

Annex C - Gloucestershire Local Housing Needs Assessment 2020

The Gloucestershire Local Housing Needs Assessment 2020 is a statutory assessment that is carried out every 5 years to assess the number of homes needed in an area. The standard method used addresses projected household growth and historic under-supply.

Whilst the Assessment should be read in conjunction with this report, specific details are highlighted to members:

- Page 36 shows housing growth of 3,056 between 2019 - 2029. However, when adjusted based on affordability criteria the uncapped housing need is 490 homes to help respond to housing market pressures which may have suppressed past rates of household formation.
- The greatest growth in population is predicted to be in the 15 - 24 and 25 - 34 age groups and those over 65 with growth in the 35 - 64 age groups more static.
- Page 66 sets out the income needed to rent and highlights that Cotswold requires the highest income levels in the County.
- Page 79 presents the percentage of age groups unable to afford market housing with greatest need in the under 25 age group and for lone parent families across all age groups.
- Page 92 states that there is a projected affordable housing need of 7,387 2021 - 2041 with only 2,497 affordable homes planned.
- Page 155 identifies the overall need for housing by property size with the greatest need being for 2 bedroom homes.