



Appendix 9

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North Yorkshire SHMA – Appendix 9

Statement of conformity to SHMA Guidance

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1. Statement of conformity to SHMA Guidance..... 1

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For and on behalf of GVA Ltd

1. Statement of conformity to SHMA Guidance

1.1 The CLG Guidance states that:

“A strategic housing market assessment should be considered robust and credible if, as a minimum, it provides all of the core outputs and meets the requirements of all of the process criteria in Figures 1.1 and 1.2.”

1.2 Figure 1.1 of the Guidance is replicated in Section 2 of the SHMA report, and a clear indication provided as to where the analysis and conclusions reached against each output can be located within the SHMA report. For reference, this table is also reproduced below.

Figure 1: Compliance with CLG Guidance Core Outputs (Figure 1.1) and PPS 3 requirements

SHMA Guidance – Core Outputs Table 2.1	PPS 3 - Paras 22 & 29	Report Section in which Key Outputs are presented and analysed
Output 1 - Estimates of current dwellings in terms of size, type, condition, tenure		Section 5
Output 2 - Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability. Description of key drivers underpinning the housing market.		Sections 6
Output 3 - Estimate of total future number of households, broken down by age and type where possible	The likely profile of household types requiring market housing e.g. multi-person, including families and children (x %), single persons (y %), couples (z %).	Section 7
Output 4 - Estimate of current number of households in housing need		Section 8 (CLG Guidance calculation of households in need)
Output 5 - Estimate of future households that will require affordable housing	Set an overall (i.e. plan-wide) target for the amount of affordable housing to be provided. The target should	Section 8

	reflect the new PPS definition of affordable housing.	
Output 6 - Estimate of future households requiring market housing	The likely overall proportions of households that require market or affordable housing, for example, x % market housing and y % affordable housing	Section 7
Output 7 - Estimate of the size of affordable housing required	The size and type of affordable housing required / Specify the size and type of affordable housing that, in their judgement, is likely to be needed in particular locations and, where appropriate, on specific sites.	Section 8
Output 8 - Estimate of household groups who have particular housing requirements e.g. families, older people, key workers, black and minority ethnic groups, disabled people, young people, etc.		Section 9

Source: GVA, 2010

- 1.3 The concluding section of the SHMA (Section 10), directly answers each of the core outputs as well as addressing the specific research objectives set by the sub-regional partners in the brief for the SHMA.

Methodological Approach

- 1.4 The SHMA research has, as set out in Section 2, utilised a range of robust methodological approaches which have drawn upon a mix of secondary and primary data sources. This aligns with the CLG Guidance, which advocates that the SHMA research can draw from a range of primary and/or secondary data sources:

“Whether a strategic housing market assessment is based upon secondary or survey data should not be a factor in determining whether an assessment is robust and credible. No one methodological approach or use of a particular dataset(s) will result in a definitive assessment of housing need and demand. The quality of the data used is the important consideration in determining whether an assessment is robust and

credible rather than its nature" (CLG Strategic Housing Market Assessments Practice Guidance – Version 2, 2007, pg 11).

- 1.5 Where data is available from a number of sources (secondary and survey based), a process of triangulation has been conducted to compare, contrast and, where relevant, align information from this mixture of sources. This ensures, based on the professional judgement of the research team, that the most up-to-date and locally reflective information has been utilised. This serves to ensure that the findings of the SHMA are robust and credible.

Conformity against the process criteria

- 1.6 This statement of conformity confirms that in delivering the eight core outputs, the process criteria set out in Figure 1.2 of the guidance has been adhered to. Figure 1.2 from the Guidance is replicated below. The appendix then sets out each of the process checklist points, followed by a short statement, to demonstrate the approach taken to ensure that the research has met the CLG criteria.

Figure 2: Figure 1.2 CLG Guidance – Strategic Housing Market Assessment process checklist

Figure 1.2 CLG Guidance: Strategic Housing Market Assessment process checklist	
1	Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region
2	Housing market conditions are assessed within the context of the housing market area
3	Involves key stakeholders, including house builders
4	Contains a full technical explanation of the methods employed, with any limitations noted
5	Assumptions, judgements and findings are fully justified and presented in an open and transparent manner
6	Uses and reports upon effective quality control mechanisms
7	Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken

Source: GVA, 2010

1. Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region

1.7 This SHMA follows a considerable amount of work undertaken at both the sub-regional and local (local authority) level. This includes a number of previous housing market assessment and housing needs studies undertaken by individual local authorities which included the identification of housing market areas. Where housing market areas had been defined and endorsed at the local level in previous pieces of research these were applied within the SHMA.

1.8 The authorities with pre-defined market areas are summarised below.

- Hambleton: Bedale (and hinterland), Easingwold (and hinterland), Northallerton (and hinterland), Stokesley (and hinterland), Thirsk (and hinterland);
- Harrogate: Boroughbridge, Harrogate, Knaresborough & Scriven, Knaresborough Villages, Lower Nidderdale Villages, Lower Wharfedale, Marston Villages, Masham Area, Northern Villages, Ripon, Ripon South Villages, Ripon West Villages, South Harrogate Villages, Upper Nidderdale, Upper Wharfedale, and Vale of York;
- Richmondshire: Central, Lower Wensleydale, North Richmondshire, Swaledale (YDNP), Wensleydale and Bishopdale (YDNP);
- Scarborough: Scarborough area, Whitby, Filey / Hunmanby, Northern Parishes (NYMNP), Southern Parishes, and Western Parishes; and
- York: Central York, Suburban York, York Villages.

1.9 In addition, sub-areas have been identified for both Craven and Ryedale through liaison with the client team and analysis of postcode-sector level house price data and migration trends. The identified sub-areas are detailed below.

- Craven: High Bentham, National Park and Rural Craven, Settle, and Skipton; and

- Ryedale: Ampleforth, Sinnington, Hovingham and Amot; Cropton & Dales; Derwent; Helmsley; Kirkbymoorside; Malton & Norton; Pickering; Sheriff Hutton & Ryedale; Thornton Le Dale; and Wolds, Rillington, and Sherburn.

1.10 The SHMA analysis has included analysis of the latest available migration trend data and travel to work flows, as well as house price data, to assess issues around containment. This reflects the approach set out in the CLG Guidance and Appendices.

2. Housing market conditions are assessed within the context of the housing market area

1.11 The research has focussed on assessing the housing market of the sub-region and individual local authorities to inform the preparation of planning policy at the strategic and local level.

1.12 The analysis of the active market has taken into account a process of benchmarking against other spatial comparators including regional and national, in order to contextualise the sub-regions market.

3. Involves key stakeholders, including house builders

1.13 The SHMA was commissioned by the Sub Regional Housing Partnership (North Yorkshire Strategic Housing Partnership). Engagement undertaken as part of the preparation of the SHMA has included workshops aimed at private sector developer and Registered Social Landlord partners, and local authority and other public sector representatives.

1.14 The SHMA research was presented to the NYSHP at three stages prior to a draft SHMA being published:

- Project Inception – Overview of approach and scope of work
- Interim research stage – Presentation of interim research including a summary of the active market and housing stock analysis, initial scenarios around the future market and an assessment of need based upon secondary data sources

- Draft Findings stage – Presentation of the draft findings of the research including data sourced from the primary needs survey.

1.15 Workshops were held across the sub-region during March 2011. These were attended by in excess of 60 stakeholders. The workshops grouped the local authorities into pairs on the basis of analysis undertaken demonstrating interdependency or relationships between the housing markets in each case. The dates of workshops held are listed below.

- March 8th 2011: Hambleton and Richmondshire (am); Harrogate and Craven (pm);
- March 10th 2011: York and Selby (am); Scarborough and Ryedale (pm).

1.16 In addition, the SHMA process and headline findings of the analysis (excluding housing needs calculations) were presented to the NYSHP Board on the 6th June 2011, and Council presentations (including housing needs calculations) were made on the following dates:

- 8th July 2011: Hambleton / Richmondshire;
- 11th July 2011: Ryedale;
- 12th July 2011: Harrogate;
- 18th July 2011: Craven;
- 19th July 2011: City of York; Selby; and
- 22nd July 2011: Scarborough.

4. Contains a full technical explanation of the methods employed, with any limitations noted

1.17 The SHMA research has utilised a significant number of different data sources. The methodology has involved a detailed process of triangulating primary and secondary data sources, in order to ensure that the most robust evidence available at the time of study has been used.

1.18 Section 1 of the SHMA provides a summary of the methodology applied. The methodological steps undertaken in producing the key outputs are integrated

throughout the SHMA report. This has included the identification of any limitations associated with particular data sources or approaches.

- 1.19 Details on the approach taken to weight and provide gross estimates from the primary needs survey is included within Appendix 10.

5. Assumptions, judgements and findings are fully justified and presented in an open and transparent manner

- 1.20 Assumptions, professional judgements and findings are presented throughout the SHMA report and fully justified. Every attempt has been made to ensure the research is accessible to a range of readers.
- 1.21 We have used our expertise in delivering housing market research, as well as our wider knowledge and experience as a commercial property practice, to ensure that the data sources are robust and interpreted thoroughly.

6. Uses and reports upon effective quality control mechanisms

- 1.22 Our approach to triangulating a range of data sources ensures that the most robust data is used at every step in the analysis. The consultancy team has in place a series of internal quality control mechanisms relating to data interpretation and analysis. The research has been overseen by a Director in GVA who has had overall responsibility for project management and client liaison.
- 1.23 We feel that the SHMA research produced reflects these quality control mechanisms.

7. Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken

- 1.24 Where relevant we have included reference to previous Housing Needs and Housing Market Assessment work undertaken across the sub-region.