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<b>Communities Overview Committee</b>
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6
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## **UNDERSTANDING THE SOCIAL HOUSING MARKET IN SHROPSHIRE**

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### **1. Synopsis**

- 1.1. This report discusses the social housing market in Shropshire in terms of supply, need and demand; and highlights current policy, and associated challenges, relating to social housing management and investment in existing and new social homes.

### **2. Executive Summary**

- 2.1. It is a strategic objective of The Shropshire Plan that we will ensure an appropriate mix of housing in the right areas of the county when supporting people with disabilities and to attract the right workforce for the employment needs and opportunities located there; reducing distances travelled to work. This means that there will be more suitable and affordable homes for local people and key workers that enable them to live life well.
- 2.2. Shropshire contains almost 20,000 social housing dwellings owned and leased by over 30 registered providers (including the Council); this is approximately 14% of housing stock, which is below the England average of 18%.
- 2.3. Shropshire has high levels of housing need for social housing, which includes very high numbers of homeless households, and has gaps in service provision of supported housing. Although high levels of new social housing are being delivered, the net increase is affected by stock disposals.

- 2.4. The social housing sector is facing a new policy landscape and a number of challenges. This requires registered providers to prepare for changes to the regulatory regime and to review their business plans relating to investment in existing and new social housing.

### **3. Recommendations**

- 3.1. Members are asked to consider the report and provide feedback.

## **REPORT**

### **4. Background**

- 4.1. The Committee received a report on 23 March 2022, "An overview of social housing in Shropshire". Since this time further work has been undertaken to understand the social housing market in terms of supply, demand and need.

#### ***Social housing stock in Shropshire***

- 4.2. Social housing is defined as housing which is owned or leased by registered providers of social housing, these being housing organisations registered with the Regulator of Social Housing. As Shropshire Council is a stock holding authority, it is a local authority registered provider. Housing associations registered with the Regulator of Social Housing as known as private registered providers. There are also "for-profit" housing organisations who are registered providers.
- 4.3. Social housing is either rented (on a social or affordable rent) or for low-cost home ownership (shared ownership, discounted for sale or rent to buy). Social housing also includes older persons' housing for rent or low-cost home ownership and supported housing for a range of client groups, for example, people with learning disabilities, people with mental ill health and vulnerable young people.
- 4.4. As can be seen in Figure 1, when compared to England, Shropshire has below average levels of social housing.

**Figure 1: Households in social housing in 2021**

	Households in Shropshire		Households in England	
	Number	Percentage	Number	Percentage
Rented	18,169	13.0%	4,005,663	17.1%
Shared ownership	1,170	0.8%	235,951	1.0%
<b>Total</b>	<b>19,339</b>	<b>13.8%</b>	<b>6,241,614</b>	<b>18.1%</b>

**Source: 2021 Census**

- 4.5. Figure 2 summarises the actual dwelling stock position as of April 2022. In total almost 20,000 dwellings are owned or leased by both the Council (its stock managed by STAR Housing) and 32 private registered providers (these all being housing associations registered with the Regulator of Social Housing).

**Figure 2: Social housing stock in Shropshire at April 2022**

Type of social housing	Number of dwellings
General needs rental stock	16,434
Supported housing rental stock (self-contained units and bed spaces)	169*
Older persons rental stock	2,274
Low-cost home ownership stock (general needs and older persons)	1,097
<b>Total</b>	<b>19,974</b>

\*Excludes long-term voids awaiting disposal

**Source: Regulator of Social Housing**

- 4.6. Appendix I sets out the ownership of social housing stock by landlord. Appendices II and III show the distribution of stock across the county in tabular and map form.
- 4.7. As can be seen from Figure 2 the vast majority of social housing is general needs accommodation for rent. However, Shropshire contains a range of specialist accommodation for older people; the majority of which (just over 2,000 dwellings) is sheltered housing, which includes retirement living. There are also over 200 extra care sheltered housing dwellings and a small number of shared ownership dwellings.
- 4.8. However, the figures show that Shropshire has very low numbers of supported housing provided by registered providers. In summary, at April 2022 the county's provision included:

- Two schemes for vulnerable young people, including care leavers.
- Ten independent living schemes for people with learning disabilities.
- Six independent living schemes for people with mental ill health.
- A small refuge for victims of domestic abuse.

### ***Housing need and demand***

4.9. When considering affordable housing as defined by the National Planning Policy Framework (NPPF), it is for households whose needs are not met by the market. Therefore, housing need is defined as those households who are unable to meet their housing needs through the open market, this being a household who cannot afford to privately rent or purchase a dwelling to meet their needs.

4.10. A further definition of housing need is someone who is in a 'reasonable preference category' as set out in the Housing Act 1996. These are:

- people who are homeless within the meaning of Part 7 of the Housing Act 1996 (including those who are intentionally homeless and those not in priority need);
- people who are owed a duty by any housing authority under the Housing Act 1996 sections 190(2), 193(2) or 195(2) (or under section 65(2) or 68(2) of the Housing Act 1985) or who are occupying accommodation secured by any such authority under section 192(3);
- people occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions;
- people who need to move on medical or welfare grounds, including grounds relating to a disability; and
- people who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship (to themselves or to others).

4.11. Therefore, an overarching definition of housing need, and thus those who should be given priority for social housing, is households who cannot access the open market to meet their housing needs due to low incomes and/or vulnerability.

4.12. At 1 January 2023, there were almost 5,900 applications on the housing register (HomePoint). Of these, almost 3,500 were in a reasonable preference category.

**Figure 3: Housing register need and demand for social housing**

<b>Band</b>	<b>Number of applicants</b>
Priority	316*
Gold	906
Silver	2,238
<i>Total applicants in a "reasonable preference" category (housing need)</i>	<i>3,460</i>
Bronze	2,406
<b>Total applicants</b>	<b>5,866</b>

\***291** of which were statutory homeless

**Source: Shropshire HomePoint**

- 4.13. Appendix IV shows demand on the housing register by first choice parish and band. It should be noted that 533 applicants did not indicate a first-choice parish, however, when looking at the parishes with the highest demand, 28% of all applicants who expressed a first choice stated this was Shrewsbury, with 33% of applicants in the Priority band also stating Shrewsbury.
- 4.14. The Council's Strategic Housing Market Assessment (SHMA) 2020 identified a net current affordable housing need of 799 dwellings per annum. Although a small level of this need will be met by change of tenure, where existing homes are bought by social housing providers, the majority will be through new build. The draft Local Plan seeks to deliver 350 affordable dwellings per annum, this figure relates to an assessment of current and future site allocations, which considers both viability for the provision of affordable housing and other obligations and the likelihood of windfall and exception sites.
- 4.15. In 2022 the Council undertook an authority-wide Housing Needs Survey. A random sample of Shropshire households, across all Place Plan Areas, were asked to complete a questionnaire which asked about current housing and future housing intentions, both for existing and concealed households. The Council received 4,247 completed questionnaires; based on the number of households on the Council Tax register (156,675), from which the sample was drawn, the survey results for Shropshire as a whole have a statistical reliability of 95% +/- 1.48%.
- 4.16. Appendix V summarises the responses of existing and concealed households who responded that they wished to move to a social housing dwelling (for rent or shared ownership) in Shropshire in the next five years by parish. We can be 95% +/- 1.48% confident

that the overall figure of 3,062 is statistically representative. However, figures at a parish level must be considered on an individual basis which takes into consideration the responses from the Place Plan Area as a whole - levels of statistical reliability will differ according to specific response rates in Place Plan Areas. This information is currently being analysed and Members will be updated accordingly.

4.17. It should also be remembered that there will be many respondents who intend to move and aspire to owner-occupation, but in reality are unable to afford this or instead wish to rent privately, but again are unable to access this housing option due to cost or availability. Therefore, the overall figure of just over 3,000 households is likely to be an underestimate. In addition, please note that this figure cannot be directly compared to the SHMA which is based on defined methodology contained in Government guidance<sup>1</sup>.

4.18. A key indicator of urgent housing need is the numbers of households accepted as statutory homeless (eligible for assistance, not intentionally homeless, in priority need and having a local connection). Where a household is found to be the statutory homeless, they are owed the main homelessness duty. In order for the Council to discharge this duty it is required to make an offer of suitable settled accommodation. This can be a social housing

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<sup>1</sup> Government guidance to assess the need for affordable housing requires Councils to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market.

The first stage is to establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:

- the number of homeless households;
- the number of those in priority need who are currently housed in temporary accommodation;
- the number of households in over-crowded housing;
- the number of concealed households;
- the number of existing affordable housing tenants in need; and
- the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.

The next stage is to identify the current and future supply of housing stock that can be used to accommodate households in affordable housing need:

- the number of affordable dwellings that are going to be vacated by current occupiers that are fit for use by other households in affordable housing need;
- suitable surplus stock (vacant properties); and
- the committed supply of new net affordable homes at the point of the assessment (number and size).

The total need for affordable housing is then converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and then converting total net need into an annual flow based on the local plan period.

dwelling or a private rented property if the tenancy is for 12 months. Given the affordability and limited availability of private rented accommodation on 12-month fixed term tenancies in Shropshire, it is the social housing sector which is relied upon to provide settled accommodation for homeless households.

- 4.19. In 2021-22, 339 households were accepted as being statutory homeless and therefore owed the main homelessness duty of settled accommodation. All 339 households will have been placed in the Priority band of the housing register for rehousing, although at the start of the financial year (April 2021) 210 homeless households were continuing to wait for rehousing.
- 4.20. During 2021-22 the main duty ended for 300 statutory homeless households, the main reason being due to an offer of social housing. However, at April 2022 the lack of access to suitable settled accommodation resulted in 265 homeless households remaining on the housing register. The period April to December 2022 has seen 519 households accepted as statutory homeless and the main duty has ended for 306 households. Therefore, the pressure remains to rehouse homeless households, as can be seen in Figure 3 above at 1 January 2023, there were 291 statutory homeless households on the housing register.
- 4.21. In addition, the Council has a duty to provide interim (temporary) accommodation if, at any point during enquiries surrounding a homelessness application, there is a reason to believe that an applicant may be: homeless; eligible for assistance, and in priority need. Where an applicant is owed the main duty and is currently or, at any point prior to the duty being discharged, will need to be accommodated in temporary accommodation the Council has a duty to provide this until such time as the duty is ended, either by an offer of settled accommodation or for another specified reason.
- 4.22. The lack of access to suitable settled accommodation, has resulted in numbers of homeless households owed the interim duty to accommodate overburdening the Council's stock of temporary accommodation units. This has led to the Council needing to use bed and breakfast accommodation as a form of temporary accommodation. Bed and breakfast is both unsuitable as a form of temporary accommodation and very expensive for the Council to fund. Therefore, places a high financial burden on the Council's General Fund.
- 4.23. The main reasons for households being accepted as statutory homeless during 2021-22 were because a household had dependent

children and single persons of working age being vulnerable due to a physical disability / ill health or mental ill health.

**Figure 4: Households accepted as owed the main homelessness duty by priority need**

<b>Priority need</b>	<b>No.</b>	<b>%</b>
Household includes dependent children	115	34%
Household includes children, but other priority need reported	24	7%
Household includes a pregnant woman	7	2%
Vulnerable as a result of old age	3	1%
Vulnerable as a result of physical disability / ill health	71	21%
Vulnerable as a result of mental health problems	67	20%
Vulnerable as a result of young applicant	8	2%
Vulnerable as a result of domestic abuse	24	7%
Vulnerable as a result of other reasons	16	5%
Homeless because of an emergency	4	1%
<b>Total acceptances</b>	<b>339</b>	

**Source: DLUHC**

4.24. As can be seen from Figure 4, of the 339 households accepted as owed the main homeless duty in 2021-22, over 180 (55%) were vulnerable, single person households of working age. This level of need is high as compared to other similar local authorities and highlights that there is a need for additional supported housing to be provided by registered providers for vulnerable single persons.

### **Gaps in current social housing provision**

4.25. In addition to the need for general needs social housing, Shropshire has gaps in the provision of supported housing for specific client groups including:

- people with mental ill health;
- young people, including care leavers; and
- people with learning disabilities.

4.26. An Independent Living and Supported Accommodation Strategy is currently being prepared which will set out these needs, and others, for example, for older persons housing needs, in detail.

4.27. In addition, the Homelessness Strategy is currently under review. The first stage of which is to undertake a homelessness review.



This is an assessment by the local housing authority of the current and future levels of homelessness in its district. The assessment must also consider activities which are carried out to:

- prevent homelessness;
- ensure accommodation is available for people who are or may become homeless; and
- provide support for people who are or may become homeless, or who need support to prevent them becoming homeless again.

### ***Meeting housing need***

4.28. The Council's revised Allocations Policy and Scheme 2022 is to be introduced in early 2023-24. It applies to the allocation of Council housing (managed by STAR Housing) and to nominations<sup>2</sup> to private registered providers (housing associations and for-profit housing companies registered with the Regulator of Social Housing) for affordable and supported housing. Nomination rights are for 100% of new lets and at least 75% of subsequent re-lets.

4.29. The policy seeks to ensure housing is allocated to those in the greatest need, with the aim of preventing homelessness and admissions to residential care.

4.30. As stated above the Council has a target of delivering and enabling 350 affordable dwellings per annum. Affordable (social) housing is provided through planning gain on open market sites, known as Section 106 dwellings, new build development and acquisitions of market housing.

4.31. As shown in Figure 5 below, 2021-22 saw the delivery of an additional 239 social housing dwellings in Shropshire. However, due sales under the Right to Buy and other disposals, along with demolition to facilitate regeneration, the net increase from April 2021 to April 2022 was around 150 dwellings.

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<sup>2</sup> A nomination is an allocation of a social housing dwelling made in line with the Council's allocations policy. Currently the Council holds a common housing register whereby private registered providers use to shortlist but allocate according to the rules in their own allocation policies. Therefore, this is resulting in applicants in housing need, including statutory homeless households, being rejected.

**Figure 5: Social housing delivery in 2021-22**

<b>Type of social housing</b>	<b>Number of dwellings</b>
General needs rented housing	131
Supported housing	2
Older persons' rented housing	38
Low-cost home ownership housing	68
<b>Total additional registered provider dwellings</b>	<b>239</b>

- 4.32. The first six months of 2022-23 have seen the delivery of 88 social housing dwellings – 57 general needs rented, 30 for low-cost home ownership and one for supported housing.
- 4.33. With respect to older persons and supported housing, 2022-24 will see the delivery of almost 200 additional extra care sheltered housing dwellings in Shifnal, Shrewsbury and Whitchurch; and additional supported accommodation for people with learning disabilities and victims of domestic abuse.

## **5. The changing landscape of social housing**

- 5.1. The management, maintenance and delivery of new / replacement social housing is facing a changing and challenging policy agenda.

### ***Social Housing (Regulation) Bill***

- 5.2. The Social Housing (Regulation) Bill currently being passed through parliament seeks to deliver the proposals set out in the Social Housing White Paper. This includes measures to give tenants greater powers and for the regulatory regime to be stronger and more proactive. These reforms are a step-change from the current regime previously introduced under the Localism Act 2011 which placed emphasis on economic factors.
- 5.3. The Regulator for Social Housing (RSH) is to introduce tenant satisfaction measures (TSM) from April 2023. In January 2023 the RSH published a document setting out its new approach to consumer regulation, which will include inspections of large social landlords every four years.

### ***Maintaining existing stock***

- 5.4. The Decent Homes Standard (DHS) was originally established in 2000, with the aim of all social housing being “decent” by 2010. It

remains a performance measure for social landlords' rental stock. The definition of a decent home has not been updated since 2006, when the standard incorporated the Housing Health and Safety Rating System (HHSRS). The Standard has been under review since 2021 (this review being originally proposed in the Social Housing White Paper).

- 5.5. Since the review of the DHS began the issue of damp and mould has come to prominence, and in November 2022 all large registered providers were written to by the Secretary of State requesting information on how damp and mould hazards are assessed (in line with the HHSRS), their most recent assessment, remedial action and how report of damp and mould issues are dealt with and resolved when raised by tenants.
- 5.6. Following the Grenfell Tower fire in 2017 the Government introduced the Fire Safety Act 2021 and the Building Safety Act 2022. The Fire Safety Act 2021 amended the Regulatory Reform (Fire Safety) Order 2005, impacting on all buildings containing more than one residential unit.

### ***Decarbonisation***

- 5.7. The Climate Change Act 2008 set legally binding targets to reach net zero carbon emissions by 2050. The 2017 Clean Growth Strategy set out an ambition to upgrade social housing to at least EPC Band C by 2030. The Minimum Energy Performance of Buildings (No. 2 Bill) currently being passed through Parliament seeks to introduce new regulations to ensure that all newly rented properties in England and Wales must meet have an EPC banding of at least C by 2025 and existing tenancies must comply by 2028. The proposed regulations will have exemptions, however, landlords who fail to comply with them could face penalties.
- 5.8. Improved energy efficiency and the associated reduction in carbon emissions is vital to reduce fuel costs and to tackle climate change, however, it requires high levels of investment. It estimated that it will cost registered providers (the Council and housing associations) at least £477 million to decarbonise all the existing social housing stock in Shropshire and at least £35 million for the social housing stock to reach a minimum of EPC Band C.

### ***Inflation and the cost of living crisis***

- 5.9. The current cost of living crisis has been predominantly caused by high levels of inflation outstripping wage and benefit increases. Therefore, many households are financial worse off in real terms.

The largest of impact is on low income households – these usually being tenants of and applicants for social housing. Since 2020-21 rent increases for social housing have been set at CPI plus 1%. For 2023-24 this would be a rent increase of 11.8%, however, given the cost of living crisis, the Government has set a rent cap of 7%.

- 5.10. It is extremely important to ensure social housing is genuinely affordable, however, inflation is affecting other parts of the economy, including the price of materials, therefore, social landlords are having to review business plans relating to management, maintenance, investment and new development. In addition, for a number of years central Government policy, thus subsidy, has been mainly directed towards supporting the provision of additional social housing. Funding to improve existing social housing stock has been limited to energy efficiency and decarbonisation measures. Housing regeneration funding is available to “kick-start” regeneration to enable the development of new homes, however, grant funding to improve, remodel or replace existing social housing stock which is not fit for purpose remains elusive.

## **6. Financial Implications**

- 6.1. The management, maintenance and investment in existing and new social housing has a range of financial implications for social landlords, including the Council and its ALMO, STAR Housing, but these will differ in nature and level according to the situation of each registered provider operating in Shropshire.
- 6.2. The financial implications for Shropshire Council arising from constraints in affordable housing supply can be seen in the increase in homeless households in temporary accommodation, at a cost to the General Fund. Additionally, a lack of specialist and supported accommodation relative to demand from households with specific needs results in greater costs to the Council through the need to support people in alternative settings, sometimes out of county.
- 6.3. The development of improved data to reflect the changing housing picture, and to inform a more effective strategic response to these pressures, will help to mitigate and manage these pressures over time.

## **7. Conclusions**

- 7.1. This reports sets out in very broad terms the social housing market in Shropshire and highlights the current issues and challenges. In reviewing the delivery of housing at Local Authority level, it is vital

not to lose sight of who social housing is for and why it is so important. The current cost of living crisis draws particular focus upon the significance of good quality, affordable homes, to sustain healthy communities and a healthy economy, and deliver The Shropshire Plan vision.

### **List of Background Papers**

An overview of Social Housing in Shropshire Communities Overview Committee report 23 March 2022

### **Cabinet Member**

**Portfolio Holder for Growth and Regeneration**

### **Local Member**

**All**

### **Appendices**

Appendix I: Register Provider stock at April 2022

Appendix II: Distribution of social housing stock across Shropshire at April 2022

Appendix III: Map showing the distribution of social housing stock at April 2022

Appendix IV: Housing need and demand shown by the housing register (HomePoint) at January 2022

Appendix V: Existing and concealed households who intend to move over next five years to social housing by first choice parish

**Appendix I: Register Provider stock at April 2022**

<b>Registered Provider</b>	<b>General needs rental stock</b>	<b>Supported housing rental stock (self-contained units and bed spaces)</b>	<b>Older persons rental stock</b>	<b>Low cost home ownership stock (general needs and older persons)</b>	<b>Total social housing stock</b>
Shropshire Council (stock is managed by the Council's ALMO, STAR Housing)	3,666	13	326	42	<b>4,047</b>
Alpha (R.S.L.) Limited			11		<b>11</b>
Anchor Hanover			155		<b>155</b>
Birnbeck Housing Association Ltd	15				<b>15</b>
Bromford*	1,081	30	33	120	<b>1,264</b>
Citizen Housing Group Limited	12			19	<b>31</b>
Clarion Housing Association	27	12*			<b>39</b>
Connexus Housing	3,906	57	608	279	<b>4,849</b>
Golden Lane Housing		18			<b>18</b>
Great Places	4			85	<b>89</b>
GreenSquareAccord	28			22	<b>50</b>
Habinteg Housing Association	29	2			<b>31</b>
Heylo Housing Registered Provider Limited				65	<b>65</b>
Home		2*			<b>2</b>
Housing 21			114		<b>114</b>
Housing Plus	5,013		597	221	<b>5,831</b>
Metropolitan Housing Trust				1	<b>1</b>
Midland Heart Limited				7	<b>7</b>
Reside Housing Association Limited		22			<b>22</b>
Rooftop Housing Association Limited	161				<b>161</b>
Sanctuary	512		52	44	<b>608</b>
Shrewsbury Drapers Company Charity			51		<b>51</b>
Shropshire Association for Supported Housing		21			<b>21</b>
Shropshire Rural Housing Association	277		20		<b>297</b>
Sir Job Charlton's Hospital Charity			6		<b>6</b>
Stonewater	266			58	<b>324</b>
The Abbeyfield Bishop's Castle and District Society Ltd			11		<b>11</b>
The Community Housing Group Limited	8				<b>8</b>
The Hosyer-Foxe Charity			22		<b>22</b>
The Wrekin Housing Group Ltd	1,419		255	117	<b>1,794</b>
Trident Housing Association Ltd	12	3			<b>15</b>
Trinity Hospital at Clun			13		<b>13</b>
Walsall Housing Group Limited					<b>17</b>
<b>Totals</b>	<b>16,434</b>	<b>183 (169)</b>	<b>2,247</b>	<b>1,097</b>	<b>19,989 (19,974)</b>

\* Long term voids awaiting disposal

## Appendix II: Distribution of social housing stock across Shropshire at April 2022

Parish	General needs rental stock	Supported housing	Older persons rental stock	LCHO	Totals	% of all stock
Acton Burnell	2	0	0	0	2	0.01%
Acton Scott	1	0	0	0	1	0.01%
Adderley	7	0	0	0	7	0.04%
Alberbury With Cardeston	22	0	0	0	22	0.12%
Albrighton	279	0	17	7	303	1.60%
Alveley	56	0	21	0	77	0.41%
Astley	13	0	0	0	13	0.07%
Aston Botterell, Burwarton and Cleobury North	6	0	0	0	6	0.03%
Atcham	11	0	0	0	11	0.06%
Badger	6	0	0	0	6	0.03%
Barrow	4	0	0	0	4	0.02%
Baschurch	82	0	18	16	116	0.61%
Bayston Hill	105	3	18	21	147	0.77%
Beckbury	20	0	0	0	20	0.11%
Berrington	100	0	18	9	127	0.67%
Bicton	65	0	85	5	155	0.82%
Bishops Castle	155	0	29	18	202	1.06%
Bitterley	15	0	0	0	15	0.08%
Bridgnorth	621	5	90	21	737	3.88%
Broseley	397	0	20	25	442	2.33%
Bucknell	62	0	0	2	64	0.34%
Buildwas	20	0	0	0	20	0.11%
Burford	78	0	17	0	95	0.50%
Burwarton	6	0	0	0	6	0.03%
Cardington	1	0	0	0	1	0.01%
Caynham	46	0	26	5	77	0.41%
Chelmarsh	17	0	0	0	17	0.09%
Cheswardine	42	0	0	0	42	0.22%
Chetton	3	0	0	0	3	0.02%
Child's Ercall	38	0	0	0	38	0.20%
Chirbury With Brompton	25	0	0	2	27	0.14%
Church Pulverbatch	6	0	0	0	6	0.03%
Church Stretton	203	12	41	29	285	1.50%
Claverley	45	0	0	2	47	0.25%
Clee St. Margaret	4	0	0	0	4	0.02%
Cleobury Mortimer	205	0	21	17	243	1.28%
Clive	15	0	0	0	15	0.08%
Clun	22	0	28	7	57	0.30%
Clunbury	5	0	0	0	5	0.03%
Clungunford	13	0	0	0	13	0.07%

Parish	General needs rental stock	Supported housing	Older persons rental stock	LCHO	Totals	% of all stock
Cockshutt	55	0	0	2	<b>57</b>	<b>0.30%</b>
Condover	90	0	16	13	<b>119</b>	<b>0.63%</b>
Coreley	19	0	0	0	<b>19</b>	<b>0.10%</b>
Cound	7	0	0	0	<b>7</b>	<b>0.04%</b>
Craven Arms	257	6	58	21	<b>342</b>	<b>1.80%</b>
Cressage, Harley and Sheinton	43	0	0	0	<b>43</b>	<b>0.23%</b>
Diddlebury	15	0	0	0	<b>15</b>	<b>0.08%</b>
Ditton Priors	33	0	0	2	<b>35</b>	<b>0.18%</b>
Eardington	30	0	0	0	<b>30</b>	<b>0.16%</b>
Easthope, Shipton and Stanton Long	2	0	0	0	<b>2</b>	<b>0.01%</b>
Eaton-Under-Heywood	2	0	0	0	<b>2</b>	<b>0.01%</b>
Ellesmere Rural	70	0	0	1	<b>71</b>	<b>0.37%</b>
Ellesmere Urban	226	4	21	13	<b>264</b>	<b>1.39%</b>
Ford	65	0	18	27	<b>110</b>	<b>0.58%</b>
Great Hanwood	147	0	24	12	<b>183</b>	<b>0.96%</b>
Great Ness	44	0	0	1	<b>45</b>	<b>0.24%</b>
Hadnall	16	0	0	10	<b>26</b>	<b>0.14%</b>
Harley	3	0	0	0	<b>3</b>	<b>0.02%</b>
Highley	242	0	33	27	<b>302</b>	<b>1.59%</b>
Hinstock	44	0	0	2	<b>46</b>	<b>0.24%</b>
Hodnet	78	0	15	10	<b>103</b>	<b>0.54%</b>
Hope Bowdler	17	0	0	0	<b>17</b>	<b>0.09%</b>
Hopesay	1	0	0	0	<b>1</b>	<b>0.01%</b>
Hopton Castle	1	0	0	0	<b>1</b>	<b>0.01%</b>
Hordley	8	0	0	0	<b>8</b>	<b>0.04%</b>
Ightfield	10	0	0	0	<b>10</b>	<b>0.05%</b>
Kemberton	4	0	0	0	<b>4</b>	<b>0.02%</b>
Kinlet	21	0	0	0	<b>21</b>	<b>0.11%</b>
Kinnerley	32	0	0	0	<b>32</b>	<b>0.17%</b>
Knockin	10	0	0	0	<b>10</b>	<b>0.05%</b>
Leebotwood	8	0	0	0	<b>8</b>	<b>0.04%</b>
Leighton And Eaton Constantine	13	0	0	0	<b>13</b>	<b>0.07%</b>
Little Ness	3	0	0	0	<b>3</b>	<b>0.02%</b>
Llanyblodwel	46	0	0	0	<b>46</b>	<b>0.24%</b>
Llanymynech and Pant	57	0	0	0	<b>57</b>	<b>0.30%</b>
Longden	17	0	0	2	<b>19</b>	<b>0.10%</b>
Longnor	22	0	0	0	<b>22</b>	<b>0.12%</b>
Loppington	13	0	0	0	<b>13</b>	<b>0.07%</b>
Ludford		0	6	0	<b>6</b>	<b>0.03%</b>
Ludlow	787	32	150	73	<b>1042</b>	<b>5.49%</b>
Lydbury North	15	0	7	0	<b>22</b>	<b>0.12%</b>
Lydham	20	0	0	0	<b>20</b>	<b>0.11%</b>

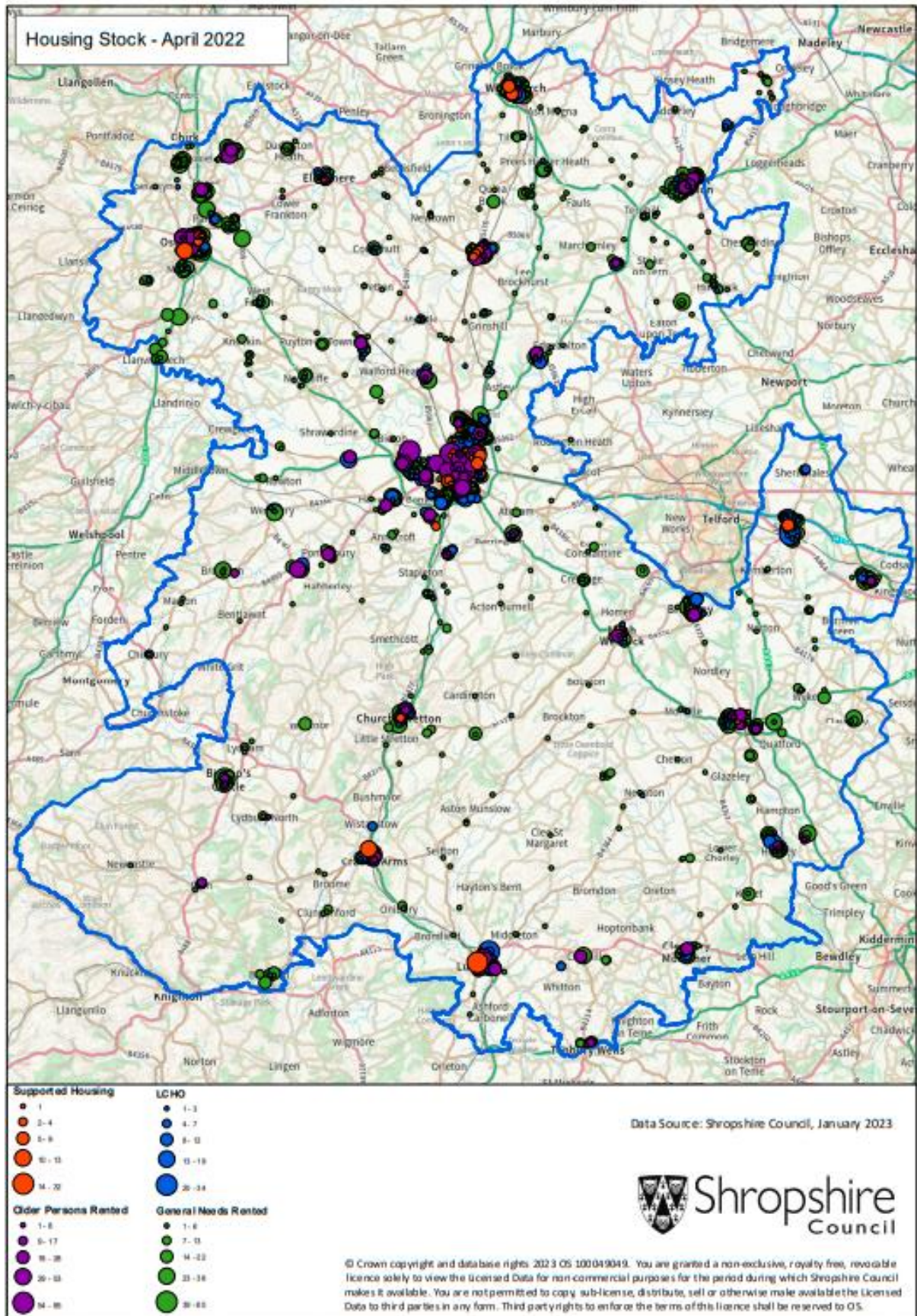


Parish	General needs rental stock	Supported housing	Older persons rental stock	LCHO	Totals	% of all stock
Market Drayton	808	0	110	19	<b>937</b>	<b>4.94%</b>
Minsterley	154	0	39	23	<b>216</b>	<b>1.14%</b>
Monkhoppton	4	0	0	0	<b>4</b>	<b>0.02%</b>
Montford	26	0	0	0	<b>26</b>	<b>0.14%</b>
More	4	0	0	0	<b>4</b>	<b>0.02%</b>
Moreton Corbet & Lee Brockhurst	6	0	0	0	<b>6</b>	<b>0.03%</b>
Moreton Say	7	0	0	0	<b>7</b>	<b>0.04%</b>
Morville	10	0	0	1	<b>11</b>	<b>0.06%</b>
Much Wenlock	169	4	25	7	<b>205</b>	<b>1.08%</b>
Munslow	3	0	0	0	<b>3</b>	<b>0.02%</b>
Myddle And Broughton	36	0	0	6	<b>42</b>	<b>0.22%</b>
Neen Savage	4	0	0	0	<b>4</b>	<b>0.02%</b>
Neenton	6	0	0	0	<b>6</b>	<b>0.03%</b>
Newcastle-On-Clun	1	0	0	0	<b>1</b>	<b>0.01%</b>
Norton in Hales	25	0	0	7	<b>32</b>	<b>0.17%</b>
Onibury	17	0	0	0	<b>17</b>	<b>0.09%</b>
Oswestry	1365	23	219	40	<b>1647</b>	<b>8.68%</b>
Oswestry Rural	90	0	0	11	<b>101</b>	<b>0.53%</b>
Pimhill	102	0	29	16	<b>147</b>	<b>0.77%</b>
Pontesbury	106	0	21	5	<b>132</b>	<b>0.70%</b>
Prees	113	0	0	1	<b>114</b>	<b>0.60%</b>
Rushbury	21	0	0	0	<b>21</b>	<b>0.11%</b>
Rushton	3	0	0	0	<b>3</b>	<b>0.02%</b>
Ruyton-Xi-Towns	36	0	0	0	<b>36</b>	<b>0.19%</b>
Ryton	2	0	0	0	<b>2</b>	<b>0.01%</b>
Selattyn and Gobowen	264	0	24	4	<b>292</b>	<b>1.54%</b>
Shawbury	143	0	23	15	<b>181</b>	<b>0.95%</b>
Sheriffhales	32	0	0	4	<b>36</b>	<b>0.19%</b>
Shifnal	672	7	0	109	<b>788</b>	<b>4.15%</b>
Shrewsbury	4763	51	739	337	<b>5890</b>	<b>31.04%</b>
St Martins	214	0	54	6	<b>274</b>	<b>1.44%</b>
Stanton Upon Hine Heath	10	0	0	0	<b>10</b>	<b>0.05%</b>
Stockton	2	0	0	0	<b>2</b>	<b>0.01%</b>
Stoke Upon Tern	11	0	0	0	<b>11</b>	<b>0.06%</b>
Stottesdon	24	0	0	0	<b>24</b>	<b>0.13%</b>
Sutton Maddock	9	0	0	0	<b>9</b>	<b>0.05%</b>
Sutton Upon Tern	37	0	0	0	<b>37</b>	<b>0.20%</b>
Tasley	11	0	0	2	<b>13</b>	<b>0.07%</b>
Uffington	5	0	0	0	<b>5</b>	<b>0.03%</b>
Upton Magna	9	0	0	0	<b>9</b>	<b>0.05%</b>
Welshampton and Lyneal	13	0	0	1	<b>14</b>	<b>0.07%</b>
Wem Rural	40	0	0	6	<b>46</b>	<b>0.24%</b>
Wem Urban	341	6	92	8	<b>447</b>	<b>2.36%</b>

<b>Parish</b>	<b>General needs rental stock</b>	<b>Supported housing</b>	<b>Older persons rental stock</b>	<b>LCHO</b>	<b>Totals</b>	<b>% of all stock</b>
Wentnor	15	0	0	0	<b>15</b>	<b>0.08%</b>
West Felton	60	0	0	5	<b>65</b>	<b>0.34%</b>
Westbury	67	0	0	2	<b>69</b>	<b>0.36%</b>
Weston Rhyn	172	0	0	0	<b>172</b>	<b>0.91%</b>
Weston-Under-Redcastle	5	0	0	0	<b>5</b>	<b>0.03%</b>
Whitchurch Rural	46	0	0	1	<b>47</b>	<b>0.25%</b>
Whitchurch Urban	579	15	63	31	<b>688</b>	<b>3.63%</b>
Whittington	177	0	0	5	<b>182</b>	<b>0.96%</b>
Whixall	11	0	0	0	<b>11</b>	<b>0.06%</b>
Wistanstow	6	0	0	4	<b>10</b>	<b>0.05%</b>
Woore	47	0	0	0	<b>47</b>	<b>0.25%</b>
Worfield	74	0	0	0	<b>74</b>	<b>0.39%</b>
Worthen With Shelve	37	0	12	0	<b>49</b>	<b>0.26%</b>
Wroxeter And Uppington	7	0	0	0	<b>7</b>	<b>0.04%</b>

*Source: Registered Providers*

### Appendix III: Map showing the distribution of social housing stock at April 2022



### Appendix IV: Housing need and demand shown by the housing register (HomePoint) at January 2022

First choice parish	Priority	Gold	Silver	Bronze	Total	% of applicants
Abdon				1	1	0.02%
Acton Burnell			1		1	0.02%
Adderley		1	2	3	6	0.11%
Alberbury With Cardeston			1		1	0.02%
Albrighton	6	12	46	62	126	2.36%
Alveley	4	7	6	7	24	0.45%
Ashford Carbonel		1			1	0.02%
Astley			1	3	4	0.08%
Astley Abbotts				1	1	0.02%
Atcham		3	6	5	14	0.26%
Badger		1	1	1	3	0.06%
Barrow			1		1	0.02%
Baschurch	1	13	15	15	44	0.83%
Bayston Hill	4	13	26	29	72	1.35%
Beckbury		2	2	2	6	0.11%
Bedstone				1	1	0.02%
Berrington	2	3	7	3	15	0.28%
Bettws-Y-Crwyn		1			1	0.02%
Bicton	3	3	12	9	27	0.51%
Billingsley			1		1	0.02%
Bishop's Castle	2	5	24	24	55	1.03%
Bitterley			1	2	3	0.06%
Bridgnorth	16	38	151	155	360	6.75%
Bromfield		1		1	2	0.04%
Broseley	4	16	49	72	141	2.64%
Bucknell		3	3	6	12	0.23%
Buildwas			1	6	7	0.13%
Burford		3	9	9	21	0.39%
Burwarton		1		2	3	0.06%
Caynham		4	4	7	15	0.28%
Chelmarsh			1	1	2	0.04%
Cheswardine		1	1	5	7	0.13%
Child's Ercall		1	2	3	6	0.11%
Chirbury With Brompton		1	4	4	9	0.17%
Church Stretton	4	28	40	34	106	1.99%
Claverley	1		8	8	17	0.32%
Cleobury Mortimer	2	12	19	27	60	1.13%
Cleobury North	2		2	3	7	0.13%
Clive	1	2	1	3	7	0.13%
Clun	1	1	7	5	14	0.26%
Clunbury				1	1	0.02%
Clungunford			3		3	0.06%

<b>First choice parish</b>	<b>Priority</b>	<b>Gold</b>	<b>Silver</b>	<b>Bronze</b>	<b>Total</b>	<b>% of applicants</b>
Cockshutt			5	1	<b>6</b>	<b>0.11%</b>
Colebatch		1		1	<b>2</b>	<b>0.04%</b>
Condover	1	4	6	15	<b>26</b>	<b>0.49%</b>
Craven Arms	4	10	27	27	<b>68</b>	<b>1.28%</b>
Cressage			2	2	<b>4</b>	<b>0.08%</b>
Diddlebury				1	<b>1</b>	<b>0.02%</b>
Ditton Priors	1	2	3	8	<b>14</b>	<b>0.26%</b>
Donington		2	3	5	<b>10</b>	<b>0.19%</b>
Eardington		1	4	2	<b>7</b>	<b>0.13%</b>
Ellesmere Rural		6	5	11	<b>22</b>	<b>0.41%</b>
Ellesmere Urban	7	12	38	38	<b>95</b>	<b>1.78%</b>
Farlow			1	2	<b>3</b>	<b>0.06%</b>
Ford	1	3	3	5	<b>12</b>	<b>0.23%</b>
Frodesley	1				<b>1</b>	<b>0.02%</b>
Great Hanwood		7	9	5	<b>21</b>	<b>0.39%</b>
Great Ness	1		1	4	<b>6</b>	<b>0.11%</b>
Grinshill		1			<b>1</b>	<b>0.02%</b>
Hadnall		3	3	3	<b>9</b>	<b>0.17%</b>
Highley	2	8	18	30	<b>58</b>	<b>1.09%</b>
Hinstock		1	3	5	<b>9</b>	<b>0.17%</b>
Hodnet	1	1	3	11	<b>16</b>	<b>0.30%</b>
Hope Bagot		1			<b>1</b>	<b>0.02%</b>
Hopesay			1		<b>1</b>	<b>0.02%</b>
Hopton Castle				1	<b>1</b>	<b>0.02%</b>
Hopton Wafers			1	1	<b>2</b>	<b>0.04%</b>
Hordley				1	<b>1</b>	<b>0.02%</b>
Ightfield		2		2	<b>4</b>	<b>0.08%</b>
Kinlet			1	2	<b>3</b>	<b>0.06%</b>
Kinnerley	1		2	5	<b>8</b>	<b>0.15%</b>
Knockin		1	2	1	<b>4</b>	<b>0.08%</b>
Leebotwood		1	2	1	<b>4</b>	<b>0.08%</b>
Leighton And Eaton Const		1			<b>1</b>	<b>0.02%</b>
Little Ness			1		<b>1</b>	<b>0.02%</b>
Llanyblodwel		1	5	2	<b>8</b>	<b>0.15%</b>
Llanymynech & Pant	1	2	7	12	<b>22</b>	<b>0.41%</b>
Longden	1			4	<b>5</b>	<b>0.09%</b>
Loppington			2		<b>2</b>	<b>0.04%</b>
Ludlow	12	33	87	102	<b>234</b>	<b>4.39%</b>
Lydbury North		1	2	2	<b>5</b>	<b>0.09%</b>
Lydham				1	<b>1</b>	<b>0.02%</b>
Market Drayton	9	33	104	119	<b>265</b>	<b>4.97%</b>
Minsterley	2	2	21	15	<b>40</b>	<b>0.75%</b>
Monkhopton	1			1	<b>2</b>	<b>0.04%</b>
Montford		2		2	<b>4</b>	<b>0.08%</b>

<b>First choice parish</b>	<b>Priority</b>	<b>Gold</b>	<b>Silver</b>	<b>Bronze</b>	<b>Total</b>	<b>% of applicants</b>
Moreton Corbet & Lee Brockhurst				1	<b>1</b>	<b>0.02%</b>
Moreton Say		1		1	<b>2</b>	<b>0.04%</b>
Much Wenlock	1	3	27	22	<b>53</b>	<b>0.99%</b>
Myddle And Broughton	1	1	3	6	<b>11</b>	<b>0.21%</b>
Neen Savage		1		1	<b>2</b>	<b>0.04%</b>
Neenton				2	<b>2</b>	<b>0.04%</b>
Norbury		1	2	1	<b>4</b>	<b>0.08%</b>
Norton In Hales		1	2	1	<b>4</b>	<b>0.08%</b>
Onibury		1	1	4	<b>6</b>	<b>0.11%</b>
Oswestry	34	70	172	182	<b>458</b>	<b>8.59%</b>
Oswestry Rural	1	6	14	13	<b>34</b>	<b>0.64%</b>
Pimhill	3	1	15	12	<b>31</b>	<b>0.58%</b>
Pitchford				1	<b>1</b>	<b>0.02%</b>
Pontesbury		9	17	19	<b>45</b>	<b>0.84%</b>
Prees	3	5	8	10	<b>26</b>	<b>0.49%</b>
Quatt Malvern			3		<b>3</b>	<b>0.06%</b>
Richard's Castle (Shropshire)			3	2	<b>5</b>	<b>0.09%</b>
Rudge				1	<b>1</b>	<b>0.02%</b>
Rushbury			2	1	<b>3</b>	<b>0.06%</b>
Ruyton-Xi-Towns		3	5	5	<b>13</b>	<b>0.24%</b>
Ryton				4	<b>4</b>	<b>0.08%</b>
Selattyn & Gobowen	4	16	17	25	<b>62</b>	<b>1.16%</b>
Shawbury	2	9	14	16	<b>41</b>	<b>0.77%</b>
Sheriffhales		1	2	3	<b>6</b>	<b>0.11%</b>
Shifnal	14	30	75	106	<b>225</b>	<b>4.22%</b>
Shipton		1		1	<b>2</b>	<b>0.04%</b>
Shrewsbury	92	243	582	564	<b>1481</b>	<b>27.77%</b>
Sibdon Carwood		1		1	<b>2</b>	<b>0.04%</b>
St. Martin's	2	7	18	26	<b>53</b>	<b>0.99%</b>
Stoke Upon Tern		1	2	2	<b>5</b>	<b>0.09%</b>
Stottesdon		3	2	3	<b>8</b>	<b>0.15%</b>
Sutton Maddock		1	5		<b>6</b>	<b>0.11%</b>
Sutton Upon Tern		2	6	7	<b>15</b>	<b>0.28%</b>
Tasley			2		<b>2</b>	<b>0.04%</b>
Tong		1	1	2	<b>4</b>	<b>0.08%</b>
Uffington		1	1	2	<b>4</b>	<b>0.08%</b>
Upton Magna		1	5	2	<b>8</b>	<b>0.15%</b>
Welshampton And Lyneal		1		3	<b>4</b>	<b>0.08%</b>
Wem Rural		1		4	<b>5</b>	<b>0.09%</b>
Wem Urban	6	18	37	51	<b>112</b>	<b>2.10%</b>
Wentnor		1	1		<b>2</b>	<b>0.04%</b>
West Felton		4	4	1	<b>9</b>	<b>0.17%</b>
Westbury		1	1	3	<b>5</b>	<b>0.09%</b>
Weston Rhyn		7	12	24	<b>43</b>	<b>0.81%</b>

<b>First choice parish</b>	<b>Priority</b>	<b>Gold</b>	<b>Silver</b>	<b>Bronze</b>	<b>Total</b>	<b>% of applicants</b>
Weston-Under-Redcastle	1				<b>1</b>	<b>0.02%</b>
Whitchurch Rural		2		2	<b>4</b>	<b>0.08%</b>
Whitchurch Urban	13	38	81	84	<b>216</b>	<b>4.05%</b>
Whittington	4	6	9	9	<b>28</b>	<b>0.53%</b>
Whitton				2	<b>2</b>	<b>0.04%</b>
Whixall			1	2	<b>3</b>	<b>0.06%</b>
Wistanstow		1		1	<b>2</b>	<b>0.04%</b>
Woore		3	4	2	<b>9</b>	<b>0.17%</b>
Worfield			5	10	<b>15</b>	<b>0.28%</b>
Worthen With Shelve		3	5	5	<b>13</b>	<b>0.24%</b>
Wroxeter And Uppington		1	6	2	<b>9</b>	<b>0.17%</b>
<b>Totals</b>	<b>280</b>	<b>827</b>	<b>2002</b>	<b>2224</b>	<b>5333</b>	

## Appendix V: Existing and concealed households who intend to move over next five years to social housing by first choice parish

First choice parish	Number of responses	Indicative gross need over 5 years	Indicative annual gross need
Acton Burnell	1	37	7
Albrighton	2	74	15
All Stretton	1	37	7
Aston Botterell	1	37	7
Atcham	1	37	7
Averley	1	37	7
Badger	1	37	7
Bayston Hill	1	37	7
Bishops Castle	1	37	7
Bridgnorth	5	184	37
Broseley	4	148	30
Buildwas	1	37	7
Church Stretton	2	74	15
Cleobury Mortimer	3	111	22
Craven Arms	3	111	22
Ellesmere	1	37	7
Ellesmere Rural	1	37	7
Hodnet	1	37	7
Kinlet	2	74	15
Leighton	1	37	7
Longden	1	37	7
Ludlow	7	258	52
Market Drayton	2	74	15
Minsterley	1	37	7
Much Wenlock	3	111	22
Onibury	1	37	7
Oswestry	3	111	22
Pontesbury	1	37	7
Prees	1	37	7
Shifnal	6	221	44
Shrewsbury	7	258	52
Wem	5	184	37
West Felton	1	37	7
Weston Rhyn	1	37	7
Whitchurch Urban	1	37	7
Whixall	1	37	7
Not stated	7	258	52
<b>Totals</b>	<b>83</b>	<b>3062</b>	<b>612</b>

n.b. 95% +/- 1.48% confident that the overall figure of 3,062 is statistically representative, however, figures at a parish level must be considered on an individual



basis which takes into consideration the responses from the Place Plan Area as a whole - levels of statistically reliability will differ according to specific response rates in Place Plan Areas.