

July 2024

# Issues and options consultation document

## Housing

### **Housing supply and targets**

#### **Assessing Current and Projected Housing Needs**

As your local council, we are committed to addressing the housing needs of our community in a proactive and sustainable manner. To achieve this, we undertake comprehensive assessments of both current and projected housing requirements, taking into account demographic trends, population growth, household formation rates, and socio-economic factors.

Our assessment begins with a thorough analysis of demographic data, including population size, age distribution, household composition, and migration patterns. By understanding the composition of our population and its evolving needs, we can identify specific housing requirements for different demographic groups, such as young families, elderly residents, and key workers.

We also consider projected population growth and changes in household formation rates to anticipate future housing demand. This involves examining trends in birth rates, migration patterns, and employment opportunities to forecast the number of new households expected to form over the plan period.

Furthermore, we conduct surveys, consultations, and engagement activities with residents, community groups, and stakeholders to gather valuable insights into local housing preferences, affordability challenges, and housing aspirations. By listening to the voices of our community, we ensure that our housing strategies are responsive to the diverse needs and aspirations of our residents.

#### **Setting Housing Supply Targets**

Armed with a comprehensive understanding of current and projected housing needs, we set out clear and achievable housing supply targets to guide development over the plan period. These targets are

informed by evidence-based analysis and reflect our commitment to delivering sufficient housing to meet the needs of our growing population while safeguarding the quality of our built environment.

Our housing supply targets specify the number of new homes required to accommodate projected household growth and address existing housing deficiencies. These targets are set within the context of national and regional housing policies, as well as our local priorities and objectives for sustainable development.

In setting housing supply targets, we consider factors such as land availability, infrastructure capacity, environmental constraints, and urban design principles. We aim to strike a balance between meeting housing demand and preserving the character, heritage, and quality of life in our communities.

Furthermore, our housing supply targets are periodically reviewed and updated to reflect changing demographic trends, policy developments, and market conditions. This ensures that our housing strategies remain responsive to emerging challenges and opportunities, enabling us to adapt and evolve in line with the evolving needs of our community.

In summary, our approach to housing supply and targets is rooted in evidence-based analysis, community engagement, and a commitment to sustainable development. By assessing current and projected housing needs and setting clear targets for housing supply, we aim to create thriving, inclusive communities where everyone has access to safe, affordable, and high-quality housing. Through collaboration with residents, stakeholders, and partners, we work towards achieving our housing objectives and building a brighter future for all.

## **Affordable Housing: Building a Thriving and Inclusive Community**

Affordable housing stands as a cornerstone of our commitment to fostering a thriving and inclusive community. As a local council, we recognize the critical importance of ensuring that all residents have access to safe, secure, and affordable housing options. In this regard, we have developed comprehensive policies and targets aimed at addressing the housing affordability crisis and creating a more equitable living environment for our residents.

### **Defining Policies and Targets:**

Our first step in addressing the issue of affordable housing is to define clear policies and targets for its provision. Through rigorous research, consultation with experts, and engagement with the community, we have established ambitious yet achievable goals for increasing the supply of affordable housing in our locality. These targets are informed by an understanding of the current housing market dynamics, demographic trends, and the specific needs of our residents.

Our policies for affordable housing encompass a range of measures aimed at:

- Encouraging the development of new affordable housing units.
- Preserving existing affordable housing stock.

- Promoting mixed-income communities that cater to residents from diverse socio-economic backgrounds.
- Ensuring that affordable housing is integrated into larger development projects to avoid segregation and promote social cohesion.

## Mechanisms for Affordable Housing:

To achieve our goals, we are exploring various mechanisms for delivering affordable housing, including:

1. **Affordable Rent:** We recognize the importance of providing rental housing that is affordable to low and moderate-income households. Through partnerships with housing associations and private developers, we are working to increase the supply of affordable rental units across our locality. Our aim is to ensure that rent levels remain within reach of those on modest incomes, thereby reducing the risk of housing instability and homelessness.
2. **Shared Ownership:** Shared ownership schemes offer an alternative path to homeownership for individuals and families who may not be able to afford full ownership outright. By enabling prospective buyers to purchase a share of a property and pay rent on the remainder, shared ownership schemes make homeownership more accessible and affordable. We are actively promoting shared ownership as a viable option for aspiring homeowners, particularly first-time buyers struggling to enter the housing market.
3. **Other Affordable Housing Schemes:** In addition to affordable rent and shared ownership, we are exploring other innovative affordable housing schemes tailored to the needs of our community. These may include rent-to-own programs, community land trusts, co-housing initiatives, and self-build projects. By diversifying our approach to affordable housing provision, we can cater to a broader range of housing needs and preferences, ensuring that no one is left behind in our quest for housing affordability.

**(this is an example document)**