

## APPENDIX B – MONITORING AND UPDATING THE HMA

### Monitoring and Review

1. This annex brings together advice on monitoring and updating the housing market assessment.
2. DTZ suggest that the issue of what needs to be monitored, how frequently and how to collect or access the necessary data is a function of what the information is needed for and what is already being done in terms of monitoring and whether that can be built upon. The following tables (1-3) set out the core data and information that DTZ has used in the original HMA and for this additional study.
3. These data sets are publicly available and would allow officials in the sub region to update information or key charts on a regular basis as information is updated.

**Table 1: Datasets for updating the demand assessment**

Component of Demand	Indicator	Specifics	Source	Date	Lowest Level
<b>Demographic Drivers Of Demand</b>	Total Population	Total Current Population	Mid Year Population Estimates	2003	District
	Population Trends	Total Annual Population	Mid Year Population Estimates	1981-2003	District
	Population- Age Structure	0-15, 16-24, 25-44,45-64,65-74,75+	Mid Year Population Estimates	2003	District
	Population Trends- Age Structure	0-15, 16-24, 25-44,45-64,65-74,75+	Mid Year Population Estimates	1983, 1993, 2003	District
	Population Characteristics	Long Term Ill/ Disabled/BME Population	Census	2001	Ward
	Household Movements	Inter And Intra Housing Market Area Movements, Movements From Outside	Census	2000/01	District
<b>Demographic Structure</b>	Household Composition	Concentrate On Key Groups	Census	2001	Ward
	Household Composition Trends	Concentrate On Key Groups	Census	1991-2001	Ward
	Household Size	Average People Per Household	Census	2001	Ward
<b>Economic Drivers Of Demand</b>	Economic Wealth	GVA Per Head E	ONS/ DTZ- Locus	2003	District
	Productivity	GVA Per Employee	ONS/ DTZ- Locus	2003	District
	Output Growth	GVA Trends And Projections	ONS/ DTZ- Locus	2001- 2011	District
	Employment Trends	Total Employment Change	ABI/ AES	1991-2002	Ward
	Economic Activity Levels	% Employed, Unemployed, Retired Etc	Census	2001	Ward
	Socio-Economic Structure	Occupation Status	Census	2001	Ward
	Incomes	Average Gross Weekly Wage	Annual Survey of Hours and Earnings	2005	Ward
	Commuter Patterns	Inflows/ Outflows Of Commuters	Census	2001	District

**Table 2: Datasets for updating the supply assessment**

Component of Supply	Indicator	Specifics	Source	Date	Lowest Level
<b>Scale And Structure Of Supply</b>	Type Of Dwelling	% Detached, Semi, Terrace Etc	Census	2001	Ward
	Type And Age Of Dwelling	Absolute Changes In Number Of Detached, Semi, Terraced Etc	Census	1991-2001	Ward
	Size Of Dwelling	Number Of Rooms/ Average Number Of Rooms	Census	2001	Ward
	Council Tax Bandings	% Of Properties In Each Band	Census	2001	Ward
	Occupancy Status	Principal Residence, 2nd Home, Vacant Dwellings Etc	Census	2001	Ward
	Occupancy Rating	Over-occupation, Under-occupation	Census	2001	Ward
	Households In Temporary Accommodation With A Dependent Child Or In Priority Need	Absolute Numbers	ODPM HIP Returns	2005	District
	Right To Buy Sales	Absolute Numbers	Housing Corporation	1998-2003	District
<b>Supply Trends</b>	Stock	Total Change 1995-2003	Source Is ODPM-Take From Community Data Services	1995-2003	District
	Stock Tenure	Proportion Of Social (LA And RSL) Stock 2003	ODPM HIP Returns	2005	District
	Completion Levels	Net Completions	Regional Assembly Monitoring Report	As Available	District
	Large Development Sites (500+ Dwellings)	Number Of Sites Of 500+ Dwellings In Each LA	Regional Assembly Monitoring Report	As Available	N/A
	Future Housing Supply	This Is A Total Of Extant Planning Permissions, Allocations Made In Local Plans, And Dwellings Forecasted From Unidentified Sites.	Regional Assembly	As Available	District
	Provision of Gypsy/Traveller Sites	Provision and Quality of Sites	ODPM	Future/tbc	District
	Housing Targets	Number Of Dwellings (LA Proportion Of Structure Plan/ RSS)	County Structure Plans/ RSS	Plan period	District
	Affordable Housing Supply (Rented And Bought)	% Of Completions That Are Affordable	Regional Assembly Monitoring Report	As Available	District

**Table 3: Datasets for updating affordability and needs assessment**

	Indicator	Specifics	Source	Date	Lowest Level
<b>Affordability and Needs Assessment</b>	House Prices	Overall And By Dwelling Type	Land Registry	2005	District
	House Price Trends	Hold Constant For One Type Of Dwelling- Semi-Detached	Land Registry	1999-2005	District
	House Price Sales Trends	Quarterly Sales Volumes	Land Registry	1999-2005	District
	Private Sector Rents	Average Private Sector Weekly Rent	Housing Corporation	2001	District
	Interest & Mortgage Rates	Proxy for affordability of mortgage payments	Valuation Office	1992-2005	National
	Affordability	House Price To Income Ratio	Land Registry/Inland Revenue	2004/2001	District
	Affordability	House Price to Income Ratio	Joseph Rowntree Foundation	2004	District
	Affordability	Extent of Intermediate Housing Market	Joseph Rowntree Foundation	2004	District
	Housing Benefit Claimants	Housing Benefit Claimants by Tenure	Department of Work and Pensions	2005	District
	Number Of Shared Households	Shared Households	Census	2000/01	Ward
	Numbers Waiting For Housing	Trends To See Change In Waiting Lists To Establish Housing Needs	ODPM HIP Returns	2005	District
	Homelessness	Proxy For Housing Need	ODPM HIP Returns	2005	District
	Housing Need	District Level Housing Needs Assessments	Where available	-	Districts

4. There are a number of current requirements for statistical monitoring – principally provision of data for inputs to the Regional Planning Body’s Annual Monitoring Report, and statistical returns to DCLG. There are a number of ways in which the authorities could build on these to improve their understanding of changes in the housing market, which DTZ would consider a priority for the sub-region.

### **New Development**

5. Currently local authorities are required to monitor:
  - Housing land supply, area of land allocation, availability for development, amount subject to outline permission, granted full permission,
  - Output of new development, units with outline planning permission, full planning permission, starts and completions.
  - Other source of housing supply – conversions, development on windfall sites, and also loss of housing – demolitions and closures (and if possible conversion of multiple units to single dwellings).
6. PPS3 and the guidance on Housing Land Availability Studies indicates the need to ensure that all of the above is undertaken in a robust manner and that action is taken to ensure that allocated sites for development in the next 5 years are genuinely available.
7. DTZ recommend that in future authorities need to start to monitor through the process:
  - dwelling type (house, flat, maisonette or bungalow)
  - number of bedrooms
  - number of rooms excl bathroom and kitchen
  - net internal floor area
  - ideally sale price (though housebuilders maybe reluctant to reveal this, it may be accessible via Hometrack or similar systems).
8. It is also important that monitoring systems allow geographic analysis. Authorities may have their own system for geographic referencing, but ideally each site and dwelling needs to have a unique property reference identifier, that can be linked to postcode or some other unit of analysis that allows simple aggregation of data to larger units.
9. Recent research published by the Joseph Rowntree Foundation has highlighted that local authorities need to get better at monitoring whether developers have delivered their Section 106 obligations regarding delivery of affordable housing.

### **Monitoring of Homelessness and Housing Need**

10. Authorities have existing systems for monitoring the number of people presenting themselves for re-housing, and those accepted as being homeless and in priority need. They will then monitor those who have been re-housed, in what property and location. However it is not always easy to extract high level statistical data useful for HMA purposes from internal systems, and they are likely to vary between the authorities in the sub-region, making it difficult to build up a good picture of trends in homelessness and housing needs at the sub-regional level.

11. Authorities need to review their internal systems for collecting data on homelessness, the protocols for peoples coming onto the Housing Register and their transfer lists, and requirements for internal and external reporting. Authorities then need to work at the sub-regional level to harmonise their systems and definitions. One early win might be for all authorities to participate in the CORE system, which allows analysis of the characteristics of new tenants.

### **Market Information**

12. Authorities need to put in place new systems to monitor house prices, the volume of transactions and household movements. By meshing data on house prices with local earnings data it will be possible to monitor affordability.
13. DTZ recommend that local authorities monitor at the sub-regional level changes in house prices and sales volumes on a quarterly basis. This can be done using Land Registry data. We would recommend that analysis is always undertaken by house type, since differences in the volume of sales in any quarter can distort overall average house prices change. This also provides an indication of change within different sectors of the market. Geographic analysis by postcode is also useful.
14. Authorities should analyse at quarterly changes in prices and volumes, but always set this in the context of time series analysis of data, since there are important seasonal variations in sales volumes. Techniques such as moving annual averages can be useful in giving a picture of underlying change in the market – can also trend annually and some quarter to prevent seasonal change distortions. Authorities should also ensure that they monitor the number of vacant properties and second homes as recorded for council tax purposes.
15. Much can be done with Land Registry data but it is typically about 3/6 months out of date. Authorities, groups of authorities, or even Regional Planning Bodies might wish to consider subscribing to HomeTrack, which provides more up to date house prices information, and a better appreciation of what is happening in different sub-regional housing markets though it is important to bear in mind that it is trends rather than short term fluctuations that are important so authorities do not necessarily need real time information. However it also provides additional information that is useful to monitoring the state of the housing market such as the time taken from a property being put on the market and the sales as well as price information for different sizes of dwellings.
16. Authorities should also start to monitor private sector rents. Some information should be available on the lower end of the private rented market from analysis of housing benefit claims. Information on other segments in the PR market may require monitoring of web-sites or surveys of letting agents. .

### **Household Movements**

17. Authorities should also look to monitor the pattern of household movements. At present the NHS National Patient Register allows some analysis to be undertaken of movements between authorities. Local authorities should analyse the data on an annual basis to see what it says about patterns of household movements.
18. Long distance in-migration is often particularly linked to new housing developments. DTZ therefore recommend that authorities undertake regular surveys of purchasers living in new housing developments, particularly as the proposed SDAs are built out and occupied. This will help to establish hard information on what is happening in the buy to let sector, and also give insights to migration patterns. It may well be possible to undertake such surveys in partnership with housebuilders and the Swindon Housing Perception Survey provides a basis for this.