

Thanet District Council

Housing Needs Update Report - Summary



Background

The [Housing Need Update Report](#) (GL Hearn, 2020, updated 2021) was commissioned to assist in meeting the requirement under Policy SP03 of the adopted Local Plan to “assess the implications of the Local Housing Need Methodology on housing requirements for the district”. It also helps to identify affordability requirements; housing mix and other housing needs.

Summary of key findings

- **Housing requirements** - the report applies the Government “standard method” to assessing overall housing requirements. This concludes that there is an annual requirement to 2040 of 1,085 dwellings, or a total of 21,700 dwellings. The adopted Local Plan identifies an outstanding supply of 13,147. There are additional dwellings provided through the empty homes programme (540 units) and “windfalls” (3825 units). There is, therefore, an outstanding requirement of just over 4,000 dwellings which needs to be accommodated as part of the Local Plan update.
- **Need for affordable housing** - the Report indicates that some 548 affordable dwellings per year would be needed to fully meet local affordability needs. This is to be considered in the light of development viability in the district.
- **Housing mix** - the Report recommends the following housing mix in new developments:

	1-bed	2-bed	3-bed	4+bed
Market	0-10%	25-35%	40-50%	15-25%
Affordable home ownership	20-30%	35-45%	20-30%	5-15%
Affordable housing (rented)	30-40%	30-40%	20-30%	0-10%

- **Other housing needs** - older & disabled persons - the Report concludes that there is a need to plan for the following over the 2020-2040 period:
 - 2,100 housing units with support (sheltered/retirement housing), in both the market and affordable sectors;
 - 1,000 additional housing units with care (e.g. extra-care), again in both the market and affordable sectors;
 - 1,286 additional care bedspaces; and
 - 860 dwellings to be for wheelchair users (meeting technical standard M4(3))

The report also concludes that “the Council could consider (as a starting point) requiring all dwellings (in all tenures) to meet the M4(2) standards and at least 5% of homes meeting M4(3) – wheelchair user dwellings”.