

Moray Housing Need and Demand Assessment 2017
Additional housing units required, by Housing Market Area, 2018 - 2037

Appendix 3

HNDA Scenario 3	Tenure	2018	2019	2020	2021	2022	2018-22	
Buckie HMA	Social Rent	43	31	31	31	30	166	86.6%
	Below market (BM) Rent/ Intermediate tenure	7	5	4	5	4	26	13.4%
	Sub total affordable	51	36	35	36	34	192	57.3%
	Private rent	19	12	11	11	10	63	
	Owner occupation	22	14	14	15	14	79	
	Total	92	62	60	62	58	334	
Cairngorms HMA	Social Rent	2.3	1.5	1.4	1.5	1.4	8.2	86.0%
	Below market (BM) Rent/ Intermediate tenure	0.4	0.2	0.2	0.2	0.2	1.3	14.0%
	Sub total affordable	2.7	1.8	1.7	1.8	1.7	9.5	53.8%
	Private rent	1.1	0.7	0.6	0.6	0.6	3.6	
	Owner occupation	1.3	0.8	0.8	0.9	0.8	4.6	
	Total	5.0	3.3	3.1	3.3	3.1	17.7	
Elgin HMA	Social Rent	134	106	104	105	102	551	89.0%
	Below market (BM) Rent/ Intermediate tenure	21	12	11	12	11	68	11.0%
	Sub total affordable	155	118	115	117	113	619	56.9%
	Private rent	39	25	24	25	23	136	
	Owner occupation	97	61	58	61	57	333	
	Total	291	204	197	203	194	1,088	
Forres HMA	Social Rent	42	32	32	32	31	168	87.4%
	Below market (BM) Rent/ Intermediate tenure	7	5	4	4	4	24	12.6%
	Sub total affordable	49	36	36	36	35	192	52.7%
	Private rent	22	13	13	13	12	74	
	Owner occupation	28	18	17	18	17	99	
	Total	99	68	66	68	64	365	
Keith HMA	Social Rent	20	15	15	15	14	79	85.6%
	Below market (BM) Rent/ Intermediate tenure	4	2	2	2	2	13	14.4%
	Sub total affordable	24	17	17	17	16	92	55.4%
	Private rent	10	6	6	6	5	33	
	Owner occupation	12	8	7	8	7	41	
	Total	46	31	30	31	29	166	
Speyside HMA	Social Rent	18	12	12	12	12	66	84.7%
	Below market (BM) Rent/ Intermediate tenure	4	2	2	2	2	12	15.3%
	Sub total affordable	21	15	14	14	14	78	51.7%
	Private rent	7	4	4	4	4	23	
	Owner occupation	14	9	9	9	8	49	
	Total	42	28	27	28	26	151	

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HNDA Scenario 3	Tenure	2023	2024	2025	2026	2027	2023-27	
Buckie HMA	Social Rent	21	18	20	20	20	99	82.0%
	Below market (BM) Rent/ Intermediate tenure	5	4	4	4	4	22	18.0%
	Sub total affordable	25	22	24	24	24	120	50.0%
	Private rent	11	10	10	11	10	52	
	Owner occupation	14	13	14	14	14	69	
	Total	50	45	48	49	49	241	
Cairngorms HMA	Social Rent	1.3	1.1	1.2	1.2	1.2	6.1	84.3%
	Below market (BM) Rent/ Intermediate tenure	0.2	0.2	0.2	0.2	0.2	1.1	15.7%
	Sub total affordable	1.5	1.3	1.4	1.5	1.5	7.2	51.0%
	Private rent	0.6	0.6	0.6	0.6	0.6	3.0	
	Owner occupation	0.8	0.7	0.8	0.8	0.8	3.9	
	Total	2.9	2.6	2.8	2.9	2.8	14.1	
Elgin HMA	Social Rent	51	45	50	51	50	247	82.0%
	Below market (BM) Rent/ Intermediate tenure	12	10	10	11	11	54	18.0%
	Sub total affordable	62	56	60	62	62	301	43.4%
	Private rent	24	22	24	23	23	115	
	Owner occupation	59	52	56	56	55	278	
	Total	144	129	139	141	140	694	
Forres HMA	Social Rent	18	16	17	18	18	86	81.9%
	Below market (BM) Rent/ Intermediate tenure	4	4	4	4	4	19	18.1%
	Sub total affordable	22	20	21	21	21	105	42.0%
	Private rent	13	11	12	12	13	61	
	Owner occupation	17	16	17	17	17	83	
	Total	52	47	50	51	50	250	
Keith HMA	Social Rent	10	9	9	10	9	47	81.3%
	Below market (BM) Rent/ Intermediate tenure	2	2	2	2	2	11	18.8%
	Sub total affordable	12	11	12	12	12	58	48.0%
	Private rent	6	5	5	6	6	27	
	Owner occupation	7	7	7	7	7	35	
	Total	25	22	24	24	24	120	
Speyside HMA	Social Rent	9	8	9	9	9	43	82.6%
	Below market (BM) Rent/ Intermediate tenure	2	2	2	2	2	9	17.4%
	Sub total affordable	11	10	10	11	11	52	46.0%
	Private rent	4	4	4	4	4	20	
	Owner occupation	9	8	8	8	8	41	
	Total	24	21	23	23	23	114	

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HNDA Scenario 3	Tenure	2028	2029	2030	2031	2032	2028-32	
Buckie HMA	Social Rent	18	16	18	16	18	86	83.2%
	Below market (BM) Rent/ Intermediate tenure	4	4	3	3	3	17	16.8%
	Sub total affordable	22	20	21	19	21	103	50.0%
	Private rent	10	9	9	8	9	45	
	Owner occupation	12	11	12	11	12	58	
	Total	44	39	42	38	42	206	
Cairngorms HMA	Social Rent	1.1	1.0	1.1	1.0	1.1	5.2	84.3%
	Below market (BM) Rent/ Intermediate tenure	0.2	0.2	0.2	0.2	0.2	1.0	15.7%
	Sub total affordable	1.3	1.2	1.3	1.2	1.3	6.2	51.0%
	Private rent	0.6	0.5	0.5	0.5	0.5	2.6	
	Owner occupation	0.7	0.6	0.7	0.6	0.7	3.3	
	Total	2.6	2.3	2.5	2.3	2.5	12.1	
Elgin HMA	Social Rent	46	41	44	41	45	217	82.7%
	Below market (BM) Rent/ Intermediate tenure	10	9	10	8	9	45	17.3%
	Sub total affordable	56	50	54	49	54	262	44.0%
	Private rent	21	19	21	19	21	100	
	Owner occupation	50	45	47	43	47	233	
	Total	127	114	122	111	122	596	
Forres HMA	Social Rent	16	14	15	14	16	75	83.8%
	Below market (BM) Rent/ Intermediate tenure	3	3	3	3	3	15	16.2%
	Sub total affordable	19	17	18	17	18	90	42.0%
	Private rent	11	10	11	10	11	54	
	Owner occupation	15	14	14	13	14	71	
	Total	46	41	44	40	44	214	
Keith HMA	Social Rent	9	8	8	8	8	41	82.9%
	Below market (BM) Rent/ Intermediate tenure	2	2	2	2	2	8	17.1%
	Sub total affordable	11	9	10	9	10	49	48.0%
	Private rent	5	5	5	4	5	24	
	Owner occupation	6	6	6	6	6	30	
	Total	22	20	21	19	21	103	
Speyside HMA	Social Rent	8	7	8	7	8	38	84.3%
	Below market (BM) Rent/ Intermediate tenure	2	1	1	1	1	7	15.7%
	Sub total affordable	10	9	9	8	9	45	46.0%
	Private rent	4	3	4	3	4	18	
	Owner occupation	8	7	7	6	7	35	
	Total	21	19	20	18	20	97	

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HNDA Scenario 3	Tenure	2033	2034	2035	2036	2037	2033-37	
Buckie HMA	Social Rent	17	15	17	17	17	83	84.0%
	Below market (BM) Rent/ Intermediate tenure	3	3	3	3	3	16	16.0%
	Sub total affordable	20	18	20	20	20	99	50.0%
	Private rent	9	8	9	9	9	44	
	Owner occupation	11	10	11	11	11	55	
	Total	41	36	39	41	41	198	
Cairngorms HMA	Social Rent	1.0	0.9	1.0	1.1	1.1	5.1	85.9%
	Below market (BM) Rent/ Intermediate tenure	0.2	0.1	0.2	0.2	0.2	0.8	14.1%
	Sub total affordable	1.2	1.1	1.2	1.2	1.2	5.9	51.0%
	Private rent	0.5	0.5	0.5	0.5	0.5	2.5	
	Owner occupation	0.7	0.6	0.6	0.7	0.7	3.2	
	Total	2.4	2.1	2.3	2.4	2.4	11.6	
Elgin HMA	Social Rent	43	39	42	44	44	212	84.1%
	Below market (BM) Rent/ Intermediate tenure	8	7	8	8	8	40	15.9%
	Sub total affordable	52	46	50	52	52	252	44.0%
	Private rent	21	18	20	21	21	101	
	Owner occupation	45	40	44	45	45	219	
	Total	117	104	114	118	118	572	
Forres HMA	Social Rent	15	13	15	15	15	74	84.5%
	Below market (BM) Rent/ Intermediate tenure	3	2	3	3	3	14	15.5%
	Sub total affordable	18	16	18	18	18	88	42.6%
	Private rent	11	10	10	10	10	51	
	Owner occupation	14	12	13	14	14	67	
	Total	42	37	41	43	43	206	
Keith HMA	Social Rent	8	7	8	8	8	40	83.3%
	Below market (BM) Rent/ Intermediate tenure	2	1	2	2	2	8	16.7%
	Sub total affordable	10	9	9	10	10	47	48.0%
	Private rent	5	4	5	5	5	23	
	Owner occupation	6	5	6	6	6	29	
	Total	20	18	20	20	20	99	
Speyside HMA	Social Rent	7	7	7	8	8	36	83.3%
	Below market (BM) Rent/ Intermediate tenure	1	1	1	2	2	7	16.7%
	Sub total affordable	9	8	9	9	9	44	46.8%
	Private rent	4	3	3	3	3	17	
	Owner occupation	7	6	7	7	7	33	
	Total	19	17	19	19	19	94	