

Table 10.1 Basic Needs Assessment Model		
B: BACKLOG OF EXISTING NEED		
<i>Element</i>	<i>Notes</i>	<i>Final number</i>
1. Backlog need existing households	Number of households currently living in unsuitable housing	3,389
2. <i>minus</i> cases where in-situ solution most appropriate	In situ (or outside the District) solution most appropriate for 2,877 households	Leaves 455
3. <i>times</i> proportion unable to afford to buy or rent in market	64.0% = 291 – also remove 160 social renting tenants	130
4. <i>plus</i> Backlog (non-households)	Homeless = 0	0
5. <i>equals</i> total Backlog need		130
6. <i>times</i> quota to progressively reduce backlog	Suggest 20% as in ODPM report	20%
7. <i>equals</i> annual need to reduce Backlog		26
N: NEWLY ARISING NEED		
8. New household formation (gross, p.a.)		665
9. <i>Times</i> proportion unable to buy or rent in market	59.5% cannot afford market housing	Leaves 397
10. <i>plus</i> ex-institutional population moving into community		0
11. <i>plus</i> existing households falling into need		453
12. <i>plus</i> in-migrant households unable to afford market housing		350
13. <i>equals</i> Newly arising need	9+10+11+12	1,200
S: SUPPLY OF AFFORDABLE UNITS		
14. Supply of social relets p.a.	Excludes transfers within social rented stock and includes 'relets' of shared ownership	591
15. <i>minus</i> increased vacancies & units taken out of management	Letting opportunities lost	
16. <i>plus</i> committed units of new affordable supply p.a.	Letting opportunities gained	-11
17. <i>equals</i> affordable supply	14-15+16	580
18. Overall shortfall/surplus	7+13-17 (per annum)	646

NB Elimination of the backlog over a five-year period is recommended in the Guide. However, the Council can make a policy decision to do so over a longer period.