Appendix 1

GVA
81 Fountain Street
Manchester
M2 2EE

Worcestershire SHMA – Appendix 1
Statement of conformity to SHMA Guidance

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Contents

Prepared By . Matthew Spilsbury/Antony Pollard Status Senior / Associate Date 21/02/12 ....

Reviewed By Antony Pollard .... Status . Associate .... Date 21/02/12 ....

For and on behalf of GVA Grimley Ltd

1. Statement of conformity to SHMA Guidance

1.1   The CLG Guidance states that:

"A strategic housing market assessment should be considered robust and credible if, as a minimum, it provides all of the core outputs and meets the requirements of all of the process criteria in Figures 1.1 and 1.2."

1.2   Figure 1.1 of the Guidance is replicated in Section 1 of the overall SHMA report, and a clear indication provided as to where the analysis and conclusions reached against each output can be located within the SHMA report. For reference, this table is also re-produced below.

Figure 1.1: Compliance with CLG Guidance Core Outputs (Figure 1.1) and PPS 3 requirements

SHMA Guidance – Core Outputs Table 2.1	PPS 3 - Paras 22 & 29	Report Section in which Key Outputs are presented and analysed
Output 1 - Estimates of current dwellings in terms of size, type, condition, tenure		Section 3
Output 2 - Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability. Description of key drivers underpinning the housing market.		Sections 4 and 5
Output 3 - Estimate of total future number of households, broken down by age and type where possible	The likely profile of household types requiring market housing e.g. multi-person, including families and children (x %), single persons (y %), couples (z %).	Section 6
Output 4 - Estimate of current number of households in housing need		Section 7 (CLG Guidance calculation of households in need)
Output 5 - Estimate of future households that will require affordable housing	Set an overall (i.e. plan-wide) target for the amount of affordable housing to be provided. The target should reflect the new PPS definition of affordable housing.	Section 7

Output 6 - Estimate of future households requiring market housing	The likely overall proportions of households that require market or affordable housing, for example, x % market housing and y % affordable housing	Sections 6 and 7
Output 7 - Estimate of the size of affordable housing required	The size and type of affordable housing required / Specify the size and type of affordable housing that, in their judgement, is likely to be needed in particular locations and, where appropriate, on specific sites.	Section 7
Output 8 - Estimate of household groups who have particular housing requirements e.g. families, older people, key workers, black and minority ethnic groups, disabled people, young people, etc.		Section 8

Source: GVA, 2012

1.3   The concluding section of the SHMA (Section 9), directly answers each of the core outputs as well as addressing the specific research objectives set by the sub-regional partners in the brief for the SHMA.

Methodological Approach

1.4   The SHMA research has, as set out in Section 1, utilised a range of robust methodological approaches which have drawn primarily upon secondary data sources. This aligns with the CLG Guidance:

"Whether a strategic housing market assessment is based upon secondary or survey data should not be a factor in determining whether an assessment is robust and credible. No one methodological approach or use of a particular dataset(s) will result in a definitive assessment of housing need and demand. The quality of the data used is the important consideration in determining whether an assessment is robust and credible rather than its nature" (CLG Strategic Housing Market Assessments Practice Guidance – Version 2, 2007, pg 11).

1.5   Where data is available from a number of sources, a process of triangulation has been conducted to compare, contrast and, where relevant, align information from this mixture of sources. This ensures, based on the professional judgement of the research team, that the most up-to-date at the time of the research process and

locally reflective information has been utilised. This serves to ensure that the findings of the SHMA are robust and credible.

Conformity against the process criteria

1.6   This statement of conformity confirms that in delivering the eight core outputs, the process criteria set out in Figure 1.2 of the guidance has been adhered to. Figure 1.2 from the Guidance is replicated below. The appendix then sets out each of the process checklist points, followed by a short statement, to demonstrate the approach taken to ensure that the research has met the CLG criteria.

Figure 1.2: CLG Guidance – Strategic Housing Market Assessment process checklist

	1	Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region
	2	Housing market conditions are assessed within the context of the housing market area
	3	Involves key stakeholders, including house builders
	4	Contains a full technical explanation of the methods employed, with any limitations noted
	5	Assumptions, judgements and findings are fully justified and presented in an open and transparent manner
	6	Uses and reports upon effective quality control mechanisms
	7	Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken

Source: GVA, 2010

1. Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region

1.7   This SHMA follows a considerable amount of work undertaken at the County level. This includes the publication of the first County Wide SHMA in 2007 and an annual publication of monitoring reports, the latest being published in 2010. This preceding research included the detailed analysis of housing market geographies across the County, presenting findings at both a local authority and housing market area level. This SHMA has not looked to directly update this housing market analysis, with many of the indicators unable to be updated using robust data.

1.8   The SHMA analysis has included analysis of the latest available migration trend data and travel to work flows, as well as house price data, to assess issues around containment. This reflects the approach set out in the CLG Guidance and Appendices. The findings within this SHMA are not presented at a housing market area

level as these geographies have not been directly utilised in emerging policy with local authority geographies considered as the most useful spatial construct for the evidence base. The analysis does however, consider in detail the important linkages between local authorities within and beyond the study area.

1.9   The SHMA analysis has presented data at a number of geographical levels in order to provide a robust evidence base to inform emerging policy. These include:

- Worcestershire County level – analysis is presented for the whole of Worcestershire based on aggregating the individual local authorities. Analysis at the County level ensures that relationships between component authorities can be identified and the implications understood;

- Local Authorities – this geography represents the fundamental building block of planning policy and is given precedence within the research; and

- Wards – core datasets have been disaggregated down to a ward level to help to inform local policy

2. Housing market conditions are assessed within the context of the housing market area

1.10   The research has focussed on assessing the housing market of the County and individual local authorities to inform the prepation of planning policy at the strategic and local level. The 2007 SHMA identified the linkages with surrounding authorities and the key datasets are updated through this SHMA. This includes for example analysis of migration / movement flows and the relative positioning of house price performance.

1.11   The analysis of the active market has taken into account a process of benchmarking against other spatial comparators including regional and national, in order to contextualise the County wide market.

3. Involves key stakeholders, including house builders

1.12   The SHMA was commissioned by Redditch Borough Council on behalf of Worcester City, Malvern Hills District, Bromsgrove District, Wychavon District and Wyre Forest District Councils. Engagement undertaken as part of the preparation of the SHMA has included presentation and workshop events aimed at private sector developer and Registered Social Landlord partners, and local authority and other public sector representatives.

1.13   Two specific half day events were convened through the research process:

- May 2011 – Presentation of emerging draft findings to approximately 40 stakeholders including Councillors, housebuilders, RSLs and local authority officers. Workshops were held focussing on understanding the operation of the current market and drivers affecting future housing market changes; and

- November 2011 – Presentation of final draft findings of the research at a County level. Workshops convened to discuss the draft findings and to consider the implications of the research for future policy development. The event was attended by approximately 50 stakeholders using the same invitation list at the event in May.

1.14   In addition to the above County wide events individual local authority meetings were held with local councillors throughout December 2011 and January 2012. Locally specific draft findings were presented at these meetings in order to inform the final drafting of the main SHMA reports and the individual local authority appendices.

1.15   The SHMA consultancy team met on a regular basis with the commissioning group throughout the research process which concluded in January 2012. Separate meetings were held with other key officers as required through the process to discuss specific technical aspects.

4. Contains a full technical explanation of the methods employed, with any limitations noted

1.16   The SHMA research has utilised a significant number of different data sources. The methodology has involved a detailed process of triangulating a range of secondary data sources, in order to ensure that the most robust evidence available at the time of study has been used.

1.17   Section 1 of the SHMA provides a summary of the methodology applied. The methodological steps undertaken in producing the key outputs are integrated throughout the SHMA report. This has included the identification of any limitations associated with particular data sources or approaches.

5. Assumptions, judgements and findings are fully justified and presented in an open and transparent manner

1.18   Assumptions, professional judgements and findings are presented throughout the SHMA report and fully justified. Every attempt has been made to ensure the research is accessible to a range of readers.

1.19   We have used our expertise in delivering housing market research, as well as our wider knowledge and experience as a commercial property practice, to ensure that the data sources are robust and interpreted thoroughly.

6. Uses and reports upon effective quality control mechanisms

1.20   Our approach to triangulating a range of data sources ensures that the most robust data is used at every step in the analysis. The consultancy team has in place a series of internal quality control mechanisms relating to data interpretation and analysis. The research has been overseen by a Director in GVA who has had overall responsibility for project management and client liaison.

1.21   We feel that the SHMA research produced reflects these quality control mechanisms.

7. Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken

1.22   The research acknowledged the wealth of data historically prepared by Worcester County Council in developing the annual monitoring reports. Where relevant, for example in the calculation of housing need, this analysis explains alignment with previous research and shows relative trend performances.