

Housing

**Fylde Coast Sub Region Housing Market Assessment**

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## **The Fylde Coast Sub Region Housing Market Assessment**

A Fylde Coast Sub Region Strategic Housing Market Assessment has recently been carried out in order to identify actions that will help deliver better housing and social and economic outcomes for those living in Blackpool, Fylde and Wyre.

A Housing Needs Assessment was part of this study. Some of the findings were as follows:

### **Current Need**

- As at 2007, Fylde Coast Strategic Housing Market Area (SHMA) has 10,720 waiting list applications of which 3,180 are priority applicants and a total of 3,270 are classified as in current need – approximately 40% in Blackpool, 40% in Fylde and 20% in Wyre
- This gives rise to an annual need of 650 households, over the next five years
- In Blackpool, and urban Wyre, the private rented sector plays a key role in accommodating households who do not have the means to pay market rents, but who are eligible for housing benefits
- 23% of Blackpool's households receive housing benefits and 83% of private rented dwellings are benefit cases
- A benefits driven market has emerged in and around the urban cores. It appears to be both a magnet for and satisfier of housing need

### **Future Need**

- Average net household growth to 2011 is projected to be about 2,000 households per annum across the Fylde Coast SHMA
- About 50% of newly forming households are estimated not to be able to afford market housing (private rented or sale) that is about 1,000 households per annum
- Every year it is estimated that 860 new applicants in need join the SHMA authorities housing waiting lists
- Taking account of the area estimates, the total minimum newly arising need per annum is calculated at 1,820 per annum for the next five years

### **Affordable Housing Supply (Social Rented)**

- Net social relets are estimated to total 950 per annum and there is an anticipated annual supply of 120 new social units
- There is only a limited supply of RSL shared ownership properties (630 in Blackpool and 130 in Wyre) with low or no turnover

### **Level of Housing Need**

- The Housing Needs Assessment demonstrates a need for an additional 1,280 social rented properties per annum, on top of what is planned to be delivered
- The overall shortfall is highest in Fylde and Wyre
- A 10% affordability improvement would reduce the need for additional supply to 1,110. Conversely a 10% affordability decline would increase the need to 1,500 dwellings per annum
- Whilst the profile of housing need suggests the main Fylde Coast SHMA requirement is for 1 bed properties, in Blackpool the supply of 1 beds as bedsits appears to be disproportionate to need, implying a need to prioritise provision of 2 and 3 bed dwellings in the future.

(Source: Fylde Coast Strategic Housing Market Assessment, DTZ, April 2008)

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## **Glossary**

RSL            Registered Social Landlord

SHMA         Strategic Housing Market Area

### **Where can I get further information on the issues covered in Blackpool Figures?**

Blackpool Figures collects its summary information from a range of detailed reports and web sites. All sources are clearly acknowledged and referenced throughout the work

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