

HOUSING NEED AND DEMAND ASSESSMENT - SUMMARY CALCULATION FOR HOUSING NEED (SOCIAL/ AFFORDABLE HOUSING)

Baseline Scenario (Preferred by HMP)

% Household distribution		Buckie	Elgin	Forres	Keith	Speyside	CNP	Moray
		16.4%	48.5%	18.0%	8.5%	7.8%	0.9%	100.0%
STAGE 1 - CURRENT HOUSING NEED								
1.1	Homeless/ insecure	20	110	33	13	5	1	182
1.2	Concealed households	27	109	43	12	13	1	205
1.3	Overcrowding	39	157	55	9	15	0	275
1.4	Support needs/ medical need (waiting list)	59	157	83	12	15	0	326
1.4	Support needs/ medical need (adaptations)	22	66	25	12	11	1	137
1.5	Poor quality	1	17	12	3	3	0	36
1.6	Harassment	0	0	0	0	0	0	0
	Total current need	168	616	251	61	62	3	1,161
	Total current housing need							
x	Households in need	168	616	251	61	62	3	1,161
	% households in need able to access market housing	40	40	40	40	40	40	40
y	Number resolved in the market	67	247	100	24	25	1	464
z	Number resolved in situ	22	66	25	12	11	1	137
1.7	Current housing need	79	303	126	25	26	1	560
STAGE 2 - FUTURE NEED								
2.1	Gross household formation (per year)	149	441	164	77	71	8	910
2.2	% unable to buy or rent in market	60	60	60	60	60	60	60
	No unable to buy or rent in the market	89	265	98	46	43	5	546
2.3	Existing households falling into need (per year)	58	172	56	27	24	0	337
2.4	Total newly arising need (per year)	147	437	154	73	67	5	883

		Buckie	Elgin	Forres	Keith	Speyside	CNP	Moray
STAGE 3 - AFFORDABLE HOUSING SUPPLY								
3.1	Affordable dwellings occupied by households in need	60	186	53	23	17	0	339
3.2	Additional supply associated with reducing void levels	0	0	0	0	0	0	0
3.3	Planned supply of new affordable housing	30	216	79	36	0	0	361
3.4	Units to be taken out of management	0	0	0	0	0	0	0
3.5	Total affordable housing stock	90	402	132	59	17	0	700
Future supply								
3.6	Annual supply of social re-lets	78	237	67	37	28	4	451
3.7	Annual supply of intermediate affordable housing	0	0	0	0	0	0	0
3.8	Annual number of units to be taken out of management	0	0	0	0	0	0	0
3.9	Annual future supply of affordable housing	78	237	67	37	28	4	451
STAGE 4 - BRINGING THE EVIDENCE TOGETHER								
Net annual housing need								
4.1	Net current need	-11	-99	-6	-34	9	1	-140
4.1a	Number of years over which need will be met	10	10	10	10	10	10	10
4.2	Annual current need - backlog reduction	-1	-10	-1	-3	1	0	-14
4.3	Annual newly arising need (net)	147	437	154	73	67	5	883
4.4	Total annual need	146	427	154	70	68	5	869
4.5	Total annual supply	78	237	67	37	28	4	451
Net annual housing need		68	190	87	33	40	1	418
% of net annual housing need		16.3%	45.5%	20.8%	7.9%	9.5%	0.2%	100.0%