

OAN Component		GHF January 2019	Guildford BC – GBC-LPSS-033b & GBC-LPSS-SoCG-009
Household Projections (2015-2034)		545hpa	313hpa
		CLG 2014-based household projections,	CLG 2016-based household projections
Demographic Led Need (Following Adjustment)	Dwelling Conversion Factor	567dpa	320dpa
		4% vacancy rate (West Surrey 2015 SHMA)	2.3% vacancy rate (Council tax base 2016)
	Migration Led adjustment	567dpa	320dpa
		No adjustment made	No adjustment made
	Household Formation Rate adjustment	609 dpa	396dpa
		Scenario applied to adjust formation rates for 25-34 cohort to return rate back to 2001 levels by 2031.	Scenario applied to adjust formation rates for 25-34 cohort to return rate back to 2001 levels by 2031.
Economic Adjustment	Employment Trends /Forecasts	14,600 jobs	14,600 jobs
		0.8% growth (based on conclusions from ID/5)	0.8% growth (based on conclusions from ID/5)
	Economic Activity Rates	2011 Census EARs for Guildford, applied to 2017 OBR forecast rate of change	2011 Census EARs for Guildford, applied to 2017 OBR forecast rate of change
	Commuting Ratio	Rate of 0.91 from the 2011 Census held constant.	Rate of 0.9 from the 2011 Census held constant.
	Unemployment Rate	3.6% in 2014, incrementally decreasing to 3.2% in 2021 (APS based)	-400 reduction between 2015-2017, held constant thereafter.
	Economic Led Needs	653dpa	539dpa
		Concluded economic led need.	Concluded economic led need.
Market Signals Uplift		653dpa	539dpa
		No adjustment made beyond economic need, as recommended by ID6 (para 7)	No adjustment made beyond economic need, as recommended by ID6 (para 7)
Affordable Housing Need		517 affordable dpa (1,292 total dpa at 40% delivery)	517 affordable dpa (1,292 total dpa at 40% delivery)
		2015 SHMA Tables 44/46	2015 SHMA Tables 44/46
Specialist Accommodation		1,061 units	1,061 units
Student Accommodation		23dpa	23dpa
Concluded full OAN for Guildford (exc. Specialist accommodation)		676dpa	562dpa
Guildford Contribution to Unmet Needs in Woking		41dpa	None proposed