

**Strategic Housing Market Assessment Update Event 2009
Stakeholder Feedback**

Stakeholder Comments
Areas of the presentation which were most useful: All areas were reported as being of use but the migration data, population projections and housing market analysis were highlighted as particularly useful.
Areas which could have benefited from further research: <ul style="list-style-type: none">• Affordability – percentage of household income versus housing cost• Intermediate tenure• Movement trends between LA areas including Ipswich• Comparisons per district and in different tenures• Housing need – where are the shortages and what type of units are required.
Suggested sources of information available from the organisations who attended: <ul style="list-style-type: none">• Other SHMA's• Planning Annual Monitoring Reports• Research teams (Savills)
How useful was the meeting and would it have been better to circulate a report instead? All respondents said the meeting and opportunity for discussion was good.
How often should SHMA updates be conducted? There was almost an even split between either biannual or annual updates.
A number of attendees indicated they would be interested in attending future Housing Market Partnership meetings

Additional Comments

Below is a table of general comments made by the attendees throughout the presentation

Area	Comment
Migration	The outflow from Colchester to London is likely to be influenced by employment and higher education
Housing Market	Slump in three bed properties due to change in stamp duty The number of empty homes for 2009 and 2010 will prove interesting as developers have ceased speculative production and are now developing to order.
Affordability	How can we encourage more private landlords to remain operating in the area?
	Private rented sector landlords may capitalize on any perceived recovery in the market prompting them to sell properties, therefore potentially increasing homeless cases from the private rented sector.
	25% of household income is relatively unrealistic
<i>General comments</i>	
How are you going to factor in home-buy initiatives?	
Is there the capacity for land to be acquired by trading the equity of the finished property?	
Ask people what they consider to be an affordable proportion of their income to spend on housing costs.	
The future of mortgage provision is key	