



1. This short note has been prepared by Iceni as an Addendum to our September 2025 Report “*Updated Housing Needs Evidence for Rugby Borough*” specifically to consider the affordable housing needs position over the revised plan period which now extends to 2042.

Affordable housing need to 2042 rather than 2043

2. The main analysis of affordable housing need looks at an 18-year period from 2025 to 2043 which was being considered as the potential plan period at the time of drafting the report. It is now the case that the plan period will end in 2042 which gives rise to a very modest change to the estimates of annual affordable housing need. Below we discuss the key elements and revise the annual need for the 2025-42 period:
 - **Current need** – the report estimated a current need from 882 households (excluding those already living in affordable housing). This was annualised over the plan period to estimate a need for 49 dwellings per annum (882/18). If the plan period is shortened by 1-year then this estimate rises to 52 per annum (882/17) – a very modest change;
 - **Newly-forming households** – estimates of need were based on the number of newly-forming households each year over the plan period and then estimates of the proportion unable to afford market housing. Going back to the demographic projections shows removing the final year (2042-43) would see a reduction in average estimated gross household formation of 3 households per annum on average (going from 1,121 to 1,118). Estimates of affordability are unchanged as these are based on data as of the time of the study and in total with the different plan period the need from newly-forming households would be estimated to be 557 per annum, down from 558;
 - **Existing households falling into need** is based on past trends and projected forward as an annual estimate – the annual need there does not change with the different plan period; and
 - **The supply of relets and resales** is again based on past trends (data for the previous three years) which for the purposes of modelling is projected forward on an annual basis. These figure therefore also do not change with a different plan period

3. The table below brings together analysis of the affordable need if carried out for the 2025-42 rather than 2025-43 period – this table can be compared with Table 5.7 of the main report. Overall this shows **estimated annual affordable need increasing from 474 per annum to 475 per annum**, with the same split between those unable to buy or rent and those able to rent but not buy.

Table 1: Estimated Need for Affordable Housing (per annum) – 2025-42

	Unable to buy OR rent	Able to rent but not buy	TOTAL
Current need	43	9	52
Newly forming households	415	142	557
Existing households falling into need	112	24	136
Total gross need	569	175	745
Relet/resale supply	230	40	269
Net need	339	136	475
% in affordability category	71%	29%	100%

Source: Icenis analysis

4. The change in plan period has no material impact on estimated affordable need or any policy response arising from this.