

**ITEM 717 - DRAFT LIVERPOOL CITY REGION STRATEGIC HOUSING AND EMPLOYMENT LAND MARKET ASSESSMENT**

**REPORT TO SHEVINGTON PARISH COUNCIL OCTOBER 26TH 2017**

**Introduction**

A draft version of the Liverpool City Region Housing and Employment Land Market Assessment (SHELMA) has been published by the Liverpool City Region Combined Authority and West Lancashire Borough Council.

The draft SHELMA looks at the latest demographic data and projections, the latest economic data and projections and recent market evidence to consider what the need for employment and housing land for Liverpool City Region and West Lancashire will be for the period 2012-2037. They are inviting technical comments on the study by 31<sup>st</sup> October.

The study includes West Lancashire. The West Lancashire Local Plan was adopted on 16 October 2013 and sets out the spatial vision for the Borough through to 2027. □ The adopted Housing requirement in the Local Plan is estimated to a total requirement of 4,858 dwellings, which the Council rounded to 4,860 dwellings (an annual average of 324 dwellings per annum). This is distributed in phasing of 302 dwellings per annum for 2012-2017 and 335 dwellings per annum for 2017-2027. This is based on the Strategic Housing Land Availability Assessment (2013).

75ha of employment land would be needed over the 15 year plan period (2012-2027). This figure was derived from historic delivery figures, applying the average of the employment land delivered each year between 1992 and 2011 (excluding anomalously high years of delivery in 1997/98 and 2003/04) and multiplying it by the 15-year plan period before adding a 20% contingency allowance. This total requirement equates to an annual requirement of 5 ha of employment land. This is based on the Employment Land and Premises Study (2013).

Very little of the proposed land release in the West Lancashire Local Plan is near the boundary with Shevington Parish.

I will concentrate on West Lancashire in examining the draft SHELMA report.

**Jobs**

West Lancashire has a high proportion of manufacturing jobs compared to the City Region area as a whole. Other important sectors include transportation and storage and accommodation and food services. The area is very strong in agriculture, forestry and fishing, although this is skewed by the low proportion of jobs in this sector in all areas. There is low representation in professional services (information and communication, financial and insurance, real estate, professional, scientific and technical sectors). Education and human health and social care are broadly in line with the UK. Anticipated employment growth by 2037 is an increase of 800 over a baseline of 6000 in 2012.

## **Appendix A**

### **Population and Housing**

Analysis for West Lancashire highlights that between 2001 and 2015 the population aged 18-24 increased by 12,200 persons (42%), influenced by strong growth in the student population at Edge Hill University. The ONS 2014-based demographic projections do not assume further growth, indeed they assume a 7% fall in the population in these age groups through to 2029.

Lower quartile (entry level) house prices are below the national average, and only significantly above the North West average in West Lancashire at 6.9% in 2015. House price growth has exceeded the regional average in the longer-term in West Lancashire in absolute terms. Growth in all areas has fallen below the national average. Rents are relatively low relative to national benchmarks, with no particularly high cost rental areas relative to the regional average. Rental growth since 2011 in all areas has been below regional/ national benchmarks.

There is an interesting section on Specialist Housing Needs. The population aged over 65 is expected to increase by nearly 50% in West Lancashire in the period to 2037 similar to that in the overall study area. At the same time it is estimated that there will be a 104% increase in Dementia and 78% increase in disability in West Lancashire. Currently there is provision in West Lancashire for 1518 Sheltered Housing Units and 111 Extra-Care units. Future needs by 2037 will be for a further 1425 specialist housing units as well as potential need for 54 residential care units per annum up to 2037.

In West Lancashire the Economic Baseline suggests a higher housing need than suggested by the demographic-based modeling. In these authorities it is appropriate therefore to consider the housing need resulting from the Economic Baseline Scenario as the minimum basis for calculation of housing needs. The affordability evidence suggests that it is appropriate to apply an uplift in some local authority areas to improve affordability. An affordability uplift of 10% of the demographic-based need figure has been applied in West Lancashire, These factors result in an uplift of 41 units per annum in West Lancashire.

### **Conclusion**

That this report is noted but to examine the impact of the figures on the Merseyside Combined Authorities Strategic Framework when it is published

Barry King

October 19<sup>th</sup> 2017