

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Options	Data Source		Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath
1.1 Homeless households & those in temporary accommodation	Those in Temporary Accommodation													
	1A. Snapshot of households in temporary accommodation	LA Temporary Accommodation Stock List	21	300	1	33	0							
	2A. HLI 1 End of Year Snapshot in Temporary Accommodation	HLI 1 statistics												
	3A. 'Currently in temporary accommodation'	HNADA Survey	0	0	0	0	0							
4A. Households with waiting list points: homeless	Council/RSL waiting list data	47	279	26	18	41								
1B. Households who have become homeless as a result of insecure tenure	HLI 1 statistics: Reasons for homelessness - monthly average		8	29	2	2	5							
	2B. Households with waiting list points: insecure tenure	Council/RSL waiting list data												
	3B. Households who have moved in past 5 years as a result of insecure tenure	HNADA Survey	7	68	7	0	22							
1.2 Concealed households	1. Currently sharing amenities with another household	HNADA Survey	11	148	20	120	61							
	2. Sharing amenities is a serious problem for the household	HNADA Survey	0	0	0	0	0							
	3. Households with waiting list points: sharing amenities	Council/RSL waiting list data												
1.3 Overcrowding	1. Households with 1 or bedrooms fewer than needed	HNADA Survey	401	1707	757	161	597							
	2. Households with 1 or bedrooms fewer than needed EXCLUDING single people	HNADA Survey	401	1707	679	146	559							
	3. Households with 1 or bedrooms fewer than needed AND who need/expect to move to bigger house	HNADA Survey	32	336	20	0	0							
	4. Households with waiting list points: overcrowding	Council/RSL waiting list data	148	825	83	57	153							
	5. Waiting list/Survey Triangulation		277	1190	381	108	372							
1.4 Support Needs	Need for Aids or Adaptations													
	1. Households who require installation of aids or adaptations in their current home	HNADA Survey	224	363	459	303	300							
	2. Local authority waiting list for adaptations	OT/PSHG waiting list data												
	Need for Special Forms of Housing													
	1. Households who require special forms of housing	HNADA Survey	129	189	127	200	153							
	2. Difficulty using stairs is a serious problem for the household	HNADA Survey	54	0	53	15	15							
	3. Households with waiting list points: medical/sheltered housing	Council/RSL waiting list data	101	452	47	18	86							
	4. Triangulation WU/Survey		115	321	87	109	120							
	Need for Housing with Support													
	1. Households who require housing support services	HNADA Survey	141	0	141	143	114							
2. Moving closer to those who provide support is a serious problem for the household	HNADA Survey	65	189	37	0	31								
1.5 Poor Quality	1. Quality of home is a serious problem for the household	HNADA Survey	123	53	129	6	0							
	2. Dissatisfied with current home because of poor condition	HNADA Survey												
	3. Number of BTS properties in LA area	LA Data/Prof judgement or private sector stock condition data	187	473	209	94	208							
1.6 Harrassment	1. Harrassment is a serious problem for the household	HNADA Survey	43	53	41	0	0							
	2. Households who have moved in the last 5 years as a result of harrassment	HNADA Survey	47	0	0	0	31							
1.7 Total current need			1025	2916	1346	910	1197							

Net Backlog of Households in Current Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath
X = Number of Households in Current Need			1025	2916	1346	910	1197							
Y = In situ adjustment	1. Households who require installation of aids or adaptations in their current home	HNADA Survey	224	363	459	303	300							
	2. Number of homes where aids & adaptations have been installed given current annual budget available	Data on Stage 3 completions (HAG)/OT Service Outcomes/PSHG Expenditure												
	3. Number of households who require floating support services		108	0	135	122	83							
Z = % of households who cannot resolve need in private housing market	1. CACI Paycheck income profile X weighted average house prices	CACI Paycheck X 2007 Sasines Data	73%	68%	84%	72%	75%							
	2. CACI Paycheck income profile X lower quartile house prices	CACI Paycheck X 2007 Sasines Data	39%	39%	64%	42%	38%							
	3. CACI Paycheck income profile X LHA rents	HNADA Survey Q X 2007 Sasines Data	34%	51%	58%	51%	61%							
	4. Sample income X weighted average house prices	HNADA Survey Q X 2007 Sasines Data												
Net Current Housing Need		(X - Y)*Z	270	995	481	204	309							

Newly Arising Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath
2.1 New household formation	1. Number of households who have moved from previous home to form a separate household in the last 5 years	HNADA Survey	173	226	82	45	174							
	2. Households where a family/household member has LEFT home to form separate household	HNADA Survey	38	242	11	60	44							
	3. Household members who would like to leave existing home to form a separate household in the next 2 years and remain in LA area	HNADA Survey	19	121	6	30	22							
	4. Annual net GROS household projection	2006 based household projections	107	492	65	66	123							
2.2 % New Households who resolve need in private housing market	1. Income profile of recently formed households X lower quartile house prices		57%	48%	84%	79%	37%							
	2. Lower quartile CACI Paycheck income profile X lower quartile house prices													
2.3 Existing households falling into need	1. Annual number of priority homeless households	HLI 1 statistics	96	356	21	13	47							
2.4 Total Newly Arising Need		(2.1*2.2) + 2.3	157	592	75	65	93							

Affordable Housing Supply			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath

3.1 Available Affordable Dwellings	1. Number of Council vacancies in housing stock per annum	Council stock and turnover statistics	63	226	14	21	49							
	2. Number of RSL vacancies in housing stock per annum	RSL stock and turnover statistics	44	203	25	7	32							
3.2 Additional supply associated with reducing void levels	1. Snapshot of Council long terms voids	Council void statistics	0	0	0	0	0							
	2. Snapshot of RSL long terms voids	RSL void statistics	0	0	0	0	0							
3.3A Planned new supply of affordable housing for rent	1. Programmed SHIP completions of affordable accommodate for rent	SHIP/Section 75 agreements	15	90	15	21	9							
	2. Programmed SHIP completions of intermediate accommodation options	SHIP	3	18	3	4	2							
3.4 Units taken out of management	1. Council units for demolition/conversion	Council demolition/regeneration data	0	3	0	0	0							
	2. RSL units for demolition/conversion	RSL demolition/regeneration data	0	0	0	0	0							
3.5 Total Affordable housing stock available		(3.1+3.2+3.3) - 3.4	125	534	56	53	92							

Net Annual Housing Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath
A = Net Current Need			270	995	481	204	309							
B = Annual Net Current Need over next 5 years		Net Current Need / 5	54	199	96	41	62							
C = Annual Newly Arising Need			157	592	75	65	93							
D = Total Annual Need		B + C	211	791	171	106	154							
E = Total Annual Supply			125	534	56	53	92							
Net Annual Housing Need		D - E	86	258	115	52	62							

TOTAL NEED	Angus					Perth & Kinross					North Fife		Total	
	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East		
TOTAL NEED	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 1	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 2	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 3	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 4	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 5	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 6	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 7	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 8	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 9	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
YEAR 10	710	770	831	752	4,341	628	2,366	383	390	697	834	1,017	13,719	11]total need1563
PERCENTAGE	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	OK
AFFORDABILITY %	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	OK
QUARTILE (Q1)	40%	41%	39%	41%	46%	63%	52%	72%	61%	70%	42%	50%		
QUARTILE (Q2)	34%	39%	24%	31%	23%	22%	26%	19%	28%	18%	33%	30%		
QUARTILE (Q3-Q4)	25%	20%	35%	24%	21%	14%	22%	9%	12%	12%	27%	20%		
QUARTILE (Q1)	0	0	0	0	0	0	0	0	0	0	0	0	0	
QUARTILE (Q1) TOTAL NEED	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 1	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 2	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 3	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 4	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 5	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 6	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 7	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 8	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 9	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
YEAR 10	287	314	321	306	2,009	397	1,231	276	237	487	352	507	6,723	
QUARTILE (Q2)	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 1	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 2	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 3	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 4	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 5	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 6	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 7	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 8	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 9	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
YEAR 10	244	299	216	265	1,429	141	613	74	108	125	256	303	4,074	
QUARTILE (Q3-Q4)	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 1	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 2	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 3	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 4	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 5	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 6	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 7	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 8	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 9	179	156	295	181	902	90	522	33	45	85	226	206	2,922	
YEAR 10	179	156	295	181	902	90	522	33	45	85	226	206	2,922	

TOTAL SALES NUMBERS	Angus					Perth & Kinross					North Fife		Total
	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathern	Cupar & West	St Andrews & East	
QUARTILE (Q1)	148	181	127	139	895	112	579	74	81	130	160	124	2,750
QUARTILE (Q2)	145	181	117	139	846	121	568	70	80	134	160	124	2,685
QUARTILE (Q3-Q4)	293	360	242	278	1,740	238	1,128	143	161	256	220	248	5,407
CHECK	0	0	0	0	0	0	0	0	0	0	0	0	0

10,842

INPUT % INCREASE /DECREASE BY QUARTILE (YEAR ON YEAR INCREASE)	QUARTILE (Q1)												
YEAR 1	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%
YEAR 2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
YEAR 3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
YEAR 4	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 5	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 6	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 7	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 8	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 9	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 10	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%

Total Annual Decline in Supply Due to Recession

3,578
3,578
3,578
3,142
2,680
2,150
1,671
1,121
538
-81
21,995

% INCREASE /DECREASE	QUARTILE (Q2)												
YEAR 1	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%
YEAR 2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
YEAR 3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
YEAR 4	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 5	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 6	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 7	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 8	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 9	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 10	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%

% INCREASE /DECREASE	QUARTILE (Q3-Q4)												
YEAR 1	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%	-33%
YEAR 2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
YEAR 3	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
YEAR 4	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 5	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 6	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 7	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 8	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 9	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%
YEAR 10	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%

QUARTILE (Q1)	BASELINE	148	181	127	139	895	112	579	74	81	130	160	124	2,750
		Angus Total					P & K Total					Fife Total		
YEAR 1	99	121	85	93	600	75	388	50	54	87	107	83	83	1,843
YEAR 2	99	121	85	93	600	75	388	50	54	87	107	83	83	1,843
YEAR 3	99	121	85	93	600	75	388	50	54	87	107	83	83	1,843
YEAR 4	105	129	90	99	636	80	411	53	58	92	114	88	88	1,952
YEAR 5	111	136	96	105	674	84	426	56	61	98	120	93	93	2,070
YEAR 6	118	144	101	111	714	89	462	59	66	104	128	99	99	2,194
YEAR 7	125	153	107	118	757	95	490	63	69	110	135	105	105	2,326
YEAR 8	133	162	114	125	802	100	519	66	73	117	143	111	111	2,466
YEAR 9	141	172	121	132	851	106	550	70	77	124	152	118	118	2,614
YEAR 10	149	182	128	140	902	113	583	75	82	131	161	125	125	2,770

7,264
7,264
7,264
8,162
8,652
9,171
9,721
10,304
10,923

QUARTILE (Q2)	BASELINE	145	181	117	139	846	121	568	70	80	134	160	124	2,685
		Angus Total					P & K Total					Fife Total		
YEAR 1	97	121	78	93	567	81	381	47	54	80	107	83	83	1,799
YEAR 2	97	121	78	93	567	81	381	47	54	90	107	83	83	1,799
YEAR 3	97	121	78	93	567	81	381	47	54	90	107	83	83	1,799
YEAR 4	103	129	83	99	601	86	403	50	57	95	114	88	88	1,907
YEAR 5	109	136	88	105	637	91	428	53	60	101	120	93	93	2,021
YEAR 6	116	144	93	111	675	97	453	56	64	107	128	99	99	2,143
YEAR 7	123	153	99	118	716	102	480	59	68	113	135	105	105	2,271
YEAR 8	130	162	105	125	759	108	509	63	72	120	143	111	111	2,407
YEAR 9	138	172	111	132	804	115	540	67	76	127	152	118	118	2,552
YEAR 10	146	182	118	140	852	122	572	71	81	135	161	125	125	2,705

QUARTILE (Q3-Q4)	BASELINE	293	360	242	278	1,740	238	1,128	143	161	256	220	248	5,407
		Angus Total					P & K Total					Fife Total		
YEAR 1	196	241	162	186	1,166	159	756	96	108	172	214	166	166	3,623
YEAR 2	196	241	162	186	1,166	159	756	96	108	172	214	166	166	3,623
YEAR 3	196	241	162	186	1,166	159	756	96	108	172	214	166	166	3,623
YEAR 4	208	264	172	197	1,236	169	801	102	114	180	227	176	176	3,860
YEAR 5	221	271	182	209	1,310	179	849	108	121	193	241	187	187	4,070
YEAR 6	234	287	193	222	1,388	190	900	114	128	204	255	198	198	4,315
YEAR 7	248	305	205	235	1,472	201	954	121	136	217	271	210	210	4,574
YEAR 8	263	323	217	249	1,560	213	1,011	128	144	230	287	222	222	4,848

YEAR 9	278	342	230	264	1,654	226	1,072	136	153	243	304	236	5,139
YEAR 10	295	363	244	280	1,753	240	1,186	144	162	258	322	250	5,447

NET @ QUARTILE LEVEL	Angus					Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West	Eastern		Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East		
QUARTILE (Q1)														
BASELINE	139	133	194	167	1,114	285	652	209	156	357	192	383	3,973	
YEAR 1	188	193	236	213	1,409	322	843	226	183	400	245	424	4,880	
YEAR 2	188	193	236	213	1,409	322	843	226	183	400	245	424	4,880	
YEAR 3	188	193	236	213	1,409	322	843	226	183	400	245	424	4,880	
YEAR 4	182	185	231	207	1,373	317	819	223	179	395	238	419	4,770	
YEAR 5	176	178	225	201	1,335	318	795	220	176	389	232	413	4,653	
YEAR 6	169	170	219	195	1,295	308	769	217	172	384	224	408	4,529	
YEAR 7	162	161	213	188	1,252	302	741	213	168	377	217	402	4,397	
YEAR 8	154	152	207	181	1,206	297	711	210	164	371	209	396	4,257	
YEAR 9	146	142	200	174	1,158	290	680	206	160	364	200	389	4,109	
YEAR 10	138	132	193	166	1,107	284	647	201	155	356	191	382	3,953	
QUARTILE (Q2)														
BASELINE	99	118	99	126	583	20	45	4	28	-9	96	179	1,389	
YEAR 1	147	178	138	172	863	60	233	27	85	35	149	220	2,275	
YEAR 2	147	178	138	172	863	60	233	27	85	35	149	220	2,275	
YEAR 3	147	178	138	172	863	60	233	27	85	35	149	220	2,275	
YEAR 4	141	171	133	166	829	55	210	24	51	29	143	215	2,167	
YEAR 5	135	165	128	160	793	50	186	21	48	24	136	210	2,053	
YEAR 6	128	155	123	154	754	44	160	18	44	18	129	205	1,931	
YEAR 7	121	146	117	147	714	38	133	15	40	11	121	199	1,803	
YEAR 8	114	137	111	140	671	32	104	11	36	5	113	192	1,667	
YEAR 9	106	127	105	133	625	26	73	7	32	-3	104	186	1,522	
YEAR 10	98	117	98	125	577	19	41	3	28	-10	95	179	1,369	
QUARTILE (Q3-Q4)														
BASELINE	-114	-204	53	-97	-838	-148	-606	-110	-116	-171	-94	-42	-2,485	
YEAR 1	-17	-85	132	-5	-263	-69	-234	-63	-63	-86	11	40	-701	
YEAR 2	-17	-85	132	-5	-263	-69	-234	-63	-63	-86	11	40	-701	
YEAR 3	-17	-85	132	-5	-263	-69	-234	-63	-63	-86	11	40	-701	
YEAR 4	-29	-99	123	-16	-333	-79	-279	-69	-69	-96	-2	30	-918	
YEAR 5	-41	-115	112	-28	-408	-89	-327	-75	-76	-107	-15	20	-1,149	
YEAR 6	-55	-131	102	-40	-486	-100	-378	-81	-84	-119	-30	8	-1,393	
YEAR 7	-69	-148	90	-54	-569	-111	-432	-88	-91	-131	-45	-3	-1,652	
YEAR 8	-84	-166	78	-68	-658	-123	-489	-95	-99	-144	-61	-16	-1,926	
YEAR 9	-99	-186	65	-83	-751	-136	-550	-103	-108	-158	-79	-29	-2,217	
YEAR 10	-116	-206	51	-99	-851	-149	-614	-111	-117	-172	-97	-43	-2,526	

2,877
0
6,454
6,454
6,454
6,454
6,019
5,557
5,067
4,548
3,998
3,414
2,796
50,761

1
5
10

QUARTILE (Q1) NOTE +VE = NEED AND -VE = OVER SUPPLY

QUARTILE (Q2)	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathairn	Cupar & W	St Andrews & East	Angus	Dundee	Perth & Kinross	North Fife	
2009	181	151	231	211	1,401	322	341	224	181	402	281	421	200	821	1,420	1,574	661
2011	176	178	221	201	1,181	311	795	220	170	380	232	411	2011	780	1,335	1,801	641
2018	138	132	191	166	1,107	284	647	201	155	354	191	382	2018	628	1,107	1,644	571

4,880

4,653

3,953

QUARTILE (Q2)

Annual	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathairn	Cupar & W	St Andrews & East	Quarter 1 and 2										
													Angus	Dundee	Perth & Kinross	North Fife	Angus	Dundee	Perth & Kinross	North Fife	Angus		
2009	147	178	138	172	861	60	211	27	35	91	140	220	2009	614	861	409	170	2,059	1,440	2,272	2,381	1,038	1,461
2011	130	168	126	160	791	50	386	21	48	24	136	230	2011	586	780	328	346	2,011	1,360	2,124	2,251	991	1,366
2018	98	117	98	125	577	19	41	3	28	-10	95	179	2018	438	577	80	274	2,018	1,056	1,684	1,725	846	1,066

2,276

2,053

1,369

QUARTILE (Q3-Q4)

Annual	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathairn	Cupar & W	St Andrews & East	Angus	Dundee	Perth & Kinross	North Fife	
2009	17	85	132	5	261	469	-234	-63	-69	-86	11	40	2009	26	-261	-515	53
2011	-41	115	122	28	486	89	-137	75	-76	-107	-15	20	2011	721	-606	-674	-1
2018	-116	206	51	99	851	140	-114	-117	-172	-97	-41	2018	370	851	-1,165	140	

Total

6,454

-701

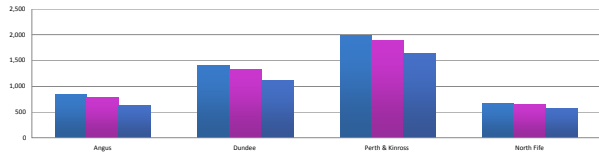
-1,149

-2,526

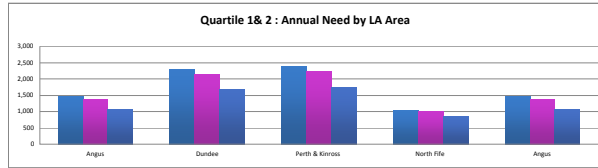
5,857

2,796

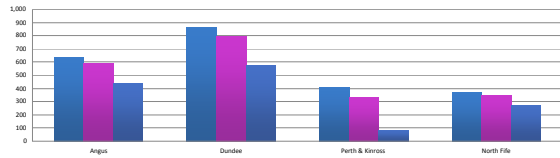
Quarter 1: Annual Need by LA Area



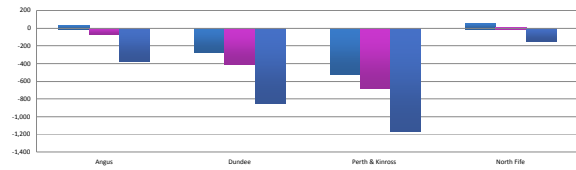
Quarter 1 & 2 : Annual Need by LA Area



Quarter 2 : Annual Need by LA Area



Quarter 3-4 : Annual Need by LA Area:



Angus Affordable Housing Need & Demand Calculation

Sensitivity Figure highlighted in yellow

Backlog of Households in Current Need				
Component	Options	Measure	Data Source	Angus
1.1 Homeless households & those in temporary accommodation	Those in Temporary Accommodation			
	1A. Snapshot of households in temporary accommodation	136	HL1 statistics: Snapshot at end of year 2007/08	136
	2A. Snapshot of households in temporary accommodation	101	HL1 statistics: Snapshot at end of year - Average 2004-2008	
	3A. 'Currently in temporary accommodation'	0	HNADA Survey: Q13 (4)	
	Those with Insecure Tenure			
1B. Households who have become homeless as a result of insecure tenure	39	HL1 statistics: Reasons for homelessness: Insecurity - Average of last 5 quarters to Q3 2008. Annual average flow = 218. Average quarterly flow = 55	39	
2B. Households with waiting list points: insecure tenure		RSL waiting list data		
3B. Households who have moved in past 5 years as a result of insecure tenure	26	HNADA Survey: Q33E (17-19) options included 'evicted by landlord' and 'asked to leave', 'repossessed by mortgage company'		
4B. Household under notice of eviction/ repossession, real threat of notice or your lease is coming to an end	0	HNADA Survey: Q80b		
1.2 Concealed households	1. Currently sharing amenities with another household but not sharing meals	219	HNADA Survey: Q17 (2-5) sharing kitchen/bathroom/WC but not meals with another household	219
	2. Sharing amenities is a serious problem for the household	0	HNADA Survey: Q80 (7)	
	3. Households with waiting list points: sharing amenities		RSL waiting list data	
1.3 Overcrowding	4. Friends/family no longer willing/able to accommodate	97	HL1 statistics: Reasons for homelessness - Q3 2008. Annual average flow = 338	779
	1. Households with 1 or bedrooms fewer than needed	2629	HNADA Survey: Q19 (4-5)	
	2. Households with 1 or bedrooms fewer than needed EXCLUDING single people	2313	HNADA Survey: Q19 (4-5)	
	3. Households with 1 or bedrooms fewer than needed AND who would need or like to move	779	HNADA Survey: Q19 (4-5) X Q49	
	4. Households with 1 or more bedrooms fewer than needed AND who need to move to bigger home	131	HNADA Survey: Q19 (4-5) X Q50 (16)	
5. Households with waiting list points: overcrowding		RSL waiting list data		
1.4 Support Needs	Need for Aids or Adaptations			
	1. Households who require installation of aids or adaptations in their current home	501	HNADA Survey Q69 (2-19).	501
	2. Dissatisfied with current home because it requires aids or adaptations	95	HNADA Survey Q24 (4)	
	3. AC waiting list for adaptations		OT/PSHG waiting list data	
	Need for Special Forms of Housing			
	1. Households who require special forms of housing	2,493	HNADA Survey Q66 (1-7)	2493
2. Difficulty using stairs is a serious problem for the household	103	HNADA Survey Q80 (9)		
3. Households with waiting list points: medical				
Need for Housing with Support				
1. Households who require housing support services	200	21 households who require support require accommodation based support i.e. it cannot be provided in situ	200	
1.5 Poor Quality	1. Quality of home is a serious problem for the household	178	HNADA Survey Q 80 (4-6)	428
	2. Dissatisfied with current homes because of poor condition	266	HNADA Survey Q24 (7)	
	3. Estimate of BTS (SCHS - 1996)	428	1% private housing stock AC Data or private sector stock condition data. Estimate based on 1996 SCHS updated by 2002 survey.	
	3. Estimate number of BTS properties in Angus	500		
1.6 Harassment	1. Harassment is a serious problem for the household	200	HNADA Survey Q80 (3)	127
	2. Households who have moved in the last 5 years as a result of harassment	127	HNADA Survey Q33E (3)	
Total Number of Households in Current Need				4,922

Net Backlog of Households in Current Need				
Component	Options	Measure	Data Source	Angus
X = Number of Households in Current Need				4,922
Y = In situ adjustment	1. Households who require installation of aids or adaptations in their current home	680	501 households who require aids and adaptations + 179 households who require in-situ support	680
	2. Number of homes where aids & adaptations have been installed given current annual budget available		Data on Stage 3 completions (HAG)/OT Service Outcomes/PSHG Expenditure.	
Z = % of households who cannot resolve need in private housing market	1. CACI Paycheck income profile X weighted average house prices	73%	CACI Paycheck X 2007 Sasines Data	0.54
	2. CACI Paycheck income profile X lower quartile house prices	54%	CACI Paycheck X 2007 Sasines Data	
	3. Sample income X lower quartile house prices		HNADA Survey Q81 X 2007 Sasines Data	
Net Current Housing Need			(X - Y) * Z	2,291

Newly Arising Need				
Component	Options	Measure	Data Source	Angus
2.1 New household formation	1. Number of households who have moved from previous home to form a separate household in the past 5 years	874	HNADA Survey Q35 (1-4)	

	2. Households where a family/household member has LEFT home to form separate household in Angus	840	HNADA Survey Q41	840
	3. Household members who would like to leave existing home to form a separate household in the next 2 years and remain in Angus	306	HNADA Survey Q44	
	4. Annual net GROS household projection (Ave Annual Increase 2009-2019)	364	2006 based household projections on Angus	
	2.2 % New Households who resolve need in private housing market	0.67		
2.3 Existing households falling into need	1. Annual number of priority homeless households (2007/08)	724	HL1 statistics	724
	2. Annual number of priority homeless households NET of potential new formers	481	HL1 statistics minus 16-25 yr olds = 243	
2.4 Total Newly Arising Need			$(2.1 * 2.2) + 2.3$	1,287

Affordable Housing Supply

Component	Options	Measure	Data Source	Angus
3.1 Available Affordable Dwellings	1. Number of Council & RSL vacancies in housing stock per annum		RSL stock and turnover statistics. AC: Ave turnover of 684 minus 153 LTV = 532). RSL: Ave turnover of 390 minus 5 LTV = 385)	917
3.2 Additional supply associated with reducing void levels	1. Snapshot of Council & RSL long terms voids		RSL void statistics. Definition - any void vacant for 90+ days	158
3.3A Planned new supply of affordable housing for rent	1. Programmed SHIP completions of affordable accommodate for rent		SHIP Approvals from Joyce Logan. Factored 25% reduction in completion	60
3.3B Planned new supply of intermediate housing	1. Programmed SHIP completions of intermediate accommodation options			
3.4 Units taken out of management	1. Council & RSL units for demolition/conversion		Council & RSL demolition/regeneration data	0
3.5 Total Affordable housing stock available			$(3.1 + 3.2 + 3.3) - 3.4$	1,135

Net Annual Housing Need

Component	Options	Measure	Data Source	Angus
A = Net Current Need				2,291
B = Annual Net Current Need over next 5 years			Net Current Need / 10	229
C = Annual Newly Arising Need				1,287
D = Total Annual Need			B + C	1,516
E = Total Annual Supply				1,135
Net Annual Housing Need			D - E	-381

TAYplan Housing Need & Demand Calculation - Comparison of data by local authority area
 Note: Baseline File Calculation was not prepared at a whole File and not NORTH FIFE area basis. Comparative measures have not been included in initial matrix

Component	Local Authority Area	Measure	Definition	Assumption	Source	Quality	Level of Risk	Action to Mitigate Risk
1.1 Homeless households & those in temporary accommodation	Perth & Kinross	458	Snapshot in temporary accommodation + those with insecure tenure	Homeless temporary accommodation HH population. Insecure tenure: historic movers as a result of NOP/NTQ/loss of tied accommodation/asked to leave	Temporary accommodation database & HNADA survey	95% confidence level: Time series 2008: Validation Evidence		No action required
	Angus	175		Reasons for homelessness which relate to insecure tenure e.g. 'evicted by landlord' and 'asked to leave', 'repossessed by mortgage company'	HL1 statistics	2008/09 HL1 data used as survey outcomes validated consistency but were marginally lower		No action required
	Fife		HL1 dataset + WL information on insecurity of tenure applicants		HL1 statistics	Ensure those in temporary accommodation is snapshot and not annual flow of homelessness households		Ensure 2005 baseline number of households in temporary accommodation is adjusted for 2009 increase. Derive HL1 measure of insecurity of tenure using Angus methodology
	Dundee City	640	Those in temporary accommodation or at risk of homelessness	At risk: friends/family no longer willing/able to accommodate, relationship breakdown, loss of tied accommodation, NOP/NTQ, accommodation too expensive	HNADA Survey	95% confidence level: Time series 2008: Validated to HL1		No action required
1.2 Concealed households	Perth & Kinross	360	HH sharing amenities	Households sharing amenities but not meals with another household	HNADA Survey	95% confidence level: Time series 2008:		No action required
	Angus	219				95% confidence level: Time series 2009:		No action required
	Fife		No measure in calculation - could underestimate extent of need					Use HL1 and WL proxy and benchmark to other areas
	Dundee City	170	HH sharing but not potential households	Couples/single parents who moved/applied to social housing from parental home or looking for rented accommodation	HNADA Survey	Excludes households sharing amenities or moved into private sector options		Check survey questions for alternative options, check quarterly HL1 data, WL figure?
1.3 Overcrowding	Perth & Kinross	2,330	Subjective assessment of bedrooms fewer than needed validated by WL benchmark using SG bedroom standard	Those with bedrooms too few triangulated with WL applicants with points for overcrowding	HNADA Survey/WL Data	95% confidence level: Time series 2008:		No action required
	Angus	779		Households with bedrooms too few cross tabulated with need to move	HNADA Survey	95% confidence level: Time series 2009:		Validate to WL data when available to benchmark to SG bedroom standard
	Fife			2% benchmark derived from Scottish Household Survey 2005/06 applied to Fife household population	Scottish Household Survey	2005/06		Benchmark to WL analysis for Fife. Check assessment convention to ensure consistency with bedroom standard
	Dundee City	2,120	Benchmark to SG bedroom standard	Number of Bedrooms recorded Vs number of bedrooms required by standard	HNADA Survey	95% confidence level: Time series 2008: Validation Evidence SHCS		No action required
1.4 Support Needs	Perth & Kinross	2,941	Unmet need for aids & adaptations: housing support: special forms of housing	Double accounting eliminated between categories to provide independent requirements for provision of aids/adaptations/housing support (both floating & accommodation based)/special forms of housing included sheltered/supported etc	HNADA Survey/WL Data	95% confidence level: Time series 2008:		No action required
	Angus	3,194				95% confidence level: Time series 2009:		No action required
	Fife			HNADA Survey updated to reflect growth in household numbers since 2005	HNADA Survey	95% confidence level: Time series 2005		Rework categorisation to provide consistent sub-categories i.e. unmet need for aids/adaptations, special forms of housing: unmet need for housing support
	Dundee City	2,420	Unmet need for aids & adaptations	Particular need households (medical condition or disability) who require but do not have adaptation	HNADA Survey	Makes no assessment for households with particular needs who require special forms of housing - potential underestimation of level of need		Check survey questions for alternative options, WL figure?
1.5 Poor Quality	Perth & Kinross	1,173	Number of private sector homes below tolerable standard	Focus on minimum property standard to define need	Private sector stock condition survey: TS falls	2003 private sector stock condition survey		No action required
	Angus	428				1996 private sector stock condition survey updated with 2002 boosted sample		No action required
	Fife					2008 BTS Survey		No action required
	Dundee City	5,410	Subjective assessment of outstanding repairs	3+ repairs required and household intends to move as a result (all households)	HNADA Survey	Validation of private sector disrepair to SHCS seems realistic. Subjective response to social tenants more questionable particularly given capital expenditure on SHOS delivery. However, see in-situ line for adjustment to ensure appropriate consistency		Check tolerable standard levels
1.6 Harassment	Perth & Kinross	137	Households suffering from harassment	Harassment is a serious problem for the household	HNADA Survey	95% confidence level: Time series 2008:		No action required
	Angus	127				95% confidence level: Time series 2009:		No action required
	Fife			No serious instances of harassment detected	HNADA Survey	95% confidence level: Time series 2005:		Benchmark to HL1/WL?
	Dundee City	320	Not included in assessment as not bricks and mortar issue		HNADA Survey measure of 320 is available	Consistency issue/deviates from guidance		Include to ensure greater consistency with PKC, AC & FC
1.7 Total Current Need	Perth & Kinross	7,399	Consistent sum of each six unsuitability categories of HNADA Guidance (March 2008)					
	Angus	4,922						
	Fife							
	Dundee City	11,080						
x = Number of Households in current need	Perth & Kinross	7,399						
	Angus	4,922						
	Fife							
	Dundee City	11,080						
y = in situ adjustment	Perth & Kinross	2,098	Eliminate those who needs could be met with in existing housing given extent/nature of investment and expenditure available	All those who require minor adaptations (as alternative housing does not present Best Value in meeting need). Assessment of requirement for major adaptations against expenditure to execute	HNADA Survey: HRA/HAG 3/07 expenditure	95% confidence level: Time series 2008:		No action required
Angus	680	Methodology as above provided outcome in 2005 that 18.6% of all households could meet need as a result of in situ solutions				HNADA Survey outcome (18.6%) applied to 2009 update of current need	95% confidence level: Time series 2005	
Fife								No action required
Dundee City	4,750	All those who have 3+ repairs but no other need and don't wish to move: PLUS those with particular need who require no more than 3 adaptations		HNADA Survey	Consistency issue with methodology		Check % of total special need + poor condition categories eliminated	
z = % of households who cannot resolve need in private housing market	Perth & Kinross	40%	% households who cannot meet LQ price	Benchmark 3.5 CACI income to LQ prices	CACI Paycheck/2007 Sasines Data	At time of comparison, most current datapack on household income/house prices from Scottish Government		No action required
	Angus	54%						
	Fife							Methodological inconsistency on affordability assessment: relates to population in need not total existing household population
	Dundee City	72%	% households in need who cannot afford market entry level property	Eliminate households who can afford to resolve housing unsuitability in private housing market	HNADA Survey/2007 Sasines Data	% who cannot afford seems high given market entry benchmark		
Net Current Housing Need	Perth & Kinross	2,120	Consistent calculation of net current need based on gross need adjusted for in-situ solutions/those can afford market options					
	Angus	2,291						
	Fife							
	Dundee City	4,558						
2.1 New household formation	Perth & Kinross	853	Annual flow of new households who will form and require housing in area	Not gross formation - policy judgement to select GROS as it provided greater net increase than survey derivatives and provided consistency with LP growth assumptions	GROS net household formation	2006 based household projections: 2008 base year		Test impact of using gross relets to compare methodological approach of other authorities
	Angus	840		Annual flow of households where a family/household member has LEFT home to form separate household in Angus (historic formation patterns)	HNADA Survey	95% confidence level: Time series 2009. Based on historic movement which provides more defensible formation profile than predictive		No action required
	Fife			Establish formation rate of 'potential households' (i.e. those who wish to move and form separate households) and apply to GROS 2006 based projections	HNADA Survey/2006 based household projections	95% confidence level: Time series 2005. Based on predictive movement		No action required
	Dundee City	1,575		Establish formation rate of 16-34 and apply to GROS 2006 based projections	HNADA Survey/2006 based household projections	95% confidence level: Time series 2008. Based on historic movement which provides more defensible formation profile than predictive		No action required
2.2 % of New households who resolve need in private housing market	Perth & Kinross	54%	% of new households who cannot afford to meet need in market	Benchmark 3.5 income of households who have moved in last 5 years to LQ prices	HNADA Survey/2007 Sasines Data	margin of error higher given non response bias of survey on income questions. CACI proxy LQ tested as potential benchmark and discarded		No action required
	Angus	67%						
	Fife				CACI Paycheck/2007 Sasines Data	Difficult to track how affordability test on new households differs from existing households in current need (CACI/2007 sales). Text in HONDA does not make this distinction clear.		Update with North Fife specific affordability indices and check whether income profile has been/can be adjusted to reflect circumstances of household sub-set of new formers
	Dundee City	47%	Benchmark 3.5 CACI income to LQ prices	% total households with less than £22,857 as proxy for new households	CACI Paycheck/2007 Sasines Data	CACI profile (of total household population) may not be representative of income profile of new households		Prepare LQ income profile of CACI and benchmark to LQ prices
2.3 Existing households falling into need	Perth & Kinross	533	Annual flow of homeless households awarded priority need status	Focuses on acute need as a result of loss of housing status	HL1 Data Trends Analysis	Analysis based on latest HL1 data book validated by Scottish Government		No action required
	Angus	724						

	Fife		Number of existing households, previously satisfactorily housed, falling into need on an annual basis for reasons of emergency	Emergency rehosing cases on Fife Council Waiting List	FC WL data	Variance in datasource and methodology given use of DETR guidance. Update with HL1 proxy		
	Dundee City	360	Movers into social housing net of formers and immigrants over the last 5 years (discounted those 16-24 in order to net off new formers)			Only considers those who lose housing status and then access social housing. Entry to sector tends to be on a planned and not emergency basis so may not be good indicator of change in circumstances. Entry to sector may be to access specific products and not to resolve need, which particularly may be the case for older households. No validation to other sources. HL1 validation for temporary accommodation recorded 514 households in 4 months. Annual equivalent could be in region of 1,542 which is significantly higher than survey derivative		Could result in major underestimation of need on client group who absorb significant proportion of affordable supply. Test HL1 proxy figure for annual flow of priority households.
2.4 Total Newly Arising Need	Perth & Kinross	994	Total newly arising need consistently established by eliminated new former who can afford market options plus existing households who fall into need.					
	Angus	1,287						
	Fife	0	Total newly arising need figure dependent on immigrant household component which does not feature in new guidance. Variance in annual flow significant when this is eliminated. Should be balanced to some extent by revised figure for households who fall into housing need using HL1 proxy measure.					
	Dundee City	1,100	Total newly arising need consistently established by eliminated new former who can afford market options plus existing households who fall into need.					
3.1 Available Affordable Dwellings	Perth & Kinross	684	Annual average gross relets (i.e. total vacancies including Council & RSL relets).					
	Angus	917	Need North Fife specific vacancy data					
	Fife		NB NET RELETS					
	Dundee City	2,161	Use of net relets as opposed to gross eliminates 293 transfer lets each year which are not accounted for in the calculation. Surplus is potentially underestimated as result. Major mismatch between the proposed elimination of social tenants from demand (436 per annum) and number of transfer tenancies (729 per annum)					
3.2 Additional supply associated with reducing void levels	Perth & Kinross	0	No structural voids identified					
	Angus	158	Total relets adjusted for long term voids which have been added back into total vacancies					
	Fife		Relets have been calculated on stock adjusted for transitional voids					
	Dundee City	0						
3.3A Planned new supply of affordable housing for rent	Perth & Kinross	150	Derived from projected SHIP profile of completions					
	Angus	60						
	Fife							
	Dundee City	138						
3.3B Planned new supply of affordable housing for rent	Perth & Kinross	30	Derived from projected SHIP profile of completions					
	Angus	0						
	Fife							
	Dundee City	0						
3.4 Units taken out of management	Perth & Kinross	3	Relets based on stock analysis net of units closed for demolition or leased for other purposes (e.g. temporary accommodation)					
	Angus	0						
	Fife							
	Dundee City	0						
3.5 Total Affordable housing stock	Perth & Kinross	861	Consistent methodology adopted based on principles of HNADA Guidance (March 2009) i.e. sum of total vacancies (including long term voids); plus new supply; minus stock closed for demolition.					
	Angus	1,135						
	Fife							
	Dundee City	2,299						
A = Net Current Need	Perth & Kinross	2,120	Consistent methodology adopted based on principles of HNADA Guidance (March 2009) i.e. stock of total current need split into annual flows over 10 year period; plus annual newly arising need; adjusted for total affordable supply.					
	Angus	2,291						
	Fife							
	Dundee City	4,558						
B = Annual Net Current Need over next 10 years	Perth & Kinross	212						
	Angus	229						
	Fife							
	Dundee City	456						
C = Annual Newly Arising Need	Perth & Kinross	994						
	Angus	1,287						
	Fife							
	Dundee City	1,100						
D = Total Annual Need	Perth & Kinross	1,206						
	Angus	1,516						
	Fife							
	Dundee City	1,556						
E = Total Annual Supply	Perth & Kinross	861						
	Angus	1,135						
	Fife							
	Dundee City	2,299						
Net Annual Housing Need	Perth & Kinross	-345						
	Angus	-381						
	Fife							
	Dundee City	743						

TAYplan Housing Need & Demand Calculation

Sensitivity Figure highlighted in yellow

Backlog of Households in Current Need		Dundee
Component	Data Source	
1.1 Homeless households & those in temporary accommodation	LA Temporary Accommodation Stock List	2,120
	HL1 statistics	670
	HNADA Survey	640
1.2 Concealed households	Council/RSL waiting list data	450
	HNADA Survey	170
1.3 Overcrowding	Council/RSL waiting list data	2,120
	HNADA Survey	2,000
	SHCS	910
1.4 Support Needs: Adaptation Special Housing	SNS 2005/06	2,420
	HNADA Survey	1,802
1.5 Poor Quality	Council/RSL waiting list data	1,370
	HNADA Survey	1,500
	SHCS 2002	1,175
1.6 Harrassment	Prof Judgement on survey data	5,410
	HNADA Survey	320
1.7 Total current need		11,080
		10,000

This includes snapshot of 156 households at end of quarter plus full quarter of PN applications to reflect period when survey was undertaken = 514
 Those in temp accom or at risk of homelessness due to friends/family no longer able/willing, relationship breakdown, tied accom end, NOP/NTQ, accom too expensive
 On list with homeless points
 Includes couples/single parents who moved into social housing from parental home, those currently looking but can't find somewhere to rent, those who have applied for social housing
 Is 'close in number' but doesn't give actual value
 Benchmark number of recorded bedrooms against SG bedroom standard
 Particular need households (medical condition or disability) who require but do not have adaptation
 Condition of home is a serious problem (2% of total household base)
 2% households live in BTS or in serious disrepair (1,000 - 2,000 dwellings). Predominately private sector
 3+ repairs required and household intends to move as a result. All households
 Not included as category in calculation. 80% are social renters which are excluded from calc.
 If minus social renters then = 6720; If minus social renters & harrassment then = 6400
 10,000 estimate is used

Net Backlog of Households in Current Need		
Component	Data Source	
X = Number of Households in Current Need		11,080
Y = In situ adjustment	HNADA Survey	4,750
Z = % of households who cannot resolve need in private housing market	HNADA Survey Q X 2007 Sasines Data	0.72
Net Current Housing Need	(X - Y) * Z	4,558

Inclusive of all households including those in social housing
 Those who have 3+ repairs but no other need & don't wish to move
 Those who have household member with a particular need that require no more than 3 adaptations
 Is £80k lower quartile price? £80k described as 'market entry' price. Divided by 3.5 to establish minimum income required to purchase. Those falling below £22857 in CAN'T category & vice versa
 3.5 Xs income using market entry level price (£80K). Those with at least £80K equity in CAN afford category. Those in receipt of disability benefits in CAN'T category

Newly Arising Need		
Component	Data Source	
2.1 New household formation	HNADA Survey Recent Moves	1,369
	HNADA Survey Historic Move From	1,575
	HNADA Survey Predictive Move	1,712
2.2 % New Households who resolve need in private housing market	CACI Paycheck X 2007 Sasines Data	0.47
2.3 Existing households falling into need	HNADA Survey	360
2.4 Total Newly Arising Need	(2.1 * 2.2) + 2.3	1,100

6400 - 2750 (private insitu) = 3650
 *0.72 = 2628
 Establish formation rate of 16-34 and apply to GROS 2006 based projections
 Is this annual average over 10 years? 2008 = 1575
 Rate 2.0
 Rate 2.3
 Rate 2.5

Affordable Housing Supply		
Component	Data Source	
3.1 Available Affordable Dwellings	Council stock and turnover statistics	1,355
	RSL stock and turnover statistics	809
3.2 Additional supply associated with reducing void levels	Council void statistics	
	RSL void statistics	
3.3A Planned new supply of affordable housing for rent	SHIP/Section 75 agreements	138
3.3B Planned new supply of intermediate housing	SHIP	
3.4 Units taken out of management	Council demolition/regeneration data	
	RSL demolition/regeneration data	
3.5 Total Affordable housing stock available	(3.1 + 3.2 + 3.3) - 3.4	2,302

NB this is GROSS relets. Focuses on effective stock net of temporary accommodation, decants etc
 Relets have been calculated on stock adjusted for transitional voids
 Focuses on effective stock net of closed for demolition
 Movers into social housing net of formers and immigrants over the last 5 years (discounted those 16-24 in order to net off new formers)

Net Annual Housing Need		
Component	Data Source	
A = Net Current Need		4,558
B = Annual Net Current Need over next 10 years	Net Current Need / 10	456
C = Annual Newly Arising Need		1,100
D = Total Annual Need	B + C	1,556
E = Total Annual Supply		2,302
Net Annual Housing Need	D - E	746

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need		Dundee
Data Source		
1.1 Homeless households & those in temporary accommodation		640
1.1 Those with Insecure Tenure		0
1.2 Concealed households	HNADA Survey	170
1.3 Overcrowding	HNADA Survey	2,120
1.4 Support Needs: Adaptation	HNADA Survey	2,420
1.4 Support Needs: Special Forms of Housing	DCC Housing Waiting List	725
1.4 Support Needs: Housing Support		0
1.5 Poor Quality		5,410
1.6 Harrassment	HNADA Survey	320
1.7 Total current need		11,805
		10,000

Figures added to r

Net Backlog of Households in Current Need		
Component	Data Source	
X = Number of Households in Current Need		11,805
Y = In situ adjustment	HNADA Survey	4,750
Z = % of households who cannot resolve need in private market	HNADA Survey Q X 2007 Sasines Data	0.72
Net Current Housing Need	$(X - Y) * Z$	5,080

Newly Arising Need		
Component	Data Source	
2.1 New household formation		1,575
2.2 % New Households who resolve need in private market	CACI Paycheck X 2007 Sasines Data	0.47
2.3 Existing households falling into need	HNADA Survey	835
2.4 Total Newly Arising Need	$(2.1 * 2.2) + 2.3$	1,575

Triangulated figure

Affordable Housing Supply		
Component	Data Source	
3.1 Available Affordable Dwellings	Council stock and turnover statistics	1,355
	RSL stock and turnover statistics	809
3.2 Additional supply associated with reducing void levels	Council void statistics	0
	RSL void statistics	0
3.3A Planned new supply of affordable housing for rent	SHIP/Section 75 agreements	135
3.3B Planned new supply of intermediate housing	SHIP	
3.4 Units taken out of management	Council demolition/regeneration data	0
	RSL demolition/regeneration data	0
3.5 Total Affordable housing stock available	$(3.1 + 3.2 + 3.3) - 3.4$	2,299

Net Annual Housing Need		
Component	Data Source	
A = Net Current Need		5,080
B = Annual Net Current Need over next 10 years	Net Current Need / 10	508
C = Annual Newly Arising Need		1,575
D = Total Annual Need	B + C	2,083
E = Total Annual Supply		2,299
Net Annual Housing Need	D - E	216

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need		Dundee
Component	Data Source	
1.1 Homeless households & those in temporary accommodation		640
1.1 Those with Insecure Tenure		0
1.2 Concealed households	HNADA Survey	170
1.3 Overcrowding	HNADA Survey	2,120
1.4 Support Needs: Adaptation	HNADA Survey	2,420
1.4 Support Needs: Special Forms of Housing	DCC Housing Waiting List	725
1.4 Support Needs: Housing Support		0
1.5 Poor Quality		5,410
1.6 Harrassment	HNADA Survey	320
1.7 Total current need		11,805
		10,000

Figures added to reflect number of households currently on Council's housing list under medic

Net Backlog of Households in Current Need		
Component	Data Source	
X = Number of Households in Current Need		11,805
Y = In situ adjustment	HNADA Survey	4,750
Z = % of households who cannot resolve need in private market	HNADA Survey Q X 2007 Sasines Data	0.72
Net Current Housing Need	$(X - Y) * Z$	5,080

Newly Arising Need		
Component	Data Source	
2.1 New household formation		1,575
2.2 % New Households who resolve need in private market	CACI Paycheck X 2007 Sasines Data	0.47
2.3 Existing households falling into need	HNADA Survey	835
2.4 Total Newly Arising Need	$(2.1 * 2.2) + 2.3$	1,575

Triangulated figure between 360 households identified from the HNADA survey and the numb

Affordable Housing Supply		
Component	Data Source	
3.1 Available Affordable Dwellings	Council stock and turnover statistics	1,355
	RSL stock and turnover statistics	809
3.2 Additional supply associated with reducing void levels	Council void statistics	0
	RSL void statistics	0
3.3A Planned new supply of affordable housing for rent	SHIP/Section 75 agreements	104
3.3B Planned new supply of intermediate housing	SHIP	
3.4 Units taken out of management	Council demolition/regeneration data	0
	RSL demolition/regeneration data	0
3.5 Total Affordable housing stock available	$(3.1 + 3.2 + 3.3) - 3.4$	2,268

Net Annual Housing Need		
Component	Data Source	
A = Net Current Need		5,080
B = Annual Net Current Need over next 10 years	Net Current Need / 10	508
C = Annual Newly Arising Need		1,575
D = Total Annual Need	B + C	2,083
E = Total Annual Supply		2,268
Net Annual Housing Need	D - E	185

al priority category. See Worksheet 'Council WL Analysis'

er of households assessed in priority need under the homeless legislation (1,310)

HA6935 Dundee City Council - Housing Allocations System
 Waiting / Transfer List Summary (Points) As At 31 / 08 / 09

Permutation	Bedsit	OAP	2APT	3APT	4APT	5APT	6APT		Waiting List	Transter	Non-Resident		Total
Medical	0	0	58	85	15	2	0	160	91	69	11		160
Medical / Over crowding	0	0	0	4	10	5	3	22	14	8	0		22
Medical / Over crowding / Waiting time	0	0	0	13	26	12	2	53	21	32	1		53
Medical / Sub Standard	0	0	6	4	0	0	0	10	10	0	2		10
Medical / Sub Standard / Overcrowding	0	0	0	5	1	0	0	6	5	1	2		6
Medical / Sub Standard / Overcrowding / Waiting time	0	0	0	8	3	1	0	12	12	0	1		12
Medical / Sub Standard / Waiting time	2	0	8	10	2	1	0	23	22	1	1		23
Medical / Under-Occupancy	0	0	2	2	0	0	0	4	0	4	0		4
Medical / Waiting time	0	0	103	275	36	11	0	425	234	191	20		425
Medical / Waiting time / Under-Occupancy	0	0	2	8	0	0	0	10	0	10	1		10
Overcrowding	0	0	1	59	96	30	1	187	110	77	18		187
Overcrowding / Waiting time	0	0	4	101	232	49	6	392	185	207	27		392
Sub standard	5	0	299	221	9	0	0	534	534	0	79		534
Sub standard / Overcrowding	7	0	113	210	33	1	0	364	364	0	38		364
Sub standard / Overcrowding/ Waiting time	2	0	110	297	50	2	0	461	461	0	52		461
Sub standard / Waiting time	14	0	405	371	29	0	0	819	817	2	102		819
Under-Occupancy	1	0	2	6	0	0	0	9	1	8	0		9
Waiting time	7	1	434	1046	247	20	1	1756	989	767	185		1756
Waiting time / Under-Occupancy	0	0	2	22	1	0	0	25	0	25	2		25
No Points	2	0	178	440	116	11	1	748	421	327	110		748
								0					
Total Points	40	1	1727	3187	906	145	14	6020	4291	1729	652		6020

Sum of Medical categories
725

HA635 Dundee City Council - Housing Allocations System
 Waiting / Transfer List Summary As At 31 / 08 / 09

Group / Category	Bedsit	OAP	2APT	3APT	4APT	5APT	6APT		Waiting List	Transter	Non-Resident		Total
E01	0	0	4	6	0	0	0		7	3	0		10
E02	1	0	4	6	1	0	1		1	12	0		13
Total Group E	1	0	8	12	1	0	1		8	15	0		23
H01	6	0	253	389	78	18	1		736	9	45		745
Total Group H	6	0	253	389	78	18	1		736	9	45		745
S01	0	1	63	53	0	0	0		62	55	5		117
S02	0	1	84	77	0	0	0		104	58	17		162
S03	0	2	80	97	0	0	0		121	58	16		179
S04	0	1	60	60	0	0	0		79	42	4		121
S05	0	1	164	145	0	0	0		188	122	34		310
S06	0	0	15	47	5	3	0		49	21	4		70
S07	0	0	4	8	4	1	0		12	5	3		17
Total Group S	0	6	470	487	9	4	0		615	361	83		976
Total Point System	40	1	1551	2932	904	142	14		4016	1568	607		5584
Total Active List	47	7	2282	3820	992	164	16		5375	1953	735		7328

E01 - Emergency Rehousing
 E02 - Management Transfer
 H01 - Homeless
 S01 - S05 - Sheltered
 S06 - Disabled Adaptation/Fully Adapted
 S07 - Outright Medical

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HA6394WAIT Dundee City Council - Housing Allocations System 02 / 09 / 09 19:56 : Page No: 1
 Summary by Point Criteria Of Waiting/Transfer List

Points Permutation	No. of apps in Waiting List		No. of apps in Transfer Case	Total No. of apps
Medical	129		73	202
Medical / Over crowding	15		8	23
Medical / Over crowding / Waiting time	20		32	52
Medical / Sub Standard	12			12
Medical / Sub Standard / Overcrowding	6		1	7
Medical / Sub Standard / Overcrowding / Waiting time	12			12
Medical / Sub Standard / Waiting time	22		1	23
Medical / Under-Occupancy			4	4
Medical / Waiting time	238		192	430
Medical / Waiting time / Under-Occupancy			10	10
Overcrowding	109		79	188
Overcrowding / Waiting time	186		208	394
Sub standard	530		1	531
Sub standard / Overcrowding	364			364
Sub standard / Overcrowding/ Waiting time	464			464
Sub standard / Waiting time	814		2	816
Under-Occupancy	1		8	9
Waiting time	987		767	1754
Waiting time / Under-Occupancy			24	24
No Points	393		300	693
Grand Total	4302		1710	6012

From Craigforth Model

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Dundee										
Total Stock (Round A)	21,496	21,448	22,245	22,056	21,939	21,749	21,597	21,449	21,438	21,277
RTB sales	170	138	130	133	130	117	112	111	111	109
Demolitions	123	281	278	194	220	186	186	50	50	0
Adjusted Stock	22,203	22,029	21,817	21,719	21,599	21,446	21,299	21,288	21,277	21,168
Turnover @ 0.05	22,203	22,029	21,817	21,719	21,599	21,446	21,299	21,288	21,277	21,168
Total Vacancies from	138	108	118	118	118	118	118	118	118	118
Total Vacancies	2,355	2,311	2,297	2,285	2,271	2,256	2,241	2,240	2,239	2,228

Updated Analysis from TAI Plan - Completion assumptions from Joyce Logan

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Dundee										
Total Stock (Round A)	22,416	22,203	22,114	22,019	21,918	21,816	21,712	21,607	21,500	21,376
RTB sales	170	138	130	123	120	117	112	111	109	109
Demolitions	123	281	278	194	220	186	186	50	50	0
Adjusted Stock	22,203	21,784	21,376	21,059	20,719	20,416	20,118	19,977	19,796	19,687
Turnover @ 0.05	22,203	21,784	21,376	21,059	20,719	20,416	20,118	19,977	19,796	19,687
Total Vacancies from	138	108	118	118	118	118	118	118	118	118
Total Vacancies	2,355	2,287	2,251	2,224	2,195	2,170	2,145	2,134	2,121	2,112

Year	Policy review built social rented stock projections					Policy review built social rented stock projections				
	Stock at end of year	RTB sales	Demolitions	Completions	Stock at end of year	Stock at end of year	RTB sales	Demolitions	Completions	Stock at end of year
2008/09	22,416	170	123	246	22,448	22,416	170	123	245	22,448
2009/10	22,448	138	281	200	22,448	22,448	138	281	210	22,448
2010/11	22,203	130	278	200	22,203	22,203	130	278	200	22,203
2011/12	22,019	123	194	58	21,784	22,019	123	184	200	21,784
2012/13	21,784	109	220	0	21,413	21,784	109	220	100	21,413
2013/14	21,413	117	186	0	21,110	21,413	117	186	100	21,110
2014/15	21,110	112	186	0	20,812	21,110	112	186	100	21,110
2015/16	20,812	111	50	0	20,581	21,110	111	50	100	21,110
2016/17	20,581	111	50	0	20,450	21,110	111	50	0	21,277
2017/18	20,450	109	0	0	20,381	21,277	109	0	0	21,169
Year additions or deletions			1,240	1,568	683		1,240	1,568	1,480	
Stock by 2022	19,952	105	0	0	19,847	20,741	105	0	0	20,636

Table 9.12: Projected policy on social housing stock in Dundee to 2022/23 - HNA/DA Craigforth Page: 225

Year	Policy review built social rented stock projections					Policy review built social rented stock projections				
	Stock at end of year	RTB sales	Demolitions	Completions	Stock at end of year	Stock at end of year	RTB sales	Demolitions	Completions	Stock at end of year
2008/09	22,416	170	123	245	22,448	22,416	170	123	245	22,448
2009/10	22,448	138	281	200	22,203	22,448	138	281	210	22,448
2010/11	22,203	130	278	200	22,203	22,203	130	278	200	22,203
2011/12	22,019	123	194	58	21,784	22,019	123	184	200	21,784
2012/13	21,784	109	220	0	21,413	21,784	109	220	100	21,413
2013/14	21,413	117	186	0	21,110	21,413	117	186	100	21,110
2014/15	21,110	112	186	0	20,812	21,110	112	186	100	21,110
2015/16	20,812	111	50	0	20,581	21,110	111	50	100	21,110
2016/17	20,581	111	50	0	20,450	21,110	111	50	0	21,277
2017/18	20,450	109	0	0	20,381	21,277	109	0	0	21,169
Year additions or deletions			1,240	1,568	683		1,240	1,568	1,480	
Stock by 2022	19,952	105	0	0	19,847	20,741	105	0	0	20,636

Total additions or deletions

Stock by 2022

1340

1568

1480

Total additions or deletions

Stock by 2022

1240

1568

1480

20636

TAY Plan - proposed new build programme for 2009/10

Area	Budget Available (£m)	No. of Units projected
Angus	4.798	65
Dundee	10.000	135
Perth & Kinross	15.500	209
North Fife	2.000	27
Total	32.298	436

Derived from assumption from Joyce that a cost per unit of £74,000 should be applied to deter

Cost per unit

£74K

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Angus	65	49	49	49	49	49	49	49	49	49
Dundee	135	101	101	101	101	101	101	101	101	101
Perth & Kinross	209	157	157	157	157	157	157	157	157	157
North Fife	27	20	20	20	20	20	20	20	20	20

Based on assumption that a 25% reduction in funding will be evident from 2010/11 onwards, completions have been reduced acc

From Joyce Logan

City of Dundee					
Client Name	Project Name		supplier	est. date	Number of Units - G/S
HILLCREST H A LTD	REID SQUARE	DD3 6RP	HARTGN	26-Aug-2009	10
HILLCREST H A LTD	REID SQUARE	DD3 6RP	HARTSN	26-Aug-2009	1
ABERTAY HOUSING ASSOCIATION LTD	PITALPIN, DUNDEE (ABERTAY	DD2 4PF	HARTGN	28-Aug-2009	4
ABERTAY HOUSING ASSOCIATION LTD	PITALPIN, DUNDEE (ABERTAY	DD2 4PF	HARTSN	28-Aug-2009	2
HILLCREST H A LTD	KIRK ST/YEAMANS LANE/SOUT	DD2 3E	HARTGN	06-Nov-2009	45
HILLCREST H A LTD	KIRK ST/YEAMANS LANE/SOUT	DD2 3E	HARTSN	06-Nov-2009	6
HILLCREST H A LTD	DUNDEE SURVIVAL GROUP F	DD4 6AY	HARTSN	01-Jan-2010	11
ANGUS HOUSING ASSOCIATION LTD	BERWICK DRIVE/LONGHAUGH	DD4 0NL	HARTGN	26-Feb-2010	31
ANGUS HOUSING ASSOCIATION LTD	BERWICK DRIVE/LONGHAUGH	DD4 0NL	HARTSN	26-Feb-2010	10
ABERTAY HOUSING ASSOCIATION LTD	DUNHOLM ROAD / SOUTH ROA	DD2 4RS	HARTGN	03-May-2010	43
ABERTAY HOUSING ASSOCIATION LTD	DUNHOLM ROAD / SOUTH ROA	DD2 4RS	HARTSN	03-May-2010	5
SERVITE H A (SCOTLAND) LTD	DUNMORE STREET, KIRKTON	DD3 0EG	HARTGN	03-May-2010	32
SERVITE H A (SCOTLAND) LTD	DUNMORE STREET, KIRKTON	DD3 0EG	HARTSN	03-May-2010	13
					213
Estimated Completions 2009-2011					

determine number of units to be delivered

ordinarily

HOUSING NEEDS ASSESSMENT					
Local Plan Areas					
	Cupar and Howe of Fife (b)	Largo and East Neuk (f)	St Andrews Area (h)	Taycoast (i)	
BACKLOG OF EXISTING NEED					
1. EXISTING HOUSEHOLDS					
MISMATCH OF HH AND DWELLING					
Priority Homeless	102	18	58	13	
Insecurity of Tenure	3	14	11	6	
Accommodation too expensive-MORI 6a	0	0	0	0	Line will be deleted from 2008 Calc in Sheet 2
Overcrowding MORI Q24-Which of these best describes the no. of bedrooms you have? - One fewer than needed, Two or more fewer than needed	1,118	437	1,740	681	
Households with children in flats or maisonettes	85	0	84	8	Line will be deleted from 2008 Calc in Sheet 2
Sharing amenities with another HH	0	0	0	0	
Special Needs Unsuitability MORI Q41/42- Total households (i.e. eliminate multiple answers) who need but don't have adaptations: SPSS	931	437	451	557	2,377
MORI Q47- HH members who need housing with support not included in 41/42: SPSS	559	125	129	371	1,184
Number of BTS properties	217	135	163	85	
Social Needs: Harassment - MORI 6b	0	0	0	0	
Relationship Breakdown - MORI 6b	18	9	12	7	Line will be deleted from 2008 Calc in Sheet 2
Family unable to live together because of lack of accommodation - MORI 6b	0	0	0	0	Line will be deleted from 2008 Calc in Sheet 2
Need to live closer to employment - MORI 6b	0	0	0	0	Line will be deleted from 2008 Calc in Sheet 2
Total	3,041	1,175	2,628	1,761	
2. IN SITU SOLUTIONS					
HN Survey: Adaptation/Support					
MORI Q41/42: In situ solutions for those who need but don't have adaptations (i.e. eliminate those who need sheltered/no stairs/resident warden) SPSS	466	250	129	186	1,030 Eliminated aids & adaptations
MORI Q47- In situ solutions for household members who need housing with support not included in 41/42 (i.e. eliminate those who need shared/sheltered/care housing) SPSS	93	62	64	247	468 Eliminated floating support
Total	559	312	193	433	
3. (1) - (2)	2,482	863	2,434	1,348	
4. NET PROPORTION UNABLE TO BUY					
% households who cannot afford to purchase	54.90%	70.08%	83.30%	46.25%	
Total					
5. TOTAL BACKLOG NEED (3 x 4)	1,363	605	2,028	624	
6. POLICY QUOTA TO REDUCE BACKLOG = 20%	20%	20%	20%	20%	Line will be deleted from 2008 Calc in Sheet 2
7. NEED TO REDUCE BACKLOG (5 X 6)	1,090	484	1,622	499	
Annual Flow of Current Need	109	48	162	50	Based on assumption that backlog current need will be met over a 10 year period

	Cupar and Howe of Fife (b)	Largo and East Neuk (f)	St Andrews Area (h)	Taycoast (i)	
NEWLY ARISING NEED					
8. NEW HOUSEHOLD FORMATION					
HN Survey - Potential households					
MORI 89b- Of those household members likely to move within the next 5 years, if moving anywhere within Fife or don't know	56	25	180	37	
Total	56	25	180	37	
9. PROPORTION UNABLE TO BUY OR RENT IN MARKET					
% of potential households who cannot afford to purchase: estimated spend on housing by potential households (MORI- Question 91) vs house prices	100.00%	50.00%	100.00%	66.67%	
Total	56	12	180	25	
10. EX-INSTITUTIONAL POPULATION MOVING INTO THE COMMUNITY					
	6	3	4	2	
11. EXISTING HOUSEHOLDS FALLING INTO PRIORITY NEED					
Rehousing priority cases outside normal register - Housing list: urgent need	1	0	1	0	
12. IN MIGRANT HOUSEHOLDS UNABLE TO AFFORD MARKET HOUSING					
HN Survey recent migrants profile- MORI Question 27/29/34. What is the gross income from all sources of households who have lived at this address for less than 5 years and previously lived outwith Fife) vs house prices	58	61	133	25	
Total	58	61	133	25	Line will be deleted from 2008 Calc in Sheet 2
13. (8 x 9) + 10 + 11 + 12	121	77	318	51	

	Cupar and Howe of Fife (b)	Largo and East Neuk (f)	St Andrews Area (h)	Taycoast (i)
SUPPLY OF AFFORDABLE UNITS				
14. SUPPLY OF AFFORDABLE HOUSING RELETS				
Council Turnover	195	78	59	61
BSL Turnover	14	4	2	0
Total	209	82	61	61

15. INCREASED VACANCIES & UNITS TAKEN OUT OF MANAGEMENT				
Closed for Demolition	0	0	0	0
Taken out of Management	1	0	0	2
Total	1	0	0	2
16. COMMITTED UNITS OF NEW AFFORDABLE SUPPLY PER ANNUM				
RSL Development Programmes				
Total	12	17	23	2
17. AFFORDABLE SUPPLY (14 - 15) + 16				
	220	99	84	61
OVERALL SHORTFALL / SURPLUS				
	991	462	1856	490
ANNUAL FLOW SHORTFALL/SURPLUS				
	-10	-27	-396	-41

3793 Gross current need and newly arising need benchmarked to supply (2004 methodology)

-474 Annual flow of current need and newly arising need benchmarked to supply (2004 methodology)

For split into annual flow see line B39-E39. Tayplan assumption - backlog of current need will be split into annual flows using 10 year projection period

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	Cupar & Howe of Fife	Largo & East Neuk	St Andrews Area	Tay Coast	
1.1 Homeless households & those in temporary accommodation	102	18	58	13	191
1.1 Insecure Tenure	3	14	11	6	34
1.2 Concealed households (Sharing Amenities)	0	0	0	0	0
1.3 Overcrowding	1,118	437	1,740	681	3,976
1.4 Support Needs: Adaptation (includes special forms of housing)	931	437	451	557	2,377
1.4 Special Forms of Housing (includes housing with support)	559	125	129	371	1,184
1.5 Poor Quality	217	135	163	85	600
1.6 Harrassment	0	0	0	0	0
1.7 Total current need	2,930	1,166	2,552	1,713	8,361

Total special needs 3560.4
 Total in situ 1497.6
 Total special forms of housing 2062.8

Net Backlog of Households in Current Need

Component					
X = Number of Households in Current Need	2,930	1,166	2,552	1,713	8,361
Y = In situ adjustment (aids & adaptations)	466	250	129	186	1,030
Z = % of households who cannot resolve need in private market	54.90%	70.08%	83.30%	46.25%	63.63%
Net Current Housing Need	1,302	598	1,965	592	4,367

Eliminates aids & adaptations but retains sheltered/no stairs/resident warden accom
 Eliminates floating support but retains shared/sheltered/care
 Average benchmark: 2004 affordability outcomes

Newly Arising Need

Component					
2.1 New household formation	56	25	180	37	298
2.2 % New Households who resolve need in private housing market	100%	50%	100%	66.67%	79.17%
2.3 Existing households falling into need					
2.4 Total Newly Arising Need	57	12	181	25	

Average benchmark: 2004 affordability outcomes
 Formerly inst. pop & emergency need now will equal priority homeless population
 In migrants unable to afford eliminated

Affordable Housing Supply

Component					
3.1 Available Council Dwellings	195	78	59	61	393
3.1 Available RSL Dwellings	14	4	2	0	20
3.2 Additional supply associated with reducing void levels	1	0	0	2	3
3.3A Planned new supply of affordable housing for rent	12	17	23	2	54
3.3B Planned new supply of intermediate housing					0
3.4 Units taken out of management - demolitions	0	0	0	0	0
3.5 Total Affordable housing stock available	222	99	84	65	470

Net Annual Housing Need

Component					Total East Fife
A = Net Current Need	1,302	598	1,965	592	4,457
B = Annual Net Current Need over next 10 years	130	60	196	59	446
C = Annual Newly Arising Need	57	12	181	25	275
D = Total Annual Need	187	72	377	84	721
E = Total Annual Supply	222	99	84	65	470
Net Annual Housing Need	35	27	-293	-19	-251

Special Needs Category Workings		
Total aids & adaptations	In situ aids & adapts	Special Housing
2,377	1,030	1,346
Total floating support		
1,184	468	716
Total special housing	2,063	
Total special needs category	3,560	See lines F13-F14 in Sheet 1
Total In situ eliminations	1,498	See Lines F24-F25 in Sheet 1

	2004	2008	
Households	154,340	160,224	4%
Assumption % Household increase		1.3	
Current Need			
Homeless Households	691	1,401	103%
Insecure Tenure	79	0	-100%
Concealed Households	0	0	0%
Overcrowding	19364	3164	-84%
Support Needs	16,983	17630	4%
Poor Condition	747	236	-68%
Sub Total	39,563	22,439	
Minus In Situ Solution	7,366	4172	-43%
Sub Total	32,197	18267	
Times Assumption % Unable To afford	54	68.7	
Sub Total	17,277	12544	
Total Current Need	13,822	12544	
Affordable Housing Supply			
Supply of Social Housing Re-Lets	4,380	2662	-39%
Supply of Intermediate affordable housing available for re-let	0	0	0%
Planned Supply New Affordable housing	204	282	38%
Sub Total	4,584	2,944	
Minus Units Taken Out of management	360	575	60%
Newly Arising Need			
New Household Formation	903	937	4%
Times Assumption % Unable To afford	27	53.4	

Note: This analysis relates to whole of Fife. **Table 5.5 in 2008 HONDA**

Provides relative increase/decrease in each component of need to apply to updated position

% Variance to be applied to 2004 East Fife profile

103%

-100%

0%

-84%

4%

-68%

-43%

-39%

0%

38%

60%

40%

	2004	2008	
Net Total Need	10,791	11582	7%

Overall shortfall increased by 7% from 2004 baseline and 2008 update

TAYplan Housing Need & Demand Calculation

2004

Table 5.5

2008

Backlog of Households in Current Need	Total Cupar & St Andrews	% HONDA Change 04-08	Revised Cupar & St Andrews
1.1 Homeless households & those in temporary accommodation	191	1.03	388
1.1 Insecure Tenure	15		15
1.2 Concealed households (Sharing Amenities)	38		38
1.3 Overcrowding	3,976	-0.84	636
1.4 Support Needs: Adaptation	1,030	0.04	1071
1.4 Requirement for Special Forms of Housing	2,063	0.04	2145
1.4 Requirement for Housing Support	468	0.04	486
1.5 Poor Quality	600	-0.68	192
1.6 Harrassment	0		0
1.7 Total current need	8,380		4,972

Updated to reflect HONDA % increase in category

New inclusion to calculation - reflects quarterly HL1 stats for East Fife, where reasons for homelessness relate to insecure tenure

New inclusion to calculation - reflects quarterly HL1 stats for East Fife, where reasons for homelessness relate to concealed households

Updated to reflect HONDA % decrease in category

Updated to reflect HONDA % increase in category

Updated to reflect HONDA % decrease in category

Updated to reflect approach in HONDA

Net Backlog of Households in Current Need

Component			
X = Number of Households in Current Need	8,380		4972
Y = In situ adjustment	1,498	-0.43	854
Z = % of households who cannot resolve need in private market	63.63%	68.70%	69%
Net Current Housing Need	4,380		2,829
			-35.40%

Updated to reflect HONDA % decrease in category

Updated to reflect approach in HONDA (whole Fife in first instance: disaggregated affordability by HMA included in Stage 5)

Newly Arising Need

Component			
2.1 New household formation	298	0.04	310
2.2 % New Households who resolve need in private housing market	79.17%	53.40%	53%
2.3 Existing households falling into need	179		179
2.4 Total Newly Arising Need	415		344

Updated to reflect HONDA % decrease in category

Updated to reflect approach in HONDA (whole Fife in first instance: disaggregated affordability by HMA included in Stage 5)

New inclusion to calculation - reflects quarterly HL1 stats for East Fife: number of priority homeless households

Affordable Housing Supply

Component			
3.1 Available Council Dwellings	393		252
3.1 Available RSL Dwellings	20	-0.39	
3.2 Additional supply associated with reducing void levels	3		0
3.3A Planned new supply of affordable housing for rent	54		21
3.3B Planned new supply of intermediate housing	0		0
3.4 Units taken out of management - demolitions	0		0
3.5 Total Affordable housing stock available	470		273

Updated to reflect HONDA % decrease in category

Updated to reflect approach in HONDA

Taken from Joyce Logan approvals dataset - see separate supply analysis sheet

Updated to reflect approach in HONDA

Net Annual Housing Need

Component			
A = Net Current Need	4,380		2829
B = Annual Net Current Need over next 10 years	438		283
C = Annual Newly Arising Need	415		344
D = Total Annual Need	853		627
E = Total Annual Supply	470		273
Net Annual Housing Need	-383		-354
			-7%

Taken from cell H22

Based on assumption that backlog stock will be split into annual flows over a 10 year period

Taken from cell H29

Sum of H44 & H45

Taken from cell H39

Variance in shortfall between 2004 calculation and updated AJ version

TAYplan Housing Need & Demand Calculation

2004	2004			2008			Households Cupar	Households St Andrews	Households East Fife
	Cupar & Howe of Fife	Largo & East Neuk	St Andrews Area	Tay Coast	Total Cupar & St Andrews	% HONDA Change 04-08	12,401	20,310	32,711
Backlog of Households in Current Need							38%	62%	100%
1.1 Homeless households & those in temporary accommodation	102	18	58	13	191	1.03	388	147	241
1.1.1 Insecure Tenure	3	14	11	6	15		15	6	15
1.2 Concealed households (Sharing Amenities)	0	0	0	0	0		0	14	38
1.3 Overcrowding	1,118	437	1,740	681	3,976	-0.84	636	241	395
1.4 Support Needs: Adaptation					1,030	0.04	1071	406	665
1.4 Requirement for Special Forms of Housing					2,063	0.04	2145	813	1332
1.4 Requirement for Housing Support					468	0.04	486	184	286
1.5 Poor Quality	217	135	163	85	600	-0.68	192	73	119
1.6 Harassment	0	0	0	0	0		0	0	0
1.7 Total current need	1,440	604	1,972	785	8,380		4,972	1,885	3,087

Derived from Table 3.22 of File HONDA

Backlog figures split to Cupar/St Andrews HMA based on number of households.

Net Backlog of Households in Current Need	Component									
X = Number of Households in Current Need	2,930	1,166	2,552	1,713	8,380		4972	1885	3087	4,972
Y = In situ adjustment	466	250	129	186	1,498	-0.43	854	324	530	854
Z = % of households who cannot resolve need in private market	54.90%	70.08%	83.30%	46.25%	63.63%	68.70%	69%	59%	70%	70%
Net Current Housing Need					4,380		2,829	915	1,790	2,705

Affordability indices at HMA derived from File HONDA; Table 4.24.

NB: Outcome will not match 2,829 as aa results of affordability %'s applied by HMA

Newly Arising Need	Component									
2.1 New household formation	56	25	180	37	298	0.04	310	117	192	310
2.2 % New Households who resolve need in private housing market	100%	50%	100%	66.67%	79.17%	53.40%	53%	59%	70%	70%
2.3 Existing households falling into need					179		179	68	111	179
2.4 Total Newly Arising Need	57	12	181	25	415		344	137	246	383

NAN figures split to Cupar/St Andrews HMA based on number of households.

Affordability indices derived from File HONDA; Table 4.24. Could not identify from Table 5.5 where analysis of affordability of new households was undertaken so used HMA figure from 4.24 as proxy measure

NB: Outcome will not match 344 as aa results of affordability %'s applied by HMA

Affordable Housing Supply	Component						
3.1 Available Council Dwellings	195	78	59	61	393	-0.39	252
3.1 Available RSL Dwellings	14	4	2	0	20		0
3.2 Additional supply associated with reducing void levels	1	0	0	2	3		3
3.3A Planned new supply of affordable housing for rent	12	17	23	2	54		21
3.3B Planned new supply of intermediate housing	0	0	0	0	0		0
3.4 Units taken out of management - demolitions							
3.5 Total Affordable housing stock available	222	99	84	65	470		273

Net Annual Housing Need	Component									
A = Net Current Need	0	0	0	0	4,380		2829	915	1790	
B = Annual Net Current Need over next 10 years	0	0	0	0	438		283	91	179	
C = Annual Newly Arising Need	57	12	181	25	415		344	137	246	
D = Total Annual Need	57	12	181	25	853		627	228	425	
E = Total Annual Supply	222	99	84	65	470		273			
Net Annual Housing Need	165	87	-97	40	-383		-354			

Reprofiled 2004 version of calculation	-383
% Variance between 2004 version and TAYplan update	7%

Shortfall has improved between both versions of the calculations (2005 & 2009) by 7%.

Adaptation source data

LHS	1 Answer	2 Answer	3 Answer	4 Answer	5 Answer	6 Answer	7 Answer	8 Answer	9 Answer	10 Answer	11 Answer	Total Ans	Sample	% Sample	Population	Pro rata HH
Cowdenbeath	23	13	9	5	5	2	2	0	0	0	0	59	230	25.65%	9,064	2,325
Cupar and Howe of Fife	5	2	1	0	1	1	0	0	0	0	0	10	153	6.54%	14,250	931
Dunfermline and Coast	11	4	3	5	0	4	1	1	0	0	0	29	543	5.34%	33,692	1,799
Glenrothes Area	15	4	1	0	0	0	0	0	0	0	0	20	330	6.06%	20,428	1,238
Kirkcaldy Area	18	9	4	2	2	1	0	1	0	0	0	37	475	7.79%	29,153	2,271
Largo and East Neuk	1	2	2	0	0	2	0	0	0	0	0	7	111	6.31%	6,936	437
Levenmouth	13	8	4	2	1	1	0	0	1	0	0	30	235	12.77%	14,870	1,898
St Andrews Area	3	1	1	0	1	0	0	0	1	0	0	7	149	4.70%	9,600	451
Taycoast	3	1	1	1	0	2	0	0	1	0	0	9	89	10.11%	5,506	557
West Villages	5	2	3	1	1	0	0	0	0	0	1	13	109	11.93%	6,770	807
Total	97	46	29	16	11	13	3	2	3	0	1	221				12,716

2,377

Local Plan Areas

	Cowdenbeath	Cupar and Howe of Fife	Dunfermline and Coast	Glenrothes Area	Kirkcaldy Area	Largo and East Neuk	Levenmouth	St Andrews Area	Taycoast	West Villages
Regular contact with social services, health o	4	1	2	4	6	1	1	1	1	0
Further support but less than 24- hour supp	0	0	0	3	1	0	0	0	3	0
24-hour support from other caring org's	0	0	0	0	1	0	0	0	0	0
Care Housing	0	4	0	0	2	1	1	0	0	1
Sheltered Housing	0	0	1	2	3	0	0	1	1	1
Shared Housing with Support from residents,	0	1	0	1	1	0	0	0	1	0
Total households	4	6	3	10	14	2	2	2	6	2
Sample	230	153	543	330	475	111	235	149	89	109
% Sample	1.74%	3.92%	0.55%	3.03%	2.95%	1.80%	0.85%	1.34%	6.74%	1.83%
Locality Population	9,064	14,250	33,692	20,428	29,153	6,936	14,870	9,600	5,506	6,770
Pro-rata Households	158	559	186	619	859	125	127	129	371	124

LOCAL PLAN AREAS	Househol ds in Need	Not in situ solutions	In situ solutions	Sample	% of sample	Populatio n	Pro-rata househol ds	% In situ check
Cowdenbeath	59	32	27	230	11.74%	9,064	1,064	
Cupar and Howe of Fife	10	5	5	153	3.27%	14,250	466	3.27%
Dunfermline and Coast	29	20	9	543	1.66%	33,692	558	
Glenrothes Area	20	8	12	330	3.64%	20,428	743	
Kirkcaldy Area	37	23	14	475	2.95%	29,153	859	
Largo and East Neuk	7	3	4	111	3.60%	6,936	250	3.60%
Levenmouth	30	19	11	235	4.68%	14,870	696	
St Andrews Area	7	5	2	149	1.34%	9,600	129	1.34%
Taycoast	9	6	3	89	3.37%	5,506	186	3.37%
West Villages	13	11	2	109	1.83%	6,770	124	

Summary of HLI Analysis for Calculation		
Households in Temp Accom at End of Each Year - Snapshot each year at Q1		Fife
2008 Snapshot	406	
Average Q1 2004-08	377	
Concealed Households		East Fife
Average Annual Figure: 2003-08	1368	146
Quarterly Equivalent (divide by 4)		36
Insecurity of Tenure		East Fife
Average 2003-08	559	59
Quarterly Equivalent		15
Priority Homeless Households		East Fife
2007/08	1603	179
Average 2004-08	1806	

Email from Ken Burns 26/08/09
 Total number of Homelessness Applications in East Fife 2008/09 - 383
 Total number of homeless, priority households in East Fife 2008/09 - 179
 3600 total application for 2007/2008

% Applications in East Fife
 11%

Households in Temp Accom at End of Each Year - Snapshot each year at Q1

Households in Temporary Accommodation at the end of each quarter

	Sum	fyearapp						
		2002 Q1	2003 Q1	2004 Q1	2005 Q1	2006 Q1	2007 Q1	2008 Q1
Local authority furnished temporary accommodation	Sum	153	245	290	307	307	321	326
Other local authority dwelling	Sum	0	0	0	0	0	0	0
Housing Association dwelling	Sum	0	0	0	0	0	0	0
Local authority hostel	Sum	22	25	16	23	44	46	43
Other hostel	Sum	0	0	8	0	0	0	0
Bed and breakfast	Sum	41	12	38	0	18	63	37
Women's Refuge	Sum	0	0	0	0	0	0	0
Other	Sum	0	0	0	0	0	0	0
Total	Sum	216	282	352	330	369	430	406

Average Q1 2004-08 377
 2008 Snapshot 406

Reasons for Homelessness

Insecurity of tenure
 Concealed households

Applications by reason (pre-1 April 2007)

	2002/2003	fyearapp			
		2003/2004	2004/2005	2005/2006	2006/2007
	N	N	N	N	N
Parents no longer able/willing to accommodate	806	890	883	882	934
Other relatives no longer able/willing to accommodate	209	226	294	275	333
Friends no longer able/willing to accommodate	230	210	249	372	393
Dispute with spouse/cohabitee: violent or abusive	465	398	369	391	376
Dispute with cohabitee: non-violent	573	641	710	593	645
Dispute with parents, guardian, family member: violent	36	27	20	25	35
Young person indirectly affected by domestic abuse	0	7	4	3	3
Loss of LA tenancy - arrears	49	40	34	40	39
Loss of LA tenancy - ASB	5	5	5	5	12
Loss of LA tenancy - other	28	23	24	28	37
Loss of RSL tenancy - arrears	14	19	20	14	11
Loss of RSL tenancy - ASB	2	5	3	1	2
Loss of RSL tenancy - other	28	12	14	21	20
Loss of PRS tenancy - arrears	49	52	34	57	59
Loss of PRS tenancy - ASB	1	6	5	6	7
Loss of PRS tenancy - other	310	305	324	386	401
Mortgage Default	82	103	97	68	57
Forced division and sale of matrimonial property	34	69	51	41	62
Loss of service tenancy, inc. armed forces	21	34	14	13	17
Expiry of Short Assured tenancy	46	53	37	1	2
Emergency (fire, flood, storm, etc.)	24	25	29	20	16
House Condition	9	8	6	4	3
Discharged from Prison	58	60	94	112	129
Discharged from Hospital	34	20	17	21	32
Lost accommodation in hostel, lodging house	55	41	27	24	21
Gave up secure accommodation	66	67	58	9	5
Overcrowding	40	40	36	40	22
Harrasment - racial	1	5	6	1	5
Harrasment - other	125	171	118	131	109
Fleeing non-domestic violence	86	59	108	36	45
Not reasonable to occupy	16	29	28	32	52
Other	261	334	408	513	507
All	3763	3984	4126	4165	4391

Concealed 2003/2004 2004/2005 2005/2006 2006/2007 2007/08

Applications by technical reason for application (On or after 1 April 2007)

	2007/2008
Termination of tenancy / mortgage due to rent arrears / default on payments	213
Other action by landlord resulting in the termination of the tenancy	333
Applicant terminated secure accommodation	29
Loss of service / tied accommodation	36
Discharge from prison / hospital / care / other institution	173
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	29
Forced division and sale of matrimonial home	65
Other reason for loss of accommodation	205
Dispute within household: violent or abusive	378
Dispute within household / relationship breakdown: non-violent	464
Fleeing non-domestic violence	69
Harassment	99
Overcrowding	95
Asked to leave	976
Other reason for leaving accommodation	436
All	3600

Applications by technical reason for application (On or after 1 April 2007)

	appqtr						
	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4
	N	N	N	N	N	N	N
Termination of tenancy / mortgage due to rent arrears / default on payments							
Other action by landlord resulting in the termination of the tenancy							
Applicant terminated secure accommodation							
Loss of service / tied accommodation							
Discharge from prison / hospital / care / other institution							
Emergency (fire, flood, storm, closing order from Environmental Health etc.)							
Forced division and sale of matrimonial home							
Other reason for loss of accommodation							
Dispute within household: violent or abusive							
Dispute within household / relationship breakdown: non-violent							

Parents no longer able/willing to accommodate	890	883	882	934	
Other relatives no longer able/willing to accommodate	226	294	275	333	
Friends no longer able/willing to accommodate	210	249	372	393	
Asked to leave					464
Other reason for leaving accommodation / household					436
Annual Total	1326	1426	1529	1660	900
Average 2003-08	1368				

Insecurity of Tenure	2003/2004	2004/2005	2005/2006	2006/2007	2007/08
Loss of RSL tenancy - arrears	19	20	14	11	
Loss of PRS tenancy - arrears	52	34	57	59	
Loss of PRS tenancy - other	305	324	386	401	
Mortgage Default	103	97	68	57	
Expiry of Short Assured tenancy	53	37	1	2	
Lost accommodation in hostel, lodging house	41	27	24	21	
Termination of tenancy / mortgage due to rent arrears / default on payments					213
Other action by landlord resulting in the termination of the tenancy					333
Loss of service / tied accommodation					36
Annual Total	573	539	550	551	582
Average 2003-08	559				

Priority Homeless Households

Homelessness Assessments	02/03	03/04	04/05	05/06	06/07	07/08
Homeless or Potentially Homeless Cases	2601	3175	2926	2817	2767	2339
...Of which this number are in priority need	1610	2005	1842	1789	1789	1603
Percentage in priority need	61.9%	63.1%	63.0%	63.5%	64.7%	68.5%

2007/08	1603
Average 2003-08	1806

Fleeing non-domestic violence	
Harassment	
Overcrowding	
Asked to leave	
Other reason for leaving accommodation / household	
All	

3.1 Available Affordable Dwellings	1. Number of Council vacancies in housing stock per annum	Council stock and turnover statistics	63	226	14	21	49							
	2. Number of RSL vacancies in housing stock per annum	RSL stock and turnover statistics	44	203	25	7	32							
3.2 Additional supply associated with reducing void levels	1. Snapshot of Council long terms voids	Council void statistics	0	0	0	0	0							
	2. Snapshot of RSL long terms voids	RSL void statistics	0	0	0	0	0							
3.3A Planned new supply of affordable housing for rent	1. Programmed SHIP completions of affordable accommodate for rent	SHIP/Section 75 agreements	15	90	15	21	9							
	2. Programmed SHIP completions of intermediate accommodation options	SHIP	3	18	3	4	2							
3.4 Units taken out of management	1. Council units for demolition/conversion	Council demolition/regeneration data	0	3	0	0	0							
	2. RSL units for demolition/conversion	RSL demolition/regeneration data	0	0	0	0	0							
3.5 Total Affordable housing stock available		(3.1+3.2+3.3) - 3.4	125	534	56	53	92							

Net Annual Housing Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath
A = Net Current Need			270	995	481	204	309							
B = Annual Net Current Need over next 5 years		Net Current Need / 5	54	199	96	41	62							
C = Annual Newly Arising Need			157	592	75	65	93							
D = Total Annual Need		B + C	211	791	171	106	154							
E = Total Annual Supply			125	534	56	53	92							
Net Annual Housing Need		D - E	86	258	115	52	62							

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	Angus					Dundee	Perth & Kinross					North Fife	
	East	North	South	West			Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East
1.1 Homeless households & those in temporary accommodation	41	29	15	50	640	21	300	1	33	0	147	241	
1.1 Insecure Tenure	12	8	4	14	0	7	48	7	0	22	6	9	
1.2 Concealed households	30	85	62	42	170	11	148	20	120	61	14	24	
1.3 Overcrowding	263	300	87	129	2,120	277	1,190	381	108	372	241	395	
1.4 Support Needs: Adaptation	84	115	188	118	2,420	224	363	459	303	300	406	665	
1.4 Requirement for Special Forms of Housing	358	675	926	534	725	115	725	87	109	120	813	1,332	
1.4 Requirement for Housing Support	30	21	106	43	0	141	0	141	143	114	184	302	
1.5 Poor Quality	98	99	117	114	5,410	187	473	209	94	208	73	119	
1.6 Harassment	0	84	43	0	320	43	53	41	0	0	0	0	
1.7 Total current need	916	1416	1847	1043	11,805	1,026	2,916	1,346	910	1,197	1,885	3,087	
Estimate Figure Used					10,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Net Backlog of Households in Current Need													
Component													
X = Number of Households in Current Need	916	1,416	1,847	1,043	11,805	1,026	2,916	1,346	910	1,197	1,885	3,087	
Y = In situ adjustment	0.48	0.44	0.61	0.53	0.72	0.39	0.64	0.42	0.38	0.42	0.59	0.70	
Z = % households who cannot resolve need in private market	385	573	766	468	5,080	271	996	481	204	309	915	1,790	
Net Current Housing Need													
Newly Arising Need	802	1,301	1,255	884	7,055	494	2,553	752	485	814	1,561	2,557	
Component													
2.1 New household formation	200	81	264	295	1,575	167	770	167	193	176	117	192	
2.2 % New Households who resolve need in private housing market	0.67	0.51	0.62	0.58	0.47	0.57	0.48	0.84	0.79	0.37	0.59	0.70	
2.3 Existing households falling into need	220	156	82	267	805	96	356	21	13	47	68	111	
2.4 Total Newly Arising Need	354	197	246	438	1,575	191	726	161	165	112	137	246	
Affordable Housing Supply	134	41.31	163.68	171.1	740.25	95.19	369.6	140.28	152.075	64.935	68.84863724	134.7016006	
Component													
3.1 Available Affordable Dwellings: Council Vacancies	177	238	56	214	1,355	63	226	14	21	49	98	126	
3.1 Available Affordable Dwellings: RSL Vacancies	195	108	50	102	809	44	203	25	7	32	9	20	
3.2 Additional Council supply associated with reducing void levels	0	0	0	0	0	0	0	0	0	0	0	0	
3.2 Additional RSL supply associated with reducing void levels	0	0	0	0	0	0	0	0	0	0	0	0	
3.3A Planned new supply of affordable housing for rent	8	10	21	26	138	15	90	15	21	9	9	18	
3.3B Planned new supply of intermediate housing	0	0	0	0	0	3	18	3	4	2	4	7	
3.4 Units taken out of management	0	0	0	0	0	0	0	0	0	0	0	0	
3.5 Total Affordable housing stock available	380	356	127	342	2,302	125	534	57	53	92	116	164	
Net Annual Housing Need													
Component													
A = Net Current Need	385	573	766	468	5,080	271	996	481	204	309	915	1,790	
B = Annual Net current need over next 10 years	38	57	77	47	508	27	100	48	20	31	91	179	
C = Annual Newly Arising Need	354	197	246	438	1,575	191	726	161	165	112	137	246	
D = Total Annual Need	392	254	322	485	2,083	219	825	209	185	143	228	425	
E = Total Annual Supply	380	356	127	342	2,302	126	534	57	53	92	116	164	
Net Annual Housing Need	-12	102	-195	-143	-219	-93	-291	-152	-132	-51	-112	-261	

Net Current Need

2,705
270
653
280
375

NAN	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
2.4 Total Newly Arising Need	354	197	246	438	1,575	191	726	161	165	112	137	246	4,547
YEAR 1	365	205	250	451	1,615	198	751	163	166	115	142	254	4,675
YEAR 2	376	213	254	465	1,655	205	777	164	167	119	147	263	4,804
YEAR 3	386	220	258	478	1,694	212	803	166	168	122	150	268	4,927
YEAR 4	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 5	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 6	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 7	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 8	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 9	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 10	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055

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2.1 New household formation	200	81	264	295	1575	167	770	167	192.5	175.5	117	192	0
2.2 % New Households who resolve need in private housing market	67%	51%	62%	58%	47%	57%	48%	84%	79%	37%	59%	70%	0%
2.3 Existing households falling into need	220	156	82	267	835	96	356	21	13	47	68	111	-
2.4 Total Newly Arising Need	354	197	246	438	1,575	191	726	161	165	112	137	246	-

NAN	134	41	164	171	740	95	370	140	152	65	69	135	-
HOMELESS HOUSEHOLDS	220	156	82	267	835	96	356	21	13	47	68	111	-
	354	197	246	438	1,575	191	726	161	165	112	137	246	-

YEAR 1													
% INCREASE	5%	5%	5%	5%	5%	7%	7%	7%	7%	7%	8%	8%	-
HOMELESS HOUSEHOLDS	231	163	86	280	875	103	382	23	14	50	73	120	0
TOTAL	365	205	250	451	1,615	198	751	163	166	115	142	254	-

YEAR 2													
% INCREASE	10%	10%	10%	10%	10%	15%	15%	15%	15%	15%	16%	16%	-
HOMELESS HOUSEHOLDS	242	171	90	293	914	110	408	24	15	54	78	128	0
TOTAL	376	213	254	465	1,655	205	777	164	167	119	147	263	-

YEAR 3													
% INCREASE	15%	15%	15%	15%	14%	22%	22%	22%	22%	22%	20%	20%	-
HOMELESS HOUSEHOLDS	252	179	94	307	954	117	433	26	16	57	82	134	0
TOTAL	386	220	258	478	1,694	212	803	166	168	122	150	268	-

YEAR 4													
% INCREASE	20%	20%	20%	20%	19%	29%	29%	29%	29%	29%	28%	28%	-
HOMELESS HOUSEHOLDS	263	187	98	320	994	124	459	27	17	61	87	142	0
TOTAL	397	228	262	491	1,734	219	829	167	169	126	156	277	-

SUPPLY	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
3.5 Total Affordable housing stock available	380	356	127	342	2,302	125	534	57	53	92	116	164	4,648
YEAR 1	372	346	106	316	2,355	104	516	62	29	133	116	164	4,619
YEAR 2	369	342	102	309	2,287	102	487	56	28	120	113	158	4,474
YEAR 3	369	341	103	309	2,251	102	486	56	28	121	113	158	4,436
YEAR 4	368	341	103	309	2,224	101	487	57	28	122	112	157	4,410
YEAR 5	368	341	104	310	2,195	101	488	57	28	123	111	157	4,382
YEAR 6	368	340	105	310	2,170	101	489	58	28	124	111	156	4,359
YEAR 7	368	340	106	311	2,145	100	490	58	28	125	110	155	4,336
YEAR 8	367	339	106	311	2,134	100	491	59	28	126	110	155	4,327
YEAR 9	367	339	107	312	2,123	100	492	59	27	127	110	154	4,318
YEAR 10	367	339	108	312	2,117	99	494	60	27	128	109	154	4,315

CHECK

NET ANNUAL SUPPLY	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
NET NAN - SUPPLY	26	159	-119	-96	727	-66	-192	-104	-112	-20	-20	-82	101
YEAR 1	7	141	-144	-136	741	-94	-235	-101	-137	18	-26	-90	-57
YEAR 2	-6	130	-152	-155	632	-103	-290	-109	-139	1	-34	-105	-330
YEAR 3	-18	121	-155	-169	557	-110	-317	-110	-140	-1	-38	-110	-491
YEAR 4	-29	113	-159	-182	490	-118	-342	-111	-141	-4	-44	-120	-646
YEAR 5	-29	112	-158	-182	461	-118	-341	-110	-141	-3	-44	-120	-673
YEAR 6	-30	112	-157	-181	436	-118	-340	-110	-141	-2	-45	-121	-696
YEAR 7	-30	112	-156	-181	411	-119	-339	-109	-141	-1	-45	-122	-719
YEAR 8	-30	111	-156	-180	400	-119	-338	-109	-141	0	-46	-122	-728
YEAR 9	-30	111	-155	-179	389	-119	-336	-108	-141	1	-46	-123	-737
YEAR 10	-30	111	-154	-179	383	-120	-335	-108	-141	2	-47	-123	-740
CHECK	-49	-42	-38	-78	-237	-48	-130	-4	-28	21	-21	-33	-683

NET HOUSING NEED (INCLUDING BACKLOG (10 YEARS))	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
Net Current Housing Need	12	-102	195	143	-219	93	291	152	132	51	112	261	1,123
YEAR 1 - 2009	31	-84	220	182	-233	121	335	149	157	13	117	269	1,280
YEAR 2 - 2010	45	-72	229	202	-124	130	390	157	159	30	126	284	1,554
YEAR 3 - 2011	56	-64	232	216	-49	137	417	158	160	32	129	289	1,715
YEAR 4 - 2012	68	-56	235	229	18	145	442	159	161	35	135	299	1,869
YEAR 5 - 2013	68	-55	235	228	47	145	441	158	161	34	136	299	1,897
YEAR 6 -2014	68	-55	234	228	72	145	440	158	161	33	136	300	1,920
YEAR 7 - 2015	68	-54	233	227	97	146	438	157	162	32	137	301	1,943
YEAR 8 -2016	69	-54	232	227	108	146	437	157	162	31	137	301	1,952
YEAR 9 - 2017	69	-54	231	226	119	146	436	156	162	30	138	302	1,961
YEAR 10 - 2018	69	-53	231	226	125	147	435	156	162	29	138	302	1,964
CHECK	598	-499	2,117	2,049	397	1,315	3,819	1,413	1,475	246	1,217	2,685	16,032

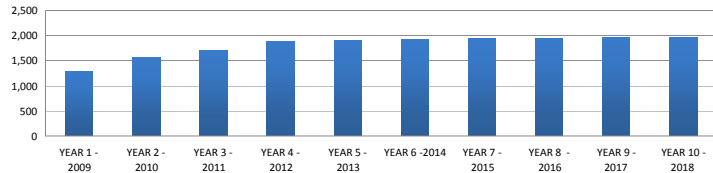
CUMULATIVE	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
YEAR 1 - 2009	31	-84	220	182	-233	121	335	149	157	13	117	269	1,280
YEAR 2 - 2010	76	-156	449	385	-357	251	725	306	316	43	243	553	2,834
YEAR 3 - 2011	132	-220	681	600	-405	388	1,142	464	477	75	372	842	4,549
YEAR 4 - 2012	200	-275	916	829	-387	533	1,583	623	638	110	507	1,141	6,418
YEAR 5 - 2013	268	-330	1,151	1,058	-341	678	2,024	781	799	144	643	1,441	8,314
YEAR 6 -2014	336	-385	1,385	1,285	-269	823	2,464	939	961	176	779	1,741	10,235
YEAR 7 - 2015	404	-440	1,618	1,513	-172	969	2,902	1,096	1,122	208	916	2,041	12,177
YEAR 8 -2016	472	-494	1,850	1,740	-65	1,115	3,339	1,253	1,284	239	1,053	2,342	14,129
YEAR 9 - 2017	541	-548	2,081	1,966	54	1,262	3,775	1,410	1,446	268	1,191	2,644	16,090
YEAR 10 - 2018	610	-601	2,312	2,192	179	1,408	4,210	1,565	1,607	297	1,329	2,946	18,054

	Annual		Cumulative	
Baseline	1,123	Baseline	1,123	
YEAR 1 - 2009	1,280	YEAR 1 - 2009	1,280	
YEAR 2 - 2010	1,554	YEAR 2 - 2010	2,834	
YEAR 3 - 2011	1,715	YEAR 3 - 2011	4,549	
YEAR 4 - 2012	1,869	YEAR 4 - 2012	6,418	
YEAR 5 - 2013	1,897	YEAR 5 - 2013	8,314	
YEAR 6 - 2014	1,920	YEAR 6 - 2014	10,235	
YEAR 7 - 2015	1,943	YEAR 7 - 2015	12,177	
YEAR 8 - 2016	1,952	YEAR 8 - 2016	14,129	
YEAR 9 - 2017	1,961	YEAR 9 - 2017	16,090	
YEAR 10 - 2018	1,964	YEAR 10 - 2018	18,054	

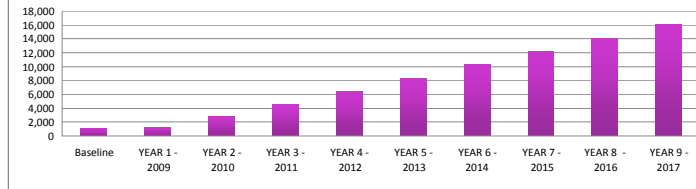
48%
4%

Annual	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & St Andrews & East	Angus	Dundee	Perth & Kinross	North Fife		
2009	31	-84	220	182	-233	121	335	149	157	13	117	269	2009	350	-233	776	387
2013	68	-55	235	228	-47	145	441	158	161	34	136	299	2013	476	47	939	435
2018	69	-53	231	226	125	147	435	156	162	29	138	302	2018	472	125	928	440
Cumulative	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & St Andrews &	0 Angus	Dundee	Perth & Kinross	North Fife		
2009	12	-102	195	143	-219	93	291	152	132	51	112	261	2009	248	-219	720	373
2013	268	-330	1,151	1,058	-341	678	2,024	781	799	144	643	1,441	2013	2,145	-341	4,426	2,084
2018	610	-601	2,312	2,192	179	1,408	4,210	1,565	1,607	297	1,329	2,946	2018	4,513	179	9,088	4,275

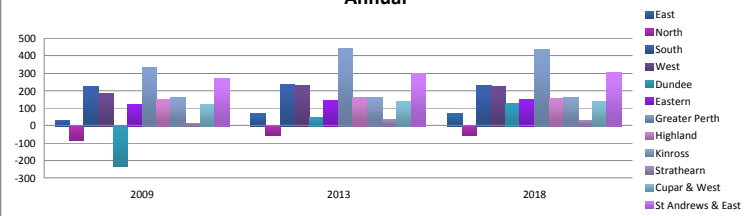
Annual Net Need Across TAYplan Boundary



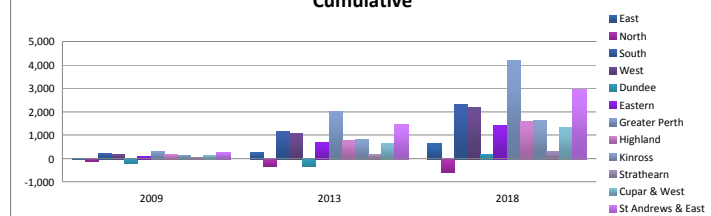
Cumulative Need across Tayplan Boundary



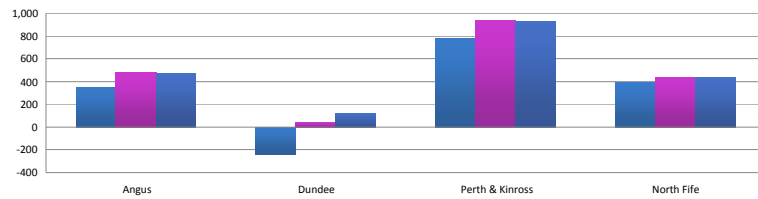
Annual



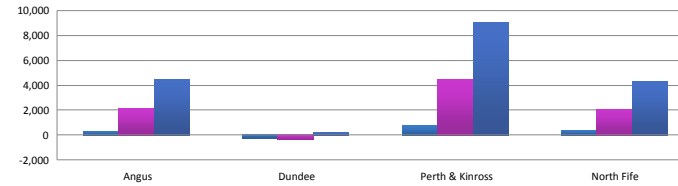
Cumulative



Unmet Need for Affordable Housing by Area



Cumulative Need by LA Area



4513 179 9088 4275 18055
25% 1% 50% 24% 100%

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary				
Options	Data Source		Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath	
1.1 Homeless households & those in temporary accommodation	Those in Temporary Accommodation														
	1A. Snapshot of households in temporary accommodation	LA Temporary Accommodation Stock List	21	300	1	33	0								
	2A. HLI End of Year Snapshot in Temporary Accommodation	HLI statistics													
	3A. 'Currently in temporary accommodation'	HNADA Survey	0	0	0	0	0								
1.2 Concealed households	4A. Households with waiting list points: homeless	Council/RSL waiting list data	47	279	26	18	41								
	1B. Households who have become homeless as a result of insecure tenure	HLI statistics: Reasons for homelessness - monthly average	8	29	2	2	5								
	2B. Households with waiting list points: insecure tenure	Council/RSL waiting list data													
	3B. Households who have moved in past 5 years as a result of insecure tenure	HNADA Survey	7	68	7	0	22								
1.3 Overcrowding	1. Currently sharing amenities with another household	HNADA Survey	11	148	20	120	61								
	2. Sharing amenities is a serious problem for the household	HNADA Survey	0	0	0	0	0								
	3. Households with waiting list points: sharing amenities	Council/RSL waiting list data													
	4. Households with 1 or bedrooms fewer than needed	HNADA Survey	401	1707	757	161	597								
1.4 Support Needs	2. Households with 1 or bedrooms fewer than needed EXCLUDING single people	HNADA Survey	401	1707	679	146	559								
	3. Households with 1 or bedrooms fewer than needed AND who need/expect to move to bigger home	HNADA Survey	32	336	20	0	0								
	4. Households with waiting list points: overcrowding	Council/RSL waiting list data	148	825	83	57	153								
	5. Waiting list/Survey Triangulation	HNADA Survey	277	1190	381	108	372								
1.5 Poor Quality	Need for Aids or Adaptations														
	1. Households who require installation of aids or adaptations in their current home	HNADA Survey	224	363	459	303	300								
	2. Local authority waiting list for adaptations	OT/PSHG waiting list data													
	Need for Special Forms of Housing														
1.6 Harrassment	1. Households who require special forms of housing	HNADA Survey	129	189	127	200	153								
	2. Difficulty using stairs is a serious problem for the household	HNADA Survey	54	0	53	15	15								
	3. Households with waiting list points: medical/sheltered housing	Council/RSL waiting list data	101	452	47	18	86								
	4. Triangulation WU/Survey	HNADA Survey	115	321	87	109	120								
1.7 Total current need	Need for Housing with Support														
	1. Households who require housing support services	HNADA Survey	141	0	141	143	114								
	2. Moving closer to those who provide support is a serious problem for the household	HNADA Survey	65	189	37	0	31								
	3. Number of BTS properties in LA area	LA Data/Pref Judgement or private sector stock condition data	187	473	209	94	208								
Net Current Housing Need	1. Harrassment is a serious problem for the household	HNADA Survey	43	53	41	0	0								
	2. Households who have moved in the last 5 years as a result of harrassment	HNADA Survey	47	0	0	0	31								
	(X - Y) + Z			1025	2916	1346	910	1197							

Net Backlog of Households in Current Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath
X = Number of Households in Current Need			1025	2916	1346	910	1197							
Y = In situ adjustment	1. Households who require installation of aids or adaptations in their current home	HNADA Survey	224	363	459	303	300							
	2. Number of homes where aids & adaptations have been installed given current annual budget available	Data on Stage 3 completions (HAG)/OT Service Outcomes/PSHG Expenditure												
	3. Number of households who require floating support services	HNADA Survey	108	0	135	122	83							
Z = % of households who cannot resolve need in private housing market	1. CACI Paycheck income profile X weighted average house prices	CACI Paycheck X 2007 Sasines Data	73%	68%	84%	72%	75%							
	2. CACI Paycheck income profile X lower quartile house prices	CACI Paycheck X 2007 Sasines Data	39%	39%	64%	42%	38%							
	3. CACI Paycheck income profile X LHA rents	HNADA Survey Q X 2007 Sasines Data	34%	51%	58%	51%	61%							
	4. Sample income X weighted average house prices	HNADA Survey Q X 2007 Sasines Data												
Net Current Housing Need	(X - Y) + Z		270	995	481	204	809							

Newly Arising Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath
2.1 New household formation	1. Number of households who have moved from previous home to form a separate household in the past 5 years	HNADA Survey	173	226	82	45	174							
	2. Households where a family/household member has LEFT home to form separate household	HNADA Survey	38	242	11	60	44							
	3. Household members who would like to leave existing home to form a separate household in the next 2 years and remain in LA area	HNADA Survey	19	121	6	30	22							
	4. Annual net GROS household projection	2006 based household projections	107	492	65	66	123							
2.2 % New Households who resolve need in private housing market	1. Income profile of recently formed households X lower quartile house prices		57%	48%	84%	79%	37%							
	2. Lower quartile CACI Paycheck income profile X lower quartile house prices													
2.3 Existing households falling into need	1. Annual number of priority homeless households	HLI statistics	96	356	21	13	47							
2.4 Total Newly Arising Need	(2.1*2.2) + 2.3		157	592	75	65	93							

Affordable Housing Supply			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath

3.1 Available Affordable Dwellings	1. Number of Council vacancies in housing stock per annum	Council stock and turnover statistics	63	226	14	21	49							
	2. Number of RSL vacancies in housing stock per annum	RSL stock and turnover statistics	44	203	25	7	32							
3.2 Additional supply associated with reducing void levels	1. Snapshot of Council long terms voids	Council void statistics	0	0	0	0	0							
	2. Snapshot of RSL long terms voids	RSL void statistics	0	0	0	0	0							
3.3A Planned new supply of affordable housing for rent	1. Programmed SHIP completions of affordable accommodate for rent	SHIP/Section 75 agreements	15	90	15	21	9							
	2. Programmed SHIP completions of intermediate accommodation options	SHIP	3	18	3	4	2							
3.4 Units taken out of management	1. Council units for demolition/conversion	Council demolition/regeneration data	0	3	0	0	0							
	2. RSL units for demolition/conversion	RSL demolition/regeneration data	0	0	0	0	0							
3.5 Total Affordable housing stock available		(3.1+3.2+3.3) - 3.4	125	534	56	53	92							

Net Annual Housing Need			Perth & Kinross Boundary					Fife Boundary		GDHMA	Angus Boundary			
Component	Options	Data Source	Eastern	Greater Perth (net)	Highland	Kinross	Strathearn	St Andrews (net)	Cupar (net)	Dundee	South Angus	Forfar Kirriemuir Glens (net)	Montrose/Brechin	Arbroath
A = Net Current Need			270	995	481	204	309							
B = Annual Net Current Need over next 5 years		Net Current Need / 5	54	199	96	41	62							
C = Annual Newly Arising Need			157	592	75	65	93							
D = Total Annual Need		B + C	211	791	171	106	154							
E = Total Annual Supply			125	534	56	53	92							
Net Annual Housing Need		D - E	86	258	115	52	62							

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	Angus					Dundee	Perth & Kinross					North Fife	
	East	North	South	West			Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East
1.1 Homeless households & those in temporary accommodation	31	22	11	37	450	0	21	300	1	33	0	72	119
1.1.1 Insecure Tenure	4	4	1	10	0	0	4	40	6	0	19	6	9
1.2 Concealed households	13	38	27	19	170	2	29	2	4	12	24	14	24
1.3 Overcrowding	44	50	15	22	910	43	183	59	17	57	241	395	
1.4 Support Needs: Adaptation	18	22	35	23	1,802	224	363	459	303	300	174	236	
1.4 Requirement for Special Forms of Housing	358	675	926	534	725	115	321	87	109	120	363	595	
1.4 Requirement for Housing Support	30	21	106	43	0	141	0	141	143	114	82	135	
1.5 Poor Quality	41	41	49	47	1,175	24	61	27	12	27	73	119	
1.6 Harassment	0	84	43	0	320	5	6	0	0	0	0	0	
1.7 Total current need	541	958	1216	734	5552	681	1324	788	640	650	1026	1681	
Estimate Figure Used						N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Net Backlog of Households in Current Need													
Component													
X = Number of Households in Current Need	541	958	1,216	734	5,552	681	1,324	788	640	650	1,026	1,681	
Y = In situ adjustment	114	115	292	159	2,234	332	363	594	426	383	134	296	
Z = % households who cannot resolve need in private market	0.48	0.44	0.61	0.53	0.72	0.39	0.44	0.64	0.42	0.38	0.59	0.70	
Net Current Housing Need	205	371	563	305	2,389	97	375	124	90	101	499	977	
Newly Arising Need													
Component													
2.1 New household formation	427	843	924	575	3,318	249	961	194	215	267	852	1,395	
2.2 % New Households who resolve need in private housing market	200	81	264	295	1,575	167	770	167	193	176	117	192	
2.2.1 Existing households falling into need	0.67	0.51	0.62	0.58	0.47	0.57	0.48	0.84	0.79	0.37	0.59	0.70	
2.3 Existing households falling into need	220	156	82	267	835	96	356	21	13	47	68	111	
2.4 Total Newly Arising Need	354	197	246	438	1,575	191	726	161	165	112	137	246	
	134	41.31	163.68	171.1	740.25	95.19	369.6	140.28	152.075	64.935	68.84863724	134.7016006	
Affordable Housing Supply													
Component													
3.1 Available Affordable Dwellings: Council Vacancies	177	238	56	214	1,355	63	226	14	21	49	98	126	
3.1.1 Available Affordable Dwellings: RSL Vacancies	195	108	50	102	809	44	203	25	7	32	20	20	
3.2 Additional Council supply associated with reducing void levels	0	0	0	0	0	0	0	0	0	0	0	0	
3.2 Additional RSL supply associated with reducing void levels	0	0	0	0	0	0	0	0	0	0	0	0	
3.3A Planned new supply of affordable housing for rent	8	10	21	26	138	15	90	15	21	9	9	18	
3.3B Planned new supply of intermediate housing	0	0	0	0	0	3	18	3	4	2	2	4	
3.4 Units taken out of management	0	0	0	0	0	0	0	0	0	0	0	0	
3.5 Total Affordable housing stock available	380	356	127	342	2,302	125	534	57	53	92	116	164	
Net Annual Housing Need													
Component													
A = Net Current Need	205	371	563	305	2,389	97	375	124	90	101	499	977	
B = Annual Net current need over next 10 years	20	37	56	30	239	10	37	12	9	10	50	98	
C = Annual Newly Arising Need	354	197	246	438	1,575	191	726	161	165	112	137	246	
D = Total Annual Need	374	234	302	468	1,814	201	763	174	174	122	187	344	
E = Total Annual Supply	380	356	127	342	2,302	125	534	57	53	92	116	164	
Net Annual Housing Need	6	122	-175	-126	488	-76	-229	-117	-121	-30	-70	-180	

Net Current

1,476
148
381
530
280
250

NAN	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
2.4 Total Newly Arising Need	354	197	246	438	1,575	191	726	161	165	112	137	246	4,547
YEAR 1	365	205	250	451	1,615	198	751	163	166	115	142	254	4,675
YEAR 2	376	213	254	465	1,655	205	777	164	167	119	147	263	4,804
YEAR 3	386	220	258	478	1,694	212	803	166	168	122	150	268	4,927
YEAR 4	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 5	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 6	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 7	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 8	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 9	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055
YEAR 10	397	228	262	491	1,734	219	829	167	169	126	156	277	5,055

CHECK

2.1 New household formation	200	81	264	295	1575	167	770	167	192.5	175.5	117	192	0
2.2 % New Households who resolve need in private housing market	67%	51%	62%	58%	47%	57%	48%	84%	79%	37%	59%	70%	0%
2.3 Existing households falling into need	220	156	82	267	835	96	356	21	13	47	68	111	-
2.4 Total Newly Arising Need	354	197	246	438	1,575	191	726	161	165	112	137	246	-

NAN	134	41	164	171	740	95	370	140	152	65	69	135	-
HOMELESS HOUSEHOLDS	220	156	82	267	835	96	356	21	13	47	68	111	-
	354	197	246	438	1,575	191	726	161	165	112	137	246	-

YEAR 1													
% INCREASE	5%	5%	5%	5%	5%	7%	7%	7%	7%	7%	8%	8%	-
HOMELESS HOUSEHOLDS	231	163	86	280	875	103	382	23	14	50	73	120	0
TOTAL	365	205	250	451	1,615	198	751	163	166	115	142	254	-

YEAR 2													
% INCREASE	10%	10%	10%	10%	10%	15%	15%	15%	15%	15%	16%	16%	-
HOMELESS HOUSEHOLDS	242	171	90	293	914	110	408	24	15	54	78	128	0
TOTAL	376	213	254	465	1,655	205	777	164	167	119	147	263	-

YEAR 3													
% INCREASE	15%	15%	15%	15%	14%	22%	22%	22%	22%	22%	20%	20%	-
HOMELESS HOUSEHOLDS	252	179	94	307	954	117	433	26	16	57	82	134	0
TOTAL	386	220	258	478	1,694	212	803	166	168	122	150	268	-

YEAR 4													
% INCREASE	20%	20%	20%	20%	19%	29%	29%	29%	29%	29%	28%	28%	-
HOMELESS HOUSEHOLDS	263	187	98	320	994	124	459	27	17	61	87	142	0
TOTAL	397	228	262	491	1,734	219	829	167	169	126	156	277	-

SUPPLY	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
3.5 Total Affordable housing stock available	380	356	127	342	2,302	125	534	57	53	92	116	164	4,648
YEAR 1	372	346	106	316	2,355	104	516	62	29	133	116	164	4,619
YEAR 2	369	342	102	309	2,287	102	487	56	28	120	113	158	4,474
YEAR 3	369	341	103	309	2,251	102	486	56	28	121	113	158	4,436
YEAR 4	368	341	103	309	2,224	101	487	57	28	122	112	157	4,410
YEAR 5	368	341	104	310	2,195	101	488	57	28	123	111	157	4,382
YEAR 6	368	340	105	310	2,170	101	489	58	28	124	111	156	4,359
YEAR 7	368	340	106	311	2,145	100	490	58	28	125	110	155	4,336
YEAR 8	367	339	106	311	2,134	100	491	59	28	126	110	155	4,327
YEAR 9	367	339	107	312	2,123	100	492	59	27	127	110	154	4,318
YEAR 10	367	339	108	312	2,117	99	494	60	27	128	109	154	4,315

CHECK

NET ANNUAL SUPPLY	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
NET NAN - SUPPLY	26	159	-119	-96	727	-66	-192	-104	-112	-20	-20	-82	101
YEAR 1	7	141	-144	-136	741	-94	-235	-101	-137	18	-26	-90	-57
YEAR 2	-6	130	-152	-155	632	-103	-290	-109	-139	1	-34	-105	-330
YEAR 3	-18	121	-155	-169	557	-110	-317	-110	-140	-1	-38	-110	-491
YEAR 4	-29	113	-159	-182	490	-118	-342	-111	-141	-4	-44	-120	-646
YEAR 5	-29	112	-158	-182	461	-118	-341	-110	-141	-3	-44	-120	-673
YEAR 6	-30	112	-157	-181	436	-118	-340	-110	-141	-2	-45	-121	-696
YEAR 7	-30	112	-156	-181	411	-119	-339	-109	-141	-1	-45	-122	-719
YEAR 8	-30	111	-156	-180	400	-119	-338	-109	-141	0	-46	-122	-728
YEAR 9	-30	111	-155	-179	389	-119	-336	-108	-141	1	-46	-123	-737
YEAR 10	-30	111	-154	-179	383	-120	-335	-108	-141	2	-47	-123	-740
CHECK	-49	-42	-38	-78	-237	-48	-130	-4	-28	21	-21	-33	-683

NET HOUSING NEED (INCLUDING BACKLOG (10 YEARS))	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
Net Current Housing Need	-6	-122	175	126	-488	76	229	117	121	30	70	180	509
YEAR 1	13	-104	200	166	-502	104	272	114	146	-7	76	188	666
YEAR 2	27	-93	208	186	-393	113	328	121	148	9	84	202	940
YEAR 3	38	-84	212	199	-318	120	355	122	149	11	88	208	1,101
YEAR 4	50	-76	215	213	-251	127	380	123	150	14	94	217	1,255
YEAR 5	50	-75	214	212	-222	128	379	123	150	13	94	218	1,283
YEAR 6	50	-75	214	212	-197	128	378	122	150	12	95	219	1,306
YEAR 7	50	-75	213	211	-172	128	376	122	150	11	95	219	1,329
YEAR 8	51	-74	212	210	-161	129	375	121	150	10	96	220	1,338
YEAR 9	51	-74	211	210	-150	129	374	121	150	9	96	220	1,347
YEAR 10	51	-74	210	209	-145	129	373	120	150	8	96	221	1,350
CHECK	436	-681	1,934	1,902	-2,024	1,159	3,360	1,092	1,374	59	843	1,953	11,408

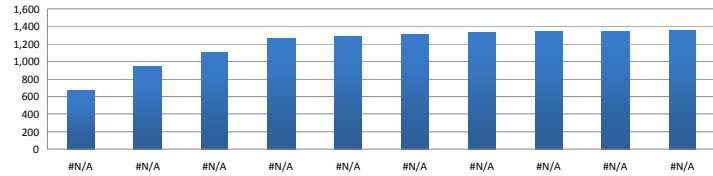
CUMULATIVE	Angus				Dundee	Perth & Kinross					North Fife		Total
	East	North	South	West		Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & West	St Andrews & East	
YEAR 1	13	-104	200	166	-502	104	272	114	146	-7	76	188	666
YEAR 2	40	-196	408	352	-895	216	600	235	294	1	160	390	1,606
YEAR 3	78	-280	620	551	-1,212	336	955	357	443	13	247	598	2,707
YEAR 4	128	-356	835	764	-1,464	464	1,335	480	593	27	341	816	3,962
YEAR 5	177	-431	1,050	976	-1,686	591	1,713	603	743	40	435	1,034	5,244
YEAR 6	228	-506	1,263	1,187	-1,883	719	2,091	725	893	52	530	1,253	6,551
YEAR 7	278	-581	1,476	1,398	-2,056	848	2,467	847	1,043	62	625	1,472	7,879
YEAR 8	328	-655	1,688	1,609	-2,217	976	2,843	968	1,193	72	721	1,692	9,217
YEAR 9	379	-729	1,899	1,819	-2,368	1,106	3,216	1,088	1,344	81	817	1,912	10,564
YEAR 10	430	-803	2,109	2,028	-2,512	1,235	3,589	1,209	1,494	89	913	2,132	11,914

	Annual	Baseline	Cumulative
Baseline	509	Baseline	509
#N/A	666	#N/A	666
#N/A	940	#N/A	1,606
#N/A	1,101	#N/A	2,707
#N/A	1,255	#N/A	3,962
#N/A	1,283	#N/A	5,244
#N/A	1,306	#N/A	6,551
#N/A	1,329	#N/A	7,879
#N/A	1,338	#N/A	9,217
#N/A	1,347	#N/A	10,564
#N/A	1,350	#N/A	11,914

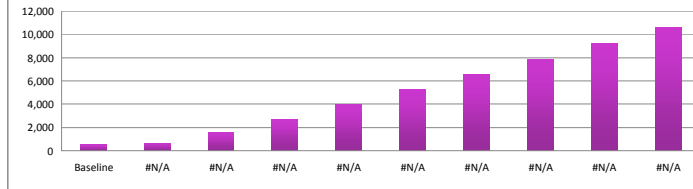
92%
5%

Annual	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & St Andrews & East	Angus	Dundee	Perth & Kinross	North Fife	
2009	13	-104	200	166	-502	104	272	114	146	-7	76	188	276	-502	629	264
2013	50	-75	214	212	-222	128	379	123	150	13	94	218	401	-222	792	312
2018	51	-74	210	209	-145	129	373	120	150	8	96	221	397	-145	780	317
Cumulative	East	North	South	West	Dundee	Eastern	Greater Perth	Highland	Kinross	Strathearn	Cupar & St Andrews & East	Angus	Dundee	Perth & Kinross	North Fife	
2009	-6	-122	175	126	-488	76	229	117	121	30	70	180	173	-488	573	250
2013	177	-431	1,050	976	-1,686	591	1,713	603	743	40	435	1,034	1,772	-1,686	3,690	1,469
2018	430	-803	2,109	2,028	-2,512	1,235	3,589	1,209	1,494	89	913	2,132	3,765	-2,512	7,616	3,046

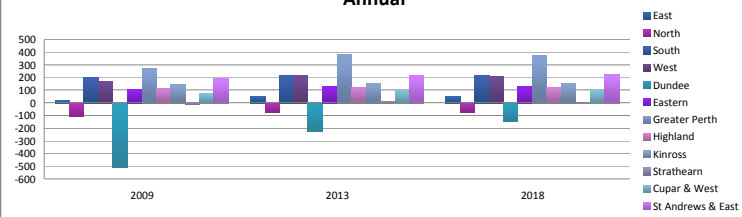
Annual Net Need Across TAYplan Boundary



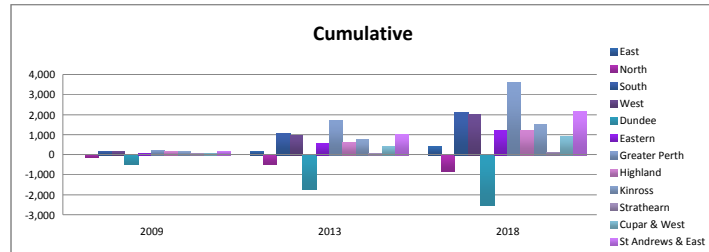
Cumulative Need across Tayplan Boundary



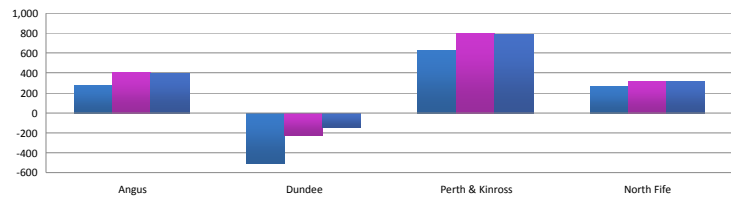
Annual



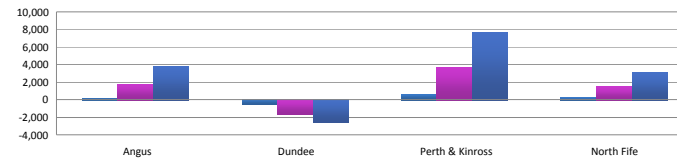
Cumulative



Unmet Need for Affordable Housing by Area



Cumulative Need by LA Area



4513 179 9088 4275 18055
25% 1% 50% 24% 100%

HNADG Table 6.3 (Stage 1)	HNA Survey Questions	Component of Need	Output	Comment on Source	PKC	Eastern	Greater Perth	Highland	Kinross	Strathearn	CHECK	
						21	300	1	33	0	355	
Gross Backlog of Need	1.1 Homeless households and those in temporary accommodation - those with insecure tenure	<p>Option 1: Snapshot of households in temporary accommodation = 355 (supply info from TA Model 2009)</p> <p>Option 2: No of Households on CHR List (points for homelessness) July 2008 = 411</p> <p>Option 1: HL Households with insecure tenure 2007/08 = 554</p> <p>Option 2: Q41 (14-16) Reasons for move in past 5 yrs X HMA = 103</p> <p>Option 3: Q84 (2) Threat of Eviction is a serious problem for household X HMA = 92</p>	<p>Priority backlog in temporary accommodation</p> <p>Insecure Tenure (NOP/NTQ)</p>	<p>5</p> <p>5</p>	<p>08 02 09: On further examination of the disaggregated model, the WG agreed that this figure should align with the Council's Temporary Accommodation Model 2009. This figure may change as a result of the temporary accommodation model being finalised</p> <p>11 02 09 : Email this figure currently reflect TA Model but may be adjusted once model is finalised.</p> <p>08 02 09: WG agreed that 103 was an appropriate albeit conservative measure to use. Breakdown of reasons in Option 1 was considered. This shows that 57% (314) of those were in the 'asked to leave category'. 240 resulted in loss of tenancy/arrears etc.</p>	355	21	300	1	33	0	355
	1.2 Concealed households	<p>Option 1: Census (2001) No. of Households in a Shared Dwelling = 19</p> <p>Option 2: No of HMOs 2008 = 71</p> <p>Option 3: Q17 (2-5) Sharing Amenities with another household X HMA = 486</p> <p>Option 4: Q17 Households share amenities with another household but not meals (eliminating those that share meals with another household) = 360</p>	Sharing amenities	5	<p>08 02 09: Option 1 seems very low. The Census definition of a shared dwelling no. of rooms available to the household includes only bedrooms, living rooms & kitchens ie excludes bathrooms, toilets, etc.</p> <p>Option 4 was selected as it referred to the statutory definition of shared households. The household profile of Q17 is 270 are in private sector & 70 rent from Council (NB none of the sample stated they were in Temp Accom)</p>	360	11	148	20	120	61	360
	1.3 Overcrowding	<p>Option 1: (July 2008) Total WL (1269) & TL (287) Overcrowding Points = 1,556</p> <p>Option 2: Q20 (4&5) 1 or 2 Fewer than Needed X HMA = 3,623 (all households)</p> <p>Option 3: Q20 (4&5) 1 or 2 Fewer than Needed X HMA = 3,492 (eliminating single hholds)</p> <p>Option 4: Q20 (4&5) 1 or 2 Fewer than Needed X Q58 (22) EXPECT to Move to a Bigger Home X HMA = 388 (All households)</p> <p>Option 5: Q20 (4&5) 1 or 2 Fewer than Needed X Q58 (22) EXPECT to Move to a Bigger Home (please eliminate like to move) X HMA = 358 (eliminating single households)</p> <p>Option 6: Census 2001 Overcrowded hholds = 4,264</p>	No. of households with bedroom spaces too few who need to move	5	<p>08 02 09: A number of options to triangulate between options has been identified.</p> <p>Triangulation Options 1 & 2 = 2590 Triangulate Option 1 + Option 4 = 972</p> <p>Option 10: Option 3 - Option 4 & triangulate Option 1 = 2330</p> <p>Option 11: Option 3 & Q54 (Exclude single & SR) = This option was not calculated as Q54 relates to forming households rather than current need</p>	2330	277	1190	381	108	372	2330
	1.4 Support needs	<p>Adaptations</p> <p>Option 1: Q73 (2-19) No of Respondents with Unmet Need for Adaptations X HMA = 1649</p>	Unmet requirement for aids/adaptations or equipment		<p>08 02 09: Council felt this was a conservative measure and agreed that it should be used.</p>	1649	224	363	459	303	300	1649
		<p>Special Needs Housing</p> <p>Option 1: CHR Waiting List Medical Needs (July 2008) = 513</p> <p>Option 2: CHR Transfer List Medical Needs (July 2008) = 195</p> <p>Option 3: Total Social Medical Needs Housing (Transfer +WL) = 708</p> <p>Option 4: Q71 (1-4) No of respondents with Unmet Need for Special Housing X HMA = 798</p> <p>Option 5: Q57 (2) Expect to move in 2 yrs to Q58(1) Specialist Accommodation X current HMA =</p>	Unmet requirement for special forms of housing	5	<p>08 02 09: Council felt an accurate measure would be to triangulate between the Survey and the WL. These was some discussion concerning removing the need for special needs housing from the calculation. This would reduce the annual need from 740 to 633. The Council is asked to confirm its approach to this measure.</p> <p>11 02 09: Email - Council wish to include figure for the time being but would like to have the facility to remove the figure to test the impact on overall need.</p>	753	115	321	87	109	120	753
		<p>Support Needs</p> <p>Option 1: Q72 (1-4) No of Respondents with an Unmet Need for Support X HMA (eliminate Multiple Needs) = 539 (of those 449 are in situ)</p> <p>Option 2: Q84 (11) No of respondents who require to move to receive support is a serious problem X HMA = 322</p> <p>Option 3: Q57 (2) Expect to move in 2 yrs for Q58(2) Health/Care / Support Reasons X current HMA = 155</p>	Unmet need for housing support	5	<p>08 02 09: Council felt this was a conservative measure.</p>	539	141	0	141	143	114	539
	1.5 Poor Quality	<p>Option 1: SDP Projected TS fails 2009 = 0</p> <p>Option 2: Private Sector TS only Fails 2003 = 1173</p> <p>Option 3: CHR WL Points for BTS = 148</p> <p>Option 4: CHR TL Points for BTS = 3</p> <p>Option 5: Total Social Need = 151</p> <p>Option 6: Q31 (all) X HMA = 4462</p> <p>Option 7: Q84 (4-6) Quality of Home X HMA = 311</p>	Number of BTS properties or those with serious disrepair	5	<p>08 02 09: Agreed to look at TS fails rather than SHOS fails. Council has provided area profile.</p>	1173	187	473	209	94	208	1173
1.6 Harassment	<p>Option 1: CHR Waiting & Transfer List = 0</p> <p>Option 2: ASB/Police Records on Harassment average 2005-2008 = 61</p> <p>Option 3: Q84 (3) Harassment is a serious problem for household X HMA = 137 (further 117 said slight problem)</p> <p>Option 4: Q41E (3) Moved due to Harassment from neighbours X HMA = 16</p>	Need to move as a result of harassment	5	<p>08 02 09: Felt the survey measure best represented a snapshot of needs in the area.</p>	137	43	53	41	0	0	137	
1.7 Total current housing need		1.1 + 1.2 + 1.3 + 1.4 + 1.5 + 1.6			7399	1025	2916	1346	910	1197	7399	
HNADG Table 6.4	HNA Survey Questions	Component of Need	Output	Source	PKC	Eastern	Greater Perth	Highland	Kinross	Strathearn	CHECK	
Backlog	Households in need = x				7399	1025	2916	1346	910	1197	7399	
	No. resolved in situ = y	<p>Option 1: Q73 (2-19) No of Respondents with Unmet Need for Adaptations X HMA = 1649</p> <p>Option 1: Q72 (1-3) No of Respondents with an Unmet Need for Support X HMA (eliminate Multiple Needs) = 449 (excludes need for shared housing)</p>	<p>Households who require installation of aids, adaptations or equipment</p> <p>Households who require floating support services</p>	<p>5</p> <p>5</p>	<p>linked to option chosen in 1.4</p> <p>linked to option chosen in 1.4</p>	1649	224	363	459	303	300	1649
					449	108	0	135	122	83	449	

Net B:	No. resolved in the market = z	Option 1: CACI X Weighted Average Property Price = 71% cannot afford Option 2: CACI X Lower Quartile House Price = 40% cannot afford. Option 3: Survey Income Sample X Weighted Average Property Price = 85% cannot afford	% of households who cannot afford to buy appropriate property	2	08 02 09: The Council felt the CACI income profile was more robust than the survey income data. Agreed to proceed with Option 2 Lower Quartile Price
	Current Housing Need (cn) = x - (y+z)		(gross backlog - in situ) x (% of households who cannot afford to buy)		

40%
2120

39%	39%	64%	42%	38%	40%
270	995	481	204	309	2120

HNADG Table 6.5 (Stage 2)	HNA Survey Questions	Component of Need	Output	Source
2.1 New household formation (net change)	Moved from a Household Option 1: Q45 Moved from a household in 5yrs within PKC (1 & 4) X HMA = 700 Someone Left Household Option 2: Q48A Someone Left in past 5 yrs (1 & 4) X Q48B Moved within PKC = 472 Households Expected to Form Option 3: Q51 (no of hholds to form in 2 yrs) X Q54B Within PKC = 1472 Option 4: Q57 (2) Current Hholds Expect to move in 2 yrs X Q59B Within PKC = 547	Number of households who have/wish to form/left existing households in previous years	6A	08 02 09: WG suggested considering the GRO household formation rate in Perth should be considered as an option. An alternative measure may be to triangulate Option 5 with Option 2 - information that has occurred in past 5 years. 11 02 09: Email - Council wish to use the GRO figure of 853. GRO area profile will be used as per planning.
2.2 Proportion of new households unable to buy or rent in the market	Private Sector Affordability Option 1: Q43 Moved from a Household in Past 5 yrs X Q85A Annual Income X Lower Quartile House Prices = 54% cannot afford Option 2: Q43 Moved from a Household in Past 5 yrs X Q85A Annual Income X Income Option X Weighted Average House Prices = 93% cannot afford Affordability Options PRS Option 1: Newly Formed Households unable to afford lower quartile rents in PRS = Rent Sample is v small Option 2: Newly Formed Households unable to afford average rents in PRS = 68% cannot afford - NB No PRS sample in Kinross (sample is v small)	% of recently formed households who cannot afford to buy	6A	08 02 09: 54% was felt to be a reasonable measure. Lower quartile prices reflects market entry levels rather than weighted average.
2.3 Existing households falling into need	Option 1: Average No. of households in priority need (07-08) = 533		6A	08 02 09: Council agreed that this figure should represent the figure utilised in the Temporary Accommodation Model 2009. This figure is provisional at present and may be subject to review. It should also be noted that this does not increase a % increase on the Housing Register. 11 02 09: Email - Council wish to use output from TA Model which is yet to be finalised.
2.4 Total newly arising housing need =		(2.1 x 2.2) + 2.3		

PKC
1472
54%
533
1328

Eastern	Greater Perth	Highland	Kinross	Strathearn	CHECK
167	770	167	193	176	1472
57%	48%	84%	79%	37%	54%
96	356	21	13	47	533
191	726	161	165	112	1328

HNADG Table 6.7/6.8 (Stage 3)	HNA Survey Questions	Component of Need	Output	Source
3.1 Affordable dwellings occupied by households in need	Option 1: Council Turnover Av 2006-2008 = 373 Option 2: Net of long term voids (0) = 373	PKC turnover (prime lets and transfers)	6B	08 02 09: Council confirmed re-let figures and no long term voids. 11 02 09: Email - 373 figure will be adjusted for RTB sales from 2008 onwards as per TA Model info
	Option 1: SCORE average re-let 2004-2007 = 284 (excludes 42 HMA unknown) Option 2: APSR 2007-2008 = 311 Option 3: Option 2 Net of long term voids (0) = 311	RSL turnover (prime lets and transfers)	6B	08 02 09: WG agreed that APRS was a more accurate measure to use. This has been split by the RSL stock profile in order to get re-lets by HMA. 11 02 08: Email - Council wish to ensure the this figures takes into account stock in future years with new build.
3.2 Additional supply associated with reducing void levels	Option 1: Council Long Term Voids 06-08 = 0 Option 2: RSL long Term Voids = 0 Option 3: Total Long Term Voids = 0	Guidance note: where void rate exceeds 3% of the total stock & properties are vacant for long periods, it should be counted as additional supply		08 02 09: WG confirmed that there were no long term voids in the PKC area.
3.3 Planned supply of new affordable housing	Option 1: SG Projections on new build affordable units = no info provided Option 2: PKC Land Audit Capacity for the Average no of units 2007-2014 = 98 p/a Option 3: SHIP projected completions av 2009 - 2014 (Social Rented New Build) = 150 p/a	Average annual number of units delivered by Scottish Government HAG investment programme		08 02 09: WG confirmed that new build SR rate should reflect that profiled in the recent Temporary Accommodation Model 2009. IN addition to inform the disaggregated model the area & size split will also be used. It is also assumed that 10% of these units are Special Needs
3.7 Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	Option 1: SG Projections on new build LCHO & Homestake = no info provided Option 2: SHIP projected completions av 2009-14 (Shared Equity New Build) = 30 p/a	Average annual number of LCHO or Homestake units delivered by investment programme		08 02 09: WG confirmed that new build LCHO/SE rate should reflect that profiled in the recent Temporary Accommodation Model 2009. In addition to inform the disaggregated model the area & size split will also be used. It is also assumed that 10% of these units are Special Needs
3.4 Units to be taken out of management	Option 1: Council Units for demolition / out of management (2008-2009) = 63 Option 2: RSL units for demolition = 0 Option 3: Private Sector = 0 Option 4: Demolitions adjusted for re-lets = 3	Units closed for demolition (committee approval)/units taken out of management		08 02 09: Council confirmed that demolitions figure is 63 in 2008/09. The average relets of 373 as a % of the stock results in a turnover rate of 5% and the current stock figure is 7,573. If the stock base is reduced by 63 demos effective reduction on the annual relets is 3 (i.e 7573-63=7510*5%). The disaggregated model reduces stock by 48 units in 2009/10 & 2010/11
3.5 Total affordable housing stock available to meet housing need		3.1 + 3.2 + 3.3 - 3.4		

PKC
373
311
0
150
30
3
861

Eastern	Greater Perth	Highland	Kinross	Strathearn	CHECK
63	226	14	21	49	373
44	203	25	7	32	311
0	0	0	0	0	0
15	90	15	21	9	150
3	18	3	4	2	30
0	3	0	0	0	3
125	534	56	53	92	861

HNADG Table 6.10	HNA Survey Questions	Component of Need	Output	Source
Net current need		Total current need minus total current availability		
Annual current need		Net current need divided by the number of years over which the backlog will be dealt with		
Annual newly arising need				
Total annual need		Annual current need plus annual future need		

PKC
2120
424
1328
1752

Eastern	Greater Perth	Highland	Kinross	Strathearn	CHECK
270	995	481	204	309	2120
54	199	96	41	62	424
191	726	161	165	112	1328
245	925	257	206	174	1752

Net Annual Arising Need

No. Hoi.	Total annual supply					861	125	534	56	53	92	861
	Net annual housing need		Total annual need minus total annual supply			891	120	391	201	152	82	891

	Perth & Kinross Boundary					Check
	Eastern	Greater Perth	Highland	Kinross	Strathearn	
Backlog of Households in Current Need						
1.1 Homeless households & those in temporary accommodation	21	300	1	33	0	355
1.1 Insecure Tenure	7	68	7	0	22	103
1.2 Concealed households	11	148	20	120	61	360
1.3 Overcrowding	277	1,190	381	108	372	2,327
1.4 Support Needs: Adaptation	224	363	459	303	300	1,649
1.4 Requirement for Special Forms of Housing	115	321	87	109	120	751
1.4 Requirement for Housing Support	141	0	141	143	114	539
1.5 Poor Quality	187	473	209	94	208	1,173
1.6 Harrassment	43	53	41	0	0	137
1.7 Total current need	1,025	2,916	1,346	910	1,197	7,394
Estimate Figure Used	N/A	N/A	N/A	N/A	N/A	N/A

Net Backlog of Households in Current Need						
Component						
X = Number of Households in Current Need	1,025	2,916	1,346	910	1,197	7,394
Y = In situ adjustment	332	363	594	425	383	2,097
Z = % households who cannot resolve need in private market	0.39	0.39	0.64	0.42	0.38	
Net Current Housing Need	270	996	482	204	309	2,260

This includes 1,649 (aids & adaptations) plus 449 (housing support)

NB: Outcome will not match 2,120 as a results of affordability %'s applied by HMA

Newly Arising Need						
Component						
2.1 New household formation	167	770	167	193	176	1,472
2.2 % New Households who resolve need in private housing market	0.57	0.48	0.84	0.79	0.37	
2.3 Existing households falling into need	96	356	21	13	47	533
2.4 Total Newly Arising Need	191	726	161	165	112	1,355

NB: Outcome will not match 994 as a results of affordability %'s applied by HMA

Affordable Housing Supply						
Component						
3.1 Available Affordable Dwellings: Council Vacancies	63	226	14	21	49	373
3.1 Available Affordable Dwellings: RSL Vacancies	44	203	25	7	32	311
3.2 Additional Council supply associated with reducing void levels	0	0	0	0	0	0
3.2 Additional RSL supply associated with reducing void levels	0	0	0	0	0	0
3.3A Planned new supply of affordable housing for rent	15	90	15	21	9	150
3.3B Planned new supply of intermediate housing	3	18	3	4	2	30
3.4 Units taken out of management	0	3	0	0	0	3
3.5 Total Affordable housing stock available	125	534	57	53	92	861

Net Annual Housing Need						
Component						
A = Net Current Need	270	996	482	204	309	2,260
B = Annual Net Current Need over next 10 years	27	100	48	20	31	226
C = Annual Newly Arising Need	191	726	161	165	112	1,355
D = Total Annual Need	218	825	209	185	143	1,581
E = Total Annual Supply	125	534	57	53	92	861
Net Annual Housing Need	-93	-291	-152	-132	-51	-720

Variance of 140 more per yer in backlog given disaggregated affordability %'s by HMA

Split into annual flows based on 10 year projection period

Variance of 12 fewer new households per year as a result of disaggregated affordability %'s

Net Annual Variance: (140-12) = 128

	Net Backlog	Annual NAN	Total NAN	Annual Supply	Total Supply	Net Shortfall/Surplus	Annual Shortfall/Surplus
April 2009 Calculation	2,120	1,328	6,639	861	4,303	-4,457	-891
Updated TAYplan Calculation	2,260	1,355	13,551	861	8,610	-7,201	-720

TAY Plan - proposed new build programme for 2009/10

Figures from e-mail

Area	Budget Available (Em)	No. of Units projected	Total completions 2009-11	Completions 2009/10
Angus	4.798	65		98
Dundee	10.000	135		213
Perth & Kinross	15.500	209		287
North Fife	2.000	27		26
Total	32.298	436		624

Cost per unit E74K

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Angus	65	49	49	49	49	49	49	49	49	49
Dundee	135	101	101	101	101	101	101	101	101	101
Perth & Kinross	209	157	157	157	157	157	157	157	157	157
North Fife	27	20	20	20	20	20	20	20	20	20

Average PKC Completions 162

Based on assumption that a 25% reduction in funding will be evident from 2010/11 onwards, completions have been reduced accordingly

HMA	Number	% per area	Completions	Pe	209	157	157	157	157	157	157	157	157	157	157	157	157	157
Strathearn	79	28%	Strathearn	58	43	43	43	43	43	43	43	43	43	43	43	43	43	43
Greater Perth	161	56%	Greater Perth	118	88	88	88	88	88	88	88	88	88	88	88	88	88	88
Highland	36	13%	Highland	26	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Eastern	7	2%	Eastern	5	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Kinross	4	1%	Kinross	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2
total	287	100%	total	209	157	157	157	157	157	157	157	157	157	157	157	157	157	157

From Joyce Logan

Perth and Kinross					
Client Name	Project Name	supplier	est. date	Number of Units	
HILLCREST H A LTD	HILLCREST, ABE PH4 1QB	HARTGN	30-Sep-2009	9	Strathearn
HILLCREST H A LTD	HILLCREST, ABE PH4 1QB	HARTSN	30-Sep-2009	2	Strathearn
HILLCREST H A LTD	HILLCREST, OUD PH2 9AH	LCHO	30-Sep-2009	19	Greater Perth
PERTSHIRE HOUSING ASSOCIATION LTD	PHA, STELL PAR PH8 0QA	HARTGN	30-Sep-2009	4	Highland
PERTSHIRE HOUSING ASSOCIATION LTD	PHA, STELL PAR PH8 0QA	HARTSN	30-Sep-2009	2	Highland
PERTSHIRE HOUSING ASSOCIATION LTD	PHA, STELL PAR PH8 0QA	LCHO	30-Sep-2009	4	Highland
PERTSHIRE HOUSING ASSOCIATION LTD	PHA, MUIRTON PH1 5SU	HARTGN	30-Sep-2009	12	Greater Perth
SERVITE H A (SCOTLAND) LTD	SERVITE, TULL PH1 2PN	HARTGN	30-Sep-2009	16	Greater Perth
SERVITE H A (SCOTLAND) LTD	SERVITE, TULL PH1 2PN	HARTSN	30-Sep-2009	2	Greater Perth
HILLCREST H A LTD	HILLCREST, BEE XX99 9XX	HARTGN	31-Dec-2009	24	Highland
HILLCREST H A LTD	HI/CREST, OUDEN PH2 9AH	LCHO	29-Jan-2010	19	Greater Perth
HILLCREST H A LTD	HILLCREST, HAL PE3 1E	HARTGN	26-Feb-2010	24	Strathearn
HILLCREST H A LTD	HILLCREST, SCC KY15 9HY	HARTGN	26-Feb-2010	4	Kinross
HILLCREST H A LTD	HILLCREST, HAL PH3 1HD	LCHO	26-Feb-2010	8	Strathearn
SERVITE H A (SCOTLAND) LTD	SERVITE, INCHTL PH14 9RW	HARTGN	26-Feb-2010	4	Greater Perth
SERVITE H A (SCOTLAND) LTD	SERVITE, INCHTL PH14 9RW	HARTSN	26-Feb-2010	8	Greater Perth
A J BROWN	P&K, REPG, EAS XX99 9XX	OTRTGN	30-Jun-2010	2	Highland
PERTSHIRE HOUSING ASSOCIATION LTD	PHA, HIGH STRE PH3 1DB	HARTGN	30-Jun-2010	32	Strathearn
PERTSHIRE HOUSING ASSOCIATION LTD	PHA, HIGH STRE PH3 1DB	HARTSN	30-Jun-2010	4	Strathearn
KINGDOM H A LTD	40-42 LEONARD S PH2 8ER	HARTGN	30-Jul-2010	8	Greater Perth
KINGDOM H A LTD	40-42 LEONARD S PH2 8ER	HARTSN	30-Jul-2010	8	Greater Perth
SERVITE H A (SCOTLAND) LTD	SERVITE, INCHTL PH14	HARTGN	02-Aug-2010	5	Greater Perth
SERVITE H A (SCOTLAND) LTD	SERVITE, HAUGH PH10	HARTSN	30-Sep-2010	7	Eastern
PERTSHIRE HOUSING ASSOCIATION LTD	PHA, MUIRTON PH1 5BU	HARTGN	31-Dec-2010	54	Greater Perth
PERTSHIRE HOUSING ASSOCIATION LTD	PHA, MUIRTON PH1 5BU	HARTSN	31-Dec-2010	6	Greater Perth
				287	

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	Angus				
	East	North	South	West	
1.1 Homeless households & those in temporary accommodation	41	29	15	50	136
1.1 Insecure Tenure	12	8	4	14	39
1.2 Concealed households	30	85	62	42	219
1.3 Overcrowding	263	300	87	129	779
1.4 Support Needs: Adaptation	84	115	186	116	501
1.4 Requirement for Special Forms of Housing	358	675	926	534	2493
1.4 Requirement for Housing Support	30	21	106	43	200
1.5 Poor Quality	98	99	117	114	428
1.6 Harrassment	0	84	43	0	127
1.7 Total current need	916	1416	1547	1043	4922
Estimate Figure Used					

Net Backlog of Households in Current Need					
Component					
X = Number of Households in Current Need	916	1,416	1,547	1,043	4922
Y = In situ adjustment	114	115	292	159	680
Z = % households who cannot resolve need in private market	0.48	0.44	0.61	0.53	1
Net Current Housing Need	385	573	766	468	2291

Newly Arising Need					
Component					
2.1 New household formation	200	81	264	295	840
2.2 % New Households who resolve need in private housing market	0.67	0.51	0.62	0.58	1
2.3 Existing households falling into need	220	156	82	267	724
2.4 Total Newly Arising Need	354	197	246	438	1287

Affordable Housing Supply					
Component	PASTE FUTURE YEAR SUPPLY FIGURES				
3.1 Available Affordable Dwellings: Council Vacancies	177	238	56	214	685
3.1 Available Affordable Dwellings: RSL Vacancies	195	108	50	102	455
3.2 Additional Council supply associated with reducing void levels	0	0	0	0	0
3.2 Additional RSL supply associated with reducing void levels	0	0	0	0	0
3.3A Planned new supply of affordable housing for rent	8	10	21	26	65
3.3B Planned new supply of intermediate housing	0	0	0	0	0
3.4 Units taken out of management	0	0	0	0	0
3.5 Total Affordable housing stock available	380	356	127	342	1205

Net Annual Housing Need					
Component					
A = Net Current Need	385	573	766	468	2191
B = Annual Net Current Need over next 10 years	38	57	77	47	219
C = Annual Newly Arising Need	354	197	246	438	1234
D = Total Annual Need	392	254	322	485	1453
E = Total Annual Supply	380	356	127	342	1205
Net Annual Housing Need	-12	102	-195	-143	-248

Adjusted
Figures



TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	Angus				
	East	North	South	West	
1.1 Homeless households & those in temporary accommodation	31	22	11	37	101
1.1 Insecure Tenure	8	6	3	10	26
1.2 Concealed households	13	38	27	19	97
1.3 Overcrowding	44	50	15	22	131
1.4 Support Needs: Adaptation	16	22	35	22	95
1.4 Requirement for Special Forms of Housing	358	675	926	534	2493
1.4 Requirement for Housing Support	30	21	106	43	200
1.5 Poor Quality	41	41	49	47	178
1.6 Harrassment	0	84	43	0	127
1.7 Total current need	541	958	1216	734	3448
Estimate Figure Used					
Net Backlog of Households in Current Need					
Component					
X = Number of Households in Current Need	541	958	1,216	734	3448
Y = In situ adjustment	114	115	292	159	680
Z = % households who cannot resolve need in private market	0.48	0.44	0.61	0.53	0.53
Net Current Housing Need	205	371	563	305	1444
Newly Arising Need					
Component					
2.1 New household formation	200	81	264	295	840
2.2 % New Households who resolve need in private housing market	0.67	0.51	0.62	0.58	
2.3 Existing households falling into need	220	156	82	267	724
2.4 Total Newly Arising Need	354	197	246	438	1234
Affordable Housing Supply					
Component	<small>PASTE FUTURE YEAR SUPPLY FIGURES</small>				
3.1 Available Affordable Dwellings: Council Vacancies	177	238	56	214	685
3.1 Available Affordable Dwellings: RSL Vacancies	195	108	50	102	455
3.2 Additional Council supply associated with reducing void levels	0	0	0	0	0
3.2 Additional RSL supply associated with reducing void levels	0	0	0	0	0
3.3A Planned new supply of affordable housing for rent	8	10	21	26	65
3.3B Planned new supply of intermediate housing	0	0	0	0	0
3.4 Units taken out of management	0	0	0	0	0
3.5 Total Affordable housing stock available	380	356	127	342	1205
Net Annual Housing Need					
Component					
A = Net Current Need	205	371	563	305	1444
B = Annual Net Current Need over next 10 years	20	37	56	30	144
C = Annual Newly Arising Need	354	197	246	438	1234
D = Total Annual Need	374	234	302	468	1378
E = Total Annual Supply	380	356	127	342	1205
Net Annual Housing Need	6	122	-175	-126	-173

20%

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	Perth & Kinross					
	Eastern	Greater Perth	Highland	Kinross	Strathearn	
1.1 Homeless households & those in temporary accommodation	21	300	1	33	0	355
1.1 Insecure Tenure	7	68	7	0	22	104
1.2 Concealed households	11	148	20	120	61	360
1.3 Overcrowding	277	1,190	381	108	372	2,328
1.4 Support Needs: Adaptation	224	363	459	303	300	1,649
1.4 Requirement for Special Forms of Housing	115	321	87	109	120	752
1.4 Requirement for Housing Support	141	0	141	143	114	539
1.5 Poor Quality	187	473	209	94	208	1,171
1.6 Harrassment	43	53	41	0	0	137
1.7 Total current need	1,026	2,916	1,346	910	1,197	7,395
Estimate Figure Used	N/A	N/A	N/A	N/A	N/A	0
Net Backlog of Households in Current Need						
Component						
X = Number of Households in Current Need	1,026	2,916	1,346	910	1,197	7,395
Y = In situ adjustment	332	363	594	425	383	2,097
Z = % households who cannot resolve need in private market	0.39	0.39	0.64	0.42	0.38	2
Net Current Housing Need	271	996	481	204	309	2,261
Newly Arising Need						
Component						
2.1 New household formation	167	770	167	193	176	1,472
2.2 % New Households who resolve need in private housing market	0.57	0.48	0.84	0.79	0.37	3
2.3 Existing households falling into need	96	356	21	13	47	533
2.4 Total Newly Arising Need	191	726	161	165	112	1,355
	95.19	369.6	140.28	152.075	64.935	822
Affordable Housing Supply						
Component						
3.1 Available Affordable Dwellings: Council Vacancies	63	226	14	21	49	373
3.1 Available Affordable Dwellings: RSL Vacancies	44	203	25	7	32	311
3.2 Additional Council supply associated with reducing void levels	0	0	0	0	0	0
3.2 Additional RSL supply associated with reducing void levels	0	0	0	0	0	0
3.3A Planned new supply of affordable housing for rent	15	90	15	21	9	150
3.3B Planned new supply of intermediate housing	3	18	3	4	2	30
3.4 Units taken out of management	0	3	0	0	0	3
3.5 Total Affordable housing stock available	125	534	57	53	92	861
Net Annual Housing Need						
Component						
A = Net Current Need	271	996	481	204	309	2,261
B = Annual Net Current Need over next 10 years	27	100	48	20	31	226
C = Annual Newly Arising Need	191	726	161	165	112	1,355
D = Total Annual Need	218	825	209	185	143	1,581
E = Total Annual Supply	125	534	57	53	92	861
Net Annual Housing Need	-93	-291	-152	-132	-51	-720

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	Perth & Kinross					
	Eastern	Greater Perth	Highland	Kinross	Strathearn	
1.1 Homeless households & those in temporary accommodation	21	300	1	33	0	355
1.1 Insecure Tenure	6	60	6	0	19	92
1.2 Concealed households	2	29	4	24	12	71
1.3 Overcrowding	43	183	59	17	57	358
1.4 Support Needs: Adaptation	224	363	459	303	300	1649
1.4 Requirement for Special Forms of Housing	115	321	87	109	120	752
1.4 Requirement for Housing Support	141	0	141	143	114	539
1.5 Poor Quality	24	61	27	12	27	151
1.6 Harrassment	5	6	5	0	0	16
1.7 Total current need	581	1324	788	640	650	3983
Estimate Figure Used						
Net Backlog of Households in Current Need						
Component						
X = Number of Households in Current Need	581	1,324	788	640	650	7395
Y = In situ adjustment	332	363	594	425	383	2097
Z = % households who cannot resolve need in private market	0.39	0.39	0.64	0.42	0.38	
Net Current Housing Need	97	375	124	90	101	2261
Newly Arising Need						
Component						
2.1 New household formation	167	770	167	193	176	1472
2.2 % New Households who resolve need in private housing market	0.57	0.48	0.84	0.79	0.37	
2.3 Existing households falling into need	96	356	21	13	47	533
2.4 Total Newly Arising Need	191	726	161	165	112	1355
Affordable Housing Supply						
Component	PASTE FUTURE YEAR SUPPLY FIGURES					
3.1 Available Affordable Dwellings: Council Vacancies	63	226	14	21	49	373
3.1 Available Affordable Dwellings: RSL Vacancies	44	203	25	7	32	311
3.2 Additional Council supply associated with reducing void levels	0	0	0	0	0	
3.2 Additional RSL supply associated with reducing void levels	0	0	0	0	0	
3.3A Planned new supply of affordable housing for rent	15	90	15	21	9	150
3.3B Planned new supply of intermediate housing	3	18	3	4	2	30
3.4 Units taken out of management	0	3	0	0	0	3
3.5 Total Affordable housing stock available	125	534	57	53	92	861
Net Annual Housing Need						
Component						
A = Net Current Need	97	375	124	90	101	2261
B = Annual Net Current Need over next 10 years	10	37	12	9	10	226
C = Annual Newly Arising Need	191	726	161	165	112	1355
D = Total Annual Need	201	763	174	174	122	1581
E = Total Annual Supply	125	534	57	53	92	861
Net Annual Housing Need	-76	-229	-117	-121	-30	-573

28%

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	North Fife		
	Cupar & West	St Andrews & East	
1.1 Homeless households & those in temporary accommodation	147	241	388
1.1 Insecure Tenure	6	9	15
1.2 Concealed households	14	24	38
1.3 Overcrowding	241	395	636
1.4 Support Needs: Adaptation	406	665	1,071
1.4 Requirement for Special Forms of Housing	813	1,332	2,145
1.4 Requirement for Housing Support	184	302	486
1.5 Poor Quality	73	119	192
1.6 Harrassment	0	0	0
1.7 Total current need	1,885	3,087	4,972
Estimate Figure Used	N/A		
Net Backlog of Households in Current Need			
Component			
X = Number of Households in Current Need	1,885	3,087	4,972
Y = In situ adjustment	324	530	854
Z = % households who cannot resolve need in private market	0.59	0.70	1
Net Current Housing Need	915	1,790	2,705
	0.656783163		1
Newly Arising Need			
Component			
2.1 New household formation	117	192	310
2.2 % New Households who resolve need in private housing market	0.59	0.70	1
2.3 Existing households falling into need	68	111	179
2.4 Total Newly Arising Need	137	246	383
	68.84863724	134.7016006	204
Affordable Housing Supply			
Component			
3.1 Available Affordable Dwellings: Council Vacancies	98	126	224
3.1 Available Affordable Dwellings: RSL Vacancies	9	20	29
3.2 Additional Council supply associated with reducing void levels	0	0	0
3.2 Additional RSL supply associated with reducing void levels	0	0	0
3.3A Planned new supply of affordable housing for rent	9	18	27
3.3B Planned new supply of intermediate housing			0
3.4 Units taken out of management			0
3.5 Total Affordable housing stock available	116	164	280
		280	280
Net Annual Housing Need			
Component			
A = Net Current Need	915	1,790	2,705
B = Annual Net Current Need over next 10 years	91	179	270
C = Annual Newly Arising Need	137	246	383
D = Total Annual Need	228	425	653
E = Total Annual Supply	116	164	280
Net Annual Housing Need	-112	-261	-373

TAYplan Housing Need & Demand Calculation

Backlog of Households in Current Need	North Fife		
	Cupar & West	North	
1.1 Homeless households & those in temporary accommodation	72	119	191
1.1 Insecure Tenure	6	9	15
1.2 Concealed households	14	24	38
1.3 Overcrowding	241	395	636
1.4 Support Needs: Adaptation	174	286	460
1.4 Requirement for Special Forms of Housing	363	595	958
1.4 Requirement for Housing Support	82	135	217
1.5 Poor Quality	73	119	192
1.6 Harrassment	0	0	0
1.7 Total current need	1026	1681	2707
Estimate Figure Used			
Net Backlog of Households in Current Need			
Component			
X = Number of Households in Current Need	1,026	1,681	2707
Y = In situ adjustment	174	286	460
Z = % households who cannot resolve need in private market	0.59	0.70	
Net Current Housing Need	499	977	1476
Newly Arising Need			
Component			
2.1 New household formation	117	192	310
2.2 % New Households who resolve need in private housing market	0.59	0.70	1
2.3 Existing households falling into need	68	111	179
2.4 Total Newly Arising Need	137	246	383
			204
Affordable Housing Supply			
Component			
	PASTE FUTURE YEAR SUPPLY FIGURES		
3.1 Available Affordable Dwellings: Council Vacancies	98	126	224
3.1 Available Affordable Dwellings: RSL Vacancies	9	20	29
3.2 Additional Council supply associated with reducing void levels	0	0	0
3.2 Additional RSL supply associated with reducing void levels	0	0	0
3.3A Planned new supply of affordable housing for rent	9	18	27
3.3B Planned new supply of intermediate housing	0	0	0
3.4 Units taken out of management	0	0	0
3.5 Total Affordable housing stock available	116	164	280
Net Annual Housing Need			
Component			
A = Net Current Need	499	977	2705
B = Annual Net Current Need over next 10 years	50	98	270
C = Annual Newly Arising Need	137	246	383
D = Total Annual Need	187	344	653
E = Total Annual Supply	116	164	280
Net Annual Housing Need	-70	-180	-250

17%

Backlog of Households in Current Need	Dundee
1.1 Homeless households & those in temporary accommodation	640
1.1 Insecure Tenure	0
1.2 Concealed households	170
1.3 Overcrowding	2,120
1.4 Support Needs: Adaptation	2,420
1.4 Requirement for Special Forms of Housing	725
1.4 Requirement for Housing Support	0
1.5 Poor Quality	5,410
1.6 Harrassment	320
1.7 Total current need	11,805
Estimate Figure Used	10,000

Net Backlog of Households in Current Need

Component	
X = Number of Households in Current Need	11,805
Y = In situ adjustment	4,750
Z = % households who cannot resolve need in private market	0.72
Net Current Housing Need	5,080

40%

Newly Arising Need

Component	
2.1 New household formation	1,575
2.2 % New Households who resolve need in private housing market	0.47
2.3 Existing households falling into need	835
2.4 Total Newly Arising Need	1,575

740.25

Affordable Housing Supply

Component	
3.1 Available Affordable Dwellings: Council Vacancies	1,355
3.1 Available Affordable Dwellings: RSL Vacancies	809
3.2 Additional Council supply associated with reducing void levels	0
3.2 Additional RSL supply associated with reducing void levels	0
3.3A Planned new supply of affordable housing for rent	138
3.3B Planned new supply of intermediate housing	
3.4 Units taken out of management	0
3.5 Total Affordable housing stock available	2,302

Net Annual Housing Need

Component	
A = Net Current Need	5,080
B = Annual Net Current Need over next 10 years	508
C = Annual Newly Arising Need	1,575
D = Total Annual Need	2,083
E = Total Annual Supply	2,302
Net Annual Housing Need	219

Backlog of Households in Current Need	Dundee
1.1 Homeless households & those in temporary accommodation	450
1.1 Insecure Tenure	0
1.2 Concealed households	170
1.3 Overcrowding	910
1.4 Support Needs: Adaptation	1,802
1.4 Requirement for Special Forms of Housing	725
1.4 Requirement for Housing Support	0
1.5 Poor Quality	1,175
1.6 Harrassment	320
1.7 Total current need	5,552
Estimate Figure Used	10,000

Net Backlog of Households in Current Need

Component	
X = Number of Households in Current Need	5,552
Y = In situ adjustment	2,234
Z = % households who cannot resolve need in private market	0.72
Net Current Housing Need	2,389

40%

Newly Arising Need

Component	
2.1 New household formation	1,575
2.2 % New Households who resolve need in private housing market	0.47
2.3 Existing households falling into need	835
2.4 Total Newly Arising Need	1,575

740.25

Affordable Housing Supply

Component	
3.1 Available Affordable Dwellings: Council Vacancies	1,355
3.1 Available Affordable Dwellings: RSL Vacancies	809
3.2 Additional Council supply associated with reducing void levels	0
3.2 Additional RSL supply associated with reducing void levels	0
3.3A Planned new supply of affordable housing for rent	138
3.3B Planned new supply of intermediate housing	
3.4 Units taken out of management	0
3.5 Total Affordable housing stock available	2,302

Net Annual Housing Need

Component	
A = Net Current Need	2,389
B = Annual Net Current Need over next 10 years	239
C = Annual Newly Arising Need	1,575
D = Total Annual Need	1,814
E = Total Annual Supply	2,302
Net Annual Housing Need	488

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