The old subject of apples and pears

In preparing diamond analysis, I have tried to find the best figures to use for new build across all tenures for 2016-17. This is to demonstrate the (usually small) contribution new build makes to the stock, and how new build supply compares to turnover from re-lets or second hand sales.

As usual, in locating numbers, I’ve found some quite big contradictions and would like to run these past CSHG for thoughts / opinions on which is the best to use for the diamonds, and if its helpful to revisit reasons why the numbers might be different so I can add that in a covering report, explaining which number we have used and why.

First, market housing

Context:

|  |  |
| --- | --- |
| Market sales: turnover  | Second hand flat + house (excludes new build) |
| Cambridge  | 1,247 |
| East Cambridgeshire  | 1,368 |
| Fenland  | 1,987 |
| Huntingdonshire  | 3,089 |
| South Cambridgeshire  | 1,925 |
| Forest Heath  | 1,162 |
| St. Edmundsbury  | 1,764 |
| Peterborough  | 2,971 |
| Total | 15,513 |

Comparing Hometrack total new build sales (via Land Registry and there is a bit of shenanigans with this) to the County’s AMR survey of new build sites…

|  |  |  |  |
| --- | --- | --- | --- |
| Market sales: turnover and contribution of new build | Hometrack, from Land RegistryJan to Dec 2016New build flat + house | CCC AMR: Table 1.6 New Dwellings Completed (GROSS) in Cambridgeshire: ALL2016-2017[[1]](#footnote-1) | CLG house-building, perm dwells completed, 2016-17 |
| Cambridge  | 520 | 1,239 | 570 |
| East Cambridgeshire  | 62 | 246 | 140 |
| Fenland  | 110 | 439 | 350 |
| Huntingdonshire  | 321 | 791 | 470 |
| South Cambridgeshire  | 291 | 600 | 430 |
| Forest Heath  | 200 | - | 170 |
| St. Edmundsbury  | 138 | - | 160 |
| Peterborough  | 685 | - | 660 |

So Hometrack shows a far lower number of new build sales.

 Possible reasons:

* Different dates: HT uses calendar year, AMR uses financial year
* Land Registry uses quite a complex way of identifying a new build, as follows ***(add notes)***
* Land Reg can take some time to “come through” which may explain a delay in numbers being counted (for sales data is seems to take about 6 months to get a complete set).
* The AMR counts homes which are (I believe) wind and watertight, not necessarily ready to be occupied, to sell or have been sold.

*My question:*

*I think I should use the highest figure for new build possible. It wil always be a small proportion of the housing market, and by counting anything less than the max I suspect we may look like were a being more pessimistic than necessary.*

*But this would mean using the number of second hand sales from Hometrack to show owner occupation turnover, and AMR figures for new homes completed.*

*It also means I have to get the AMR figures for Suffolk and Peterborough to include for these 3 districts. Not as easy as it sounds.*

Second, affordable housing

Cambs AMR compared to enablers figures & CLG table 253

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | CCC AMR: Table 1.6 New Dwellings Completed (GROSS) in Cambs AFFORDABLE2016-2017[[2]](#footnote-2) | Affordable rent | Social rent excl LA | LA aff rent | Intermediate rent | Shared ownership | Enablers total | CLG housebuilding, perm dwells completed, 2016-17Housing Assoc |  CLG housebuilding, perm dwells completed, 2016-17 LocalAuthority |
| Cambridge  | 474 | 201 | 45 | 75 | 0 | 87 | 408 | 290 | 0 |
| East Cambridgeshire  | 11 | 14 | 0 | 0 | 0 | 5 | 19 | 0 | 0 |
| Fenland  | 15 | 141 | 0 | 0 | 28 | 0 | 169 | 0 | 0 |
| Huntingdonshire  | 129 | 136 | 0 | 0 | 0 | 52 | 188 | 50 | 0 |
| South Cambridgeshire  | 132 | 87 | 14 | 0 | 0 | 54 | 155 | 100 | 0 |
| Forest Heath  | - | 28 | 0 | 0 | 0 | 5 | 33 | 20 | 0 |
| St. Edmundsbury  | - | 91 | 0 | 0 | 0 | 12 | 109 | 40 | 0 |
| Peterborough  | - | 71 | 0 | 0 | 14 | 48 | 133 | 110 | 0 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | CCC AMR: Table 1.6 New Dwellings Completed (GROSS) in Cambridgeshire: ALL2016-2017 | CCC AMR: Table 1.6 New Dwellings Completed (GROSS) in Cambs AFFORDABLE2016-2017 | AMR: All minus affordable | CLG house-building, perm dwells completed, 2016-17 |
| Cambridge  | 1,239 | 474 | 765 | 570 |
| East Cambridgeshire  | 246 | 11 | 235 | 140 |
| Fenland  | 439 | 15 | 424 | 350 |
| Huntingdonshire  | 791 | 129 | 662 | 470 |
| South Cambridgeshire  | 600 | 132 | 468 | 430 |

Again there are some significant differences –Fenland in particular. Some reasons for difference:

* Counting different moments of completion (wind and watertight vs practical completion for CIL or other funding purposes)
* Planners counting things given permission as affordable or market, as completing in that same tenure group, where in fact the tenure might change
* Not sure how / whether planners know about shared ownership and do they count is as affordable?

*My question*

*I suspect the enablers new build social is the best figure to use, as it’s the higher figure in general and might help us “not look too pessimistic” again.*

For comparison, HCA and enablers figures in 2015-16 (I could not find 2016-17 figures yet I am afraid from HCA)

**HCA: social housing funded & built: note this is a year older than table above i.e. April 2015 to March 2016**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| HCA figures: Completions | Affordable rent | Social rent | Intermediate rent | AH ownership | Total  |
| Cambridge  | 114 | 0 | 0 | 23 | 137 |
| East Cambridgeshire  | 8 | 0 | 0 | 0 | 8 |
| Fenland  | 61 | 0 | 0 | 0 | 61 |
| Huntingdonshire  | 5 | 0 | 0 | 0 | 5 |
| South Cambridgeshire  | 4 | 6 | 0 | 0 | 10 |
| Forest Heath  | 16 | 0 | 0 | 0 | 16 |
| St. Edmundsbury  | 95 | 0 | 0 | 2 | 97 |
| Peterborough  | 27 | 55 | 0 | 23 | 105 |
| Total | 330 | 61 | 0 | 48 | 439 |
| Equivalent year of data from enablers |  |  |  |  |  |
| Cambridge  | 114 | 0 | 0 | 23 | 199 |
| East Cambridgeshire  | 32 | 0 | 0 | 0 | 32 |
| Fenland  | 76 | 0 | 0 | 0 | 76 |
| Huntingdonshire  | 36 | 0 | 0 | 17 | 53 |
| South Cambridgeshire  | 58 | 7 | 0 | 54 | 119 |
| Forest Heath  | 15 | 0 | 0 | 0 | 15 |
| St. Edmundsbury  | 168 | 0 | 0 | 17 | 185 |
| Peterborough  | 62 | 40 | 26 | 39 | 167 |
| Total | 561 | 47 | 26 | 150 | 846 |

*(Please note 62 LA affordable rent delivered in Cambridge in 2015-16, but excluded from table to save space!)*

|  |  |  |  |
| --- | --- | --- | --- |
|  | HCA total | Enablers total | CLG total |
| Cambridge  | 137 | 199 | 290 |
| East Cambridgeshire  | 8 | 32 | 0 |
| Fenland  | 61 | 76 | 0 |
| Huntingdonshire  | 5 | 53 | 50 |
| South Cambridgeshire  | 10 | 119 | 100 |
| Forest Heath  | 16 | 15 | 20 |
| St. Edmundsbury  | 97 | 185 | 40 |
| Peterborough  | 105 | 167 | 110 |
| Total | 439 | 846 | 290 |

Enablers seem to be reporting more affordable homes completing than the HCA, possibly because:

* HCA only accounts for homes it funds
* S106 MIGHT be included in HCA but is not always, whereas I think they will mostly be counted by enablers
* HCA might only count when a completion certificate is issues, or a completion payment *(do these still exist?)*
* HCA process may be slow to report?

Shared ownership specifically

* Written report details some numbers on sales, not much can be derived from the SDR locally of any use.
* Map gives an idea of scale of RP sales, it includes RTB, PRTB and RTA sales along with social homebuy sales (i.e. shared ownership and outright sale, from what I can gather)
* Reading off the scale visually, this details:
* So there can be NO MORE than this number of SO sales in the year.
* Can treat upper end of scale as max SO sales, I believe.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | HCA completions AH ownership 2015-16 | Enablers Shared ownership 2015-16 | SDR report est of sales 2015-16 | SDR report max |
| Cambridge  | 23 | 23 | 0-10 | 10 |
| East Cambridgeshire  | 0 | 0 | 0-10 | 10 |
| Fenland  | 0 | 0 | 11 to 20 | 20 |
| Huntingdonshire  | 0 | 17 | 21 to 50 | 50 |
| South Cambridgeshire  | 0 | 54 | 0-10 | 10 |
| Forest Heath  | 0 | 0 | 0-10 | 10 |
| St. Edmundsbury  | 2 | 17 | 21 to 50 | 50 |
| Peterborough  | 23 | 39 | 21 to 50 | 50 |
| Total | 48 | 150 |  | **210** |

Source data

|  |  |
| --- | --- |
| Market sales: turnover and contribution of new build | Hometrack, from Land Registry, Jan to Dec 2016 |
|  | Second hand flat + house | New build flat + house | Total |
| Cambridge  | 1,247 | 520 | 1,767 |
| East Cambridgeshire  | 1,368 | 62 | 1,430 |
| Fenland  | 1,987 | 110 | 2,097 |
| Huntingdonshire  | 3,089 | 321 | 3,410 |
| South Cambridgeshire  | 1,925 | 291 | 2,216 |
| Forest Heath  | 1,162 | 200 | 1,362 |
| St. Edmundsbury  | 1,764 | 138 | 1,902 |
| Peterborough  | 2,971 | 685 | 3,656 |
| Total | 15,513 | 2,327 | 17,840 |

|  |  |
| --- | --- |
| New build: County AMR annual survey | CCC AMR: Table 1.6 New Dwellings Completed (GROSS) in Cambridgeshire 2016-2017[[3]](#footnote-3) |
|  | Total | Affordable |
| Cambridge  | 1,239 | 474 |
| East Cambridgeshire  | 246 | 11 |
| Fenland  | 439 | 15 |
| Huntingdonshire  | 791 | 129 |
| South Cambridgeshire  | 600 | 132 |

|  |  |
| --- | --- |
| Enablers: social housing built 2016-17 |  |
|  | Affordable rent | Social rent excl LA | LA aff rent | Intermediate rent | Shared ownership | Shared equity | Total |
| Cambridge  | 201 | 45 | 75 | 0 | 87 | 0 | 408 |
| East Cambridgeshire  | 14 | 0 | 0 | 0 | 5 | 0 | 19 |
| Fenland  | 141 | 0 | 0 | 28 | 0 | 0 | 169 |
| Huntingdonshire  | 136 | 0 | 0 | 0 | 52 | 0 | 188 |
| South Cambridgeshire  | 87 | 14 | 0 | 0 | 54 | 0 | 155 |
| Forest Heath  | 28 | 0 | 0 | 0 | 5 | 0 | 33 |
| St. Edmundsbury  | 91 | 0 | 0 | 0 | 12 | 6 | 109 |
| Peterborough  | 71 | 0 | 0 | 14 | 48 | 0 | 133 |

1. GROSS completions include only dwelling gains in monitoring year [↑](#footnote-ref-1)
2. GROSS completions include only dwelling gains in monitoring year [↑](#footnote-ref-2)
3. GROSS completions include only dwelling gains in monitoring year [↑](#footnote-ref-3)