

Past and future housing delivery

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Chapter 23. Past and future housing delivery

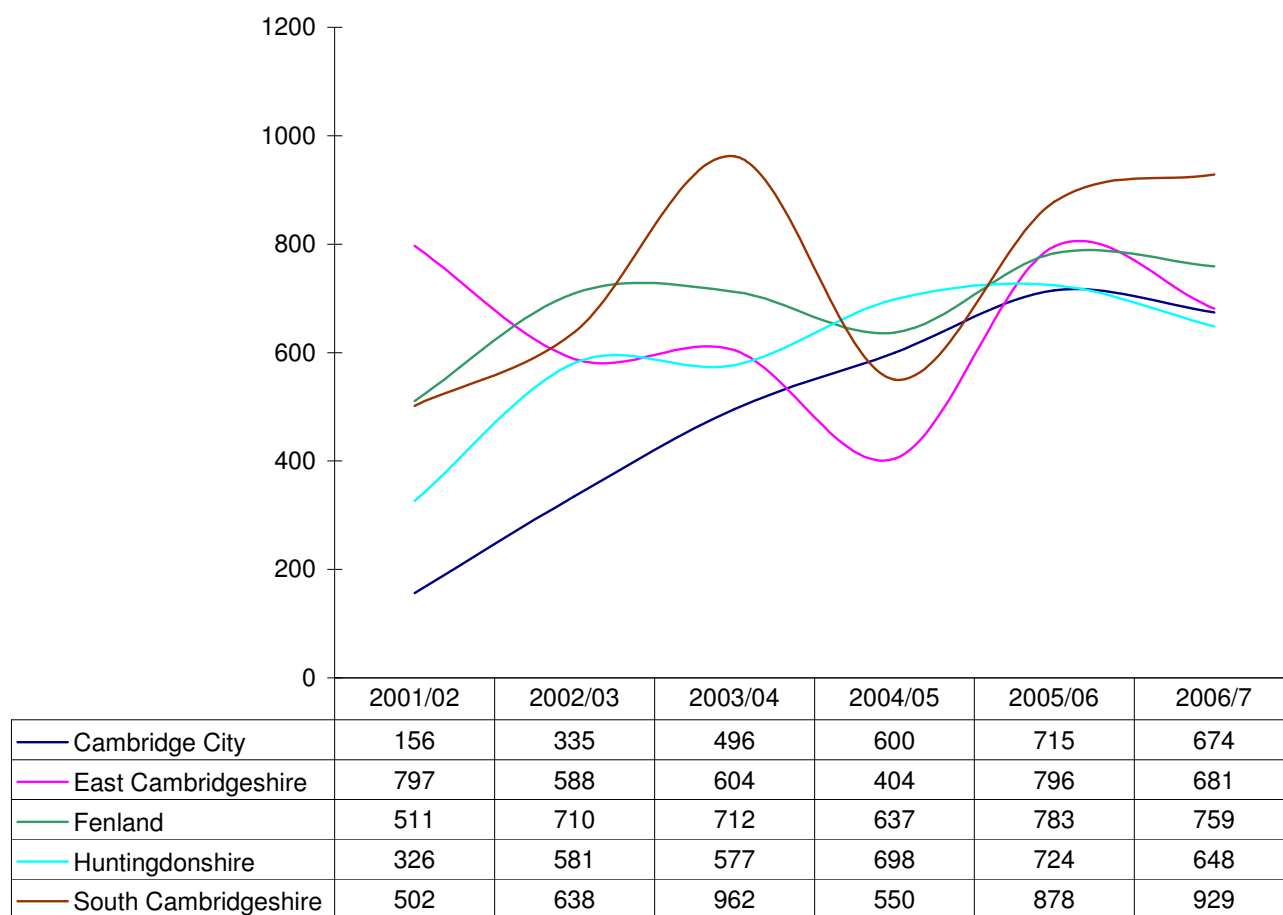
23.1 Introduction

Using past trends we can assess how effective the sub region has been at delivering homes, both market and affordable, to date. We can then assess our future plans for all homes as described in our housing trajectories, and our plans for affordable housing development in the coming years.

Both sets of information can help us assess our plans and the need to accelerate housing delivery to meet our RSS targets as outlined in chapter 22, *Planning for housing delivery*. The sources from these figures are the Districts' annual monitoring returns (AMRs) and trajectories, from the Cambridgeshire County Council database available from the CCC website; and the districts Housing Strategy Statistical Appendix forms, submitted by housing authorities each year to set out performance and plans for strategic housing activities, including provision of affordable housing. These are available from the CLG website.

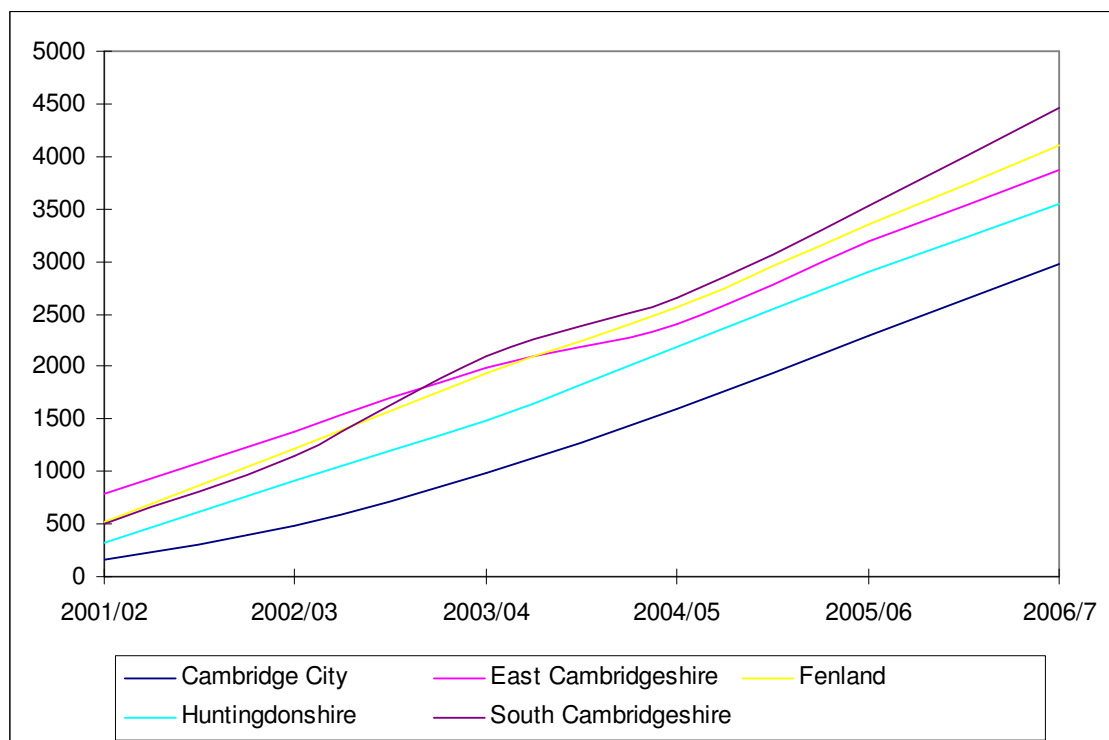
23.2 Past delivery of all homes

Fig 1: Net additions to stock, 2001/2 to 2006/7



Source: CCC completions as at 17/9/07

Fig 2: Trend line for cumulative additions to stock, 2001/2 to 2006/7



Source: CCC completions as at 17/9/07

Fig 2 shows the trend line for overall net additions to stock (that is, new build minus total losses which include remodelling and demolitions). This shows a gradual increase in stock consistently across the sub-region.

23.3 Past delivery of affordable homes

The Housing Strategy Statistical Appendix (HSSA) form is completed by each district and gives an account of past performance, the more recent financial year's achievements, and plans for the coming two years in relation to new affordable housing. All the tables in this section of text are taken from the 2006 Housing Strategy Statistical Appendix, Section N: Provision of affordable housing. This reports on activity completed in 2005/6 and on plans for 2006/7 and 2007/8. This section looks at past performance and so concentrates on the period 2002/3 to 2005/6.

Table 1: Number of additional local authority dwellings

	2002/03	2003/04	2004/05	2005/06
Cambridge	0	0	0	0
East Cambridgeshire	0	0	0	0
Fenland	0	0	0	0
Forest Heath	0	0	0	0
Huntingdonshire	0	0	0	0
South Cambridgeshire	2	7	2	0
St Edmundsbury	0	0	0	0
Total	2	7	2	0

Source: HSSA 2006

Table 2: Number of additional RSL- rented dwellings

	2002/03	2003/04	2004/05	2005/06
Cambridge	81	187	32	144
East Cambridgeshire	96	65	38	100
Fenland	34	63	77	63
Forest Heath	5	0	19	80
Huntingdonshire	80	68	91	98
South Cambridgeshire	86	167	94	176
St Edmundsbury	153	23	34	62
Total	535	573	385	723

Source: HSSA 2006

Table 3: Number of additional RSL- shared ownership

	2002/03	2003/04	2004/05	2005/06
Cambridge	0	13	6	15
East Cambridgeshire	10	40	36	119
Fenland	0	4	12	28
Forest Heath	0	0	0	52
Huntingdonshire	8	24	8	47
South Cambridgeshire	10	72	12	85
St Edmundsbury	13	14	0	18
Total	41	167	74	364

Source: HSSA 2006

Table 4: Total additional LA/ RSL dwellings (tables 1 + 2 + 3)

	2002/03	2003/04	2004/05	2005/06
Cambridge	81	200	38	159
East Cambridgeshire	106	105	74	219
Fenland	34	67	89	91
Forest Heath	5	0	19	132
Huntingdonshire	88	92	99	145
South Cambridgeshire	98	246	108	261
St Edmundsbury	166	37	34	80
Total	578	747	461	1,087

Source: HSSA 2006

Table 5: Number of additional affordable 'other private' sector dwellings

	2002/03	2003/04	2004/05	2005/06
Cambridge	49	67	16	92
East Cambridgeshire	4	23	0	0
Fenland	0	0	0	0
Forest Heath	0	0	0	0
Huntingdonshire	0	0	0	12
South Cambridgeshire	26	0	0	4

	2002/03	2003/04	2004/05	2005/06
St Edmundsbury	0	0	0	15
Total	79	90	16	123

Source: HSSA 2006

Table 6: Overall Total (tables 4 + 5)

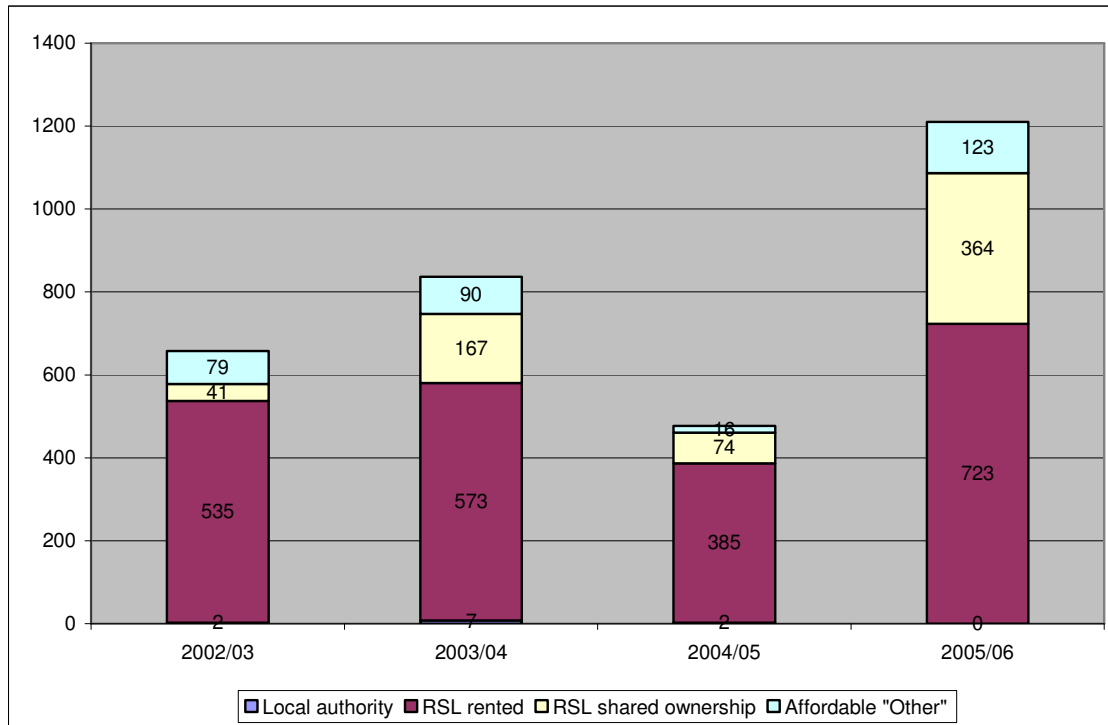
	2002/03	2003/04	2004/05	2005/06
Cambridge	130	267	54	251
East Cambridgeshire	110	128	74	219
Fenland	34	67	89	91
Forest Heath	5	0	19	132
Huntingdonshire	88	92	99	157
South Cambridgeshire	124	246	108	265
St Edmundsbury	166	37	34	95
Total	657	837	477	1,210

Source: HSSA 2006

23.4 Proportions by tenure

Fig 3 below summarises the “split” of tenures delivered over the past four years across the sub-region.

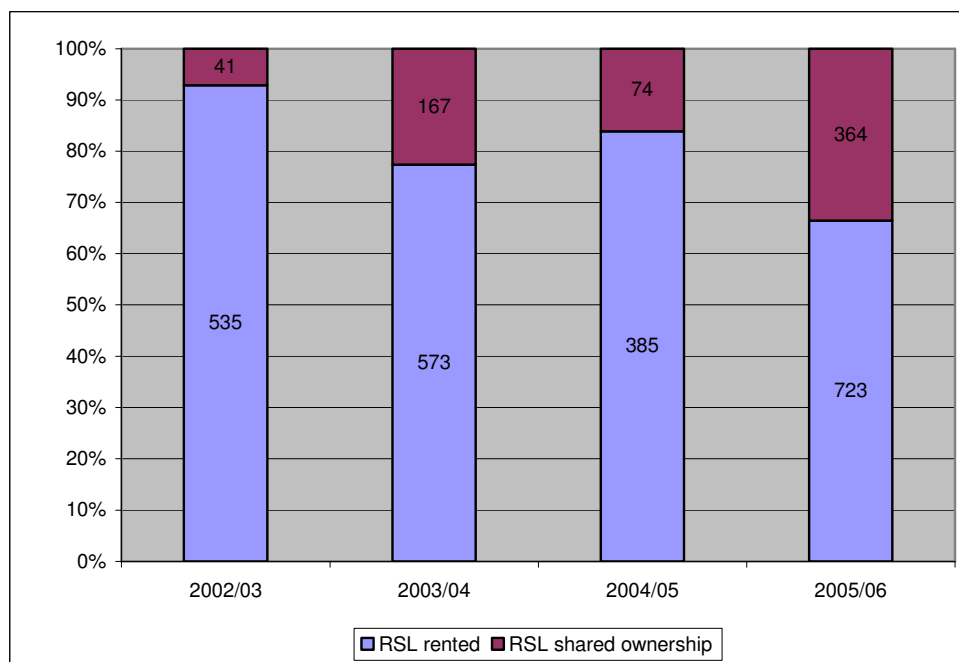
Fig 3: Overall delivery over time and by tenure



Source: HSSA 2006

This shows the increasing number and proportion of shared ownership homes being developed, and the increase in affordable homes being delivered annually, particularly in 2005/6, though there was a decline in 2004/5 while funding systems were changing.

Fig 4: Proportion of rented : shared ownership over the past four years



Source: HSSA 2006

Fig 4 shows the proportion of shared ownership within the affordable housing being delivered increasing significantly across the sub-region, and consequently how the percentage of much-needed rented homes is falling. However it is important to acknowledge that this change in balance is in the context of an increasing number of affordable homes being provided.

23.5 Looking to the future – all homes

The Annual Monitoring Returns provide each district's plans for new homes in their areas, within the county of Cambridgeshire:

Table 7: Annual Monitoring Return trajectories

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Cambridge City	570	677	727	1,890	2,777	2,515	1,941	1,440	1,260	1,000
East Cambridgeshire	497	792	724	490	548	459	430	320	190	177
Fenland	580	565	489	554	532	527	572	530	520	514
Huntingdonshire	801	844	1,080	1,047	744	540	431	431	308	316
South Cambridgeshire	1,245	1,348	1,469	1,641	1,578	1,687	1,567	1,582	1,182	982
Total	3,693	4,226	4,489	5,622	6,179	5,728	4,941	4,303	3,460	2,989

Source: CCC website - info - gross completions - new affordable as % all completions - as at 17/9/07

These trajectories consistently plan up to 2016. District Councils are currently updating the horizon for their trajectories to reflect the Regional Planning Guidance but for consistency the SHMA looks to 2016 until the new trajectories have been adopted.

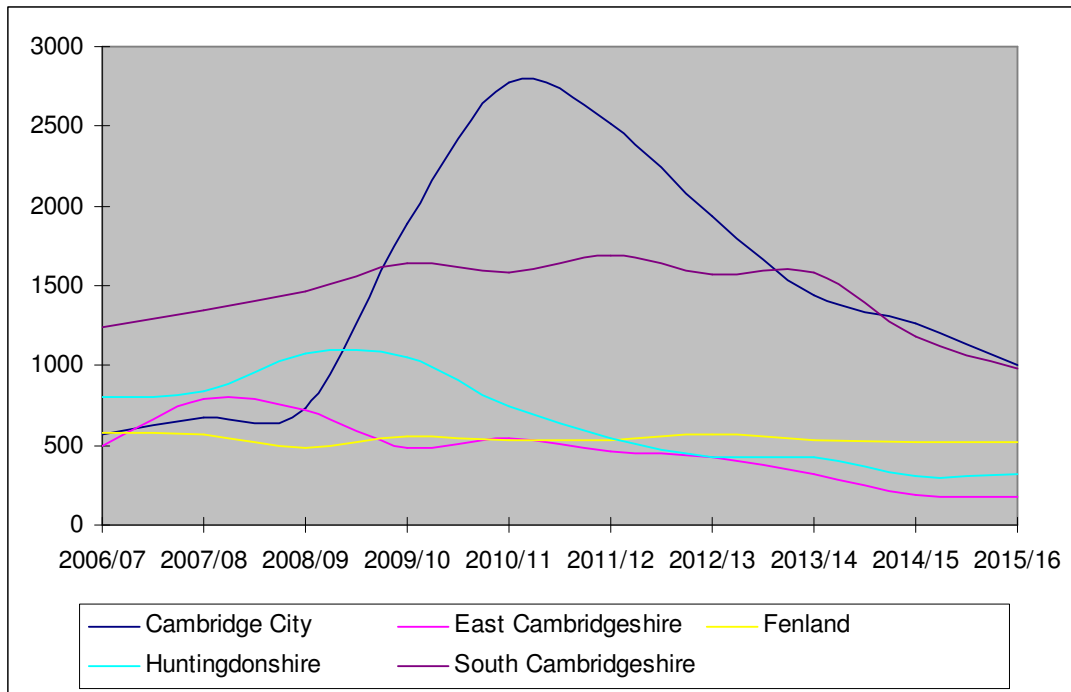
Chapter 22 *Planning for housing delivery* gives more detail on housing trajectories and how they are used. The trajectory by district to 2016 shows that:

- Cambridge City plans a huge increase in growth, peaking in 2010/2011.
- South Cambridgeshire sees a significant programme of development, peaking and troughing between 2008/9 and 20013/14, after which development rates fall.
- Fenland plans a steady continuation of housing delivery in future.
- East Cambridgeshire has delivered a large amount of the homes required within its boundaries, and is consequently planning a gently dropping trajectory.
- Huntingdonshire follows a similar pattern to East Cambridgeshire.

The district trajectories are shown in fig 5 and the overall trajectory for the county is shown in fig 6 below.

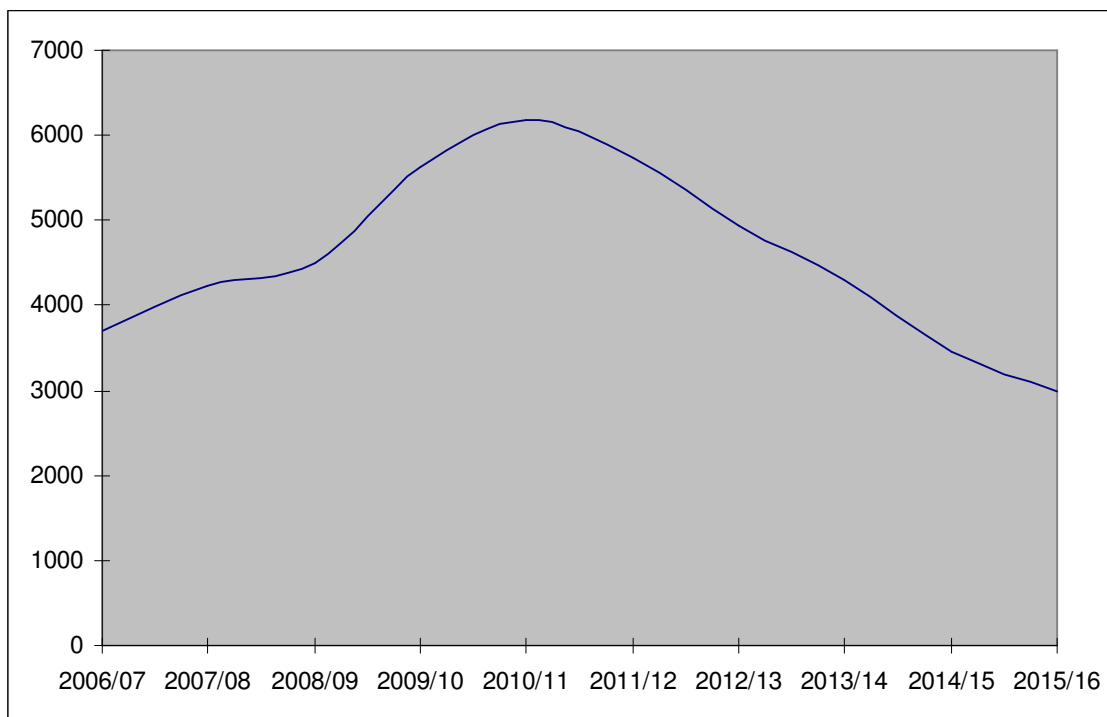
Ⓡ We will look to incorporate the two Suffolk districts' trajectory data in future to give a complete sub-regional view.

Fig 5: Trajectory by district, 2006/7 to 2015/6



Source: CCC website - info - gross completions - new affordable as % all completions - as at 17/9/07

Fig 6: Overall housing trajectory across the County



Source: CCC website - info - gross completions - new affordable as % all completions - as at 17/9/07

23.6 Looking to the future - affordable homes

Again, the 2006 Housing Strategy Statistical Appendix, Section N: Provision of affordable housing has been used to identify each district's plans for the coming two years' affordable housing provision. It is important to remember that at the time of submitting the HSSA form, there may be no clear indication of the resources available for new housing provision from the Housing Corporation (depending on the timing of their Investment cycles) so these figures may represent plans and proposals rather than guaranteed schemes, though naturally the forms are completed as realistically as possible.

Table 8: Number of additional RSL- rented dwellings

	2006/07	2007/08
Cambridge	124	122
East Cambridgeshire	100	100
Fenland	77	114
Forest Heath	140	96
Huntingdonshire	129	91
South Cambridgeshire	181	164
St Edmundsbury	141	72
Total	892	759

Source: HSSA 2006

Table 9: Number of additional RSL- shared ownership

	2006/07	2007/08
Cambridge	64	43
East Cambridgeshire	100	100
Fenland	6	27
Forest Heath	88	75
Huntingdonshire	48	39
South Cambridgeshire	113	171
St Edmundsbury	28	8
Total	447	463

Source: HSSA 2006

Table 10: Total additional LA/ RSL dwellings (Sum of Table 8 + Table 9)

	2006/07	2007/08	Average of 2006/7 and 7/8 plans
Cambridge	188	165	177
East Cambridgeshire	200	200	200
Fenland	83	141	112
Forest Heath	228	171	200
Huntingdonshire	177	130	154
South Cambridgeshire	294	335	315
St Edmundsbury	169	80	125
Total	1339	1222	1281

Source: HSSA 2006

Each district continues to deliver an ambitious programme for affordable housing, within the context of overall growth, the need for both housing and infrastructure funding, and subject to planning applications coming forward for the relevant sites.

Table 11: Number of additional affordable 'other private' sector dwellings

	2006/07	2007/08
Cambridge	8	13
East Cambridgeshire	0	0
Fenland	0	0
Forest Heath	0	0
Huntingdonshire	6	6
South Cambridgeshire	0	0
St Edmundsbury	19	11
Total	33	30

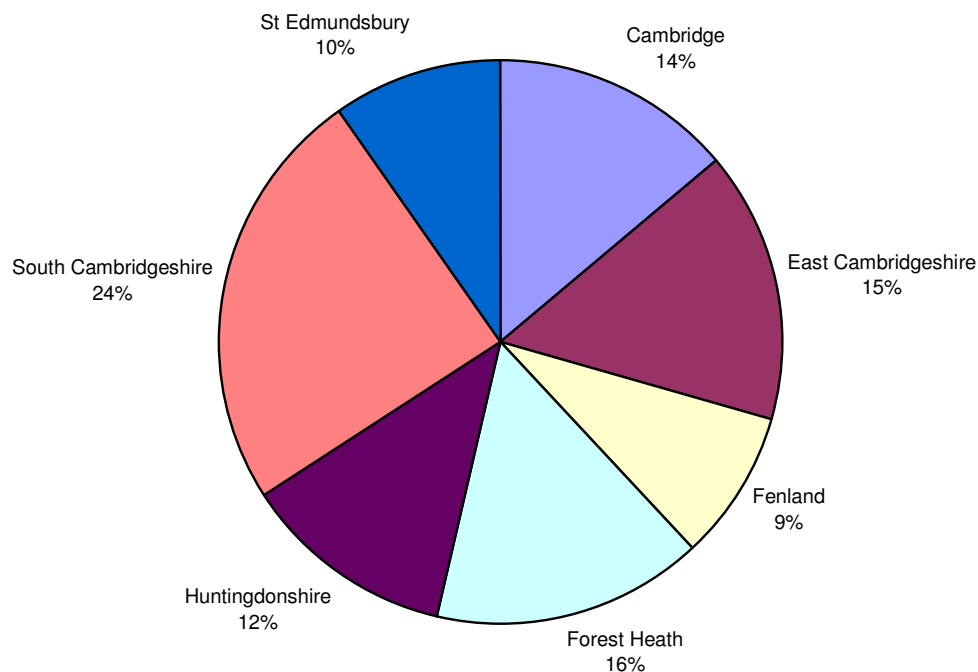
Source: HSSA 2006

Table 12: Total (Sum of Table 10 + Table 11)

	2006/07	2007/08
Cambridge	196	178
East Cambridgeshire	200	200
Fenland	83	141
Forest Heath	228	171
Huntingdonshire	183	136
South Cambridgeshire	294	335
St Edmundsbury	188	91
Total	1,372	1,252

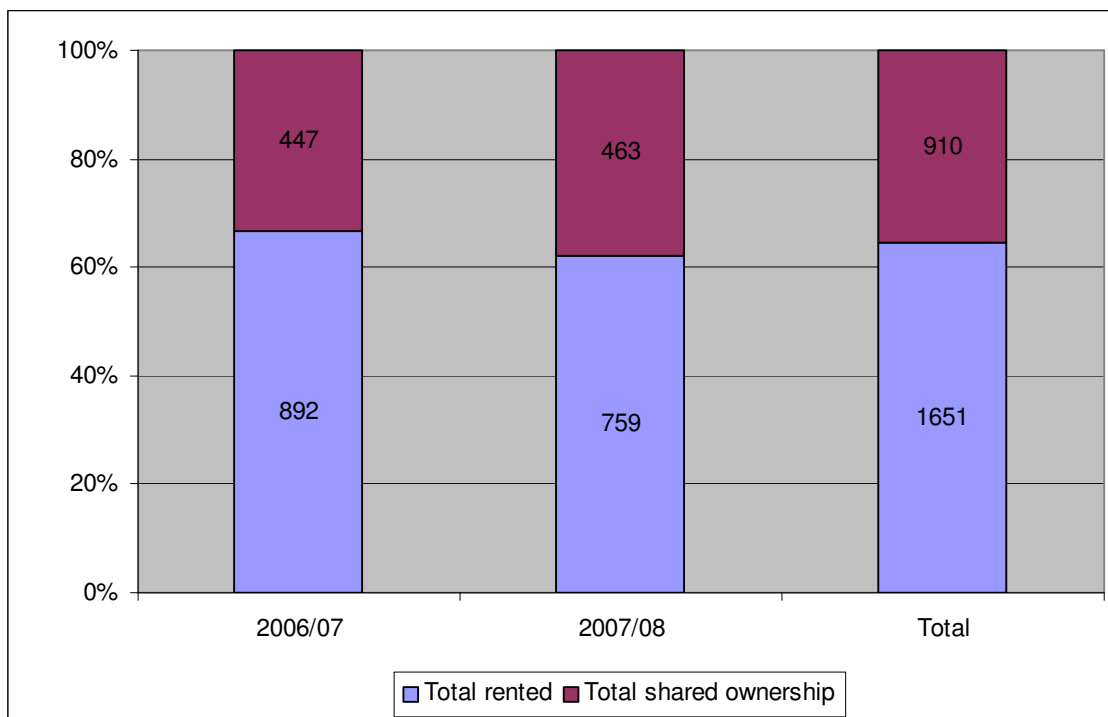
Source: HSSA 2006

Fig 7: Number of affordable homes planned 2006/7 and 2007/8, by district



Source: HSSA 2006

Fig 8: Tenure split of rented and shared ownership homes planned, 2006/7 and 2007/8



Source: HSSA 2006

23.7 Some factors affecting the affordable homes secured and tenure split

There are a variety of factors which will affect the number of affordable homes secured, and the tenure split in future. These include:

- Progress on delivering particularly the strategic and significant housing sites across the sub-region.
- The nature of sites coming forward for development, and whether or not they already have planning permission.
- If they do already have permission, the nature of the agreement made at the time for planning gain and what would be required.
- The economics and nature of the individual site.
- The pattern of recent development and of existing homes around the site in question.
- The prevailing housing needs at the time of the planning application, the balance between the need for rented and for intermediate tenures.
- The other planning gains required on the site and the possibility of gaining public funding for any of them.