

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 10b

Update on Housing targets

To: **Cambridgeshire Horizons Board**

Date: **25 March 2009**

From: **Sub-Regional Housing Co-ordinator**

Purpose: **To inform the Board on progress with housing delivery up to the end of December 2008**

Recommendation: **The Board is invited to note progress and comment on the matters raised in the report.**

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1. HOUSING COMPLETIONS UPDATE

1.1 Introduction

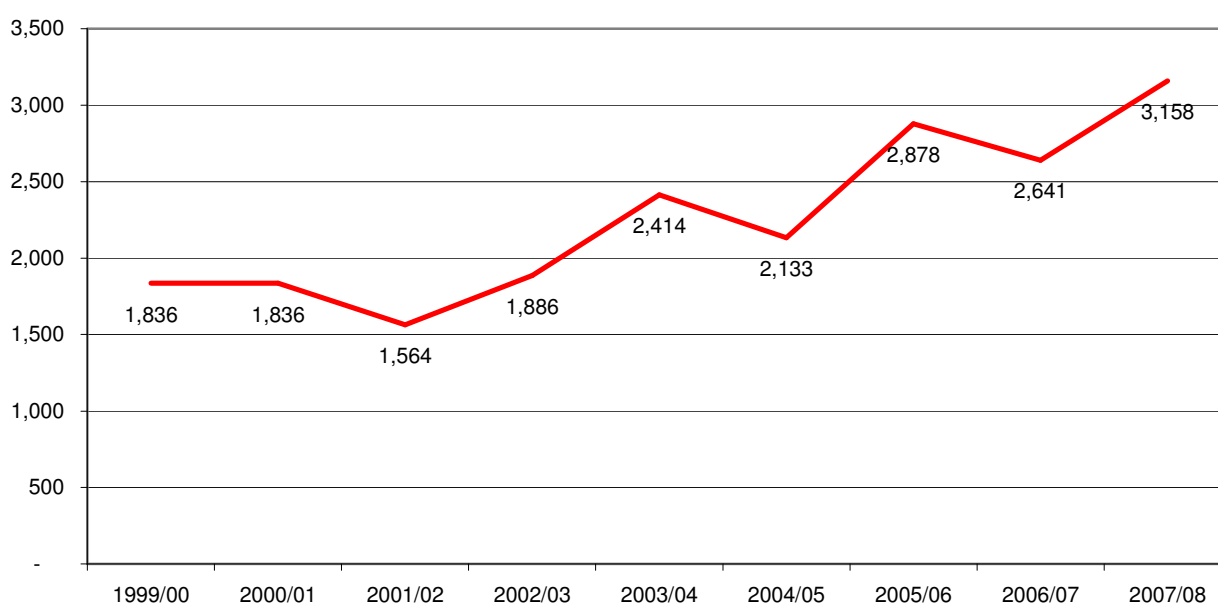
1.1.1 The County Council undertakes a comprehensive survey each year to identify the number of housing completions as at the end of March, and a quarterly update on sites of more than 100 homes.

1.1.2 This paper updates the Board on the December 2008 position. It provides year-end figures for sites of under 100 homes (referred to as “smaller sites”), and December 2008 figures for sites of more than 100 homes (referred to as “larger sites” in this report).

1.2 Review of Overall Completions April 2007 to March 2008

1.2.1 In September 2008 the Board received confirmation of the outcome of the year-end survey of all sites, undertaken by the County Council. This showed some 3,158 homes were completed in the year, bringing the overall total since 1999 to 20,380, or an annual average of 2,548 homes completed.

Actual housing completions



1.3 Progress on larger sites (more than 100 homes)

1.3.1 For the most recent quarter (October to December 2008) a further 322 homes were completed on larger sites, which is lower than the previous quarter but compares well with other quarters. This brings the total number of homes delivered on larger sites this financial year to 1,382. The table below shows progress year-by-year on larger sites, to help compare our performance so far in 2008/9 to previous complete years:

	April 2002 to March 2003	April 2003 to March 2004	April 2004 to March 2005	April 2005 to March 2006	April 2006 to March 2007	April 2007 to March 2008	Total	Average
Annual completions on sites more than 100 homes	1,274	1,837	1,435	1,761	2,026	1,624	9,957	1,660

1.3.2 From April 2002 to March 2008 some 9,957 homes had been completed on larger sites in total. This is an average of rate of 1,660 homes per year.

	April to June 2008	July to September 2008	October to December 2008	January to March 2009	Year to date
Quarterly completions on sites more than 100 homes	386	674	322	-	1,382

1.3.3 Outturn on completions for the first three quarters of 2008/9 compares fairly well to this average. There was a peak in completions in quarter two, followed by a lower level of completions in quarter three. We are also aware that starts on site have now slowed considerably, falling from an average rate of around 400 per quarter to just 54 in quarter three. This is described in a note produced by Cambridgeshire County Council and available at <http://www.cambridgeshire.gov.uk/NR/rdonlyres/47907BC2-8A1E-41C6-961D-1D1B23A17258/0/QuarterlyHousingDevelopmentInCambridgeshire.pdf>

1.3.4 Naturally a fall in the number of starts on site will feed through to a lower number of completions, around 9 to 12 months later when those homes would have been completing in the normal course of events.

1.4 Progress on smaller sites (less than 100 homes)

1.4.1 The quarterly survey of housing completions does not cover smaller sites. Whole-year figures are provided in the table below:

	April 2002 to March 2003	April 2003 to March 2004	April 2004 to March 2005	April 2005 to March 2006	April 2006 to March 2007	April 2007 to March 2008	Total	Average
Annual completions on sites less than 100 homes	1,583	1,554	1,462	2,166	1,664	2,605	11,034	1,839

1.4.2 From 1 July 2001 to 31 March 2008 some 11,034 homes had been completed on smaller sites in total - an annual average rate of 1,839 homes per year.

1.4.3 We now await the year-end survey of all sites by the County Council to clarify how recent market changes have affected these smaller sites, which will be completed early July.

1.5 Updating Our Future Housing Trajectory

1.5.1 In May 2008 the new Regional Spatial Strategy was adopted, which provides new targets for districts from 2001 to 2021, as shown below.

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets)		
	Total to build April 2001 to March 2021	Of which already built April 2001- March 06	Minimum still to build April 2006 - March 2021
Cambridge City	19,000	2,300 (460)	16,700 (1,110)
East Cambridgeshire	8,600	3,240 (650)	5,360 (360)
Fenland	11,000	3,340 (670)	7,660 (510)
Huntingdonshire	11,200	2,890 (580)	8,310 (550)
South Cambridgeshire	23,500	3,520 (700)	19,980 (1,330)
Total	73,300	15,290 (3,060)	58,010 (3,860)

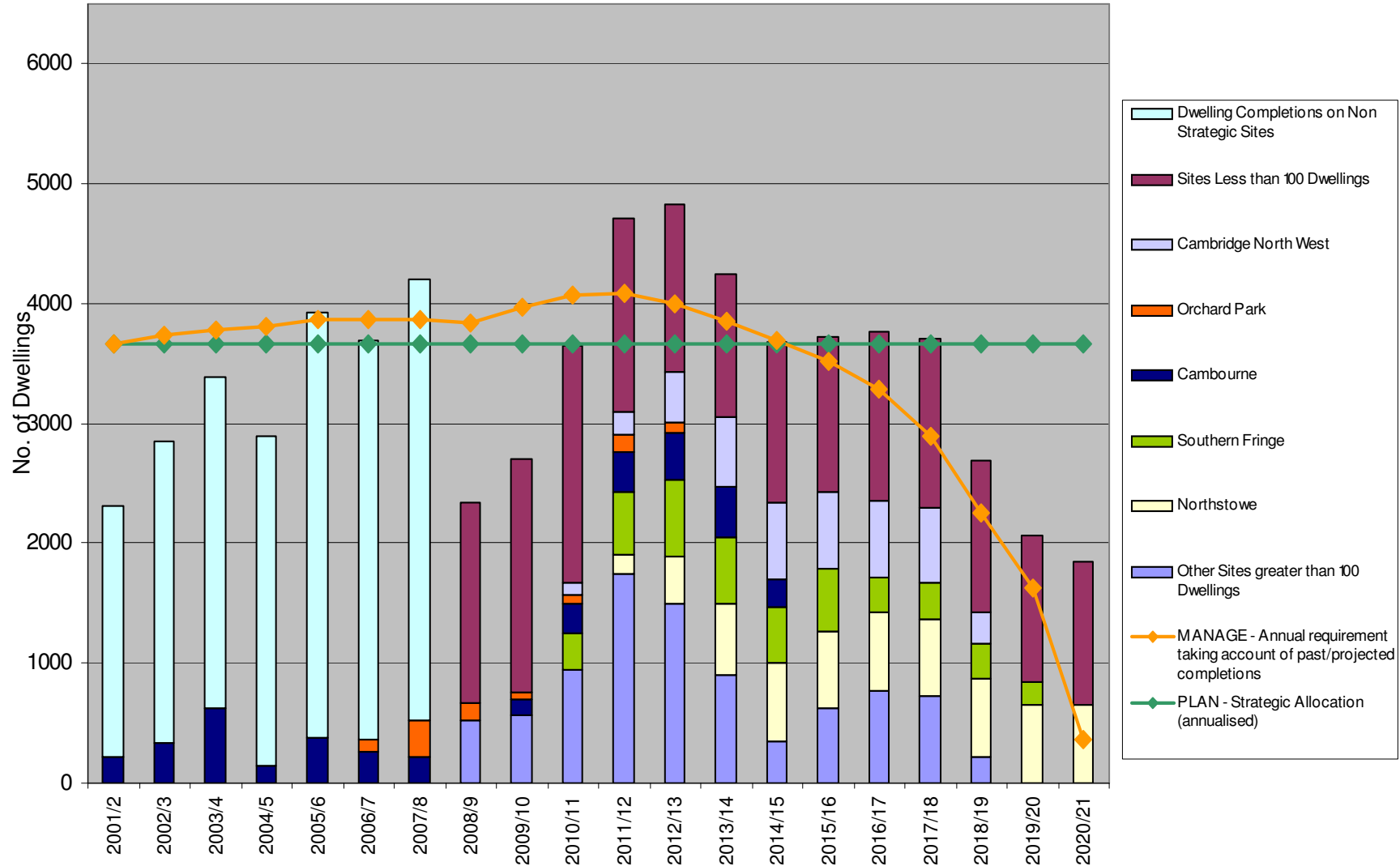
1.5.2 These targets have been incorporated into local authorities' Annual Monitoring Returns, which include individual districts' housing trajectories, and have also been incorporated into the County Council's own report, which is available at:

<http://www.cambridgeshire.gov.uk/NR/rdoonlyres/551D91D2-377A-4D0A-9A55-ACB8E1F34C67/0/FinalRSSCambridgeshireAMR2008.pdf>

1.5.3 Below is a graph and table showing a recent housing trajectory for the County, based on district annual monitoring returns while also reflecting the recently re-negotiated targets for housing delivery via the Local Area Agreement (described in more detail under item 8).

1.5.4 This trajectory is a recent addition to the County intelligence on delivery and projections and merits further analysis for a future Board report.

Planned and Completed Dwellings in Cambridgeshire 2001 to 2021



		2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
Strategic sites	Cambourne	213	337	620	151	377	267	221		125	246	332	400	420	230							
	Northstowe											150	400	600	650	650	650	650	650	650	650	
	Sthern Fringe										300	530	630	547	470	520	300	300	300	200	0	
	Cambr. East											50	150	400	800	850	850	950	700	700	700	
	Orchard Park						100	301	138	57	72	150	82									
	Cambridge North West										100	181	422	590	640	640	640	630	262			
	Loves Farm							60			164	196	186	218	236	190						
	North Bridge														36	112	112	188	188	112	112	76
Delivery by site size	Strategic sites total	213	337	620	151	377	367	582	138	346	914	1579	2302	2829	3092	2772	2628	2718	2024	1662	1426	
	Other Sites > 100 Dwellings								528	572	952	1750	1495	900	354	620	772	723	217	0	0	
	Sites < 100 Dwellings								1678	1953	1973	1617	1396	1186	1334	1298	1402	1403	1268	1220	1195	
	Completions Non Strategic Sites	2093	2520	2774	2746	3549	3321	3674														
Delivery	Actual	2306	2857	3394	2897	3926	3688	4256	2344	2871	3839	4946	5193	4915	4780	4690	4802	4844	3509	2882	2621	
	Cumulative	2306	5163	8557	11454	15380	19068	23324	25668	28539	32377	37323	42516	47431	52211	56901	61703	66547	70056	72938	75559	
PLAN	Strategic Allocation (annualised)	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665	3665
	Cumulative allocation	3665	7330	10995	14660	18325	21990	25655	29320	32985	36650	40315	43980	47645	51310	54975	58640	62305	65970	69635	73300	
MONITOR	No. dwellings above / below cumulative allocation	-1359	-2167	-2438	-3206	-2945	-2922	-2331	-3652	-4447	-4273	-2992	-1464	-214	901	1926	3063	4242	4086	3303	2259	
MANAGE	Annual requirement taking account of past/projected completions	3665	3737	3785	3808	3865	3861	3874	3844	3969	4069	4092	3997	3848	3696	3515	3280	2899	2251	1622	362	