	Communities Overview Committee **22 March 2023**	Item Public

Healthy People | Healthy Economy | Healthy Environment | Healthy Organisation

Social Housing in Context: Understanding Shropshire's Housing Market

Responsible Officer:	Jane Trethewey		
email:	jane.trethewey@shropshire.gov.uk	Tel:	01743 258913
Cabinet Member (Portfolio Holder):	Dean Carroll		

1. Synopsis

The Shropshire Plan recognises that the housing market, including housing delivery, is key to ensuring a healthy economy. The housing market needs to be understood not only in terms of supply and demand, but also in the context of current and future demographic and socio-economic pressures upon the housing market.

2. Executive Summary

2.1. This report follows on from a report presented to this Committee in January 2023, 'Understanding the social housing market in Shropshire', and seeks to set out an understanding of the housing market as a whole.

2.2. Therefore, it considers evidence which is not restricted to housing supply and demand, but population change and demographics, health, well-being, deprivation and the economy.

2.3. The report sets out housing pressures, including barriers to accessing open market housing; and finally sets the role of social housing, especially in meeting the Council's statutory responsibilities.

2.4. In conclusion the report proposes a range of questions which Members are asked to consider in preparation for a proposed workshop to be held in Summer 2023.

3. Recommendations

3.1. Members are asked to consider both the evidence base set out in sections 5 to 10 of this report and the questions in section 11.

Report

4. Background

4.1. On 25 January 2023 this Committee received a report, 'Understanding the social housing market in Shropshire', which considered housing need, affordable housing supply, gaps in the current provision and current issues and pressures for social landlords. It is important not to consider social housing in a vacuum, but instead to understand its role and function within the housing market as a whole.

4.2. The Healthy Economy priority of the Shropshire Plan recognises housing as a fundamental driver, with a key sub-objective:

Establishing and maintaining a shared understanding of cross tenure housing need and an agreed strategic delivery framework of the Council and partners, reviewing the Housing Strategy by June 2023 and working to adopt the revised strategy by March 2025.

4.3. Understanding the housing market, and with that cross-tenure housing need in its widest form, is an important backdrop to the development of a housing strategy for Shropshire. Moreover, it is good practice for the Local Housing Authority (LHA) to keep abreast of changing needs, including potentials for intervention, so as to be at the fore when there are opportunities to access subsidy or to influence national policy.

4.4. Housing demand and need is subject to a number of variables, not only whether an area is attractive, but a range of socio-economic issues. In order to retain and attract particular workforces by ensuring the right mix of housing in terms of size, location and cost is an important variable. Whilst social housing has a very important role to play in meeting housing need, it faces many pressures which include statutory responsibilities.

4.5. This report brings together data from a number of sources to provide a full understanding of the housing market in terms of key influences, including population change and demographics; health; well-being; deprivation; and the economy. It then provides data relating to housing supply; housing pressures, including barriers to accessing open market housing; and finally sets out the role of social housing, especially in meeting the Council's statutory responsibilities. It does not seek to propose conclusions, but rather sets out the data, and legislative and policy context.

4.6. The final part of the report proposes a range of questions which Members are asked to consider in preparation for a proposed workshop to be held in summer 2023.

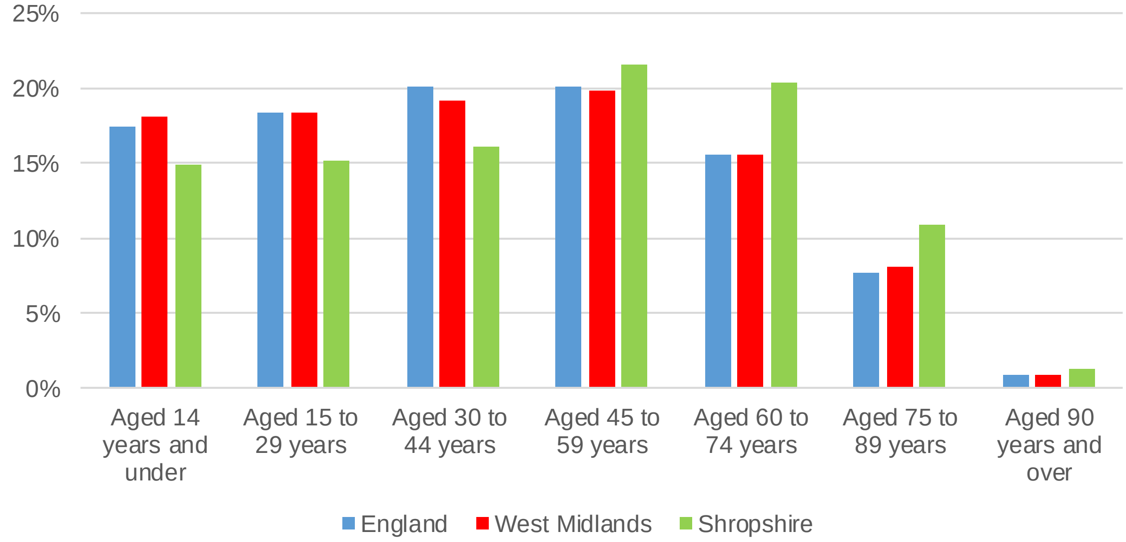
5. Population and demographics

5.1. Our future Housing Strategy must respond to continuing demographic change. The population of Shropshire increased by 5.7% to around 323,600 over the period 2011 to 2021, this being lower than the England and regional increases of 6.6% and 6.2% respectively[1].

5.2. During 2011 to 2021 the number of residents aged 50 to 64 years increased by just over 9,300 (an increase of 14.7%), whilst the number of residents between 35 and 49 years fell by around 9,600 (15.1% decrease)[2].

5.3. As can be seen by Figure 1, Shropshire has an ageing population. The median age of residents is 48, this compares to the England and regional median age of 40[3].

Figure 1: 2021 comparative population statistics



Source: 2021 Census

5.4. At 2021 12% of the population of Shropshire was aged 75 or over (Figure 1); by 2043 this is expected to increase to 19%[4], this compares with the England and regional percentages of 13% and 12% respectively.

6. Health, well-being and deprivation

6.1. Good housing is a critical contributor to our health and wellbeing, and the data below shows a great variation in the opportunities available to people to access good homes across Shropshire. On average people live longer in Shropshire as compared to both the West Midlands region and England.

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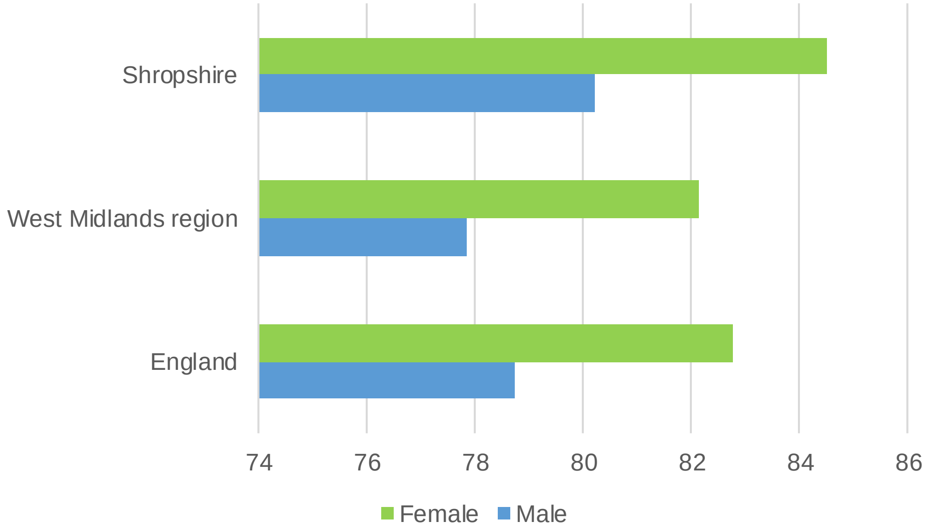
[1] How life has changed in Shropshire: Census 2021 (ons.gov.uk)
[2] How life has changed in Shropshire: Census 2021 (ons.gov.uk)
[3] How life has changed in Shropshire: Census 2021 (ons.gov.uk)
[4] Population projections for local authorities: Table 2 - Office for National Statistics

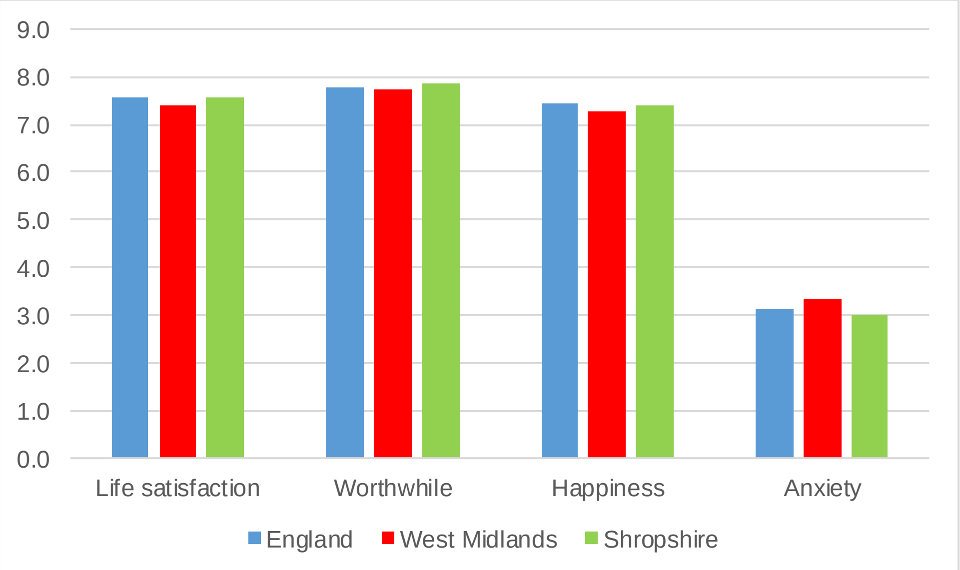
Figure 2: Average mortality rates in 2021



Source: [***Local Authority Health Profiles - OHID (phe.org.uk)***]

6.2. Personal well-being estimates show that Shropshire residents feelings are in line with the England and above the West Midland's averages as to life satisfaction, feeling that things are worthwhile and being happy, whilst levels of anxiety are below the England and West Midland's averages.

Figure 3: 2021 average (mean) personal well-being estimates



Source: ***Personal well-being estimates by local authority - Office for National Statistics (ons.gov.uk)***

6.3. When considering the overall index of multiple deprivation, mapped at Figure 4 below, only two Lower-layer Super Output Areas (LSOAs) within Shropshire fall within the 10% most deprived nationally, which are within Harlescott and Ludlow East. A further six LSOAs fall into the 20% most deprived nationally, these being Monkmoor, Oswestry South, Meole, Castlefields and Ditherington, Market Drayton East, Sundorne and Oswestry West.

6.4. A further measure is 'barriers to housing and services deprivation', mapped at Figure 5, which calculates the physical and financial accessibility of housing and key local services. The indicators fall into two sub-sections: 'geographical barriers', which relate to the physical proximity of local services (road distances to a post office, primary school, general store or supermarket, and GP surgery), and 'wider barriers' which includes issues relating to access to housing such as overcrowding, homelessness and affordability. Further details can be found at IMD Shropshire.

Figure 4: Overall Index of Multiple Deprivation

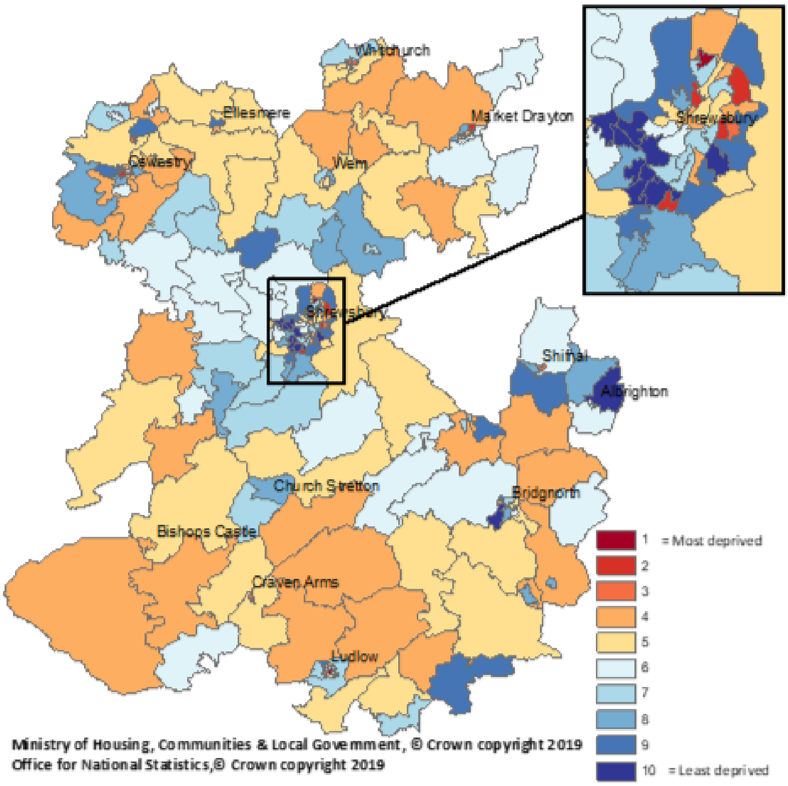
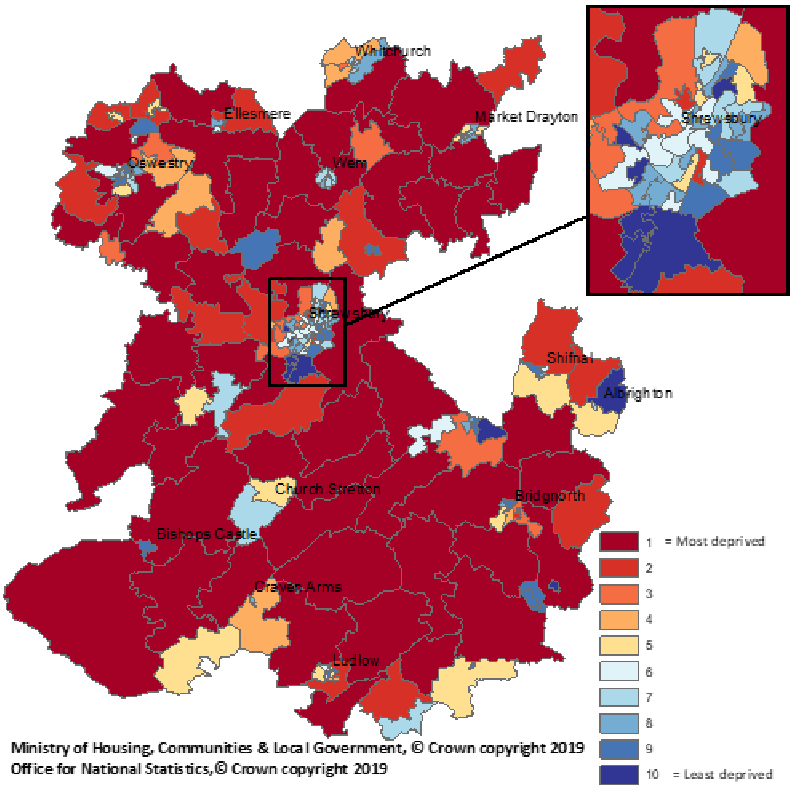


Figure 5: Index of Multiple Deprivation – Barriers to Housing and Services Deprivation



7. The economy

7.1. Housing which is affordable and accessible to the workforce is a key contributor to the economic success of our communities and the survival of our businesses. Shropshire has a typical economy for a rural location, with small businesses predominating, and with land-based industries and associated sectors like food and drink production and tourism of particular significance. The sector mix in Shropshire influences wage levels and productivity, both of which have historically been much lower than national benchmarks.

7.2. Figure 6 shows that 59% of the Shropshire population is of traditional working age (16-64), this being less than the England and regional proportions of 63% and 62% respectively.

Figure 6: Percentage of population aged 16 to 64 in 2021

Source: ***How life has changed in Shropshire: Census 2021 (ons.gov.uk)***

7.3. Figure 7 shows that in Shropshire 80% of working age people were economically active (working or seeking work) in the year ending September 2022, which equates to 152,700 people. 76.6% (146,500) of working age people were employed at this time, with 5,300 unemployed but seeking work, giving an unemployment rate of 3.5%. This is comparable to the national and regional unemployment rates of 3.7% and 4.9% respectively. Most people in employment are employees, but self-employment is high in Shropshire - 14% of the working age population as compared to a national and regional rates of 9.2% and 8.4% respectively.

Figure 7: Labour market statistics for the year ending September 2022

Source: ***ONS annual population survey***

7.4. Jobs density is the level of jobs per resident aged 16-64. For example, a job density of 1.0 would mean that there is one job for every resident aged 16-64. Shropshire has fewer jobs than it does resident workers, meaning that more people commute out of the county for work than commute in. However, as can be seen in Figure 8, over the period 2011 to 2021 Shropshire's jobs density has increased proportionately higher in comparison to England and the West Midlands.

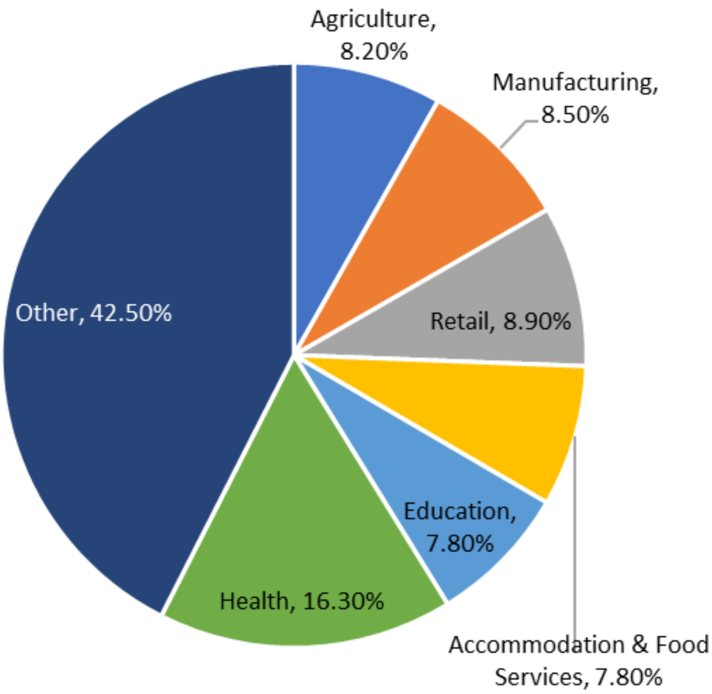
Figure 8: Jobs density

	2011	**2021**
England	0.78	0.86
West Midlands	0.74	0.81
Shropshire	0.75	0.85

Source: ***[Dataset Selection - Query - Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)](nomisweb.co.uk)***

7.5. As shown in Figure 9 the six top employment sectors are health; retail; manufacturing; agriculture; education; accommodation and food services. Together, these account for 57.5% of all employment in Shropshire. Within manufacturing, food and drink processing is particularly significant, with Shropshire home to several important employers in this field (for example, Muller, Arla, and ABP). Construction, professional, scientific and technical and business administration services all account for at least 5% of employment.

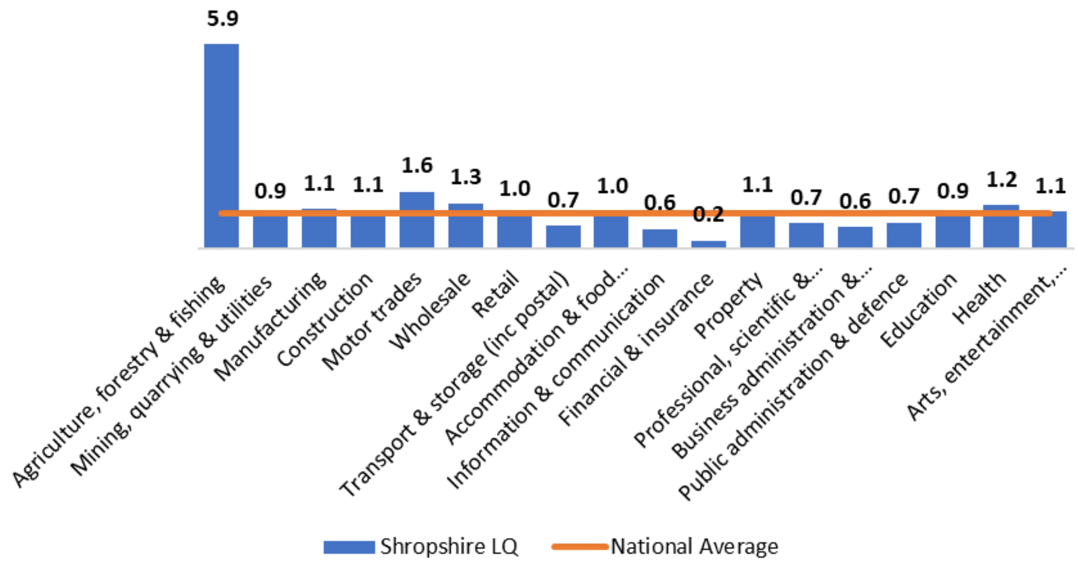
Figure 9: Breakdown of Employment by Sector, 2021



Source: ONS Business Register and Employment Survey 2021

7.6. The importance of different sectors can be measured using location quotients (LQs), which show how important individual sectors are compared with the national average (Figure 10). An LQ of one means that the sector is equally important to Shropshire as it is nationally. A score above one denotes higher importance while a score of less than one means that the sector is under-represented. Aside from agriculture, where the relative importance is extreme, motor trades, wholesale and health are all slightly over-represented in Shropshire. In contrast, there is comparatively less employment in Shropshire in information and communication, finance and insurance, professional, scientific and technical and in business administration.

Figure 10: Relative Importance of Sectors to the Shropshire Economy



Source: ONS Business Register and Employment Survey 2021

7.7. Shrewsbury is the main employment hub in Shropshire, with the other main market towns also supplying a significant share of employment (Figure 11).

7.8. Shropshire's economy was worth just over £6 billion in 2020, having contracted during the year as a result of the Covid-19 pandemic. This follows a period of relatively low but sustained growth.

7.9. Gross value added[5] per capita is low compared with the national average (£18,748 compared with £29,063). This figure is suppressed by the relatively low size of the workforce in relation to the size of the population, but also by the predominance of industries where GVA generation is comparatively low. The amount of GVA per hour worked is used as a measure of productivity, as it effectively strips out the socio-demographic factors such as population age structure and commuting patterns which can skew per capita data. This shows that GVA per hour worked in Shropshire stood at £28.36 in 2020, £9.93 less than in England.

7.10. Figure 12 shows median gross weekly earnings for people who work in Shropshire but who do not necessarily live there (workplace earnings) alongside earnings for people who live in Shropshire but who do not necessarily work there (residents' earnings). In 2022, average residents' earnings, at £637.40 gross per week for full-time workers, were £39.30 higher than workplace earnings (£598.10). Over the last decade workplace earnings growth stood at 46% compared with 35% growth for resident's earnings. Compared with the national average, workplace wages were £47.50 lower in Shropshire in 2022 (7.4% less). Residents' earnings were much more closely aligned to the national average (just £8.40 less).

[5] GVA (Gross Value Added) is the measure of the value of goods and services produced in an area

Figure 11: Business Register and Employment Survey employee and employment estimates

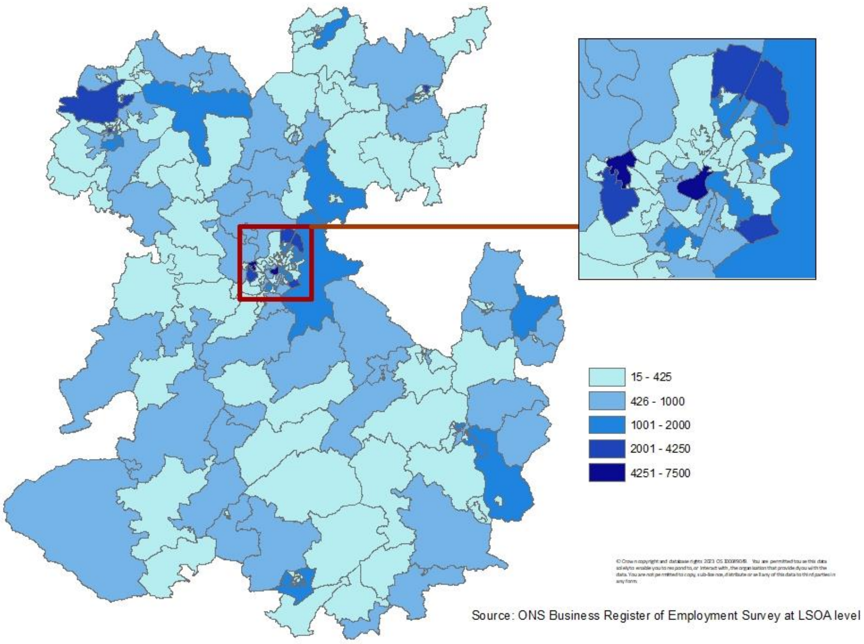
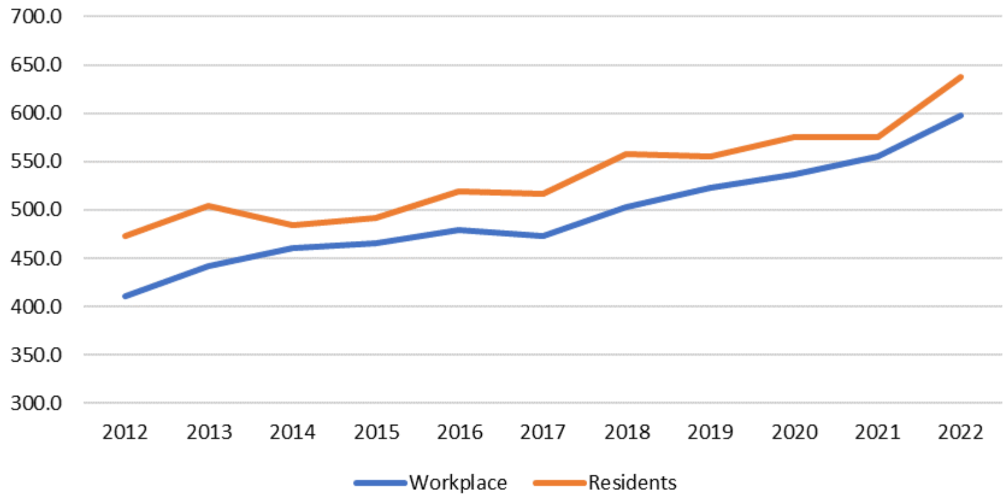


Figure 12: Shropshire Workplace and Resident's Earnings



Source: ONS Annual Survey of Hours and Earnings, Workplace and Residents

8. Housing supply

8.1. Taking into account the picture set out above of Shropshire's population and its health, wellbeing, and economic profile, our housing provision can now be considered in this context. Shropshire contains just over 150,735 dwellings[6]. At any one time around 4,000 dwellings are empty[7], which equates to approximately

[6] Live tables on dwelling stock (including vacants) - GOV.UK (www.gov.uk) and **Shropshire Council Five Year Housing Land Supply Statement**
[7] Council Taxbase 2022 in England - GOV.UK (www.gov.uk)

3% of stock. Almost 1,600[8] dwellings are second homes, this being just over one per cent of all dwellings.

8.2. Over the ten-year period 2012-22 net additional dwellings as a result of new build, conversion, change of use and demolition totalled 14,737, therefore an average of 1,474 per annum (Figure 13).

Figure 13: Net additional dwellings

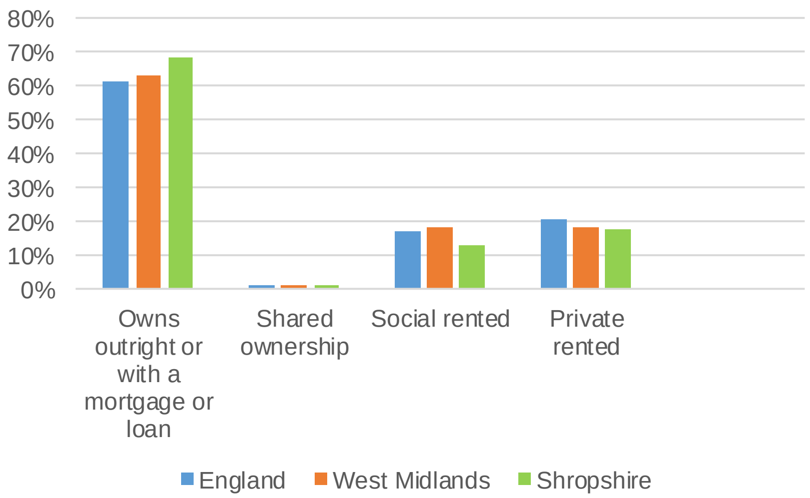
Year	Net additional dwellings
2021-22	1,485
2020-21	1,586
2019-20	1,554
2018-19	1,843
2017-18	1,876
2016-17	1,910
2015-16	1,402
2014-15	1,155
2013-14	1,079
2012-13	847

Source: Shropshire Council Five Year Housing Land Supply Statement: https://www.shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/five-year-housing-land-supply-statement/

8.3. As shown in Figure 14, when compared to England and the West Midlands, Shropshire has higher levels of owner occupation and lower levels of both social and private rented accommodation.

8.4. Over two-thirds of Shropshire's housing stock comprises dwellings with three or more dwellings, which is higher than the England and West Midlands averages. Only seven per cent of dwelling stock in Shropshire only has one-bedroom, this compares to the England and regional averages of 12% and 10% respectively (Figure 15).

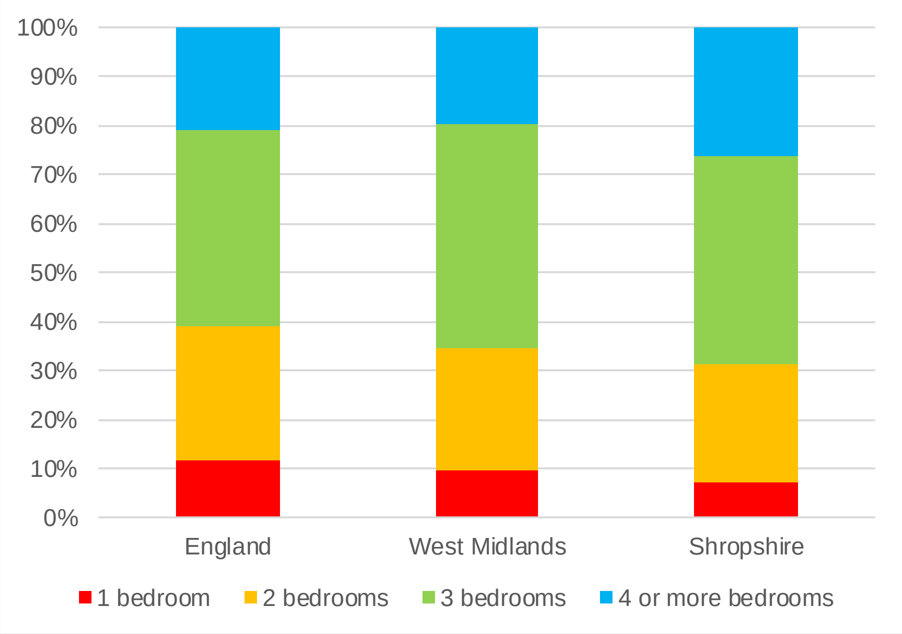
Figure 14: Tenure breakdown



Source: 2021 Census

[8] Council Taxbase 2022 in England - GOV.UK (www.gov.uk)

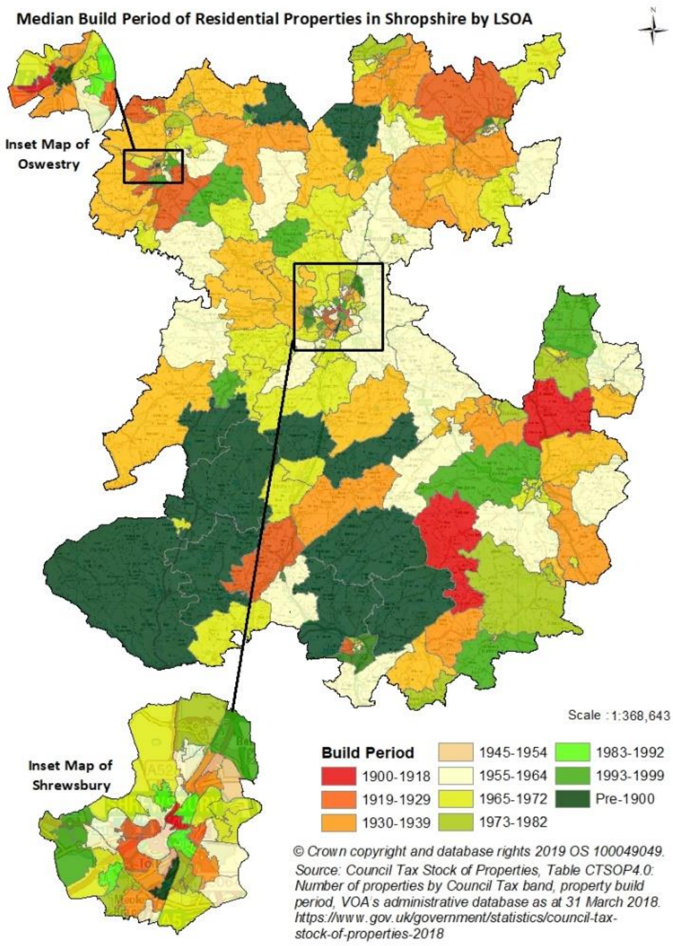
Figure 15: Number of bedrooms in dwellings as a percentage of all housing stock



Source: ***[Number of bedrooms - Office for National Statistics (ons.gov.uk)]***

8.5. In 2021 21% of dwellings in Shropshire dated to pre-1900, as compared to the England and West Midlands proportions of 15% and 11% respectively[9]. Figure 16 shows the median build period of dwellings in Shropshire by LSOA.

Figure 16: Age of dwellings



[9] [Council Tax: stock of properties, 2021 - GOV.UK (www.gov.uk)]

9. Housing pressures

Local housing demand

9.1. The 2022 Housing Needs Survey asked a random sample of residents, stratified by Place Plan Area, about their intentions of moving over the next five years. Figure 17 shows the indicative gross need for both existing and concealed households intending to move by their first-choice parish, by Place Plan Area. In other words, the number of homes required in each Place Plan area to meet the housing needs indicated by this sample survey, without taking account of housing churn, nor demand from people moving into Shropshire.

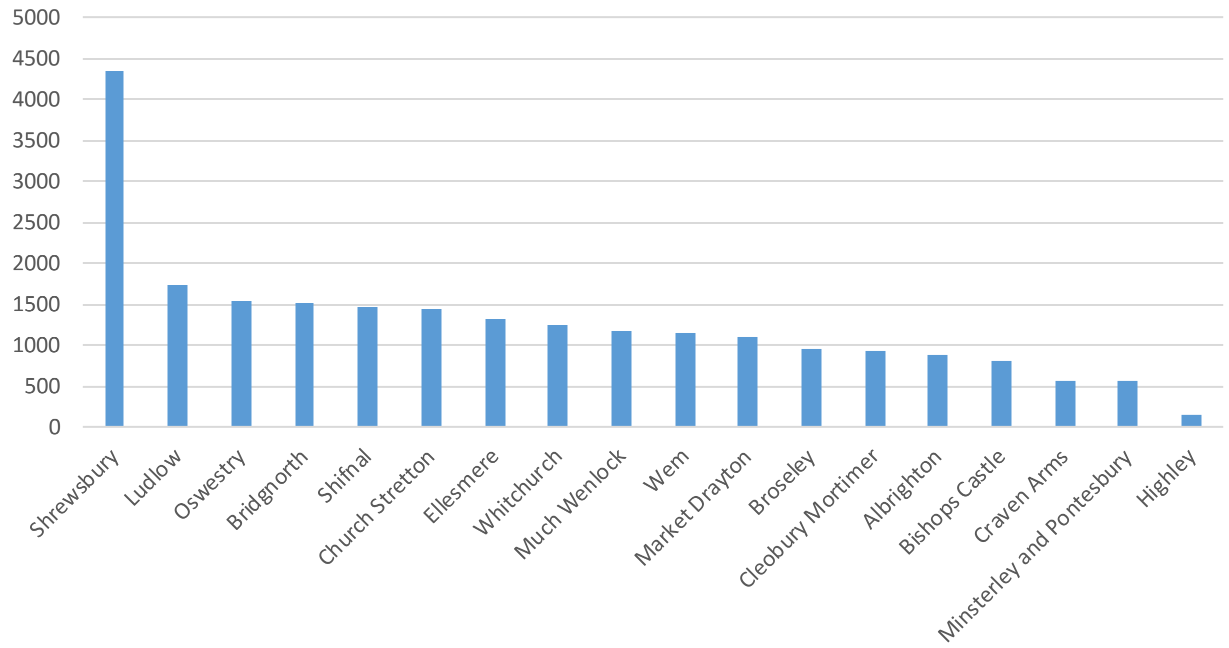
9.2. Figure 18 shows the minimum number of bedrooms required by existing and concealed households intending to move as percentages. Figure 19 then compares this bedroom need with the existing stock profile. This indicates an insufficient level of one- and two-bedroom dwellings across Shropshire.

9.3. It should be noted that draft Policy DP1 of the draft Local Plan sets out that on sites of five or more dwellings:

a) In locations where in the last five years a Local Housing Need Survey has been undertaken through the 'Right Home Right Place' initiative or an equivalent survey endorsed by Shropshire Council, at least 50% of open market dwellings will reflect the profile of housing need established within the survey. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes; or

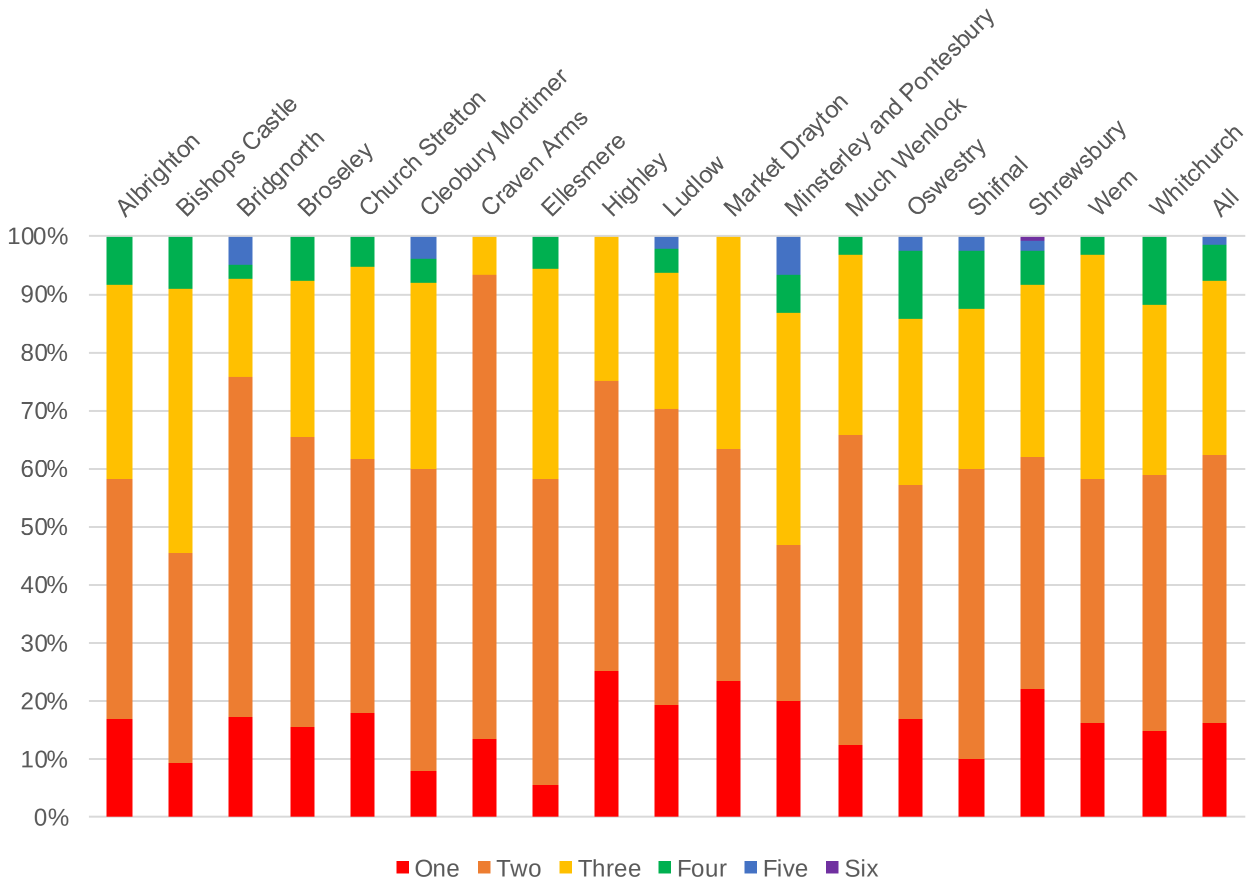
b) At least 25% of open market dwellings will have two bedrooms or less. At least a further 25% of open market housing will have three bedrooms or less. The remainder of the open market dwellings will include a suitable mix and variety of dwelling sizes.

Figure 17: Indicative gross need for all tenures over next five years by Place Plan Area



Source: 2022 Housing Needs Survey

Figure 18: Bedrooms needed for existing and concealed households planning to move in the next five years by Place Plan Area of first choice parish



Source: 2022 Housing Needs Survey

Figure 19: Shropshire average bedroom need as compared with existing housing stock

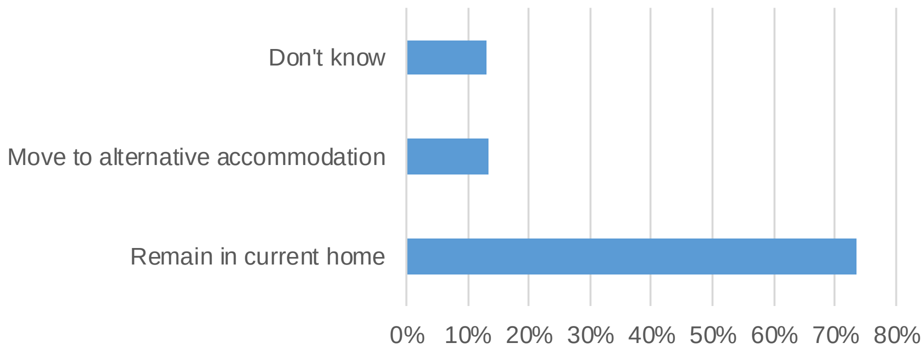
	Shropshire-wide average need	Existing housing stock (2021 census)
1 bedroom	16%	7%
2 bedrooms	46%	24%
3 bedrooms	30%	42%
4 or more bedrooms	7%	26%

Source: 2022 Housing Needs Survey and [Number of bedrooms - Office for National Statistics (ons.gov.uk)]

9.4. Figure 20 below shows the responses to a question in the 2022 Housing Needs Survey asked to household members aged 55 years or over, “Thinking about the future, in order to remain living independently would you or another person in your household prefer to have support to remain living in your current home or instead move to alternative accommodation?”.

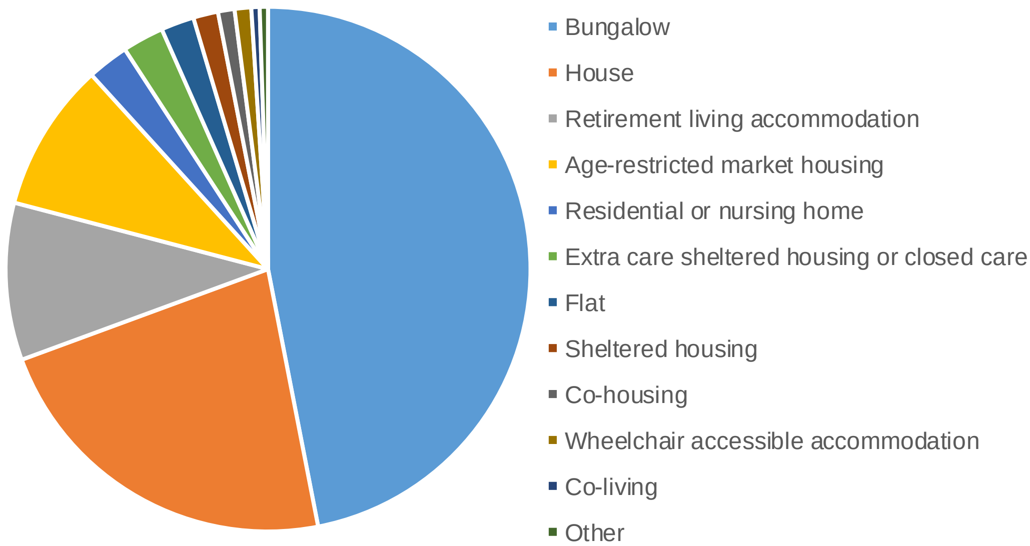
9.5. Of those respondents who stated they wished to move to alternative accommodation (Figure 21), the overwhelming need was for bungalows (47%), followed by houses (22%). Around a quarter of respondents stated that they wished to move to a form of older persons or age-restricted housing.

Figure 20: Over 55's future housing intentions



Source: 2022 Housing Needs Survey

Figure 21: Residents who are 55 and over planning to move in the next five years by choice of accommodation



Source: 2022 Housing Needs Survey

Accessing owner-occupation

9.6. Although many people aspire to owner-occupation, affordability can make this difficult. Figure 22a shows how the median house price to median income ratio, this being the median house price divided by the median income, in Shropshire is above the regional average and in line with the England average. In addition, the lower quartile house price to lower quartile income ratio in Shropshire, this considered entry level for owner-occupation, is above both regional and England averages.

Figure 22a: Ratios of house price to earnings at year ending September 2021

	Ratio of median house price to median gross annual earnings	Ratio of lower quartile house price to lower quartile gross annual earnings
England	9.05	8.04
West Midlands	7.50	7.42
Shropshire	9.05	8.40

Source: [House price to workplace-based earnings ratio - Office for National Statistics (ons.gov.uk)]

9.7. Additional research undertaken by the Council on affordability ratios (Figure 22b) shows that both the median and lower quartile house price to gross household income ratios in Shropshire are higher than the regional and England averages. What is particularly important to note is how this research shows that the lower quartile house price to the lower quartile income ratio is almost 9. Therefore, despite there being more affordable areas of Shropshire, household incomes are so low that residents will find it even less possible to access home ownership in these locations.

Figure 22b: Ratios of house price to household income in 2022

	Ratio of median house price to median gross household income	Ratio of lower quartile house price to lower quartile gross household income
England	6.9	8.4
West Midlands	6.6	8.8
Shropshire	7.0	8.9

Source: HM Land Registry Price Paid Data and CACI Paycheck Data

9.8. Figure 23 shows the median house prices and Figure 24 the median house price to median gross household income ratio across Shropshire by Election Division. This analysis shows that accessing owner-occupation is found across Shropshire, with house price to income ratios being particularly high in rural areas.

Figure 23: Median House Prices

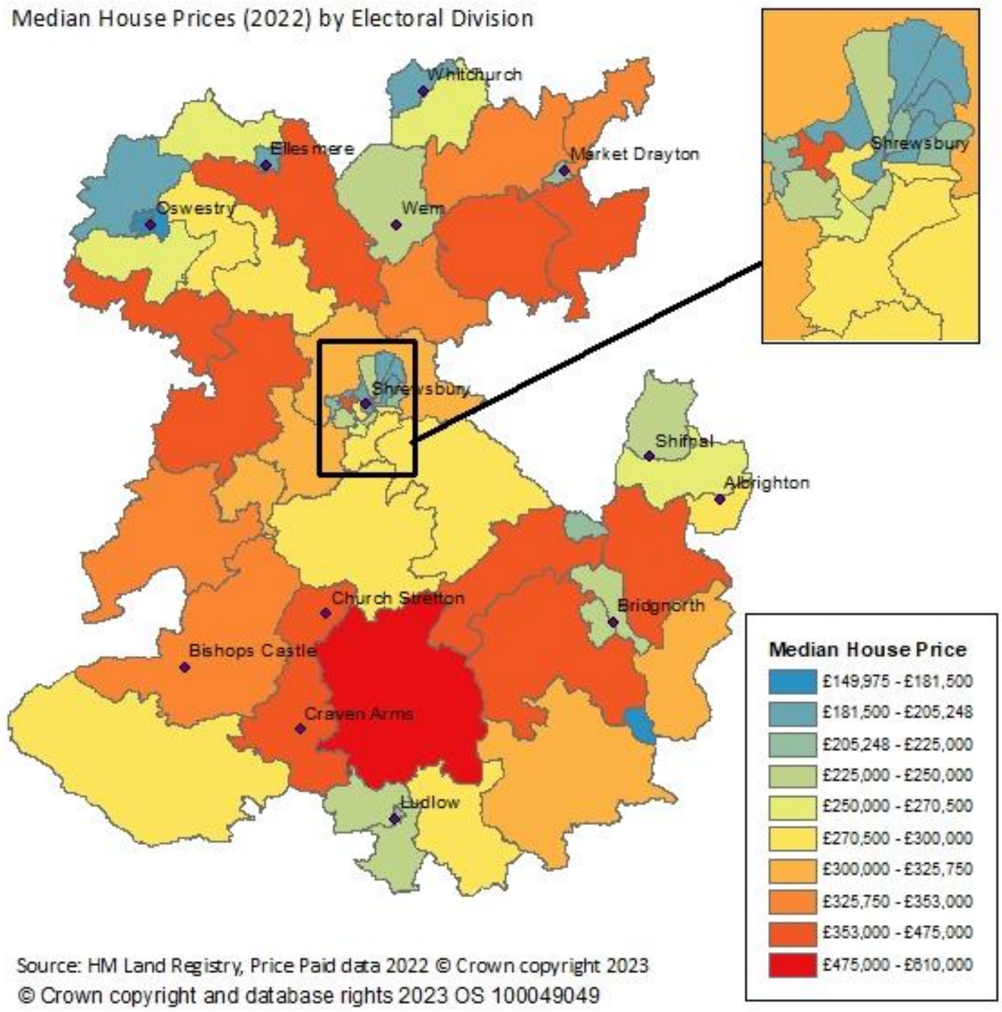
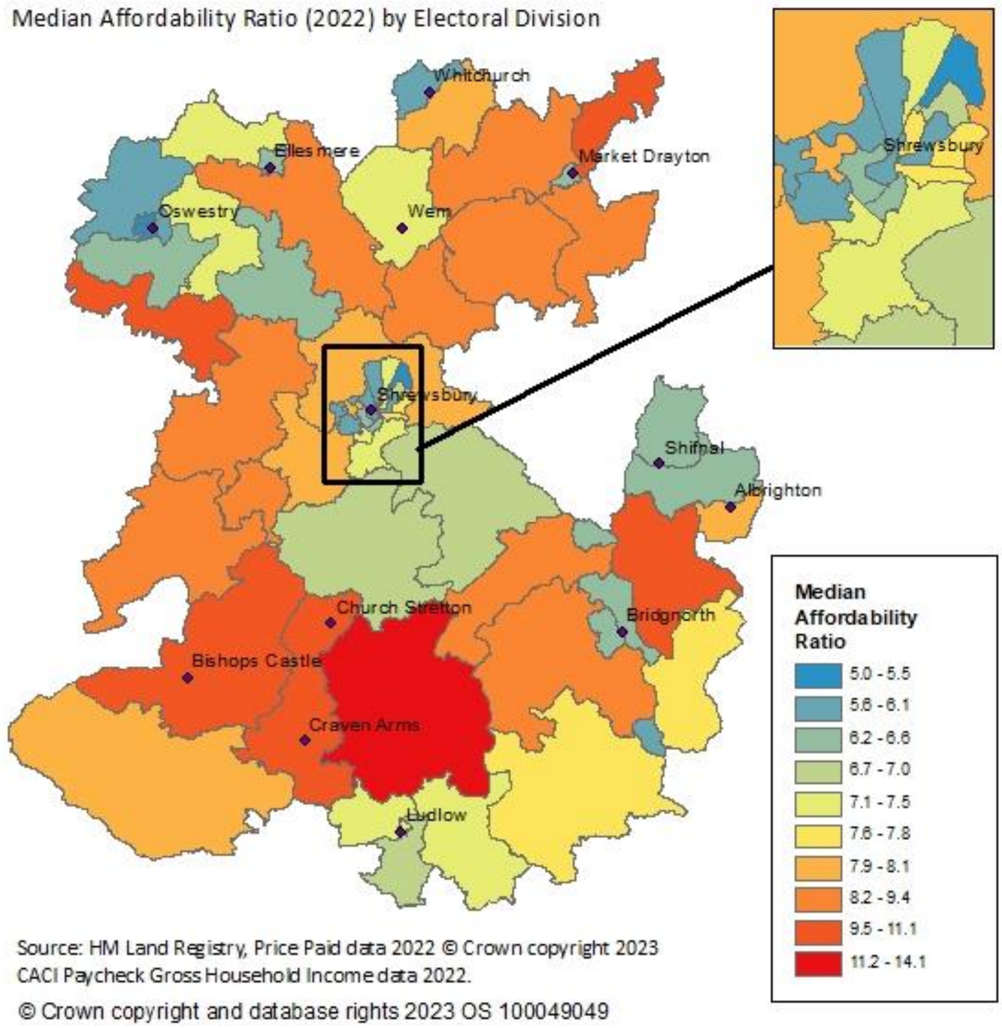


Figure 24: Median Affordability Ratio



Accessing private rented accommodation

9.9. As can be seen from Figure 14, the percentage of private rented housing in Shropshire is below the England average, but in line with the regional picture. Indicative median weekly private rental prices in Shropshire are shown in Figure 25.

Figure 25: Median weekly private rental prices

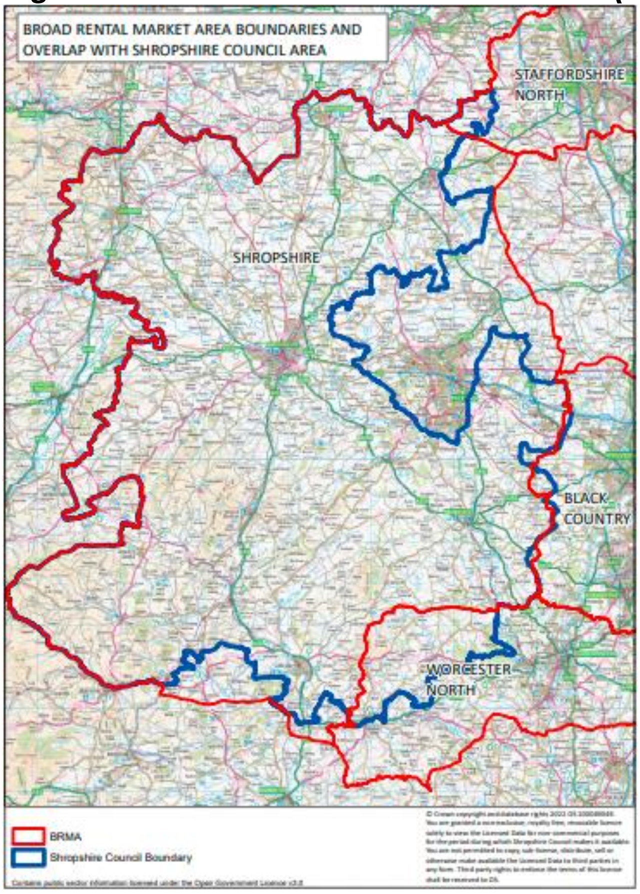
	Room	Studio (bedsit)	One-bedroom dwelling	Two-bedroom dwelling	Three-bedroom dwelling	Four or more-bedroom dwelling
England	£101.08	£144.23	£165.00	£183.00	£206.54	£346.15
West Midlands	£98.08	£109.62	£126.92	£155.77	£183.46	£276.92
Shropshire		£86.08	£114.23	£141.92	£173.08	£253.85

Source: ***[Private rental market summary statistics in England - Office for National Statistics (ons.gov.uk)]***

9.10. Working age households who are in receipt of Housing Benefit or Universal Credit for housing rental costs are assessed in terms of bedroom eligibility and the rate of Local Housing Allowance (LHA) for the size of their dwelling. The Valuation Office Agency sets the LHA based on geographies called Broad Rental Market Areas

(BRMAs). The LHA is based on households being able to access the lowest 30% of rental accommodation. Shropshire is covered by four BRMAs (Figure 26); Figure 27 contains LHA rates for these BRMAs.

Figure 26: Broad Rental Market Areas (BRMAs)



Source: [Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates (voa.gov.uk)]

Figure 26: Local Housing Allowance rates by BRMA

	Local Housing Allowance rate at March 2023				
BRMA	Shared accommodation	One bedroom	Two bedroom	Three bedroom	Four bedroom
Shropshire	£75.00	£92.05	£120.82	£143.84	£182.96
Black Country	£60.18	£91.82	£117.37	£136.93	£172.60
Staffordshire North	£60.95	£86.30	£97.81	£126.58	£171.45
Worcestershire North	£66.50	£101.26	£126.72	£149.59	£195.62

Source: [Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates (voa.gov.uk)]

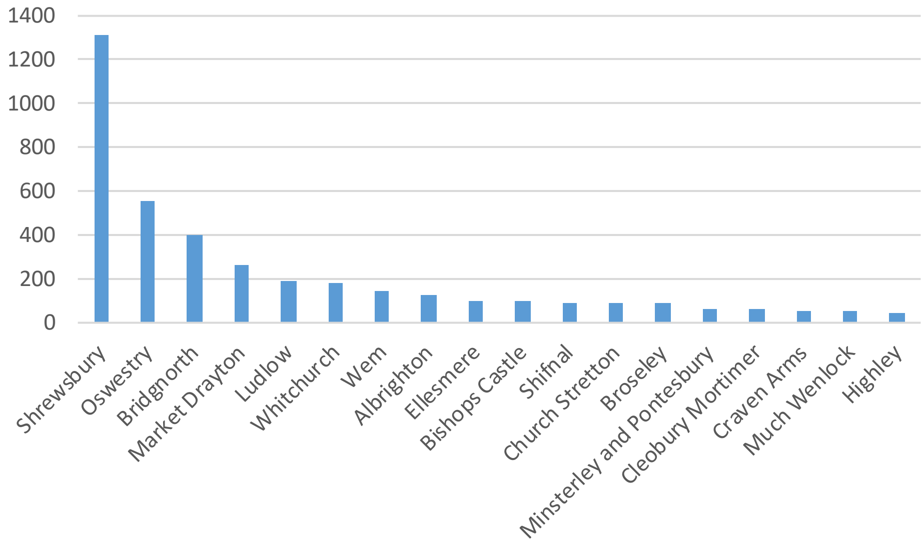
Demand for social housing

9.11. The report presented to this Committee in January 2023, provided in depth information on the picture of social housing in Shropshire. It also discussed the concept of housing need in the context of affordable housing and provided an overarching definition of when a household is considered to be in housing need. This being households who cannot access the open market to meet their housing needs due to low incomes and/or vulnerability.

9.12. The report referenced the Council's Strategic Housing Market Assessment (SHMA) 2020 which identified a net current affordable housing need of 799 dwellings per annum.

9.13. Figure 27 considers the net level of need from applicants on the Council's housing register by first choice parish by Place Plan Area. Net need has been determined by assuming a 6% annual turnover (churn) of existing social housing stock at April 2022 and also the additional social housing developed over the period April to December 2022. By far the greatest need is for the Shrewsbury Place Plan Area, with demand from over 1,300 applicants.

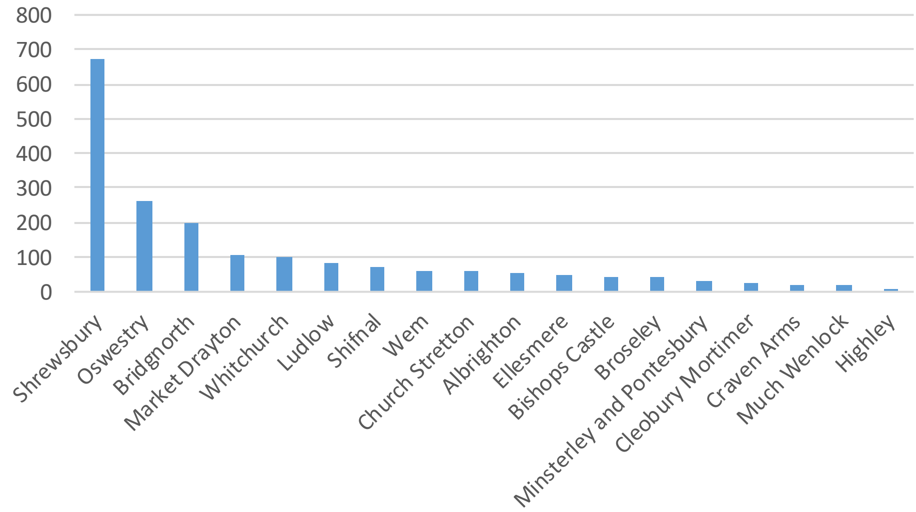
Figure 27: Net current outstanding need from all applicants on the housing register



Source: Shropshire HomePoint

9.14. If we only consider those applicants on the housing register who are in a reasonable preference category as defined by the Housing Act 1996, then the highest level of outstanding need for social housing is again the Shrewsbury Place Plan Area with an outstanding need of almost 700 dwellings (Figure 28).

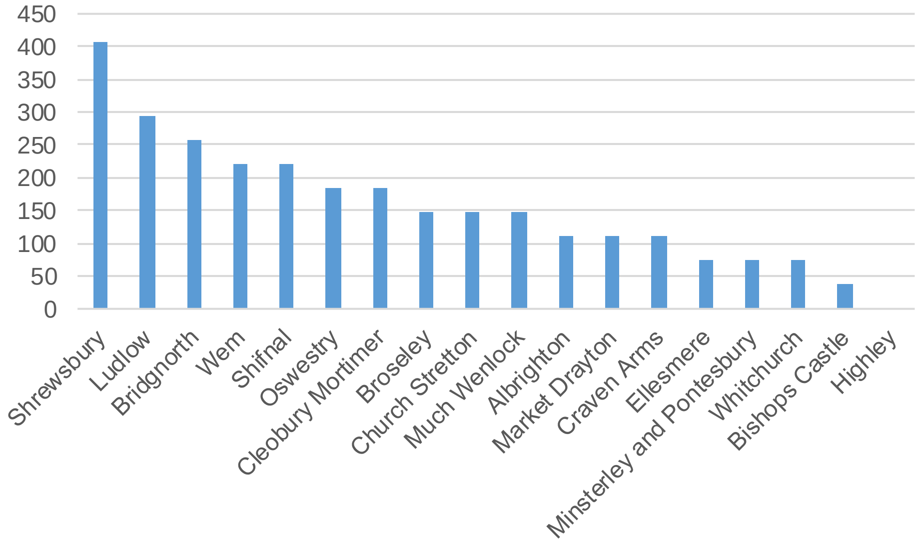
Figure 28: Net current outstanding need from reasonable preference category applicants on the housing register



Source: Shropshire HomePoint

9.15. Figure 29 shows indicative gross need for affordable housing from the Housing Needs Survey 2022, this being from existing and concealed households currently living in Shropshire, by Place Plan Area. The Shrewsbury Plan Place Area continues to be that in the highest need, followed by Ludlow and Bridgnorth.

Figure 29: Indicative gross need for Affordable Housing over next five years shown by 2022 Housing Needs Survey



Source: Housing Needs Survey 2022

10. Role of social housing

10.1. As shown by Figure 14, the proportion of social housing in Shropshire (this being rented and low-cost home ownership housing) is 14%, which is lower than the regional and England averages of 19% and 18% respectively. Although over the ten-year period 2011-21 the numbers of social housing have increased, the percentage of social housing has decreased in Shropshire, the West Midlands and England over this period (in 2011 social housing as a proportion of all dwelling stock for these geographies was 15%, 20% and 19% respectively[10]).

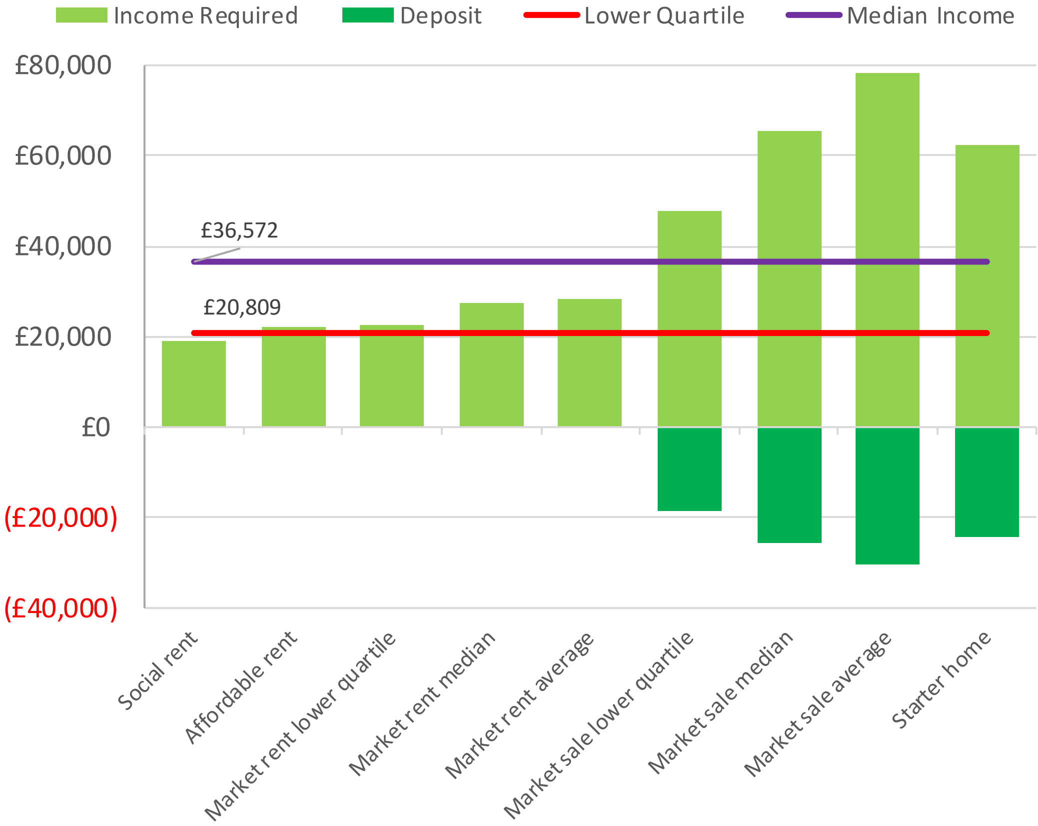
10.2. It is also important to recognise that social housing is not solely “general needs” accommodation but provides a range of supported housing solutions to meet the needs of vulnerable people, for many of whom the Council has a statutory responsibility to provide housing. The need for supported housing for single vulnerable homeless households, including young people, has been exacerbated following a number of housing providers deciding to decommission and dispose of various specialist housing schemes despite the evidenced need for these to continue to operate.

10.3. Figure 30 considers the affordability of accessing different tenures of housing in Shropshire from the perspective of households on lower quartile and median incomes. It indicates that households on lower quartile incomes are able to afford social housing which is subject to a social rent; with social housing charged at affordable rent not necessarily considered affordable, nor are private rented housing at lower quartile rents. The Figure also indicates that households on median

[10] 2011 Census

incomes may also often wish to access social housing as they are unable to access owner occupation.

Figure 30: Affordability of accessing tenures in Shropshire



Source: [CORE sub-national data dashboard user guide: 2020 to 2021 - GOV.UK (www.gov.uk)](), [Private rental market summary statistics in England - Office for National Statistics (ons.gov.uk)](), [HM Land Registry Open Data](), **and CACI Paycheck data 2022 - Gross Household Income**

10.4. All Local Housing Authorities are required to have an allocations[11] policy, which must comply with Part VI of the Housing Act 1996 (as amended by the Localism Act 2011) and associated statutory guidance on social housing allocations for local authorities in England. In summary the guidance covers:

- who is eligible for allocation, this relates to immigration status;
- how local housing authorities can determine who can qualify for an allocation, this can relate to local connection, financial resources and unacceptable behaviour; and
- the categories of persons that an allocation scheme must give “reasonable preference” to, this includes households who are homeless (not just those considered to be statutory homeless), overcrowded households, persons with medical and welfare needs, and those suffering from hardship as they need to move to a particular locality.

10.5. The Council’s revised allocation policy and scheme which is due to be implemented in June 2023 sets out Shropshire Council’s policy for applications to the Housing Register; the allocation of the housing stock owned by the Council, which is managed by its Arm’s Length Management Organisation (ALMO), Shropshire

[11] An allocation of accommodation under the Housing Act 1996 is when a person is selected to be a council tenant or nominated to be a tenant of a private registered provider.

Towns and Rural (STAR) Housing; and nominations to Private Registered Providers (housing associations and other housing providers registered with the Regulator of Social Housing).

10.6. Nominations agreements are currently being agreed with all Private Registered Providers; these require nominations to 100% of new homes delivered and a minimum of 75% to existing homes.

10.7. As set out in January's report, although Shropshire contains almost 20,000 social housing dwelling, only 20% (just over 4,000) are in the Council's ownership. In the main, council owned stock is located in the Oswestry and Bridgnorth geographical areas of the authority. This is important to note, as unless the Council has nomination agreements in place with the housing associations who own the remaining 80%, it is unable to ensure that accommodation is allocated in line with the Council's allocation policy, to meet both evidenced need and our statutory obligations.

10.8. 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. Additional affordable housing is provided on open market sites as a result of planning gain, on 100% affordable new build developments (these can often be exception sites which are outside the development boundary), or through change of tenure or planning use.

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

- people with multiple and complex needs at risk of rough sleeping – there is an identified, evidenced need for a 24/7 supported accommodation scheme in Shrewsbury, with associated move-on units;
- young people, including care leavers – there is an identified, evidenced need for a 24/7 supported accommodation scheme in Shrewsbury, with associated move-on units;
- people with learning disabilities and autism – a range of small to medium 24/7 supported schemes and dispersed dwellings are required across the authority;
- people with mental ill health - small supported schemes and dispersed dwellings;
- people fleeing domestic abuse – a small 24/7 supported specialist scheme and dispersed dwellings;
- ex-offenders – move-on accommodation;
- older people – the provision of a range of sustainable options to meet aspirations of local people linked to providing care and support, which could include intergenerational living.

10.10. To address this range of need it is proposed to move to a strategic housing commissioning model, whereby specific requirements for supported housing are set out by the Local Housing Authority which, subject to procurement rules surrounding support and care provision, Private Registered Providers (PRPs) are requested to meet. The Council will itself work with STAR Housing utilising its landlord account (the HRA) to deliver those supported housing priorities and associated move-on accommodation where there is little to no delivery by PRPs. This is a strategic approach to meet the Council's statutory obligations.

11. Moving Forward

11.1. Members are asked to consider what additional evidence or data they require in order to understand Shropshire's housing market better.

11.2. In addition, set out below are suggested discussion topics relating to the cross-tenure housing market which Members are asked to consider prior to a workshop to be held in Summer 2023:

- Given the predicted ageing population (paragraph 5.4), how can housing offer a solution to the likely need for more care and support provision, as well as better options for affordable independent living for older people?
- How do we ensure that it is sustainable for people on low incomes to live in rural areas where there is limited access to services (Figure 5)?
- Figure 10 shows the range of employment currently on offer in Shropshire. If we want to support the economic success of our communities, how can housing offer a solution?
- In absolute terms, the county town of Shrewsbury has the highest housing needs for both general needs affordable and specialist supported housing, what can Shropshire Council do to seek to meet this need, but also enable a more balanced housing market across Shropshire?

List of Background Papers:

Communities and Overview Committee Report, Understanding the social housing market in Shropshire, 25 January 2023

Local Member:	All

Appendices: None