

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 13a

Update on Housing targets

To: **Cambridgeshire Horizons Board**

Date: **30 June 2009**

From: **Sue Beecroft, Sub-Regional Housing Co-ordinator**

Purpose: **To inform the Board on progress with housing delivery up to the end of March 2009**

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 March 2009 position. It provides year-end figures for all sites, split into sites of under 100 homes (referred to as “smaller sites”), and more than 100 homes (referred to as “larger sites”).

1.1.3 This report includes draft figures for the year-end outturn. The final figures will be ready by the end of July and will be confirmed at the September 2009 Board meeting. However this is a crucial issue so using draft results was thought better than delaying while awaiting the final audited results.



1.2 Review of completions to March 2009

The initial outcome of the year-end survey of all sites showed some 2,954 homes were completed in the year, bringing the overall total since 1999 to 26,257 (an annual average of 2,625 homes completed).

Completions from 1 July 1999 to...	March 02	March 03	March 04	March 05	March 06	March 07	March 08	March 09
Larger sites	976	2,250	4,087	5,522	7,283	9,309	10,933	12,673
Smaller sites	1,336	2,919	4,473	5,935	8,101	9,765	12,370	13,584
All sites	2,312	5,169	8,560	11,457	15,384	19,074	23,303	26,257

1.3 Progress on larger sites

1.3.1 Annual progress: In 2008/9 some 1,740 homes were delivered on larger sites. This compares fairly well to the average completion rate of 1,671 homes per year on larger sites, as shown 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	April 2008 to March 2009	Total	Average
Annual completions on larger sites	1,274	1,837	1,435	1,761	2,026	1,624	1,740	11,697	1,671

1.3.2 Quarterly progress: In the last quarter of 2008/9 some 358 additional homes were delivered on larger sites, which compares fairly well to previous quarters. It becomes clearer in hindsight that quarter 2 showed unusually high completions due to “tidying up” sites. We will also look to the County Council to review the number of starts on site, and aim to update the next Board meeting on this.

	Apr to Jun 2008	Jul to Sept 2008	Oct to Dec 2008	Jan to Mar 2009	Whole year
Quarterly completions on larger sites	386	674	322	358	1,740

1.3.3 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. We know there was a significant drop in Q3 from the usual 400 to just over 50.

1.4 Progress on smaller sites (less than 100 homes)

1.4.1 Whole-year figures for completions on smaller sites are provided in the table below from 2002 to 2009 and show a drop to below-average completion rates in 2008/9:

	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	April 2008 to March 2009	Total	Average
Annual completions on smaller sites	1,583	1,554	1,462	2,166	1,664	2,605	1,214	12,248	1,750

1.4.2 From April 2002 to 31 March 2009 some 12,248 homes have been completed on smaller sites in total - an annual average rate of 1,750 homes per year. The number of homes completed on smaller sites in 2008/9 totals 1,214 – the lowest level in the last seven years. However when added to the number of completions on larger sites, our overall delivery has been better than expected, and better than reported across many other parts of the country.

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 Our year-end figures, though still in draft form and requiring further reconciliation, show good progress against our RSS target.

1.6 Cambridgeshire Together and the National Indicators

1.6.1 Members of the Board are aware that we recently re-negotiated our targets for delivering all homes and for affordable homes with Go-East, as part of the local area agreement (LAA) process.

NI154: delivery of homes

1.6.2 Early data from the County show our performance on overall delivery of homes in 2008/9 has reached above the re-negotiated target of 2,344.

NI155: delivery of affordable homes

1.6.3 Again, early data on affordable housing completions looks promising, with between 875 and 939 affordable homes being delivered in the year, compared to a target of 820. These figures are still work in progress but provide the Board with an early view of our likely success on NI targets.

NI159: “ready to develop housing sites”

1.6.4 Annual monitoring reports prepared by the districts show healthy plans to meet RSS targets over the 5-year period from April 2009 to March 2014.

1.6.5 AMRs show that, across the County, homes planned for account for 130% of the homes required by the RSS. The numbers behind this are shown below for each district:

	City	ECDC	FDC	HDC	SCDC	County total
Amount of housing that can be built on deliverable sites for the 5 year period – from AMRs	7,253	2,631	2,851	3,969	7,239	23,943
Planned housing provision required for the 5 year period – from RSS	4,750	2,150	2,750	2,800	5,875	18,325
Percentage	152.7%	122.4%	103.7%	141.8%	123.2%	130.7%