

EXTRACT FROM MINUTES OF STEERING GROUP MEETING ON 29 AUGUST 2007

Issues from Consultation

We looked in detail at issues arising from the responses we had received to the five draft chapters of the HMA circulated in late July.

Shelter

We agreed to incorporate all the comments under the headings chapter 1 and chapter 2.

Shelter make two points in respect of chapter 4 of the draft report. The first point asks if the figures quoted take account of the recent Government announcement for 3 million new homes by 2021. The answer is no but this would not affect the results of the assessment. The second point questioned the results summarised in 4.1.1 to 4.1.3. Here the issue is the anticipated supply of housing in excess of the requirement identified by ORS. We agreed we need to be more specific about the source of the information about housing supply – taken from annual monitoring reports which in turn rely on projections from developers. We will also need to make clear that we will monitor actual delivery as part of regular updates to the assessment.

Shelter asked that we include information in chapter 5 about students and we agreed to do this.

Shelter also makes a number of further comments in respect of the emerging issues we highlighted in the covering letter to the draft chapters. We agreed that where appropriate we would incorporate these into the emerging issues chapter of the report. However, as the HMA is not intended to develop policy options, we decided we would not incorporate any of Shelter's policy recommendations into the report.

Barton Willmore

Barton Willmore makes a number of detailed observations. The following comments relate to the numbered paragraphs in Barton Willmore's response. We note that Barton Willmore have also responded to an earlier HMA consultation.

3. Roger confirmed that although there have been problems in the past with data on house building completions in Broadland District these have been corrected. Roger expressed confidence in currently quoted figures for completions in the 2001 to 2006 period.
5. We feel that our methodology for population projections is explained in the main body of Chapter 2 and we will provide further information in the Methodology and Data Source Annex.
6. This links in with the point made by Shelter for housing supply. We agreed to include in chapter four of the HMA a note that responses from the

reference group doubt that the current level of development of new flats in Norwich will continue at the rates projected by the housing trajectory.

11. This paragraph queried the allocation of some intermediate need into the affordable rented category. We agreed that we need to provide further information about the ORS methodology.
12. In this paragraph Barton Willmore identify a need to 'catch up' with the RSS target given the relatively low levels of housing completions in the 2001 to 2006 period. Our figures are based on the housing requirement identified by ORS and do not directly link to the RSS target. We need to make this clearer in chapter 4 of the report.
16. Barton Willmore identifies a need to provide information about the factors that delay site starts. We have research that addresses this concern and we agreed that we should include a summary of the results in chapter 2 of the HMA report.

Home Builders Federation

The Home Builders Federation (HBF) makes a number of detailed points.

The HBF ask if we should call the Housing Market Assessment (HMA) a Strategic Housing Market Assessment (SHMA). We agreed to use HMA as our assessment goes well beyond what is required in the SHMA guidance. We should make this point explicit in the foreword to the report.

The HBF is not sure we have adequately involved stakeholders. We agreed that a section in the Methodology and Data Source Annex should make clear how we have involved stakeholders.

We need to provide evidence in support of 3.1.14.

The HBF has concerns about chapter 4 as it relies on evidence from the ORS Housing Need and Stock Condition Study. The HBF is concerned that this study does not comply with guidance as it uses primary rather than secondary data. We noted that the SHMA guidance does not require the use of secondary data but instead makes clear that secondary data may be used. In any event the ORS study used a number of secondary data sources, such as migration statistics and land registry house price data.

We plan two reports to accompany the main HMA report...

1. The Methodology and Data Source Annex.
2. Proposals for Updating the Assessment.

We believe these will address the HBF's concerns about survey assumptions and the monitoring of core indicators.

General

We will provide information about the response to consultation and our responses on the HMA web pages. We will also write letters to all three respondents.