

DRAFT

APPENDIX 3 TO ANNEXE 2

MAIN ISSUES ARISING FROM THE STRATEGIC HOUSING MARKET ASSESSMENT

Strategic Housing market Assessment (SHMA)

This was commissioned jointly with Guildford BC and Woking BC and published in February. It considers both the need for subsidised affordable housing and likely demand for market housing. It also provides information on the needs of specific groups such as students, older people and households with special needs.

In terms of national policy, the key outputs expected from an SHMA are:-

- The likely proportion of households that require market or affordable housing (i.e. x% market housing and y% affordable housing);
- The likely profile of household types requiring market housing eg multi-person, including families with children (x%), single person (y%), couples (z%); and
- The size and type of affordable housing required.

In terms of subsidised affordable housing, the SHMA identifies a net annual need of 515 dwellings. The recommended proportion of the total housing supply that should be affordable is 40%.

In terms of social rented housing, the main need is for one and two bedroom units. In terms of other forms of subsidised affordable housing (such as shared ownership housing) the greatest need is for two and three bed units.

With regard to market housing, the expectation is that the SHMA will consider the profile of households requiring housing rather than seeking to identify a specific percentage of one-bed, two-bed etc. Based on the Household Survey that was carried out as part of the SHMA, the profile of household types requiring market housing is:-

Household Type	Proportion
Single pensioner	7.4%
2+ pensioners	6.1%
Single non-pensioner	12.7%
Childless couple	35.6%
Other multi-adult	7.8%
Lone parent	2.4%
2+ adults, 1 child	15.5%
2+ adults, 2+ children	12.4%