

**REPORT TO: DUNDEE, PERTH, ANGUS AND NORTH FIFE
STRATEGIC DEVELOPMENT PLANNING AUTHORITY
JOINT COMMITTEE MEETING ON 26th MAY 2009**

**REPORT ON: HOUSING NEED AND DEMAND ASSESSMENT FOR THE
TAYPLAN AREA**

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REPORT NO: SDPA09-2009

1 PURPOSE OF REPORT

- 1.1 The report outlines the proposed approach to producing a combined picture of housing needs and demand across the Strategic Development Plan Authority (SDPA) area.

2 RECOMMENDATION

- 2.1 It is recommended that The Joint Committee:
- a) Agree to commission consultants to produce a combined and broad picture of housing needs and demand across the Strategic Development Plan Authority area at an estimated cost of £25,000-£37,000; and,
 - b) Agree to Perth and Kinross Council commissioning this study on behalf of the Strategic Development Plan Authority.

3 FINANCIAL IMPLICATIONS

- 3.1 The cost of this study is estimated at £25,000-£37,000 and will be funded through the Strategic Development Plan Authority agreed revenue budget. Some additional cost may be incurred, dependant on whether any gaps in research are identified which require to be completed.

4 HOUSING NEEDS AND DEMAND ASSESSMENT FOR THE SDPA

Introduction

- 4.1 Housing is a key issue for the Strategic Development Plan (SDP). Each of the constituent Authorities have recently completed or are currently working on producing an up to date picture of housing needs and demand in their area (as outlined in paragraph 4.09 below). There is a need to pull together these Assessments in order to provide a broad picture across the SDPA area and it is proposed that consultants are commissioned to prepare this. This report provides detail of this study, following the report on research requirements to the Joint Committee in November 2008.

- Why further work is needed
- 4.2 A revised Scottish Planning Policy (SPP) 3: Planning for Homes was published in July 2008. This, together with the Housing Need and Demand Assessment (HNDA) Guidance published in March 2008, sets out a new procedure for the identification of housing requirements which is designed to ensure greater consistency and a more robust approach.
- 4.3 The HNDA is to provide the evidence base on which housing supply targets are defined in Local Housing Strategies and land is allocated through development plans. SPP3 encourages local authorities to co-operate regionally and set up Housing Market Partnerships upon which all housing and planning related work, including a HNDA, will be based.
- 4.4 SPP3 (paragraph 25) requires that HNDAs take clear account of the relevant components of the housing requirements in an area. Where the HNDA is assessed by the Scottish Government (via the Centre for Housing Market Analysis) as robust and credible in that it has provided all the core outputs, has followed the recommended processes and has made reasonable assumptions, the approach used will not be considered at examination. SPP3 recognises the need for a pragmatic approach where local authorities have already commenced or recently completed HNDAs and advised that in such cases authorities should use the best existing evidence to inform their local housing strategies and emerging development plans (paragraph 30). This approach has been discussed and agreed with the Scottish Government Housing Investment Division and with the Centre for Housing Market Analysis, the latter of whom will assess the study report in respect of it being robust and credible and sign off when the study is completed later this year.
- 4.5 The most appropriate approach to allow the SDP to be delivered within timescales is to pull together data from the existing individual Assessments to provide a HNDA for the TAYplan area.
- Appointment of Consultants
- 4.6 Given the short timescales involved it is considered that the quickest and most efficient means of pulling together the existing Assessments is by commissioning consultants. This also has the advantage of ensuring an independent and impartial assessment. The purpose of the commission will be to provide a broad picture of housing need and demand across the SDPA area concentrating on the cross-boundary issues.
- 4.7 The completion of the work is dependant on the 4 constituent Authorities completing their updates of their individual Assessments timeously and signed off by the Centre for Housing Market Analysis, the Scottish Government.
- 4.8 Whilst the SDPA normally works to Dundee City Council's procurement regulations, on this occasion it is recommended that Perth and Kinross Council procure this contract. Perth and Kinross are leading with the SDPA study and have progressed discussions with a consultant. It is therefore more practical given the short timescale to procure this contract through the same Authority.

Current position

- 4.9 Each of the constituent Authorities have or are in the process of updating their Housing Needs and Demand Assessment (HNDA):
- Angus – Angus Council has undertaken a review of secondary data following the HNDA Guidance and are in the process of commissioning consultants to pull together the assessment. This is due for completion in August 2009.
 - Dundee – A full HNDA was completed in April 2009. The Assessment was commissioned prior to the publication of the new HNDA Guidance but has been revised to take account of the guidance.
 - Fife – Fife Council has undertaken a review of secondary data drawing on the findings of the Housing Needs and Affordability Assessment reported in 2005 updating the assumptions through housing needs modelling. The Council are currently seeking confirmation from the Centre for Housing Market Analysis that this work is 'fit for purpose'.
 - Perth & Kinross – A full HNDA is currently under preparation in line with the HNDA Guidance. This is due for completion in early May 2009.
- 4.10 It is imperative that these individual updates of HNDAs are substantially complete and are 'fit for purpose' to allow the SDPA HNDA to commence and be completed by end November 2009.
- 4.11 The timescales for completion of this commission are very important to the delivery of the current Project Plan timescales (please refer to Report SDPA010-2009 on this agenda).

5 CONSULTATIONS

- 5.1 The Treasurer and Clerk to TAYplan, the Director of Infrastructure Services, Angus Council, The Director of Planning and Transportation, Dundee City Council, The Head of Development Services, Fife Council and the Executive Director (Environment), Perth & Kinross Council have been consulted and are in agreement with the contents of this report.

6 BACKGROUND PAPERS

- 6.1 Report 07-2008 (Research Requirements for SDPA). Joint Committee 25 November 2008.

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