

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 14

HOUSING COMPLETIONS UPDATE

To: Cambridgeshire Horizons' Board

Date: 17 September 2008

From: Sue Beecroft

Purpose: **To inform the Board of the number of homes completed by end of June 2008.**

Recommendation: **That the report be noted.**

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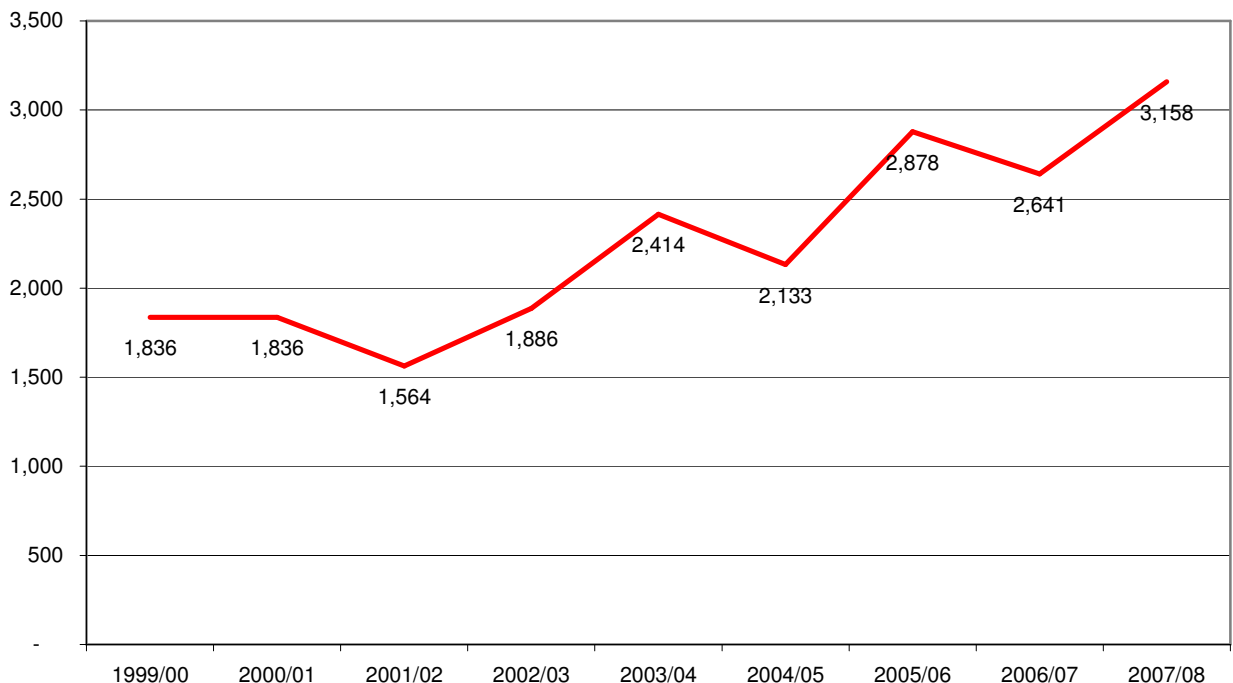
1 INTRODUCTION

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

2 REVIEW OF COMPLETIONS APRIL 2007 TO MARCH 2008

- 2.1 In June 2008 the Board received early outcomes of the year-end survey of all sites, undertaken by the County Council. At the time, between 1 April 2007 and 31 March 2008, some 3,097 homes were completed which took the cumulative total delivered from 1 July 1999 to 31 March 2008 to 20,284.
- 2.2 Following that report, the County Council team has confirmed that in fact some **3,158** homes were completed in the year, bringing the overall total to **20,380**. This equates to an annual average of 2,548 homes completed.

Actual housing completions



2.3 Completed homes can be allocated to the following categories:

		Total completed from 1 July 1999 to 31 March 2008
(a)	Smaller sites	9,625
(b)	Larger sites (excluding Northstowe, the Cambridge Fringe Sites and Cambridge East)	10,354
(c)	Northstowe, Cambridge Fringe Sites and Cambridge East	401 (Arbury Park)
	Total	20,380

2.4 From April 2007 to March 2008 some 3,158 homes were completed. Of these 1,505 were delivered on larger sites (including 301 at Arbury Park) and 1,653 were delivered on smaller sites.

3 Progress on larger sites excluding Northstowe, Cambridge Fringe Sites and Cambridge East

3.1 Quarterly progress: For the most recent quarter (April to June 2008) a further **400** homes were completed on larger sites, which compares well with the previous four quarters, shown below.

	Q1 01/04/07 - 30/06/07	Q2 01/07/07 - 30/09/07	Q3 01/10/07 - 31/12/07	Q4 01/01/08 - 31/03/08	Q1 01/04/08 - 30/06/08
Quarterly completions on sites > 100 homes	456	381	283	385	400

3.2 An average of 381 homes have been delivered per quarter over the last 5 quarters, on larger sites.

3.3 The table below shows progress year-by-year on larger sites, to help compare performance in 2007/8 to previous years:

	July 1999 to June 2001	July 2001 to March 2002	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
Annual completions on sites > 100 homes	1,384	723	941	1,610	1,274	1,610	1,708	1,505

3.4 From 1999 to 31 March 2008 some 10,755 homes had been completed on larger sites in total, an average of rate of 1,344 homes per year.

3.5 In addition to these completions, at 31 June 2008 a further 8,165 homes had planning permission and 17,038 homes were allocated sites but without planning permission yet.

4 Progress on smaller sites (less than 100 homes)

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

	July 1999 to June 2001	July 2001 to March 2002	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
Annual completions on sites < 100 homes	2,287	849	955	811	861	1,281	928	1,653

4.2 From 1999 to 31 March 2008 some 9,625 homes had been completed on smaller sites in total, an annual average rate of 1,203 homes per year.

4.3 In addition to these completions, at 31 March 2008 a further 3,450 homes had planning permission and 1,338 homes were allocated sites but without planning permission yet.

5 UPDATING OUR FUTURE TRAJECTORY

5.1 As discussed at the June 2008 Board meeting, in May 2008 the new Regional Spatial Strategy was formally adopted and provides new targets for districts from 2001 to 2021. These targets are set out as below:

	Minimum Dwelling Provision, 2001 to 2021 (net increase, with annual average rates in brackets ¹)		
	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	19,000	2,300 (460)	16,700 (1,110)
East Cambs	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 Cambs	23,500	3,520 (700)	19,980 (1,330)
Total	73,300	15,290 (3,060)	58,010 (3,860)

5.2 These new RSS targets have yet to be incorporated by local authorities into their Annual Monitoring Returns, which include individual districts' housing trajectories. These are due for completion in December 2008, and will need to relate to the new RSS targets for 2021.

5.3 However as part of the Cambridgeshire Horizons business plan, and our Programme of Development, we will need to update our housing trajectory to demonstrate how we are driving forward the delivery of housing as part of balanced development. The refreshed POD will be submitted to CLG by 1 October 2008 and an updated trajectory forms a vital part of that submission,

¹ Due to rounding adjustments the annual average rates in brackets may not match the totals. Totals take precedence.

supporting our big for Housing Growth Fund for 2009/10 and 2010/11.

5.4 Guidance from Go-East on preparing the trajectory stresses that it must be “the result of discussion with all appropriate parties”. These are discussions still to be held before the POD is submitted. The trajectory will also need to take into account:

- Current housing market and economic conditions, which are already affecting delivery and will continue to do so for a while.
- Progress on planning applications on all sites, particularly our strategic sites, and revised trajectories for each.
- Districts’ projections for smaller, unallocated and windfall sites to 2021 (projections mainly run to 2016 at present).

6 Link to LAA targets

6.1 Areas have to select “key indicators” in their local area agreements to measure success delivering a variety of agendas, including housing. The County Council has worked to agree LAA targets for the county. These are:

	Baseline	Target 2008/09	Target 2009/10	Target 2010/11
NI154: Additional homes provided	3,451	3,860	4,450	5,320
NI155: Affordable homes delivered	759 (22% of 3451)	888 (23%)	1,112 (25%)	1,436 (27%)

6.2 These targets have been agreed with GO-East, as required under LAA guidance. The target for additional homes has been set in the light of RSS targets. We will review both sets of targets for 2009/10 and 2010/11 in view of the current housing market and economic conditions, to ensure the targets we set are both realistic and challenging.

6.3 Districts are being consulted on how the targets feed down to their individual plans, and these discussions will feed into the December Annual Monitoring Returns and individual Local Area Agreements.