strategies, including the older people JSNA, in longer term. Links to Regional project which looks to help SHMAs, JSNAs and Supporting people to link more effectively (see page 4).
35	Disability and housing issues Plan to update in line with Supporting Peoples' new needs analysis and Cambridgeshire's disability housing strategy, action plan and JSNA, in longer term (also see page 4).
38	New! Link to Housing Viability Studies Suggested new chapter to provide links to viability studies as available for each district.
39	New! Links between SHMA and other strategic documents Suggested new chapter to provide links to other strategic documents such as JSNAs, LAA, SHLAA, housing viability studies.

Appendices to update or add in 2010	
A10	Outcomes of consultation (once completed)
A14	Key facts and figures (once all updated and consulted on)
A15	Change log (once all changes made)
A21	New! Size Guide toolkit
A22	New! Guide to intermediate tenures



New study into housing, health and support

A review of the region's health, well-being and housing assessments has been commissioned to make sure that data available on housing and support needs informs these strategic assessments.

Aim of the research:

To assess the extent of coverage of housing-related support needs and the implications for service provision and delivery, through Joint Strategic Needs Assessments (JSNAs) and SHMAs.

What is a JSNA?

JSNAs are the responsibility of county and unitary authorities, in partnership with the local Primary Care Trust (PCT). A requirement since 2008, the JSNA is a comprehensive needs assessment of the health and well-being of the local areas. Health and well-being are strongly influenced by housing, so any assessment of needs should take account of housing related data.

SHMAs across the East of England

There are eleven SHMA partnerships in the East of England and three "single authority" assessments. Cambridge has been invited onto the project steering group to share our experience of managing the SHMA process, and discussing how to link new data into the SHMA.

This assessment will focus on Supporting People client groups, along with groups identified in other Government targets

The report will set out national and regional policy context, drawing on the findings from the analysis carried out as part of Objective 1.

Purpose of the review:

The purpose of the review is to assess the extent to which housing-related support needs have been covered in the region's JSNAs and SHMAs, and the implications for service delivery considered.

The review will identify any gaps in knowledge and policy and provide examples of good practice for further dissemination.

It is also expected that the review will make recommendations for actions aimed at addressing specific issues arising from the research process.

Timeline

Consultants were appointed in October 2009. The plan is to publish the report by the end of February 2010.

Consultation

Cambridge is one of two sub-regions sitting on the steering group for the project. Our plan is that the Cambridge SHMA will be updated in line with review findings once it is complete. We will also contribute to the review and keep the SHMA partnership updated through briefing notes and developing the relevant SHMA chapters as and when.

Objective 1:

To assess the extent to which the region's JSNAs and SHMAs have covered housing related support needs, consider any gaps and weaknesses and the implications for service provision and delivery.

Objective 2:

To set out the policy context for housing, health and social care and recommend ways in which the JSNAs and SHMAs can be strengthened to ensure they are more closely aligned and provide a firm foundation for the assessment and provision of housing related support in the region.

Improvements in light of your feedback...some examples

What you said...	What we did...
Use existing data e.g. evidence produced by SQW for regional spatial strategy.	Engaged SQW to update Chapter 9, Economic context and forecasting.
No need for 800 pages of anything! Could a 50 page version be provided?	Full summary planned for 2010, key facts and figures appendix to be produced for 2009 version.
Look further / deeper into commuting patterns.	Added travel to work area maps and further detail to Chapter 7.
Links with JSNAs.	Need to be added based on new regional research project (see left).
Titles for sections not very intuitive.	Plan a review and prune in 2010 to make it more accessible.
Useful to have more up-to-date information, a map to combine data from ONS, hometrack and the SHMA.	Investigating setting up a web-based data atlas or mapping system to improve access and comparison of data.
Have used it, but it is daunting!	Put a summary at front of each chapter and improved contents lists - can now "click" on an item in the contents list to get to that page. Hope this helps!
Would like forums to pose questions on topics or areas.	Suggest partners e-mail Sue initially with queries, and we investigate a web-based forum should there be enough interest and discussion put forward.

Next steps for the SHMA

Once we have consulted you on all the new and updated chapters based on 2007/8 data, we will make the necessary changes and launch these chapters late in 2009 and early in 2010. For all five Cambridgeshire districts, Chapter 27 has been re-run using exactly the same methodology as for the first SHMA, using 2007/8 data sources. The 2009 update includes as much data as possible for the two Suffolk districts, but will not include the full assessment of affordable housing need in Chapter 27 for them initially. Then, early in 2010, we will re-run all the calculations again, for all seven districts, using data for the end of 2008/09. For the 2010 version we also plan to:

- ◆ Incorporate new Choice Based Lettings data.
- ◆ Incorporate data from our new homebuy agent, Orbit.
- ◆ Remove references to the primary research we undertook for the first SHMA, replacing with robust secondary alternatives and removing the need for interview surveys in future.
- ◆ "Prune" the SHMA to improve its readability and accessibility.

From 2010 onwards, we plan to re-draft, consult on and publish the SHMA each year, releasing chapters as they become available during the year, all based on data from the end of March in the previous year. This is all set out in our new Appendix 20, *Updating plan*.