

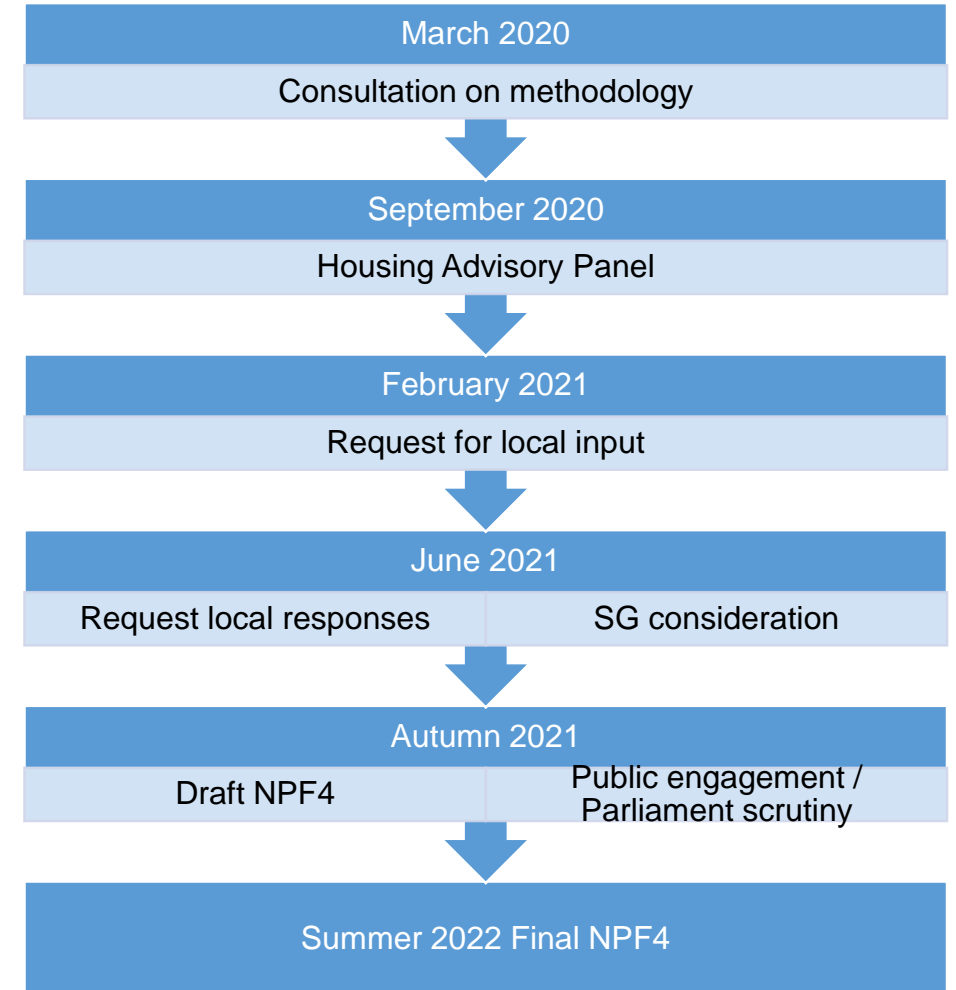
Argyll & Bute Council

NPF4: Minimum All-Tenure Housing Land Requirement

Creating a robust & credible locally adjusted estimate

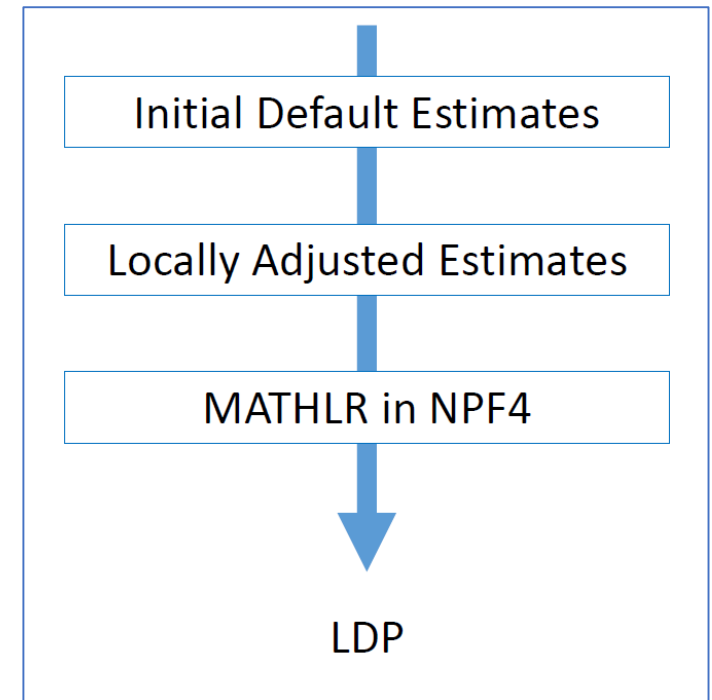
Scottish Government Guidance February 2021

- 2019 Act requires NPF to include ‘targets for the use of land in different areas of Scotland for housing’
- Need basis to establish Scotland wide picture of the amount of housing land that will be needed in future to guide allocations in LDPs
- Consultation on proposed methodology – Spring 2020
- Informed principles to guide setting of **Minimum All Tenure Housing Land Requirements (MATHLR)**

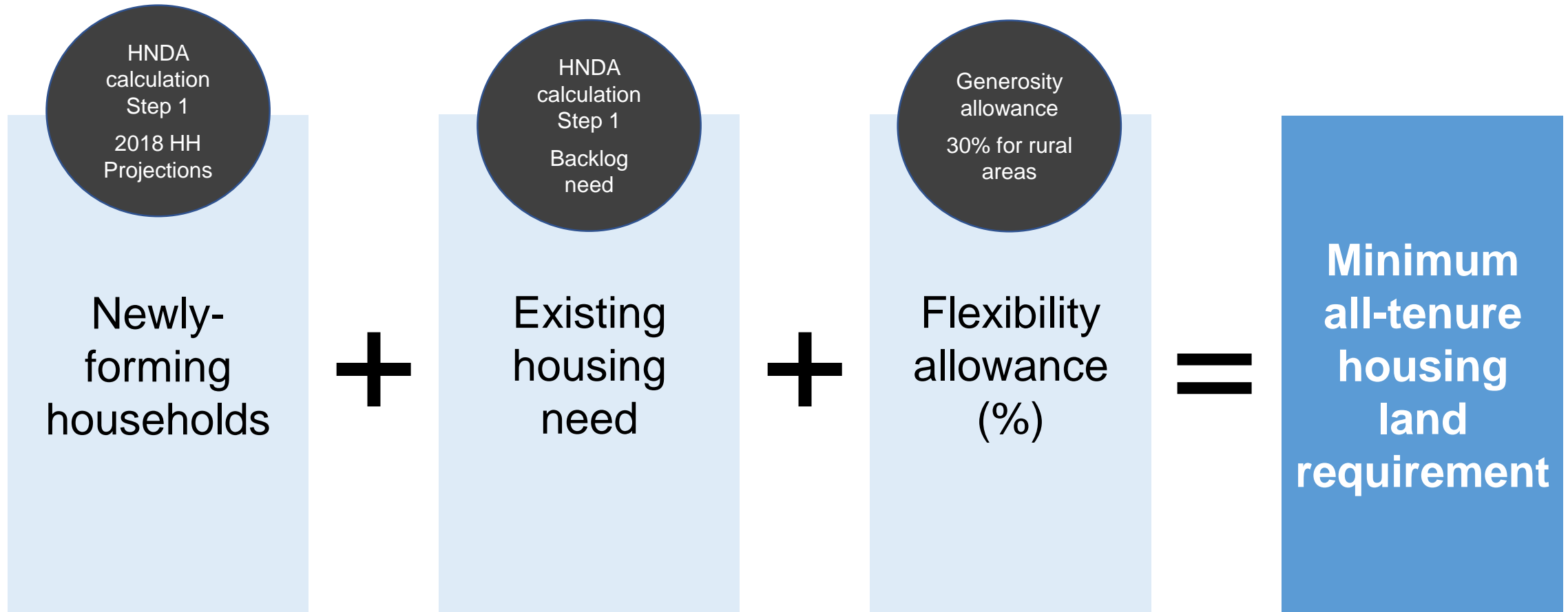


Scottish Government Guidance February 2021

- February: Initial Default Estimates set out in Method Paper
 - Excel Calculator
 - Annexes of spreadsheets
- Initial default estimates are a starting point: they are not the final estimates that SG expect to be included in the draft NPF4
- Local authorities are asked to consider the initial default estimates and make a case for adjusting the figures where they can provide robust evidence and policy requirements for this
- **Local input should factor in ambitions to support growth in housing provision**



Methodology & approach



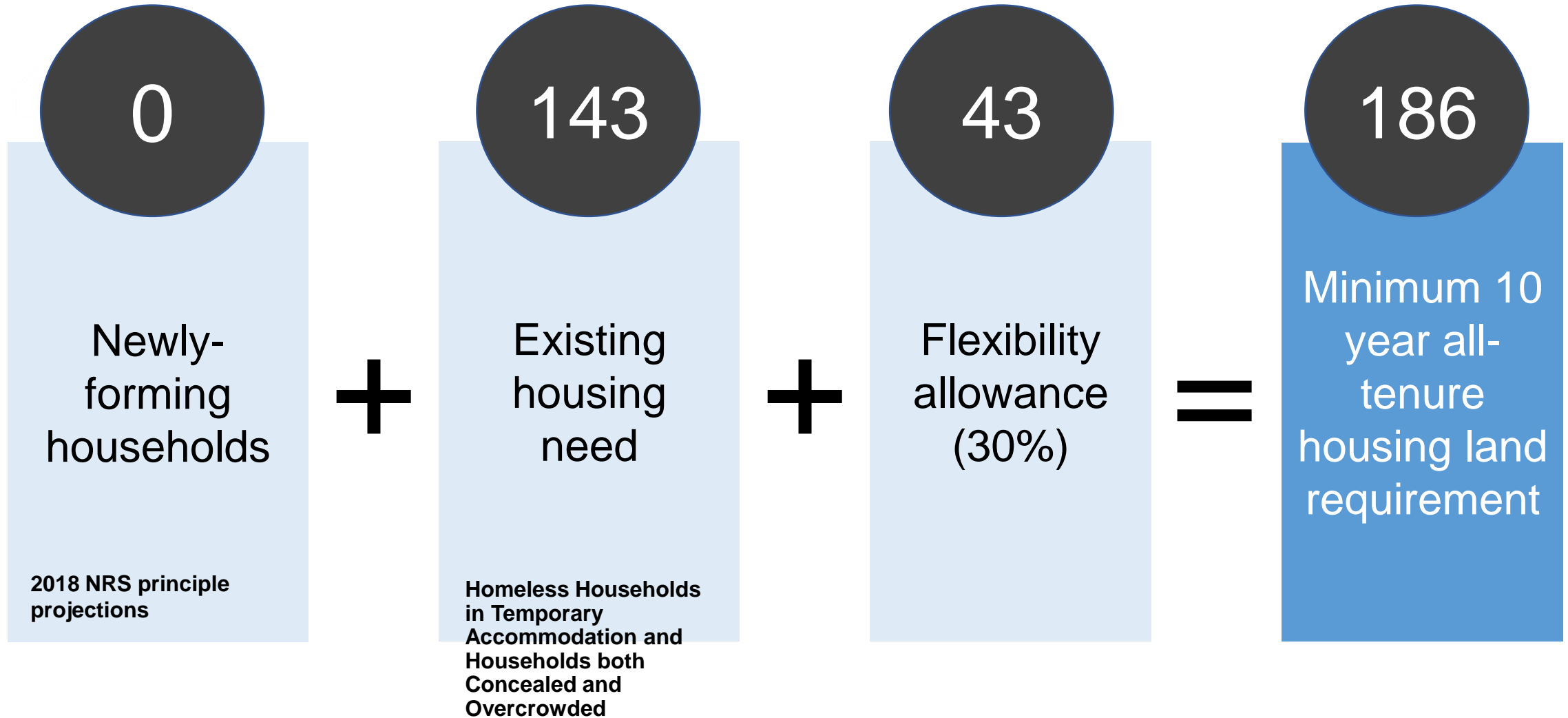
Methodology

Policy decision: Local
default estimates

MATHLR Calculations

1. Identify the raw data for household projections
2. Identify the raw data for existing housing need
3. Identify the flexibility allowance to be applied for each authority
4. Using the household projections, calculate the number of newly-forming households, 2022 to 2036 (15 years), and total them
5. Zero the negative newly-forming households and re-calculate relevant totals
6. Annualise the re-calculated figures
7. Create a 10 year default figure
8. Add flexibility allowance
9. Round figures to nearest 50, calculate Minimum All-Tenure Housing Land Requirement and present completions information

Initial Default Estimate using SG assumptions



Local Estimates: Existing Need

Scottish Government Initial Default Position MATHLR Calculation Input

148

Homeless Households in
Temporary Accommodation
and Households both
Concealed and Overcrowded

Local HNDA Backlog Need Calculation

850

Local estimate: Existing Need

355

Homeless
households &
those in
temporary
accommodation
HL1/WL/Survey

108

Concealed &
overcrowded
households
Source: Home
Argyll WL

242

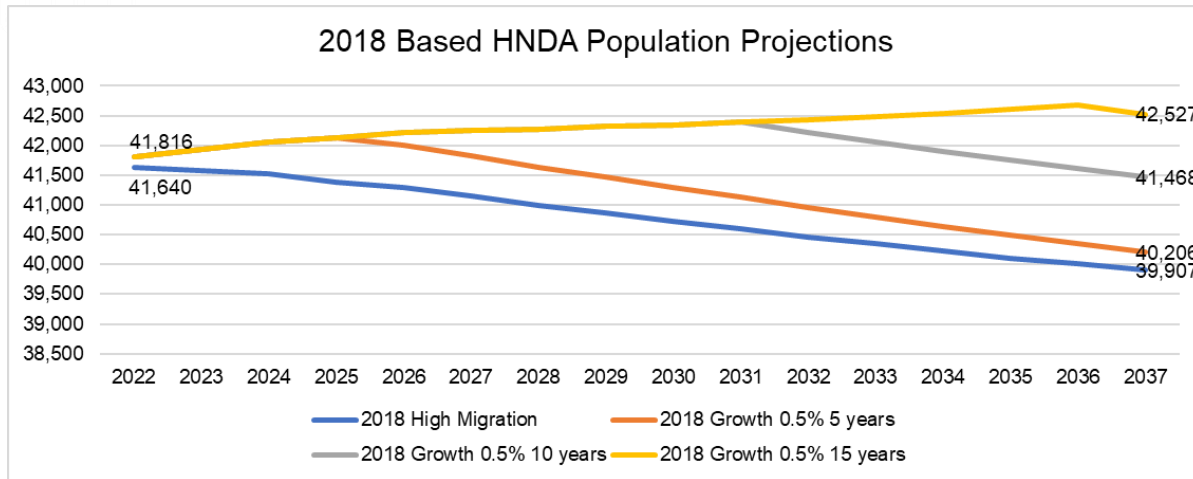
Specialist
housing
Source: Home
Argyll Waiting
List/Survey

145

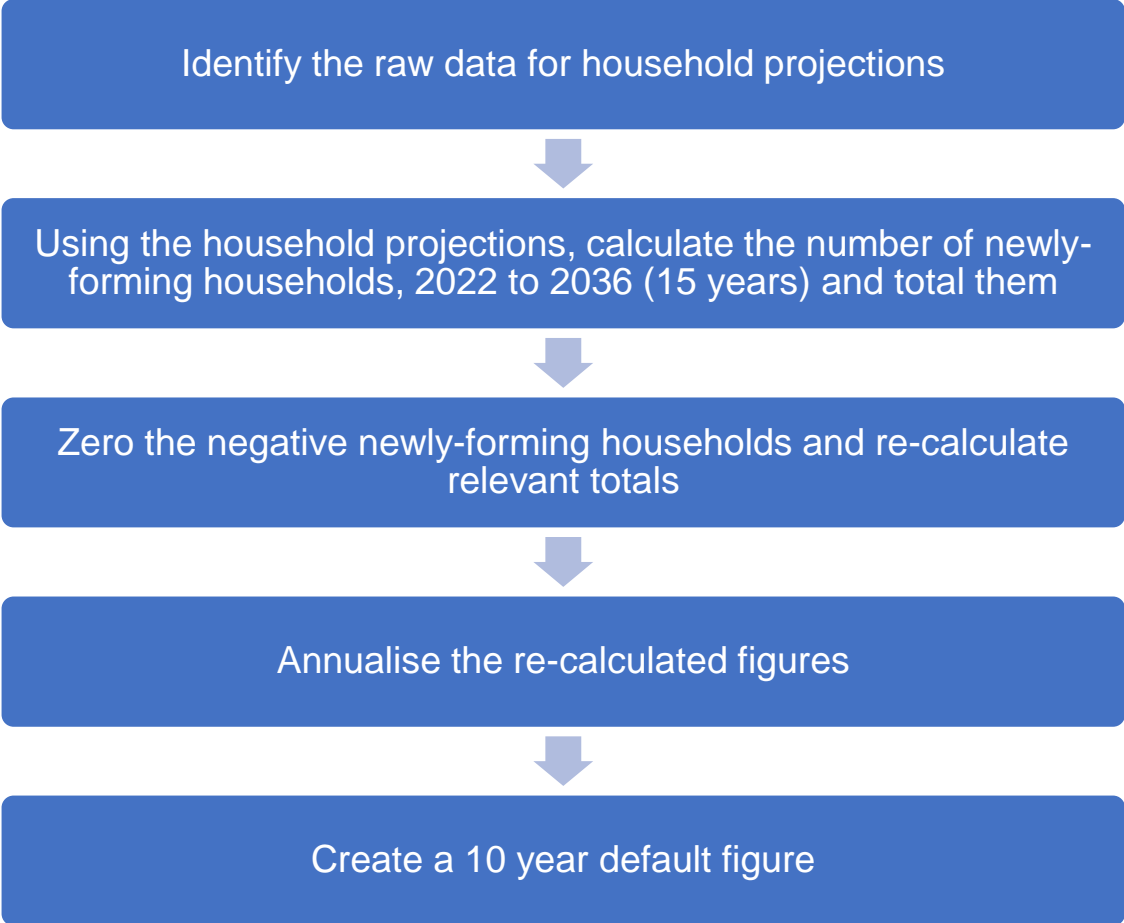
Poor quality
housing
Source: HNDA
Survey

Local Estimates: Newly Forming Households

Household projections: 2022 to 2037 plus 15 year total



	2022	2037	15 Year Total
2018 High Migration	41,640	39,907	-1,733
2018 Growth 0.5% 5 years	41,816	40,206	-1,610
2018 Growth 0.5% 10 years	41,816	41,468	-348
2018 Growth 0.5% 15 years	41,816	42,527	710



Local Estimates: Newly Forming Households

MATHLR Excel Calculator 10 Year Default Estimates of Newly Arising Need

0

Principle projection
2022-37

0

High migration projection
2022-37

802

Net migration to
halt population
shrinkage in
SPAs 2021-30

Compare 10 year default
figures for Newly Forming
Households against 10
Completions figure

200

Local growth 0.5% (5
years) 2022-37

400

Local growth 0.5% (10
years) 2022-37

550

Local growth 0.5% (15
years) 2022-37

2,025

10 year Completions Data
2010-2019

Locally Adjusted Estimate 1: HNDA High Migration Scenario



2018 NRS projections:
High migration
scenario

Local backlog need
scenario

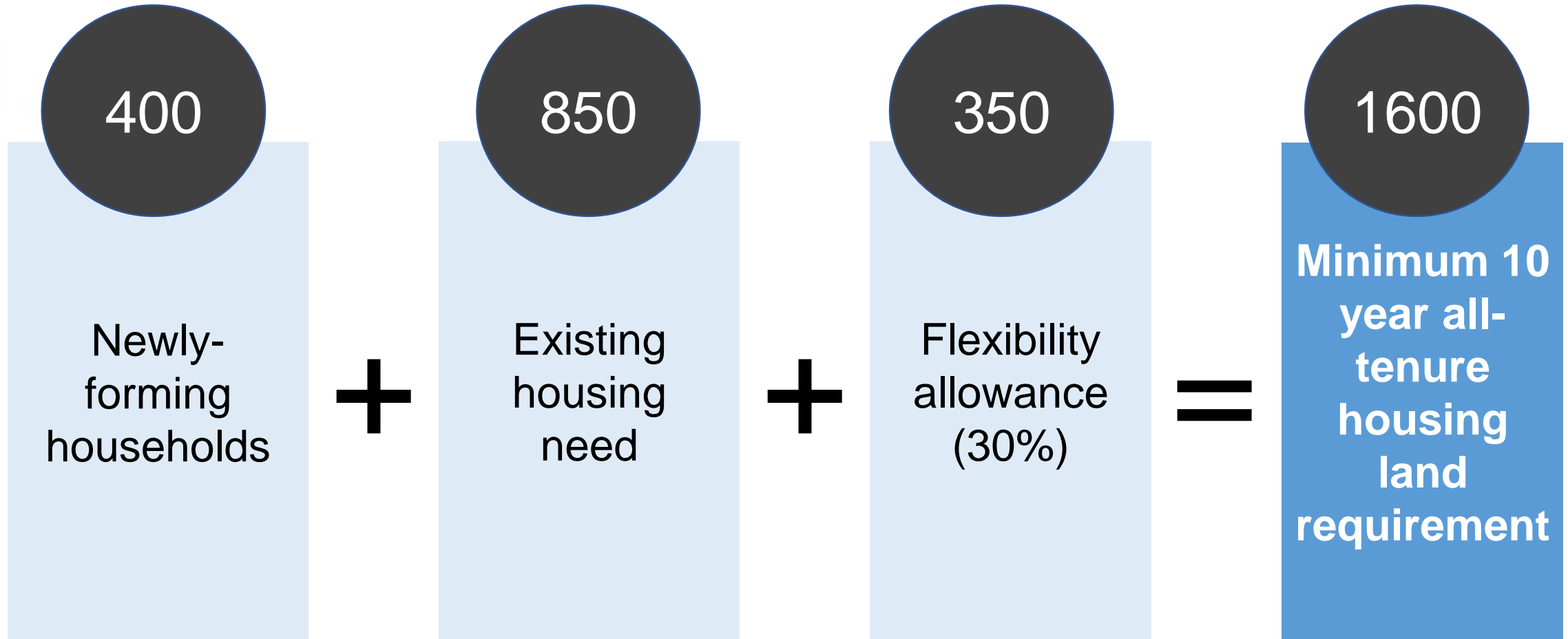
Locally Adjusted Estimate 2: Growth Scenario 1 (5 Years)



2018 NRS projections:
Local Growth scenario
– 0.5% for 5 years

Local backlog need
scenario

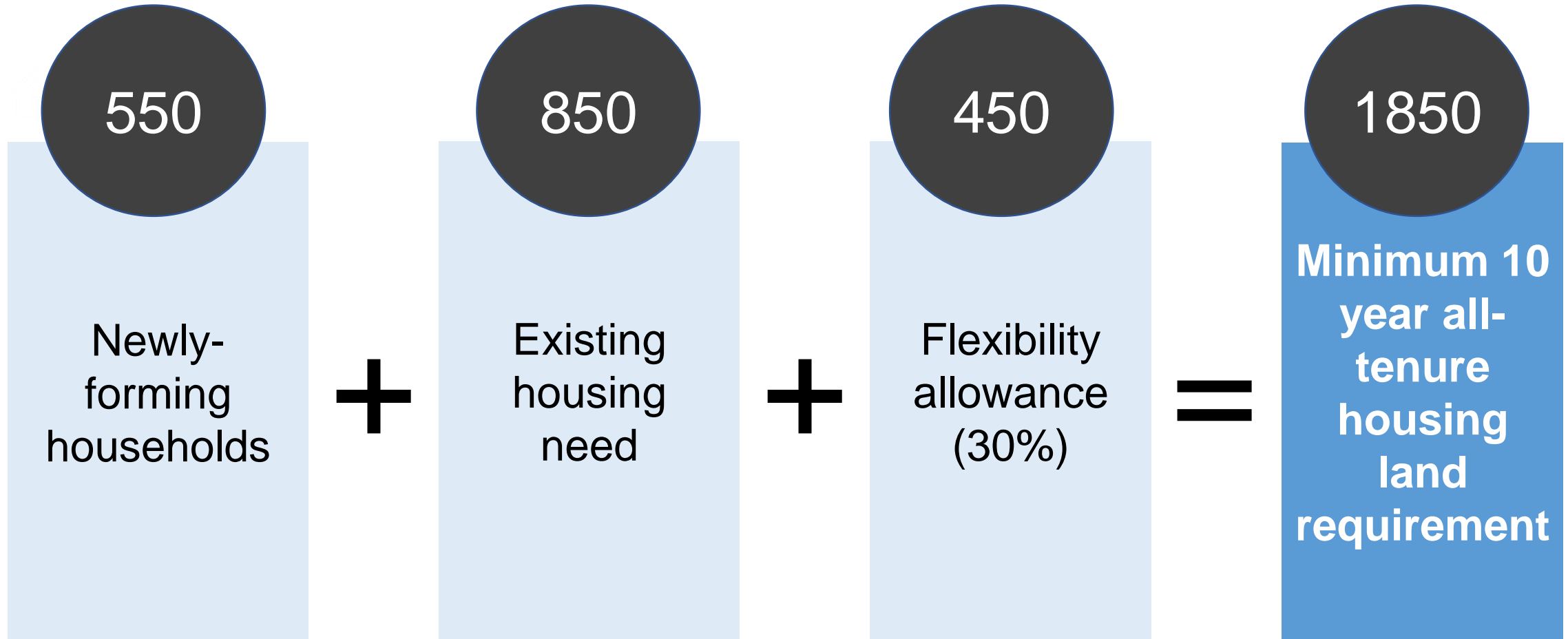
Locally Adjusted Estimate 3: Growth Scenario 2 (10 Years)



2018 NRS projections:
Local Growth scenario
– 0.5% for 10 years

Local backlog need
scenario

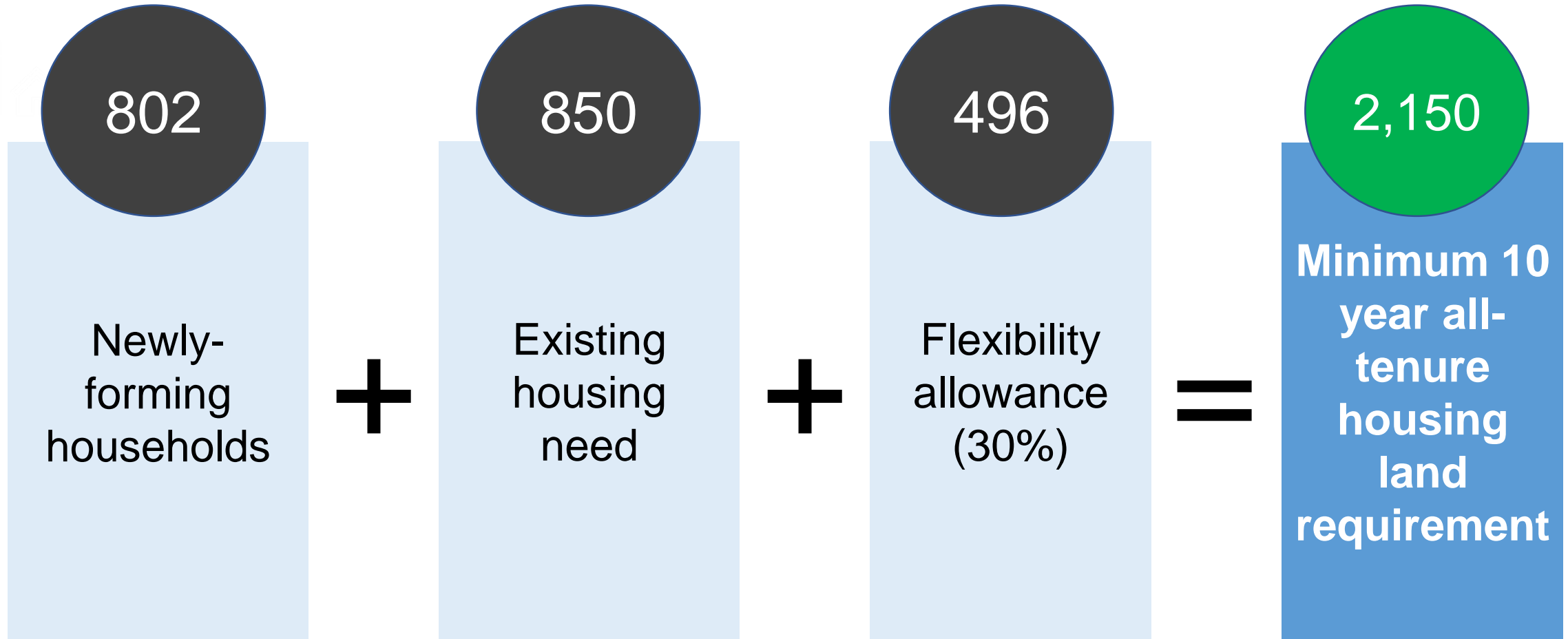
Locally Adjusted Estimate 4: Growth Scenario 3 (15 Years)



2018 NRS projections:
Local Growth scenario
– 0.5% for 15 years

Local backlog need
scenario

Locally Adjusted Estimate 5: Growth Scenario 3 (15 Years)



Net migration to halt population shrinkage in SPAs 2021-30

Local backlog need scenario

Statistical Evidence & Triangulation: Locally adjusted MATHLR estimate

200

10 Year Initial
default estimate
MATHLR tool

1,100

10 Year Locally
adjusted estimate
– High migration

1,350

10 Year Locally
adjusted estimate
– Growth 5 years

1,600

10 Year Locally
adjusted estimate
– Growth 10
years

1,850

10 Year Locally
adjusted estimate
– Growth 15
years

2,150

10 Year Locally
adjusted estimate
– SPA HH
population
retention

2,025

10 Year Historic
Completions
2010-2019
MATHLR tool

2,470

10 Year Historic
Completions
2010-2019 ABC

2,226

Total land supply:
LDP Housing
Land Audit

Statistical Evidence & Triangulation: Locally adjusted MATHLR estimate

200

10 Year Initial
default estimate
MATHLR tool

1,100

10 Year Locally
adjusted estimate
– High migration

1,850

10 Year Locally
adjusted estimate
– Growth

2,150

10 Year Locally
adjusted estimate
– SPA HH
population
retention

Housing to 2040 Drivers

1,032

Projected SHIP
completions
2021-26

63

Rural Island
Housing
Fund/Rural
Growth Deal

1,095

Total SHIP &
Rural Grant
Funding Tools

2,700

Future
accommodation
model
requirements

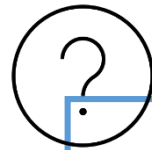
843

Target to address
stock
effectiveness &
support growth

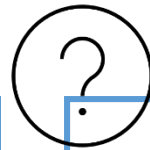
Locally adjusted MATHLR estimate: Policy discussion



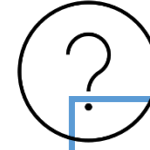
Agreeing the
local default
MATHLR
estimate



Which default scenarios are we selecting for (i) existing need (ii) newly forming households



Is the default adjustment factor of 30% generous enough to reflect growth ambitions



What are our drivers for household growth and which evidence do we select to justify this strategy?

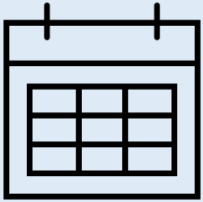
Housing Market Partnership Engagement



- Local authorities must work with their Housing Market Partnerships (HMPs) and encourage stakeholders to engage positively in approving locally adjusted estimates through constructive co-operation
- Authorities are required to provide robust evidence of why they seek to use an alternative projection
- Reasoning **must be** made on the basis of local, regional or national policy drivers and aspirations
- Local authority must submit robust evidence to support the case

- Planning Act Outcomes for NPF
- NPF Position Statement
- Housing to 2040
- Population Strategy
- Completions
- Local and regional ambitions to support growth in housing e.g. LHS, City / Growth Deals
- Relevant local evidence e.g. SHIPs, HNDA background material

Submitting Locally Adjusted Estimates



Friday 4th June 2021

Deadline for local input responses on MATHLR

1

Response Template

- Locally adjusted estimates
- Excel Calculator
- Evidence

2

**HMP & stakeholder
engagement
outcomes**

3

**Sign off by senior
officials: Head of
Housing/Head of
Planning**