

CEB 12th March 2014

Agenda Item 11: Oxfordshire Strategic Housing Market Assessment

Background Paper: Summary of SHMA Findings

The report to CEB summarises the findings and planning implications of the new Oxfordshire Housing Market Assessment (SHMA). Paragraph 6 notes that the SHMA will set out annualised projections of Objectively Assessed Need, for Oxfordshire as a whole and for each district. It also notes that publication of the SHMA report was delayed, and is expected shortly.

Since publication of the main report, a Summary of Key Findings on Housing Need has been published by the Strategic Planning Infrastructure Partnership (SPIP) on Friday 7th March 2014. The summary, prepared by consultants GL Hearn, sets out the process and key findings of the work undertaken over the last year.

This paper gives the headline findings of the summary report. The GL Hearn Summary Report is available in full at <https://www.oxfordshire.gov.uk/cms/content/spatial-planning-and-infrastructure-partnership>.

The Objectively Assessed Housing Need is based on a methodology set out nationally and agreed by SPIP. Guidance is clear that this must not apply constraints, e.g. environmental or transport/infrastructure capacity, to the overall assessed need. The methodology consists of the following steps:

- Consider population projection based on past population trends (CLG Household Projections);
- Update CLG projections, e.g. to take account of most recent population estimates, future migration, and substantial past under-recording of population growth in the City;
- Factor in past housing delivery, assuming that past shortfalls in housing delivered up to 2011 is made up for in future, using the former South East Plan target as a baseline (this includes a shortfall for Oxford resulting from the 4,000 homes attributed to central Oxfordshire not yet being delivered);
- Provide an assessment of housing need based on a growing economy, towards balancing homes and jobs (both 'baseline growth' and 'Committed Economic Growth' scenarios);
- Adjust the assessed housing need to take account of the need to deliver affordable housing in future (as a proportion of market housing).

Based on this methodology, the assessed need for the Oxfordshire districts is as follows (noting the three different scenarios A-C that lead to the figures in Columns D and E):

Figure 15: Conclusions on Future Need for Housing

Housing Needed per Year (2011-31)	A. Demographic Base + Shortfall	B. To Support Committed Economic Growth	C. To Meet Affordable Housing Need in Full	D. Range: Housing Need per Year	E. Midpoint of Range
Cherwell	682	1142	1233	1090-1190	1140
Oxford	780	700	2058	1200 - 1600	1400
South Oxfordshire	552	749	965	725-825	775
Vale of White Horse	508	1028	683	1028	1028
West Oxfordshire	541	661	685	635-685	660
Oxfordshire	3063	4280	5624	4678 - 5328	5003

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