

Report to CRHB

Affordable housing delivery 2015/16 & projection for 2016/17

Date of meeting

7 October 2016

Author(s)

Housing enablers

Why is the report coming to CRHB?

As requested by CRHB as part of the annual work plan

Decision(s) required from CRHB

That the report is noted for information.

Background

Each year, CRHB has a report from housing enablers on past delivery and plans for the coming year.

This report presents the data for 2015/16 and plans for 2016/17 as provided by the housing enablers group.

The report also presents data from Cambs County Council, which combines information provided by each district's planning team, on overall housing delivery, affordable housing delivery and delivery by number of bedrooms (new).

Report

In September 2016, the following data were added to the County Council web pages, setting out recent housing delivery and commitments for the future.

The data is available at

http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/234/planning/9.

Between 2002 and 2016, housing stock has increased by 41,359 across Cambridgeshire (net).

In 2015/2016 some 2,540 homes were added to the stock (net) which was less than delivered in the previous 2 years.

The average delivery per year 2002 to 2016 was 2,954.

Table 1. Net¹ dwellings completed by district in Cambridgeshire 2002-2016

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2002-16
Cambridge	287	505	601	731	638	521	588	287	390	352	471	1,325	713	884	8,293
ECDC	590	607	401	796	687	756	467	204	368	369	287	191	163	181	6,067
FDC	697	733	635	781	762	921	308	243	295	210	320	343	555	269	7,072
HDC	578	576	698	742	652	728	815	784	829	847	412	686	516	535	9,398
SCDC	653	972	563	877	923	1274	602	610	656	678	554	631	865	671	10,529
Total	2,805	3,393	2,898	3,927	3,662	4,200	2,780	2,128	2,538	2,456	2,044	3,176	2,812	2,540	41,359

¹ NET completions include all dwelling gains in monitoring year minus the losses (demolitions, etc.)

Figure 1. Total housing delivery 2002 to 2016, by district

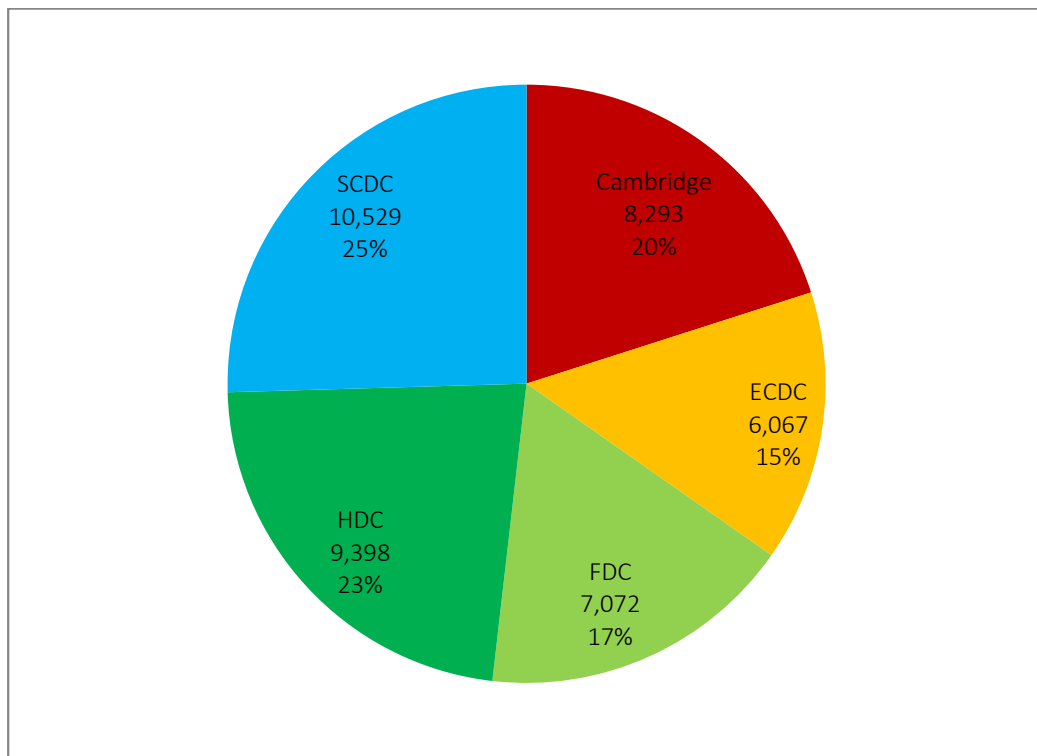


Figure 2. Summary of Cambridgeshire's housing monitoring figures

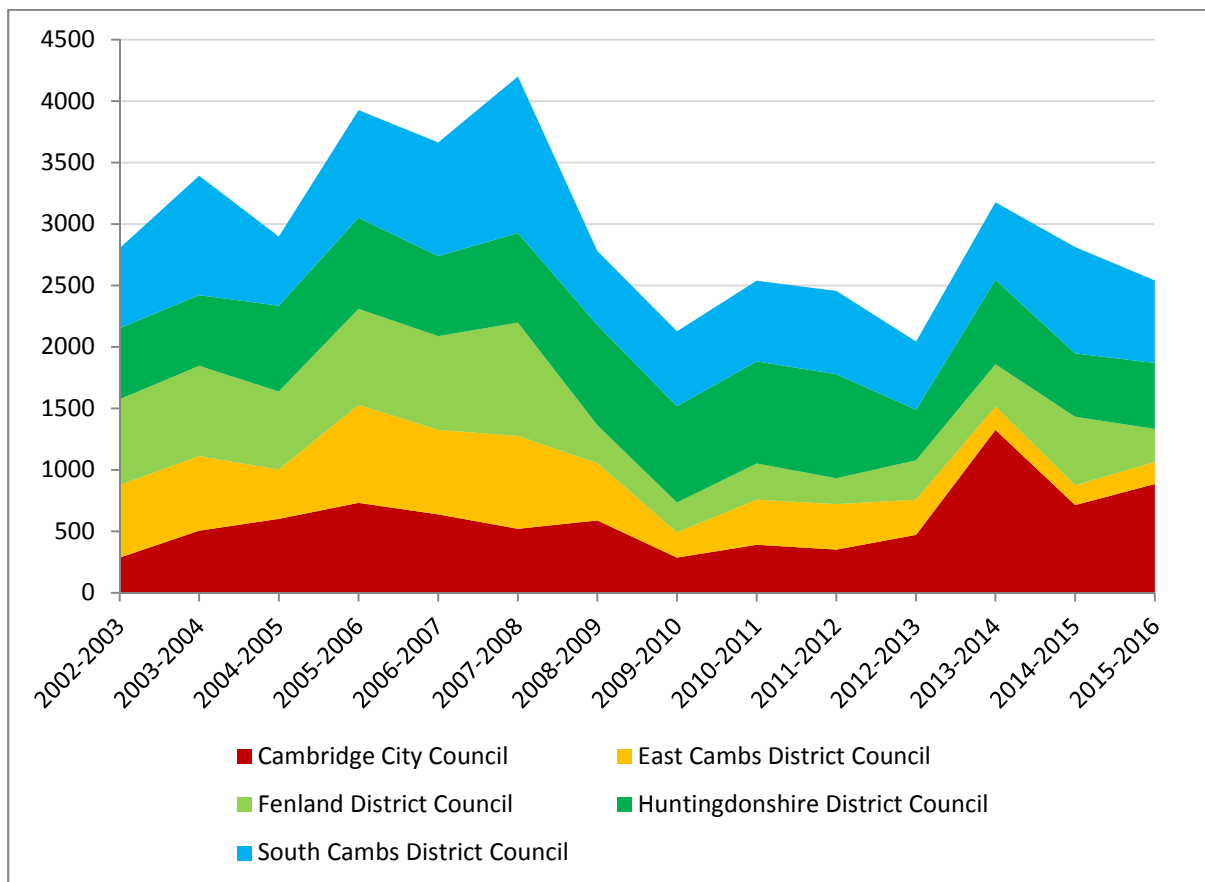


Table 2. Dwelling Completions (GROSS) in Cambridgeshire by Number of Bedrooms

		2002- 2003	2003- 2004	2004- 2005	2005- 2006	2006- 2007	2007- 2008	2008- 2009	2009- 2010	2010- 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2002- 2016	% Total
Cambridge	1 Bed	67	139	290	276	235	270	185	151	101	100	143	360	142	226	2685	29%
	2 Bed	202	197	147	219	367	229	319	189	227	193	237	605	384	349	3864	41%
	3 Bed	55	69	170	163	51	57	110	42	62	59	136	229	204	236	1643	18%
	4 Bed	24	132	67	118	29	13	64	29	48	23	69	183	146	155	1100	12%
	Unknown	10	11	9	20	1	5	3	3	2	17	3	2	0	1	87	1%
	Total	358	548	683	796	683	574	681	414	440	392	588	1379	876	967	9379	
East Cambridgeshire	1 Bed	22	32	21	117	60	47	59	20	51	35	14	10	32	22	542	8%
	2 Bed	92	112	92	246	195	283	145	73	123	131	98	42	36	68	1736	27%
	3 Bed	216	200	175	259	272	281	132	65	140	123	105	86	49	43	2146	33%
	4 Bed	271	287	146	217	186	183	133	84	73	101	82	70	56	63	1952	30%
	Unknown	11	4	6	5	17	33	25	9	7	4	8	0	9	7	145	2%
	Total	612	635	440	844	730	827	494	251	394	394	307	208	182	203	6521	
Fenland	1 Bed	58	73	19	61	71	85	30	38	47	13	56	64	61	37	713	9%
	2 Bed	203	141	179	255	269	330	154	102	112	89	102	152	218	133	2439	32%
	3 Bed	237	292	217	289	264	340	95	75	103	88	129	135	221	97	2582	34%
	4 Bed	231	214	218	190	169	164	70	56	44	44	68	75	88	57	1688	22%
	Unknown	2	48	26	15	21	43	2	3	19	8	5	8	1	2	203	3%
	Total	731	768	659	810	794	962	351	274	325	242	360	434	589	326	7625	
Huntingdonshire	1 Bed	45	25	94	120	80	50	114	90	99	82	64	55	77	111	1106	11%
	2 Bed	118	91	192	286	254	320	428	383	320	321	86	214	217	153	3383	34%
	3 Bed	177	190	222	160	165	188	246	196	269	247	148	207	170	171	2756	27%
	4 Bed	253	285	229	181	168	193	146	153	209	249	146	228	114	128	2682	27%
	Unknown	0	3	0	48	24	20	7	2	2	2	17	2	2	2	131	1%
	Total	593	594	737	795	691	771	941	824	899	901	461	706	580	565	10058	

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		2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2002-2016	% Total
South Cambridgeshire	1 Bed	38	145	52	82	86	184	94	97	41	58	23	57	109	25	1091	9%
	2 Bed	169	220	152	284	270	453	239	252	222	284	187	244	283	176	3435	30%
	3 Bed	231	390	231	323	314	259	217	198	223	172	220	195	306	238	3517	30%
	4 Bed	217	272	188	220	366	418	142	142	221	235	191	204	199	267	3282	28%
	Unknown	20	14	14	28	4	21	2	4	16	11	48	47	9	2	240	2%
	Total	675	1041	637	937	1040	1335	694	693	723	760	669	747	906	708	11565	
Cambridgeshire	1 Bed	230	414	476	656	532	636	482	396	339	288	300	546	421	421	6137	14%
	2 Bed	784	761	762	1290	1355	1615	1285	999	1004	1018	710	1257	1138	879	14857	33%
	3 Bed	916	1141	1015	1194	1066	1125	800	576	797	689	738	852	950	785	12644	28%
	4 Bed	996	1190	848	926	918	971	555	464	595	652	556	760	603	670	10704	24%
	Unknown	43	80	55	116	67	122	39	21	46	42	81	59	21	14	806	2%
	Total	2969	3586	3156	4182	3938	4469	3161	2456	2781	2689	2385	3474	3133	2769	45148	
% across Cambridgeshire	1 Bed	8%	12%	15%	16%	14%	14%	15%	16%	12%	11%	13%	16%	13%	15%		
	2 Bed	26%	21%	24%	31%	34%	36%	41%	41%	36%	38%	30%	36%	36%	32%		
	3 Bed	31%	32%	32%	29%	27%	25%	25%	23%	29%	26%	31%	25%	30%	28%		
	4 Bed	34%	33%	27%	22%	23%	22%	18%	19%	21%	24%	23%	22%	19%	24%		
	Unknown	1%	2%	2%	3%	2%	3%	1%	1%	2%	2%	3%	2%	1%	1%		

Figure 3. % by number of bedrooms (Cambridgeshire)

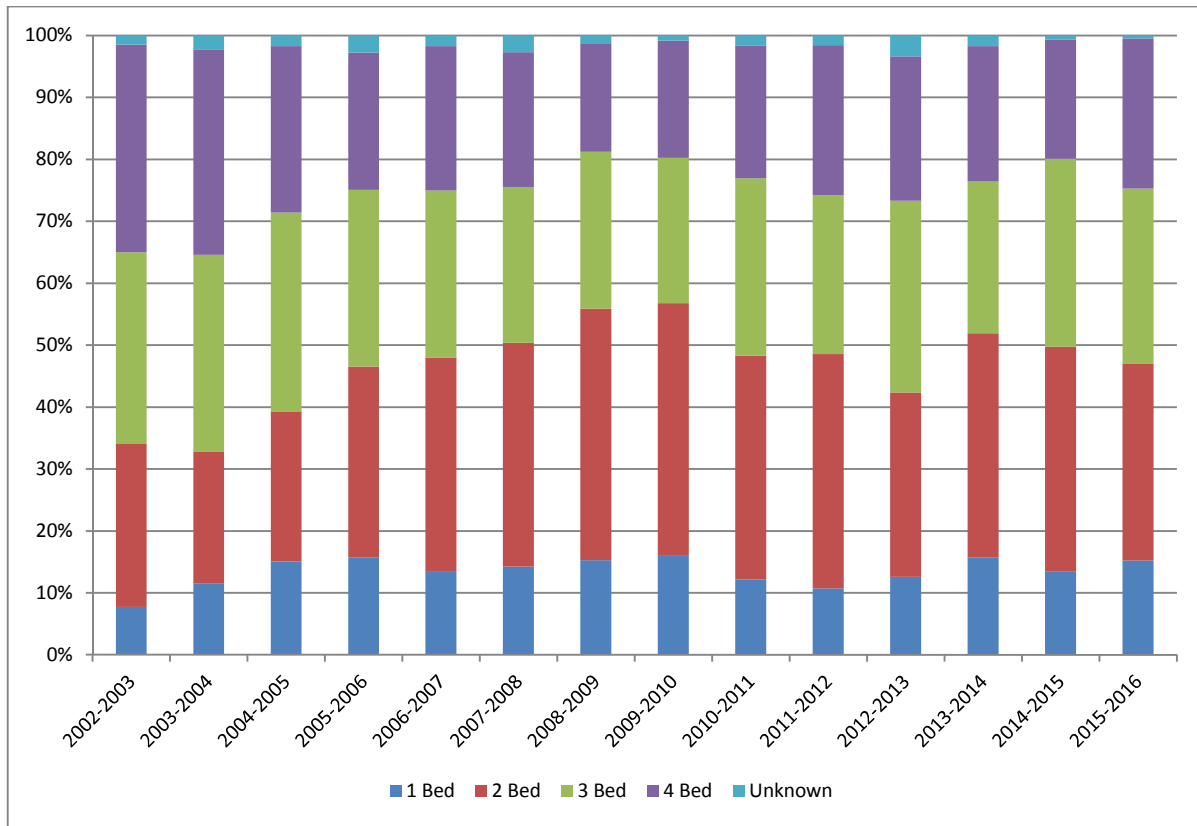


Table 3. New Affordable Dwellings Completed (GROSS²) in Cambridgeshire 2002-2016

		2002- 2003	2003- 2004	2004- 2005	2005- 2006	2006- 2007	2007- 2008	2008- 2009	2009- 2010	2010- 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2002- 2016
Cambridge	Total Completed	358	548	683	796	683	574	681	414	440	392	588	1379	876	967	9379
	Affordable	87	133	277	255	123	68	150	158	147	61	135	447	247	320	2608
	% Affordable ³	24%	24%	41%	32%	18%	12%	22%	38%	33%	16%	23%	32%	28%	33%	28%
East Cambridge- shire	Total Completed	612	635	440	844	730	827	494	251	394	394	307	208	182	203	6521
	Affordable	46	68	59	207	197	141	120	38	121	82	14	24	19	54	1190
	% Affordable	8%	11%	13%	25%	27%	17%	24%	15%	31%	21%	5%	12%	10%	27%	18%
Fenland	Total Completed	731	768	659	810	794	962	351	274	325	242	360	434	589	326	7625
	Affordable	35	82	77	75	94	104	74	54	65	7	50	54	165	74	1010
	% Affordable	5%	11%	12%	9%	12%	11%	21%	20%	20%	3%	14%	12%	28%	23%	13%
Huntingdon- shire	Total Completed	593	594	737	795	691	771	941	824	899	901	461	706	580	565	10058
	Affordable	122	50	110	135	209	66	299	304	259	256	26	112	129	55	2132
	% Affordable	21%	8%	15%	17%	30%	9%	32%	37%	29%	28%	6%	16%	22%	10%	21%
South Cambridge- shire	Total Completed	675	1041	637	937	1040	1335	694	693	723	760	669	747	906	708	11565
	Affordable	127	271	115	285	238	463	275	285	221	192	124	226	301	129	3252
	% Affordable	19%	26%	18%	30%	23%	35%	40%	41%	31%	25%	19%	30%	33%	18%	28%
Cambridge- shire	Total Completed	2969	3586	3156	4182	3938	4469	3161	2456	2781	2689	2385	3474	3133	2769	45148
	Affordable	417	604	638	957	861	842	918	839	813	598	349	863	861	632	10192
	% Affordable	14%	17%	20%	23%	22%	19%	29%	34%	29%	22%	15%	25%	28%	23%	23%

² GROSS completions include only dwelling gains in monitoring year

³ Rounded to 1 significant figure

Figure 4. Comparing all homes and affordable homes (Cambridgeshire)

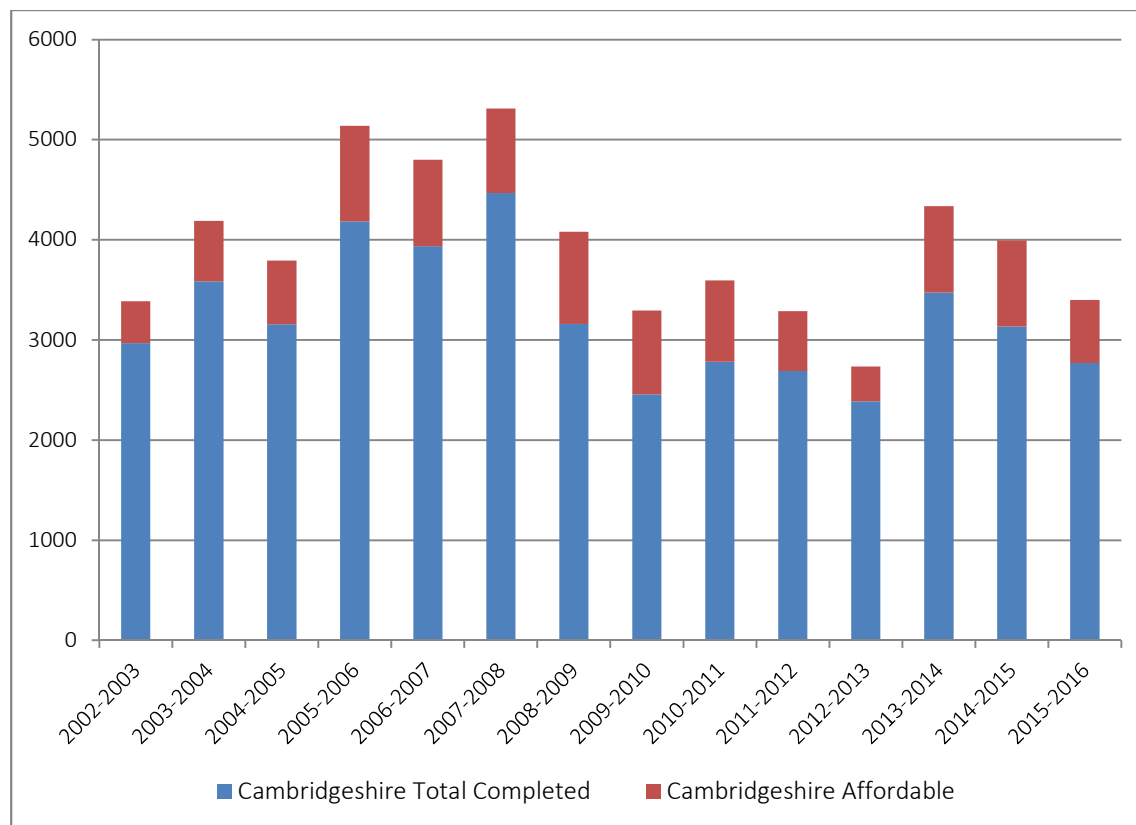


Table 4. Enablers – affordable housing delivery in 2015/16

	Number of affordable homes completions	of which social rented	of which affordable rented	of which shared ownership	of which intermediate rented	in settlements of <3000	% of total in settlements <3000
Cambridge	199					0	0%
ECDC	32	0	26	6	0	8	25%
FDC	76	0	76	0	0	16	21%
HDC	53	32	8	12	1	9	17%
SCDC	119	7	58	54	0	8	7%
FHDC	15	0	15	0	0	8	53%
SEBC	185	0	168	17	0	114	62%
PCC	167	40	62	39	26	0	0%

Figure 5. Delivery in 2015/16: by district

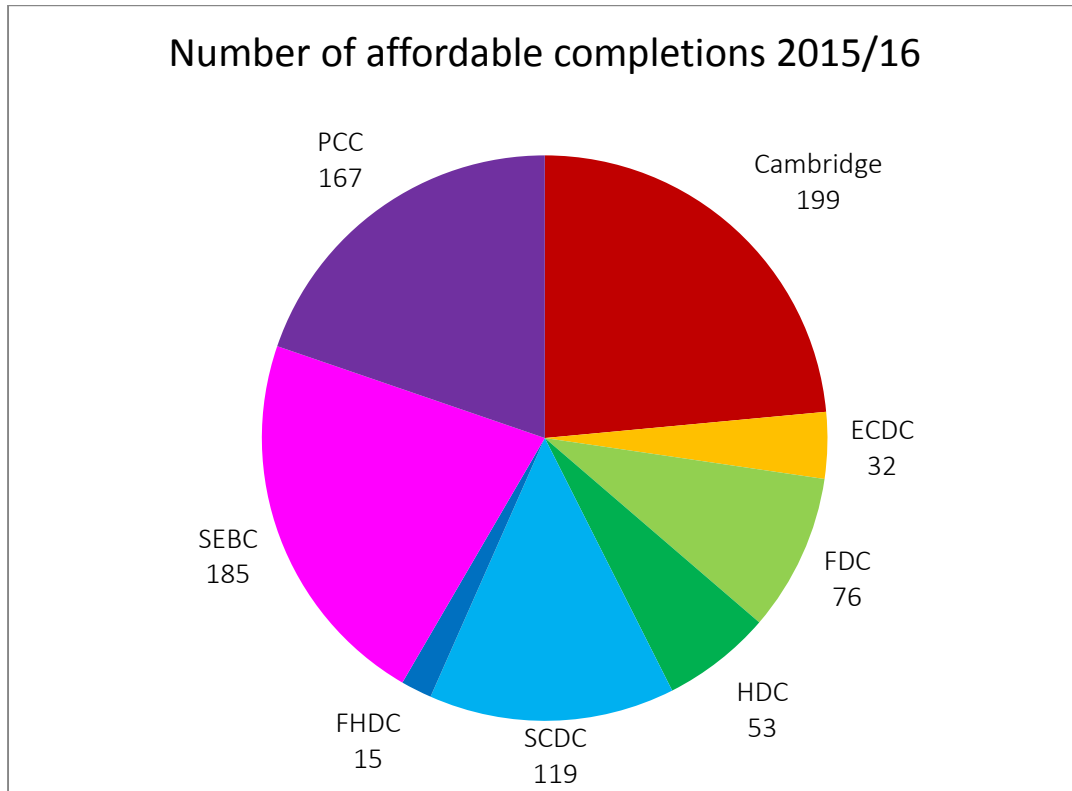


Figure 6. Delivery in 2015/16: by district and tenure

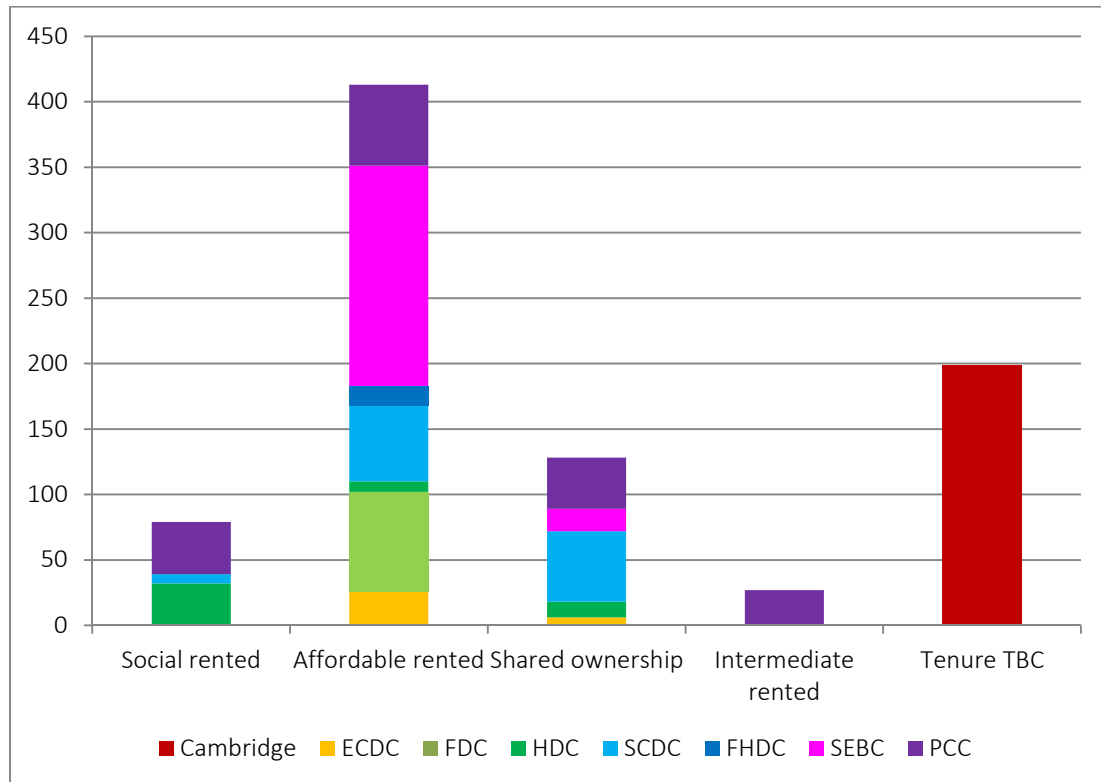


Figure 7. Delivery in 2015/16: by tenure and district

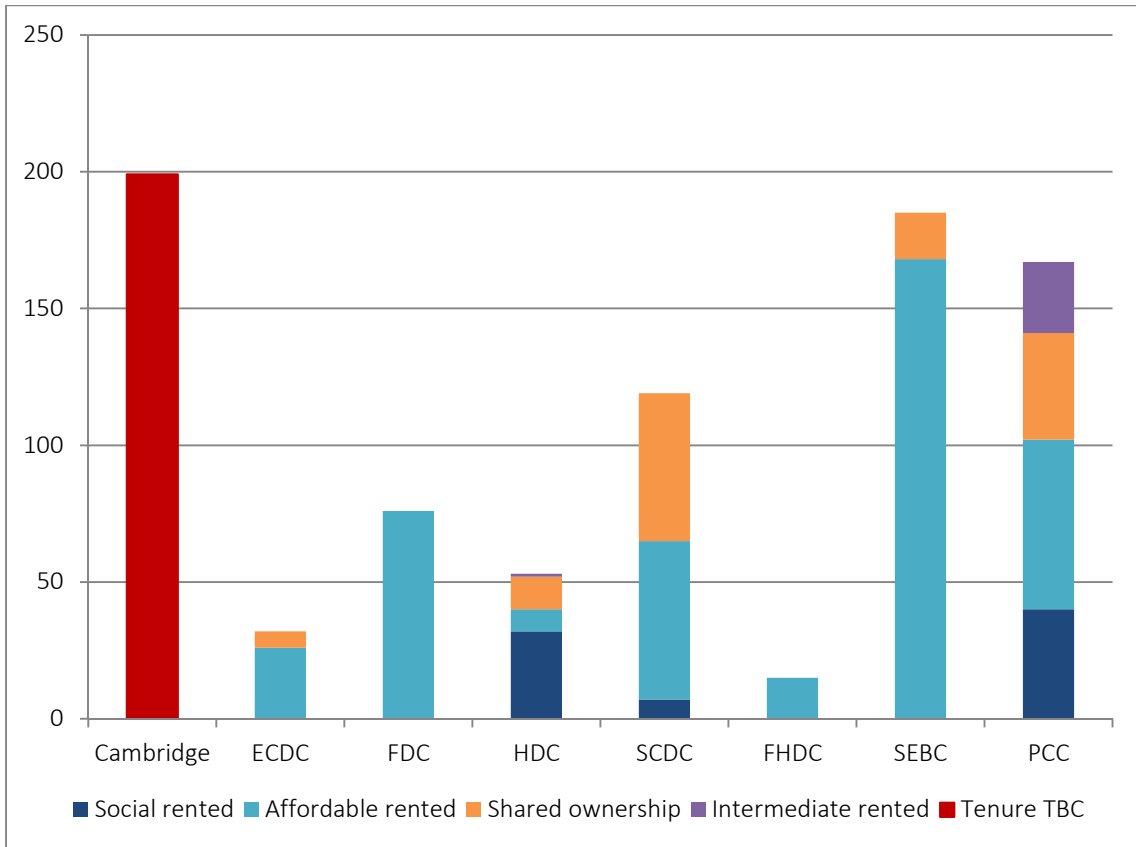


Table 5. Dwelling Commitments in Cambridgeshire

		Outline planning permission	Full / Reserved Matters permission, Under Constr'c	Full / Reserved Matters permission, Not Started	Total Permissions	Adopted Allocation with no Planning Permissions	Proposed Allocation included in Local Plans ⁴	Total Commitments
Cambridge	Within Cambridge Urban Extent	2861	1337	2228	6426	1490	1352	9268
	Outside Settlements	0	4	0	4	0	430	434
	Total	2861	1341	2228	6430	1490	1782	9702
East Cambridgeshire	Within Market Towns	936	43	336	1315	5030	0	6345
	Within Village Framework	164	69	238	471	615	0	1086
	Outside Settlements	17	45	61	123	0	0	123
	Total	1117	157	635	1909	5645	0	7554
Fenland	Within Market Towns	476	143	468	1087	6808	0	7895
	Within Village Framework	139	50	192	381	16	0	397
	Outside Settlements	58	84	275	417	0	0	417
	Total	673	277	935	1885	6824	0	8709
Huntingdonshire	Within Market Towns	211	294	475	980	120	0	1100
	Within Village Framework	1190	195	240	1625	0	0	1625
	Outside Settlements	4890	80	484	5454	1050	0	6504
	Total	6291	569	1199	8059	1170	0	9229
South Cambridgeshire	Within Cambridge Urban	15	41	203	259	2723	100	3082
	Within New Settlements	99	49	171	319	0	0	319
	Within Village Framework	1082	172	227	1481	2	802	2285
	Outside Settlements	2285	117	261	2663	8814	12753	24230
	Total	3481	379	862	4722	11539	13655	29916

⁴ Local Plans submitted March 2014

		Outline planning permission	Full / Reserved Matters permission, Under Constr'c	Full / Reserved Matters permission, Not Started	Total Permissions	Adopted Allocation with no Planning Permissions	Proposed Allocation included in Local Plans ⁴	Total Commitments
Cambridgeshire	Within Cambridge Urban Extent	2876	1378	2431	6685	4213	1452	12350
	Within Market Towns	1623	480	1279	3382	11958	0	15340
	Within New Settlements	99	49	171	319	0	0	319
	Within Village Framework	2575	486	897	3958	633	802	5393
	Outside Settlements	7250	330	1081	8661	9864	13183	31708
	Total	14423	2723	5859	23005	26668	15437	65110

Notes

The data shows the number of formal commitments at 31/3/2015, i.e. those with planning permission or allocated for development

“Cambridge Urban Extent” comprises the current built-up area of Cambridge, plus land contiguous with (i.e. adjacent to) the built-up area that is allocated for development.

The 11 Market Towns are Ely, Littleport, Soham, Chatteris, March, Whittlesey, Wisbech, Huntingdon, Ramsey, St Ives, St Neots. The New Settlement in South Cambridgeshire refers to Cambourne.

Table 6. Enablers – Projected delivery in 2016/17

	Number of affordable homes completions	of which social rented	of which affordable rented	of which shared ownership	of which intermediate rented	in settlements of <3000	% in settlements of <3000
Cambridge	557					0	0%
ECDC	10	0	3	7	0	10	100%
FDC	177	4	145	28	0	4	2%
HDC	109	0	83	26	0	28	26%
SCDC	148	17	91	38	0	74	50%
FHDC	33	0	28	5	0	17	52%
SEBC	106	0	88	18	0	24	23%
PCC	189	0	118	57	14	12	6%

Figure 8. Projections for 2016/17

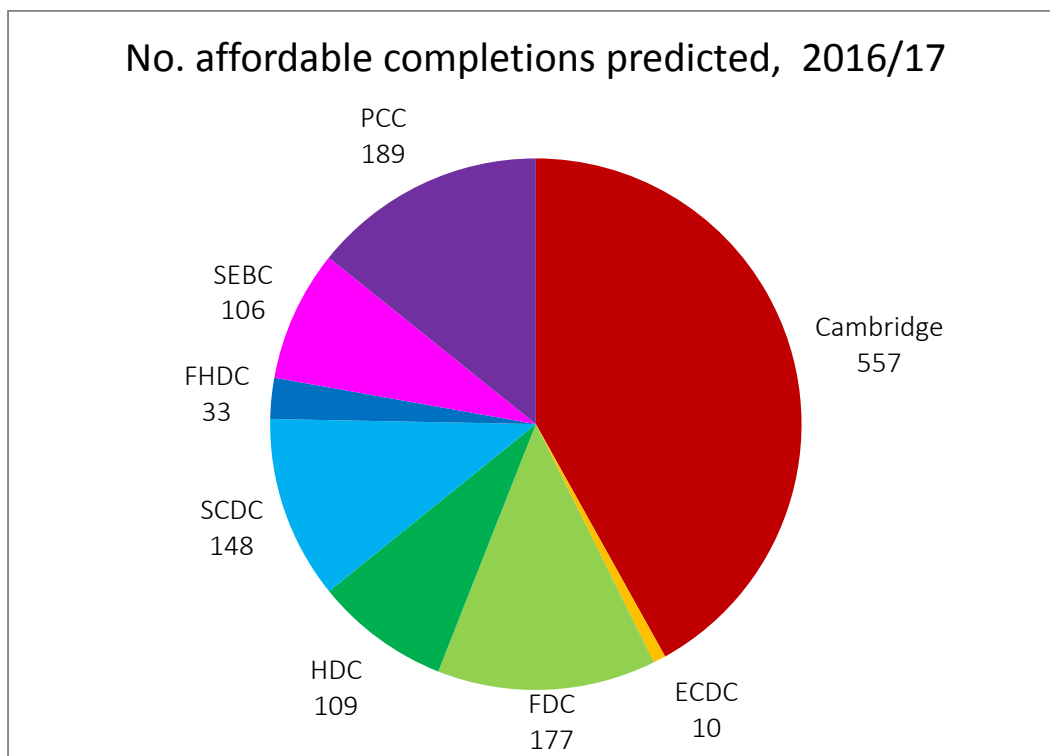


Figure 9. Affordable 2015/16 delivery compared to 2016/17 projections

