

slightly higher need for three-bedroom homes in St.Helens and fewer one-bedroom properties. Overall, however, the differences between areas are not considered to be particularly significant.

**Table 75: Estimated Size of Additional Dwellings Needed 2014 to 2037 – Affordable Housing – local authority outputs**

Size	Halton	St.Helens	Warrington	Mid-Mersey
1 bedroom	44.8%	39.4%	48.7%	45.4%
2 bedrooms	28.4%	29.2%	25.7%	27.2%
3 bedrooms	23.8%	29.5%	23.0%	24.8%
4+ bedrooms	3.0%	1.9%	2.7%	2.6%
Total	100.0%	100.0%	100.0%	100.0%

Source: Housing Market Model

### Indicative Targets by Dwelling Size

9.23 The table and figure below summarises the above data in both the market and affordable sectors under the modelling exercise. A vacancy allowance (see Paragraph 4.55) has been factored in when moving from household figures to estimates of housing need/demand (the same figures have been used as in the demographic modelling (paragraph 4.55)).

**Table 76: Estimated dwelling requirement by number of bedrooms (2014 to 2037) – Mid-Mersey**

Number of bedrooms	Market			Affordable		
	House-holds	Dwellings	% of dwellings	House-holds	Dwellings	% of dwellings
1 bedroom	1,514	1,565	6.0%	3,820	3,950	45.4%
2 bedrooms	8,114	8,397	32.2%	2,289	2,368	27.2%
3 bedrooms	13,032	13,485	51.7%	2,082	2,155	24.8%
4+ bedrooms	2,556	2,640	10.1%	215	223	2.6%
Total	25,216	26,087	100.0%	8,405	8,696	100.0%

Source: Housing Market Model