

Questions

- Previously discussed a figure of around 500dpa for Wirral (2,470 dwellings 2011-30). Is this too high in the light of updated demographic data?
- General clustering around 400-700 dpa – how does this align with WBC's economic aspirations?
- How do we address the issue of backlog, or past under-delivery on RS 500 dpa target?
- To what extent should the past take up rate of 264 dpa frame the requirement?
- Stabilising job growth results in a very high housing requirement figure due to the ageing population – is this an appropriate aspiration?
- Latest 2011 household projections indicate a lower level of need (351 dpa) – to what extent should this depress the dwelling requirements?
- Could we reduce the high vacancy level over time, and hence the housing requirement?
- Similarly, could we reduce the very high net out commuting rate over time, and hence the housing requirement?
- Will demolitions really decline, or will there always be an underlying level of stock rationalisation given poor quality of many of the existing offer?
- Do we need to meet the housing needs of adjacent Boroughs?
- To what extent do we think that international migration rates will change in the HMA?
- Is this sufficient to meet our social housing needs?

Issues to discuss

- Do we agree on the approach taken to defining affordable housing need in the emerging SHMA?
- Are the figures underpinned by the most robust and up-to-date data sources?
- How does housing need differ across the eight sub-areas Wallasey / Commercial Core / Birkenhead / Bromborough & Eastham / Mid-Wirral / Hoylake & West Kirby / Heswall / Rural Areas?
- What is the level of demand for different sizes and types of market and affordable housing?
- What are the emerging implications of the Government's changes to the benefits system, social housing funding regimes and the 'bedroom tax'?
- What are the wider interactions between adjoining HMAs and the Wirral HMA?
- What are the particular housing requirements of the following special groups:
 - Families
 - Older residents
 - Key Workers
 - BME groups
 - Disabled residents
 - Young people
 - Those living in rural areas
 - Other 'hard to reach' groups?