

Welwyn Hatfield Borough Council

Implied Size of Housing Required – Methodology Note

- 1.1 The last published update on the size and type of housing required was provided in Examination document EX103A which used the 2016-based SNPP/SNHP and was for the 2013-32 plan period with an FOAHN of 16,000 dwellings.
- 1.2 Examination document EX203A, which explored the implications of the 2018-based SNPP and SNHP on the Welwyn Hatfield OAN, did not include an update on the size and type of housing required. However, an update was subsequently undertaken by the Council for the 2016-36 plan period, using the 2018-based data modelled by Edge Analytics (EX203B) and adopting the same methodology as applied by the Council's consultants in EX103A. This was not published as an examination document but was summarised in the 2020/21 Annual Monitoring Report (paragraph 5.12, figure 4).
- 1.3 This note presents the updated assessment of the implied size of housing required over the 2016-36 plan period, using the 2018-based alternative migration variant projections and an FOAHN of 15,200 dwellings.
- 1.4 Table 1 below presents the anticipated growth in household type using the 2018-based alternative migration variant projections, when applying the adjusted 2014-household formation rates.

Table 1: Forecast Growth in Household Type 2016 - 2036

(Calculated using EX203B, SNPP-2018 based Alt_Mig (2014-HH Return))

Household type	2016 - 36 Growth in household type
One person household	4,009.0
family no dependent children	1,876.5
household with dependent children	4,676.5
families with other adults	462.9
other households	481.4
	11,506.3

- 1.5 Table 2 below presents a summary of the size of housing occupied by household types using the 2011 Census data.

Table 2 – Size of Housing by Household Type 2011 Census (Uses Census table DC1402EW - Household composition by number of bedrooms, ONS via NOMIS)

Household type	1	2	3	4+
One person household	33.1%	28.9%	29.9%	8.1%
family no dependent children	9.3%	24.0%	43.9%	22.8%
household with dependent children	2.9%	19.3%	49.0%	28.8%
families with other adults	1.4%	13.4%	54.9%	30.4%
other households	6.2%	19.3%	29.4%	45.1%

1.6 The proportions in table 2 above were then applied to growth in household type (table 1) to arrive at the percentages for the estimated size of housing required:

Table 3: Calculation for size of new housing required

Household type	1	2	3	4+	
One person household	1,326.5	1,159.9	1,198.3	324.4	4,009.0
family no dependent children	174.8	449.9	823.5	428.3	1,876.5
household with dependent children	134.5	900.8	2,293.7	1,347.5	4,676.5
families with other adults	6.3	61.9	254.2	140.6	462.9
other households	29.7	92.7	141.7	217.3	481.4
Total	1,671.7	2,665.2	4,711.3	2,458.0	11,506.3
Estimated Size of new housing required	14.5%	23.2%	40.9%	21.4%	

1.7 In the 2020/21 AMR these percentages were then applied to the FOAHN of 15,200 dwellings to give an indication of the total requirement for each housing size over the 2016-36 plan period. This enables monitoring against the implied requirement to establish if the need for different sizes/types of housing is being met. The table below provides the underlying data for Figure 4 in the 20/21 AMR.

Table 4: Plan period 2016-36 – Implied Housing Requirement based on FOAHN of 15,200

	Implied Housing Requirement (%)	Implied Housing Requirement OAN 15,200
Studio/1 Bed	15%	2,208
2 Beds	23%	3,521
3 Beds	41%	6,224
4+ Beds	21%	3,247
Total	100%	15,200