Appendix: Modelling affordable housing need - alternative scenarios

The Baseline Scenario (1A)

As described in the main report: Income threshold: 33.3%; no adjustment for resolution of overcrowding and under-occupation; annual supply includes 50% of supported housing lettings; backlog reduction over 20 years.

This is the recommended scenario.

Main calculation		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Existing need	A:Backlog need	4,785	6,112	10,746	14,085	19,734	55,462
	B: Affordable stock available	779	1,724	3,627	4,620	9,508	20,258
	C: Net current need (A-B)	4,006	4,388	7,119	9,465	10,226	35,204
	D: Backlog reduction period	20	20	20	20	20	20
	E: Annual backlog quota (C/D)	200	219	356	473	511	1,760
New need	F: Newly forming households	1,839	2,659	2,323	3,013	2,829	12,663
	G: % unable to afford market	49%	57%	53%	64%	71%	60%
	H: Newly forming hh in need (F*G)	894	1,508	1,238	1,923	2,020	7,583
	I: Existing households falling into need	254	226	271	321	212	1,284
	J: Annual newly arising need (H+I)	1,148	1,734	1,509	2,244	2,232	8,867
Final steps	K: Gross annual need (E+J)	1,348	1,953	1,865	2,717	2,743	10,627
	L: Annual supply	512	549	1,031	1,573	1,945	5,610
	M: Net annual need (K-L)	837	1,404	835	1,144	799	5,017

Size/tenure mix	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bedroom units	8%	27%	0%	0%	0%	0%
2 bedroom units	49%	39%	34%	35%	27%	41%
3 bedroom units	33%	26%	46%	43%	46%	41%
4+ bedroom units	9%	8%	20%	22%	27%	18%
Intermediate sector						
1 bedroom units	18%	22%	23%	28%	24%	24%
2 bedroom units	43%	42%	38%	37%	40%	40%
3 bedroom units	29%	27%	26%	24%	26%	26%
4+ bedroom units	10%	9%	12%	10%	10%	10%
Tenure split: % intermediate	34%	35%	43%	51%	57%	50%

Scenario 1B

Described in the main report as the "2nd Scenario" : Income threshold: 33.3%; size mix of annual supply has been adjusted assuming 50% of overcrowding and under-occupation within the existing affordable stock will be resolved in a 10 year period; annual supply includes 50% of supported housing lettings; backlog reduction over 20 years. The main calculation and tenure split are the same as scenario 1A above.

Size/tenure mix	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bedroom units	24%	40%	20%	42%	0%	26%
2 bedroom units	42%	34%	20%	13%	4%	28%
3 bedroom units	23%	18%	35%	18%	37%	25%
4+ bedroom units	11%	8%	25%	27%	59%	21%
Intermediate sector						
1 bedroom units	18%	22%	23%	28%	24%	24%
2 bedroom units	43%	42%	38%	37%	40%	40%
3 bedroom units	29%	27%	26%	24%	26%	26%
4+ bedroom units	10%	9%	12%	10%	10%	10%

Scenario 2A

Income threshold: 25%; no adjustment for resolution of overcrowding and under-occupation; annual supply includes 50% of supported housing lettings; backlog reduction over 20 years.

The 25% income threshold is not considered to be an adequate reflection of the reality on the ground in South East London in terms of the amount new households are commonly spending on their accommodation (see technical note). This scenario is therefore not recommended.

Main calculation		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Existing need	A:Backlog need	5,298	6,717	12,129	15,800	20,717	60,661
	B: Affordable stock available	921	1,963	4,231	5,326	10,046	22,486
	C: Net current need (A-B)	4,377	4,754	7,898	10,474	10,671	38,175
	D: Backlog reduction period	20	20	20	20	20	20
	E: Annual backlog quota (C/D)	219	238	395	524	534	1,909
New need	F: Newly forming households	1,839	2,659	2,323	3,013	2,829	12,663
	G: % unable to afford market	62%	71%	68%	77%	86%	74%
	H: Newly forming hh in need (F*G)	1,144	1,877	1,569	2,329	2,435	9,354
	I: Existing households falling into need	254	226	271	321	212	1,284
	J: Annual newly arising need (H+I)	1,398	2,103	1,841	2,650	2,647	10,639
Final steps	K: Gross annual need (E+J)	1,617	2,341	2,236	3,174	3,180	12,547
	L: Annual supply	512	549	1,031	1,573	1,945	5,610
	M: Net annual need (K-L)	1,105	1,791	1,205	1,600	1,236	6,938

Size/tenure mix	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bedroom units	11%	27%	2%	10%	0%	5%
2 bedroom units	48%	39%	41%	38%	38%	43%
3 bedroom units	32%	26%	41%	35%	41%	37%
4+ bedroom units	9%	7%	17%	17%	21%	15%
Intermediate sector						
1 bedroom units	15%	22%	24%	31%	24%	24%
2 bedroom units	45%	43%	39%	36%	42%	41%
3 bedroom units	30%	28%	27%	24%	26%	26%
4+ bedroom units	9%	8%	10%	9%	9%	9%
Tenure split: % intermediate	27%	28%	32%	36%	45%	36%

Scenario 2B

Income threshold: 25%; size mix of annual supply has been adjusted assuming 50% of overcrowding and under-occupation within the existing affordable stock will be resolved in a 10 year period; annual supply includes 50% of supported housing lettings; backlog reduction over 20 years. The main calculation and tenure split are the same as scenario 2A above.

Size/tenure mix	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bedroom units	22%	36%	20%	36%	1%	26%
2 bedroom units	43%	36%	31%	25%	32%	33%
3 bedroom units	25%	21%	31%	21%	34%	25%
4+ bedroom units	10%	8%	18%	18%	33%	16%
Intermediate sector						
1 bedroom units	15%	22%	24%	31%	24%	24%
2 bedroom units	45%	43%	39%	36%	42%	41%
3 bedroom units	30%	28%	27%	24%	26%	26%
4+ bedroom units	9%	8%	10%	9%	9%	9%

Scenario 3A

Income threshold: 40%; no adjustment for resolution of overcrowding and under-occupation; annual supply includes 50% of supported housing lettings; backlog reduction over 20 years.

The 40% income threshold, though a reflection of the affordability reality on the ground in South East London, is considered too high to use as the basis for policy recommendations given the pressure this puts on lower income households (see technical note). This scenario is therefore not recommended.

Main calculation		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Existing need	A:Backlog need	4,248	5,736	9,908	13,039	18,831	51,761
	B: Affordable stock available	631	1,575	3,261	4,189	9,014	18,670
	C: Net current need (A-B)	3,616	4,161	6,647	8,850	9,817	33,091
	D: Backlog reduction period	20	20	20	20	20	20
	E: Annual backlog quota (C/D)	181	208	332	442	491	1,655
New need	F: Newly forming households	1,839	2,659	2,323	3,013	2,829	12,663
	G: % unable to afford market	41%	48%	45%	56%	62%	51%
	H: Newly forming hh in need (F*G)	758	1,277	1,039	1,675	1,749	6,498
	I: Existing households falling into need	254	226	271	321	212	1,284
	J: Annual newly arising need (H+I)	1,012	1,503	1,311	1,996	1,961	7,782
Final steps	K: Gross annual need (E+J)	1,193	1,711	1,643	2,438	2,452	9,437
	L: Annual supply	512	549	1,031	1,573	1,945	5,610
	M: Net annual need (K-L)	681	1,161	612	865	507	3,827

Size/tenure mix	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bedroom units	5%	28%	0%	0%	0%	0%
2 bedroom units	50%	39%	26%	26%	11%	35%
3 bedroom units	35%	26%	52%	48%	55%	45%
4+ bedroom units	10%	8%	23%	26%	34%	20%
Intermediate sector						
1 bedroom units	18%	22%	24%	29%	22%	24%
2 bedroom units	44%	41%	37%	36%	40%	39%
3 bedroom units	29%	27%	26%	24%	26%	26%
4+ bedroom units	9%	9%	13%	11%	12%	11%
Tenure split: % intermediate	44%	40%	52%	61%	69%	64%

Scenario 3B

Income threshold: 40%; size mix of annual supply has been adjusted assuming 50% of overcrowding and under-occupation within the existing affordable stock will be resolved in a 10 year period; annual supply includes 50% of supported housing lettings; backlog reduction over 20 years. The main calculation and tenure split are the same as scenario 3A above.

Size/tenure mix	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bedroom units	28%	44%	19%	49%	0%	27%
2 bedroom units	40%	32%	1%	0%	0%	17%
3 bedroom units	20%	16%	42%	11%	20%	25%
4+ bedroom units	12%	8%	38%	40%	80%	31%
Intermediate sector						
1 bedroom units	18%	22%	24%	29%	22%	24%
2 bedroom units	44%	41%	37%	36%	40%	39%
3 bedroom units	29%	27%	26%	24%	26%	26%
4+ bedroom units	9%	9%	13%	11%	12%	11%

Scenario 4A

Income threshold: 33.3%; no adjustment for resolution of overcrowding and under-occupation; annual supply includes 50% of supported housing lettings; backlog reduction over 5 years.

This scenario is the same as the baseline scenario except that a 5 year backlog reduction period is inputted instead of a 20 year backlog reduction period. Because this results in net annual need that is several times the level of total recent new build volumes across all sectors of the market this scenario is considered to be unrealistic and is therefore discarded (see technical note).

Main calculation		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Existing need	A:Backlog need	4,785	6,112	10,747	14,086	19,734	55,464
	B: Affordable stock available	780	1,724	3,627	4,620	9,508	20,259
	C: Net current need (A-B)	4,006	4,388	7,120	9,466	10,226	35,206
	D: Backlog reduction period	5	5	5	5	5	5
	E: Annual backlog quota (C/D)	801	878	1,424	1,893	2,045	7,041
New need	F: Newly forming households	1,839	2,659	2,323	3,013	2,829	12,663
	G: % unable to afford market	49%	57%	53%	64%	71%	60%
	H: Newly forming hh in need (F*G)	894	1,508	1,238	1,923	2,020	7,583
	I: Existing households falling into need	254	226	271	321	212	1,284
	J: Annual newly arising need (H+I)	1,148	1,734	1,509	2,244	2,232	8,868
Final steps	K: Gross annual need (E+J)	1,949	2,611	2,933	4,137	4,278	15,909
	L: Annual supply	512	549	1,031	1,573	1,945	5,610
	M: Net annual need (K-L)	1,437	2,062	1,903	2,564	2,333	10,299

Size/tenure mix	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bedroom units	23%	31%	10%	13%	0%	10%
2 bedroom units	36%	33%	28%	28%	28%	32%
3 bedroom units	27%	24%	35%	32%	38%	33%
4+ bedroom units	14%	13%	27%	27%	35%	25%
Intermediate sector						
1 bedroom units	19%	21%	20%	21%	19%	20%
2 bedroom units	35%	36%	32%	32%	35%	34%
3 bedroom units	28%	27%	27%	27%	27%	27%
4+ bedroom units	18%	15%	21%	20%	19%	19%
Tenure split: % intermediate	31%	34%	36%	38%	42%	38%

Scenario 4B

Income threshold: 33.3%; size mix of annual supply has been adjusted assuming 50% of overcrowding and under-occupation within the existing affordable stock will be resolved in a 10 year period; annual supply includes 50% of supported housing lettings; backlog reduction over 5 years. The main calculation and tenure split are the same as scenario 4A above.

Size/tenure mix	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bedroom units	32%	39%	23%	29%	1%	25%
2 bedroom units	32%	29%	21%	20%	22%	24%
3 bedroom units	21%	19%	29%	23%	34%	25%
4+ bedroom units	15%	13%	28%	28%	43%	26%
Intermediate sector						
1 bedroom units	19%	21%	20%	21%	19%	20%
2 bedroom units	35%	36%	32%	32%	35%	34%
3 bedroom units	28%	27%	27%	27%	27%	27%
4+ bedroom units	18%	15%	21%	20%	19%	19%

Technical appendix: calculating the need for affordable housing

This document sets out in detail the approach taken to calculate the need for affordable housing by Cobweb Consulting for the South East London Strategic Housing Market Assessment. The approach follows that of the official government Guidance, both the old Guidance (August 2007) and the National Planning Policy Guidance issued in March 2014.

A secondary data approach was taken following the requirements of the South East London Housing Partnership's brief. A wide range of data sources were examined and the best sources were selected in order to achieve robust outputs. It is important to emphasise however than that the outputs are estimates rather than exact measurements. No sources provide a comprehensive picture of the matter at hand and combining different sources inevitably means that there are gaps and overlaps. This necessitates the making of assumptions and the use of proxies at certain stages of the calculation in order to complete the estimate. These assumptions and proxies are explained in this note so that the methodology is not a "black box". In doing so Process Requirements 4 and 5 of the 2007 Guidance are met, these being:

- (4) Contains a full technical explanation of the methods employed, with any limitations noted;
- (5) Assumptions, judgements and findings are fully justified and presented in an open and transparent manner.

The structure of this technical note follows the main stages of the calculation, organised under these headings:

- Calculating Backlog Need;
- Calculating Newly Arising Need;
- Supply;
- Completing the Calculation.

Calculating backlog need

The first component is that of **concealed households**. The first source examined is the Census 2011 which counted 8,257 concealed "families" in SE London. Being a comprehensive headcount of the population the Census is a robust source, although the measurement was made just over three years ago and is therefore somewhat out of date. The Census Analysis Unit within the Population Statistics Division at ONS defines a concealed family as "a family living in a multi-family household, in addition to the primary family". It further notes that concealed family statistics are a useful indicator of housing demand for house building and planning in the future.

Concealed families Census 2011	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
	1,313	1,290	2,076	1,715	1,863	8,257
% of London (68,600)	1.9%	1.9%	3.0%	2.5%	2.7%	12.0%

According to the Census Analysis Unit a concealed family can be a couple (with or without children) or a lone parent. An adult offspring living without a partner or child is not considered to be a family. This exclusion of single person concealed households is a problem because ideally we would like to include them in our estimate of concealed households. Anecdotal evidence suggest large numbers of younger adults who are "still living with mum and dad" well into their thirties, not out of choice but because they can't afford to move to independent accommodation. This is resulting in the suppression of household formation and this suppression is built into the latest household projections.

Work done on the GLA SHMA concluded that there were 85,826 concealed households in the whole of London. This number was arrived at following analysis of the most recent 3 years of data from the English Housing Survey (EHS). EHS variable "WhInform2" was the key to this approach. The question reads: *"We are interested in the number of people in the household who might, in other circumstances, be living in their own accommodation. Which of the statements on this card best describes your current situation?"* Response (3) reads: "*Would like to buy or rent but can't afford it at the moment."* When this response was chosen this was taken to indicate the presence of a concealed household. Further analysis of the EHS carried out by the GLA led to the following table which differentiates concealed households by tenure and size of dwelling required.

All concealed hholds in London: GLA data (from EHS)

	1 bed	2 bed	Total	1 bed	2 bed	% (vertical)
Social rent	40,116	-	40,116	100%	0%	47%
Intermediate	32,225	3,653	35,877	90%	10%	42%
Private rent	7,483	2,349	9,832	76%	24%	11%
Total	79,824	6,002	85,826	93%	7%	100%

According to the Census data there were a total of 68,600 concealed families in the whole of London. Upon consideration the exclusion of single person households from the Census figures justifies the adoption of the higher number yielded from the EHS analysis. Therefore the Census outputs for SE London were scaled up by a factor of 1.25 (68,600/85,826) to arrive at a final estimate of concealed households in SE London. Furthermore the breakdown by tenure and size of dwelling required from the GLA work was applied to the up-scaled SE London data, resulting in the following final estimate of concealed households in the sub-region. The 11% of households deemed to be able to afford private rented accommodation (see the previous table) have been discarded. In arriving at this estimate it is assumed that the Census is a good source for the numbers of concealed households in each borough relative to each other, but that the work done by the GLA using EHS is a better indicator of the overall level of concealed households, this being higher than the Census indicates. Furthermore the assumption is made that bedroom size requirements and the tenure split outputs at the London level are transferable to the local level. Given the lack of alternative sources this was considered the best way to proceed.

Concealed households in need of affordable households

	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social/afford. Rent	1,148	1,065	1,813	1,479	1,475	6,980
of which 1 bedroom needed	1,093	1,014	1,726	1,408	1,404	6,645
of which 2 bedrooms needed	55	51	87	71	71	336
Intermediate sector	306	364	487	421	588	2,167
of which 1 bedroom needed	291	347	464	401	560	2,063
of which 2 bedrooms needed	15	18	23	20	28	104
Total in need	1,455	1,429	2,300	1,900	2,064	9,147

The next component of backlog need concerns **overcrowded households**. Again, Census 2011 is the primary source used, showing there to be 53,093 overcrowded households in SE London. There is no better or more recent source available.

Census 2011 "Occupancy rating"

	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
1 bedroom short	3,763	4,646	8,892	11,704	14,949	43,954
2 or more bedrooms short	604	575	2,119	2,314	3,526	9,138
Total number overcrowded	4,367	5,221	11,011	14,018	18,475	53,092

However there is inevitably an overlap between overcrowded and concealed households: were concealed households to be given their own accommodation then in some cases this would solve the overcrowding in the remnant household. According to work done by GLA based on an analysis of three years of EHS data (London-wide) around 25% of concealed households were also overcrowded. Applying this to SE London, assuming the sub-regional situation does not differ markedly from the regional one, the census figures for overcrowded households in SE London were reduced by 25% of the number of concealed households in each borough. This reduced the overcrowded number down from 53,092 to 50,509.

However it is not necessarily the case that all of these households are unable to afford open market housing. Data from the EHS (again, for the whole of London) provided an indication of the income distribution of overcrowded households when measured against the income distribution of all households:

- 11.4% in the lowest income quintile;
- 30.9% in the 2nd income quintile;
- 29.7% in the 3rd (middle) income quintile;
- 19.6% in the 4th income quintile;
- 8.4% in the highest income quintile.

The analysis of EHS also provided an indication of the dwelling size requirements of overcrowded households (again, London-wide):

- 26% required a 2 bedroom dwelling;
- 34% required a 3 bedroom dwelling;
- 40% required a 4+ bedroom dwelling.

An affordability test was carried out using these two inputs from the EHS analysis, in combination with household income data for SE London (CACI Paycheck) and market entry price levels (SELHP Market Monitor). The detailed method of the affordability test is explained later in this document under the heading "newly arising need." Those unable to afford market entry are deemed to be in need of affordable housing. The full results of the affordability test applied to overcrowded households are shown in the following table. In total 42,626 of the 50,509 households are deemed unable to afford.

Overcrowded households in housing need

	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social/afford. rent	1,793	2,359	5,750	7,554	12,398	29,856
of which 2 bedrooms needed	473	622	1,516	1,992	3,269	7,872
of which 3 bedrooms needed	606	797	1,943	2,552	4,189	10,087
of which 4+ bedrooms needed	715	940	2,291	3,010	4,940	11,896
Intermediate sector	1,036	1,517	2,447	3,259	4,511	12,771
of which 2 bedrooms needed	273	400	645	859	1,189	3,367
of which 3 bedrooms needed	350	513	827	1,101	1,524	4,315
of which 4+ bedrooms needed	413	605	975	1,299	1,798	5,089
Total in need	2,830	3,877	8,198	10,813	16,909	42,626

The next component of backlog need concerns **homeless households** in temporary accommodation. The source for this component is P1E administrative data. There is a statutory requirement for Local Authorities to collect this data on homelessness. The most recent dataset showed there to be 3,689 homeless households in temporary accommodation in SE London at the close of 2013. This source is therefore more up to date than the sources used for the other components of backlog need. However it is unlikely that the P1E figures have 100% coverage of the situation of the ground as only those households that have come into contact with local authority homelessness teams are counted. There are likely to be others that are homeless but have not sought assistance. Therefore the P1E figures are considered to be an undercount. Given that there is no alternative source with which to estimate the likely scale of the undercount the P1E figures are taken on face value as the best source available.

Furthermore the assumption is made that all of these households require social rented accommodation (i.e. they cannot afford the intermediate sector). This assumption is made because it is considered unlikely that a household would find itself in local authority assisted temporary accommodation if it had sufficient financial resources to be able to afford the intermediate sector. A household in this situation would be far more likely to "stretch" their income to access the PRS. This assumption might mean that the requirement for intermediate accommodation as opposed to social rented accommodation is very slightly understated.

The size of dwellings required by homeless households in temporary accommodation is estimated following an analysis of CORE data. Three years of data from CORE (2010/11-2012/13) covering General Needs lettings to new tenants (as opposed to transferring tenants) was examined. Using the variable "PREVTEN", records were selected if it was indicated that the tenant had previously been housed in a form of temporary accommodation including hostels, Bed & Breakfasts and rough sleeping. An assumption is made that the needs for this group are broadly similar across the sub-region (i.e. they don't differ markedly from one borough to the next). According to this method the size of dwellings required to house the homeless in SE London breaks down as follows:

- 68% requiring 1 bedroom dwellings;
- 25% requiring 2 bedroom dwellings;
- 6% requiring 3 bedroom dwellings;
- 1% 4 bedroom dwellings.

Applying these percentages to the P1E data resulted in the following table.

Homeless households in housing need

	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social/afford. rent	501	806	249	1,372	761	3,689
of which 1 bedroom needed	340	546	169	930	516	2,501
of which 2 bedrooms needed	126	203	63	346	192	930
of which 3 bedrooms needed	29	47	14	80	44	214
of which 4+ bedrooms needed	6	10	3	17	9	45

To generate a final figure for backlog housing need the numbers of concealed, overcrowded and homeless households were added together, resulting in the next table.

Gross current need (i.e. "Backlog")

		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and afford. rent	1 bed	1,433	1,560	1,894	2,338	1,920	9,145
	2 bed	654	876	1,666	2,409	3,532	9,137
	3 bed	635	844	1,957	2,632	4,233	10,301
	4+ bed	721	950	2,294	3,027	4,949	11,941
	Total	3,443	4,230	7,812	10,406	14,634	40,525
Intermediate sector	1 bed	291	347	464	401	560	2,063
	2 bed	288	418	669	879	1,218	3,471
	3 bed	350	513	827	1,101	1,524	4,315
	4+ bed	413	605	975	1,299	1,798	5,089
	Total	1,342	1,882	2,934	3,680	5,099	14,937
Total, all affordable		4,785	6,112	10,746	14,085	19,734	55,462

Some of the backlog concerns households already housed in the social sector. It is necessary to differentiate this group as the resolution of their housing needs will release their current dwelling for re-use. This unit therefore counts towards "available stock" later in the calculation. This is estimated to be 20,258 units, as shown in the next table.

Available stock

		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Backlog households already in social rented sector accomodation	Overcrowded %	28%	40%	44%	41%	55%	46%
	Overcrowded number	779	1,533	3,581	4,452	9,254	19,599
	Concealed %	0%	0%	0%	0%	0%	0%
	Concealed number	-	-	-	-	-	-
	Homeless %	0%	24%	18%	12%	33%	18%
	Homeless number	-	191	46	168	254	659
	Total %	16%	28%	34%	33%	48%	37%
	Total number	779	1,724	3,627	4,620	9,508	20,258

The percentages in the table are based on the following sources:

- Overcrowded: Census 2011, showing breakdown of overcrowding by tenure and by borough;
- Concealed: None of these households are counted because they are sharing the accommodation of another household. As a result providing them with independent accommodation will not free up their current dwelling for re-use.
- Homeless: P1E data. It concerns homeless housed temporarily in council or RSL stock.

Netting off the available stock from the gross backlog results in "net current need" i.e. those households in need that are currently outside the social sector plus concealed households within the affordable sector. These households require additional affordable units to meet their needs.

Net Current Need		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rented sector	1 bed	1,199	1,120	1,255	1,571	995	6,141
	2 bed	548	629	1,104	1,619	1,830	5,730
	3 bed	532	606	1,297	1,769	2,193	6,396
	4+ bed	603	682	1,520	2,034	2,565	7,404
	Total	2,882	3,037	5,175	6,993	7,583	25,671
Intermediate sector	1 bed	244	249	307	269	290	1,360
	2 bed	241	300	443	591	631	2,206
	3 bed	293	368	548	740	790	2,739
	4+ bed	346	434	646	873	931	3,230
	Total	1,124	1,351	1,944	2,473	2,643	9,534
Total all affordable sectors		4,006	4,388	7,119	9,465	10,226	35,204

The above estimate excludes certain categories of need for which there are no robust secondary data sources available to derive borough or sub-regional level estimates. The GLA London-wide SHMA for example used the EHS to estimate the numbers of sharing households, households in homes lacking basic facilities, non-homeless households in non-self-contained accommodation and households suffering from harassment. Avoiding double counting the number of households in these categories requiring affordable accommodation was estimated to be 20,050 London-wide. Applying this number to SE London simply on the basis of proportionality (of population or households) would result in an additional gross current need of approximately 3,450 households in SE London, and net current need would be around 2,100 households higher (assuming circa 40% available stock).

Due to the exclusion of these households from the calculation, plus the cautious approach taken to estimating concealed, overcrowded and homeless households it is likely that the final estimate of backlog need is an undercount. The actual number could be considerably higher than the figure given. This is especially the case given that the sources used for the two biggest components of backlog need – overcrowded and concealed households – are now several years old. Market signals from the past two or three years indicate a worsening affordability situation in SE London (see chapter 4 of the main report) therefore the backlog is likely to have increased in the years since the

2011 Census and the EHS survey years from which data is available (2008/09 – 2010/11). In conclusion it is considered to be extremely unlikely that the estimate of backlog need constitutes an over-count.

Calculating newly arising need

The first component of newly arising need concerns newly forming households in need. The SHMA Practice Guidance (CLG, 2007) states that an estimate of new household formation must be based on "gross" rather than "net" household formation i.e. it is the total number of newly forming households that must be measured as opposed to newly forming households minus dissolving households. The method employed to calculate gross newly forming households is set out in paragraph 15 of Annex B of the Practice Guidance (CLG, 2007). We call this approach "the cohort method".
The source used to estimate newly forming households is the 2013 central trend household projection from the GLA. This source provides borough-level figures for the estimated number of households for each year between 2011 and 2041, broken down into 10-year age cohorts and into household types. The approach is to use the GLA Central household projection to track the development of each age cohort at ten year intervals to measure change, with an increase in the size of the cohort being ascribed to newly forming households. The resultant numbers are then divided by ten to arrive at annual figures. For example according to the projections data there were 908 single parent households in Bexley in 2011 in the 15-24 age band and there are projected to be 3,479 single parent households in 2021 in the 25-34 age band. The expansion is therefore 2,571. Furthermore there were 2,200 single parent households in Bexley in 2011 in the 25-34 age band and there are projected to be 3,796 single parent households in 2021 in the 35-44 age band. The expansion is therefore 1,597. These two numbers are then added together to make 4,168 which is then divided by 10 to make 417 newly forming single parent households per annum in Bexley.

As acknowledged in the Guidance most household formation is concentrated in the younger age ranges and it is therefore not necessary to look at all age cohorts. It is reasonable to assume that newly forming households in age cohorts older than 45 years will have already found suitable accommodation be it in the market or in the social sector. Moreover, if these older households suffer a reversal of circumstances they will be captured later in the calculation as existing households falling into need. For these reasons older households are excluded.

Some household types, e.g. couples without children, expand up to the 25 age mark then contract thereafter. In this case the negative number is subtracted from the positive number so that the final number shows a sort of "net" newly forming households of that type over the period. What is happening is that one type of household evolves into another type of household (single => couple no children => couple with children => single parent household). This is a complicated dynamic as many individuals will "pop in and out" of different household categories within the 10 year period being measured. However taking the net approach at decades end means there will not be any double counting of households. Instead what we are left with is a steady demographic progression that reveals the overall levels of change. The cohort method is the officially sanctioned method and given the lack of workable alternative approaches it is considered to be the best way to gauge the overall annual number of newly forming households and fit for purpose. The approach yields the following estimate of annual newly forming households.

Estimated number of newly forming households per year 2011-2021						
HH-type	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Single person	301	651	461	927	627	2,966
Couple, no dependent children	58	246	257	307	661	1,528
Couple with child(ren)	816	1,091	864	586	470	3,827
Single parent with child(ren)	417	465	330	630	372	2,214
Other multiperson households	248	207	411	563	700	2,128
Total	1,839	2,659	2,323	3,013	2,829	12,663

The next step is to apply an affordability test to these households, to estimate the share able or not able to access open market housing. There are several steps to this. First, market entry price levels must be determined. This is done using data from Housing Market Trends Bulletin No.18 SELHP, 3rd quarter 2013. This provides lower quartile prices for buying and renting a dwelling on the open market in each borough, broken down by dwelling size. Buyer's prices are converted to annual mortgage sums by applying the following criteria:

- A 5% deposit is assumed, so the mortgage amount is 95% of the price;
- An interest rate of 5% APR is assumed (the cheapest available rate as per mid-January 2014);
- A mortgage repayment period of 25 years.

Following the conversion of lower quartile purchase prices to annual mortgage payments these are compared to the lower quartile annual cost of renting in the PRS. Of the two tenures the lower cost is selected, this being taken to represent the market entry price level. These are shown in the next table.

Market entry threshold: annual cost

	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
1 bed	£ 7,660	£ 9,000	£ 9,259	£ 10,188	£ 12,344	£ 9,906
2 bed	£ 9,124	£ 12,000	£ 11,245	£ 12,693	£ 16,329	£ 12,585
3 bed	£ 13,200	£ 15,000	£ 14,484	£ 15,600	£ 23,400	£ 18,269
4 bed	£ 16,200	£ 20,400	£ 20,148	£ 19,200	£ 28,080	£ 23,167

The SHMA Guidance requires assumptions concerning intermediate housing to be based on actual prices of intermediate products being offered in the market (p. 59 of the 2007 Guidance). In keeping with this instruction the intermediate threshold, demarcating the lower boundary of the intermediate sector and separating it from the social and affordable rent sector, was determined following an analysis of the shared ownership prices in SE London as contained in CORE data. The annual cost of shared ownership dwellings was calculated by adding the rent sum to the nominal cost of financing the mortgage on the equity share of the property (applying the same financial criteria set out above). The lower quartile price level of each dwelling size in each borough was calculated; however the small number of records was an obstacle in some cases. Therefore to make the intermediate threshold more robust the upper quartile price of social and affordable rent lettings was also determined using CORE data. The intermediate threshold price was set at the mid-point between upper quartile social/affordable rent and lower quartile shared ownership.

Intermediate threshold: annual cost

	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
1 bed	£ 6,511	£ 7,200	£ 7,407	£ 7,641	£ 9,258	£ 7,925
2 bed	£ 7,756	£ 9,600	£ 8,996	£ 9,520	£ 11,431	£ 10,068
3 bed	£ 9,240	£ 9,000	£ 11,587	£ 10,920	£ 12,870	£ 11,875
4 bed	£ 9,720	£ 10,200	£ 11,081	£ 11,520	£ 14,040	£ 12,742

The intermediate range lies between the intermediate threshold and the market entry threshold. It is important to keep in mind that the outputs of the affordability calculation are predicated on intermediate products being offered for sale or for rent within this price range. Furthermore should intermediate products only be offered at the top end of this range (i.e. 5% or 10% under the market entry price level) then many of the households calculated to be able to afford the intermediate sector will not in fact be able to do so. It is therefore important to ensure that intermediate products are offered at different price points within the intermediate range, including at lower price points, so as not to invalidate the tenure-split outputs of the model.

The next step is to convert the annual costs of market entry and the intermediate sector into the income levels required to afford them. This is done using the affordability threshold percentage, i.e. the maximum percentage of gross income to be spent on housing for this to be considered affordable. The percentage used in the baseline scenario is **33.3%**. It is considered unaffordable if a household needs to spend more than a third of its gross income to access market housing. Therefore the income needed is three times the amounts shown in the 2 tables above.

The 2007 Guidance recommends an affordability percentage of 25% however it goes on to state that "local circumstances could justify a figure other than 25 per cent of gross household income being used" (p. 42). Anecdotal and quantitative evidence (e.g. from the EHS) indicates that households in London are commonly spending a much higher share of their income on housing costs in order to be able to access the market, more than 50% in some cases. This is particularly the case with younger households i.e. newly forming households. Another related consideration is that household incomes in London, including SE London, are generally higher than elsewhere in the country, which means a greater amount can be paid toward housing while having enough left over for other necessities. Given the reality on the ground in SE London a 25% income threshold is considered too low. 40% income threshold was tested in the affordability model, which is close to the reality facing many new entrants in the housing market. However given the pressure this places on the finances of those on lower incomes it was considered to be too high a percentage to use as the basis for future housing policy recommendations. On consideration, one-third of income was considered the most appropriate level for the affordability threshold, this being on the one hand closer to the reality on the ground while on the other not overstretching the spending capacity of lower income households.

The next step is to determine the size of dwellings required by different types of household. This is done using data from the EHS. Record-level data for London covering the most recent three years available (2009/10-2011/12) was analysed. Those households occupying their homes in line with the bedroom standard were selected (i.e. overcrowded and under-occupying households were discarded) which resulted in the following patterns of occupation. An assumption made here is that requirements by household type in SE London do not differ greatly from those across London as a whole.

Bedroom mix by household type: affordable sector

	1 bed	2 bed	3 bed	4+ beds
Single person hh	100%	0%	0%	0%
Couple, no dependent children	61%	25%	11%	3%
Couple with dependent children	0%	55%	38%	7%
Lone parent household	0%	65%	32%	3%
Other multi-person household	0%	65%	29%	5%

Next both the market entry and intermediate price thresholds were weighted for each household type according to the mix of dwelling sizes required by each household type. For single person households this simply meant a 100% weighting for one-bedroom dwellings. For couples with dependent children the weighting was 55% two-bed, 38% three-bed and 7% 4+ bed. Following this method a single price level for each household type in each borough was arrived at. This "weighted price" is the price level against which household income is tested. Using this method of a “weighted price” is considered to be an effective way of taking the differing size requirements of different types of households into account. The approach is considered to be better than simply testing affordability against the price of either a 2-bed or 3-bed dwelling.

CACI Paycheck household income data was used to ascertain income levels. This dataset showed the numbers of households in South East London in income bands of £5,000. Inter-quintile nodal points (the boundary values demarcating 5 evenly sized groups of households with 20% of households in each group) were estimated from this dataset (in determining the exact value of the inter-nodal point, a linear distribution across each of the £5,000 bands was assumed). The CACI data pertained to 2012. To bring this into line with the price data which pertained to the 3rd quarter 2013 the inter-nodal values were inflated by a factor of 1.5% (this value was derived from ASHE data on income and earnings, the rise in incomes in SE London between 2012 and 2013). The resultant household income quintiles were:

- lowest income quintile: £0 - £14,138
- 2nd income quintile: £14,138 - £25,609
- 3rd (middle) income quintile: £25,609 - £40,193
- 4th income quintile: £40,193 - £60,734
- highest income quintile: > £60,734

The next step was to determine the income distribution of newly forming households across the 20% income quintiles of all households. This was done using London-wide figures from the EHS because sub-regional or borough level figures with the necessary breakdowns are not available. First the whole dataset was ordered by household income and coded up into 5 equal groups of 20% (income quintiles). Then records of households in the age-band 16-44 were selected for all household types with the exception of single person households for which the age selection was 25-44. Together these records were taken to represent newly forming households. The income distribution of these households was examined, yielding the following table. This approach is in keeping with the 2007 Guidance which states “where possible, information about household incomes should be estimated by age and household type” (p. 22).

Income distribution of newly forming households by household type

	Single person hh	Couple, no child(ren)	Couple with child(ren)	Lone parent hh	Other multiperson hh
1st quintile	42%	8%	4%	40%	10%
2nd quintile	23%	15%	17%	33%	20%
3rd quintile	20%	20%	20%	16%	23%
4th quintile	10%	26%	27%	8%	25%
5th quintile	5%	31%	31%	3%	21%

The figures were then multiplied by the table containing the estimate for the annual number of newly forming households broken down by borough and by household type. This yielded the number of newly forming households in each borough broken down by household type and income quintile. The market entry price level for each household type (the price weighted by dwelling sizes required), converted into income required to afford that price-level (i.e. multiplied by 3) was then compared to the inter-quintile income nodal values to determine if households in that quintile were able to afford the price level being tested. This was done in a series of calculations in excel using a complex if/then formula which worked out:

- If the income required to afford was lower than the lower nodal point of the income quintile then all households in the quintile could afford market entry;
- If the income required to afford was higher than the upper nodal point of the income quintile then none of the households in the quintile could afford market entry;

- If the income required to afford fell between the lower and upper nodes then some of the households were calculated able to afford, the proportion being determined by the exact point at which the inter-nodal range was cut (again a linear distribution between inter-nodal points is assumed).

Market entry and intermediate price levels were tested in turn to determine the number of households able to afford the open market, those able to afford the intermediate sector but unable to afford the open market, and the remaining households unable to afford either. The following table demonstrates the outputs of the affordability calculation using the example of single parent households. There are four other tables (not shown here) covering single person households, couples without dependent children, couples with dependent children and finally "other multi-person households".

Affordability calulation - single parent households

	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Income distribution						
1st quintile	166	186	132	251	148	883
2nd quintile	139	156	110	211	124	741
3rd quintile	68	76	54	103	61	363
4th quintile	32	35	25	48	28	169
5th quintile	11	12	9	17	10	58
Households of each quintile able to afford intermediate						
1st quintile	0	0	0	0	0	0
2nd quintile	12	0	0	0	0	12
3rd quintile	68	62	41	74	19	264
4th quintile	32	35	25	48	28	169
5th quintile	11	12	9	17	10	58
Households of each quintile able to afford open market						
1st quintile	0	0	0	0	0	0
2nd quintile	0	0	0	0	0	0
3rd quintile	39	3	9	0	0	51
4th quintile	32	35	25	45	5	143
5th quintile	11	12	9	17	10	58

The collated results of the affordability calculation are shown in the next table. In all 7,583 newly forming households are calculated to be unable to afford open market housing, which is 60% of the total.

Summary of affordability, newly forming households						
	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Single person households						
Social/afford. rent	160	373	270	555	428	1,786
Intermediate	21	64	45	112	79	320
Market	120	214	147	260	121	860
Couples, no children						
Social/afford. rent	10	52	57	71	200	391
Intermediate	4	26	23	38	122	213
Market	44	167	176	198	339	924
Couples with children						
Social/afford. rent	169	270	240	164	170	1,014
Intermediate	93	196	108	99	144	639
Market	554	624	517	323	155	2,173
Single parent households						
Social/afford. rent	293	355	256	492	314	1,710
Intermediate	42	60	31	77	42	252
Market	81	51	43	62	15	252
Other multi-person households						
Social/afford. rent	73	73	153	214	332	845
Intermediate	29	38	55	101	189	412
Market	146	95	203	248	179	871
All newly forming households						
Social/afford. rent	706	1,124	976	1,497	1,444	5,746
Intermediate	188	384	262	426	576	1,837
Total affordable sectors	894	1,508	1,238	1,923	2,020	7,583
Market	945	1,151	1,085	1,090	809	5,080

The next step is to convert these figures into requirements for dwellings of different sizes. This is done using the table "**Bedroom mix by Household Type: affordable sector**" (i.e. the bedroom standard, see above). The percentages in this table are applied to the numbers in the table above to generate the next table. Again, an assumption made here is that the size requirements of each household type in SE London do not differ greatly from those across London as a whole.

Housing need and demand from newly forming households						
	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bed	166	404	305	599	549	2,023
2 bed	334	441	413	568	566	2,322
3 bed	181	243	224	291	285	1,223
4+ beds	25	35	34	40	45	178
Intermediate						
1 bed	23	80	59	135	153	449
2 bed	98	179	122	180	262	841
3 bed	57	107	69	96	137	467
4+ beds	9	18	12	16	25	80
Market						
1 bed	79	171	138	206	181	775
2 bed	381	453	433	435	336	2,039
3 bed	377	412	394	342	220	1,745
4+ beds	107	115	119	107	73	522

Although not relevant to the calculation of the need for affordable housing, the market requirements shown in the table above are derived from a different household/dwelling-size table, because the bedroom standard is not relevant to the open market sector. The approach was also based on an analysis of London-wide data from the EHS. In this case records pertaining to newly forming households (based on age, see above) housed in open market accommodation were selected, and overcrowded households were excluded. The occupancy pattern of the remaining households is represented in the table below, and this was used to generate the figures for the open market in the table above.

Bedroom mix by household type: open market				
	1 bed	2 bed	3 bed	4+ beds
Single person hh	53%	30%	13%	3%
Couple, no children	34%	47%	15%	4%
Couple with children	0%	38%	49%	13%
Lone parent hh	0%	71%	29%	0%
Other multi-person hh	0%	40%	41%	19%

The method used to calculate affordability for newly arising households was also applied to overcrowded households in "backlog need" as alluded to earlier. The inputs concerning income distribution and dwelling size requirements by household type were those given as bullet points on page 3 of this paper.

There is a second component of newly arising need – existing households that fall into need each year due to a reversal in fortune. It is difficult to get a clear measure of this group from the available secondary data sources. It was decided to use mortgage possession orders as a proxy for this component. The data source for this originates from the Ministry of Justice. The figures are based on an annual average from the period 2010 to 1st quarter 2013, which yield a total for SE London of 1,284.

Alternative sources for existing households falling into need were considered. One such source was PRS evictions, terminations & mortgage possessions as recorded in the SELHP Homelessness data. The 12 months to Q3 2013 showed a total of 644 cases in the sub-region. However the distribution of the data across the boroughs was very different to that of the Min. Justice figures which raised question marks about a possible lack of consistency in the way of the data was collected. Consistency is far less of an issue with the Min. Justice data as it constitutes a full count of court judgements without any variance of definition or subjectivity at the local level. Using landlord possession orders from the Ministry of Justice was also considered. The annual average for the sub-region in the period 2010 to 1st quarter 2013 was 4,504 – much higher than for mortgage possession orders. However there is a possibility of double counting with landlord possession orders as in some cases the same households could be evicted more than once within the same year (far less likely for mortgage possessions). Furthermore evicted tenants are more likely to be counted among those in backlog need. After careful consideration it was decided to limit the estimate to mortgage possession orders only. This is in keeping with taking a conservative approach to the estimate of housing need.

The breakdown into required dwelling sizes of existing households falling into need was based on an analysis of CORE data: dwellings in SE London let to households who had been evicted, repossessed or had been unable to afford their previous rent or mortgage (variable = "RSNVAC") were counted. The results: 38% needing 1-bedroom dwellings, 37% 2-bed, 20% 3-bed and 4% needing 4+ bedroom dwellings. Robust data on the income profile of this group of households was lacking, ruling out the possibility of an affordability calculation to separate those able to afford the intermediate sector from those needing social or affordable rented accommodation. Therefore it was decided to use the tenure split results of the affordability calculation pertaining to newly forming households as the best proxy available, applying this to existing households falling into need. Implicit therefore is an assumption that the income profile of existing households falling into need is broadly similar to those newly forming households unable to afford the open market. It is possible that this overstates the demand for the intermediate sector among repossessed households. The outputs are shown here:

Existing households falling into need by sector and dwelling size						
	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bed	77	65	82	96	58	379
2 bed	75	63	80	93	56	366
3 bed	41	34	44	51	31	201
4+ beds	8	6	8	10	6	38
Intermediate						
1 bed	21	22	22	27	23	115
2 bed	20	21	21	26	22	112
3 bed	11	12	12	15	12	61
4+ beds	2	2	2	3	2	12
Total all affordable sectors	254	226	271	321	212	1,284

The two components of newly arising need – newly forming households in need and existing households falling into need – were then added together as shown here:

Total newly arising need						
	Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable rent						
1 bed	243	469	387	695	607	2,402
2 bed	409	503	493	661	622	2,688
3 bed	222	278	268	342	316	1,424
4+ beds	33	41	42	49	50	216
Intermediate						
1 bed	44	102	81	162	176	565
2 bed	118	200	143	206	284	952
3 bed	68	119	81	110	149	528
4+ beds	11	20	14	18	27	92
Total all affordable sectors	1,148	1,734	1,509	2,244	2,232	8,867

Supply

As described in the Guidance there are two distinct types of supply, each of which is treated very differently within the calculation. The first type concerns the **total affordable stock available**. As explained above (under "backlog") this is primarily made up of those affordable units currently occupied by households in need that would come free for re-use if the needs of these households were met. The number is 20,258.

To this is added surplus stock (the number of affordable properties that can be normally expected to be vacant at any one time). It is generally considered that approximately 3% vacant stock is a necessary feature of a normal functioning market as these voids are required to facilitate household movements, renovations and the like. As shown in Chapter 3 of the report the percentage of empty social sector properties is below 3% in all boroughs except for Bexley. However the high figure in Bexley is due to regeneration activities – these empty homes are scheduled for demolition and therefore cannot be counted among the available supply. In conclusion, this component of affordable housing supply is considered to be zero. In other words there is no "spare capacity" from empty properties to meet affordable housing need.

This housing needs model excludes any assumptions concerning the future pipeline of new-builds. The rationale for this is that by excluding these assumptions the model provides a clearer picture of the current situation and thereby serves as a better basis when it comes to formulating appropriate policy responses. According to the SHMA Guidance (CLG, 2007) "committed additional housing stock" should be added to affordable stock available. However the Guidance doesn't define the meaning of the word "committed". We suggest that this should be given a narrow interpretation, to mean those new build units that are currently under construction or about to start construction.

While it is true that some of the backlog will be catered for when the new build units currently under construction are let (likely sometime in the next 12-18 months), this period will also see additional newly arising need piling up. If affordable delivery falls short of newly arising need then rather than the backlog being diminished by committed additional stock, it may instead be inflated further during the period in question. By opting for what could be termed a "policy-off" approach what we are in effect presenting is a snap shot of housing need as it currently stands. Conclusions concerning the amount of future new build required can then be drawn because they have not been pre-factored into the calculation.

The last component of total affordable stock available concerns the subtraction of units to be taken out of management. These are social sector homes that are currently occupied by households in need of affordable housing but which are due to be demolished. No homes have been confirmed as being in this category, so again no adjustment is made at this stage. The estimate of total current affordable housing supply available therefore stands at 20,258. The breakdown by borough is shown in the table "**available stock**" above.

The second part of supply is called "**future housing supply**" and consists of an annual estimate of future annual supply of social housing re-lets, calculated on the basis of past trends - an average of the past three years is advised. It concerns the expected turnover of existing stock and excludes new build lettings. It is also limited to re-lets to new tenants and excludes transfer lettings. Social rent and "affordable rent" are treated together and longer-term supported housing lettings are also included. For the most part this supply consists of General Needs lettings but a half (50%) of supported housing lettings are also included due to the fact that many of these units are being let to the very households in need (both "backlog" and "newly arising") estimated above. For example, young single mothers with dependent children make up a significant number of new tenants in supported accommodation – the same households are measured in both the backlog and newly arising components of housing need. Not all supported housing units are included because a significant proportion are let on a temporary basis (e.g. for less than one year) and therefore cannot be considered part of the permanent housing stock. Also many units are reserved for older people and/or specific vulnerable groups, and these groups fall outside the backlog and newly arising components of need being modelled.

CORE is the data source used for the estimate of future housing supply, with the exception of Greenwich Council stock lettings data which was supplied separately by the borough itself due to the fact that these lettings were missing from the CORE data. Average annual lettings from a three year period (2010/11-2012/12 in the case of CORE and 2011/12-2013/14 in the case of Royal Borough of Greenwich) are derived from the sources. They show the number of lettings of existing properties to new tenants (therefore excluding new build "first lettings" as well as lettings to transferring tenants) broken down by borough and by dwelling size.

A second component of future housing supply is the supply of intermediate affordable housing. Again it concerns the number of homes that come up for re-let or re-sale and as such excludes new build properties. It is also an estimate based on an average from the past three years. Data from the South East London Housing Partnership has been used for this estimate, augmented by data from CORE which showed the breakdown of shared ownership re-sales by dwelling size. The two parts are then added together, as shown in the next table.

As alluded to above, it was discovered that CORE data excluded all the lettings of RB Greenwich stock in 2010/11 and 2011/12, necessitating the gathering of this data directly from the borough itself. This raises doubts as to whether CORE data covers all lettings of other providers in the sub-region. It has not been possible to assuage this doubt and therefore the possibility remains that the estimate of annual re-lets is an undercount.

Annual supply							
		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Social and affordable re-lets	1 Bed	258	275	515	808	1,131	2,986
	2 Beds	164	177	372	542	567	1,822
	3 Beds	65	72	97	182	174	590
	4+ Beds	11	6	18	24	33	92
	Total	498	530	1,003	1,555	1,906	5,491
Intermediate sector re-sales	1 Bed	6	5	6	8	17	40
	2 Beds	9	11	17	10	21	67
	3 Beds	-	5	6	-	2	12
	4+ Beds	-	-	-	-	-	-
	Total	14	20	28	18	39	119
All affordable sectors	1 Bed	263	279	521	816	1,147	3,027
	2 Beds	173	188	389	552	588	1,889
	3 Beds	65	76	103	182	176	602
	4+ Beds	11	6	18	24	33	92
	Total	512	549	1,031	1,573	1,945	5,610

Another point to bear in mind is that expanding the social sector and/or raising the turnover rate of social sector stock would result in an increase in annual lettings i.e. an increase in future housing supply. The model does not make assumptions about this. Instead it assumes that future re-let supply will be the same as over the past three years (i.e. 5,610 per annum). Should supply increase, then all else being equal, net annual need (see overleaf) will be lower than that modelled at present. Conversely an increase in Right-To-Buy and other sales of affordable dwellings is also a possibility. This could perceivably result in a reduction in the social housing stock which would act to reduce re-let supply and thereby increase the need for affordable housing in the future.

Completing the calculation

The various components are then assembled in accordance with the instructions given in the 2007 Guidance (p. 52). The diagram shows the results for the sub-region as a whole.

		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Existing need	A:Backlog need	4,785	6,112	10,746	14,085	19,734	55,462
	B: Affordable stock available	779	1,724	3,627	4,620	9,508	20,258
	C: Net current need (A-B)	4,006	4,388	7,119	9,465	10,226	35,204
	D: Backlog reduction period	20	20	20	20	20	20
	E: Annual backlog quota (C/D)	200	219	356	473	511	1,760
New need	F: Newly forming households	1,839	2,659	2,323	3,013	2,829	12,663
	G: % unable to afford market	49%	57%	53%	64%	71%	60%
	H: Newly forming hh in need (F*G)	894	1,508	1,238	1,923	2,020	7,583
	I: Existing households falling into need	254	226	271	321	212	1,284
	J: Annual newly arising need (H+I)	1,148	1,734	1,509	2,244	2,232	8,867
Final steps	K: Gross annual need (E+J)	1,348	1,953	1,865	2,717	2,743	10,627
	L: Annual supply	512	549	1,031	1,573	1,945	5,610
	M: Net annual need (K-L)	837	1,404	835	1,144	799	5,017

The decision was taken to eliminate the backlog over a period of 20 years (i.e. a 5% annual quota). A shorter period is commonly adopted in SHMAs and the 2007 Guidance states "the quota should be based upon meeting need over a period of five years, although longer timescales can be used" (p. 52). However because of the very large size of the backlog in SE London relative to the rates of affordable housing delivery in recent years a five or even ten year backlog reduction period was considered too short to be considered realistically achievable. Adopting a 5-year period (20% annual quota) would have resulted in net annual need for affordable housing being 10,298, which is 2.3 times the average rate of stock growth in recent years across all tenures. The GLA's London-wide SHMA also adopted a backlog reduction period of 20 years so consistency with this study is an additional argument in favour of opting for 20 years.

The final stage is to combine the various components concerning dwelling size and tenure which have been differentiated throughout. The figures below concern SE London but the model also yields outputs for each of the five boroughs.

Housing need by tenure and dwelling size: SE London

		1 bed dwellings	2 bed dwellings	3 bed dwellings	4+ bed dwellings	All dwellings
Social and affordable rent	Gross annual need	2,709	2,975	1,744	586	8,014
	Annual supply	2,986	1,822	590	92	5,491
	Net annual need	(278)	1,152	1,154	494	2,523
Intermediate sector	Gross annual need	633	1,062	665	253	2,613
	Annual supply	40	67	12	-	119
	Net annual need	593	996	653	253	2,495
Total	Gross annual need	3,341	4,037	2,409	839	10,627
	Annual supply	3,027	1,889	602	92	5,610
	Net annual need	315	2,148	1,808	747	5,017

So-called "development mix" recommendations can be generated from the figures above. In the case of an oversupply of dwellings of any size/tenure combination the requirement is adjusted to zero, to avoid calculating with negative numbers. This is the case for 1 bed social and affordable rent units at the sub-regional level.

Recommended development mix: SE London

Tenure	1 bed dwellings	2 bed dwellings	3 bed dwellings	4+ bed dwellings		Tenure split
Social and affordable	-	41%	41%	18%		50%
Intermediate sector	24%	40%	26%	10%		50%

South East London SHMA 2014 – Borough Appendix Greenwich

This Appendix summarises the main features of the dwelling stock, population, households, dwelling occupancy, and the estimates of housing need in the South East London SHMA 2014 relating to the Royal Borough of Greenwich.

Dwelling stock

The Greenwich housing stock has been expanding by an average of a half of one percent per annum in recent years although there have been large fluctuations from one year to the next. This rate of growth is lower than the overall rate of growth in the South East London. In most regards the Greenwich stock profile takes a "middle position" when compared to the other four boroughs of the sub-region, reflecting its geographic position between the inner and outer boroughs. More than a third of the stock is in the social / affordable rented tenure which is second only to Southwark. Greenwich has the highest proportion of terraced housing in South East London. In terms of dwelling size the Greenwich stock differs little from that of the sub-regional averages, although large (4+ bedroom) properties are somewhat under-represented. In 2012 the vacancy rate of private sector dwellings was 3.15% which was the highest among the five South East London boroughs.

Table 1 Dwelling stock and rates of addition

	Dwelling stock		% addition to dwelling stock per annum				
	2009	2013	2009-10	2010-11	2011-12	2012-13	2009-2013
Bexley	94,370	95,660	0.46	0.25	0.21	0.44	0.34
Bromley	133,670	136,300	0.47	0.55	0.43	0.51	0.49
Greenwich	102,560	104,620	0.09	0.52	1.28	0.11	0.50
Lewisham	115,580	120,640	0.92	0.87	1.01	1.51	1.08
Southwark	119,660	125,570	1.47	1.52	0.85	1.01	1.21
SE London	565,840	582,790	0.70	0.77	0.76	0.74	0.74
London	3,308,000	3,404,060	0.86	0.65	0.74	0.62	0.72
England	22,694,000	23,235,720	0.64	0.60	0.59	0.54	0.59

Source: DCLG Live Tables 100, 122, 123

Table 2 Tenure of households 2011

	Percentage of all households							
	All owner-occupied	Owned outright	Owned with mortgage	Shared owner	All social rented	Private rented	Private landlord or agent	Other rented/ rent-free
Bexley	73.3	32.5	40.0	0.8	14.4	12.2	10.5	1.7
Bromley	71.7	33.4	37.5	0.8	14.1	14.2	12.4	1.8
Greenwich	44.9	16.4	26.9	1.6	34.3	20.9	18.5	2.4
Lewisham	43.6	14.9	27.5	1.2	31.1	25.3	23.0	2.3
Southwark	31.3	9.8	19.5	2.0	43.7	24.9	22.2	2.6
S E London	52.7	21.3	30.1	1.3	27.7	19.7	17.5	2.3
London	49.5	21.1	27.1	1.3	24.1	26.4	23.7	2.6
England	64.2	30.6	32.8	0.8	17.7	18.2	15.4	2.7

Source: ONS, 2011 Census of Population Table KS402EW

Table 3 Dwelling type 2011

	Percentage of all households					
	Detached	Semi	Terrace	Purpose built flat	Converted and other flat	All
Bexley	7.3	44.7	24.9	20.1	3.0	100
Bromley	18.5	30.3	21.8	21.8	7.6	100
Greenwich	4.3	18.8	31	37.7	8.2	100
Lewisham	3.3	13.2	28.3	36.0	19.3	100
Southwark	2.2	6.5	16	62.7	12.7	100
S E London	7.4	21.9	24.1	36.1	10.5	100
London	6.3	18.9	23.2	37.3	14.3	100
England	22.4	31.2	24.5	16.5	5.4	100

Source: ONS, 2011 Census of Population Table KS401EW

Table 4 Dwelling size (number of bedrooms), 2011

	Percentage of all households				
	1 bed	2 beds	3 beds	4+ beds	
Bexley	10.4	26.6	45.6	17.5	100
Bromley	13.3	26.3	37.4	23.0	100
Greenwich	19.2	32.7	36.3	11.8	100
Lewisham	24.3	34.2	30.2	11.3	100
Southwark	29.6	36.8	22.7	10.8	100
SE London	19.7	31.4	33.9	15.0	100
London	22.0	31.6	31.3	15.1	100
England	12.0	27.9	41.2	19.0	100

Source: ONS, 2011 Census of Population Table QS411EW

Table 5 Dwelling age

	Percentage of all households					
	Pre-1919	1919-1944	1945-1972	1973-1999	2000-2012	
Bexley	11.3	44.8	25.5	17.6	0.8	100.0
Bromley	18.1	32.8	29.4	17.1	2.6	100.0
Greenwich	27.2	21.8	25.8	18.6	6.6	100.0
Lewisham	40.6	21.2	19.9	15.0	3.3	100.0
Southwark	32.1	9.4	28.2	22.9	7.5	100.0
S E London	26.0	25.7	25.9	18.2	4.2	100.0
London	33.6	26.2	20.6	15.4	4.1	100.0
England	22.7	17.2	29.8	24.0	6.3	100.0

Source: Valuation Office Agency

Table 6 Vacancy rates 2011 and 2012 (% total stock)

	All vacant		Long term vacant		Social rented		Private sector	
	2011	2012	2011	2012	2011	2012	2011	2012
Bexley	2.08	2.40	0.82	0.50	1.48	1.84	2.18	2.49
Bromley	2.47	2.36	0.56	0.54	0.98	0.85	2.54	2.51
Greenwich	3.33	2.34	0.63	0.54	2.09	1.47	4.12	3.15
Lewisham	2.02	1.92	1.06	0.97	1.98	2.13	2.16	2.33
Southwark	2.21	2.15	0.82	0.60	3.31	1.06	2.90	3.09
SE London	2.41	2.23	0.94	0.62	1.62	1.15	2.72	2.67
London	2.19	2.10	0.89	0.71	1.67	1.48	2.35	2.30

Source: DCLG Live Tables 125 and 615

Table 7 Private sector dwelling conditions

	% dwellings non decent	% dwellings failing HHSRS Cat 1	% households both vulnerable and in non decent housing
Bexley	37.29	20.56	8.83
Bromley	36.10	19.80	7.22
Greenwich	41.28	22.20	10.63
Lewisham	40.16	20.69	11.05
Southwark	43.54	20.05	8.70
SE London	38.96	20.54	9.04

Source: Housing stock models update for the South East London Housing Partnership (Building Research Establishment, 2009).

Housing market

With a median house price in 2013 of £270,000 and an average house price of £327,140 Greenwich ranks as third most expensive of the 5 South East London boroughs i.e. it takes the middle position in terms of affordability. The average price of flats in Greenwich second highest in the sub-region (behind Southwark) but the average price of houses is second lowest (Bexley is the lowest). Private sector rent levels were the second highest in South East London.

Concerning the household income distribution Greenwich has a slightly higher proportion of households in the lower income bands and a corresponding underrepresentation in the higher income bands when compared to the sub-regional distribution. The average annual household income in Greenwich in 2012 was a little over £36,500 which was almost identical to Southwark and Lewisham but somewhat lower than in Bromley and Bexley, where double income families occupying more spacious housing make up a greater proportion of the household mix. In 2013 the gross average earnings of full time workers resident in Greenwich was £35,242, third highest behind Southwark and Bromley. Gross average earnings of full time workers working in Greenwich was £26,304, second only to Southwark.

Bringing prices/rents and incomes together, median house prices were 10 times median earnings for full time workers resident in Greenwich in 2013, an increase from 9.2 in 2008. This ratio was the second highest in the sub-region but was lower than the London average of 11.8. The median dwelling sale price was 8.2 times median *household* income, a middle ranking among the five South East London boroughs. Finally the median private rent was 54% of median household income in 2013, the second highest percentage in the sub-region (in Southwark it was 70%, in Lewisham 47%).

Table 8 Sales market profile 2013

	Number of sales	Average price (£)	5th per-centile price (£)	25th per-centile price (£)	Median price	75th per-centile price (£)	95th per-centile price (£)
Bexley	3,319	236,457	121,000	175,000	225,000	275,000	400,000
Bromley	5,305	355,012	155,000	225,000	295,000	415,000	750,000
Greenwich	3,409	327,140	136,500	205,000	270,000	382,500	690,000
Lewisham	4,123	305,855	141,000	205,000	260,000	360,000	590,000
Southwark	4,171	440,483	170,000	250,000	349,995	500,000	974,000
SE London	20,327	338,547	141,000	210,000	277,500	390,000	725,000

Source: Land Registry Price Paid Data, HMLR website.

Table 9 Banded sale price 2013

	Percentage of sales in each price band				
	Up to £150K	£150-250K	£250-350K	£350-450K	Over £450K
Bexley	16	48	27	6	3
Bromley	4	30	30	16	20
Greenwich	8	36	27	14	16
Lewisham	7	38	29	13	13
Southwark	3	20	28	17	32
SE London	7	34	28	14	18

Source: Land Registry Price Paid Data, HMLR website.

Table 10 House prices by dwelling size, 2013 (£)

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
Bexley	127,504	157,332	211,812	254,023	355,535
Bromley	170,806	235,925	256,110	343,591	518,016
Greenwich	194,037	249,943	251,720	312,115	468,624
Lewisham	180,480	237,047	276,794	357,074	484,705
Southwark	251,744	360,068	443,376	549,637	749,251

Source: SELHP Market Monitor

Table 11 Indexed average sale prices 1995-2013

	1995	1998	2001	2004	2007	2010	2013
Bexley	100	126	188	278	318	290	309
Bromley	100	134	204	283	341	318	357
Greenwich	100	136	215	304	365	340	376
Lewisham	100	131	222	313	398	374	444
Southwark	100	145	252	322	438	430	534

Source: Land Registry Price Paid Data, HMLR website.

Table 12 Turnover (sales as percentage of private sector dwellings) 1995-2013

	1995	1998	2001	2004	2007	2010	2013
Bexley	4.27	5.27	6.34	5.98	6.12	3.02	3.88
Bromley	4.53	5.71	6.67	6.45	6.90	3.79	4.34
Greenwich	4.87	6.41	7.91	8.48	7.72	3.35	4.41
Lewisham	4.93	7.00	7.18	7.30	7.56	3.52	4.70
Southwark	5.65	8.67	9.13	8.35	8.10	4.97	5.68

Source: Land Registry Price Paid Data, HMLR website.

Table 13 Median monthly PRS rents Oct 2013 (£)

	Room	Studio	1 bed	2 bed	3 bed	4+ bed	Weighted average
Bexley	433	688	813	895	1,200	1,500	843
Bromley	458	650	838	1,100	1,400	2,100	1,090
Greenwich	498	650	1,075	1,350	1,499	2,338	1,151
Lewisham	542	752	950	1,250	1,451	2,000	982
Southwark	648	1,083	1,517	1,842	2,275	2,600	1,593
SE London	556	873	1,245	1,513	1,769	2,299	1,288

Source: SELHP Housing Market Trends Bulletin

Table 14 Average new build rents 2013

	1 bedroom	2 bedrooms	Number of schemes
Bexley	£748	£955	4
Bromley	£971	£1,125	4
Greenwich	£1,177	£1,523	5
Lewisham	£1,201	£1,481	4
Southwark	£1,706	£2,363	3
S E London	£1,134	£1,447	20
London	£1,314	£1,677	107

Source: *Who buys new homes in London and why?* (British Property Federation/Molior London Ltd, Feb. 2014)

Table 15 Household incomes 2012

	Up to £20,000	£20-£30,000	£30-40,000	£40-50,000	£50-75,000	£75,000 or more	Average £
Bexley	31	16	14	11	17	11	38,206
Bromley	26	15	14	12	19	16	42,860
Greenwich	34	16	13	11	16	10	36,663
Lewisham	34	16	14	11	16	10	36,145
Southwark	35	15	13	11	16	11	36,657
SE London	32	15	14	11	17	12	38,393

Source: Hometrack Real Demand system

Table 16 Gross average earnings of full time workers 2008 and 2013 (£)

	Residence-based*			Workplace-based*		
	2008	2013	% increase p.a.	2008	2013	% increase p.a.
Bexley	28,148	30,511	1.7	22,942	24,763	1.6
Bromley	35,199	41,131	3.4	24,783	25,839	0.9
Greenwich	31,850	35,242	2.1	25,412	26,304	0.7
Lewisham	26,400	31,439	3.8	23,738	24,429	0.6
Southwark	31,429	37,767	4	33,701	38,479	2.8
S E London**	30,814	35,452	3	27,805	30,471	1.9
London	32,001	36,781	3	34,476	41,143	3.9

Source: Annual Survey of Hours and Earnings, 2008 and 2013*Residence-based earnings are those of people living in the area; workplace-based earnings are those of people working in the area. **South East London estimated from job-weighted borough data.

Table 17 Ratio of median house prices to earnings for full time workers/median household incomes and median private rents to median incomes

	Ratio median house price to earnings for full time workers						Ratio median price to median household income 2013	Ratio of median private rent per annum to median household income 2013
	Residence-based			Workplace-based				
	2008	2013	Change	2008	2013	Change		
Bexley	8.34	8.69	0.34	10.76	11.42	0.66	6.68	0.36
Bromley	8.77	9.70	0.93	12.61	13.73	1.11	7.85	0.39
Greenwich	9.22	10.03	0.81	10.25	11.07	0.82	8.21	0.54
Lewisham	10.01	9.49	-0.53	10.66	10.73	0.07	8.28	0.47
Southwark	11.52	12.80	1.27	10.22	11.15	0.93	11.41	0.70
S E London**	9.57	10.14	0.56	10.9	11.62	0.72	8.48	0.49
London	10.12	11.83	1.71	9.47	10.84	1.37	NA	NA

Sources: CLG, Live Table 582; ONS Annual Survey of Hours and Earnings, 2008 & 2013, CACI Paycheck. **South East London figure is the job-weighted average for individual boroughs as SE London median prices and earnings not available.

Key housing needs

There were just over 11,000 overcrowded households in Greenwich at the time of the 2011 Census, which was 10.9% of all households. 2.1% of households were severely overcrowded (i.e. they had 2 or more bedrooms fewer than the bedroom standard). This was second only to Southwark. At the end of 2013 there were 249 households classified as homeless and in temporary accommodation in Greenwich which was considerably fewer than in each of the other boroughs where the average number was 860. Greenwich had the highest number of concealed families according to Census data: 2,076. Couples without children made up nearly half of this number.

Table 18 Occupancy rating (bedrooms), 2011

	Percentage of all households					
	2 or more bedrooms above	1 bedroom above	At standard	1 bedroom below	2 or more bedrooms below	Number hholds overcrowded
Bexley	31.2	35.7	28.4	4.1	0.7	4,367
Bromley	35.7	33.1	27.2	3.6	0.4	5,221
Greenwich	20.6	30.2	38.3	8.8	2.1	11,011
Lewisham	18.1	28.0	41.9	10.1	2.0	14,018
Southwark	13.4	25.8	45.5	12.4	2.9	18,475
South East London	23.8	30.4	36.4	7.8	1.6	53,092
London	21.1	28.3	39.3	9.2	2.1	370,531
England	34.3	34.4	26.7	3.9	0.7	1,024,473

Source: ONS, 2011 Census, Table QS412EW

Table 19 Homeless households in temporary accommodation

	Q4 2010	Q4 2011	Q4 2012	Q4 2013
Bexley	215	238	394	501
Bromley	397	577	728	806
Greenwich	183	200	219	249
Lewisham	957	1,014	1,168	1,372
Southwark	742	697	668	761
SE London	2,494	2,726	3,177	3,689

Source: South East London Housing Partnership /P1E administrative data

Table 20 Concealed families, 2011

	Couple, no children	Couple with dep. children	Couple, all children non-dep.	Lone parent family with dep. children	Lone parent family: all children non-dep.	Total
Bexley	592	152	56	416	97	1,313
Bromley	638	123	57	370	102	1,290
Greenwich	973	303	91	569	140	2,076
Lewisham	681	196	68	569	201	1,715
Southwark	666	188	74	737	198	1,863
SE London	3,550	962	346	2,661	738	8,257

Source: ONS, 2011 Census, Table DC1110EWla

Demography

The population of Greenwich is projected to grow by around 49,000 between 2011 and 2031, from 255,500 to 304,500. This is a 19% increase in 20 years, an expected rate of growth close to that of the sub-region as a whole. During the past decade the population has grown at a faster rate than this and the biggest component of growth has been net inward migration from abroad. Natural growth was the second most important component of growth. Net domestic (i.e. UK) migration has been consistently negative since 2002. Greenwich has particularly strong migration relationships with Lewisham and Bexley. In net terms the borough gains population from the rest of London and loses it to areas outside London, particularly Kent.

When compared to the sub-region as a whole the Greenwich population has a younger age profile. However in the period to 2031 an ageing population trend is expected to set in. Those aged 45 or over made up 31% of the population in 2012 and are expected to make up 37% of the population in 2031.

The number of households is projected to increase by 27,800 between 2011 and 2031, expanding from 101,400 to 129,200. This represents a 27% increase. Because the number of households is expected to rise at a faster rate than the population the average household size will correspondingly decline from 2.47 to 2.32. Of the various household types the number of so-called “complex households” (such as couples or lone parent families with other adults) is projected to increase at the greatest rate.

Table 21 Projected population change 2011-2031

	Population			Increase	Index (2011=100)		
	2011	2021	2031	2011-2031	2011	2021	2031
Bexley	233,002	250,506	264,492	31,489	100	108	114
Bromley	311,110	336,976	356,266	45,156	100	108	115
Greenwich	255,483	284,694	304,620	49,137	100	111	119
Lewisham	277,525	312,093	333,539	56,014	100	112	120
Southwark	289,361	323,597	342,350	52,989	100	112	118
London	8,217,475	9,203,293	9,839,366	1,621,891	100	112	120
South East London	1,366,480	1,507,866	1,601,266	234,786	100	110	117

Source: GLA 2013 Round Population Projections, Central Trend Projection

Table 22 Indexed population change 1981-2012 (1981=100)

	1981	1986	1991	1996	2001	2006	2011	2012
Bexley	100	100	100	100	101	103	107	108
Bromley	100	99	98	97	99	101	104	105
Greenwich	100	100	99	98	102	109	119	121
Lewisham	100	100	101	102	107	109	117	119
Southwark	100	100	104	108	117	122	132	134
South East London	100	100	100	101	105	108	115	117

Source: ONS, Mid-year population estimates

Table 23 Components of population change 2002-12

		2002	2004	2006	2008	2010	2012
Bexley	Natural	488	596	772	1,160	1,233	1,345
	International	674	1,629	405	567	1,092	499
	Domestic (UK)	-638	-269	-491	123	179	-257
	Total	524	1,957	686	1,850	2,504	1,587
Bromley	Natural	558	717	1,091	1,334	1,591	1,668
	International	-426	-154	495	423	619	480
	Domestic (UK)	-242	-1,144	493	1,075	216	1,473
	Total	-110	-581	2,079	2,832	2,426	3,620
Greenwich	Natural	1,373	1,533	2,278	2,661	2,857	3,063
	International	1,939	5,461	1,474	2,378	2,655	2,567
	Domestic (UK)	-43	-1,641	-2,434	-3,925	-2,029	-1,442
	Total	3,269	5,352	1,318	1,114	3,483	4,188
Lewisham	Natural	1,737	2,054	2,738	3,096	3,361	3,384
	International	2,801	3,220	2,833	3,214	1,331	2,618
	Domestic (UK)	-3,705	-3,161	-2,952	-1,479	-4,719	-1,513
	Total	833	2,113	2,619	4,831	-27	4,489
Southwark	Natural	2,299	2,643	3,103	3,503	3,465	3,699
	International	1,398	2,742	6,803	5,268	4,134	3,279
	Domestic (UK)	-4,858	-4,581	-3,516	-3,982	-3,976	-2,343
	Total	-1,161	803	6,390	4,789	3,623	4,635
SE London	Natural	6,455	7,543	9,982	11,754	12,507	13,159
	International	6,386	12,898	12,010	11,850	9,831	9,443
	Domestic (UK)	-9,486	-10,796	-8,900	-8,188	-10,329	-4,082
	Total	3,355	9,644	13,092	15,416	12,009	18,519

Source: GLA, 2013 Round Central Trend Population Projections

Table 24 Net internal migration within England, 2009-12

To	From Bexley	Brom-ley	Green-wich	Lewish-am	South-wark	S E London	Rest of London	Outside London	Total	% from within S E L
Bexley		590	3,230	780	530	5,130	1,650	3,530	9,900	52
Bromley	600		910	2,470	920	4,900	4,930	5,450	14,700	33
Greenwich	1,700	570		2,120	1,150	5,540	4,820	5,720	15,700	35
Lewisham	310	1,170	1,750		3,300	6,530	6,880	6,110	19,100	34
Southwark	180	380	530	2,050		3,140	11,550	8,570	23,500	13
S E London	2,790	2,710	6,420	7,420	5,900	25,240	29,830	29,380	82,900	
Rest of London	1,140	3,380	3,830	6,270	11,990	26,610				
Outside London	6,580	8,690	7,560	7,850	8,390	39,070				
Total	10,510	14,780	17,810	21,540	26,280	90,920				
% moves to other SEL Boroughs	27	14	18	31	20					

Source: ONS Internal migration statistics

Table 25 Main migration linkages

	Bexley	**Bromley**	**Greenwich**	**Lewisham**	**Southwark**
Top 5 outward destinations	**Greenwich**	Croydon	**Bexley**	**Bromley**	**Lewisham**
	Dartford	**Lewisham**	**Lewisham**	**Greenwich**	Lambeth
	Bromley	Sevenoaks	**Bromley**	**Southwark**	**Greenwich**
	Sevenoaks	**Bexley**	**Southwark**	Lambeth	Wandsworth
	Medway	**Greenwich**	Dartford	Croydon	**Bromley**
Top 5 inward origins	**Greenwich**	**Lewisham**	**Lewisham**	**Southwark**	Lambeth
	Lewisham	Croydon	**Bexley**	**Greenwich**	**Lewisham**
	Dartford	**Southwark**	**Southwark**	Lambeth	Wandsworth
	Bromley	**Greenwich**	Lambeth	**Bromley**	Tower Hamlets
	Southwark	Lambeth	**Bromley**	Croydon	Westminster

Source: ONS

Table 26 Projected changes in age composition of population 2001-2031

		Percentage by age group						
		0-15	16-24	25-34	35-44	45-64	65-74	75+
2001	Bexley	21.08	10.02	13.99	15.65	23.46	8.35	7.45
	Bromley	19.72	9.17	14.56	15.81	23.87	8.63	8.24
	Greenwich	21.38	12.21	18.48	15.63	19.53	6.34	6.43
	Lewisham	20.85	12.01	21.11	17.49	17.76	5.57	5.19
	Southwark	20.16	13.29	22.26	17.33	16.74	5.49	4.73
	S E London	20.57	11.28	18.08	16.41	20.31	6.91	6.43
	London	19.97	11.97	20.12	15.97	19.74	6.41	5.81
2012	Bexley	20.36	11.88	12.63	13.48	25.20	8.34	8.10
	Bromley	19.68	9.87	12.78	14.73	25.70	8.75	8.50
	Greenwich	21.71	12.75	18.42	15.93	20.70	5.61	4.88
	Lewisham	20.69	12.06	20.17	16.63	21.02	4.97	4.46
	Southwark	18.58	13.83	23.55	16.43	19.80	4.24	3.56
	S E London	20.15	12.04	17.60	15.49	22.47	6.36	5.88
	London	19.97	12.09	19.99	15.46	21.23	5.94	5.32
2031	Bexley	19.31	10.61	12.66	14.23	23.80	9.58	9.80
	Bromley	18.78	9.29	12.15	14.61	24.87	9.78	10.52
	Greenwich	20.16	11.97	15.18	15.69	23.51	7.18	6.31
	Lewisham	19.71	11.09	18.15	17.26	22.41	6.59	4.78
	Southwark	17.80	13.05	20.92	17.00	21.16	5.91	4.17
	S E London	19.12	11.19	15.94	15.82	23.13	7.76	7.05
	London	18.91	11.44	17.32	15.92	22.64	7.11	6.66

Source: GLA 2013 Round Trend Central Household Projection

Table 27 Projected household change 2011-2031

	Households			Increase 2011-2031		Average hhd size	
	2011	2021	2031	Total	Annual average	2011	2031
Bexley	92,905	102,226	110,771	17,865	893	2.50	2.37
Bromley	131,353	143,688	155,166	23,813	1,191	2.35	2.28
Greenwich	101,435	116,461	129,234	27,798	1,390	2.47	2.32
Lewisham	116,550	133,450	146,771	30,222	1,511	2.36	2.25
Southwark	120,650	137,864	150,239	29,588	1,479	2.35	2.24
S E London	562,894	633,689	692,180	129,286	6,464	2.40	2.29
London	3,278,340	3,738,132	4,104,484	826,144	41,307	2.48	2.37

Source: GLA 2013 Round Trend Central Household Projection

Table 28 Household composition 2012 and 2031 (% total households)

		One person	Couple with no dep. children	Couple or lone parent with 1 dep. child	Couple or lone parent with 2 dep. children	Couple or lone parent with 3+ dep. children	Couple or lone parent family with other adults	Other
Bexley	2012	28.23	22.64	10.24	10.75	4.96	16.08	7.12
	2031	25.31	19.33	12.47	10.88	5.82	17.3	8.89
	Change	-2.91	-3.31	2.23	0.13	0.87	1.22	1.78
Bromley	2012	31.77	24.28	10.26	10.74	4.16	12.27	6.53
	2031	31.92	21.4	12.5	10.68	4.2	12.6	6.7
	Change	0.15	-2.88	2.24	-0.06	0.04	0.33	0.17
Greenwich	2012	31.95	17.15	10.13	9.7	5.26	15.63	10.18
	2031	27.21	16.71	10.62	9.8	5.55	18.79	11.32
	Change	-4.74	-0.44	0.49	0.1	0.29	3.16	1.14
Lewisham	2012	34.59	15.34	10.72	8.2	4.43	13.83	12.9
	2031	35.71	12.78	10.57	7.41	4.1	14.22	15.22
	Change	1.12	-2.56	-0.15	-0.79	-0.33	0.38	2.33
Southwark	2012	33.7	16.24	8.89	6.13	3.92	14.55	16.56
	2031	30.82	17.57	8.03	4.46	3.25	14.95	20.92
	Change	-2.88	1.33	-0.86	-1.68	-0.67	0.39	4.37
S E London	2012	32.22	19.14	10.03	9.04	4.49	14.32	10.76
	2031	30.55	17.53	10.76	8.5	4.48	15.36	12.81
	Change	-1.67	-1.6	0.73	-0.54	-0.01	1.04	2.05
London	2012	31.93	17.85	9.18	8.35	4.7	15.97	12.03
	2031	28.93	16.72	9.6	7.62	4.67	18.6	13.85
	Change	-3	-1.13	0.42	-0.72	-0.03	2.63	1.83

Source: GLA 2013 Round Central Trend Household Projection

Table 29 Household projections 2014-2034 by type and age band - Greenwich

HH-type	Age band	Households in 2014	Households in 2024	% change 2014-2024	Change p.a. 2014-2024	Households in 2034	% change 2024-2034	Change p.a. 2024-2034
One person households	15-24	1,180	913	-23%	-27	773	-15%	-14
	25-44	11,503	10,844	-6%	-66	9,688	-11%	-116
	45-64	10,720	11,828	10%	111	11,628	-2%	-20
	64-84	8,357	9,194	10%	84	10,594	15%	140
	85+	1,635	1,939	19%	30	2,538	31%	60
	Total	33,395	34,718	4%	132	35,221	1%	50
Couple, no dependent children	15-24	263	151	-43%	-11	95	-37%	-6
	25-44	6,518	6,639	2%	12	6,467	-3%	-17
	45-64	5,928	6,529	10%	60	6,280	-4%	-25
	64-84	4,804	5,664	18%	86	7,331	29%	167
	85+	674	1,159	72%	49	2,064	78%	90
	Total	18,188	20,143	11%	195	22,236	10%	209
Couple with dependent child(ren)	15-24	149	91	-39%	-6	64	-30%	-3
	25-44	11,127	11,692	5%	56	11,757	1%	6
	45-64	5,553	8,218	48%	267	11,045	34%	283
	64-84	143	229	59%	9	373	63%	14
	85+	1	2	94%	0	3	91%	0
	Total	16,973	20,233	19%	326	23,242	15%	301
Single parent with dependent child(ren)	15-24	893	703	-21%	-19	610	-13%	-9
	25-44	6,853	6,901	1%	5	6,703	-3%	-20
	45-64	1,804	2,417	34%	61	3,026	25%	61
	64-84	309	478	55%	17	726	52%	25
	85+	63	110	75%	5	198	80%	9
	Total	9,921	10,608	7%	69	11,262	6%	65
Other multiperson households	15-24	2,665	3,448	29%	78	4,634	34%	119
	25-44	10,754	12,732	18%	198	14,208	12%	148
	45-64	11,767	14,911	27%	314	17,062	14%	215
	64-84	2,678	3,342	25%	66	4,503	35%	116
	85+	200	232	16%	3	294	27%	6
	Total	28,064	34,665	24%	660	40,701	17%	604
All household types	15-24	5,150	5,306	3%	16	6,175	16%	87
	25-44	46,756	48,808	4%	205	48,823	0%	2
	45-64	35,772	43,904	23%	813	49,040	12%	514
	64-84	16,291	18,907	16%	262	23,528	24%	462
	85+	2,573	3,441	34%	87	5,097	48%	166
	Total	106,542	120,366	13%	1,382	132,662	10%	1,230

Source: GLA 2013 Round Central Trend Household Projection

Employment

Greenwich had 79,000 jobs in 2011, considerably fewer than in Southwark and Bromley. The number of jobs is expected to grow by 23% between 2011 and 2031, which is a higher rate of growth than expected in both South East London and London as a whole.

47% of those working in Greenwich live there too, which is the second lowest self-containment percentage in the sub-region (in Southwark it is 13%). Despite this, Greenwich has the lowest number of net outward commuters of the five South East London boroughs: 28,340 in the 2011-12 financial year. The number of jobs in Greenwich is projected to increase by 18,000 between 2011 and 2031. When set against the projected growth in the working age population, the ratio of workers to job is expected to decline indicating that a greater proportion of Greenwich residents will be able to find employment within the borough than is the case at present. The need for commuting is therefore likely to be reduced.

Table 30 Employment projections 2011-2031

	Employment (000s)					Growth 2011-2031	
	2011	2016	2021	2026	2031	Number	%
Bexley	76	81	78	80	82	6	7.9
Bromley	118	120	123	127	130	12	10.2
Greenwich	79	85	89	93	97	18	22.8
Lewisham	73	77	81	85	89	16	21.9
Southwark	242	260	270	280	292	50	20.7
South East London	588	623	641	665	690	102	17.3
London	4,896	5,057	5,224	5,396	5,573	677	13.8

Source: Mayor of London (2014*) Draft further alterations to the London Plan, the spatial development strategy for Greater London*, January 2014 table 1.1 p23.

Table 31 Commuting 2010-11

	Living and working within borough/sub-region	Travelling out of borough/sub-region	Travelling into the borough/sub-region	Net outward commuting	Percentage of workers living in the borough/sub-region
Bexley	40,867	65,057	28,541	36,517	59
Bromley	48,802	100,911	39,312	61,599	55
Greenwich	36,033	68,869	40,529	28,340	47
Lewisham	30,600	97,297	27,380	69,917	53
Southwark	51,374	93,977	339,645	-245,668	13
South East London	304,550	329,476	378,531	-49,055	45

Source: ONS Annual Population Survey 2010, 2011. *Average of 2010 and 2011. See ONS (2013) Information About Commuter Flows Data from the Annual Population Survey at http://www.ons.gov.uk/ons/rel/regional-trends/area-based-analysis/commuting-patterns-from-the-annual-population-survey--local-authorities--2010-and-2011/information-about-commuter-flows-data-from-the-annual-population-survey.html

Table 32 Working age population and employment growth 2011-2031

	Working age population								
	2011	2031	Addition-al aged 65/66	Increase in WAP	Econom-ically active	Employ-ed	Forecast employ-ment growth	Living and working in area	Workers less Jobs
Bexley	147,684	162,153	5,841	20,310	16,004	14,765	6,000	8,694	2,694
Bromley	197,398	217,017	8,082	27,701	22,022	20,776	12,000	11,507	-493
Greenwich	173,696	202,088	5,311	33,703	25,277	22,446	18,000	10,564	-7,436
Lewisham	193,427	229,868	5,412	41,853	33,273	29,799	16,000	15,727	-273
Southwark	212,927	246,901	4,939	38,914	29,652	26,422	50,000	3,471	-46,529
S E London	927,143	1,060,058	29586	162,500	126,229	114,209	102,000	49,963	-52,037

Sources: GLA 2013 Round Central Trend population projections for working age population, with adjustments as indicated in text; forecast employment growth as in Table 5.4.

Housing requirements

On the basis of the GLA's 2013 Round Central Trend household projection, Greenwich will experience net household growth of almost 28,000 over the 2011-2031 period, leading to a net additional dwelling requirement of just over 31,000 if allowance is made for concealed households, homeless households, and for a vacancy level in the stock sufficient to permit mobility. The average annual rate of addition is just over 1,550 dwellings. This is a much lower level of requirement than the 2011 London Plan or 2014 FALP targets.

When actual supply between 2011-13 and projected supply from 2013-2031 is taken into account there is a projected surplus of about 20,000 dwellings, or about 1,100 dwellings per annum. In other words the capacity for new builds in Greenwich as measured in the GLA SHLAA is more than sufficient for the borough's own household growth requirement.

As with all of the South East London boroughs, Greenwich has a significant under-supply of one-bedroomed units against demand as measured by the bedroom standard, and an over-supply of larger units. However this takes no account of expressed market preferences of consumers in the private sector, nor of the practicality of making such large scale adjustments to the size profile of the housing stock overall.

Table 33 Overall housing requirements by borough and demographic scenario

		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Net household growth 2011-2031	Low	15,501	20,521	25,013	26,947	26,172	114,154
	Central	*17,865*	*23,813*	*27,798*	*30,222*	*29,588*	*129,286*
	High	20,276	27,167	30,637	33,559	33,073	144,712
Concealed		1,643	1,614	2,597	2,146	2,331	10,330
Homeless		180	418	139	515	325	1,577
Net additional households requiring housing 2011-2031	Low	17,324	22,553	27,749	29,608	28,828	126,061
	Central	*19,688*	*25,845*	*30,534*	*32,883*	*32,244*	*141,193*
	High	22,099	29,199	33,373	36,220	35,729	156,619
Vacancy rate		1.33	1.95	1.96	1.57	2.12	1.81
Net additional dwelling requirement allowing for vacancies 2011-2031	Low	17,554	22,993	28,293	30,072	29,439	128,351
	Central	*19,950*	*26,349*	*31,133*	*33,399*	*32,927*	*143,758*
	High	22,393	29,768	34,027	36,788	36,486	159,463
Net additional dwelling requirement per annum allowing for vacancies	Low	878	1,150	1,415	1,504	1,472	6,418
	Central	*997*	*1,317*	*1,557*	*1,670*	*1,646*	*7,188*
	High	1,120	1,488	1,701	1,839	1,824	7,973

Sources: GLA 2013 Round Household Projections, DCLG Interim 2011-based Household Projections.

Table 34 Comparison of housing requirements by borough with London Plan targets and proposed new targets

	Net additional dwelling requirement per annum allowing for vacancies			2011 LP	2014 FALP consultation	% change 2011-2014
	Low	Central	High			
Bexley	878	997	1,120	335	446	0.33
Bromley	1,150	1,317	1,488	500	641	0.28
Greenwich	1,415	1,557	1,701	2,595	2,685	0.04
Lewisham	1,504	1,670	1,839	1,105	1,385	0.25
Southwark	1,472	1,646	1,824	2,005	2,736	0.37
SE London	6,418	7,188	7,973	6,540	7,893	0.21

Sources: GLA, 2011 London Plan, FALP 2014; *the change between annualised 2011 and proposed 2014 targets.

Table 35 Comparison of housing requirements, Greater London Plan targets and GLA SHLAA 2013 capacity

	Net additional requirement p.a. less net supply 2011-13	Projected supply 2013-2015 (AMR)	2015-2025	2025-2031	Net additional requirement 2013-25, less projected supply	Net additional requirement 2013-31, less projected supply
Bexley	1,047	939	4,457	2,674	7,168	10,777
Bromley	1,406	988	6,413	3,848	9,467	14,053
Greenwich	1,609	6,189	26,850	16,110	-13,726	-20,179
Lewisham	1,689	2,533	13,847	8,308	3,891	5,718
Southwark	1,699	4,279	27,362	16,417	-11,247	-17,468
SE London	7,451	14,928	78,929	47,357	-4,448	-7,100

Sources: GLA 2013 Round Central Trend Household projections ,2013 GLA SHLAA Appendix 1 page 109, Local Authority Monitoring Reports 2011-12 and 2012-13; local reports on Five Year Land Supply, and CLG Live Table 123, and Table 7.4.

Table 36 Actual housing stock and projected bedroom requirements 2011-2031

		% requiring each number of bedrooms 1	2	3	4
Bexley	2011 actual	10.2	26.6	45.7	17.6
	2011 projected	51.1	20.2	23.2	5.6
	2031 projected	44.6	23.3	25.5	6.5
Bromley	2011 actual	13.1	26.4	37.5	23.0
	2011 projected	56.1	18.5	20.8	4.6
	2031 projected	53.3	21.7	20.4	4.6
Greenwich	2011 actual	18.9	32.8	36.5	11.8
	2011 projected	49.3	18.1	26.2	6.3
	2031 projected	43.9	20.7	28.6	6.8
Lewisham	2011 actual	24.0	34.4	30.3	11.3
	2011 projected	49.9	17.5	27.4	5.3
	2031 projected	48.5	17.9	28.8	4.8
Southwark	2011 actual	29.3	37.0	22.8	10.9
	2011 projected	49.9	15.5	29.1	5.5
	2031 projected	48.4	15.4	31.6	4.6
S E London	2011 actual	19.4	31.5	34.0	15.1
	2011 projected	51.4	17.9	25.3	5.4
	2031 projected	48.1	19.6	27.0	5.4
London	2011 actual	21.7	31.7	31.5	15.1
	2011 projected	50.0	17.5	26.6	6.0
	2031 projected	45.6	19.9	28.2	6.2

Source: GLA 2013 Round Central Trend Household projections, ONS 2011 Census Table QS411EW, with assumptions as indicated in text.

Affordable housing need

The current or backlog level of unmet need for affordable housing in Greenwich is estimated to be close to 10,746, with overcrowded households forming the main source. This reduces to about 7,100 if those already living in affordable housing are discounted. Assuming that this backlog is eliminated gradually over a 20 year period, the net annual backlog need from existing households will be about 350 per annum. An additional 1,500 households per annum are projected to face newly-arising affordable housing need in the future. These are mainly made up of newly-forming households of whom 53% are estimated to be unable to afford to buy in the open market, plus an additional 270 existing households per annum falling into need. The estimated annual supply of affordable homes in Greenwich is just over 1,000 units, mostly in the social / affordable rented sector. Hence net annual affordable housing need is assessed at 835 units per annum. Approximately 43% of this requirement is estimated to be for intermediate tenure housing. Two scenarios were developed to assess the required size mix of affordable housing. Under the baseline scenario, the largest demand in the social rented sector was for 3-bed units while there was calculated to be no additional demand for 1-bedroom units. In the intermediate sector demand was calculated to be greatest for 2-bedroom units. Under the scenario addressing under-occupation and overcrowding, demand in the social rented sector was still greatest for 3-bedroom units although there was a shift in demand toward a greater proportion of 1-bedroom units and 4+ bedroom units in the overall mix.

Table 37 Price thresholds used for the affordability calculation: Greenwich

		Social rented sector	Intermediate sector	Open market
Monthly price	1 bed	<£617	£617-£772	>£772
	2 bed	<£750	£750-£937	>£937
	3 bed	<£966	£966-£1,207	>£1,207
	4 bed	<£923	£923-£1,679	>£1,679
Capitalised value	1 bed	<£110,000	£110,000-£137,500	>£137,500
	2 bed	<£133,600	£133,600-£167,000	>£167,000
	3 bed	<£172,100	£172,100-£215,100	>£215,100
	4 bed	<£164,600	£164,600-£299,200	>£299,200

Table 38 Current unmet gross need for affordable housing in South East London

	Concealed	Overcrowded	Homeless	Total
Bexley	1,455	2,830	501	4,785
Bromley	1,429	3,877	806	6,112
Greenwich	2,300	8,198	249	10,747
Lewisham	1,900	10,814	1,372	14,086
Southwark	2,064	16,909	761	19,734
SE London	9,147	42,628	3,689	55,464

Source: Cobweb Consulting based on data from Census 2011, English Housing Survey 2010-2012, GLA SHMA (2013) and SELHP Administrative data (final quarter 2013).

Table 39 Total newly arising affordable housing need (gross per year)

	Newly forming households	% unable to afford in open market	Number unable to afford	Existing hholds falling into need	Total newly arising affordable need
Bexley	1,839	0.49	894	254	1,148
Bromley	2,659	0.57	1,508	226	1,734
Greenwich	2,323	0.53	1,238	271	1,509
Lewisham	3,013	0.64	1,923	321	2,244
Southwark	2,829	0.71	2,020	212	2,232
SE London	12,663	0.6	7,583	1284	8,868

Source: Cobweb Consulting based on data from Census 2011, English Housing Survey 2010-2012, GLA SHMA (2013) and SELHP Administrative data (final quarter 2013).

Table 40 Future annual supply of affordable homes

	Social/affordable re-lets	Intermediate re-lets/re-sales	Total annual supply
Bexley	498	14	512
Bromley	530	20	549
Greenwich	1,003	28	1,031
Lewisham	1,555	18	1,573
Southwark	1,906	39	1,945
SE London	5,491	119	5,610

Sources: CORE, SELHP and RB Greenwich; average of annual figures for 2010-11, 2011-12 and 2012-13

Table 41 Calculation of the need for affordable housing: borough-level outputs

		Bexley	Bromley	Greenwich	Lewisham	Southwark	SE London
Existing need	A:Backlog need	4,785	6,112	10,746	14,085	19,734	55,462
	B: Affordable stock available	779	1,724	3,627	4,620	9,508	20,258
	C: Net current need (A-B)	4,006	4,388	7,119	9,465	10,226	35,204
	D: Backlog reduction period	20	20	20	20	20	20
	E: Annual backlog quota (C/D)	200	219	356	473	511	1,760
New need	F: Newly forming households	1,839	2,659	2,323	3,013	2,829	12,663
	G: % unable to afford market	49%	57%	53%	64%	71%	60%
	H: Newly forming hh in need (F*G)	894	1,508	1,238	1,923	2,020	7,583
	I: Existing hh falling into need	254	226	271	321	212	1,284
	J: Annual newly arising need (H+I)	1,148	1,734	1,509	2,244	2,232	8,867
Final steps	K: Gross annual need (E+J)	1,348	1,953	1,865	2,717	2,743	10,627
	L: Annual supply	512	549	1,031	1,573	1,945	5,610
	M: Net annual need (K-L)	837	1,404	835	1,144	799	5,017

Source: Cobweb Consulting based on data from Census 2011, English Housing Survey 2010-2012, GLA SHMA (2013) and SELHP Administrative data (final quarter 2013).

Table 42 Target mix at borough level (baseline scenario) (%)

Size/tenure mix	Social and affordable rent				Intermediate sector				% inter-mediate
	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed	4+ bed	
Bexley	8	49	33	9	18	43	29	10	34
Bromley	27	39	26	8	22	42	27	9	35
Greenwich	0	34	46	20	23	38	26	12	43
Lewisham	0	35	43	22	28	37	24	10	51
Southwark	0	27	46	27	24	4	26	10	57

Source: Cobweb Consulting based on data from Census 2011, English Housing Survey 2010-2012, GLA SHMA (2013) and SELHP Administrative data (final quarter 2013).

Table 43 Target mix at borough level (2nd scenario addressing under-occupation and overcrowding) (%)

Size/tenure mix	Social and affordable rent				Intermediate sector				% inter-mediate
	1 bed	2 bed	3 bed-	4+ bed	1 bed	2 bed-	3 bed-	4+ be	
Bexley	24	42	23	11	18	43	29	10	34
Bromley	40	34	18	8	22	42	27	9	35
Greenwich	20	20	35	25	23	38	26	12	43
Lewisham	42	13	18	27	28	37	24	10	51
Southwark	0	4	37	59	24	40	26	10	57

Source: Cobweb Consulting based on data from Census 2011, English Housing Survey 2010-2012, GLA SHMA (2013) and SELHP Administrative data (final quarter 2013).

Housing needs of particular groups

Greenwich is projected to experience a 51% increase in the number of people aged 65 or more between 2012 and 2032. More significantly from the viewpoint of housing and service requirements, an 89% increase is projected in the population aged 85 or more, one of the highest in the sub-region. Set against this, Greenwich has a below average supply (relative to the sub-regional average) of social / affordable rented and leasehold sheltered housing, and limited extra care provision. In the view of the authority, the amount of specialist leasehold accommodation is possibly over-stated, and the amount of social / affordable accommodation is possibly under-counted. At the time of the Census 40% of those aged 65 or older were housed in the social / affordable rented sector which is the second highest proportion in the sub-region behind Southwark. However the borough has a low number of sheltered housing units in the social / affordable rented sector stock when compared to other boroughs in South East London.

Greenwich has a lower than average projected increase in the number of older people with mobility difficulties (10% 2012-2020). The borough also has a lower than average projected increase in the number of working age people with serious physical disabilities (again 10%). Current unmet wheelchair housing need stands at 457 households.

According to the Census just over 13,000 full time students over the age of 19 were resident in Greenwich, ranking 3rd of the five boroughs. 9% of students were living in a communal establishment including student Halls of Residence and a further 20% were living in all student households.

Greenwich has the highest proportion of people with an Asian ethnic background in South East London (12%). Compared to other ethnicities in the borough a greater proportion of Asian people are housed in the private rented sector and a lower proportion is housed in the social rented sector. Less than 4% of the non-White population in Greenwich is 65 years or older compared to 14% of the White population.

Table 44 Projections of households aged 65 or over

	2012	2032	Increase	% increase
Bexley	26,076	33,880	7,804	30%
Bromley	37,086	48,476	11390	31%
Greenwich	18,214	27,423	9,209	51%
Lewisham	19,710	29,900	10,190	52%
Southwark	17,460	28,383	10,923	63%
SE London	118,546	168,062	49,516	41%

Source: GLA 2013 Round Central Trend Household Projection

Table 45 Projections of households aged 85 or over

	2012	2032	Increase	% increase
Bexley	4,165	7,978	3,813	92%
Bromley	6,127	11,377	5,250	86%
Greenwich	2,488	4,705	2,217	89%
Lewisham	2,857	4,778	1,921	67%
Southwark	2,342	4,054	1,712	73%
SE London	17,979	32,892	14,913	83%

Source: GLA 2013 Round Central Trend Household Projection

Table 46 Current supply of specialist elderly accommodation

	Social rented sheltered	Extra Care	Leasehold/owner -occupied/SO sheltered
Bexley	1,414	0	874
Bromley	1,563	399	1,132
Greenwich	1,114	321	157
Lewisham	1,202	218	213
Southwark	1,311	92	0
SE London	6,604	1,030	2,376

Source: SELHP / Elderly Accommodation Counsel

Table 47 Current tenure households aged 65+

	Owners	Social sector	Private renters
Bexley	82%	14%	4%
Bromley	82%	13%	5%
Greenwich	54%	40%	5%
Lewisham	54%	39%	7%
Southwark	33%	61%	6%
SE London	66%	29%	5%

Source: Census 2011 Table DC4601EW

Table 48 Older people with mobility difficulties: projections

	2012	2014	2016	2018	2020
Bexley	7,254	7,459	7,680	7,883	8,156
Bromley	10,342	10,704	11,035	11,467	11,760
Greenwich	4,995	5,121	5,214	5,362	5,515
Lewisham	4,921	4,943	4,955	5,069	5,173
Southwark	4,194	4,417	4,556	4,753	4,917
SE London	31,706	32,644	33,440	34,534	35,521

Source: POPPI

Table 49 Working age population with serious physical disabilities: projections

	2012	2014	2016	2018	2020
Bexley	3,199	3,249	3,339	3,445	3,548
Bromley	4,401	4,447	4,576	4,726	4,882
Greenwich	3,187	3,245	3,345	3,430	3,514
Lewisham	3,527	3,685	3,864	4,055	4,235
Southwark	3,620	3,827	4,043	4,247	4,446
SE London	17,934	18,453	19,167	19,903	20,625

Source: PANSI

Table 50 Current unmet wheelchair housing requirements

	All households	Households with wheelchair needs	Households with unmet wheelchair needs
Bexley	95,705	3,128	411
Bromley	135,212	4,462	580
Greenwich	106,542	3,516	457
Lewisham	122,251	4,034	524
Southwark	126,529	4,175	543
SE London	586,239	19,346	2,236

Source: Cobweb Consulting modelling of South Bank University and ONS population data

Table 51 Residence of full-time students aged 20+

	Communal establishment*	Parents	Living in all student household	Student living alone	Living in a one family household with spouse, partner or children	Living in other household type
Bexley	1	2,305	883	240	953	984
Bromley	70	2,450	519	286	1010	838
Greenwich	1,203	2,678	2,607	730	1,742	4,117
Lewisham	610	2,843	2,760	1,039	2,043	4,768
Southwark	2,421	3,227	5,878	1,291	2,308	6,383
SE London	4,305	13,503	12,647	3,586	8,056	17,090

*Mainly Halls of Residence

Source: Census 2011 Table DC6108EW

Table 52 Proportions of different ethnic groups in population

	White	Mixed/multiple	Asian	Black	Other
Bexley	81.9%	2.3%	6.6%	8.5%	0.8%
Bromley	84.3%	3.5%	5.2%	6.0%	0.9%
Greenwich	62.5%	4.8%	11.7%	19.1%	1.9%
Lewisham	53.5%	7.4%	9.3%	27.2%	2.6%
Southwark	54.2%	6.2%	9.4%	26.9%	3.3%
SE London	67.2%	4.9%	8.4%	17.6%	1.9%

Source: Census 2011 Table DC2101EW

Table 53 Proportions of different ethnic groups by tenure

	White			Mixed			Asian			Black			Other		
	O	SR	PR	O	SR	PR	O	SR	PR	O	SR	PR	O	SR	PR
Bexley	75%	14%	11%	56%	23%	21%	76%	10%	14%	52%	23%	25%	68%	15%	17%
Bromley	74%	13%	13%	48%	25%	26%	70%	9%	21%	43%	30%	27%	58%	16%	26%
Greenwich	48%	34%	18%	34%	44%	23%	50%	21%	29%	31%	43%	26%	40%	31%	30%
Lewisham	49%	26%	25%	32%	38%	31%	42%	22%	36%	36%	43%	21%	29%	34%	36%
Southwark	38%	35%	28%	24%	48%	29%	34%	29%	37%	17%	70%	13%	19%	50%	31%
SE London	59%	23%	18%	34%	38%	27%	50%	20%	30%	30%	49%	20%	34%	36%	30%

Source: Census 2011 Table DC4201EW; based on ethnicity of Household Reference Person

Table 54 Proportions of different ethnic groups by age band

	White			Mixed			Asian			Black			Other		
	<18	18-64	64+	<18	18-64	64+	<18	18-64	64+	<18	18-64	64+	<18	18-64	64+
Bexley	21%	60%	18%	52%	44%	4%	23%	69%	9%	36%	61%	3%	24%	69%	7%
Bromley	20%	61%	19%	51%	46%	3%	23%	68%	9%	34%	63%	3%	21%	71%	8%
Greenwich	19%	66%	14%	52%	46%	2%	21%	73%	6%	34%	63%	3%	26%	70%	4%
Lewisham	15%	71%	13%	50%	47%	2%	22%	73%	5%	31%	63%	6%	25%	72%	3%
Southwark	13%	76%	10%	44%	54%	2%	16%	79%	5%	31%	63%	5%	20%	76%	4%
SE London	21%	60%	18%	52%	44%	4%	23%	69%	9%	36%	61%	3%	24%	69%	7%

Source: Census 2011 Table DC2101EW