

Annual Affordable Housing Statement 2019

Aim of the Annual Affordable Housing Statement

Westminster's City Plan 2019 – 40 sets out that 35% of all new homes across Westminster will be affordable and 60% of these will be intermediate homes, for sale or for rent, and 40% will be social rent or London Affordable Rent. It is important to ensure that these homes are of the right size to meet needs and this statement provides guidance on the size of new affordable homes required on new developments.

Social housing

The bedroom requirement for new social housing is set out in table 1 below.

Table 1: Bedroom requirement for social housing

	Bedroom size			
	Studio	1	2	3 /3 plus
%	0%	5%	40%	55%
Detail	N/A	1 double bedroom	2 double bedrooms	For 3 beds: <ul style="list-style-type: none"> At least half with all double bedrooms, and the remainder to have 2 double bedrooms and a single bedroom For 4/4 plus beds <ul style="list-style-type: none"> At least half with all double bedrooms

This requirement takes into account the 1) need for social housing and 2) turnover of existing social stock which becomes available:

1) Need for social housing

The council's Housing Allocation Scheme 2018¹ sets out who can apply for social housing and has priority for it and has been developed in line with statutory guidance. Just over 4,000 households are on the waiting list with priority for social housing. Table 2 below shows that the most demand (79%) is for family size housing i.e. home with 2 bedrooms or more and the largest group of households (38%) need 2 bedroom homes.

Table 2: Households with priority for social housing 2019

	Bedroom size					
	Studio	1	2	3	4/4 plus	Total
No	401	450	1,577	1,318	385	4,131
%	10%	11%	38%	32%	9%	

¹ www.westminster.gov.uk/housing-strategies

2) Turnover of social housing

Table 3 shows the amount of social housing, from existing registered provider and council housing stock which becomes available on average each year for letting, due to natural turnover (i.e. excluding new supply). The greatest churn in existing stock occurs in 1 bedroom homes and the least in larger homes, of 4 bedrooms or more.

Table 3: Average turnover of social housing over 5 years

	Bedroom size					
	Studio	1	2	3	4/4 plus	Total
No	124	327	143	76	10	680
%	18%	48%	21%	11%	1%	

Bringing need and turnover together

Table 4 shows the proportion of need which could be met each year through the normal turnover alone of social housing stock and the proportion significantly reduces for family sized housing. The turnover of larger bedroom units is particularly low, so while for example those needing 4/4 plus bedroom homes make up only 9% of demand for social housing, only c.3% of that demand could be met through normal turnover in any year. These factors have been taken into account in the bedroom requirement set out in table 1.

Table 4: Social housing need which could be met annually through turnover

Bedroom size				
Studio	1	2	3	4/4 plus
31%	73%	9%	6%	3%

Intermediate housing

The bedroom requirement for intermediate housing is set out in table 5 below:

Table 5: Bedroom requirement for intermediate housing

Bedroom size	
1	2 or 2+
70%	30%

This requirement takes into account the 1) demand for intermediate housing, 2) turnover of intermediate housing which becomes available:

1) Need and demand for intermediate housing

The council also holds a waiting list for intermediate housing and currently just over 3,000 households are registered for it. Households can register for the size of home *needed* and *wanted* as over occupation of homes is sometimes allowed, to enable households to grow and in recognition that buying is a longer term commitment. Tables 6 shows the bedroom mix for intermediate housing for those on the list taking into account *need* and *demand*.

It is also important to note the council's aspiration to enable more families to remain in the city. Westminster has a larger proportion of households without children, compared to the London

average² and the shortage of affordable family sized housing is likely to contribute to people moving elsewhere when they have children. The intermediate register is also likely to under represent the need for family sized intermediate housing, given those needing larger homes may leave it due to the limited opportunities (over the past 5 years 17% of intermediate housing opportunities have had 2 bedrooms or more).

Table 6: Households on the intermediate list by bedroom size

Bedroom size*				
Studio/1	2	3	4	Total
2,127	604	254	80	3,066
69%	20%	8%	3%	

*Note bedroom sizes are based on the mid-point between homes *wanted* and *needed*

2) Turnover of intermediate housing

Table 7 shows average turnover of intermediate housing. It is unsurprising most that most turnover is for smaller homes given they make up the majority of the stock. Little need for those requiring 2 bedrooms or more is likely to met through normal turnover.

Table 7: Average turnover of intermediate homes over 5 years

Bedroom size			
Studio/1	2	3	Total
58	7	2	67
87%	11%	2%	

Bring demand and turnover together

The bedroom mix for intermediate housing takes a more flexible approach than for social housing, balancing need, demand and turnover.

Reviewing the Statement

This statement will be reviewed and updated annually if needed, given that the profile of the social and intermediate applicants can change over time.

² 81% of households in Westminster don't have children compared with 70% in London (Census 2011).