

MELTON BOROUGH

**HOUSING STOCK
ANALYSIS 2006**

FINAL REPORT



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1. AREA-BASED SUPPLY / DEMAND ANALYSIS

1.1 Introduction

- 1.1.1 Planning Guidance in PPG3, the Housing Green Paper and the Good Practice Guide on Housing Needs Assessment all emphasise the need for Local Authorities to influence housing delivery to meet gaps in the type of housing within a Borough and to have better information databases to be able to develop delivery strategies, especially at neighbourhood level.
- 1.1.2 The Housing Needs Assessment Survey data has provided a very large database on both supply and demand by location within the Borough and on the planned movement of households over the next five years. This data on "flow" of the stock is vitally important information as between 90% and 95% of all housing requirements are met from the existing stock.
- 1.1.3 Effective use of the data provides a picture of the type and size of units required from the relatively small but vitally important new delivery programme over the next five years. This is the major tool in addressing imbalances and mismatch between supply and demand/need and therefore addressing the requirements of PPG3.
- 1.1.4 The balancing housing markets model provides a 'working' reference document for housing and planning officers. It should be used to deal with new delivery planning for both market and social housing in planning and housing functions.
- 1.1.5 Borough-wide figures are provided but it is important to remember that the core aspect of this model is that it is location based. Borough-wide figures provide only a broad picture.
- 1.1.6 All of the data used in the model is drawn from the raw data from the Housing Needs Survey and the specific information in the social sector provided by the Authority. The model takes account of:-
- (a) Supply created by the planned moves of existing households within and outside the Borough.
 - (b) Demand from existing households and new household formation within the Borough.
 - (c) The supply created by out-migration and demand from in-migration into the Borough using a Zero Net Migration Model based on the housing choices of in-migrants in the last 12 months, grossed to equal the out migrant household numbers.
- 1.1.7 This report analyses the data and results of the 2006 Melton Housing Needs Survey Update and the RSL stock / re-lets data to provide detailed information on:-
- ◆ Size, type and tenure of the existing dwelling stock in each of the five sub areas.
 - ◆ Supply/demand impact on stock flow of all moving households to 2011 in each of the five sub areas analysed by house type and size.
- 1.1.8 The purpose of this exercise is to identify over and under supply of specific unit types and sizes by specific location. The data will differ from the vast majority of that in the main Housing Needs Survey which analyses demand and need, but only in total unit terms and takes no account of supply of property by type and size at local level. That is the purpose of this report.
- 1.1.9 The results of the analysis are to provide further detailed information from which to develop site development brief requirements and social housing delivery, with a major objective of addressing stock gaps at local level. It should also be used as an information base to assist in the wider policy and strategy development process, especially in addressing low demand and in stock option appraisal.

1.2 Methodology

1.2.1 A five sub-area structure was used for this analysis and is as follows:

Melton Mowbray: <i>includes Melton Town</i>	Rural North: <i>includes Bottesford, Croxton Kerrial, Long Clawson and Stathern</i>
Rural East: <i>includes Waltham-on-the-Wolds, Wymondham</i>	Rural South: <i>includes Gaddesby, Somerby</i>
Rural West: <i>includes Asfordby, Frisby-on-the-Wreake, Old Dalby</i>	

1.2.2 For the purpose of this analysis, the terms 'shortfall' and 'surplus' are defined as follows;

Shortfall:- forecast undersupply of a type and size of property (i.e. demand is greater than supply.)

Surplus:- forecast oversupply of a type and size of property (i.e. supply is greater than demand.)

1.2.3 The Appendices comprise data tables relating to three separate elements. **Appendix I** contains simple cross-tabulations of the grossed up data for each sub-area included in the analysis, to show the distribution of stock by house type and bedroom numbers within each tenure (N.B. The totals will vary marginally where data is not available for all elements of the cross-tabulation).

1.2.4 The future **private stock** flow over the next five years is analysed in a series of tables in **Appendix II** using supply and demand data from both existing and new forming households in the survey.

1.2.5 The **affordable stock** issue is addressed statistically in **Appendix III** using the Waiting List and re-lets experience in the rented stock and the affordable need identified in the Housing Needs Assessment.

1.2.6 The data is drawn from the Housing Needs Assessment which achieved a confidence level of $\pm 1.69\%$ at the Borough wide scale. This level of sampling error applies to the total stock analysis of distribution in **Appendix I**.

2. FUTURE PRIVATE STOCK FLOW

2.1 Data Methodology

2.1.1 PPG3 issued in March 2000 identifies that the balance of the existing stock structure by type, size and condition, is a critical aspect of meeting the needs of current and future households. Knowledge of existing stock supply and household demand preferences is valuable in being able to address the type and locational distribution of new supply.

Tables in **Appendix II** are as follows:

Table 1 Demand for private sector stock from existing households moving within the Borough

Table 2 Demand for private sector from concealed households moving within the Borough

Table 3 In-Migrant Demand

Table 4 Demand from all households moving / forming within the Borough

Table 5 Supply of private sector stock created by existing households moving within and outside the Borough

Table 6 All private sector stock shortfall/surplus by property size

Table 6a 1 bedroom private stock shortfall/surplus by property type

Table 6b 2 bedroom private stock shortfall/surplus by property type

Table 6c 3 bedroom private stock shortfall/surplus by property type

Table 6d 4+ bedroom private stock shortfall/surplus by property type

Table 6e All bedroom size private stock shortfall/surplus by property type

2.1.2 The Housing Needs Survey data details the reasons for moving households leaving the Borough and over 33% in the case of existing households and 69% in the case of concealed households are leaving specifically because of employment or better access to work in another area. These factors have been the highest reasons for movement into and out of a Borough in all our previous surveys.

3. PRIVATE SECTOR TYPE, SIZE AND SUB AREA ANALYSIS

3.1 Melton Mowbray

Table 3-1 Shortfall/Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	106
	2	-	34
	3	-	-
	4	43	-
Bungalow	1	-	-
	2	-	3
	3	32	-
	4	-	-
House	1	59	-
	2	119	-
	3	-	318
	4	-	77
All Types	1	59	106
	2	119	37
	3	32	318
	4	43	77
Total		253	538

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.1.1 Table 3-1 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net surplus of 47 1-bed market properties in the Melton Mowbray area. This is due predominantly to an oversupply of 106 1-bed flats, combined with a deficit of 59 1-bed houses caused by no supply of the type. There is no supply or demand for 1-bed bungalows in this area.
- ◆ **2-bed property:** there is a net shortfall of 82 2-bed market properties in Melton Mowbray due to a large undersupply of 119 2-bed houses combined with surpluses of 34 2-bed flats and three 2-bed bungalows, caused by oversupply and a well balanced supply / demand respectively.
- ◆ **3-bed property:** there is a large net surplus of 286 3-bed market units in this area, predominantly due to a very high supply in relation to demand levels of 3-bed houses, resulting in a surplus of 318 units. This is combined with a deficit of 32 3-bed bungalows caused by no supply.
- ◆ **4+ bed property:** there is a net surplus of 34 4+ bed units in Melton Mowbray. This is caused by oversupply of 77 4+ bed houses combined with a shortfall of 4+ bed flats caused by no supply, leading to a 43 unit deficit.

3.1.2 Overall, in terms of all bedroom sizes, there is a net surplus of 285 market properties in Melton Mowbray. The majority of the shortfall is created by 2-bed houses, whilst the most significant stock surpluses are seen for 3-bed houses and 1-bed flats.

3.2 Rural North

Table 3-2 Shortfall/Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	8	-
	2	12	-
	3	14	-
	4	-	-
Bungalow	1	-	-
	2	50	-
	3	21	-
	4	-	-
House	1	-	-
	2	40	-
	3	-	57
	4	-	22
All Types	1	8	-
	2	102	-
	3	35	57
	4	-	22
Total		145	79

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.2.1 Table 3-2 data analysed by size shows that:-

- ◆ **1-bed property:** there is a small net deficit of eight 1-bed market properties in the Rural North area, wholly relating to 1-bed flats and caused by no supply. The supply and demand of 1-bed houses appears perfectly well balanced in this area. There was no supply or demand for 1-bed bungalows.
- ◆ **2-bed property:** there is a net shortfall of 102 2-bed market properties in this area due to undersupply of 50 2-bed bungalows and 40 2-bed houses. There is a deficit of 12 2-bed flats relating to no supply of the property type in this area.
- ◆ **3-bed property:** there is a net surplus of 22 3-bed properties in this area. It is caused by an oversupply of 57 3-bed houses combined with an undersupply of 21 3-bed bungalows and no supply of 3-bed houses leading to a 14 unit deficit.
- ◆ **4+ bed property:** there is a net surplus of 22 4+ bed properties in this area, wholly relating to an oversupply of 4+ bed houses.

3.2.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 66 market properties in this area. Generally, 2-bed bungalows and 2-bed houses are in most significant undersupply, with 3 and 4+ bed houses the only property types in net surplus.

3.3 Rural East

Table 3-3 Shortfall/Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	-
	2	-	11
	3	1	-
	4	-	-
Bungalow	1	7	-
	2	12	-
	3	-	2
	4	-	-
House	1	-	1
	2	37	-
	3	-	4
	4	-	48
All Types	1	7	1
	2	49	11
	3	1	6
	4	-	48
Total		57	66

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.3.1 Table 3-3 data analysed by size shows that:-

- ◆ **1-bed property:** there is a small net shortfall of six 1-bed market properties in this area, relating to a deficit of seven 1-bed bungalows from no supply combined with a negligible surplus of a single 1-bed house from a well balanced supply and demand for the type. There is no supply or demand for 1-bed flats.
- ◆ **2-bed property:** a net shortfall of 38 2-bed market properties exists in the Rural East area from an undersupply of 37 2-bed houses and a shortfall of 12 2-bed bungalows caused by no supply. These shortfalls are combined with a surplus of 11 2-bed flats relating to no demand for the property type in this area.
- ◆ **3-bed property:** there is a small net surplus of five 3-bed market units in this area, from well balanced supply and demand for both 3-bed houses and 3-bed bungalows leading to surpluses of four units and two units respectively. There is also a negligible deficit of one 3-bed flat.
- ◆ **4+ bed property:** there is a net surplus of 48 4+ bed properties in the Rural East. This is wholly caused by an oversupply of 4+bed houses.

3.3.2 Overall, in terms of all bedroom sizes, there is a small net surplus of nine market properties in this area. 2-bed houses contribute most significantly to the general property shortfall, with 4+ bed houses making up the largest surplus.

3.4 Rural South

Table 3-4 Shortfall/Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	-
	2	-	6
	3	14	-
	4	-	-
Bungalow	1	-	-
	2	12	-
	3	3	-
	4	-	-
House	1	-	-
	2	-	12
	3	-	8
	4	-	26
All Types	1	-	-
	2	12	18
	3	17	8
	4	-	26
Total		29	52

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.4.1 Table 3-4 data analysed by size shows that:-

- ◆ **1-bed property:** there is no supply or demand for any 1-bed market property type in the Rural South area.
- ◆ **2-bed property:** a net surplus of six 2-bed properties exists in this area. This is caused by an oversupply of 12 2-bed houses and no demand for 2-bed flats, leading to a six unit surplus, combined with no supply of 2-bed bungalows resulting in a 12 unit deficit.
- ◆ **3-bed property:** there is a net shortfall of nine 3-bed properties in Rural South due to no supply of 3-bed flats leading to a 14 unit deficit and an undersupply of three 3-bed bungalows combined with a deficit of eight 3-bed houses from a fairly well balanced supply and demand for the property type.
- ◆ **4+ bed property:** there is a net surplus of 26 4+ bed market units in this area, wholly relating to an oversupply of 4+bed houses.

3.4.2 Overall, in terms of all bedroom sizes, there is a net surplus of 23 market units in the Rural South area. 4+ bed houses make up the majority of the net surplus whilst shortfalls are seen for 3-bed flats and 2 and 3-bed bungalows.

3.5 Rural West

Table 3-5 Shortfall/Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	11	-
	2	5	-
	3	4	-
	4	-	-
Bungalow	1	-	14
	2	-	-
	3	22	-
	4	-	-
House	1	-	-
	2	25	-
	3	158	-
	4	-	22
All Types	1	11	14
	2	30	-
	3	184	-
	4	-	22
Total		225	36

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.5.1 Table 3-5 data analysed by size shows that:-

- ◆ **1-bed property:** there is an overall negligible net surplus of 1-bed market properties in the Rural West area, totalling three units. This is caused by no demand for 1-bed bungalows, leading to a 14 unit surplus, combined with no supply for 1-bed flats resulting in an 11 unit deficit. The supply and demand for 1-bed houses appears perfectly well balanced.
- ◆ **2-bed property:** a net deficit of 30 2-bed properties exists in Rural West. This is caused by an undersupply of 25 2-bed houses combined with a deficit of five 2-bed flats due to no supply of this property type.
- ◆ **3-bed property:** there is a significant net deficit of 184 3-bed properties in this area. 3-bed houses are in significant undersupply leading to a 158 unit shortfall combined with smaller deficits of 22 3-bed bungalows and four 3-bed flats relating to undersupply and no supply of the respective types.
- ◆ **4+ bed property:** there is a net surplus of 22 4+ bed market units in Rural West, wholly relating to oversupply of 4+ bed houses. There is no supply or demand for any other property type in this area.

3.5.2 Overall, in terms of all bedroom sizes, there is a large net shortfall of 189 market properties in Rural West. 3-bed houses make up the largest proportion of deficit, with 1-bed bungalows and 4+ bed houses the only property types in net surplus.

3.6 Borough wide

Table 3-6 Shortfall/Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	87
	2	-	34
	3	33	-
	4	43	-
Bungalow	1	-	7
	2	71	-
	3	76	-
	4	-	-
House	1	58	-
	2	209	-
	3	-	229
	4	-	195
All Types	1	58	94
	2	280	34
	3	109	229
	4	43	195
Total		490	552

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.6.1 Table 3-6 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net surplus of 36 1-bed properties across the Melton Borough, from a surplus of 87 1-bed flats and seven 1-bed bungalows due to oversupply of both of these property types combined with an undersupply of 58 1-bed houses.
- ◆ **2-bed property:** there is a net shortfall of 246 2-bed market properties across Melton Borough caused by an undersupply of 209 2-bed houses and 71 2-bed bungalows combined with an oversupply of 34 2-bed flats.
- ◆ **3-bed property:** there is a net surplus of 120 3-bed market properties across the Borough, made up of an oversupply of 229 3-bed houses, combined with deficits of 76 3-bed bungalows and 33 3-bed flats caused by undersupply and no supply of the respective property types.
- ◆ **4+ bed property:** there is a net surplus of 152 4+ bed properties across the Melton Borough. This is caused by a large oversupply of 195 4+ bed houses combined with a shortfall of 43 4+ bed flats, relating to no demand for the type.

3.6.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 62 market properties across the Melton Borough. Large surpluses of 3 and 4+bed houses exist, while significant shortfalls are seen for 2- bed houses and, to a lesser extent, 2 and 3-bed bungalows.

4. ASSESSMENT OF AFFORDABLE ACCOMMODATION SHORTFALL

4.1 Data Methodology

4.1.1 The detailed area figures derived from the survey essentially relate to the period to 2011. These affordable stock figures are based on waiting list data and re-let experiences within Melton Borough Council (2005/2006). Some affordable need data from those not on the waiting list is derived from our survey.

4.1.2 It should be noted that this model is to determine house type and size in balances by locality and is not a calculation of the scale of affordable need. This is done in the main Housing Needs Assessment Report. DCA have therefore incorporated the type / size needs data from the whole Waiting List in this analysis whereas the main assessment is an annual flow structure only.

4.1.3 The tables within **Appendix III** are as follows:-

Table 7 MBC and RSL rented re-lets by size, type and location

Table 8 Waiting List and New Affordable Demand by size, type and location

Table 9 Waiting List New Registrations by size, type and location

Table 10 Total social stock shortfall/surplus

Table 10a 1 bedroom social stock shortfall/surplus by property type

Table 10b 2 bedroom social stock shortfall/surplus by property type

Table 10c 3 bedroom social stock shortfall/surplus by property type

Table 10d 4 bedroom social stock shortfall/surplus by property type

Table 10e All bedroom sizes social stock shortfall/surplus by property type.

4.1.4 It is normal to have a large shortfall in the affordable sector because the whole Waiting List backlog is included and supply is low relative to current need. Where we state 'no supply' as a reason it is based on the last years experience that there were no re-lets of that property type in the area to address need.

4.1.5 The figures reflect national experience of low levels of 4+ bed stock in the social rented sector.

4.1.6 The Waiting List information is obtained from Melton Borough Council, with new affordable demand figures obtained from our survey data.

4.1.7 The data includes some social sector demand from in-migrants, but it is not representative of true in-migrant demand for social stock.

5. AFFORDABLE SECTOR TYPE, SIZE AND SUB AREA ANALYSIS

5.1 Melton Mowbray

Table 5-1 Shortfall/Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	246	-
	2	98	-
	3	-	6
	4	-	-
Bungalow	1	68	-
	2	42	-
	3	-	-
	4	-	-
House	1	30	-
	2	357	-
	3	176	-
	4	49	-
All Types	1	344	-
	2	497	-
	3	176	6
	4	49	-
Total		1,066	6

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.1.1 Table 5-1 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 344 1-bed affordable properties in the Melton Mowbray area. This is due to an undersupply 246 1-bed flats and 68 1-bed bungalows combined with a further deficit of 30 1-bed houses due to no supply of this type.
- ◆ **2-bed property:** there is a large net shortfall of 497 2-bed affordable properties in Melton Mowbray. This relates to an undersupply of 98 2-bed flats and 42 2-bed bungalows, combined with a large under-supply of 2-bed houses resulting in a deficit of 357 units.
- ◆ **3-bed property:** there is a net deficit of 170 3-bed affordable units in this area, from an undersupply of 176 3-bed houses, combined with over-supply of 3-bed flats leading to a 6 unit surplus of this property type. There was no supply or demand for 3-bed bungalows in this area.
- ◆ **4+ bed property:** there is a shortfall of 49 4+ bed houses in the Melton Mowbray area, wholly relating to an undersupply of 4+ bed houses. There was no supply or demand for any other 4+ bed property type in this area.

5.1.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 1,060 affordable properties in Melton Mowbray. The majority of the deficit is created by 1-bed flats and 2 and 3-bed houses.

5.2 Rural North

Table 5-2 Shortfall/Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	2	-
	2	8	-
	3	-	-
	4	-	-
Bungalow	1	26	-
	2	23	-
	3	-	-
	4	-	-
House	1	4	-
	2	36	-
	3	88	-
	4	4	-
All Types	1	32	-
	2	67	-
	3	88	-
	4	4	-
Total		191	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.2.1 Table 5-2 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 32 affordable 1-bed property types in the Rural North area, from combined deficits of two 1-bed flats and 26 1-bed bungalows due to undersupply and a deficit of four 1-bed houses due to no supply of this property type.
- ◆ **2-bed property:** a net shortfall of 67 2-bed affordable properties exists in this area, caused by deficits of eight 2-bed flats due to no supply and shortfalls of 23 2-bed bungalows and 36 2-bed houses due to undersupply of these property types.
- ◆ **3-bed property:** there is a net shortfall of 88 3-bed properties in this area wholly relating to a deficit of 88 3-bed houses due to no supply of this property type.
- ◆ **4+ bed property:** there is a net shortfall of four 4+ bed properties in this area wholly relating to no supply of 4+bed houses in the Rural North area. There was no supply or demand for any other 4+bed property type in this area.

5.2.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 191 affordable properties in this area. Generally, 2 and 3-bed houses make up the majority of the deficit.

5.3 Rural East

Table 5-3 Shortfall/Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	2	-
	2	-	6
	3	-	-
	4	-	-
Bungalow	1	1	-
	2	3	-
	3	-	-
	4	-	-
House	1	-	-
	2	27	-
	3	10	-
	4	14	-
All Types	1	3	-
	2	30	6
	3	10	-
	4	14	-
Total		57	6

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.3.1 Table 5-3 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of three 1-bed affordable properties in this area due to a small deficit of two 1-bed flats and one 1-bed bungalow due to no supply for the respective property types. There was no supply or demand for 1-bed houses in this area.
- ◆ **2-bed property:** a net deficit of 24 2-bed affordable properties exists in the Rural East area, from an undersupply of 27 2-bed houses and three 2 bed bungalows combined with a surplus of six 2-bed flats.
- ◆ **3-bed property:** there is a net shortfall of 10 3-bed affordable units in this area, wholly relating to an undersupply of 3-bed houses due to no supply of this property type. There was no supply or demand for any other property type in the area.
- ◆ **4+ bed property:** there is a net shortfall of 14 4+ bed properties in Rural East, wholly relating to a deficit of 4+ bed houses due no supply in relation to demand. There was no supply or demand for any other 4-bed property type in the Rural East area.

5.3.2 Overall, in terms of all bedroom sizes, there is a net deficit of 51 affordable properties in this area. 2, 3 and 4-bed houses contribute most significantly to the general property shortfall, with all other units featuring a lower level of shortfall. A small surplus of 2-bed flats is seen in this area.

5.4 Rural South

Table 5-4 Shortfall/Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	-	-
	2	1	-
	3	-	-
	4	-	-
Bungalow	1	8	-
	2	7	-
	3	-	-
	4	-	-
House	1	-	-
	2	18	-
	3	48	-
	4	-	-
All Types	1	8	-
	2	26	-
	3	48	-
	4	-	-
Total		82	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.4.1 Table 5-4 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of eight 1-bed affordable properties in Rural South. This is wholly caused by no supply of 1-bed bungalows. There was no supply or demand for any other 1-bed property type in this area.
- ◆ **2-bed property:** a net deficit of 26 2-bed properties exists in this area. This is mainly caused by the significant stock undersupply of 18 2-bed houses and seven 2-bed bungalows combined with a deficit of one 1-bed flats, all due to no supply of these property types in the Rural South area.
- ◆ **3-bed property:** there is a net shortfall of 48 3-bed properties in Rural South. This is caused by an undersupply of 3-bed houses. There was no supply or demand for any other 3-bed property type in this area.
- ◆ **4+ bed property:** there is no supply or demand for any 4+ bed property types in this area.

5.4.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 82 affordable units in the Rural South area. 2 and 3-bed housed contribute most significantly to the shortfall.

5.5 Rural West

Table 5-5 Shortfall/Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	40	-
	2	1	-
	3	-	-
	4	-	-
Bungalow	1	51	-
	2	31	-
	3	-	-
	4	-	-
House	1	4	-
	2	138	-
	3	84	-
	4	7	-
All Types	1	95	-
	2	170	-
	3	84	-
	4	7	-
Total		356	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.5.1 Table 5-5 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net deficit of 1-bed affordable properties in the Rural West area, totalling 95 units. This is due to low supply in relation to demand for 1-bed flats leading to a 40 unit deficit of the type and a deficit of 51 1-bed bungalows. This was combined with a small deficit of four 4+ bed houses due to no supply.
- ◆ **2-bed property:** a large net shortfall of 170 2-bed properties exists in this area. This is caused by a deficit of 138 2-bed houses due to no supply and a deficit of 31 2-bed bungalows and one 1-bed flat, also due to no supply.
- ◆ **3-bed property:** there is a net shortfall of 84 3-bed properties in this area wholly relating to undersupply in relation to demand of 3-bed houses. There was no supply or demand for any other 3-bed property types in this area.
- ◆ **4+ bed property:** there is a net shortfall of seven 4+ bed affordable units in Rural West, wholly relating to a deficit of 4+bed houses and no supply of this property type.

5.5.2 Overall, in terms of all bedroom sizes, there is a large net shortfall of 356 affordable properties in Rural West. 2 and 3-bed houses and 1 -bed flats and 1-bed bungalows make up the largest proportion of deficit.

5.6 Borough wide

Table 5-6 Shortfall/Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	290	-
	2	102	-
	3	-	6
	4	-	-
Bungalow	1	154	-
	2	106	-
	3	-	-
	4	-	-
House	1	38	-
	2	576	-
	3	406	-
	4	74	-
All Types	1	482	-
	2	784	-
	3	406	6
	4	74	-
Total		1,746	6

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.6.1 Table 5-6 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net affordable stock deficit of 482 1-bed properties across the Melton Borough, from a large net shortfall of 1-bed flats totalling 290 units and 154 1-bed bungalows due to general undersupply. There is also a deficit of 38 1-bed houses due to no supply.
- ◆ **2-bed property:** there is a large net shortfall of 784 2-bed affordable properties across Melton, from a large net deficit of 576 2-bed houses combined with smaller shortfalls of 106 2-bed bungalows and 102 2-bed flats due to limited supply.
- ◆ **3-bed property:** there is a net deficit of 400 3-bed affordable properties across Melton Borough, due to an undersupply of 3-bed houses, combined with a surplus of six 3-bed flats due to no demand of this property type in this area.
- ◆ **4+ bed property:** there is a net shortfall of 74 4+ bed properties across the Melton Borough, wholly relating to undersupply of 4+ bed houses. There was no supply or demand for any other 4+bed property type.

5.6.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 1,740 affordable properties across the Melton Borough to 2011. A large deficit of 2 and 3-bed houses exists. Significant shortfalls are also seen for 1 and 2-bed flats and 1 and 2-bed bungalows.

6. SUMMARY OF SURPLUSES / SHORTFALLS BY AREA

Sub - Area	Type	Bedroom Size	Private Sector		Affordable Sector	
			*Shortfall	**Surplus	*Shortfall	**Surplus
Melton Mowbray	Flat	1	-	106	246	-
		2	-	34	98	-
		3	-	-	-	6
		4	43	-	-	-
	Bungalow	1	-	-	68	-
		2	-	3	42	-
		3	32	-	-	-
		4	-	-	-	-
	House	1	59	-	30	-
		2	119	-	357	-
		3	-	318	176	-
		4	-	77	49	-
Total			253	538	1,066	6
Rural North	Flat	1	8	-	2	-
		2	12	-	8	-
		3	14	-	-	-
		4	-	-	-	-
	Bungalow	1	-	-	26	-
		2	50	-	23	-
		3	21	-	-	-
		4	-	-	-	-
	House	1	-	-	4	-
		2	40	-	36	-
		3	-	57	88	-
		4	-	22	4	-
Total			145	79	191	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

Sub - Area	Type	Bedroom Size	Private Sector		Affordable Sector	
			*Shortfall	**Surplus	*Shortfall	**Surplus
Rural East	Flat	1	-	-	2	-
		2	-	11	-	6
		3	1	-	-	-
		4	-	-	-	-
	Bungalow	1	7	-	1	-
		2	12	-	3	-
		3	-	2	-	-
		4	-	-	-	-
	House	1	-	1	-	-
		2	37	-	27	-
		3	-	4	10	-
		4	-	48	14	-
Total			57	66	57	6
Rural South	Flat	1	-	-	-	-
		2	-	6	1	-
		3	14	-	-	-
		4	-	-	-	-
	Bungalow	1	-	-	8	-
		2	12	-	7	-
		3	3	-	-	-
		4	-	-	-	-
	House	1	-	-	-	-
		2	-	12	18	-
		3	-	8	48	-
		4	-	26	-	-
Total			29	52	82	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

Sub - Area	Type	Bedroom Size	Private Sector		Affordable Sector	
			*Shortfall	**Surplus	*Shortfall	**Surplus
Rural West	Flat	1	11	-	40	-
		2	5	-	1	-
		3	4	-	-	-
		4	-	-	-	-
	Bungalow	1	-	14	51	-
		2	-	-	31	-
		3	22	-	-	-
		4	-	-	-	-
	House	1	-	-	4	-
		2	25	-	138	-
		3	158	-	84	-
		4	-	22	7	-
Total			225	36	356	-
Overall Total			709	771	1,752	12

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

7. CONCLUSIONS

7.1 Key Data

7.1.1 The key data emerging from the analysis to inform future planning, housing and regeneration delivery strategies is as follows:-

7.2 Private Sector Stock Supply / Demand Analysis

- ◆ Supply for 1-bed stock exceeds demand by a significant margin in Melton Mowbray. The majority of the deficit in this area relates to 1-bed houses. A small surplus of 1-bed stock is evident in Rural West with oversupply relating to bungalows in this area.
- ◆ All areas have a deficit of 2-bed stock, except Rural South where a small surplus exists. The majority shortfalls exist in Rural North, followed by Melton Mowbray, The majority of the deficit relates to 2-bed houses.
- ◆ The majority of 3 bedroom units are in net surplus in Melton Mowbray followed by Rural North and Rural East, with the majority of the surplus in these areas relating to 3-bed houses. Significant shortfalls do exist, however, in Rural West relating to 3-bed houses and to a lesser extent in Rural South where the majority shortfall relates to 3-bed flats.
- ◆ Surpluses of 4+ bed stock exist in all areas. The largest surplus of 4+ bed stock exists in Rural East, where combined supply levels for 4+ bed houses are more than double the demand. On the whole supply and demand for larger 4+ bed units is associated with houses, though there is some demand for 4+ bed flats in Melton Mowbray.

7.3 Affordable Supply / Demand Analysis

- ◆ There is a stock shortfall of 1-bed properties, 482 units in total. This is most prominent in Melton Mowbray. The overall net deficit relates mainly to flats (51%) followed by bungalows and houses. There is very limited supply of 1-bed units across Melton Borough.
- ◆ Around 61% of the overall net shortfall of affordable housing across the Borough arises in the Melton Mowbray.
- ◆ The majority of the net total shortfall in this area relates to 2-bedroomed accommodation.
- ◆ 3-bed deficit is significant in Melton Mowbray, Rural West and Rural North. No surplus of 3-bed accommodation is seen across Melton Borough.
- ◆ Demand, although relatively small, exceeds supply for 4+ bed affordable accommodation in all areas across the Borough. The majority of the 4+ bed deficit across Melton Borough relates to 4+ bed houses.

8. RECOMMENDATIONS

8.1 Changing Household Profiles

- 8.1.1 In planning the provision of a housing stock that meets the need of all households in the future we need to consider changes which are taking place in both demographic structure and household formation and preferences. The data in relation to household formation is extremely important as those households requiring smaller units are those which are growing most significantly.
- 8.1.2 The needs of new forming households are certainly more basic than aspirational in that very high proportions are looking for small units of accommodation.
- 8.1.3 Key facts from the Housing Needs Assessment Study show that:-
- ◆ 35% of new **single households** need one bedroomed units
 - ◆ 50% of new **couple households** need two bedroomed units
 - ◆ 54% of **all new forming households** need two bedroomed units
 - ◆ 29% of **all new forming households** need one bedroomed units
- 8.1.4 From the last two bullet points it is evident therefore that around 83% of new forming households are looking to occupy one or two bedroomed units which represent only 29% of the housing stock.
- 8.1.5 The impact of this stock imbalance is to create further difficulty for new forming households attempting to access the housing market in Melton. The rate of turnover required in the smaller one and two bedroom stock is excessive.

8.2 Future Delivery

- 8.2.1 Despite the scale of future demand, it is not sustainable or deliverable in market terms to build all new stock in one or two sectors of the market. There is need however, for new low cost market housing. Planning policies and site development briefs should continue to address the shortage of 1 and 2-bed affordable houses and modern flats in the current stock.
- 8.2.2 Sustainable development is we believe the key issue. In determining stock mix requirements by size (and type) we recommend that a wider 'neighbourhood' approach is used, principally using existing service provision as a boundary basis. School utilisation and/or the need for additional facilities would be the principal determinant along with access to shops and medical services.
- 8.2.3 In determining an appropriate mix for a particular site, taking account of the fact that all allocated sites are large enough to create a reasonably balanced community, we believe that the existing surrounding or local stock mix should be taken into account so that the local area should become more balanced and sustainable after the site is completed.
- 8.2.4 In terms of new affordable stock need, current stock re-let levels are not able to meet the scale of need, and mismatches occur, as they do with private sector purchasers over house type, size and location.
- 8.2.5 Existing re-lets are low in relation to current demand which is creating large one and two-bed social stock shortfalls. Regeneration is a major strategic factor here, by improving neighbourhoods and embracing the local facilities and environment, a more balanced community can be achieved.

- 8.2.6 Site development briefs and regeneration initiatives of both market and social stock should attempt to ensure that all housing in both sectors is provided to meet the needs of all households (existing and concealed) on an adequate scale. In terms of the housing market there is a clear scale of demand from both existing and new forming households for smaller units to meet the aspirations of new forming households as highlighted in section 5.4.14 of the 2004 Housing Needs Survey report, especially in Melton Mowbray.
- 8.2.7 The surplus of existing available 3-bed private stock is such that it should meet demand from local people looking for larger accommodation, particularly in the area of Melton Mowbray.
- 8.2.8 It may be necessary to maintain supply of larger affordable properties for low income families especially in Melton Mowbray & Rural East.
- 8.2.9 The detailed Stock Balance analysis provides a locational basis for the variation required on sites within the Borough but any large development should address the overall shortfall of small units, flats and terraced houses in both the private and affordable housing sectors in the Borough as a whole.
- 8.2.10 Future development has therefore to address the imbalance of stock type and size, both by tenure and location to create a more sustainable and balanced housing market. This will require a bias in favour of small units of a significant scale to address both the current shortfall and future demographic and household formation change which will result in an increase in small households.
- 8.2.11 Clearly this also supports the requirement for higher densities than in the past.

MELTON
AREA STOCK ANALYSIS
BY TENURE, TYPE, SIZE AND LOCATION

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Owner occ with mtge weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Owner occ with mtge
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - detached- 5. Number of bedrooms						Detached- 5. Number of bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	
Base													
Unweighted	891	-	4	42	221	47	4	-	1	16	113	211	
		-	0.45%	4.71%	24.80%	5.27%	0.45%	-	0.11%	1.80%	12.68%	23.68%	
Weighted	9009	-	71	368	2728	420	18	-	6	109	1092	1849	
		-	0.79%	4.08%	30.28%	4.66%	0.20%	-	0.07%	1.21%	12.12%	20.52%	
BHM area													
Melton Mowbray	5049	-	61	153	1836	214	-	-	-	31	581	857	
	56.05%	-	1.21%	3.03%	36.36%	4.24%	-	-	-	0.61%	11.52%	16.97%	
		-	86.00%	41.62%	67.30%	51.04%	-	-	-	28.14%	53.27%	46.35%	
Rural North	1628	-	5	109	303	69	-	-	-	39	225	476	
	18.07%	-	0.30%	6.67%	18.64%	4.22%	-	-	-	2.38%	13.83%	29.26%	
		-	6.76%	29.54%	11.12%	16.39%	-	-	-	35.65%	20.63%	25.77%	
Rural East	491	-	5	14	90	29	9	-	-	19	83	113	
	5.45%	-	1.05%	2.78%	18.24%	5.93%	1.73%	-	-	3.83%	16.87%	22.93%	
		-	7.24%	3.71%	3.28%	6.93%	48.27%	-	-	17.29%	7.59%	6.09%	
Rural South	606	-	-	15	104	31	6	-	-	6	57	207	
	6.73%	-	-	2.42%	17.12%	5.08%	0.93%	-	-	0.93%	9.36%	34.19%	
		-	-	3.98%	3.80%	7.34%	32.08%	-	-	5.20%	5.20%	11.21%	
Rural West	1235	-	-	78	395	77	3	-	6	15	145	196	
	13.71%	-	-	6.29%	32.02%	6.22%	0.28%	-	0.48%	1.21%	11.78%	15.84%	
		-	-	21.15%	14.50%	18.29%	19.65%	-	100.00%	13.72%	13.32%	10.58%	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Owner occ with mtge weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Owner occ with mtge
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached-5. ...	Terraced- 5. Number of bedrooms						Bungalow- 5. Number of bedrooms				
		Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	
Base													
Unweighted	891	72 8.08%	-	1 0.11%	55 6.17%	43 4.83%	8 0.90%	1 0.11%	-	2 0.22%	14 1.57%	22 2.47%	
Weighted	9009	545 6.05%	-	7 0.07%	498 5.52%	637 7.07%	68 0.76%	6 0.06%	-	37 0.42%	230 2.55%	219 2.43%	
BHM area													
Melton Mowbray	5049 56.05%	184 3.64% 33.71%	-	-	245 4.85% 49.20%	490 9.70% 76.89%	31 0.61% 44.84%	-	-	31 0.61% 81.75%	184 3.64% 79.79%	122 2.42% 55.87%	
Rural North	1628 18.07%	187 11.50% 34.38%	-	7 0.41% 100.00%	46 2.80% 9.16%	44 2.68% 6.84%	7 0.41% 9.86%	-	-	7 0.42% 18.25%	27 1.65% 11.70%	60 3.69% 27.44%	
Rural East	491 5.45%	37 7.48% 6.74%	-	-	37 7.48% 7.38%	19 3.83% 2.95%	10 2.10% 15.09%	-	-	-	9 1.92% 4.09%	19 3.83% 8.58%	
Rural South	606 6.73%	73 12.03% 13.39%	-	-	34 5.64% 6.86%	6 0.93% 0.89%	15 2.42% 21.45%	6 0.93% 100.00%	-	-	6 0.93% 2.46%	5 0.81% 2.23%	
Rural West	1235 13.71%	64 5.19% 11.77%	-	-	136 11.04% 27.40%	79 6.41% 12.43%	6 0.48% 8.75%	-	-	-	5 0.37% 1.97%	13 1.04% 5.88%	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Owner occ no mtge weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Owner occ no mtge
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - detached- 5. Number of bedrooms						Detached- 5. Number of bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	
Base													
Unweighted	886	-	-	35	164	23	1	-	-	26	151	173	
		-	-	3.95%	18.51%	2.60%	0.11%	-	-	2.93%	17.04%	19.53%	
Weighted	6655	-	-	254	1802	168	4	-	-	147	1046	1030	
		-	-	3.82%	27.08%	2.52%	0.05%	-	-	2.20%	15.72%	15.47%	
BHM area													
Melton Mowbray	3467	-	-	125	1322	75	-	-	-	50	474	374	
	52.09%	-	-	3.60%	38.13%	2.16%	-	-	-	1.44%	13.67%	10.79%	
		-	-	49.11%	73.34%	44.60%	-	-	-	34.00%	45.29%	36.32%	
Rural North	1304	-	-	55	183	29	-	-	-	51	261	237	
	19.59%	-	-	4.25%	14.00%	2.22%	-	-	-	3.91%	20.02%	18.17%	
		-	-	21.84%	10.13%	17.22%	-	-	-	34.79%	24.95%	23.01%	
Rural East	409	-	-	20	40	7	-	-	-	17	61	88	
	6.15%	-	-	4.92%	9.84%	1.80%	-	-	-	4.14%	14.88%	21.48%	
		-	-	7.93%	2.23%	4.40%	-	-	-	11.55%	5.82%	8.54%	
Rural South	565	-	-	33	48	19	-	-	-	4	109	181	
	8.49%	-	-	5.80%	8.57%	3.38%	-	-	-	0.72%	19.32%	32.12%	
		-	-	12.91%	2.69%	11.40%	-	-	-	2.79%	10.43%	17.62%	
Rural West	910	-	-	21	209	38	4	-	-	25	141	149	
	13.67%	-	-	2.29%	22.99%	4.12%	0.40%	-	-	2.72%	15.53%	16.42%	
		-	-	8.21%	11.61%	22.38%	100.00%	-	-	16.87%	13.51%	14.51%	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Owner occ no mtge weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Owner occ no mtge
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached-5. ...	Terraced- 5. Number of bedrooms						Bungalow- 5. Number of bedrooms				
		Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	
Base													
Unweighted	886	52 5.87%	-	3 0.34%	23 2.60%	22 2.48%	6 0.68%	-	-	6 0.68%	88 9.93%	91 10.27%	
Weighted	6655	256 3.84%	-	14 0.22%	209 3.14%	170 2.56%	44 0.66%	-	-	46 0.69%	731 10.98%	624 9.37%	
BHM area													
Melton Mowbray													
	3467	50 1.44%	-	-	125 3.60%	100 2.88%	25 0.72%	-	-	25 0.72%	424 12.23%	274 7.91%	
		19.50%	-	-	59.67%	58.62%	56.55%	-	-	54.54%	58.03%	43.99%	
Rural North	1304	87 6.69%	-	-	24 1.83%	9 0.67%	-	-	-	9 0.68%	153 11.77%	173 13.29%	
		34.12%	-	-	11.41%	5.13%	-	-	-	19.37%	21.01%	27.78%	
Rural East	409	50 12.30%	-	-	3 0.78%	21 5.16%	4 0.90%	-	-	3 0.78%	33 8.16%	47 11.52%	
		19.68%	-	-	1.53%	12.42%	8.37%	-	-	6.98%	4.57%	7.56%	
Rural South	565	35 6.16%	-	-	14 2.54%	18 3.14%	5 0.85%	-	-	-	23 3.99%	72 12.68%	
		13.60%	-	-	6.86%	10.42%	10.84%	-	-	-	3.08%	11.49%	
Rural West	910	33 3.68%	-	14 1.58%	43 4.71%	23 2.51%	11 1.17%	-	-	9 0.96%	97 10.69%	57 6.29%	
		13.09%	-	100.00%	20.53%	13.40%	24.24%	-	-	19.11%	13.31%	9.17%	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Owner occ no mtge weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Owner occ no mtge
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bungalow-5. Number of bedro...		Flat / Maisonette- 5. Number of bedrooms					Bedsit / Studio / Room only-5. Number of bedro...			
		Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two
Base												
Unweighted	886	13 1.47%	4 0.45%	-	-	4 0.45%	1 0.11%	-	-	-	-	-
Weighted	6655	75 1.13%	17 0.25%	-	-	16 0.23%	4 0.06%	-	-	-	-	-
BHM area												
Melton Mowbray												
	3467	25 0.72%	-	-	-	-	-	-	-	-	-	-
	52.09%	33.05%	-	-	-	-	-	-	-	-	-	-
Rural North												
	1304	20 1.50%	4 0.33%	-	-	9 0.68%	-	-	-	-	-	-
	19.59%	25.90%	26.03%	-	-	56.79%	-	-	-	-	-	-
Rural East												
	409	7 1.68%	3 0.78%	-	-	-	4 0.90%	-	-	-	-	-
	6.15%	9.12%	19.31%	-	-	-	100.00%	-	-	-	-	-
Rural South												
	565	4 0.72%	-	-	-	-	-	-	-	-	-	-
	8.49%	5.42%	-	-	-	-	-	-	-	-	-	-
Rural West												
	910	20 2.20%	9 0.99%	-	-	7 0.74%	-	-	-	-	-	-
	13.67%	26.51%	54.66%	-	-	43.21%	-	-	-	-	-	-

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Private landlord rented weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Private landlord rented
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - detached- 5. Number of bedrooms						Detached- 5. Number of bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	
Base													
Unweighted	173	-	2	25	33	2	-	-	-	8	15	12	
		-	1.16%	14.45%	19.08%	1.16%	-	-	-	4.62%	8.67%	6.94%	
Weighted	2222	-	25	239	388	18	-	-	-	58	122	111	
		-	1.12%	10.76%	17.45%	0.81%	-	-	-	2.63%	5.50%	5.00%	
BHM area													
Melton Mowbray	780	-	-	43	87	-	-	-	-	-	-	-	
	35.09%	-	-	5.56%	11.11%	-	-	-	-	-	-	-	
		-	-	18.11%	22.35%	-	-	-	-	-	-	-	
Rural North	501	-	-	73	142	-	-	-	-	15	20	67	
	22.55%	-	-	14.54%	28.30%	-	-	-	-	3.04%	4.06%	13.42%	
		-	-	30.46%	36.57%	-	-	-	-	26.10%	16.63%	60.46%	
Rural East	429	-	11	49	54	11	-	-	-	22	33	27	
	19.31%	-	2.53%	11.40%	12.66%	2.53%	-	-	-	5.06%	7.59%	6.33%	
		-	43.66%	20.46%	14.01%	60.11%	-	-	-	37.16%	26.64%	24.43%	
Rural South	230	-	-	43	41	-	-	-	-	14	58	17	
	10.36%	-	-	18.80%	17.70%	-	-	-	-	6.20%	25.00%	7.30%	
		-	-	18.09%	10.51%	-	-	-	-	24.42%	47.08%	15.11%	
Rural West	282	-	14	31	64	7	-	-	-	7	12	-	
	12.69%	-	4.96%	10.92%	22.77%	2.55%	-	-	-	2.55%	4.18%	-	
		-	56.34%	12.88%	16.56%	39.89%	-	-	-	12.33%	9.66%	-	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Private landlord rented weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Private landlord rented
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached-5. ...	Terraced- 5. Number of bedrooms						Bungalow - 5. Number of bedrooms				
		Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	
Base													
Unweighted	173	8 4.62%	-	2 1.16%	19 10.98%	9 5.20%	1 0.58%	-	-	7 4.05%	8 4.62%	2 1.16%	
Weighted	2222	78 3.52%	-	22 0.98%	235 10.59%	109 4.89%	11 0.49%	-	-	94 4.23%	67 3.03%	23 1.05%	
BHM area													
Melton Mowbray													
	780	-	-	-	87	43	-	-	-	43	-	-	
	35.09%	-	-	-	11.11%	5.56%	-	-	-	5.56%	-	-	
		-	-	-	36.81%	39.84%	-	-	-	46.05%	-	-	
Rural North													
	501	5	-	-	42	5	-	-	-	10	26	16	
	22.55%	1.01%	-	-	8.45%	1.01%	-	-	-	2.03%	5.24%	3.21%	
		6.49%	-	-	17.99%	4.67%	-	-	-	10.80%	39.05%	69.31%	
Rural East													
	429	54	-	22	49	43	11	-	-	5	5	-	
	19.31%	12.64%	-	5.06%	11.40%	10.13%	2.53%	-	-	1.27%	1.27%	-	
		69.32%	-	100.00%	20.79%	39.98%	100.00%	-	-	5.80%	8.12%	-	
Rural South													
	230	7	-	-	10	10	-	-	-	7	7	7	
	10.36%	3.10%	-	-	4.20%	4.20%	-	-	-	3.10%	3.10%	3.10%	
		9.11%	-	-	4.11%	8.89%	-	-	-	7.58%	10.60%	30.69%	
Rural West													
	282	12	-	-	48	7	-	-	-	28	28	-	
	12.69%	4.18%	-	-	16.95%	2.55%	-	-	-	9.93%	10.07%	-	
		15.08%	-	-	20.31%	6.62%	-	-	-	29.77%	42.23%	-	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Private landlord rented weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Private landlord rented
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bungalow-5. Number of bedro...		Flat / Maisonette- 5. Number of bedrooms					Bedsit / Studio / Room only-5. Number of bedro...			
		Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two
Base												
Unweighted	173	-	-	-	7	10	1	-	-	2	-	-
		-	-	-	4.05%	5.78%	0.58%	-	-	1.16%	-	-
Weighted	2222	-	-	-	232	293	10	-	-	87	-	-
		-	-	-	10.43%	13.18%	0.44%	-	-	3.90%	-	-
BHM area												
Melton Mowbray	780	-	-	-	173	217	-	-	-	87	-	-
	35.09%	-	-	-	22.22%	27.78%	-	-	-	11.11%	-	-
		-	-	-	74.78%	73.96%	-	-	-	100.00%	-	-
Rural North	501	-	-	-	37	42	-	-	-	-	-	-
	22.55%	-	-	-	7.33%	8.35%	-	-	-	-	-	-
		-	-	-	15.86%	14.28%	-	-	-	-	-	-
Rural East	429	-	-	-	22	11	-	-	-	-	-	-
	19.31%	-	-	-	5.06%	2.53%	-	-	-	-	-	-
		-	-	-	9.36%	3.70%	-	-	-	-	-	-
Rural South	230	-	-	-	-	-	10	-	-	-	-	-
	10.36%	-	-	-	-	-	4.20%	-	-	-	-	-
		-	-	-	-	-	100.00%	-	-	-	-	-
Rural West	282	-	-	-	-	24	-	-	-	-	-	-
	12.69%	-	-	-	-	8.37%	-	-	-	-	-	-
		-	-	-	-	8.06%	-	-	-	-	-	-

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Council rented weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Council rented
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - detached- 5. Number of bedrooms						Detached- 5. Number of bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	
Base													
Unweighted	165	-	-	7	47	1	1	-	-	2	3	-	
		-	-	4.24%	28.48%	0.61%	0.61%	-	-	1.21%	1.82%	-	
Weighted	1876	-	-	149	434	6	2	-	-	24	41	-	
		-	-	7.94%	23.14%	0.30%	0.09%	-	-	1.28%	2.19%	-	
BHM area													
Melton Mowbray	1233	-	-	133	233	-	-	-	-	-	33	-	
	65.72%	-	-	10.81%	18.92%	-	-	-	-	-	2.70%	-	
		-	-	89.44%	53.75%	-	-	-	-	-	81.17%	-	
Rural North	274	-	-	11	118	6	-	-	-	7	-	-	
	14.61%	-	-	3.97%	43.09%	2.07%	-	-	-	2.55%	-	-	
		-	-	7.29%	27.21%	100.00%	-	-	-	29.17%	-	-	
Rural East	44	-	-	-	12	-	-	-	-	17	-	-	
	2.35%	-	-	-	26.31%	-	-	-	-	38.62%	-	-	
		-	-	-	2.67%	-	-	-	-	70.83%	-	-	
Rural South	65	-	-	-	14	-	-	-	-	-	6	-	
	3.46%	-	-	-	21.97%	-	-	-	-	-	9.24%	-	
		-	-	-	3.29%	-	-	-	-	-	14.62%	-	
Rural West	260	-	-	5	57	-	2	-	-	-	2	-	
	13.86%	-	-	1.87%	21.85%	-	0.67%	-	-	-	0.67%	-	
		-	-	3.26%	13.09%	-	100.00%	-	-	-	4.21%	-	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Council rented weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Council rented
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached-5. ...	Terraced- 5. Number of bedrooms						Bungalow- 5. Number of bedrooms			
		Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three
Base												
Unweighted	165	-	-	-	3	11	1	-	-	16	26	-
		-	-	-	1.82%	6.67%	0.61%	-	-	9.70%	15.76%	-
Weighted	1876	-	-	-	45	228	33	-	-	107	177	-
		-	-	-	2.38%	12.16%	1.78%	-	-	5.71%	9.44%	-
BHM area												
Melton Mowbray												
	1233	-	-	-	33	200	33	-	-	33	67	-
	65.72%	-	-	-	2.70%	16.22%	2.70%	-	-	2.70%	5.41%	-
		-	-	-	74.57%	87.63%	100.00%	-	-	31.13%	37.64%	-
Rural North												
	274	-	-	-	11	22	-	-	-	33	27	-
	14.61%	-	-	-	4.15%	8.11%	-	-	-	12.08%	10.01%	-
		-	-	-	25.43%	9.74%	-	-	-	30.93%	15.49%	-
Rural East												
	44	-	-	-	-	-	-	-	-	-	-	-
	2.35%	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Rural South												
	65	-	-	-	-	6	-	-	-	-	30	-
	3.46%	-	-	-	-	9.24%	-	-	-	-	46.82%	-
		-	-	-	-	2.63%	-	-	-	-	17.17%	-
Rural West												
	260	-	-	-	-	-	-	-	-	41	53	-
	13.86%	-	-	-	-	-	-	-	-	15.62%	20.22%	-
		-	-	-	-	-	-	-	-	37.94%	29.70%	-

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Council rented weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Council rented
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bungalow-5. Number of bedro...		Flat / Maisonette- 5. Number of bedrooms					Bedsit / Studio / Room only-5. Number of bedro...			
		Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two
Base												
Unweighted	165	-	-	-	23	23	-	-	-	1	-	-
		-	-	-	13.94%	13.94%	-	-	-	0.61%	-	-
Weighted	1876	-	-	-	398	199	-	-	-	33	-	-
		-	-	-	21.21%	10.61%	-	-	-	1.78%	-	-
BHM area												
Melton Mowbray	1233	-	-	-	333	100	-	-	-	33	-	-
	65.72%	-	-	-	27.03%	8.11%	-	-	-	2.70%	-	-
		-	-	-	83.77%	50.22%	-	-	-	100.00%	-	-
Rural North	274	-	-	-	16	22	-	-	-	-	-	-
	14.61%	-	-	-	5.86%	8.11%	-	-	-	-	-	-
		-	-	-	4.04%	11.17%	-	-	-	-	-	-
Rural East	44	-	-	-	-	15	-	-	-	-	-	-
	2.35%	-	-	-	-	35.07%	-	-	-	-	-	-
		-	-	-	-	7.76%	-	-	-	-	-	-
Rural South	65	-	-	-	4	4	-	-	-	-	-	-
	3.46%	-	-	-	6.36%	6.36%	-	-	-	-	-	-
		-	-	-	1.04%	2.07%	-	-	-	-	-	-
Rural West	260	-	-	-	44	57	-	-	-	-	-	-
	13.86%	-	-	-	17.07%	22.04%	-	-	-	-	-	-
		-	-	-	11.16%	28.79%	-	-	-	-	-	-

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=HA rented weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=HA rented
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached-5. ...	Terraced- 5. Number of bedrooms						Bungalow- 5. Number of bedrooms				
		Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	
Base													
Unweighted	41	-	-	-	4	1	1	-	-	-	13	-	
		-	-	-	9.76%	2.44%	2.44%	-	-	-	31.71%	-	
Weighted	539	-	-	-	63	9	4	-	-	-	128	-	
		-	-	-	11.71%	1.58%	0.81%	-	-	-	23.78%	-	
BHM area													
Melton Mowbray	401	-	-	-	40	-	-	-	-	-	80	-	
	74.40%	-	-	-	10.00%	-	-	-	-	-	20.00%	-	
		-	-	-	63.55%	-	-	-	-	-	62.59%	-	
Rural North	78	-	-	-	10	-	4	-	-	-	27	-	
	14.46%	-	-	-	12.83%	-	5.59%	-	-	-	35.20%	-	
		-	-	-	15.85%	-	100.00%	-	-	-	21.41%	-	
Rural East	23	-	-	-	-	9	-	-	-	-	9	-	
	4.27%	-	-	-	-	36.96%	-	-	-	-	36.96%	-	
		-	-	-	-	100.00%	-	-	-	-	6.63%	-	
Rural South	6	-	-	-	-	-	-	-	-	-	3	-	
	1.11%	-	-	-	-	-	-	-	-	-	50.00%	-	
		-	-	-	-	-	-	-	-	-	2.34%	-	
Rural West	31	-	-	-	13	-	-	-	-	-	9	-	
	5.75%	-	-	-	41.94%	-	-	-	-	-	29.03%	-	
		-	-	-	20.60%	-	-	-	-	-	7.02%	-	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Tied to employment / Other Private rent weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Tied to employment / Other Private rent
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - detached- 5. Number of bedrooms						Detached- 5. Number of bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	
Base													
Unweighted	56	-	-	5	10	1	-	1	1	2	9	7	
		-	-	8.93%	17.86%	1.79%	-	1.79%	1.79%	3.57%	16.07%	12.50%	
Weighted	143	-	-	7	28	2	-	2	2	2	28	12	
		-	-	4.77%	19.86%	1.40%	-	1.68%	1.68%	1.16%	19.90%	8.41%	
BHM area													
Melton Mowbray	64	-	-	-	16	-	-	-	-	-	16	-	
	44.76%	-	-	-	25.00%	-	-	-	-	-	25.00%	-	
		-	-	-	56.34%	-	-	-	-	-	56.24%	-	
Rural North	25	-	-	2	-	-	-	2	2	-	6	4	
	17.51%	-	-	9.03%	-	-	-	9.58%	9.58%	-	23.12%	17.57%	
		-	-	33.14%	-	-	-	100.00%	100.00%	-	20.35%	36.61%	
Rural East	24	-	-	3	7	-	-	-	-	1	1	2	
	16.76%	-	-	11.73%	29.42%	-	-	-	-	4.42%	4.42%	8.85%	
		-	-	41.20%	24.82%	-	-	-	-	63.86%	3.73%	17.64%	
Rural South	8	-	-	-	-	2	-	-	-	-	2	2	
	5.59%	-	-	-	-	25.00%	-	-	-	-	25.00%	25.00%	
		-	-	-	-	100.00%	-	-	-	-	7.03%	16.64%	
Rural West	22	-	-	2	5	-	-	-	-	1	4	4	
	15.38%	-	-	7.95%	24.32%	-	-	-	-	2.73%	16.36%	15.91%	
		-	-	25.66%	18.84%	-	-	-	-	36.14%	12.65%	29.12%	

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Tied to employment / Other Private rent weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Tied to employment / Other Private rent
 Weight.....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bungalow-5. Number of bedrooms					Flat / Maisonette- 5. Number of bedrooms			Bedsit / Studio / Room only-5. Number of bedrooms		
		Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two
Base												
Unweighted	56	-	-	-	-	2	2	-	1	1	-	-
		-	-	-	-	3.57%	3.57%	-	1.79%	1.79%	-	-
Weighted	143	-	-	-	-	2	4	-	1	16	-	-
		-	-	-	-	1.21%	2.84%	-	0.79%	11.19%	-	-
BHM area												
Melton Mowbray	64	-	-	-	-	-	-	-	-	16	-	-
	44.76%	-	-	-	-	-	-	-	-	25.00%	-	-
		-	-	-	-	-	-	-	-	100.00%	-	-
Rural North	25	-	-	-	-	1	-	-	1	-	-	-
	17.51%	-	-	-	-	4.51%	-	-	4.51%	-	-	-
		-	-	-	-	65.32%	-	-	100.00%	-	-	-
Rural East	24	-	-	-	-	-	1	-	-	-	-	-
	16.76%	-	-	-	-	-	4.42%	-	-	-	-	-
		-	-	-	-	-	26.11%	-	-	-	-	-
Rural South	8	-	-	-	-	-	-	-	-	-	-	-
	5.59%	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Rural West	22	-	-	-	-	1	3	-	-	-	-	-
	15.38%	-	-	-	-	2.73%	13.64%	-	-	-	-	-
		-	-	-	-	34.68%	73.89%	-	-	-	-	-

BHM area by q5 per q2 for 1. Present accommodation (Tenure)=Tied to employment / Other Private rent weighting wt2 (v1)

Analysis...: BHM area
 Break.....: q5 per q2
 Filter.....: 1. Present accommodation (Tenure)=Tied to employment / Other Private rent
 Weight....: wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Studio / Room only-5. Number of bedrooms			Caravan / Mobile home - 5. Number of bedrooms						
		Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	
Base											
Unweighted	56	-	-	-	-	-	-	1	-	-	
		-	-	-	-	-	-	1.79%	-	-	
Weighted	143	-	-	-	-	-	-	3	-	-	
		-	-	-	-	-	-	2.10%	-	-	
BHM area											
Melton Mowbray	64	-	-	-	-	-	-	-	-	-	
	44.76%	-	-	-	-	-	-	-	-	-	
Rural North	25	-	-	-	-	-	-	-	-	-	
	17.51%	-	-	-	-	-	-	-	-	-	
Rural East	24	-	-	-	-	-	-	-	-	-	
	16.76%	-	-	-	-	-	-	-	-	-	
Rural South	8	-	-	-	-	-	-	-	-	-	
	5.59%	-	-	-	-	-	-	-	-	-	
Rural West	22	-	-	-	-	-	-	3	-	-	
	15.38%	-	-	-	-	-	-	13.64%	-	-	
		-	-	-	-	-	-	100.00%	-	-	

MELTON
FUTURE STOCK FLOW
SUPPLY/DEMAND ANALYSIS
PRIVATE STOCK

Private Sector Demand (2006 - 2011)

Existing Households Moving and Location

Table 1

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Flat	4	0	0	0	4	8
1Bed Bungalow	0	0	0	0	0	0
1Bed House	35	0	0	0	0	35
1 Bed Total	39	0	0	0	4	43
2Bed Flat	0	0	0	0	0	0
2Bed Bungalow	53	30	0	12	0	95
2Bed House	158	7	4	4	38	211
2 Bed Total	211	37	4	16	38	306
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	32	49	0	0	26	107
3Bed House	313	37	17	30	141	538
3 Bed Total	345	86	17	30	167	645
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	114	97	7	37	28	283
4 Bed Total	114	97	7	37	28	283
Total	709	220	28	83	237	1277

Data source: Cross tabulation of all existing households moving within the Borough requiring owner occupation or private rent by preferred size and type of property and location.

Note: Duplication factor of 1.22 applied

Private Sector Demand (2006 - 2011)

Concealed Households Moving and Location

Table 2

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Flat	5	0	0	0	0	5
1Bed Bungalow	0	0	0	0	0	0
1Bed House	24	0	0	0	0	24
1 Bed Total	29	0	0	0	0	29
2Bed Flat	9	0	0	0	5	14
2Bed Bungalow	0	29	0	0	0	29
2Bed House	37	16	7	8	9	77
2 Bed Total	46	45	7	8	14	120
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	0	0	0	0	0
3Bed House	34	0	0	7	8	49
3 Bed Total	34	0	0	7	8	49
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	0	0	0	6	0	6
4 Bed Total	0	0	0	6	0	6
Total	109	45	7	21	22	204

Data source: Cross tabulation of all concealed households requiring owner occupation or private rent, earning more than the private rent threshold and moving within the Borough by preferred size and type of property and location.

Note: Duplication factor of 1.28 applied

Private Sector Demand (2006 - 2011)

In-Migration

Table 3

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Flat	59	8	0	0	7	74
1Bed Bungalow	0	0	7	0	0	7
1Bed House	0	7	15	0	19	41
1 Bed Total	59	15	22	0	26	122
2Bed Flat	0	12	0	0	0	12
2Bed Bungalow	0	0	12	0	0	12
2Bed House	102	93	52	14	44	305
2 Bed Total	102	105	64	14	44	329
3Bed Flat	0	14	1	14	4	33
3Bed Bungalow	0	0	4	7	0	11
3Bed House	65	132	32	30	107	366
3 Bed Total	65	146	37	51	111	410
4Bed Flat	43	0	0	0	0	43
4Bed Bungalow	0	0	0	0	0	0
4Bed House	43	47	25	29	32	176
4 Bed Total	86	47	25	29	32	219
Total	312	313	148	94	213	1080

Data source: Cross tabulation of all existing households who moved into the Borough over the last year by type, size and location of current property, multiplied to the out-migration figure (1,080).

Private Sector Demand (2006 - 2011)

All Households Moving/Forming

Table 4

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Flat	68	8	0	0	11	87
1Bed Bungalow	0	0	7	0	0	7
1Bed House	59	7	15	0	19	100
1 Bed Total	127	15	22	0	30	194
2Bed Flat	9	12	0	0	5	26
2Bed Bungalow	53	59	12	12	0	136
2Bed House	297	116	63	26	91	593
2 Bed Total	359	187	75	38	96	755
3Bed Flat	0	14	1	14	4	33
3Bed Bungalow	32	49	4	7	26	118
3Bed House	412	169	49	67	256	953
3 Bed Total	444	232	54	88	286	1104
4Bed Flat	43	0	0	0	0	43
4Bed Bungalow	0	0	0	0	0	0
4Bed House	157	144	32	72	60	465
4 Bed Total	200	144	32	72	60	508
Total	1130	578	183	198	472	2561

Data source: Cross tabulation of all households requiring owner occupation or private rent moving within the Borough by preferred size and type of property and location (Table 1 + Table 2 + Table 3).

Private Sector Stock Supply (2006 - 2011)

Properties Vacated by Existing Households Moving Within and Outside the Borough

Table 5

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Flat	174	0	0	0	0	174
1Bed Bungalow	0	0	0	0	14	14
1Bed House	0	7	16	0	19	42
1 Bed Total	174	7	16	0	33	230
2Bed Flat	43	0	11	6	0	60
2Bed Bungalow	56	9	0	0	0	65
2Bed House	178	76	26	38	66	384
2 Bed Total	277	85	37	44	66	509
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	28	6	4	4	42
3Bed House	730	226	53	75	98	1182
3 Bed Total	730	254	59	79	102	1224
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	234	166	80	98	82	660
4 Bed Total	234	166	80	98	82	660
Total	1415	512	192	221	283	2623

Data source: Cross tabulation of existing households moving both within and outside the Borough by size and type of existing property.

Melton Supply / Demand Analysis

Private Sector Stock Shortfall/Surplus (2006 - 2011)

Total Demand and Supply

Table 6

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Supply	174	7	16	0	33	230
1Bed Demand	127	15	22	0	30	194
Shortfall (-)/ Surplus	47	-8	-6	0	3	36
2Bed Supply	277	85	37	44	66	509
2Bed Demand	359	187	75	38	96	755
Shortfall (-)/Surplus	-82	-102	-38	6	-30	-246
3Bed Supply	730	254	59	79	102	1224
3Bed Demand	444	232	54	88	286	1104
Shortfall (-)/Surplus	286	22	5	-9	-184	120
4Bed Supply	234	166	80	98	82	660
4Bed Demand	200	144	32	72	60	508
Shortfall(-)/Surplus	34	22	48	26	22	152
Net Total Shortfall(-)/ Surplus	285	-66	9	23	-189	62

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Private Sector Stock Shortfall/Surplus By Property Type (2006 - 2011)

1 Bedroom Stock

Table 6a

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	174	0	0	0	0	174
Demand	68	8	0	0	11	87
Shortfall (-)/ Surplus	106	-8	0	0	-11	87
<u>Bungalows</u>						
Supply	0	0	0	0	14	14
Demand	0	0	7	0	0	7
Shortfall (-)/Surplus	0	0	-7	0	14	7
<u>House</u>						
Supply	0	7	16	0	19	42
Demand	59	7	15	0	19	100
Shortfall (-)/Surplus	-59	0	1	0	0	-58
Net Total Shortfall(-)/ Surplus	47	-8	-6	0	3	36

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Private Sector Stock Shortfall/Surplus By Property Type (2006 - 2011)

2 Bedroom Stock

Table 6b

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	43	0	11	6	0	60
Demand	9	12	0	0	5	26
Shortfall (-)/ Surplus	34	-12	11	6	-5	34
<u>Bungalows</u>						
Supply	56	9	0	0	0	65
Demand	53	59	12	12	0	136
Shortfall (-)/Surplus	3	-50	-12	-12	0	-71
<u>House</u>						
Supply	178	76	26	38	66	384
Demand	297	116	63	26	91	593
Shortfall (-)/Surplus	-119	-40	-37	12	-25	-209
Net Total Shortfall(-)/ Surplus	-82	-102	-38	6	-30	-246

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Private Sector Stock Shortfall/Surplus By Property Type (2006 - 2011)

3 Bedroom Stock

Table 6c

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	0	0	0	0	0	0
Demand	0	14	1	14	4	33
Shortfall (-)/ Surplus	0	-14	-1	-14	-4	-33
<u>Bungalows</u>						
Supply	0	28	6	4	4	42
Demand	32	49	4	7	26	118
Shortfall (-)/Surplus	-32	-21	2	-3	-22	-76
<u>House</u>						
Supply	730	226	53	75	98	1182
Demand	412	169	49	67	256	953
Shortfall (-)/Surplus	318	57	4	8	-158	229
Net Total Shortfall(-)/ Surplus	286	22	5	-9	-184	120

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Private Sector Stock Shortfall/Surplus By Property Type (2006 - 2011)

4+ Bedroom Stock

Table 6d

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	0	0	0	0	0	0
Demand	43	0	0	0	0	43
Shortfall (-)/ Surplus	-43	0	0	0	0	-43
<u>Bungalows</u>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
Shortfall (-)/Surplus	0	0	0	0	0	0
<u>House</u>						
Supply	234	166	80	98	82	660
Demand	157	144	32	72	60	465
Shortfall (-)/Surplus	77	22	48	26	22	195
Net Total Shortfall(-)/ Surplus	34	22	48	26	22	152

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Total Private Sector Stock Shortfall/Surplus (2006 - 2011) by Property Type

All Bedroom Sizes

Table 6e

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	217	0	11	6	0	234
Demand	120	34	1	14	20	189
Shortfall (-)/ Surplus	97	-34	10	-8	-20	45
<u>Bungalows</u>						
Supply	56	37	6	4	18	121
Demand	85	108	23	19	26	261
Shortfall (-)/Surplus	-29	-71	-17	-15	-8	-140
<u>House</u>						
Supply	1142	475	175	211	265	2268
Demand	925	436	159	165	426	2111
Shortfall (-)/Surplus	217	39	16	46	-161	157
Net Total Shortfall(-)/ Surplus	285	-66	9	23	-189	62

Data sources:-

Supply = (Tables 6a+6b+6c+6d)

Demand = (Tables 6a+6b+6c+6d)

MELTON
FUTURE STOCK FLOW
SUPPLY/DEMAND ANALYSIS
AFFORDABLE HOUSING

MBC and RSL Rented Supply/Demand (2006 - 2011)

Relets

Table 7

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Flat	313	38	0	6	19	376
1Bed Bungalow	0	19	0	0	6	25
1Bed House	0	0	0	0	0	0
1 Bed Total	313	57	0	6	25	401
2Bed Flat	32	0	6	0	26	64
2Bed Bungalow	19	13	0	0	13	45
2Bed House	102	13	0	0	0	115
2 Bed Total	153	26	6	0	39	224
3Bed Flat	6	0	0	0	0	6
3Bed Bungalow	0	0	0	0	0	0
3Bed House	140	0	0	0	32	172
3 Bed Total	146	0	0	0	32	178
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	6	0	0	0	0	6
4 Bed Total	6	0	0	0	0	6
Total	618	83	6	6	96	809

Relets = Latest figures provided by Melton Borough Council and RSL's x5.

Melton Supply / Demand Analysis

MBC and RSL Rented Supply/Demand (2006 - 2011)

Waiting List & New Affordable Demand

Table 8

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Flat	297	30	2	6	29	364
1Bed Flat (New Affordable Demand)	115	5	0	0	14	134
1Bed Bungalow	46	37	1	8	30	122
1Bed Bungalow (New Affordable Demand)	0	3	0	0	0	3
1Bed House	0	0	0	0	0	0
1Bed House (New Affordable Demand)	30	4	0	0	4	38
1 Bed Total	488	79	3	14	77	661
2Bed Flat	47	3	0	1	2	53
2Bed Flat (New Affordable Demand)	50	5	0	0	25	80
2Bed Bungalow	44	25	2	2	17	90
2Bed Bungalow (New Affordable Demand)	1	0	1	0	0	2
2Bed House	194	26	17	8	49	294
2Bed House (New Affordable Demand)	69	18	10	10	73	180
2 Bed Total	405	77	30	21	166	699
3Bed Flat	0	0	0	0	0	0
3Bed Flat (New Affordable Demand)	0	0	0	0	0	0
3Bed Bungalow	0	0	0	0	0	0
3Bed Bungalow (New Affordable Demand)	0	0	0	0	0	0
3Bed House	145	36	10	17	47	255
3Bed House (New Affordable Demand)	35	8	0	9	31	83
3 Bed Total	180	44	10	26	78	338
4Bed Flat	0	0	0	0	0	0
4Bed Flat (New Affordable Demand)	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed Bungalow (New Affordable Demand)	0	0	0	0	0	0
4Bed House	17	4	3	0	7	31
4Bed House (New Affordable Demand)	0	0	0	0	0	0
4 Bed Total	17	4	3	0	7	31
Total	1090	204	46	61	328	1729

Waiting List = Data provided by MBC.

New Affordable Demand = Figures from survey data, concealed households requiring owner occupation with incomes < £20,000 and

Melton Supply / Demand Analysis

existing and concealed households requiring HA rent but **not** registered on a waiting list.

MBC and RSL Rented Supply/Demand (2006 - 2011)

Waiting List New Registrations

Table 9

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Flat	147	5	0	0	16	168
1Bed Bungalow	22	5	0	0	27	54
1Bed House	0	0	0	0	0	0
1 Bed Total	169	10	0	0	43	222
2Bed Flat	33	0	0	0	0	33
2Bed Bungalow	16	11	0	5	27	59
2Bed House	196	5	0	0	16	217
2 Bed Total	245	16	0	5	43	309
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	0	0	0	0	0
3Bed House	136	44	0	22	38	240
3 Bed Total	136	44	0	22	38	240
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	38	0	11	0	0	49
4 Bed Total	38	0	11	0	0	49
Total	588	70	11	27	124	820

Relets = Latest figures provided by Melton Borough Council and RSL's x5.

Melton Supply / Demand Analysis

Total Social Stock Shortfall/Surplus (2006 - 2011)

Total Demand and Supply

Table 10

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
1Bed Supply	313	57	0	6	25	401
1Bed Demand	512	77	3	14	102	708
1Bed Affordable Demand	145	12	0	0	18	175
Shortfall (-)/ Surplus	-344	-32	-3	-8	-95	-482
2Bed Supply	153	26	6	0	39	224
2Bed Demand	530	70	19	16	111	746
2Bed Affordable Demand	120	23	11	10	98	262
Shortfall (-)/Surplus	-497	-67	-24	-26	-170	-784
3Bed Supply	146	0	0	0	32	178
3Bed Demand	281	80	10	39	85	495
3Bed Affordable Demand	35	8	0	9	31	83
Shortfall (-)/Surplus	-170	-88	-10	-48	-84	-400
4Bed Supply	6	0	0	0	0	6
4Bed Demand	55	4	14	0	7	80
4Bed Affordable Demand	0	0	0	0	0	0
Shortfall(-)/Surplus	-49	-4	-14	0	-7	-74
Net Total Shortfall(-)/ Surplus	-1060	-191	-51	-82	-356	-1740

Data sources:-

Supply = Total Supply (Table 7 Supply)

Demand = Total Demand (Table 8 + Table 9)

Social Sector Stock Shortfall/Surplus By Property Type (2006 - 2011)

1 Bedroom Stock

Table 10a

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	313	38	0	6	19	376
Demand	444	35	2	6	45	532
Affordable Demand	115	5	0	0	14	134
Shortfall (-)/ Surplus	-246	-2	-2	0	-40	-290
<u>Bungalows</u>						
Supply	0	19	0	0	6	25
Demand	68	42	1	8	57	176
Affordable Demand	0	3	0	0	0	3
Shortfall (-)/Surplus	-68	-26	-1	-8	-51	-154
<u>House</u>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
Affordable Demand	30	4	0	0	4	38
Shortfall (-)/Surplus	-30	-4	0	0	-4	-38
Net Total Shortfall(-)/ Surplus	-344	-32	-3	-8	-95	-482

Data sources:-

Supply = Total Supply (Table 7 Supply)

Demand = Total Demand (Table 8 + Table 9)

Social Sector Stock Shortfall/Surplus By Property Type (2006 - 2011)

2 Bedroom Stock

Table 10b

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	32	0	6	0	26	64
Demand	80	3	0	1	2	86
Affordable Demand	50	5	0	0	25	80
Shortfall (-)/ Surplus	-98	-8	6	-1	-1	-102
<u>Bungalows</u>						
Supply	19	13	0	0	13	45
Demand	60	36	2	7	44	149
Affordable Demand	1	0	1	0	0	2
Shortfall (-)/Surplus	-42	-23	-3	-7	-31	-106
<u>House</u>						
Supply	102	13	0	0	0	115
Demand	390	31	17	8	65	511
Affordable Demand	69	18	10	10	73	180
Shortfall (-)/Surplus	-357	-36	-27	-18	-138	-576
Net Total Shortfall(-)/ Surplus	-497	-67	-24	-26	-170	-784

Data sources:-

Supply = Total Supply (Table 7 Supply)

Demand = Total Demand (Table 8 + Table 9)

Social Sector Stock Shortfall/Surplus By Property Type (2006 - 2011)

3 Bedroom Stock

Table 10c

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	6	0	0	0	0	6
Demand	0	0	0	0	0	0
Affordable Demand	0	0	0	0	0	0
Shortfall (-)/ Surplus	6	0	0	0	0	6
<u>Bungalows</u>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
Affordable Demand	0	0	0	0	0	0
Shortfall (-)/Surplus	0	0	0	0	0	0
<u>House</u>						
Supply	140	0	0	0	32	172
Demand	281	80	10	39	85	495
Affordable Demand	35	8	0	9	31	83
Shortfall (-)/Surplus	-176	-88	-10	-48	-84	-406
Net Total Shortfall(-)/ Surplus	-170	-88	-10	-48	-84	-400

Data sources:-

Supply = Total Supply (Table 7 Supply)

Demand = Total Demand (Table 8 + Table 9)

Social Sector Stock Shortfall/Surplus By Property Type (2006 - 2011)

4+ Bedroom Stock

Table 10d

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
Affordable Demand	0	0	0	0	0	0
Shortfall (-)/ Surplus	0	0	0	0	0	0
<u>Bungalows</u>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
Affordable Demand	0	0	0	0	0	0
Shortfall (-)/Surplus	0	0	0	0	0	0
<u>House</u>						
Supply	6	0	0	0	0	6
Demand	55	4	14	0	7	80
Affordable Demand	0	0	0	0	0	0
Shortfall (-)/Surplus	-49	-4	-14	0	-7	-74
Net Total Shortfall(-)/ Surplus	-49	-4	-14	0	-7	-74

Data sources:-

Supply = Total Supply (Table 7 Supply)

Demand = Total Demand (Table 8 + Table 9)

Social Stock Shortfall/Surplus by Property Type (2006 - 2011)

All Bedroom Sizes

Table 10e

Type/size	Melton Mowbray	Rural North	Rural East	Rural South	Rural West	Total
<u>Flats</u>						
Supply	351	38	6	6	45	446
Demand	524	38	2	7	47	618
Affordable Demand	165	10	0	0	39	214
Shortfall (-)/ Surplus	-338	-10	4	-1	-41	-386
<u>Bungalows</u>						
Supply	19	32	0	0	19	70
Demand	128	78	3	15	101	325
Affordable Demand	1	3	1	0	0	5
Shortfall (-)/Surplus	-110	-49	-4	-15	-82	-260
<u>House</u>						
Supply	248	13	0	0	32	293
Demand	726	115	41	47	157	1086
Affordable Demand	134	30	10	19	108	301
Shortfall (-)/Surplus	-612	-132	-51	-66	-233	-1094
Net Total Shortfall(-)/ Surplus	-1060	-191	-51	-82	-356	-1740

Data sources:-

Supply = (Tables 10a+10b+10c+10d)

Demand = (Tables 10a+10b+10c+10d)