

Sevenoaks District

Seniors Action Forum

APPENDIX 1

Working together in the interests of people aged 50 plus

Examples of How and Why the application of the new formula for Housing Targets makes no sense for major cities including the Northern Powerhouse

	%	Land cost Per H/A		Median House Price	W.Place Earnings	Res.based Earnings	Target 2017	Target 2020	%age change	H/H forecast	H/H expectation over 10 year period	Increase	%
Area	Green	2017	2019	Sept 2019	2019	2019	p.a.	p.a.		2020			
England	31	£6.2m	-	£240K	£30.7K	£30.7K	270,000	337,000	+25%	23.542m	26.91m	3.4m	+14.53
London	?	£36.8m	-	£470K	£39K	£36.8K	56,023	93,532	+67%	3.542m	4.478m	935,320	+26.4%
England exc London		2.77m	-				213,977	243,468	+14%	20.000m	22.43m	2.43m	+12.1%
Sheffield	63%	1.43m	0.87m	160	28.3	28.4	2,997	2,745	-8%	244,582	272,032	27,450	+11.3%
Leeds	62%	2.72	2.15	180	29.3	28.8	2,787	2,387	-14%	332,891	356,761	23,870	+7.2%
Newcastle upon Tyne	35%	1.36	0.85	165	28.9	28.0	1,036	774	-25%	124,453	132,193	7,740	+6.2%
Manchester	15%	1.89	2.13	180	30.7	26.5	2,613	1,645	-37%	216,844	233,294	16,450	+7.6%
Birmingham	14%	1.27	1.70	180	30.7	27.4	3,577	3,056	-15%	425,717	455,717	30,650	+7.2%
Bristol	7%	3.42	3.25	270	30.8	30.4	2,368	2,490	+5%	195,658	220,357	24,900	+12.7%
Liverpool	5%	0.87	0.85	125	29.6	28.8	1,558	1,154	-26%	222,817	234,357	11,540	+5.2%
7 Area Summary		1.58	1.68	180	29.8	28.3	16,939	14,251	-18%	1,762	1,905,472	142,510	+8.1%

APPENDIX 2

The 13 most Green areas

Area	%	Land cost Per H/A		Median House Price	W.Place Earnings	Res.based Earnings	Target 2017	Target 2020	%age change	H/H forecast	H/H expectation over next 10 years	Increase	%
		2017	2019										
Area	Green	2017	2019	Sept 2019	2019	2019	p.a.	p.a.		2020			
Sevenoaks	94%	8.34	8.30	390	29.7	38.0	711	820	+15%	49,709	57,909	8,200	+16.5%
Tandridge	94%	6.80	6.10	427	28.5	35.7	646	533	-17%	35,766	41,096	5,330	+14.9%
Epping Forest	94%	7.65	7.60	450	32.9	37.6	953	868	-9%	54,566	63,246	8,680	+15.9%
Rother	90%	3.04	2.95	292	23.5	28.7	736	1,173	+59%	44,473	56,203	11,730	+26.4%
Chiltern	90%	8.31	8.21	540	30.7	27.7	343	619	+80%	38,301	44,491	6,190	+16.2%
Brentwood	90%	7.02	7.00	410	33.5	41.6	453	393	-13%	31,460	35,390	3,930	+12.5%
Guildford	89%	7.49	7.62	430	35.0	38.2	787	733	-7%	56,168	63,498	7,330	+13.1%
Bromsgrove	89%	2.29	2.85	288	28.7	34.5	379	694	+83%	41,414	48,354	6,940	+16.8%
New Forest	89%	6.89	5.75	328	29.3	31.1	729	782	+7%	79,893	87,713	7,820	+9.8%
High Peak	84%	1.48	1.10	190	25.6	27.6	27.6	263	+60%	4,726	45,726	4,200	+10.1%
York	82%	3.00	2.75	243	29.6	28.7	1,026	763	-26%	87,446	95,076	7,630	+8.7%
St. Albans	81%	9.56	8.90	530	32.9	41.5	893	997	+12%	58,304	68,274	9,970	+17.1%
Chorley	80%	1.58	1.24	170	24.9	31.3	569	771	+12%	50,966	58,676	7,710	+15.1%
13 Areas (80% + Green)		5.65	5.41	361	29.6	34.8	8,488	9,566	+13%	669,992	765,652	95,660	+14.3%

House prices are more related to land prices than earnings

WORKPLACE OR RESIDENT BASED EARNINGS TO HOUSE PRICE RATIOS?

House prices are higher in these 13 Green areas because:-

There will always be a shortage of available land for building if the 80%+ Green is to be protected

The demand for housing in these areas is more from people living in these areas, with some commuting to nearby urban areas.

Across England as a whole, workplace or resident based earnings to house prices are quite logically the same. Therefore, if Resident based earnings are used in the new 2020 formula the overall target for England should remain the same.

Demand in Green areas is resident based, particularly in the South East, future growth is forecast to be from people wanting to migrate from the capital. ONS forecast that in the period 2018-28 the population of Sevenoaks will grow by 5,000 with only 12% being natural change and a whopping 88% from net migration.

We suggest that “if” a formula is to be used, it should be resident based, and that within these targets should be set for genuine Affordable Housing and provision for older people in line with the Shelter proposals of 14th Jan 2019.

If used these revised resident based targets should be seen only as a starting point.

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SDC resident population in employment =	53,000	100%
Of these” live and work in” the SDC area	24,000	45%
But more commute out	29,000	55%
The workforce pop who work in the SDC area	44,000 #	100%
Of these many commute from outside SDC	20,000	45%

of which 32,500 are full time employees as used to compile the Workplace to Earnings formula

TARGETS USING BOTH RESIDENT AND WORKPLACE EARNINGS

0.25% of Dwellings Or 10 year average growth 2020 – 2030		Workplace ratio 2009 2019		Resident based ratio 2009 2019		New housing targets p.a. Workplace Resident		Difference
13 Green	4336	8.70	11.84	7.32	9.14	9,556	7705	-1851 or -19.4%
Sevenoaks Inc above	315	8.98	13.12	7.87	10.26	820	624#	- 196 or - 23.9%

16 years @ 624 p.a. = 9984 and is more in line with SDC expectation of # 9410 in the latest Local Plan of July 2019

Technical note:- To get targets for groups of areas it is necessary to add up each individual target for each L.A.

These are available in the Lichfield Documents

<https://lichfields.uk/how-many-homes-the-new-standard-method>

[https://lichfieds.uk/blog/2020/august/setting a higher standard](https://lichfieds.uk/blog/2020/august/setting-a-higher-standard)

DO THE PROPOSED 2020 TARGETS MAKE SENSE? – NO WAY !