

## Cotswold District Council. SHMA Update – April 2016

### Errata

Unfortunately it has been discovered that the affordable housing needs model within the Cotswold SHMA update contains a small error in the calculation of the future supply of social rented housing (table 3.6). When the spreadsheet that was used to produce the model outputs was overwritten a figure of 40 lettings was left in the table for 2012/13 from the Council owned stock, when all the other figures in this section were amended to 0 to reflect that all stock is under RSL ownership in Cotswold. The figure of 40 was overlooked in error and was added to the total dwellings let (after lettings to new homes) in 2012/13. The table below shows the results set out in the report and also the results as they should have been presented.

<b>Table 3.6 Analysis of past housing supply (social rented sector)</b>		
<i>Year</i>	<i>Figures in report</i>	<i>Amended figures</i>
2012/13	396	356
2013/14	423	423
2014/15	388	388
<b>Average</b>	<b>402</b>	<b>389</b>

Source: CORE LA Area Lettings Report 2012/2013, 2013/2014, 2014/2015

The consequence is that the average number of lettings across the social rented/Affordable Rented sector over the three-year period in Cotswold should have been 389 per annum rather than the 402 reported.. The impact of this error being brought forward through the model on the total net annual affordable housing need are set out in the table below. The total need for affordable housing of 144 per annum in Cotswold should have in fact been 157.

<b>Table 3.9 Results of the affordable housing needs model</b>		
Stage in calculation	<i>Figures in report</i>	<i>Amended figures</i>
Stage 1: Current unmet gross need for affordable housing (Total) (Table 3.2)	662	662
Stage 2: Newly arising affordable housing need (Annual) (Table 3.4)	588	588
Stage 3: Current affordable housing supply (Total) (Table 3.5)	754	754
Stage 4: Future housing supply (Annual) (Table 3.8)	438	425
Stage 5.1 Net current need (Stage 1- Stage 3) (Total)	-92	-92
Stage 5.2 Annualise net current need (Stage 5.1/16) (Annual)	-6	-6
<b>Stage 5.3 Total need for affordable housing (Stage 2+ Stage 5.2 – Stage 4) (Annual)</b>	<b>144</b>	<b>157</b>
Total gross annual need (Stage 1/16 + Stage 2) (Annual)	629	629
Total gross annual supply (Stage 3/16 + Stage 4) (Annual)	485	472

Source: Various secondary sources as detailed under each individual table

The net annual affordable housing need figure was used in Chapter 5 to determine whether an uplift to the OAN could be considered (paragraphs 5.1 to 5.5). The figure of 144 represented 35.1% of the annual projected household growth in in the District between 2015 and 2031 and it was concluded that this proportion of new housing as affordable appeared difficult to deliver in Cotswold and so the Council may want to consider an uplift to the OAN to help provide more affordable housing. The figure of 157 represents 38.2% of the annual projected household growth in in the District between 2015 and 2031. The conclusion therefore that the Council may want to consider an uplift to the OAN to help provide more affordable housing remains unchanged.

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