

## Black Country Housing Market Assessment (BCHMA) 2021 Summary

### Purpose of the Study

The BCHMA provides the Black Country Councils with a robust and up-to-date evidence base that provides an understanding the Black Country's current and future housing needs through to the end of the new Local Plan period (2039). A Housing Market Assessment (HMA) was produced in 2017 to inform the Issues and Options consultation in 2017. This study is now out of date, and a new BCHMA has been produced to reflect the most up to date guidance, evidence and information. The 2021 BCHMA updates the current position, using best available evidence and information, regarding the need for different types and tenures of housing across the Black Country over the Black Country Plan period.

The HMA provides an assessment of future housing requirements in the Black Country which will inform the planning and housing policies. In line with Government guidance, the BCHMA has three elements:

- It identifies the geographical areas in which the local housing markets areas in the Black Country operate.
- Using the Government's standard housing method, it identifies the overall future housing need for the Black Country to 2039
- It then disaggregates the future housing need into different types of housing the future population will need, including the size, type and tenure of housing needed for different groups in the community (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

### Scope of the Study

What the Study does	What the Study does not do
<ul style="list-style-type: none"> <li>• Provides an assessment of future housing requirements in the Black Country which will inform the Black Country Plan policies.</li> </ul>	<ul style="list-style-type: none"> <li>• Identify specific sites for development.</li> <li>• Make recommendations on which sites should be allocated to meet housing needs.</li> </ul>

What the Study does	What the Study does not do
<ul style="list-style-type: none"> <li>• Providing robust evidence to inform policies aimed at providing the right mix of housing across the whole housing market – both market and affordable housing</li> <li>• It identifies geographical areas in which the local housing markets areas in the Black Country operate to help understand household movement patterns and inform Duty to Cooperate discussions.</li> <li>• To advise on potential future demand for affordable housing and the type and tenure of affordable housing required.</li> <li>• Advises on the size, type and tenure of housing needed to meet the needs of different groups in the community to be reflected in planning policies in the Black Country Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Override the detailed evaluation of individual sites through the operation of the ‘Plan-led’ system.</li> <li>• Take into account the funding that will be available to help provide subsidised housing, and it is acknowledged that current funding stream priorities mean that it will be easier to deliver intermediate housing rather than Affordable Rent/ Social Rent.</li> </ul>

### Key Findings of the Study

- This analysis concluded that the Black Country’s most established housing market linkages are with the neighbouring councils immediately to the west and east of the housing market area (e.g. South Staffordshire and Birmingham).
- The key characteristics of the Black Country that drive the demand in the local housing market were:
  - the population in the housing market area is younger than the national average,
  - more family households meaning that much population growth will be internally driven rather than reliant on in-migration.
  - The employment profile of residents in the Black Country indicated that unemployment is higher than nationally and there are fewer people employed in the most highly skilled roles.
  - household incomes recorded across the Black Country are lower than regional average
  - the Black Country currently has a relatively large affordable stock
- Whilst private (for sale/rent) accommodation in the Black Country is cheaper than regional equivalents, lower local incomes mean the affordability of the market housing remains an issue in the housing market area. The analysis of the local housing market indicated that there is a notable gap between the cost of Affordable Rent and entry-level market housing which could be potentially be filled by intermediate products including discount home ownership options, such as First Homes.
- The total annual affordable housing need in the Black Country is 867 per year over the Plan period to 2039 of which 15.7% of housing should be Affordable Rented/ Social Rented and 17.0% affordable home ownership (including First Homes and Shared Ownership).

- In terms of specialist dwellings for older persons (Class C3), the Black Country, requires 4,907 additional units of Sheltered housing for older people and 604 additional Enhanced Sheltered/ Extracare units are required over the plan period within the housing target.
- It is estimated that 17,886 households in the Black Country will require housing adapted to M4(2) Category 2 by 2039.

### **Implications for the Black Country Plan**

- The findings of the Study identify the amount and type of affordable housing required in the Black Country and the size, type and tenure of housing needed for different groups in the community. This information will be reflected in planning policies that are taken forward into the Black Country Plan as well as policies at the individual local authority level.
- The Study does not identify any potential site opportunities within the Black Country itself
- The recommendations of the Study will help inform Duty to Cooperate discussions to support the statutory local plan process.