



Housing for inclusive growth –

Example: Gunton Farm near Lowestoft

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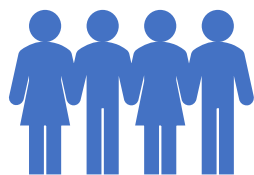
INTRODUCTION

	Business Question	<p>“What kind of housing development and what tenure mix should we build on county farm land in Gunton?”</p> <p>The Waveney Local Plan has identified some SCC owned farm land in Gunton, north of Lowestoft, for Housing. SCC would like to approach the development by starting with a wide-ranging evidence base.</p>
	Desired Outcomes	<ul style="list-style-type: none">✓ Understanding of the type of housing to be developed, including recommendations around social and affordable housing, key worker housing, sheltered / very sheltered / LD & A if applicable.✓ A housing development that will deliver against local needs.✓ Template for similar reviews for future projects.
	Approach	<ul style="list-style-type: none">➤ Using publicly available data to produce a picture of the local population (demography, health, employment, social care needs etc.) and other relevant factors (e.g. housing affordability, economic information, etc.)➤ Chosen geography: LSOA (neighbourhood) level data drawn for 3 miles, 5 miles, 10 miles and 20 miles radii of Gunton Farm. <i>[Note – to the east of the site is the North Sea; see table on left for detail on included LSOAs.]</i>➤ As analysis needed to be at LSOA level, we had to exclude some potentially relevant national datasets as they are not available at low geo-levels, e.g. ONS household projections, NEETS, Homelessness / households identified as in need.➤ Equally, some of the most relevant datasets at LSOA levels are now quite dated, such as the ONS Census 2011 and Index Multiple Deprivation from 2015, but are still the best available.➤ We have supplemented the national data with some internal data, even though we could only do so for Suffolk, to showcase what is possible, e.g. this includes NEETS data from CYP and ACS service delivery data.<ul style="list-style-type: none">➤ <u>We have not been able to include data on key workers from either CYP (teachers, social care workers) or ACS (social care workers). We hope that this data will become available shortly.</u>➤ <u>There is also more internal data on attainment and school leavers’ destinations we may want to look at.</u>

No of LSOAs included in...

District	3 miles	5 miles	10 miles	20 miles
Broadland			2	34
Gr. Yarmouth	2	25	49	61
North Norfolk				7
Norwich				23
South Norfolk			4	25
Suffolk Coastal				3
Waveney	26	48	62	73
TOTAL	28	73	117	226

SUMMARY OF FINDINGS



The Gunton area has an **older population profile** compared to Suffolk and the UK overall and is **set to grow even older** over the next 20 years, with all of the projected 6% population growth coming from the 65+ age group.

- At the time of the 2011 census, there were proportionally more households (HH) occupied by a single person over 65 in the Gunton area compared to Norfolk & Suffolk overall. With the increasing ageing population profile we can expect this to rise also.
- In line with the rest of Norfolk and Suffolk, the Index of Multiple Deprivation shows rising rates of relative deprivation levels in the Gunton area between 2010 and 2015. Relative deprivation in 2015 in the area is particularly driven by relative high education deprivation amongst children and young people but is also reflected in relative income and employment deprivation.
- There are relatively more working benefits as well as carers & disability benefits claimants in the area:
 - For example there are more than double the number of Carers Allowance claimants around Gunton Farm (3.7%) than in England (1.6%).
 - Though timings of full-service Universal Credit (UC) roll out differ in the area, the percentages of those on UC are much higher compared to Norfolk, Suffolk & England.
 - While the percentage of housing benefit claimants is in line with England, it is higher than the Norfolk and Suffolk averages.
- Relative health deprivation and disability is highest in the immediate vicinity of Gunton Farm and in the urban centres of the Gunton area. Compared to the England average, premature deaths and incidence of all cancers is relatively higher in the 3, 5 and 10 mile radii of Gunton Farm in particular, relative levels of lung and prostate cancer.
- Both children and adults are more likely to be (significantly) overweight or obese within the Gunton Farm area.
- Latest crime data show that overall crime is relatively higher in the Gunton area compared to England averages.

Reference: “Suffolk +20 – The Housing Challenge” Report



In March 2017, we produced the ‘Suffolk +20 – Housing Challenge’ paper, which considered “...how need and demand for the housing in Suffolk may change over the next 20 years, as our population changes and current housing market trends continue.” That analysis was based on ONS 2014 sub-national population projections and the numbers were modelled, using either assumptions from published literature, or from local data where available. These assumptions were applied to Suffolk’s current and estimated future populations.



- We concluded that current levels of annual housing delivery need to be increased and that the proportion of affordable housing, and housing which meets the needs of families, needs to rise. Furthermore, more specialist housing needs to be made available.
- We also pointed out that there are several areas we needed to understand better, to ensure that the right types of housing stock are built and to support action on lessening the impacts of the trends found during analysis. For example
 - The knock-on effect of larger homes being under-occupied as more older people are assisted to remain at home;
 - How to deal with the increasing numbers of single occupancy HH in the over 65s. For example, risks of being admitted to a care home are reduced 20fold if there is a carer / partner at home.
 - The expectations of older people around type, quality and location of accommodation. This would inform actions that promote “down-sizing” and the development of Local and Neighbourhood Plans to promote accommodation which would be suited to the needs and expectations of older people
 - The impact of setting social rents closer to market levels
 - How to increase investment and fund future new development, as continued reliance on higher rents to finance will increase poverty and the Housing Benefit bill over the longer term.



- The analysis conducted for the Suffolk +20 work cannot be replicated for the Gunton Farm analysis, due to small geography levels needed.
- However, given the relative higher levels of deprivation in the Gunton area compared to Suffolk and the fact that the Gunton area has an older population profile compared to Suffolk, we would argue that the findings and conclusions are relevant to the Gunton area (if not more so).

SO, WHAT KIND OF HOUSING DEVELOPMENT AND WHAT TENURE MIX SHOULD WE BUILD ON COUNTY FARM LAND IN GUNTON?

**WHILE THIS ANALYSIS PROVIDES
SOME HIGH-LEVEL ANSWERS WE
CANNOT PROVIDE A DETAILED PLAN.**

**WE RECOMMEND TO WORK WITH
LOCAL PLANNING COLLEAGUES TO
SET OUR POPULATION PROFILE INTO
THE LOCAL HOUSING CONTEXT.**

SO WHAT'S

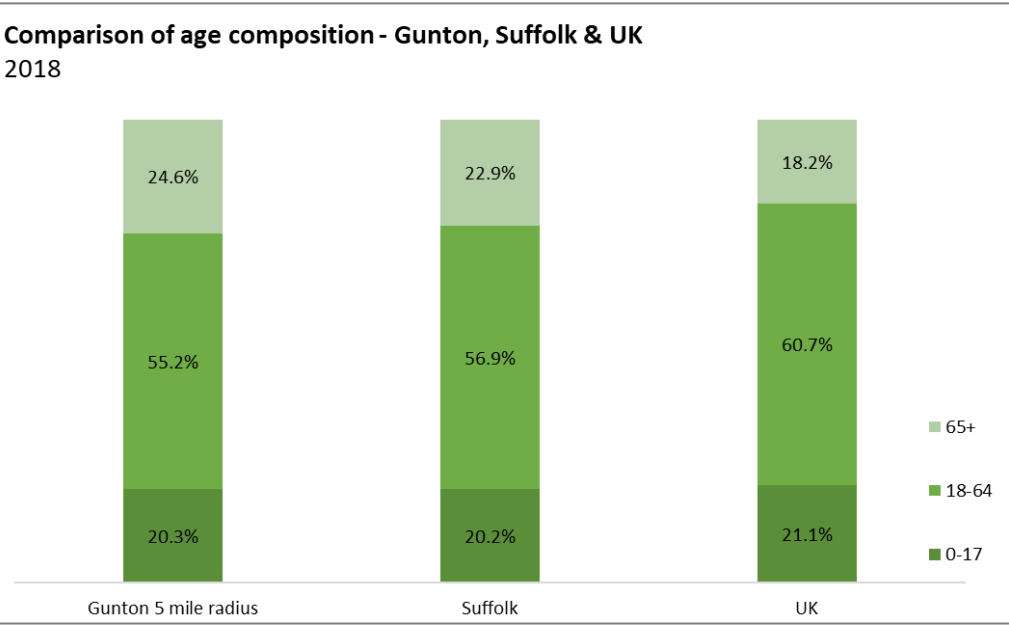
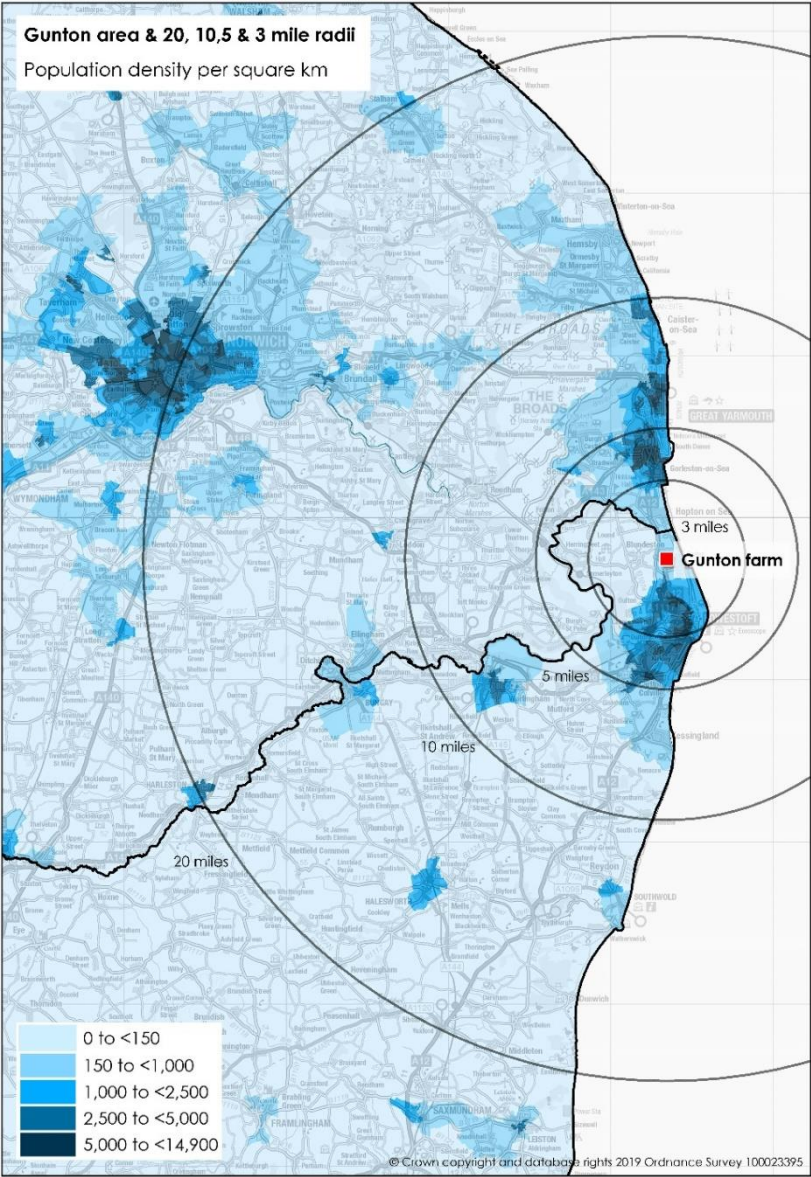
- Our wider understanding of the housing challenge for Suffolk and the available data presented in this paper lead us to conclude that there is a need for appropriate housing in the Gunton Farm area for older people. There also seems to be a need for low-cost and appropriate housing for potentially deprived families, some of whom are single-parent.
- We need to do more analysis on need for specialist housing and for key worker housing (which we will be able to do once more internal SCC social care data is available). However, the available data indicates disproportionately higher levels of home carers (based on Carers Allowance benefit claimants) and high-levels of disability / long-term illness benefit claimants. Internal SCC ACS data also shows the associated costs to the system to be high.
- There are wider planning issues highlighted by the following analysis, for example
 - ? What can be done in the area of safer community and public spaces planning given the relatively higher crime levels in the area?
 - ? What can be done in the area of housing and community design (e.g. green space, cycle and walking paths, etc.) that can encourage people to exercise more, given the identified health issues in the Gunton area such as high levels of cardiovascular issues, obesity, etc.?

RECOMMENDED NEXT STEP

Set our population profile into wider local housing context to answer further questions, for example

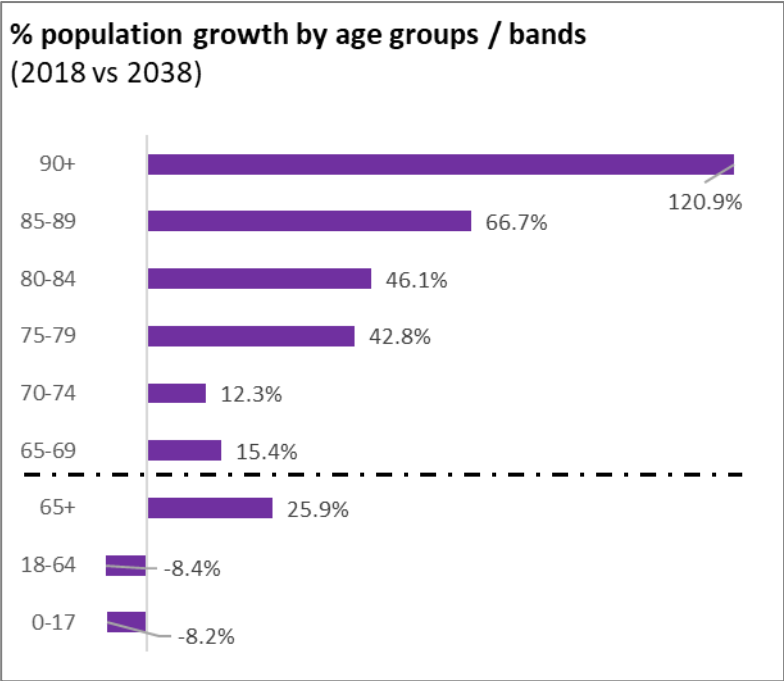
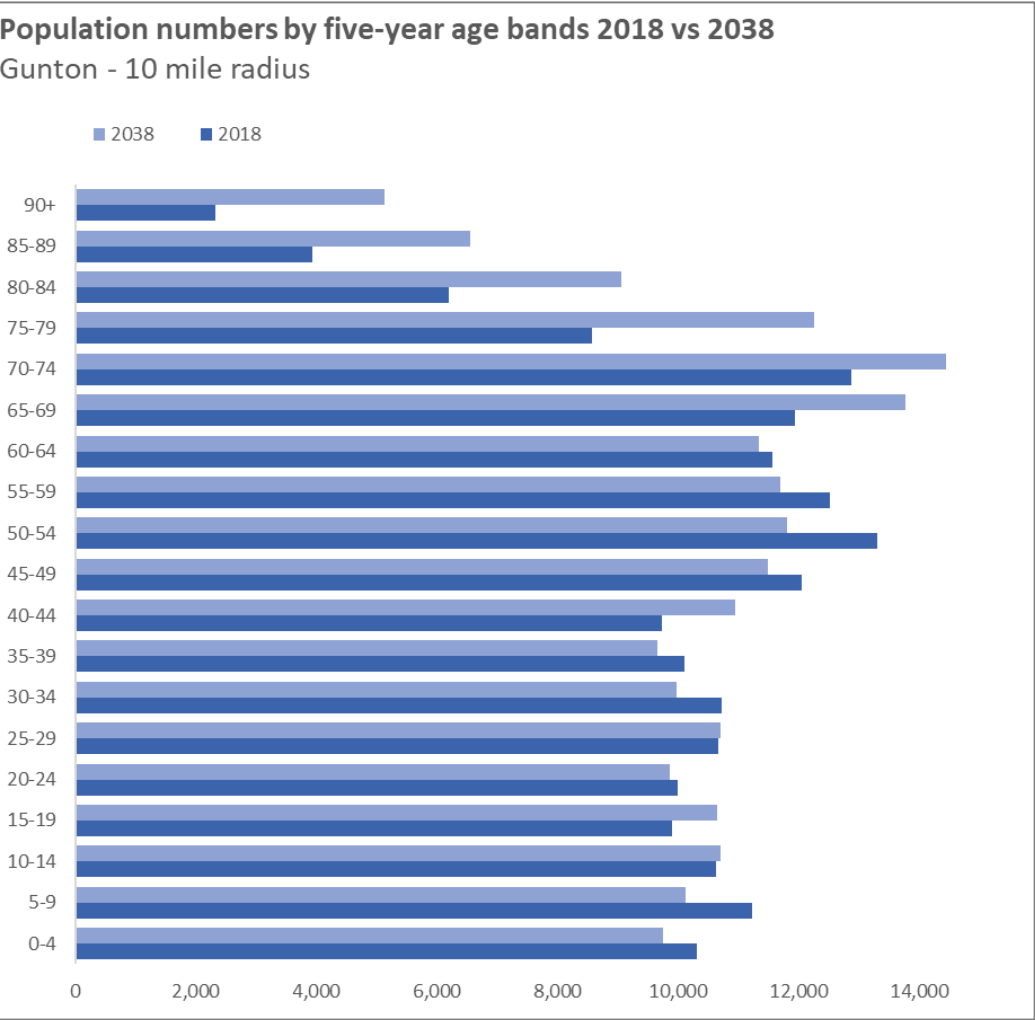
- ? What are current / future housing delivery plans?
- ? Can we define where local needs identified through this analysis are not already catered for by current / future plans?
- ? What is planning context, to understand how far identified need can be delivered against (i.e. what is within or outside of the local plans)?

Gunton Farm lies between Lowestoft and Gr. Yarmouth. Parts of the E / SE area of Norwich fall within a 20 mile radius. The Gunton area has an **older population profile** compared to Suffolk and the UK overall.



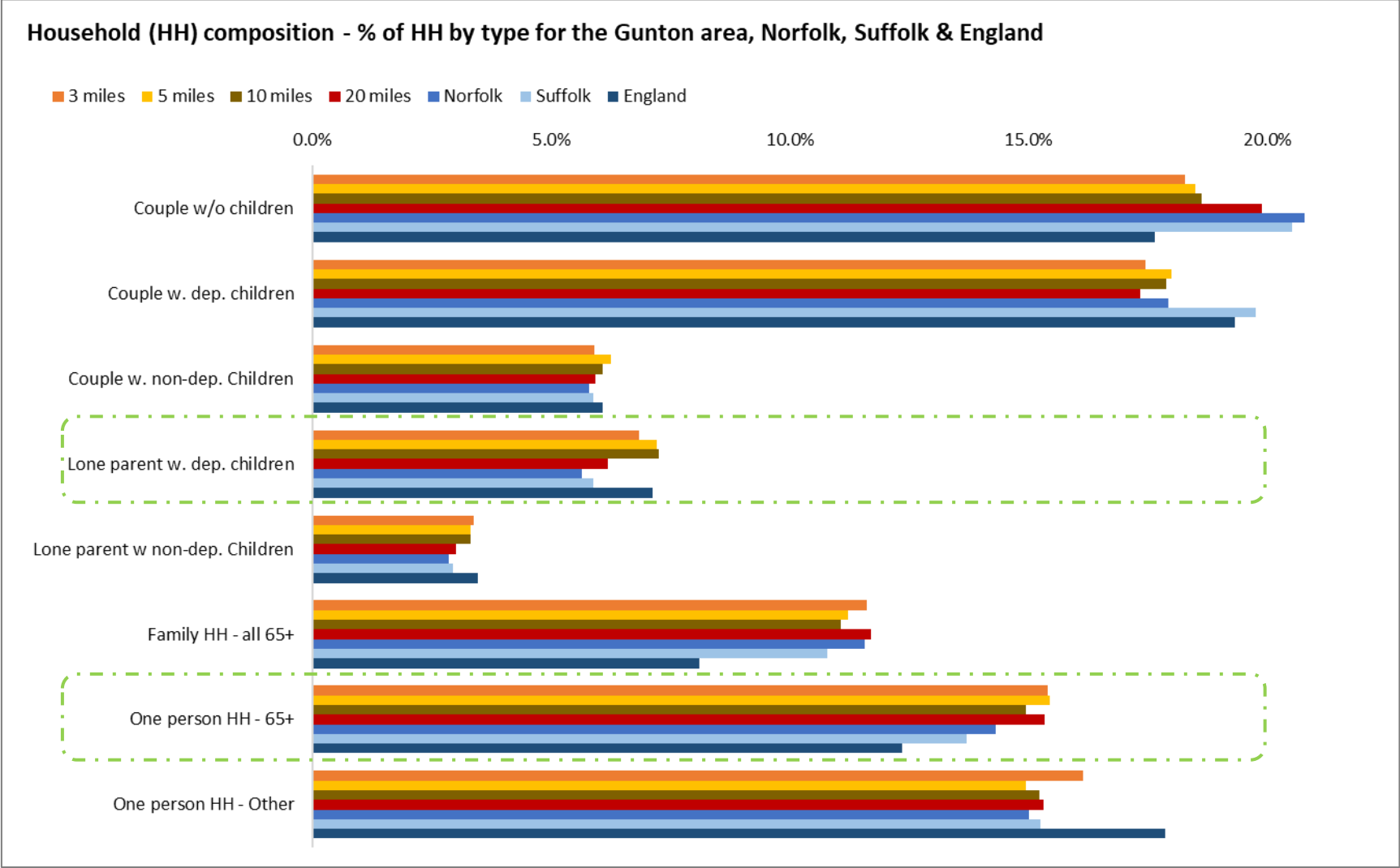
- A quarter of the current population in this area is of retirement age, compared to 18% across the UK as a whole (*age profile very similar whether looking at a 3, 5, 10 or 20 mile radius*)

The population of the Gunton area is projected to rise by 6% over the next 20 years, with all of the growth coming from increases in the 65+ age group.

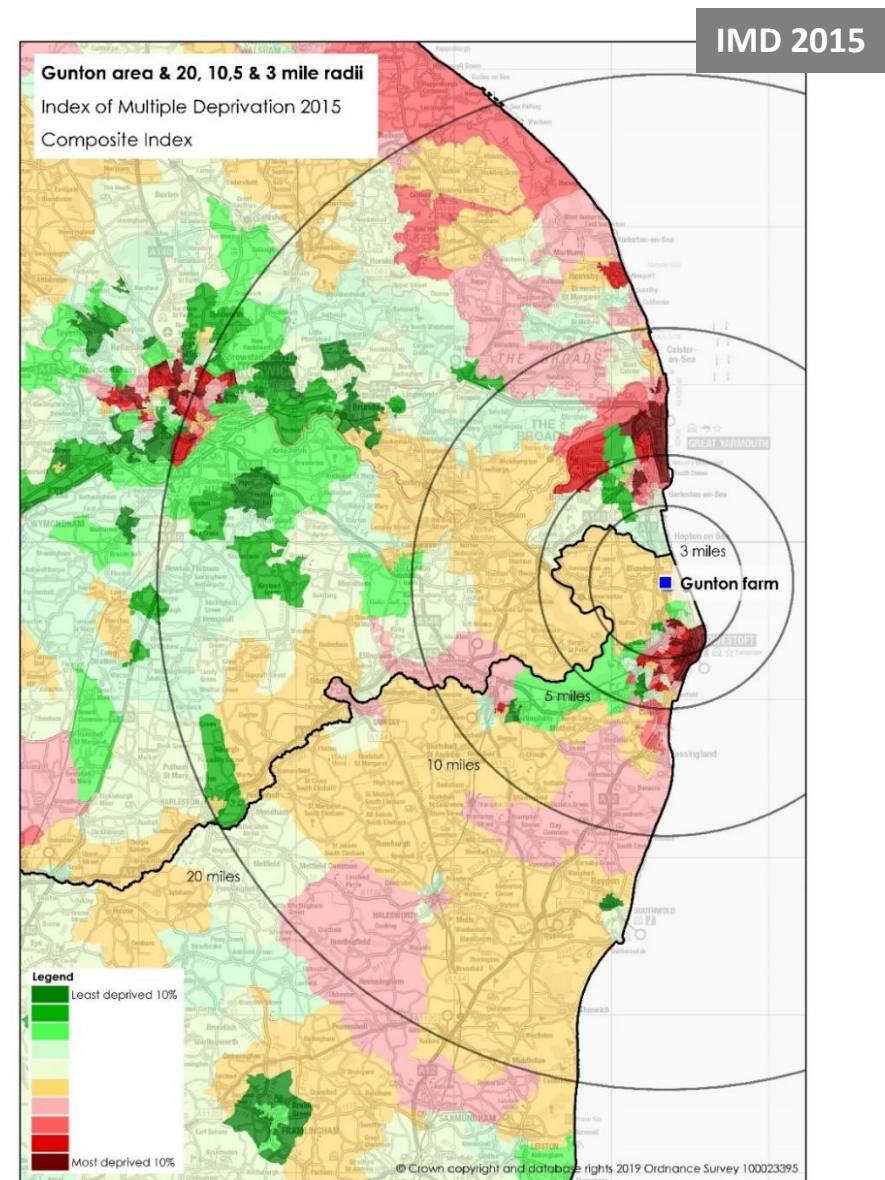
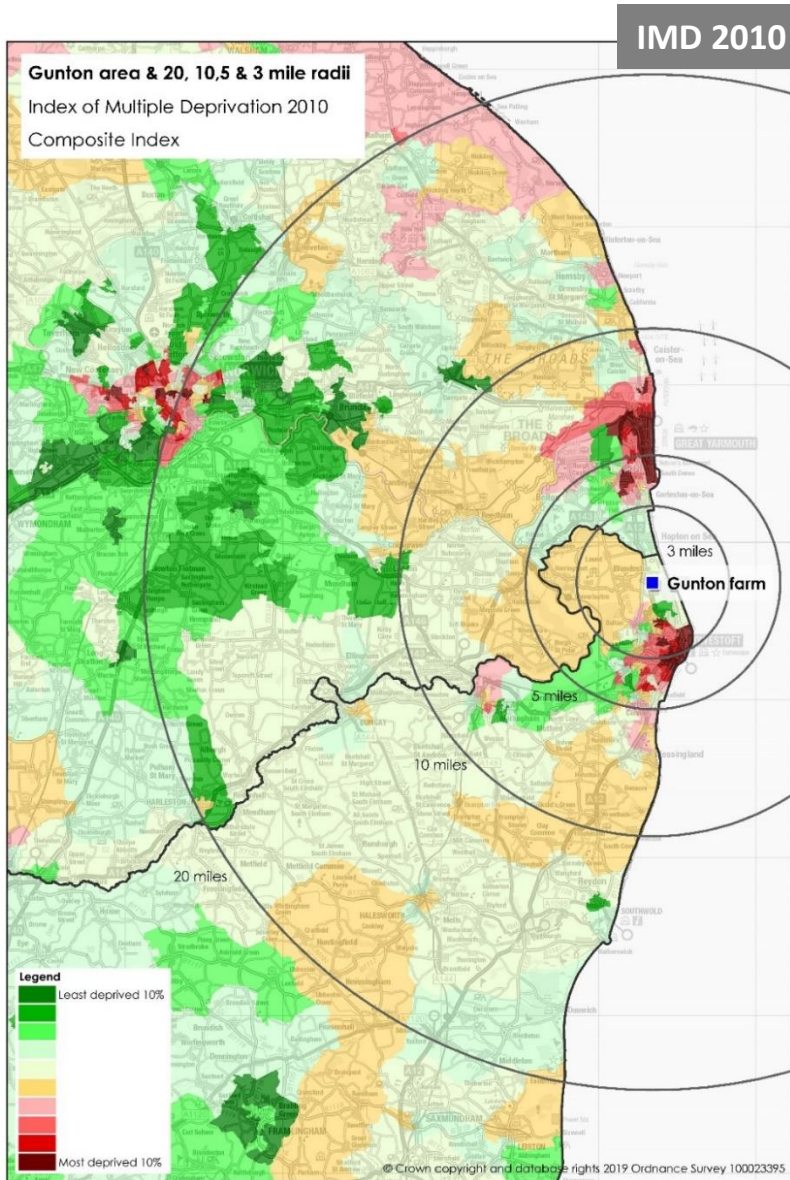


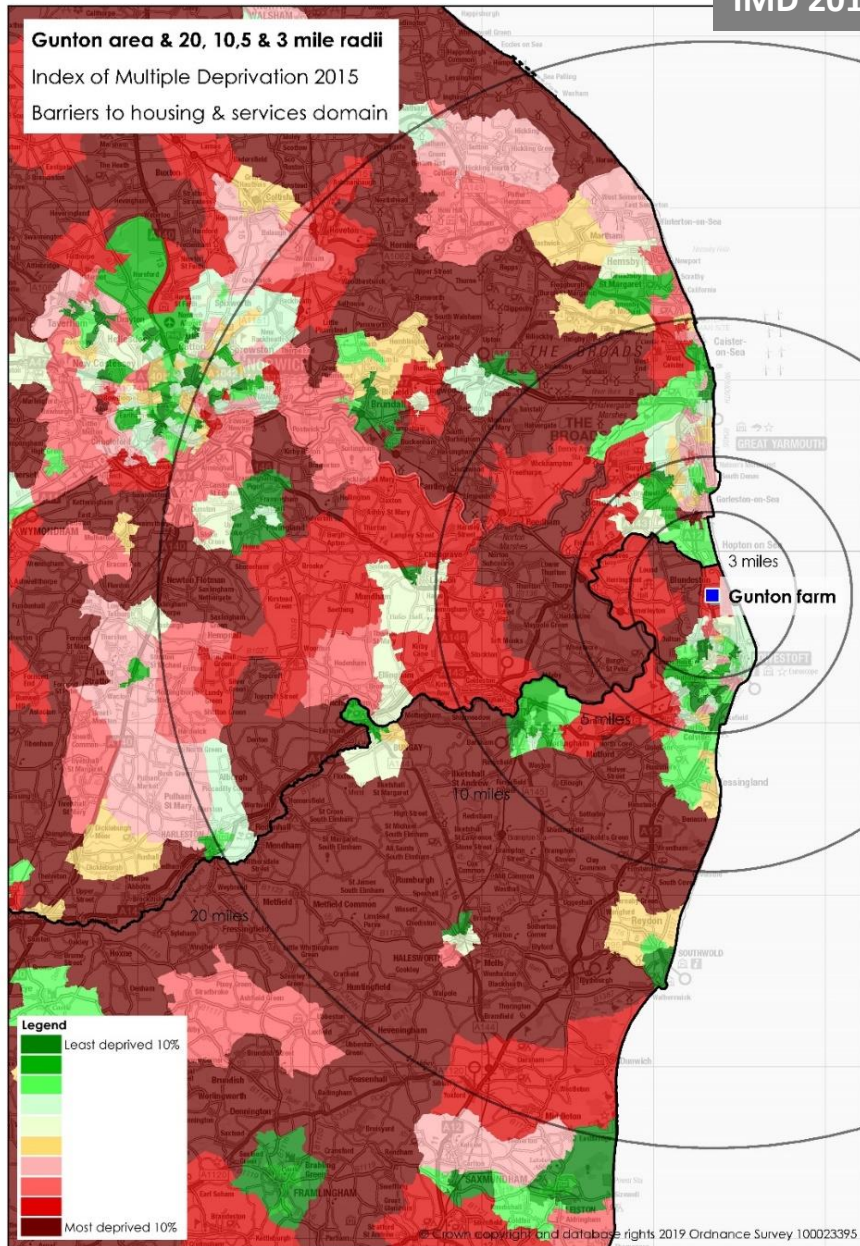
- The proportion of children and working age adults is projected to decline.
- This projection is very similar for the area within 3, 5, 10 and 20 miles of Gunton Farm.
- Within 10 miles of Gunton Farm, the 90+ population is projected to more than double, from 2,300 in 2018 to 5,100 in 2038.

At the time of the 2011 census, there were proportionally more households (HH) occupied by a **single person over 65** in the Gunton area compared to Norfolk & Suffolk overall. There were also proportionally more **single parent HH with dependent children**.



In line with the rest of Norfolk and Suffolk, there are **rising rates of relative deprivation** levels in the Gunton area (as measured by the Index of Multiple Deprivation in 2010 & 2015).



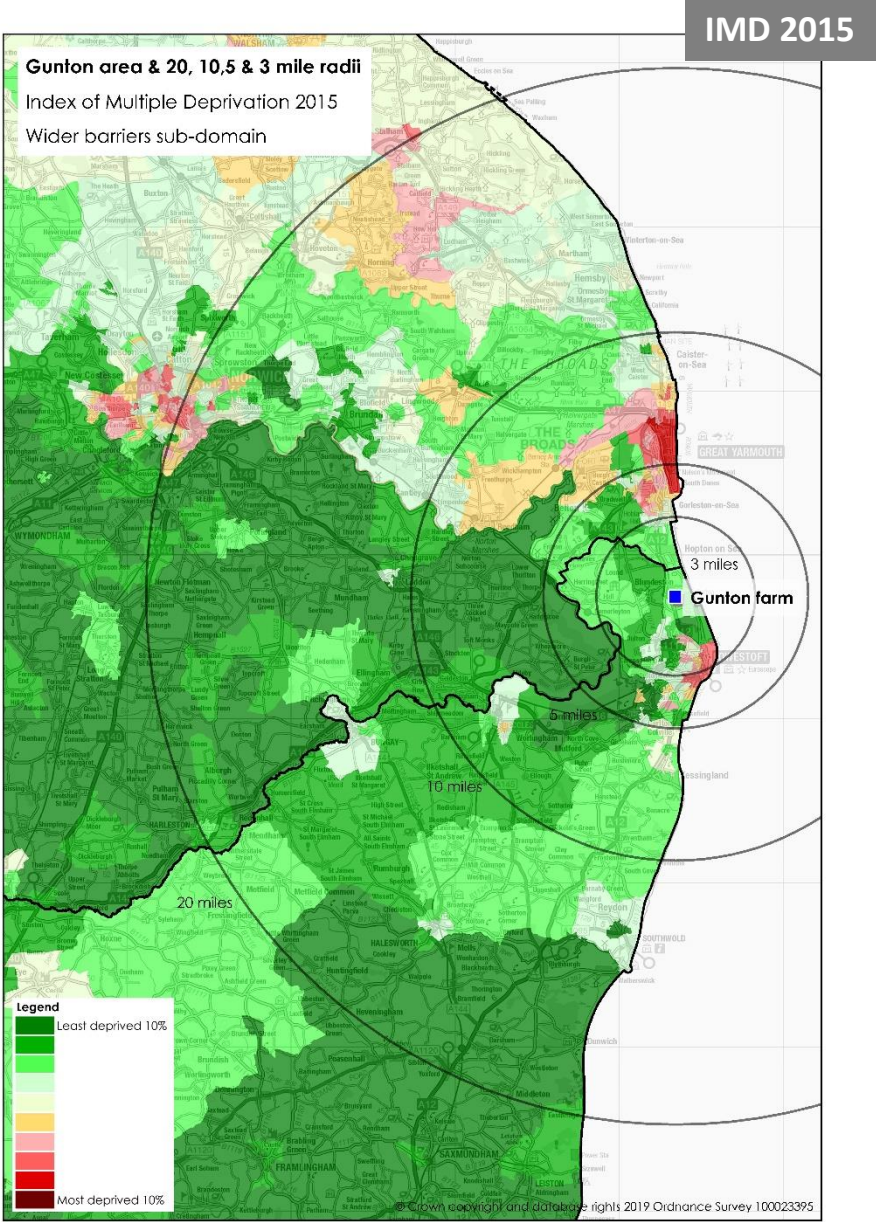
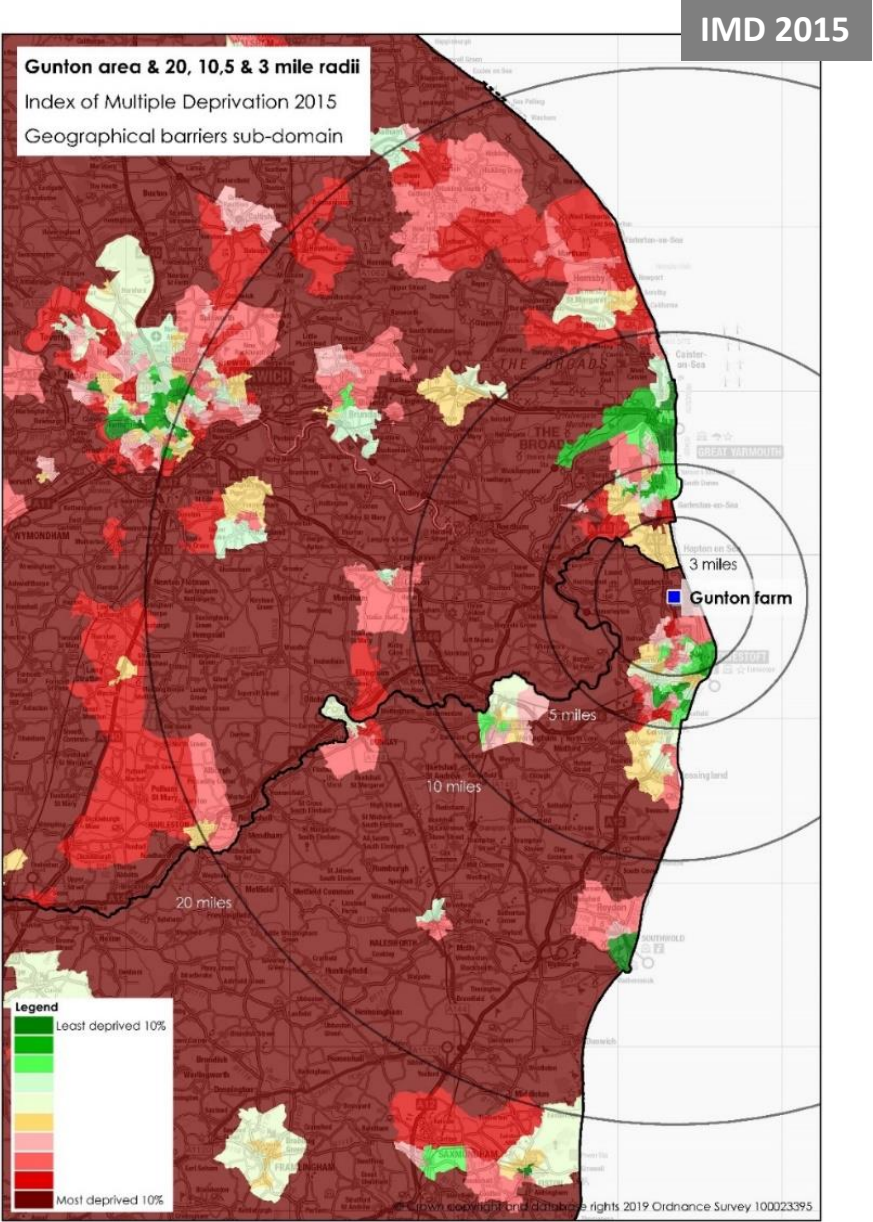


Given the rural nature of Norfolk and Suffolk, it is unsurprising that the relative high deprivation in the 'barriers to housing & services domain' around Gunton Farm is driven by distances to services and amenities, rather than the other indicators included in this domain (*see next slide*)

Indicators used to calculate 'Barriers to housing & services'

- Geographical barriers: road distance to a post office, primary school, general store or supermarket, and GP surgery
- Other barriers:
 - The proportion of all households in an LSOA which are judged to have insufficient space to meet the household's needs
 - Level of homelessness at district level
 - Housing affordability

Sub-domains of the barriers to housing & services domain.

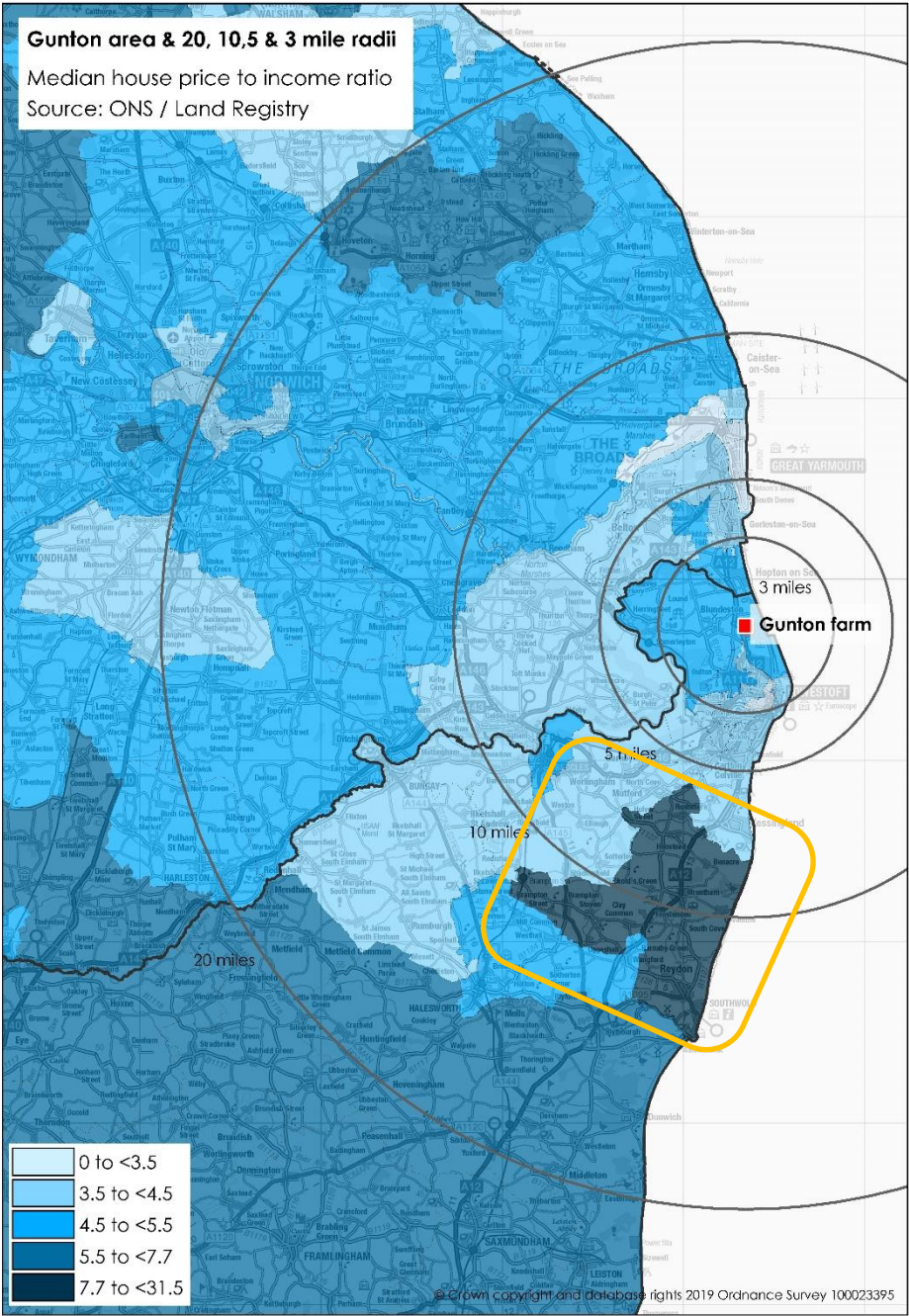


Source: DCLG, Index of Multiple Deprivation 2015

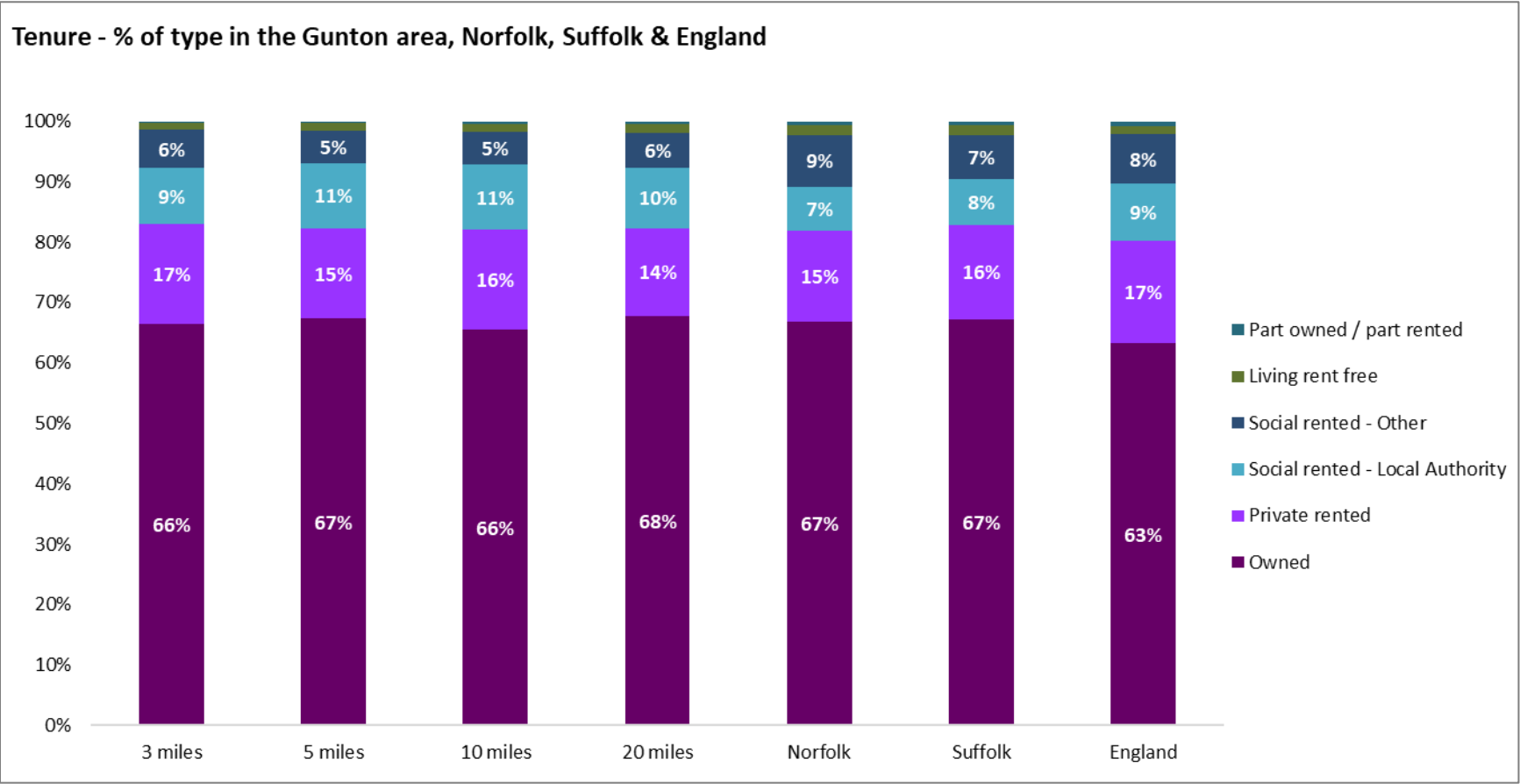
Housing in the Gunton area is in the main **more affordable** than in England, Norfolk and Suffolk overall.

The exception being an area between Southwold and Kessingland to the south of the site.

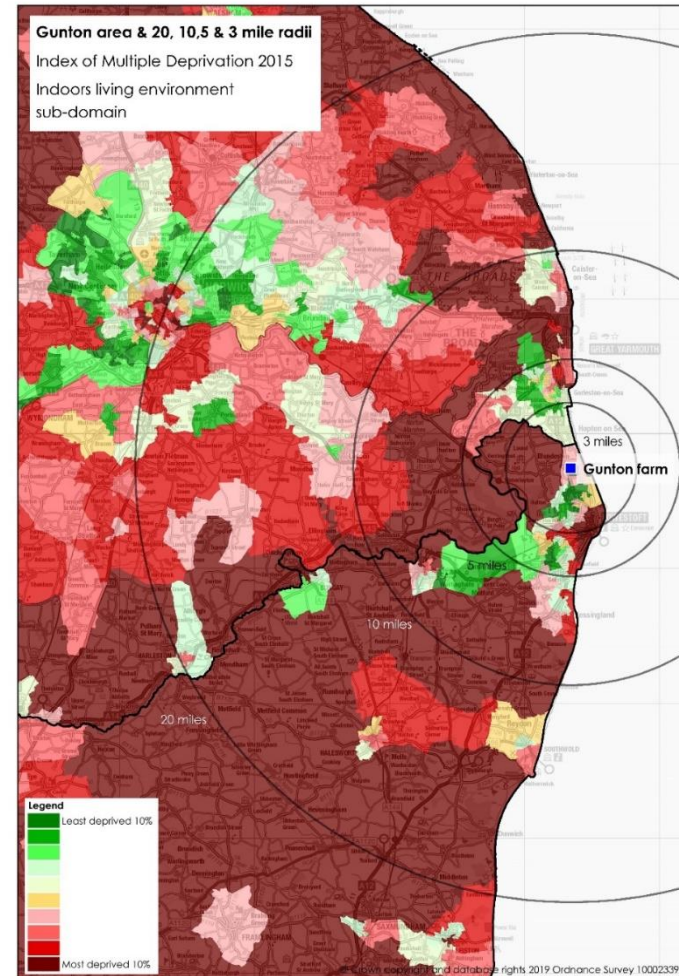
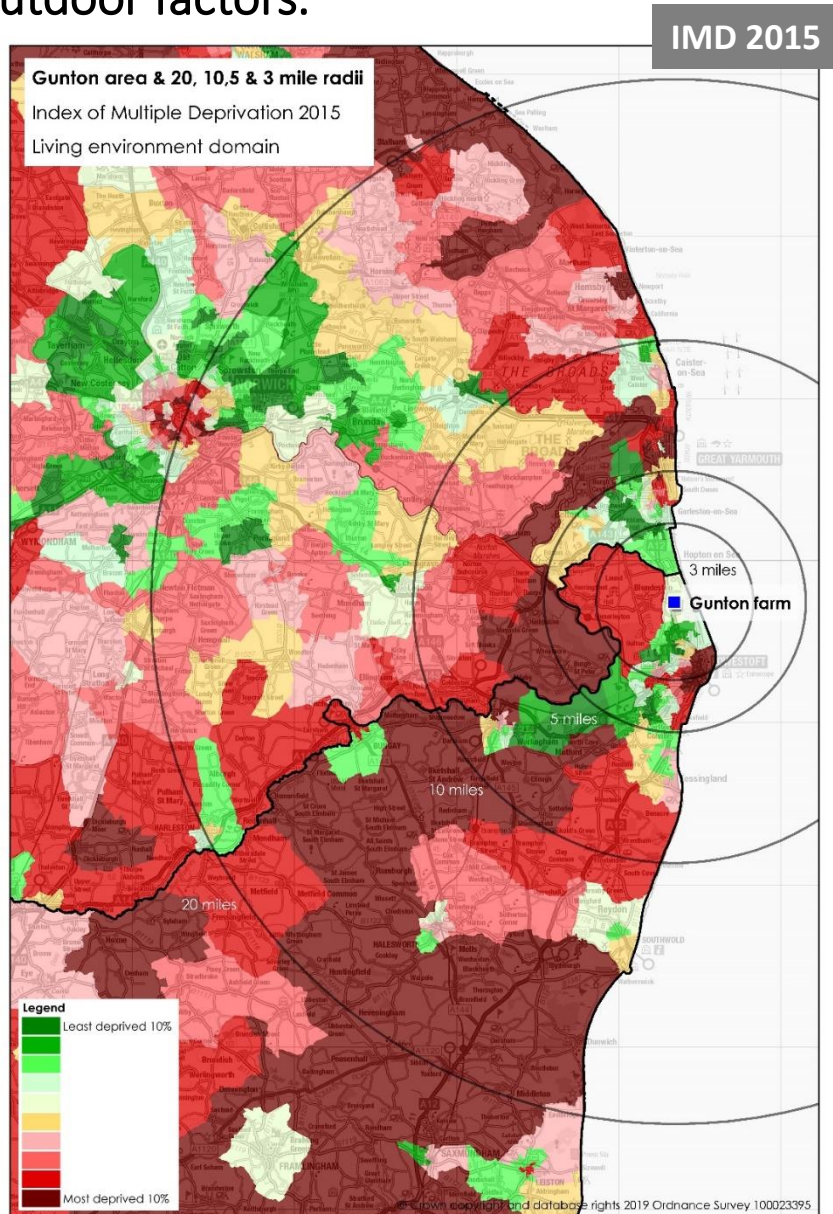
Area	Median house price to income ratio
Gunton Farm (3 miles)	4.5
Gunton Farm (5 miles)	4.2
Gunton Farm (10 miles)	4.3
Gunton Farm (20 miles)	4.7
Norfolk	7.4
Suffolk	7.7
England	7.7



In 2011, tenure across the Gunton area was largely in line with national averages.




The 'living environment' domain scores are also low, driven by **indoor** rather than outdoor factors.



Indicators used to calculate 'Living environment'

- *Indoors living indicators, proportion of houses*
 - *without central heating*
 - *which do not meet the Decent Homes standard*
- *Other indicators*
 - *Air quality*
 - *Road traffic accidents involving pedestrians or cyclists*

In terms of Adult Social Care demand, there are 905 clients in the Suffolk LSOAs within the 3 mile radius of Gunton Farm. We currently spend almost 13k hours and £402k per week to care for these adults.

 Based on Suffolk LSOAs only, as data is from internal source.

Contract Type	No of clients	No of hours / week	Cost / week
Admin Charges	48		£72.00
Adult Placement Scheme	2		£1,025.10
Aids & Adaptations	18		£68.75
Community Support Services	5	24	£396.45
Day Services	137	115	£17,806.29
Direct Payments	75		£21,210.29
Direct Payments - Individual Service Fund	2		£98.23
Education & Training Services	1		£452.34
Employment Services	1		£45.00
Extra Care Housing	43	604	£15,033.42
Home Care and Support	440	5,431	£86,418.17
Residential and Nursing	227		£159,941.24
Supported Housing	81	6,732	£98,790.88
Transport Services	31		£723.82
Total	905 *	12,906	£402,081.97

The vast majority of clients (791) require services in the areas of extra care housing, home care & support, residential & nursing and supported housing. The spend for these services is just over £360k.

* 905 people equates to 2.8% of the total 18+ population in Suffolk LSOAs within 3 miles radius of Gunton Farm

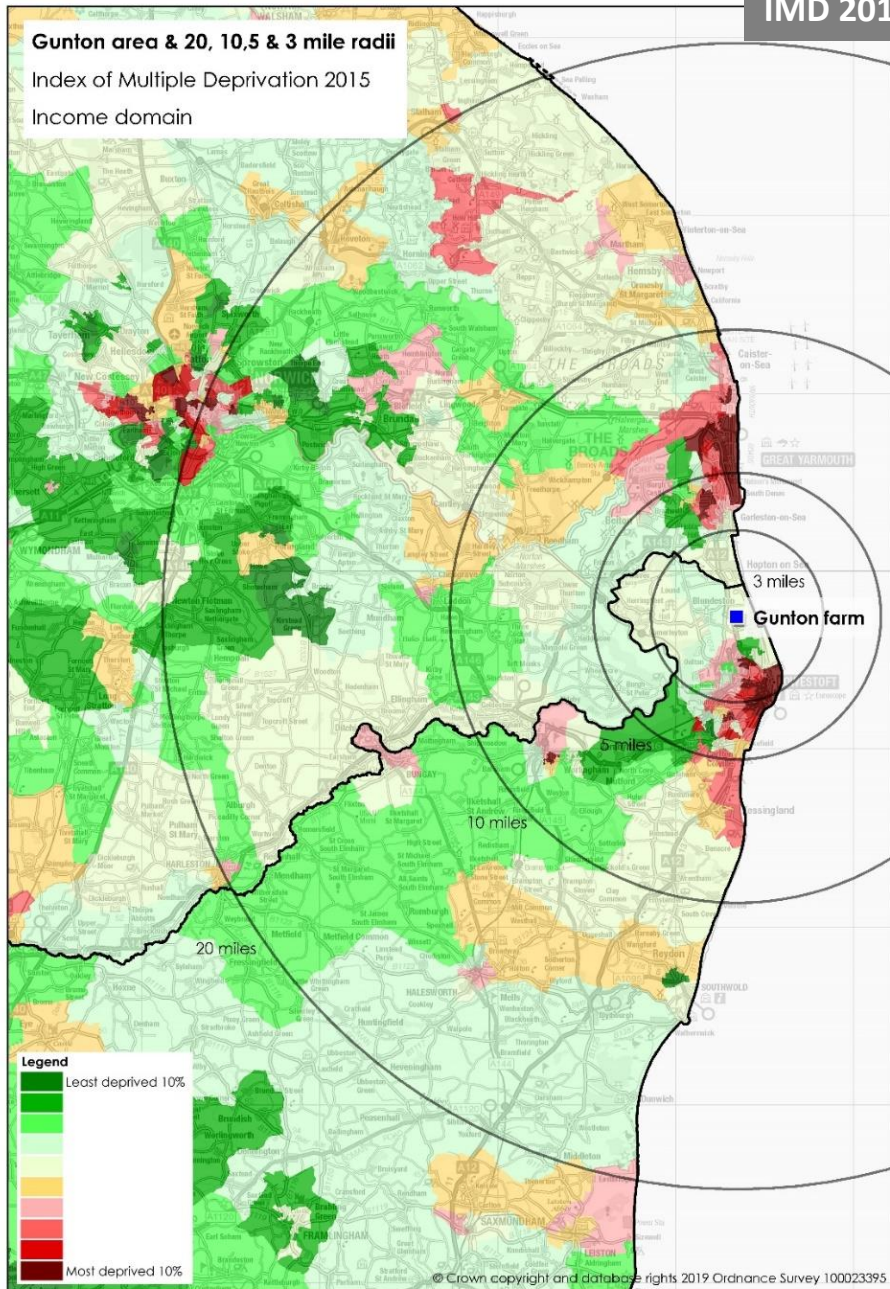
*Based on Suffolk
LSOAs only, as data
is from internal
source.*

Adult Social Care Demand in Suffolk LSOAs that fall within the 5 miles and 10 miles radii of Gunton Farm.

Contract Type	5 miles of Gunton Farm			10 miles of Gunton Farm		
	No of clients	No of hours / week	Cost / week	No of clients	No of hours / week	Cost / week
Admin Charges	68		£102.00	84		£126.00
Adult Placement Scheme	5		£2,348.19	7		£3,772.83
Aids & Adaptations	22		£98.25	35		£180.40
Community Support Services	5	24	£396.45	5	24	£396.45
Day Services	185	182	£23,165.24	233	199	£28,195.44
Direct Payments	108		£29,212.83	170		£49,425.68
Direct Payments - Individual Service Fund	2		£98.23	3		£440.04
Education & Training Services	1		£452.34	1		£452.34
Employment Services	1		£45.00	2		£50.00
Extra Care Housing	43	604	£15,033.42	60	735	£18,856.43
Home Care and Support	631	7,624	£123,112.92	787	9,517	£154,088.82
Residential and Nursing	355		£241,811.28	384		£259,887.97
Supported Housing	93	8,046	£118,448.38	105	8,899	£134,554.04
Transport Services	45		£826.82	63		£1,383.00
Total	1,276 *	16,480	£555,151.35	1,574 **	19,373	£651,809.43

* 1,276 people = 2.1% of the total 18+ population in Suffolk LSOAs within 5 miles radius of Gunton Farm

** 1,574 people = 2% of the total 18+ population in Suffolk LSOAs within 10 miles radius of Gunton Farm

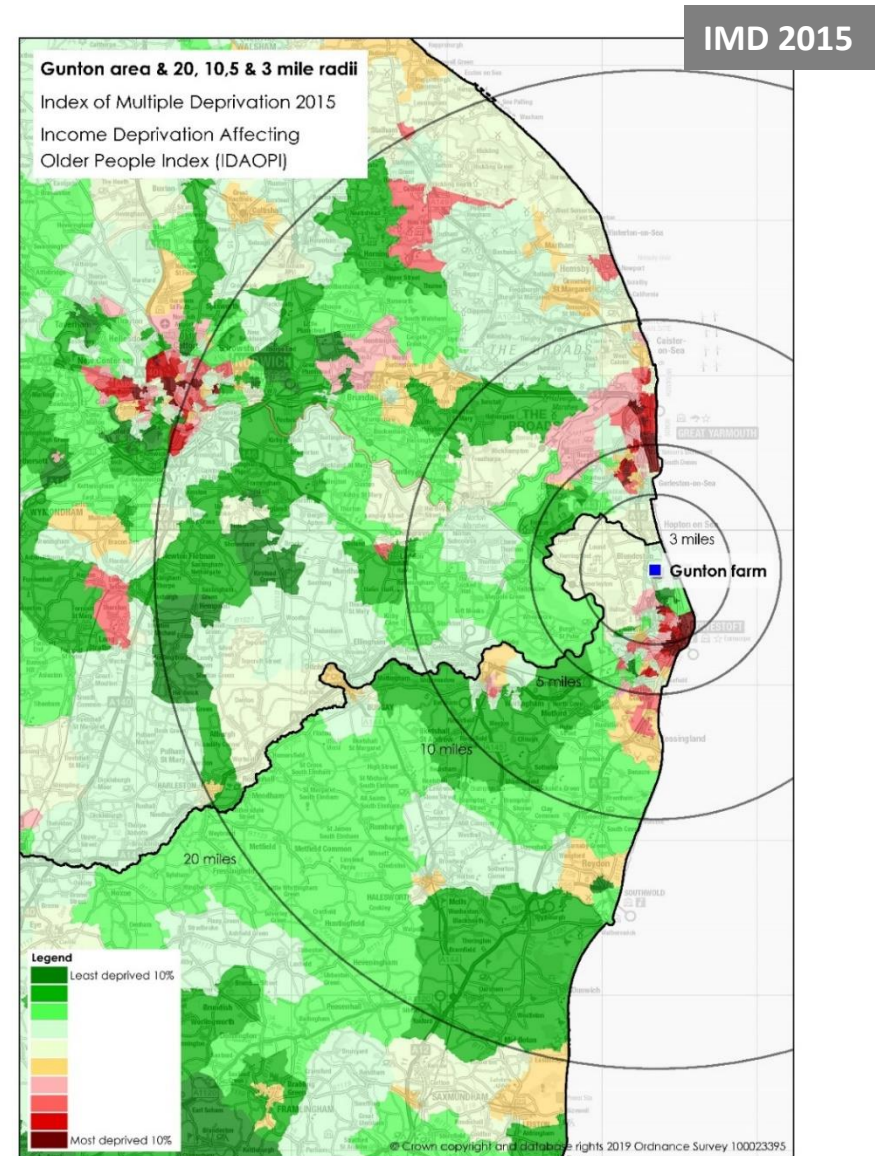
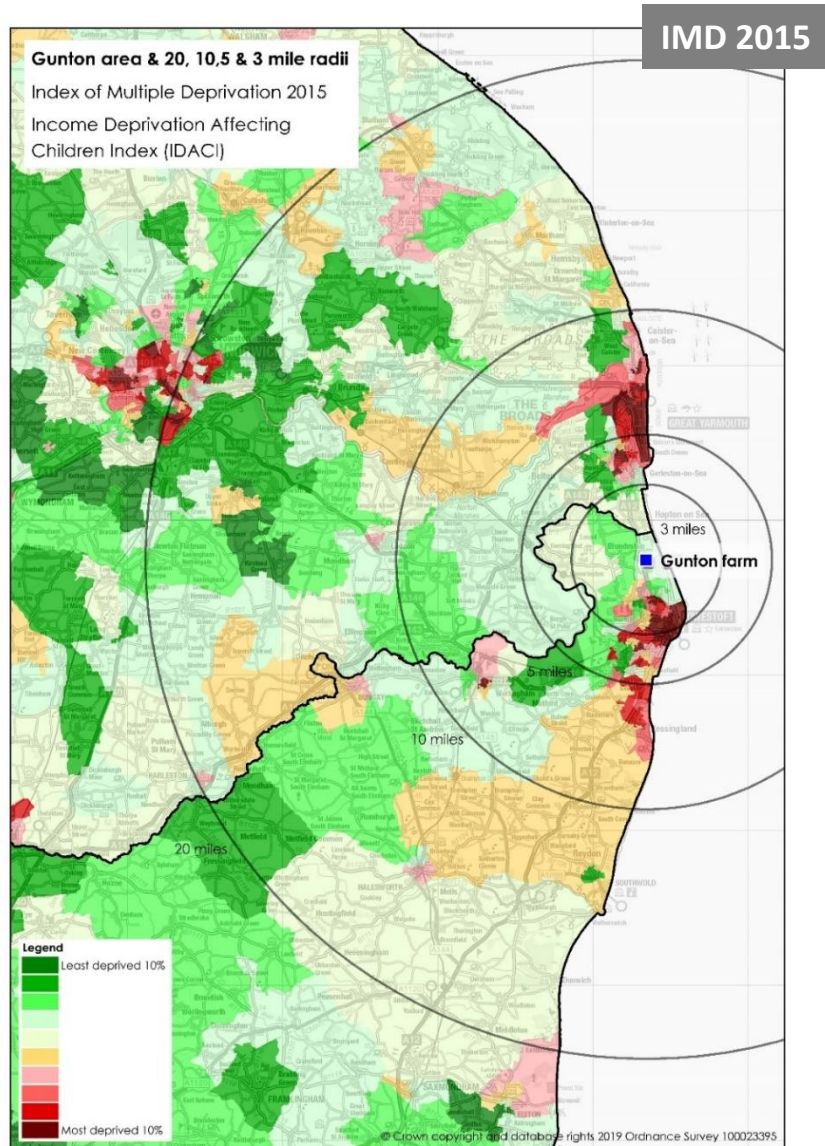


The urban areas of Lowestoft and Gr Yarmouth fall within the most **income** deprived neighbourhoods (LSOAs) in the country. And many of the LSOAs within a 20 mile radius of Gunton farm fall in the bottom 50% of LSOAs nationally on the **income** domain.

Indicators used to calculate 'Income'

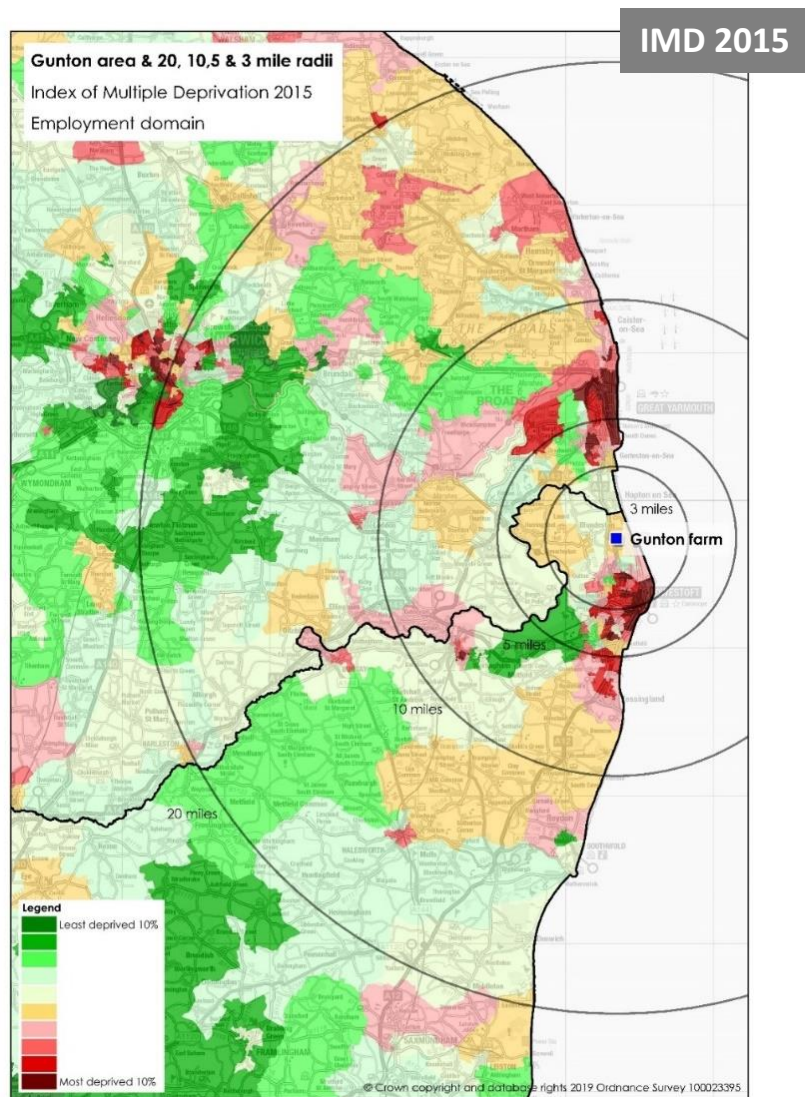
- Adults & children in
 - income Support families
 - income based Jobseeker's Allowance families
 - income based Employment and Support Allowance families
 - Pension Credit (Guarantee) families
 - Working & Child Tax Credit families not included above
- Asylum seekers in England in receipt of subsistence support, accommodation support, or both

This means that many of the areas within the 20 mile radius of the Gunton site are in the bottom 50% nationally for **income deprivation affecting children**. While the overall picture looks somewhat better for **income deprivation affecting older people**, there are also pockets of extreme relative income deprivation for this group.



Unsurprisingly, **employment deprivation** mirrors income deprivation, with the majority of LSOAs in the 10 mile radius of Gunton Farm falling in the bottom half nationally.

The percentages of 16-18 year olds living in the Suffolk neighbourhoods of the Gunton area that are **not in education, employment or training** are significantly above the Suffolk average...



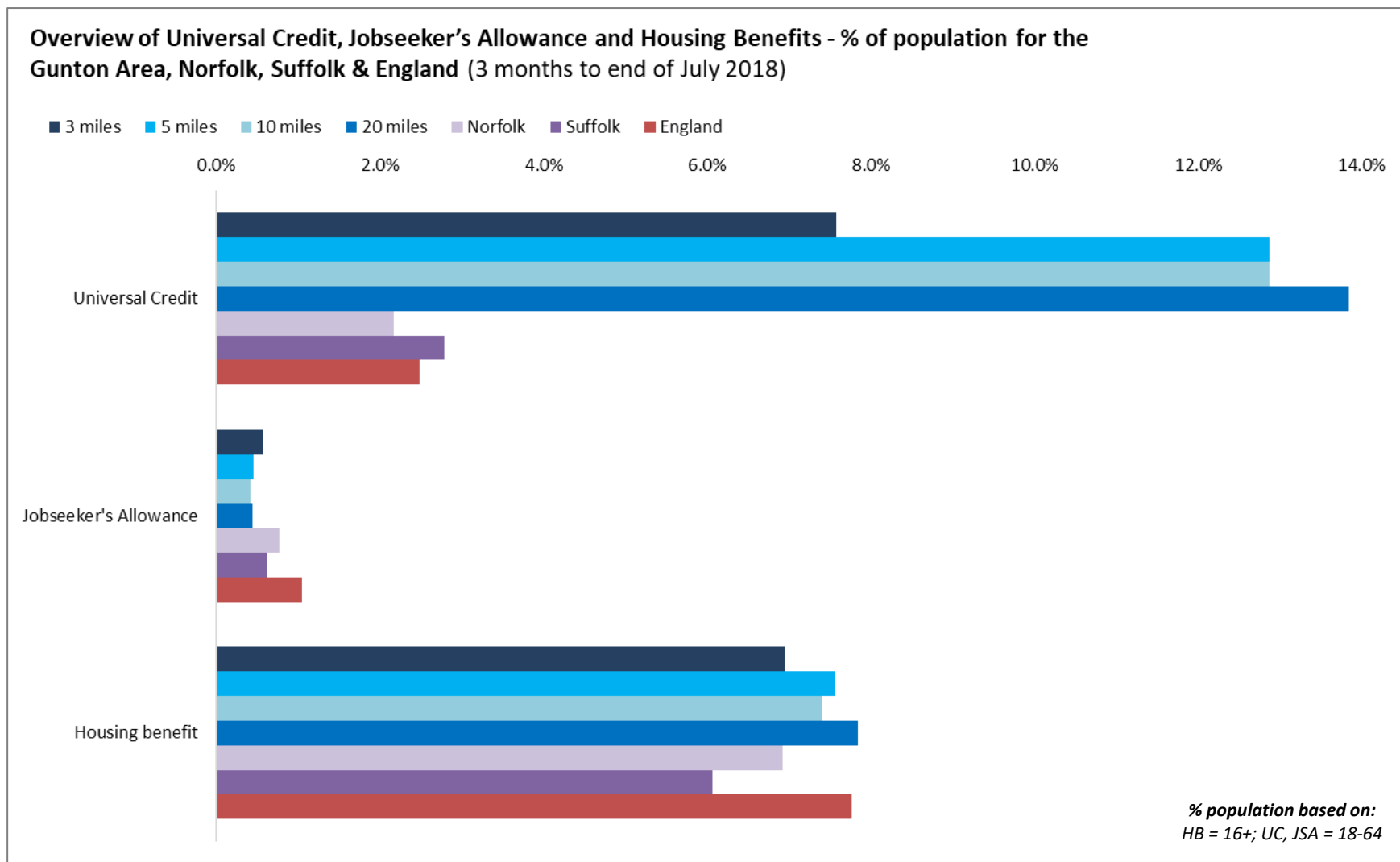
16-18 year olds not in education, employment or training (NEETS)
(12 months to Dec 2018; based on Suffolk LSOAs only)

	20 miles	10 miles	5 miles	3 miles	SUFFOLK
Number of 16-18s	192	176	158	89	889
% of 16-18 year olds	5.3%	5.8%	6.8%	7.1%	4.0%

Indicators used to calculate 'Employment'

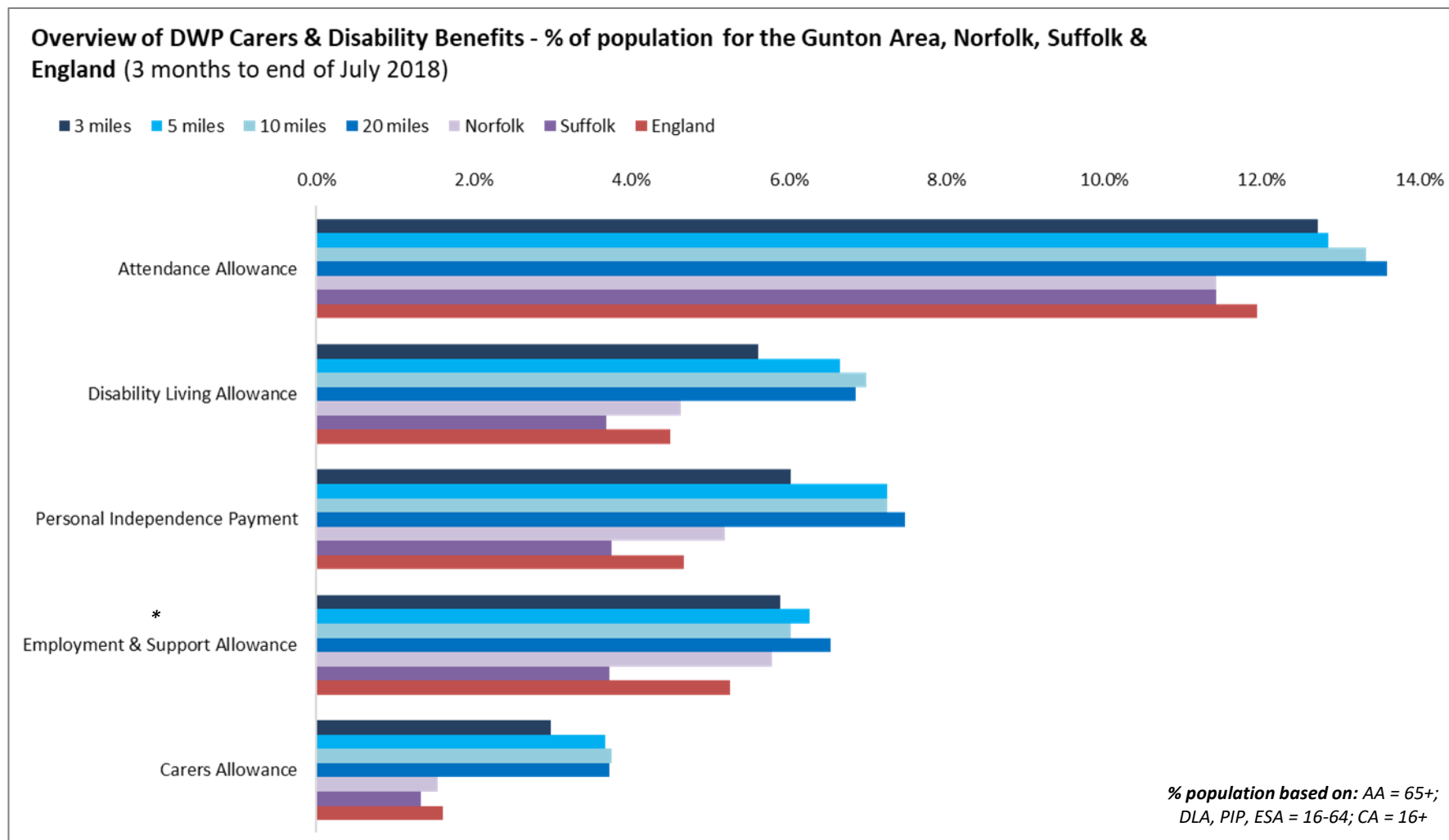
- All based on women aged 18-59 and men aged 18-64; claimants of
- Jobseeker's Allowance
 - Employment and Support Allowance
 - Incapacity Benefit
 - Severe Disablement Allowance
 - Carer's Allowance

...and this is also true for those claiming Universal Credit. Housing Benefit claimant numbers are somewhat higher in the Gunton area than across Norfolk and Suffolk.



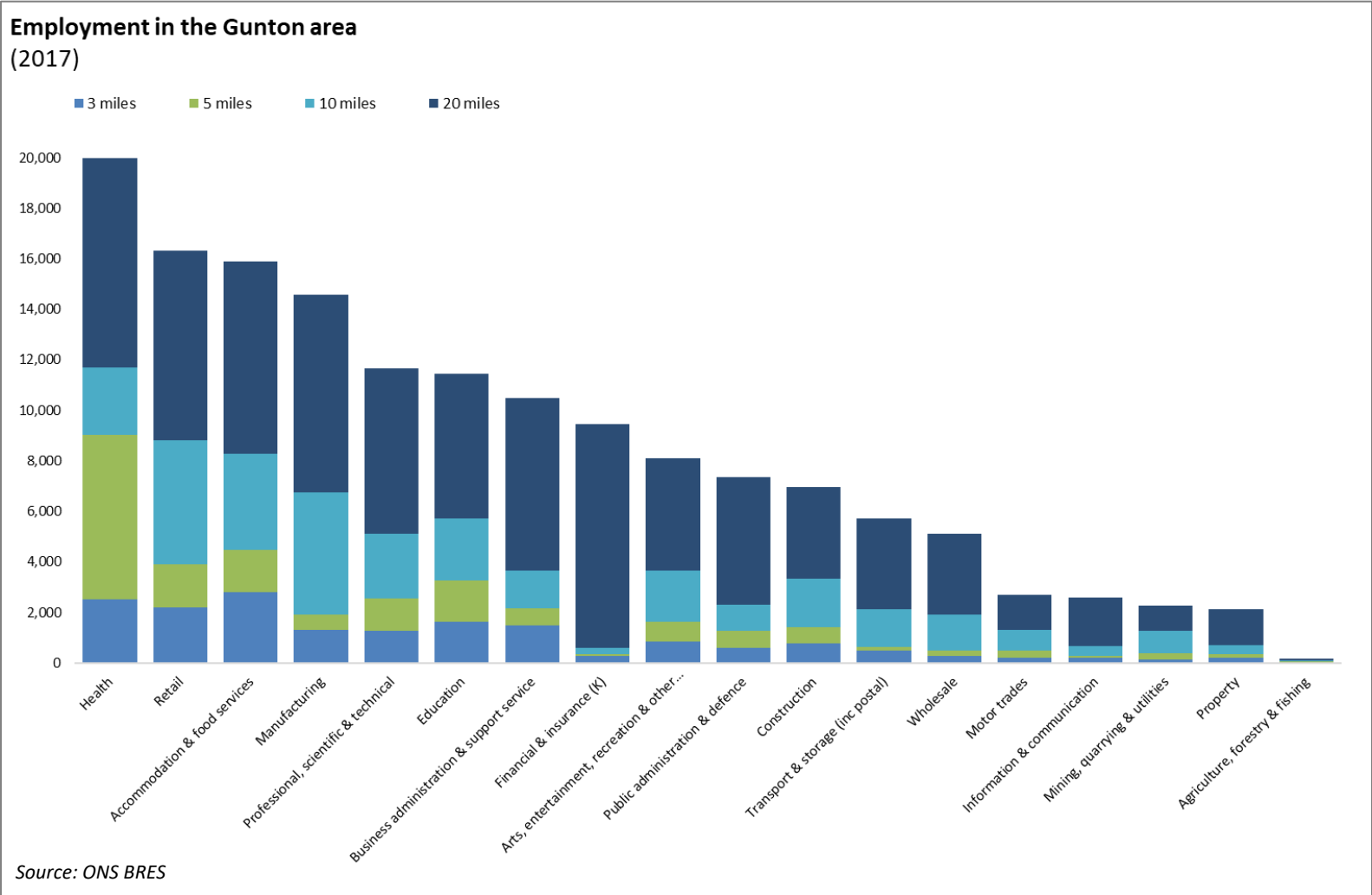
** Note – UC was rolled out by postcode across England and was completed in Dec 2018. By 2023 all existing legacy claimants will have been moved as well. Full service roll out in Gunton area: Gr Yarmouth = Apr 2016, South Norfolk & Waveney = May 2016, all other LAs = Oct 2018.*

There are also **relatively more carers & disability benefits claimants** in the Gunton Area compared to the Norfolk, Suffolk and national average.

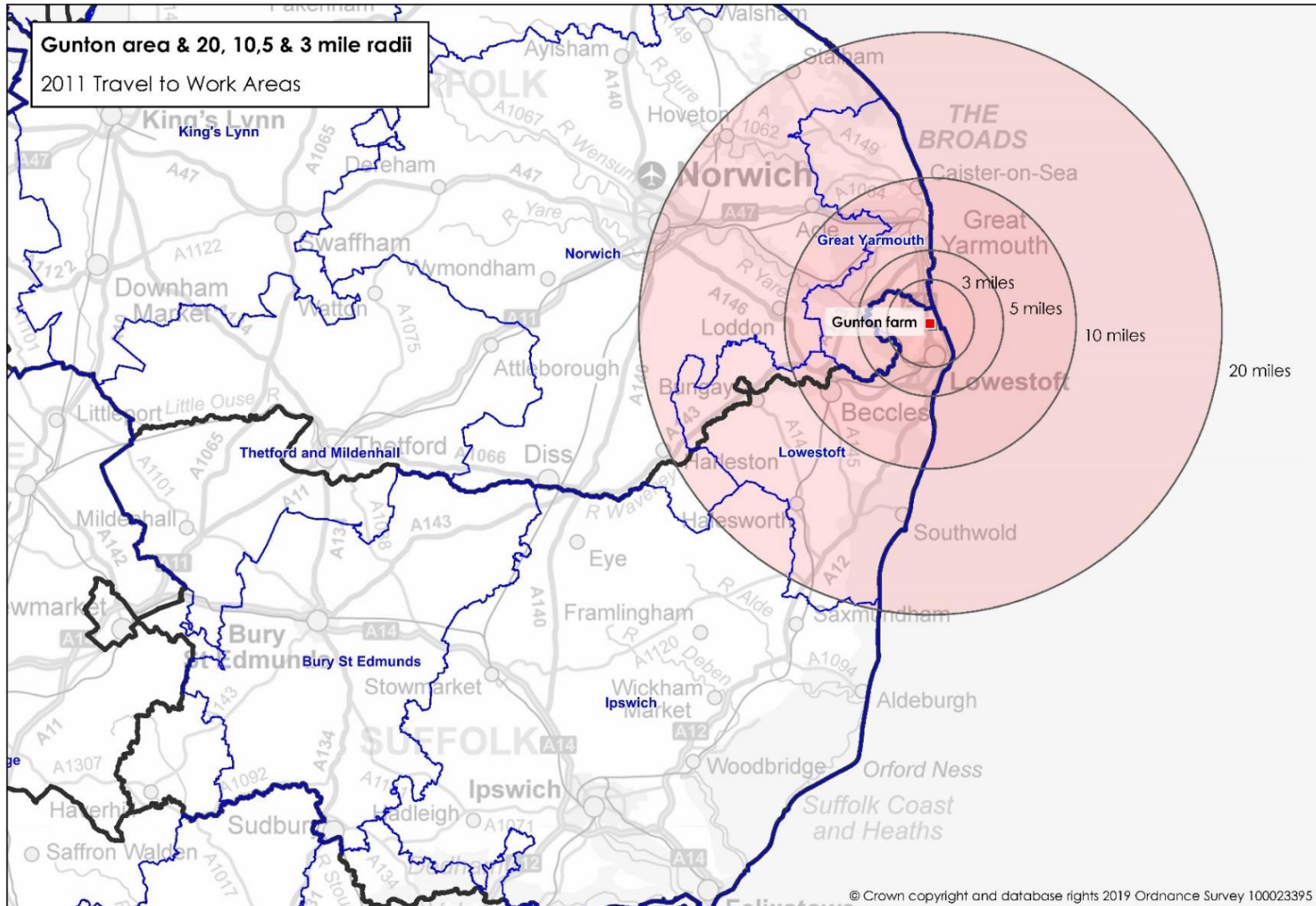


Employment in the area within 5 mile of Gunton Farm is dominated by the health sector (mainly James Paget hospital), with around 9,000 jobs

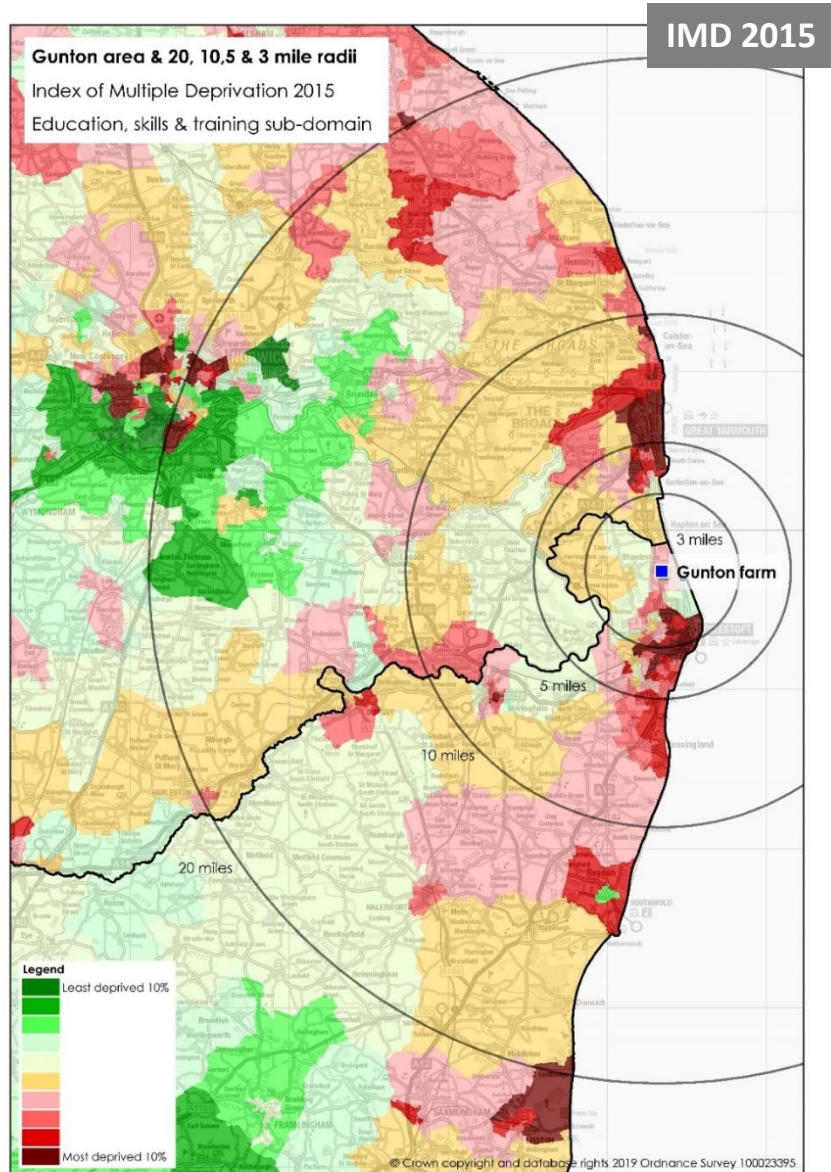
- Accommodation and food services, retail and education are the next three most important sectors within 5 miles of the site
- Within 10 miles of Gunton Farm, there is additional significant employment in manufacturing
- Norwich city centre falls within the 20 mile radius of the site, hence the additional significant employment in all sectors, particularly finance and insurance



Gunton Farm lies on the northern edge of the Lowestoft Travel to Work Area (TTWA) and therefore close to the Gr. Yarmouth TTWA. The 20 mile radius around Gunton Farm also includes the Norwich and Ipswich TTWAs.



The education, skills and training deprivation domain measures the lack of attainment and skills in the local population, both in children & young people and adults.

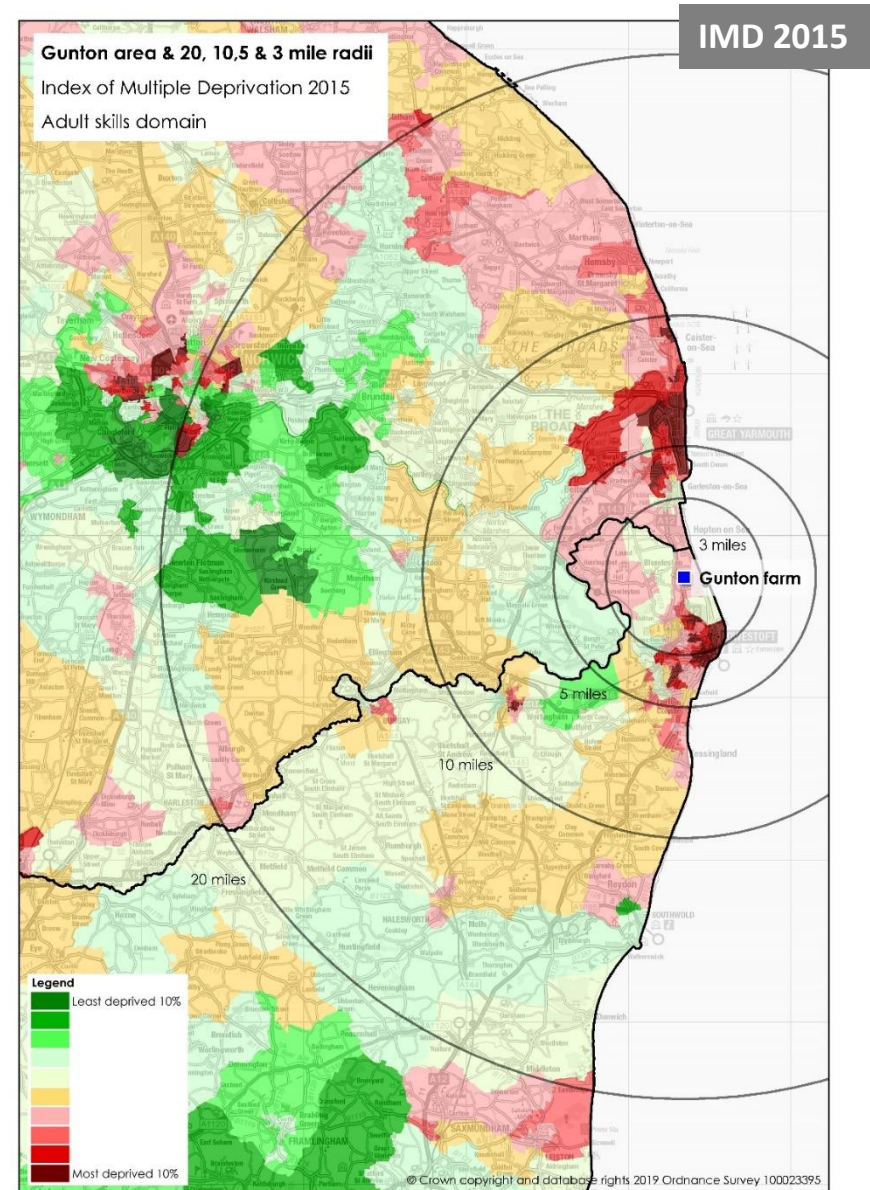
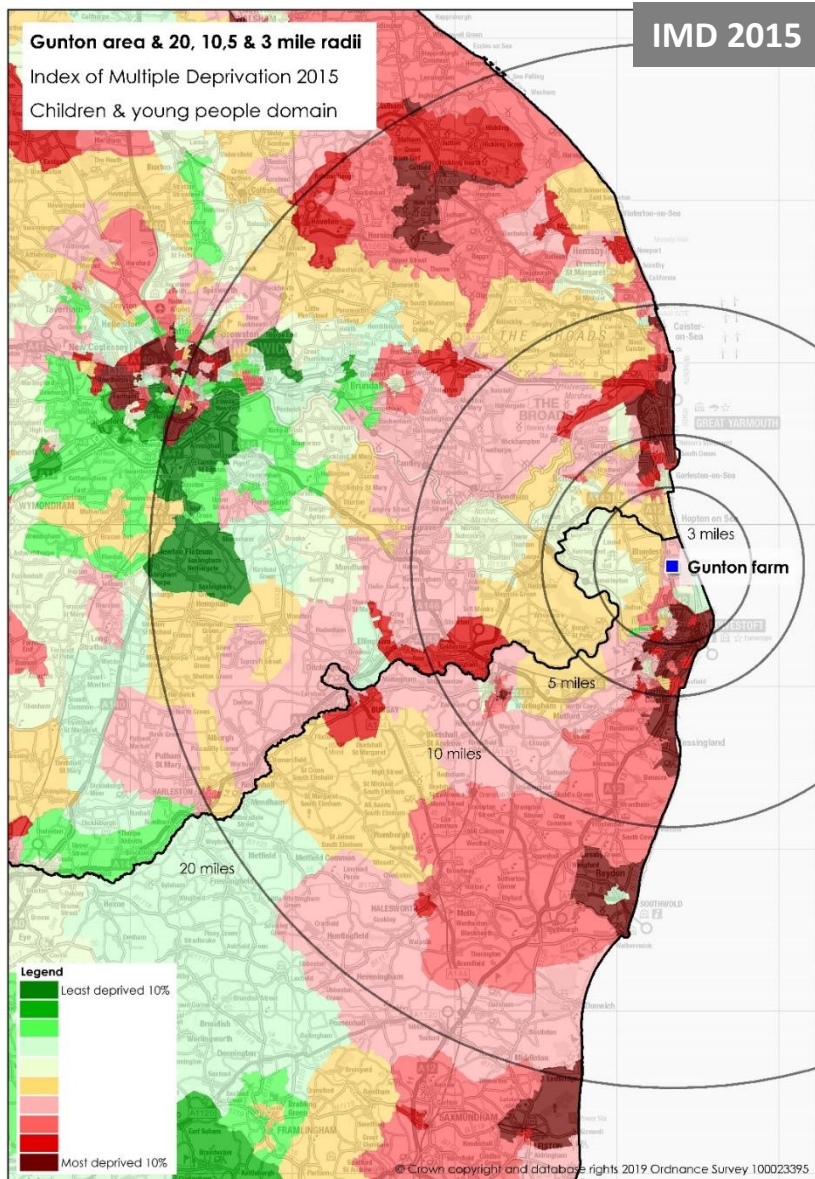


The Gunton area is **relatively deprived in terms of education, skills & training**, with the majority of LSOAs falling into the bottom half of LSOAs nationally...

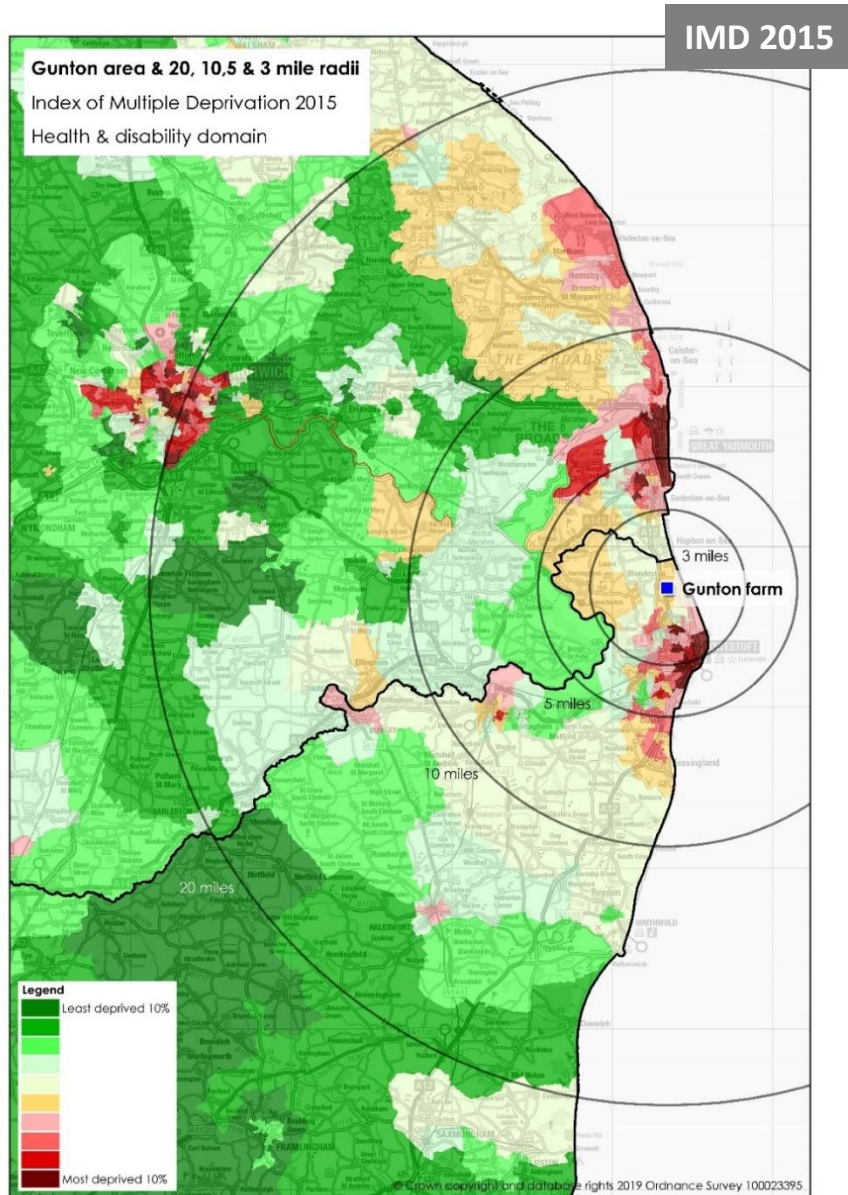
Indicators used to calculate 'Education, skills & training'

- The average points score of children taking reading, writing, and maths KS2 exams
- The average capped points score of pupils taking KS4 exams
- Secondary school absence
- Proportion not staying in education above aged 16
- Proportion of those under 21 not entering higher education
- The proportion of working age adults with low or no qualifications
- The proportion of working age adults who cannot speak English at all or well

...there is relative education, skills & training deprivation for both groups, though more so for **children and young people**.



Relative **health deprivation and disability** is highest in the immediate vicinity of Gunton Farm and in the urban centres of the Gunton area.



The detail on the following slide shows that, compared to the England average

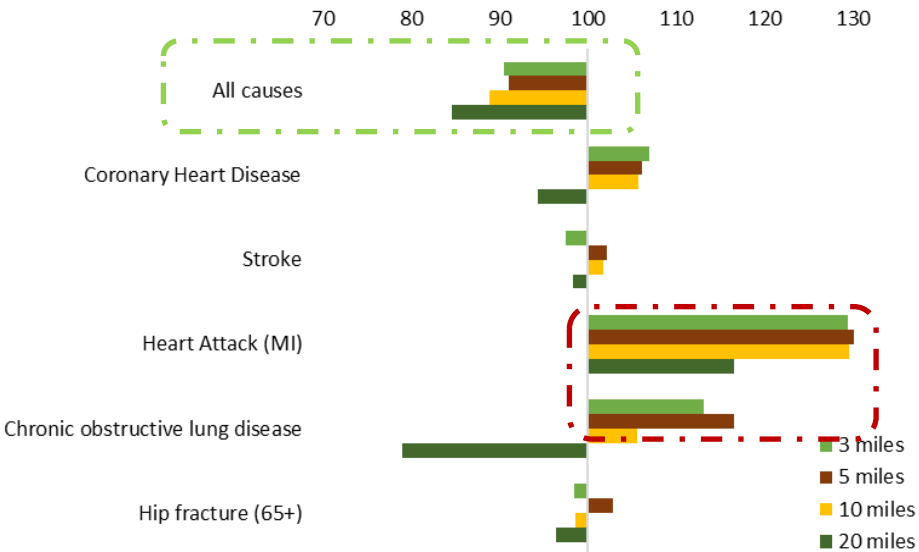
- **premature deaths and incidence of all cancers is relatively higher** in the 3, 5 and 10 mile radii of Gunton Farm
 - in particular, relative levels of lung and prostate cancer
- **emergency admissions to hospital** are relatively lower overall, however for they are disproportionately higher for Heart Attacks and Chronic Obstructive Lung Disease

Indicators used to calculate 'Health deprivation & disability'

- An age and sex standardised measure of premature death
- An age and sex standardised morbidity/disability ratio
- An age and sex standardised rate of emergency admissions to hospital
- A composite based on the rate of adults suffering from mood and anxiety disorders, hospital episodes data, suicide mortality data, and health benefits data

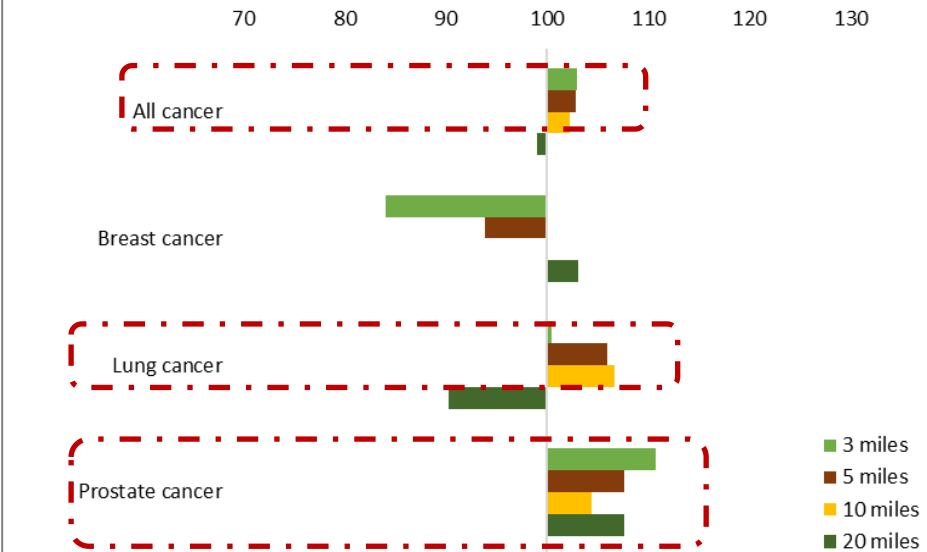
Emergency Hospital Admissions in the Gunton Area

(Standardised ratios; 100 = England)



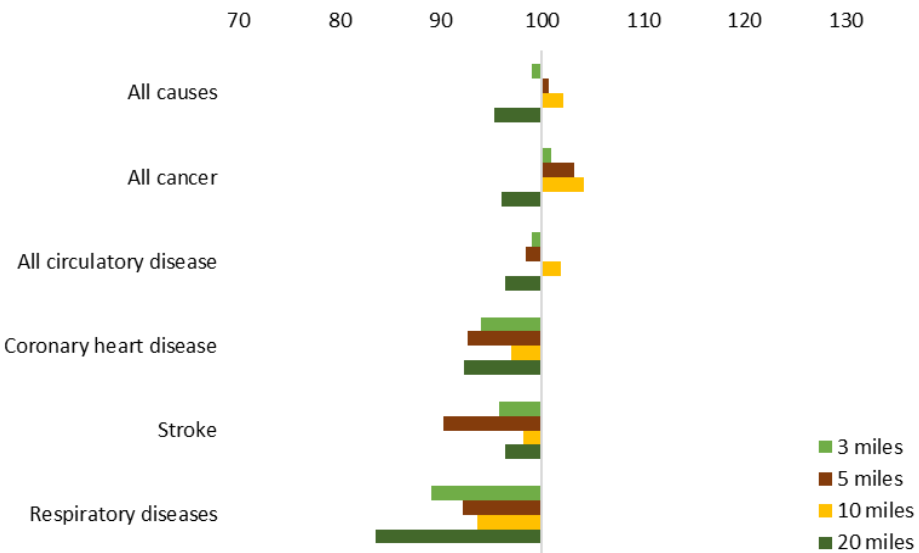
Cancer incidence in the Gunton Area

(Standardised ratios; 100 = England)



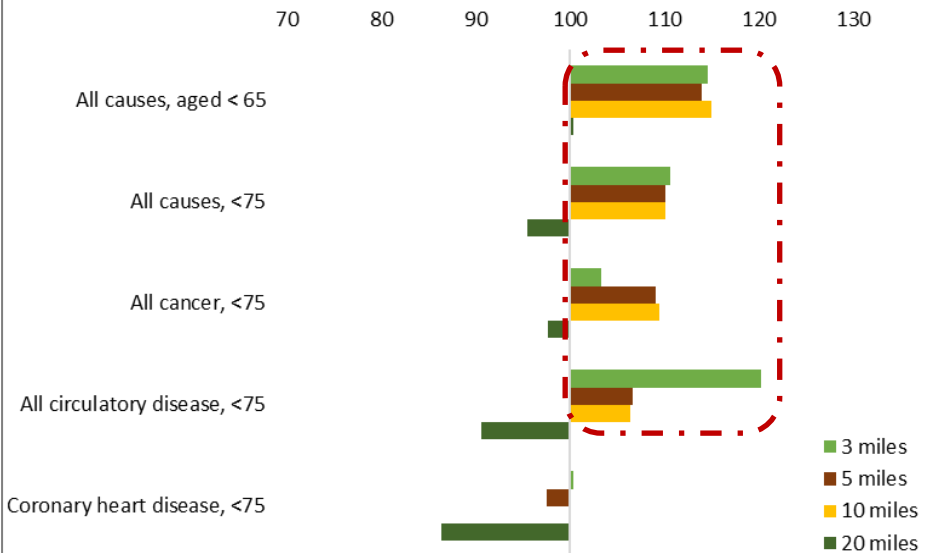
Causes of Deaths in the Gunton Area

(Standardised ratios; 100 = England)

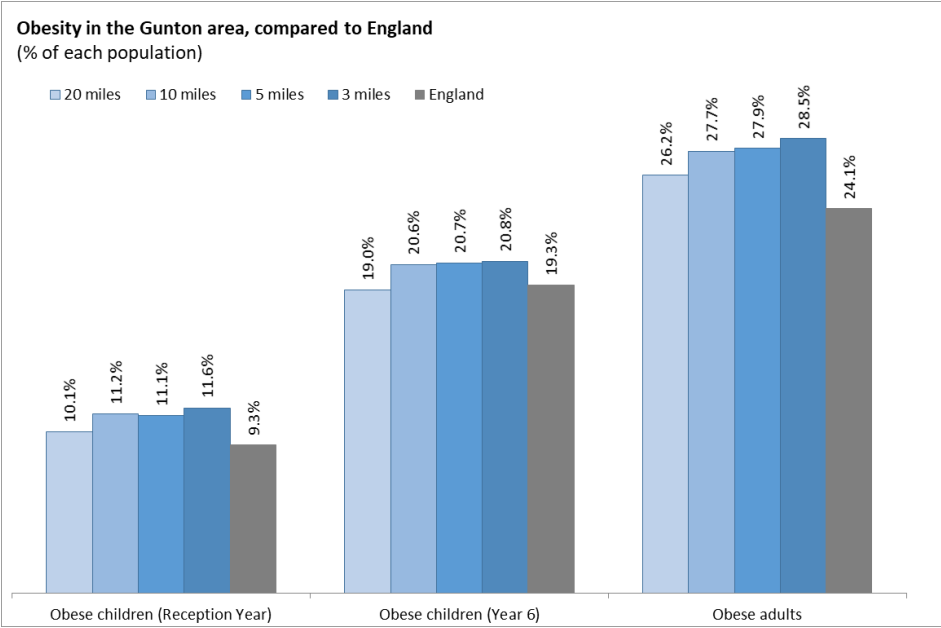
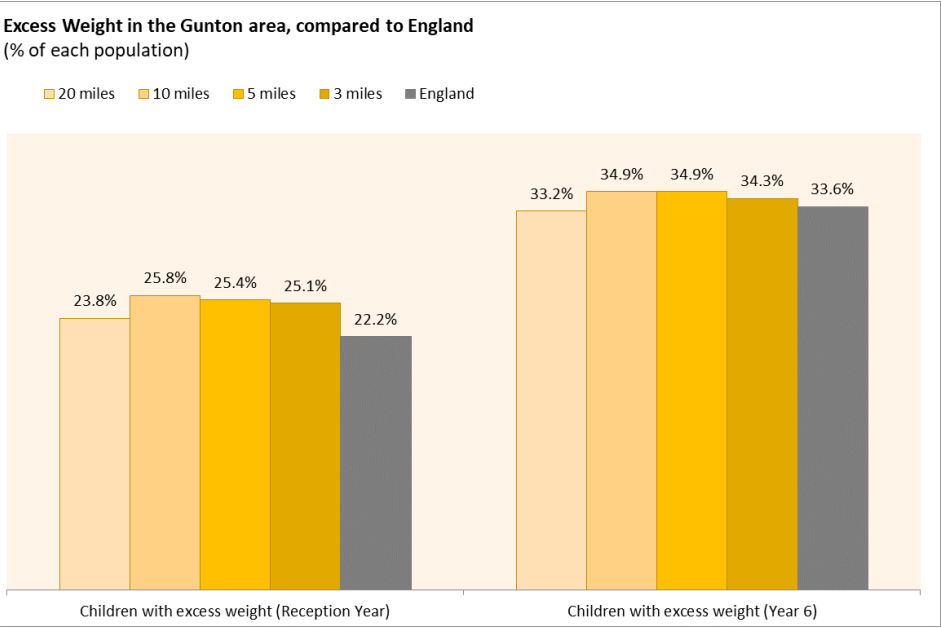


Premature Mortality in the Gunton Area

(Standardised ratios; 100 = England)

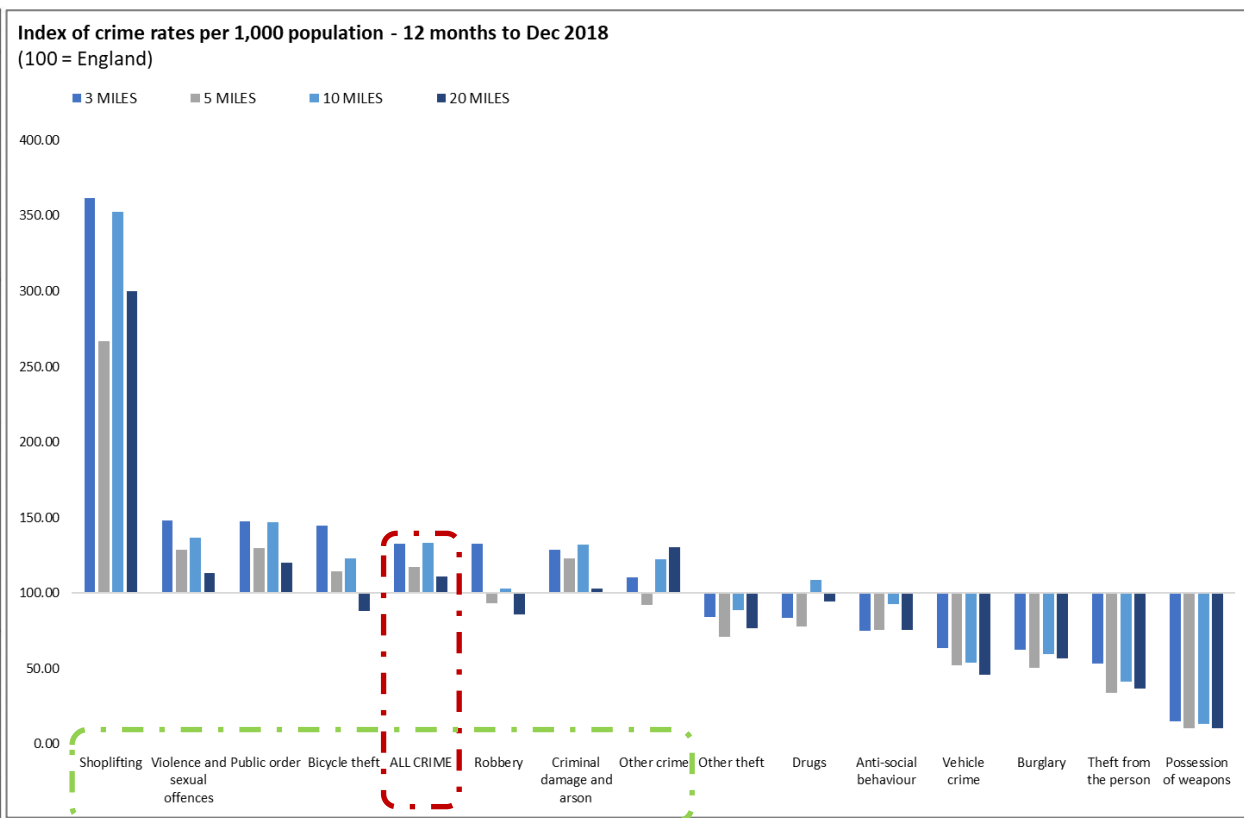
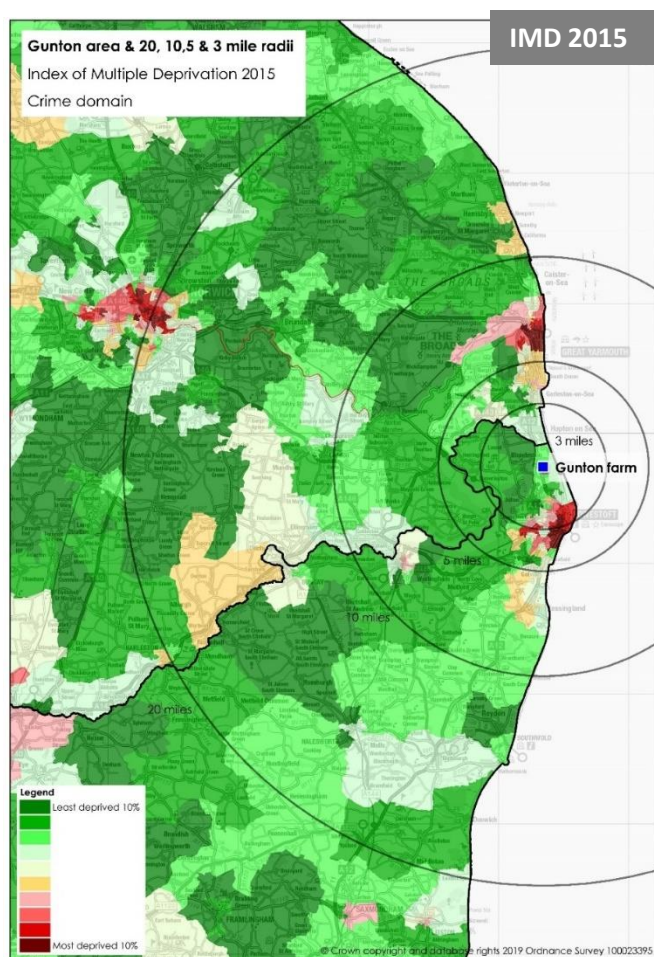


Compared to the national average, children and adults living in the Gunton area, are more likely to be (significantly) overweight or obese.



Relatively speaking, crime deprivation as measured by the IMD in 2015, was low in the Gunton area, with the exception of the urban areas, which fell into the lower quarter of crime deprived LSOAs nationally.

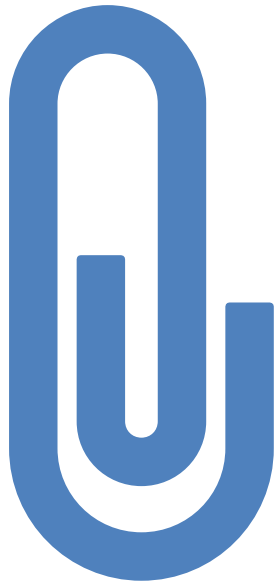
- However, latest crime data show that all crime is relatively higher in the Gunton area compared to England averages. This is driven by
 - shoplifting, violent & sexual offences, public order offences, bicycle theft, robbery and criminal damage & arson.
 - relatively higher crime rates in the 3 and 10 mile radii of Gunton Farm.



Indicators used to calculate 'Crime'

Measures given per 1,000 of at risk population; number of reported.

- violent crimes
- burglaries
- thefts
- criminal damage crimes



APPENDIX

**Number of
DWP benefit
claimants in
the Gunton
area
(3 months to end
of July 2018)**

	20 miles	10 miles	5 miles	3 miles
Attendance Allowance	11,660	5,869	3,732	1,505
Disability Living Allowance	11,755	7,289	4,569	1,765
Personal Independence Payment	12,622	7,941	4,738	1,925
Employment & Support Allowance	12,342	6,866	3,944	1,682
Carers Allowance	8,983	5,686	3,500	1,373
Universal Credit	15,307	13,574	8,103	3,436
Jobseeker's Allowance	1,142	485	264	109
Housing benefit	20,921	11,755	6,920	2,889

	3 miles	5 miles	10 miles	20 miles	Broadland	Gr. Yarmouth	N. Norfolk	Norwich	S. Norfolk	Suffolk Coastal	Waveney	Norfolk	Suffolk	England
% of 18-64s on Universal Credit	7.6%	12.9%	12.9%	13.8%	0.6%	14.0%	0.9%	1.0%	0.7%	0.6%	10.2%	2.2%	2.8%	2.5%

About Benefits

BENEFIT	DESCRIPTION
Attendance Allowance	Is a benefit for people over the age of 65 who are so severely disabled, physically or mentally, that they need a great deal of help with personal care or supervision
Disability Living Allowance	Is a benefit for people who became disabled before the age of 65 and who need assistance with personal care or mobility. From 8 April 2013, Disability Living Allowance for people of working age was replaced by Personal Independence payment (PIP) for new claims. PIP is also gradually replacing existing DLA claims for people of working age.
Personal Independence Payment	Helps with some of the extra costs caused by long-term disability, ill-health or terminal ill-health.
Employment & Support Allowance	Is an income replacement benefit for people below state pension age, who have a health condition or disability, and for that reason, are unable to work.
Carers Allowance	It is paid to carers who look after a severely disabled person for at least 35 hours a week. The severely disabled person must be getting either higher or middle rate Disability Living Allowance (DLA) care component, Attendance Allowance or maximum rate Constant Attendance Allowance with their War Pension or Industrial Injuries Disablement Benefit.
Universal Credit	<p>Being introduced in stages by postcode area.</p> <p>Single payment based upon the circumstances of the household.</p> <p>Available to people who are in work and on a low income.</p> <p>Available to people who are out-of-work.</p> <p>Support for housing costs, children and childcare costs are integrated.</p> <p>Also provides additions for disabled people and carers.</p> <p>The following benefits will be replaced as UC rolls out:</p> <ul style="list-style-type: none"> * Income-based Jobseeker's Allowance * Income-related Employment and Support Allowance * Income Support * Working Tax Credit * Child Tax Credit * Housing Benefit
Jobseeker's Allowance	Is an unemployment benefit to people who are unemployed and actively seeking work. Intended to cover living expenses while the claimant is out of work. Claimants must be between 18 years of age and the State Pension age. There are two forms of Jobseeker's Allowance, contribution-based and income-based.
Housing benefit	Helps to pay for part or all rent for those on a low income; regardless of whether they are unemployed or working.

The Index of Multiple Deprivation (IMD) is made up of seven categories

With each category, or domain, receiving a different weighting.

Domain	Weighting
Income deprivation	22.5%
Employment deprivation	22.5%
Health deprivation and disability	13.5%
Education, skills and training deprivation	13.5%
Barriers to housing and services	9.3%
Living environment deprivation	9.3%
Crime	9.3%