

## Range of OANs expressed using GBC demographic and employment-led figures

Guildford Borough Council										
Demographic starting point (2016 SNPP) (dpa)										
	with application of 2014 HFRs	422								
	with 2014 HFR adjustment (PRT)	475								
Economic-led need (dpa)										
	with application of 2014 HFRs	514								
	with 2014 HFR adjustment (PRT)	571								
		<b>Revised GBC OAN</b>	<b>Draft Local Plan</b>	<b>2016 Reg 19</b>	<b>BW Reps</b>	<b>SA Option 8</b>	<b>1.5% of stock</b>	<b>BW AR 'peg'***</b>	<b>2% of stock</b>	<b>Lichfields AR 'peg'****</b>
<b>OAN minus 23 dpa for students</b>		<b>571</b>	<b>631</b>	<b>670</b>	<b>766</b>	<b>802</b>	<b>847</b>	<b>1,096</b>	<b>1,137</b>	<b>1,201</b>
Market signals uplift										
	on Demographic (475 dpa)	+20%^	+33%^	+41%^	+61%	+69%	+78%	+130%	+139%	+153%
	on Economic (571 dpa)	0%^	+11%^	+17%^	+34%	+40%	+48%	+92%	+99%	+110%
Student adjustment		+23 dpa								
<b>OAN (dpa)</b>		<b>594</b>	<b>654</b>	<b>693</b>	<b>789</b>	<b>825</b>	<b>870</b>	<b>1,119</b>	<b>1,160</b>	<b>1,224</b>
As % of housing stock (58,019 dwellings)*		1.0%	1.1%	1.2%	1.3%	1.4%	1.5%	1.9%	2.0%	2.1%
Median Affordability ratio at 2034		16.83	16.34	16.02	15.23	14.94	14.57	12.53	12.20	11.70
% change in AR from 2017		+34%	+30%	+28%	+22%	+19%	+16%	0%	-3%	-7%
Affordable housing delivery @ 40%		238	262	277	316	330	348	448	464	490
Shortfall of affordable housing need (517 dpa)		-279	-255	-240	-201	-187	-169	-69	-53	-27
Shortfall of affordable housing need (468 dpa)		-230	-206	-191	-152	-138	-120	-20	-4	22

\* Expressed as % of housing stock in 2017. This will differ to the compound rate presented in Lichfields analysis.

\*\* 'Pegged' at 2017 levels

\*\*\* 'Pegged' at 2015 levels

^ Note: GBC does not include a market signals uplift

## Range of OANs expressed using Forum demographic and employment-led figures

		Forum								
Demographic starting point (2014 SNHP) (dpa)										
	with application of 2014 HFRs	567								
	with 2014 HFR adjustment (PRT)	607								
Economic-led need (dpa)										
	with application of 2014 HFRs	n/a								
	with 2014 HFR adjustment (PRT)	689								
		Revised GBC OAN	Draft Local Plan	2016 Reg 19	BW Repls	SA Option 8	1.5% of stock	BW AR 'peg'***	2% of stock	Lichfields AR 'peg'***
<b>OAN minus 23 dpa for students</b>		<b>571</b>	<b>631</b>	<b>670</b>	<b>766</b>	<b>802</b>	<b>847</b>	<b>1,096</b>	<b>1,137</b>	<b>1,201</b>
Market signals uplift										
	on Demographic (607 dpa)	-6%^	+4%^	+10%^	+26%	+32%	+40%	+81%	+87%	+98%
	on Economic (689 dpa)	-21%^	-8%^	-3%^	+11%	+16%	+23%	+59%	+65%	+74%
Student adjustment		+23 dpa								
<b>OAN (dpa)</b>		<b>594</b>	<b>654</b>	<b>693</b>	<b>789</b>	<b>825</b>	<b>870</b>	<b>1,119</b>	<b>1,160</b>	<b>1,224</b>
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