

Agenda Item No: 7

Progress Report: Update on Housing Targets

To: CRHB

Date: 4th March 2011

Recommendation: CRHB members are invited to:

Note progress in delivering new homes across the County, providing an update on progress to December 2010; and

Comment on the future of the three “larger site” surveys undertaken by the County Council which are used to create this report.

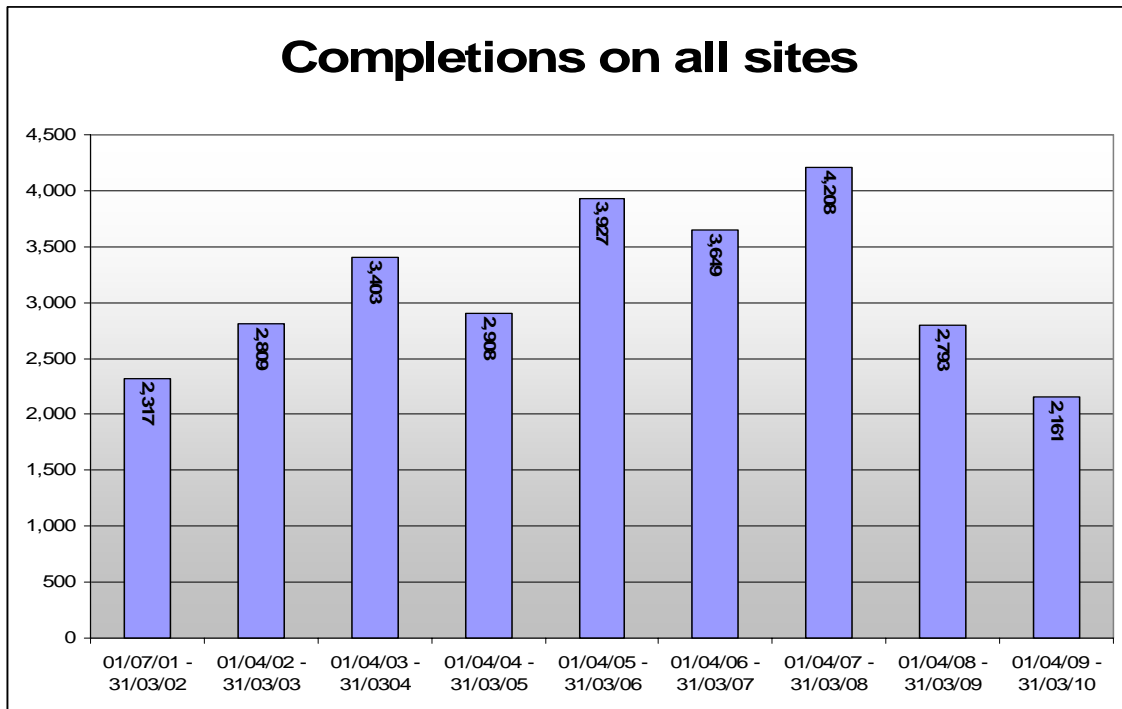
Contact:	Name: Job Title: E-mail address: Telephone No.	Sue Beecroft Housing Coordinator sue.beecroft@cambridgeshirehorizons.co.uk 01223 714044
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1. Overview

- Cambridgeshire County Council undertakes a comprehensive survey each year to identify the number of housing completions on all sites by the end of March each year, and a quarterly update on sites of more than 100 homes.
- This paper updates the Board on progress from September to December 2010 (quarter 3) for homes completed on larger sites across the County.

2. Housing Completions: a reminder of year-end outturn for all sites

- The final outturn for the year ending 31 March 2010 showed delivery of 2,161 new homes across the County, on all sites. Of these, some 1,308 were completed on larger sites and 853 on smaller sites. This brings our overall total since July 2001 to 28,175 - an average of 3,131 homes completed per year over the 9 year period.
- Around July 2011 the next “all sites” survey will be completed, giving our year-end outturn for sites of all sizes across the County.



3. Housing Completions: update on Quarter 3 completions on larger sites

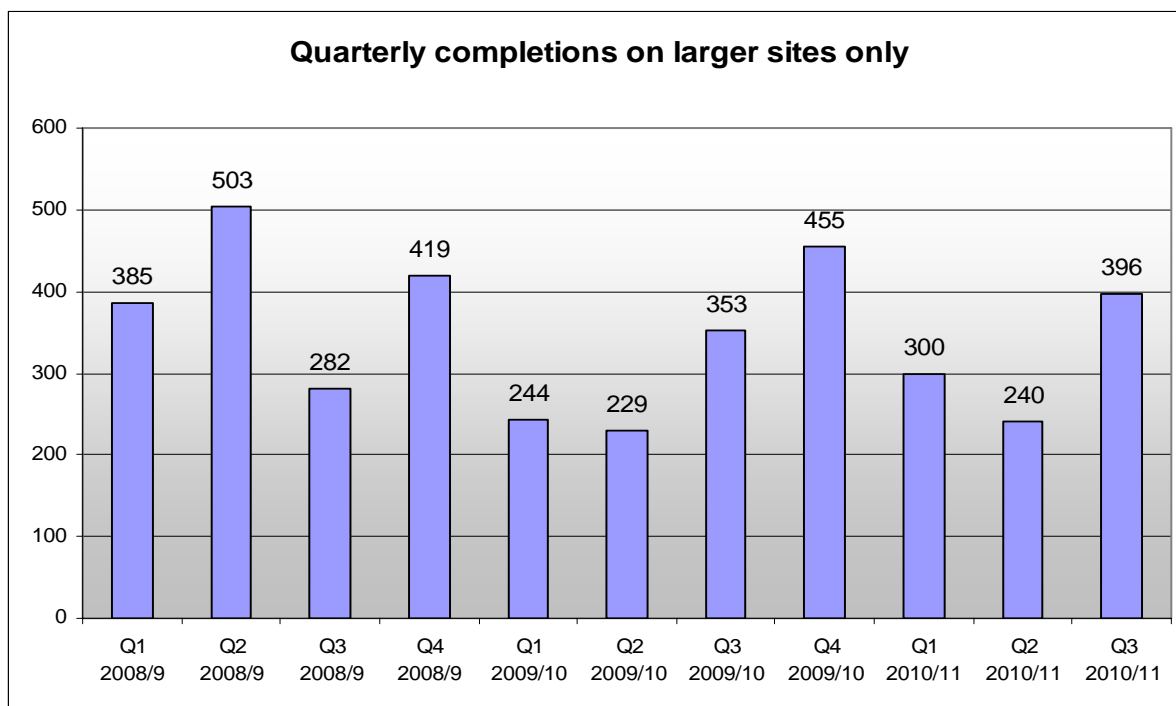
- This paper updates the Board on the position at the end of December 2010 for homes built on larger sites.
- The County's latest quarterly survey shows that some 396 homes were completed between 1st October and 31st December 2010, a notable and encouraging increase on the previous quarter's total of 240 completions (1st July to 30th September 2010).
- The graph on page 3 provides comparative quarterly completions. Quarter 3 shows an improvement on the relatively low level of outturn in quarter 2 for the County.

4. Completions by district

- In the first three quarters of 2010/11, the following homes were completed by district on larger sites only:

	Apr 10 – Jun 10	Jun 10 – Sep 10	Sep 10 – Dec 10
Cambridge City	50	32	105
East Cambridgeshire	55	45	35
Fenland	6	6	1
Huntingdonshire	87	46	115
South Cambridgeshire	87	111	140
Cambridgeshire	300	240	396

- Further detail is provided as an appendix to this report (see page 5).



5. Starts on site

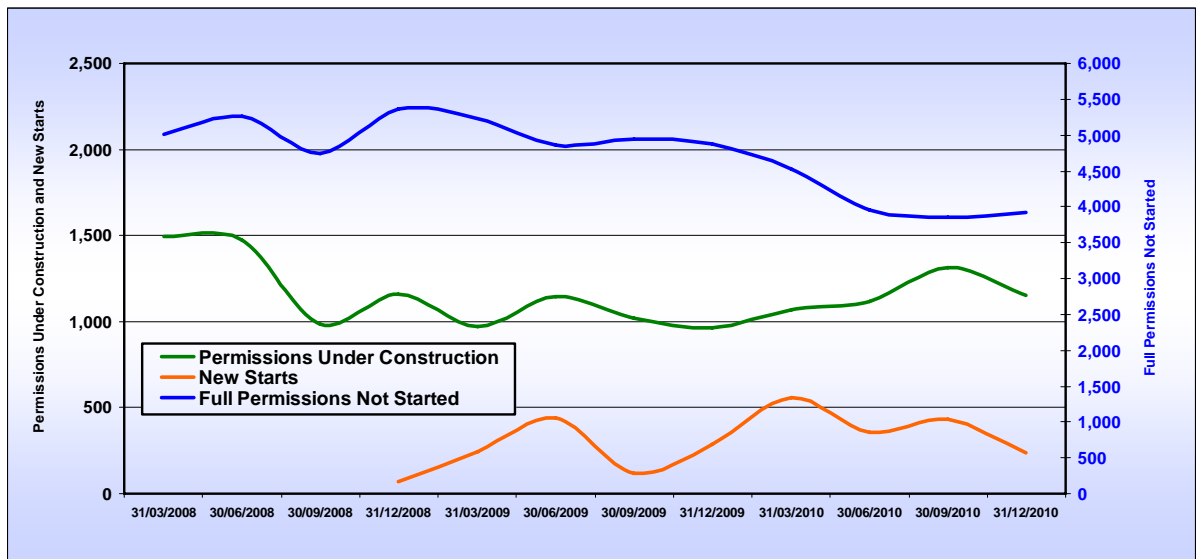
- Some 238 homes were started on larger sites across the county, between September and December 2010, lower than some recent quarters, though the level does vary quite widely¹. See also the graph on page 4.

	31 Mar 2009	30 June 2009	30 Sept 2009	31 Dec 2009	31 Mar 2010	30 June 2010	30 Sept 2010	31 Dec 2010
Full Permissions Not Started	5,356	4,868	4,952	4,879	4,517	3,961	3,859	3,924
Permissions Under Construction	1,162	1,145	1,021	961	1,065	1,118	1,311	1,153
New Starts	242	441	117	284	559	353	433*	238

* Please note, figure for new starts in Quarter 2 have been revised from 267 to 433 since last report.

¹ These figures exclude starts on sites of less than 100 homes

Graph showing permissions not started and under construction



6. Future of “larger site” surveys

- The current situation is that the County Research and Monitoring team carries out four surveys each year. At the end of the first, second and third quarters they complete a survey of the larger housing sites across the County. At the end of the financial year, an annual survey of all housing sites is undertaken, to monitor overall housing delivery.
- The “larger sites” surveys (three per year) are completed for Cambridgeshire Horizons. The results of the survey are provided to:
 - The sub-regional housing board;
 - Senior Officer Board;
 - Cambridgeshire Horizons Board; and
 - Published on the County Council’s website
 - Occasionally included in the sub-region’s Housing Market Bulletin.
- Each survey costs approximately £2,000, adding up to £6,000 per year, currently funded from Cambridgeshire Horizons revenue. As Horizons is preparing for its imminent wind-down and needs to consider the future of these surveys and how they could be funded, if considered useful or a priority.
- We understand the annual survey of all sites will continue regardless of the three “larger sites” survey in future, as part of the district annual monitoring reports or their successor documents.
- At forthcoming meetings of JSGIC, CRHB, SOB and Horizons Board the question will be posed to gauge appetite for these larger sites surveys so, if we can seek alternative funding to carry the work on in future as necessary.
- JSGIC suggested a review of possible alternatives to the site surveys, and whether there might be alternative sources for the same information.

7. Recommendation

- Board Members are invited to note progress in delivering new homes across the County to December 2010.
- Board Members are invited to comment on the future of the three “larger site” surveys undertaken by the County Council which are used to create this report.

8. Annual Housing Completions for Period 01/07/01 - 30/09/10

		Jul 01- Mar 02	Apr 02- Mar 03	Apr 03 – Mar 04	Apr 04 – Mar 05	Apr 05 – Mar 06	Apr 06 – Mar 07	Apr 07 – Mar 08	Apr 08 – Mar 09	Apr 09 – Mar 10	Apr 10 – Jun 10	Jun 10 – Sep 10	Oct 10 – Dec 10
Cambridge City	Total for Sites >100 dwellings	0	17	309	367	337	472	234	410	185	50	32	105
	Total for Sites <100 dwellings	159	270	196	234	394	157	287	176	103			
	Total of All Sites	159	287	505	601	731	629	521	586	288			
East Cambridgeshire	Total for Sites >100 dwellings	368	270	343	136	422	469	349	267	85	55	45	35
	Total for Sites <100 dwellings	433	321	265	265	374	219	410	200	121			
	Total of All Sites	801	591	608	401	796	688	759	467	206			
Fenland	Total for Sites >100 dwellings	140	240	164	162	103	118	60	11	34	6	6	1
	Total for Sites <100 dwellings	360	457	570	475	678	640	860	300	223			
	Total of All Sites	500	697	734	637	781	758	920	311	257			
Huntingdonshire	Total for Sites >100 dwellings	147	248	275	444	278	315	253	497	664	87	46	115
	Total for Sites <100 dwellings	186	333	302	254	464	335	474	320	136			
	Total of All Sites	333	581	577	698	742	650	727	817	800			
South Cambridgeshire	Total for Sites >100 dwellings	321	450	746	326	621	552	430	242	236	102	111	140
	Total for Sites <100 dwellings	204	203	233	245	256	272	557	219	271			
	Total of All Sites	525	653	979	571	877	824	987	461	507			
Cambridgeshire	Total for Sites >100 dwellings	976	1,225	1,837	1,435	1,761	1,926	1,326	1,427	1,204	300	240	396
	Total for Sites <100 dwellings	1,342	1,584	1,566	1,473	2,166	1,623	2,588	1,215	854			
	Total of All Sites	2,318	2,809	3,403	2,908	3,927	3,549	3,914	2,642	2,058			

NOTE: Sites providing <100 dwellings are only surveyed on an annual basis (at 31 March).
 SOURCE: Research & Monitoring, Strategic Planning, Cambridgeshire County Council, Feb 2011.