



Aldcliffe-With-Stodday Housing Needs Assessment (HNA)

December 2019

1. Executive Summary

1.1 Introduction

Aldcliffe-with-Stodday Parish Council in Lancashire commissioned from Locality a Housing Needs Assessment (HNA) to inform their emerging Neighbourhood Plan. In consultation with the Parish Council, we developed two research questions (RQs) for the HNA to answer. The RQs serve to direct our research into the key neighbourhood-level issues and provide the structure for the study.

While in the case of most parishes, Census data is available at a parish level, Aldcliffe-with-Stodday parish is relatively new, and did not exist at the time of the 2011 Census. As such, an alternative method of statistical analysis must be used, as follows.

For Census purposes, the parish is made up, like the rest of England, of statistical units called Output Areas (OAs). Aldcliffe with Stodday parish equates **geographically** to the following OAs:

- E00127383;
- E00127387; and
- E00127618.

However, the Parish Council has made AECOM aware that while Output Area E00127383 overlaps to a significant extent with the northern third of the parish, in fact all the development within it is actually outside the parish boundary, i.e. in the urban area of Lancaster rather than what is now Aldcliffe-with-Stodday parish.

For this reason, the best fit statistical proxy for Aldcliffe-with-Stodday parish from the boundaries used in Census 2011 reduces only to the following two OAs:

- E00127387; and
- E00127618.

Therefore, it is these two OAs that are used as the best-fit statistical proxy for the parish boundary for data from both the 2001 and the 2011 Censuses. As such, hereafter, when we refer to the parish in relation to Census data, this is the geography being referred to.

While AECOM is aware that these OAs also contain some houses that are in Lancaster rather than in the parish itself, this is a not an uncommon problem in neighbourhood planning, particularly for new parishes and for urban (i.e. non-parished) areas. As such, all data gathering for Aldcliffe-with-Stodday neighbourhood plan that has to rely on Census boundaries will have to use these output areas. There is no alternative to this approach at the time of writing¹, but presumably parish boundary level data will be available for Aldcliffe-with-Stodday in the 2021 Census.

Through analysis of the statistics relating to the two OAs used as a proxy, in the 2011 Census the area had a total of 542 residents.

1.2 Research Questions

RQ1: What type (terrace, semi, bungalows, flats and detached) and size (number of habitable rooms) of housing is appropriate?

RQ2: What provision should be made for specialist housing within the NA?

1.3 Findings of RQ1: Type and size

The Lancaster Strategic Housing Market Assessment (SHMA) indicates that across the wider District, there is high demand for larger properties and that Lancaster South sub-area in particular (within which Aldcliffe-with-Stodday parish is located) is attractive to new buyers. This is backed up by Indices of Multiple Deprivation (IMD) results, showing that Lancaster South is one of the least economically deprived parts of the District.

Census 2011 data on existing dwellings across Aldcliffe-with-Stodday parish shows the proportion of dwellings with 6 rooms or fewer is lower than the Lancaster average, and the proportion with seven rooms or more is higher than average.

¹ While the Parish Council suggested an alternative best-fit proxy based on Lancaster's MARIO mapping system, this does not relate to the Census sub-division boundaries that permit the interrogation of Census data and therefore cannot be used.

Between the 2001 and 2011 Censuses, the number of smaller dwellings in the Parish declined and the number of larger dwellings increased. The Census also shows clear evidence of under-occupation, with smaller households than the District average, but a lack of corresponding smaller dwellings.

Aldcliffe-with-Stodday's population will age over the plan period and modelling indicates an ideal dwelling size distribution for the parish in 2031, suggesting that significantly more dwellings of three bedrooms and fewer are needed and no further dwellings of four bedrooms or more, as follows:

- 17.5% one-bedroom homes;
- 44% two-bedroom homes; and
- 38.5% three bedroom homes.

In terms of dwelling type, the strong evidence of need for smaller dwellings is likely to translate more into terraced and semi-detached houses, as well as bungalows, than it will into detached properties.

1.4 Findings of RQ2: Specialist housing for the elderly

The Lancaster SHMA and the Government's Sub-National Population Projections are clear that the population of both Lancaster City and Aldcliffe-with-Stodday will age significantly over the neighbourhood plan period. While evidence from a number of sources point to the fact that the majority of older people want to stay in their own accommodation with help and support when needed, equally, there is both a market and a need not just for downsizing generally but also for specialist housing for the elderly once they reach the age of 65 or older, and a need to continue to diversify the range of older people's housing.

The Housing Learning and Improvement Network (LIN) method that we use to model the need for specialist housing for the elderly arising from Aldcliffe-with Stodday to 2031 suggests a total need for 13 specialist housing dwellings. Our recommendation is therefore to make at least 13 dwellings available to service the needs of older and elderly people over the Plan period.

These 13 dwellings should be split approximately by tenure into 40% affordable and 60% market dwellings. These specialist dwellings would, based on the Housing LIN analysis, comprise 70% adaptations, retirement or sheltered housing and 30% housing with care.

This specialist dwelling need is best provided in Lancaster rather than the parish itself, which will enable the elderly in need of specialist accommodation to live as close to the parish as possible, but with the city offering a much higher level of accessibility to services and facilities, which will help in the recruitment and retention of specialist care staff and enable economies of scale.