



Appendix 25
Extracts from
Local Housing
Needs (Final
Report March
2015)

Local Housing Needs Assessment Evidence Base Report

housing | open space | employment | community | transport | education

Wrexham County Borough Council 2015

Local Housing Market Assessment

Wrexham County Borough Council

Final Report
March 2015

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Step 21: Total affordable supply

- 6.36 This is the predicted sum of annual supply of affordable units (i.e. both social rented and intermediate housing). Total affordable supply is 797 dwellings each year.

Step 22: Net shortfall or surplus

- 6.37 This is the overall level (i.e. shortfall or surplus) of affordable housing that would need to be provided each year in order to meet housing need over the chosen time period. It is calculated by subtracting the supply of affordable housing (Step 21) from the annual need (Step 12 plus Step 18). Analysis would suggest an annual shortfall of 157 affordable dwellings across Wrexham Borough.
- 6.38 Table 6.4 summarises the different steps taken in assessing housing need and evidencing the extent to which there is a surplus or shortfall in affordable housing across Wrexham County Borough. Please note that in Stage 1, Step 1.4 reports the total number of households in need and avoids double counting as in some cases households have more than one housing need.
- 6.39 Table 6.5 provides a further breakdown of the data by sub-area.

Table 6.4 Needs Assessment Summary for Wrexham Borough		
Element and step in calculation	Calculation	Wrexham
Total households >>>		59257
C. CURRENT NEED		
1. Existing households in need of alternative housing		6617
2. plus Current non-households in need		451
3. minus cases where they can afford to meet their needs in the market		2482
4. equals Total current housing need	1+2-3	4586
A. AVAILABLE STOCK TO OFFSET NEED		
5. Current occupiers of affordable housing in need		1687
6. plus Surplus stock		0
7. plus Committed supply of new affordable units		365
8 minus planned units to be taken out of management		0
9. equals Total available stock to meet current need	5+6+7-8	2052
10. equals Total Current Need	4-9	2534
11. times quota progressively to reduce level of current need		20%
12. equals Annual need to reduce level of current need	10x11	507
N: NEWLY ARISING NEED		
13. New household formation (gross p.a.)		353
14. times proportion unable to buy or rent in the market		202
15. plus existing households falling into need		197
16. minus potential out-migrants unable to afford market housing		22
17. plus in-migrants unable to afford market housing		71
18. equals newly-arising need	14+15-16+17	448
S. SUPPLY OF AFFORDABLE UNITS per year		
19. Net supply of social re-lets		797
20. plus supply of intermediate housing available for re-let or resale at sub-market levels		0
21. equals Affordable supply		797
NET SHORTFALL OR SURPLUS		
22. Overall shortfall or surplus (annual imbalance)		157

Source 2014 Household Survey; RP Lettings and Sales data

Table 6.5 Needs Assessment Summary by sub-area

Element and step in calculation	Calculation	Sub-area					Total
		North East	South East	South West	Western Border	Wrexham	
Total households >>>		5030	3774	1959	29072	19422	59257
C. CURRENT NEED							
1. Existing households in need of alternative housing		487	365	218	2841	2706	6617
2. plus Current non-households in need	%	61	11	9	221	149	451
	No.	41	22	35	28	49	175
3. minus cases where they can afford to meet their needs in the market	1+2-3	200	79	77	806	1320	2482
4. equals Total current housing need		348	297	150	2256	1535	4586
A. AVAILABLE STOCK TO OFFSET NEED							
5. Current occupiers of affordable housing in need		27	6	27	856	771	1687
6. plus Surplus stock		0	0	0	0	0	0
7. plus Committed supply of new affordable units		12	9	11	205	128	365
8 minus planned units to be taken out of management		0					0
9. equals Total available stock to meet current need	5+6+7-8	39	15	38	1061	899	2052
10. equals Total Current Need	4-9	309	281	112	1195	636	2534
11. times quota progressively to reduce level of current need	Policy judgement	20%	20%	20%	20%	20%	20%
12. equals Annual need to reduce level of current need	10x11	62	56	22	239	127	507
N: NEWLY ARISING NEED							
13. New household formation (gross p.a.)		23	4	3	131	193	353
14. times proportion unable to buy or rent in the market		57.20%	57.20%	57.20%	57.20%	57.20%	57.20%
15. plus existing households falling into need		5	10	5	159	17	197
16. minus potential out-migrants unable to afford market housing			2		20		22
17. plus in-migrants unable to afford market housing	(13x14)+15-16+17		2	5	63		71
18. equals newly-arising need		18	13	12	277	127	448
S. SUPPLY OF AFFORDABLE UNITS per year							
19. Net supply of social re-lets		26	21	23	447	280	797
20. plus supply of intermediate housing available for re-let or resale at sub-market levels	19+20	0	0	0	0	0	0
21. equals Affordable supply		26	21	23	447	280	797
NET SHORTFALL OR SURPLUS							
22. Overall shortfall or surplus (annual imbalance)	12+18-21	54	48	12	69	-26	157