

Stratford District Core Strategy Examination January 2016  
Statement – Matter A Housing Need

(2) Household formation rates

ERM on 12 January 2015 provided to the Examination the projected average household sizes for Stratford on Avon District for the years 2011, 2016, 2021, 2026 and 2031. The source is the work of GL Hearn, who prepared the Coventry and Warwickshire Strategic Housing Market Assessment Update of September 2014. GL Hearn adopted a “part return to trend” projection in their report.

2011	2.29
2016	2.23
2021	2.17
2026	2.13
2031	2.09

The later figures project very low household sizes, well below the national average and the Household Projections to 2037 published in February 2015. The household size makes a very large difference to the calculated housing requirement.

A range of future household size assumptions should have been tested and the consequences for the housing requirement up to 2013 presented.

Taking the population forecast for 2031 (ONS mid-2012 based projection) of 131,753 persons excluding those living in institutions, and an existing housing stock in 2011 of 51,928 dwellings, the figures are as follows:

Household size	Dwelling requirement 2011-2031
2.29 (2011 level)	5,606
2.23	7,154
2.20	7,959
2.17	8,787
2.13	9,927
2.09	11,111

An average household size of 2.20 in 2031 applied across the District, with the population forecast taken from the ONS projections, would give a requirement of 8,000 dwellings rather than the 12,200 now proposed.

## (10) Vacancy Rates

The figure of 3% vacancy rate is not based on any survey or calculation. ERM on 12 January 2015 advised that “GL Hearn first projected the number of households requiring housing and then calculated the number of dwellings that would be required to meet this need on the assumption that only 97% of the dwellings would be occupied, i.e. number of households divided by 0.97.”

The evidence for a low vacancy rate of 1.5% comes from the current data for the adjacent Solihull area (Solihull MBC). The vacancy rate in Solihull as a whole was stated at its recent Examination to be 1.47%. Much of Solihull Borough has similar types of housing, and population characteristics, to Stratford District. A vacancy rate of 1.5% is both soundly based on an adjacent authority’s data and is a reasonable objective. High vacancy rates are not desirable as they indicate a poor use of the housing stock.

More Statistics:

Source ONS:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/423172/LT\\_100.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/423172/LT_100.xls)  
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

	Stratford 2014	Solihull 2014	Solihull 2012
no of dwellings	54940	88970	88500
vacant dwellings	1513	899	1480
vacancy rate %	2.7	1.01	1.67