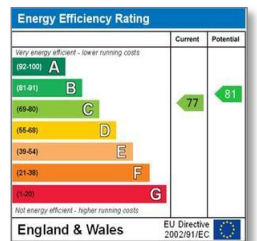




## Luton & Central Bedfordshire Strategic Housing Market Assessment Update

Report of Findings  
Summer 2015



## Housing Mix: Size and Tenure

- 5.17 When considering future need for different types of housing, the model assumes that the housing mix needed by households of each household type and age will reflect current patterns. For example, a growth in single person households aged 65-74 will lead to an increase in the need for the type of housing currently occupied by single person households of this age. On this basis, where such households continue to live in family housing despite no longer having a family living with them, this need for family housing will still be counted.
- 5.18 Figure 68 identifies the need for market housing and affordable housing of different types (in terms of flats and houses) and sizes (in terms of number of bedrooms). Whilst there is projected to be an increase of 9,000 extra single person households, only 1,800 extra dwellings have one bedroom (800 market homes and 1,000 affordable homes). This reflects that many single person households will continue to occupy family housing in which they already live.
- 5.19 Overall, most of the market housing need is for housing (31,100 dwellings over the 20-year period) with a need for 1,600 flats also identified (around 5%). The need for affordable housing is also predominantly for housing (around 11,500 dwellings) with a need for around 3,100 flats (around 21%). Whilst the need for affordable housing with four or more bedrooms is around 10% of the overall need, this represents a need for over 1,600 large affordable homes that need to be provided over the 20-year period 2011-31. Much of this need will be from existing households living in overcrowded accommodation.

**Figure 68: Housing mix of OAN for market and affordable housing by local authority (Source: ORS Housing Model. Note: Figures may not sum exactly due to arithmetic rounding)**

		Central Bedfordshire	Luton	TOTAL
<b>MARKET HOUSING</b>				
Flat	1 bedroom	660	160	800
	2+ bedrooms	660	110	800
House	2 bedrooms	3,300	1,390	4,700
	3 bedrooms	12,130	7,380	19,500
	4 bedrooms	4,360	1,300	5,700
	5+ bedrooms	950	220	1,200
<b>Total Market Housing</b>		<b>22,100</b>	<b>10,600</b>	<b>32,700</b>
<b>AFFORDABLE HOUSING</b>				
Flat	1 bedroom	720	260	1,000
	2+ bedrooms	910	1,240	2,100
House	2 bedrooms	2,270	1,140	3,400
	3 bedrooms	3,000	3,530	6,500
	4+ bedrooms	530	1,070	1,600
<b>Total Affordable Housing</b>		<b>7,400</b>	<b>7,200</b>	<b>14,600</b>
<b>TOTAL</b>		<b>29,500</b>	<b>17,800</b>	<b>47,300</b>

- 5.20 Of course, the spatial distribution of housing provision will be determined through the planning process; which will also consider the most appropriate location for market and affordable housing, and the type and size of properties to be provided in different areas.