NPF 4 Minimum All-Tenure Housing Land Requirement

Annex 1. Backlog Definition for the 2020 HNDA - Estimating Existing Need

Introduction

The Highland Housing Market Partnership considered the supplied data in the CHMA Tool. The tool includes a default figure for the Highland Council Area represented by Homeless Households in Temporary Accommodation or Concealed and Overcrowded. The source for this figure is described as the three year average of the Scottish Household Survey (SHS) and the Scottish House Condition Survey (SHCS) data (2013-15 inclusive): https://www.gov.scot/publications/overcrowded-and-concealed-household-estimates-2013-2015/ however no Concealed or Overcrowded households were sampled in the Highland Council area – so reference is instead made to the position in the 2011 Census (now 10 years out of date).

The HNDA guidance states that "existing need" must be based upon the need that requires an addition to the current housing stock. Discretion however is given to authorities to use their own estimates, providing they clearly demonstrate how the estimate is reached.

The default supplied figure of 840 is seen by the Highland HMP as significantly under-representing the situation in Highland Council Area, especially when compared with experience and knowledge of teams in the Housing function. Experience in the Highlands is that applicants on the Highland Housing Register (HHR) who are overcrowded and concealed are currently in both the private and subsidised sectors with many having a need that can only be met within the social sector. The result of this is that both the HaTAP and SHS based approaches are likely to result in significant underestimates.

In the previous HNDA (2015) we proposed and used the following approach, and this was accepted by the CHMA in their assessment of our HNDA. For this HNDA we took a snapshot of the April 2020 HHR data and applied the same rules based approach.

Information contained in our HHR

There are 3 key fields in the HHR that are used in the assessment. It is recognised that simply using the points-based rule would not identify whether the applicant would release an existing house for relet or resale so the approach taken ensures the rules only identify the requirement for stock additions:

- Household Type
- Current Home Description
- Points Rule

The following assessment was applied to the whole Highland Housing Register to consider whether they should be included in the backlog.

A	Homeless (inc Homeless at home)	"Homeless at home" includes sofa surfing and temp accom with friends and family - needs to be temporary
B	Living in a Hostel	Homeless families and individuals living in temporary accommodation

C	Living In a caravan	Council policy is that this is an unacceptable standard of permanent accommodation	
D	Living in Temp accommodation provided By HC or another Council	Equivalent to homeless – these are homeless families and individuals living in temporary accommodation	
E	Living or lodging with friends	Unacceptable current living accommodation provided as a personal favour. Unlikely to be relet when the individual or family moves out	
F	Living with parents or relatives	Unacceptable current living accommodation provided as a personal favour. Unlikely to be relet when the individual or family moves out	

Categorisation deliberately excludes those who would release a property when rehoused (e.g. tenants of HHR Landlords) or are part of population churn where numbers will likely remain reasonably constant in future (e.g. hospital or residential care) where number are relatively low.

Results

A snapshot taken on April 1st 2020 (containing 7396 HHR entries) provides the underpinning data for use in this HNDA. The Highland-wide results are shown below against the reason for inclusion in the existing backlog.

Reason for Inclusion in Backlog	Highland Council Area Total
A – Homeless (inc. homeless at home)	81
B – Living in a Hostel	61
C – Living in a Caravan	88
D – Living in temp. Accommodation	655
E – Living or Lodging with Friends	233
F – Living with Friends or Relatives	1118
TOTAL	**2236**

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Components of Backlog by Housing Market Area

By allocating each HHR entry to their 1st Choice of HMA location – the numbers are as follows:
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Reason for Inclusion in Backlog	B&S	CA	IN	LO	NA	ER	MR	RCW	SL	SU	Total
A – Homeless	6		24	15	4	5	6	1	20		**81**
B – Living in a Hostel	6		41	2	2	1		4	3	2	**61**
C – Living in a Caravan	11	4	19	19	6	8	5	7	8	1	**88**
D – Living in temp. Accommodation	23	9	348	31	29	50	93	8	56	8	**655**
E – Living or Lodging with Friends	33	16	68	41	5	16	26	11	10	7	**233**
F – Living with Friends or Relatives	79	61	412	159	56	94	89	39	90	39	**1118**
Totals	**158**	**90**	**912**	**267**	**102**	**174**	**219**	**70**	**187**	**57**	**2236**

Using the "existing need" in the Highland HNDA

Those identified (families and individuals) in existing need include those currently in both private and subsidised housing sectors, as well as the homeless. In some cases their incomes may allow a private sector solution. The affordability model in the HNDA tool has been considered but this assumes that people in existing need have the same income distribution as the wider population and allocated around half to the private sector. For this reason the affordability model has not been used in the scenario represented in our HNDA.