

Report to Safer Neighbourhoods and Active Communities Board

Tuesday 13th September 2022

Subject:	Housing Needs Assessment 2022
Director:	Director of Housing Gillian Douglas
Contact Officer:	Housing Policy and Strategy Lead Officer, Louis Bebb louis_bebb@sandwell.gov.uk

1 Recommendations

- 1.1 That the Board considers and comments on the Housing Needs Assessment 2022 for Sandwell.

2 Reasons for Recommendations

It is vital that local authorities have a comprehensive understanding of their local housing market and a robust evidence base on which to make informed decisions about future housing provision in terms of both market and affordable housing delivery, the type and size of housing number of bedrooms required and the need for specialist housing.




The aim of this document is to outline how Sandwell Council plans to meet the current and future housing need in the Borough. This includes households with care and support needs and people from diverse equalities groups. Further, it sets out the evidence used to generate an outline of demand for what social housing will look like over the next few years within the local authority area.



This paper has also been written to link with and compliment recent publications such as SMBC’s Homelessness and Regeneration Strategies to forecast local housing market needs.

As a result, the Housing Needs Assessment will be used to inform our Housing Strategy and set the priorities for 2023 onwards.

3 How does this deliver objectives of the Corporate Plan?

	<p>People live well and age well</p> <ul style="list-style-type: none"> • The Housing Needs Assessment 2022 meets this objective by considering the types of housing needed to support people at each life stage. • The document addresses the housing needs for both young people and older people within dwellings. • Quality homes will have a positive impact on the lives of children and adults and help residents maintain their independence as they get older.
	<p>Strong resilient communities</p> <ul style="list-style-type: none"> • The document reflects on how Sandwell has a diverse population made up of differing socio-economic status, race, ethnicity and disabilities. • Sandwell recognise their responsibility to invest in housing within the Borough to promote wellbeing and help people live healthy lives. This will create mixed and sustainable communities.
	<p>Quality homes in thriving neighbourhoods</p> <ul style="list-style-type: none"> • The document addresses this objective by shaping future housing development and ensuring that the right homes are built. • It highlights the importance of raising standards of design, quality and sustainability across the Borough.



4 Context and Key Issues

- 4.1 Over the recent years national planning policy has undergone major changes, with the development of a revised National Planning Policy and Framework (NPPF). Most recent changes require local authorities to base their planning policies on assessed housing need.
- 4.2 Following the expiration of the Housing Strategy Statement 2012-2022 at the end of this year, SMBC has reviewed and revised its Housing Needs Assessment. The assessment has followed the approach set out in the National Planning Policy Framework (NPPF) and the government's Planning Practice Guidance (PPG).
- 4.3 This document will inform our new Housing Strategy which is due to go to Scrutiny on November 24th 2022. This will identify gaps in
- 4.4 We have consulted with Regeneration and Growth, Commissioning Support Planning and Public Health to ensure that relevant teams have input into the document. As a result, making sure each community in the Borough has access to the right type of housing in the right place, as well as improving local communities' health and wellbeing.

5 Implications

Resources:	<ul style="list-style-type: none">• There are no specific resource implications arising from this document
Legal and Governance:	<ul style="list-style-type: none">• These are set out in the Regulatory Standards (https://www.gov.uk/guidance/regulatory-standards)
Risk:	<ul style="list-style-type: none">• There are no specific risk implications arising from this document.
Equality:	<ul style="list-style-type: none">• The updated Housing Needs Assessment includes data about the housing needs of equalities groups, but this is limited in some cases by the data available.
Health and Wellbeing:	<ul style="list-style-type: none">• The causal link between adequate housing conditions and health outcomes is well established. This paper will have an influence on the Borough's health outcomes moving forward.



Social Value	<ul style="list-style-type: none"> • The Housing Needs Assessment has social value. Creating communities in which people want to live generates a significant amount of social value within local authorities.
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5 Appendices

- Appendix One: Housing Needs Assessment 2022.
- Appendix Two: Guide to Housing Priority Bands.
- Appendix Three: Supported Living Terminology.

7. Background Papers

- Housing Strategy Statement 2012-2022.
- Sandwell's Homelessness and Rough Sleeping Strategy 2022 to 2025.
- Sandwell Regeneration Strategy 2022-2027.
- Black Country Strategic Housing Market Assessment 2021.
- Frail Older People Joint Strategic Needs Assessment 2012.
- The Black Country Gypsy and Traveller Accommodation Needs Assessment.
- The National Policy Planning Framework (NPPF).

