

**REPORT TO: DUNDEE, PERTH, ANGUS AND NORTH FIFE  
STRATEGIC DEVELOPMENT PLANNING AUTHORITY  
JOINT COMMITTEE MEETING ON 26<sup>th</sup> JUNE 2012**

**REPORT ON: HOUSING MARKET AREA BOUNDARIES REFRESH FOR THE  
NEXT TAYPLAN-WIDE HOUSING NEED AND DEMAND  
ASSESSMENT**

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**REPORT NO: SDPA08-2012**

## **1 PURPOSE OF REPORT**

- 1.1 This report informs members of work to refresh Housing Market Area boundaries in the TAYplan region which is necessary to support the production of the next TAYplan-wide Housing Need and Demand Assessment.

## **2 SUMMARY**

- 2.1 Early preparation for the 4 councils working collaboratively on the next Housing Need and Demand Assessment has commenced. The Housing Need and Demand Assessment contributes to our understanding of housing markets and the scale of need and demand for market and affordable housing. The first stage of the Housing Need and Demand Assessment is to review Housing Market Area boundaries and in so doing consider whether the present Housing Market Area boundaries are still relevant. This is important because Housing Market Areas provide the geographical basis for undertaking Housing Need and Demand Assessment.
- 2.2 The subsequent outputs at Housing Market Area level are necessary to inform planning and housing policy. To fit with timescales for the wider Housing Need and Demand Assessments and subsequent Development Plan and Local Housing Strategy reviews it will be necessary for the 4 constituent authorities to review or refresh the current Housing Market Areas during the summer of 2012. The exercise will consider statistical information and local knowledge to establish whether the present boundaries remain appropriate. Once complete the subsequent Housing Need and Demand Assessments work will contribute towards the evidence base for the reviews of Development Plans and Local Housing Strategies. At these stages elected members will determine the appropriate policy responses to issues raised.

## **3 RECOMMENDATION**

- 3.1 It is recommended that The Joint Committee:
- a) Note this report, and in particular, the work requiring checking whether the housing market areas boundaries are still relevant.

## **4 FINANCIAL IMPLICATIONS**

- 4.1 External consultancy work may be required to deliver this research. Any such costs will be met within the approved budget for external consultancy.

## **5 HOUSING NEED AND DEMAND ASSESSMENT AND HOUSING MARKET AREAS**

- Background
- 5.1 Housing Need and Demand Assessments are used in Scotland to help planning and housing authorities to understand the housing market and to understand the scale of need and demand for market and affordable housing. They provide an important part of the evidence base for development plans and local housing strategies. Functional Housing Market Areas are geographical areas where the majority of households who move home do so within the same area. Outputs of the Housing Need and Demand Assessment and subsequent housing and planning policy are presented at Housing Market Area level.

- Examining Present Housing Market Area boundaries
- 5.2 Officers from TAYplan and the four councils have continued to work together to improve resource efficiency and project plan the next Housing Need and Demand Assessment. Scottish Government's Housing Need and Demand Assessment Guidance (2008) outlines that the first part of the Housing Need and Demand Assessment is to define functional Housing Market Areas. Therefore the present boundaries (See Appendix 1) need to be examined as the first stage of the next Housing Need and Demand Assessment. Given that local authorities and TAYplan undertook this work in 2008 and 2009 respectively it is important to look again at the evidence for the present boundaries in the light of more recent information and the economic climate.

- Importance of defining Housing Market Areas
- 5.3 Functional Housing Market Areas reflect the market geographically and help planning and housing authorities to understand market dynamics between and within authorities. They also form a common geography for investment and development decisions and form a wider part of achieving a 'robust and credible' Housing Need and Demand Assessment, which plays an important role in supporting investment and reducing the time spent at examination for development plans. The work is required to input into the next Housing Need and Demand Assessment which will inform the next TAYplan Main Issues Report in 2014 and subsequently for Local Development Plans and Local Housing Strategies reviews.

- Method
- 5.4 The Scottish Government Housing Need and Demand Assessment Guidance (2008) recommends several variations of method to defining market areas. Therefore the refresh of Housing Market Areas boundaries will involve looking at statistical information including Sasines (data recording where people move house from and to), population data, travel information and use of local knowledge. The analysis of Sasines and application of local knowledge was used by authorities and their respective consultants during 2008 and 2009.

- 5.5 This method will help us to understand if there is any evidence that suggests present boundaries have changed. The exercise will also help to determine the extent of the Greater Dundee Housing Market Area that was originally defined by Scottish Government in 2002.

#### Approach

- 5.6 This exercise will be undertaken in-house jointly by the four councils and TAYplan, whom work together to analyse Sasines data showing house moves. They will also use population, travel and commuting data and indices of multiple deprivation along with local knowledge to verify these conclusions.

#### Timescales

- 5.7 This exercise will take place during summer 2012 with a completion around September 2012. This timing is important because the conclusions of this exercise are needed for the subsequent phases of Housing Need and Demand Assessment work which must themselves be completed within the overall deadline of August 2013. This deadline is necessary to inform the next TAYplan Main Issues Report within the statutory timescales for the next TAYplan review and those of subsequent Local Development Plans and Local Housing Strategies.

#### Next Steps

- 5.8 The refresh of Housing Market Areas and subsequent Housing Need and Demand Assessment conclusions will contribute to the formulation of land use planning and housing policy. The nature and direction of any policy response to these outputs will be determined by elected members through the normal procedures for preparing development plans and housing strategies.
- 5.9 Members will continue to be updated on the progress of the Housing Need and Demand Assessment exercise.

## **6 CONSULTATIONS**

- 6.1 The Treasurer and Clerk to TAYplan, the Director of Infrastructure Services, Angus Council, The Director of City Development, Dundee City Council, The Head of Enterprise, Planning and Protective Services, Fife Council and the Executive Director (Environment), Perth & Kinross Council have been consulted and are in agreement with the contents of this report.

## **7 BACKGROUND PAPERS**

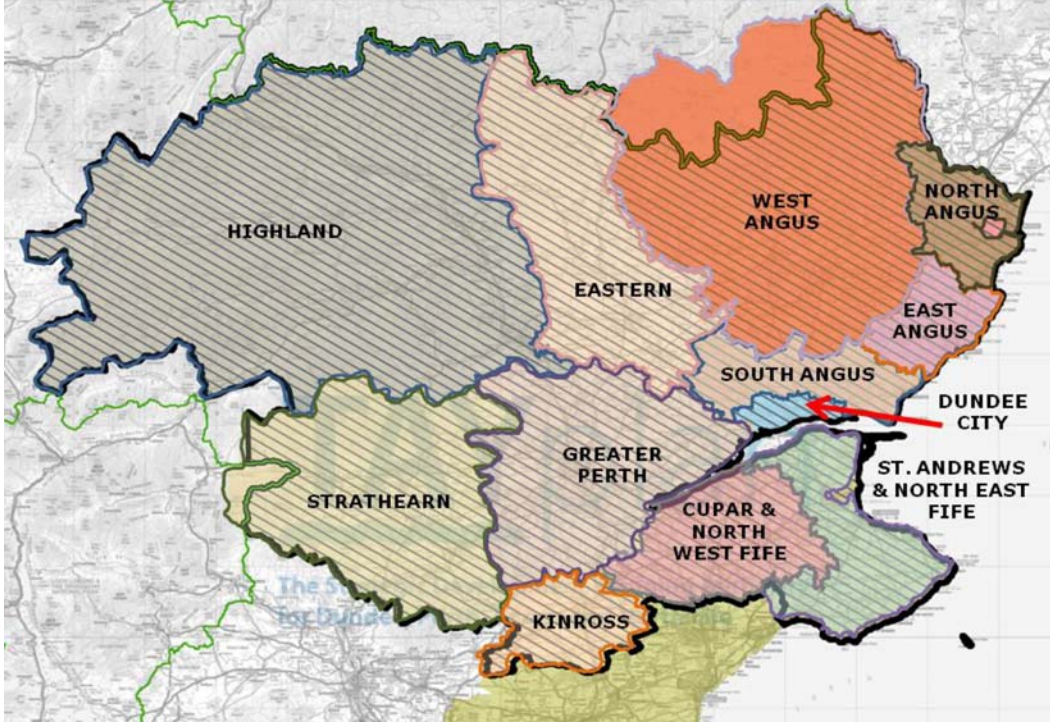
- 7.1 Scottish Government Housing Need and Demand Assessment Guidance (2008) page 10.
- 7.2 Scottish Government Scottish Planning Policy (2010) paragraph 71.

Nick Smith  
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11<sup>th</sup> June 2012



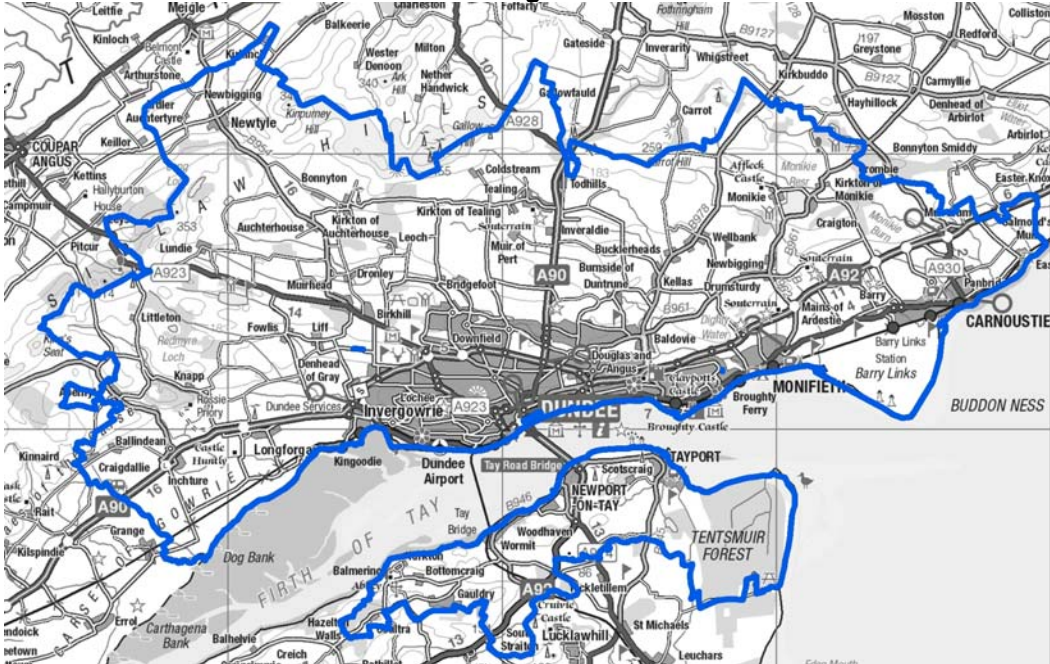
**Present Housing Market Areas in TAYplan and the Greater Dundee Housing Market Area defined 2001/02**

**Housing Market Areas from the TAYplan-wide Housing Need and Demand Assessment (2009)**



**Note:** Dundee and South Angus jointly form the Dundee and South Angus Housing Market Area

**Greater Dundee Housing Market Area as defined in 2001/02**



**Note:** Defined by Communities Scotland (now Scottish Government) in 2001/02  
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