

## Past and future housing delivery

23.1 Introduction .....	1
23.2 Past delivery of all homes by district .....	1
Table 1: Net dwelling completions by district for the housing sub-region, 2001/2 to 2007/8.....	2
Fig 1: Net additions to stock by district, 2001/2 to 2007/8 .....	2
Fig 2: Trend line for net additions to stock by district, 2001/2 to 2007/8 .....	3
23.3 Past delivery of all homes across the sub-region.....	4
Fig 3: Additions to stock across the housing sub-region (year-by-year).....	4
Fig 4: Trend line for additions to stock for the whole of the housing sub-region (cumulative)5	
23.4 Past delivery of affordable homes .....	5
Table 2: Number of additional local authority dwellings - social rented.....	5
Table 3: Number of additional local authority dwellings - shared ownership .....	6
Table 4: Number of additional RSL- social rented .....	6
Table 5: Number of additional RSL- intermediate rent .....	6
Table 6: Number of additional RSL- shared ownership/shared equity .....	6
Table 7: Number of additional non-LA/RSL - social rented .....	7
Table 8: Number of additional non-LA/RSL - shared ownership/shared equity.....	7
Table 9: Total additional affordable dwellings (sum of tables 1 to 8).....	7
Table 10: Of which provided in settlements with populations of 3,000 or less .....	7
Table 11: Number of additional low-cost dwellings for low-cost market housing .....	8
23.5 Proportions of affordable homes delivered by tenure.....	8
These “other affordable” have been excluded from Fig 6 below, which only looks at rented and shared ownership/shared equity (see Tables 1, 3, and 5). .....	8
Fig 5: Delivery of affordable homes over time and by tenure (number) .....	9
Fig 6: Proportion of rented : shared ownership over the past six years .....	9
23.6 Looking to the future – all homes .....	10
Table 12: Annual Monitoring Report trajectories.....	10
Fig 7: Trajectory by district, 2006/7 to 2015/6.....	11
Fig 8: Overall housing trajectory across the sub-region .....	11
23.7 Looking to the future - affordable homes.....	12
Table 13: Number of additional local authority dwellings - social rented and shared ownership12	
Table 14: Number of additional RSL- social rented .....	12
Table 15: Number of additional RSL- intermediate rent .....	13
Table 16: Number of additional RSL- shared ownership/shared equity .....	13
Table 17: Number of additional non-LA/RSL – social rented, intermediate rent and shared ownership/shared equity .....	13
Table 18: Total additional affordable dwellings.....	13
Table 19: of which (in table 21) : Provided in settlements with populations of 3,000 or less ....	14
Table 20: Number of additional low-cost dwellings for low-cost market housing .....	14
Fig 9: Number of affordable homes planned, ave 2008/9 and 2009/10, by district .....	14
Fig 10: Tenure split of rented and shared ownership homes, as was planned for 2006/7 and 2007/8; and now planned for 2008/9 and 2009/10.....	15
23.8 Some factors affecting the affordable homes secured and tenure split .....	15
23.9 Summary .....	1
Appendix 1: Bringing past delivery and future predictions together for the sub-region.....	17
Appendix 2: District Trajectory Graphs.....	20

## Chapter 23. Past and future housing delivery 2009

### 23.1 Summary

---

- Between 2001/2 and 2007/8, some 27997 new homes have been delivered across the Cambridge housing sub-region in total.
- Of these, 23,336 were delivered in the five Cambridgeshire districts and 4661 in Forest Heath and St Edmundsbury.
- From 2002/3 to 2007/8 some 5,526 new affordable homes have been delivered, of which 792 were delivered in rural settlements of 3,000 population or less. Of the 5,526, some 3,673 were affordable rented, 114 were intermediate rented and 1,610 were shared ownership or shared equity.
- The proportion of shared ownership / shared equity within the affordable housing being delivered increased significantly up to 2006/7, levelling off at around 40% of the affordable homes secured.
- Housing supply is expected to peak in 2011/12 across the housing sub region, mainly due to large sites coming forward in Cambridge City and South Cambridgeshire, while housing supply in other districts generally remains fairly constant.
- Future plans for affordable homes – for the coming two years a total of 1,547 new affordable homes are planned.

### 23.2 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 for these figures are the Districts' annual monitoring reports (AMRs) and trajectories, available on the East of England Regional Assembly (EERA) website via Instant Atlas; 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.

However at the outset, it is important to remember that future development rates do not necessarily reflect past trends, and that the recent economic and building rate slow-down experienced across the country has had a radical, and reasonably unpredictable effect on housing delivery across the Cambridge housing sub-region. Predicting future building rates is not an exact science and depends on a wide variety of factors, some of which are noted in para 23.8. Chapter 22, *Planning for housing delivery*, adds some more detail.

### 23.3 Past delivery of all homes by district

---

District planning teams prepare an annual report, known as the Annual Monitoring Report, in December each year. This reports (amongst other things) on the homes provided over past years, and plans to develop homes in future to meet the requirements of the East of England Plan. This data is presented below to show the numbers of homes delivered across our

housing sub-region. As the housing sub-region includes districts from two counties, tables are presented showing Cambridgeshire and Suffolk sub-totals and housing sub-region totals.

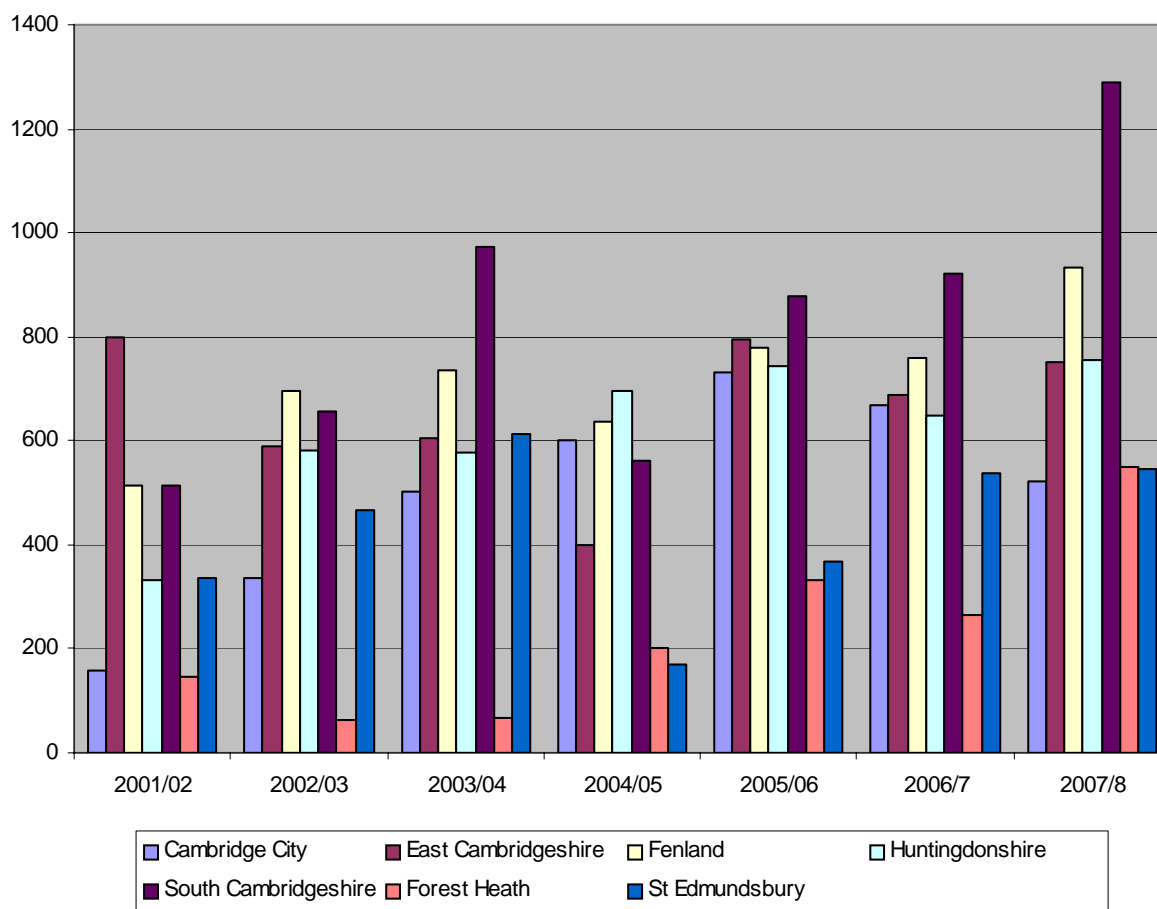
**Table 1: Net dwelling completions by district for the housing sub-region, 2001/2 to 2007/8**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	Total
Cambridge City	159	336	503	601	730	669	523	3521
East Cambridgeshire	799	589	606	401	796	688	753	4632
Fenland	513	695	736	636	781	759	934	5054
Huntingdonshire	334	582	577	698	742	649	755	4337
South Cambridgeshire	514	655	972	561	877	923	1290	5792
<b>Total for Cambridgeshire</b>	<b>2319</b>	<b>2857</b>	<b>3394</b>	<b>2897</b>	<b>3926</b>	<b>3688</b>	<b>4255</b>	<b>23336</b>
Forest Heath	147	62	67	201	334	265	548	1624
St Edmundsbury	338	468	612	170	367	536	546	3037
<b>Total for 2 Suffolk districts</b>	<b>485</b>	<b>530</b>	<b>679</b>	<b>371</b>	<b>701</b>	<b>801</b>	<b>1094</b>	<b>4661</b>
<b>Total for housing sub-region</b>	<b>2804</b>	<b>3387</b>	<b>4073</b>	<b>3268</b>	<b>4627</b>	<b>4489</b>	<b>5349</b>	<b>27997</b>

Source: EERA's Instant Atlas report at

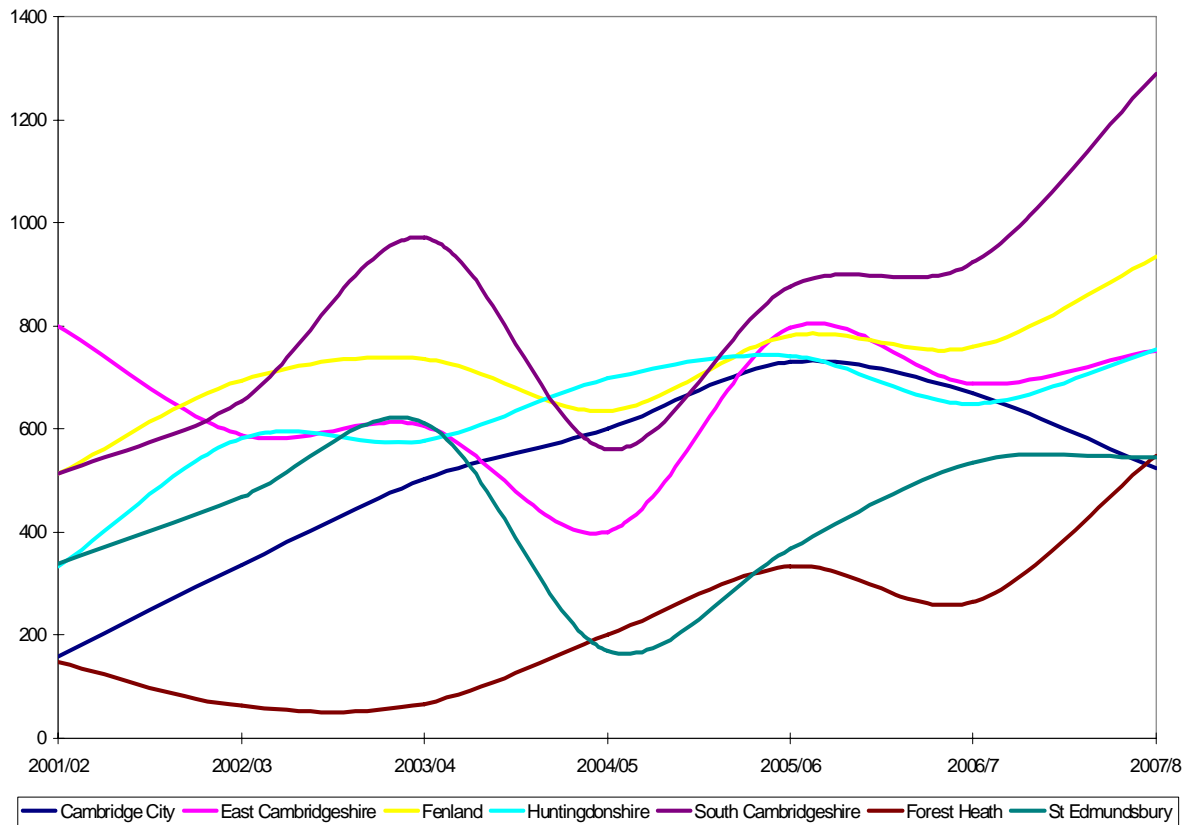
<http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/AMRDataAtlas/atlas.html>

**Fig 1: Net additions to stock by district, 2001/2 to 2007/8**



Source: <http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/AMRDataAtlas/atlas.html>

**Fig 2: Trend line for net additions to stock by district, 2001/2 to 2007/8**



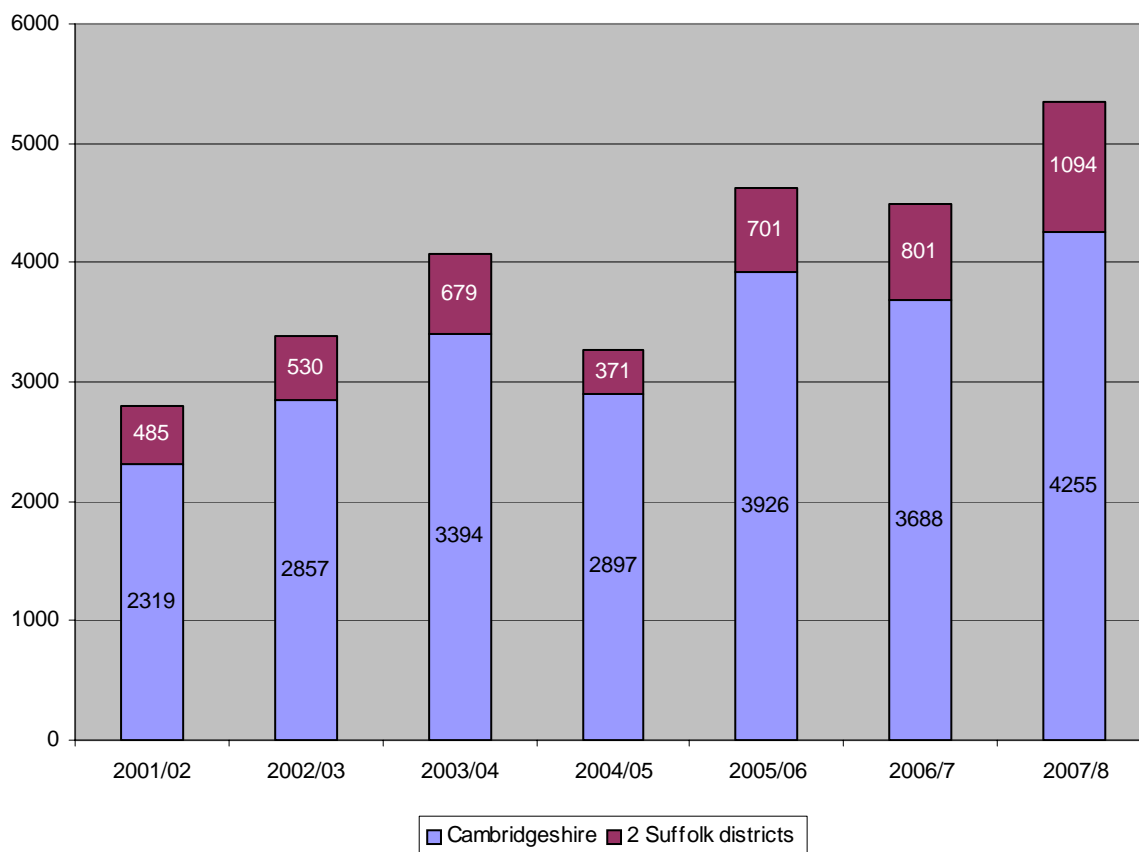
Source: <http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/AMRDataAtlas/atlas.html>

Fig 1 and Fig 2 show the trend line for overall net additions to stock (that is, new build minus total losses which include remodelling and demolitions). Overall this shows a gradual increase in stock for each district across the housing sub-region, though each trendline shows marked peaks and troughs.

### 23.4 Past delivery of all homes across the sub-region

Fig 3 shows the delivery of all homes across the housing sub-region, broken into our 2 constituent counties, between 2001/2 and 2007/8.

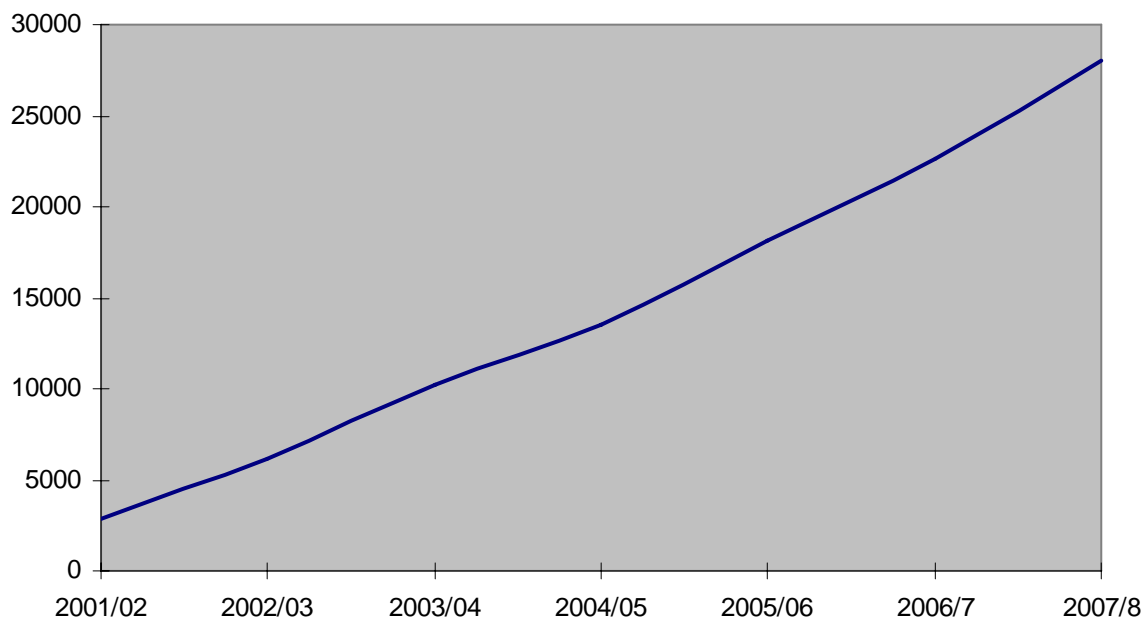
**Fig 3: Additions to stock across the housing sub-region 2001/2 to 2007/8**



Source: <http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/AMRDataAtlas/atlas.html>

Fig 4 shows cumulative delivery of homes. Although Fig 2 shows considerable variation in delivery year-by-year, Fig 4 shows an overall steady increase in housing delivery when looking at the whole housing sub-region, cumulatively.

**Fig 4: Trend line for additions to stock for the whole of the housing sub-region (cumulative)**



### 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 2008 Housing Strategy Statistical Appendix, Section N: Provision of affordable housing. This reports on activity completed in 2004/5, 2005/6, 2006/7 and the most recent year; 2007/8. As the SHMA is continually updated, we have included outturn figures for 2002/3 and 2003/4 for context. It also shows what was previously planned for 2007/8, and future plans for 2008/9 and 2009/10 which are reported in section 23.7 of this chapter.

**Table 2: Number of additional local authority dwellings - social rented**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Cambridge	0	0	0	0	1	0	1
East Cambridgeshire	0	0	0	0	0	0	0
Fenland	0	0	0	0	0	0	0
Forest Heath	0	0	0	0	0	0	0
Huntingdonshire	0	0	0	0	0	0	0
South Cambridgeshire	2	7	2	0	0	0	11
St Edmundsbury	0	0	0	0	0	0	0
<b>Total</b>	<b>2</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>12</b>

Source: HSSA 2006 for 2002/3 and 2003/4; HSSA 2008 for 2004/5 onwards

**Table 3: Number of additional local authority dwellings - shared ownership**

	2007/08
Cambridge	0
East Cambridgeshire	0
Fenland	0
Forest Heath	0
Huntingdonshire	0
South Cambridgeshire	0
St Edmundsbury	0
<b>Total</b>	<b>0</b>

Source: HSSA 2008

**Table 4: Number of additional RSL- social rented**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Cambridge	81	187	32	144	81	42	567
East Cambridgeshire	96	65	38	100	106	122	527
Fenland	34	63	77	63	70	77	384
Forest Heath	5	0	19	80	73	169	346
Huntingdonshire	80	68	91	98	131	62	530
South Cambridgeshire	86	167	94	176	114	253	890
St Edmundsbury	153	23	34	62	99	58	429
<b>Total</b>	<b>535</b>	<b>573</b>	<b>385</b>	<b>723</b>	<b>674</b>	<b>783</b>	<b>3673</b>

Source: HSSA 2006 for 2002/3 and 2003/4; HSSA 2008 for 2004/5 onwards

**Table 5: Number of additional RSL- intermediate rent**

	2004/05	2005/06	2006/07	2007/08	Total
Cambridge	..	..	36	35	71
East Cambridgeshire	0	0	0	0	0
Fenland	0	0	0	0	0
Forest Heath	0	0	0	0	0
Huntingdonshire	0	0	37	0	37
South Cambridgeshire	0	0	0	0	0
St Edmundsbury	0	0	0	6	6
<b>Total</b>	<b>0</b>	<b>0</b>	<b>73</b>	<b>41</b>	<b>114</b>

Source: HSSA 2008

**Table 6: Number of additional RSL- shared ownership/shared equity**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Cambridge	0	13	6	15	55	79	168
East Cambridgeshire	10	40	36	119	84	79	368
Fenland	0	4	12	28	6	34	84
Forest Heath	0	0	0	52	78	69	199
Huntingdonshire	8	24	8	47	53	34	174
South Cambridgeshire	10	72	12	85	138	155	472
St Edmundsbury	13	14	0	18	36	64	145
<b>Total</b>	<b>41</b>	<b>167</b>	<b>74</b>	<b>364</b>	<b>450</b>	<b>514</b>	<b>1610</b>

Source: HSSA 2006 for 2002/3 and 2003/4; HSSA 2008 for 2004/5 onwards

**Table 7: Number of additional non-LA/RSL - social rented**

	2004/05	2005/06	2006/07	2007/08	Total
Cambridge	..	..	0	0	0
East Cambridgeshire	0	0	0	0	0
Fenland	0	0	0	0	0
Forest Heath	0	0	0	0	0
Huntingdonshire	0	0	2	0	2
South Cambridgeshire	0	0	0	0	0
St Edmundsbury	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>2</b>

Source: HSSA 2008

**Table 8: Number of additional non-LA/RSL - shared ownership/shared equity**

	2007/08
Cambridge	0
East Cambridgeshire	7
Fenland	0
Forest Heath	0
Huntingdonshire	0
South Cambridgeshire	0
St Edmundsbury	0
<b>Total</b>	<b>7</b>

Source: HSSA 2008

**Table 9: Total additional affordable dwellings (sum of tables 1 to 8)**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Cambridge	81	200	54	251	173	156	915
East Cambridgeshire	106	105	74	219	190	208	902
Fenland	34	67	89	91	76	111	468
Forest Heath	5	0	19	132	151	238	545
Huntingdonshire	88	92	99	145	223	96	743
South Cambridgeshire	98	246	108	261	252	408	1373
St Edmundsbury	166	37	34	80	135	128	580
<b>Total</b>	<b>578</b>	<b>747</b>	<b>477</b>	<b>1,179</b>	<b>1,200</b>	<b>1,345</b>	<b>5,526</b>

Source: HSSA 2006 for 2002/3 and 2003/4; HSSA 2008 for 2004/5 onwards

**Table 10: Of which provided in settlements with populations of 3,000 or less**

	2004/05	2005/06	2006/07	2007/08	Total
Cambridge	0	0	0	0	0
East Cambridgeshire	49	25	34	33	141
Fenland	15	14	5	41	75
Forest Heath	19	0	24	62	105
Huntingdonshire	23	12	28	18	81
South Cambridgeshire	37	83	47	132	299
St Edmundsbury	0	8	63	20	91
<b>Total</b>	<b>143</b>	<b>142</b>	<b>201</b>	<b>306</b>	<b>792</b>

Source: HSSA 2008



**Table 11: Number of additional low-cost dwellings for low-cost market housing<sup>1</sup>**

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Cambridge	49	67	..	..	0	0	116
East Cambridgeshire	4	23	0	0	0	23	50
Fenland	0	0	0	0	0	0	0
Forest Heath	0	0	0	0	0	0	0
Huntingdonshire	0	0	0	0	0	0	0
South Cambridgeshire	26	0	..	..	0	0	26
St Edmundsbury	0	0	0	0	0	0	0
<b>Total</b>	<b>79</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	192

Source: HSSA 2006 for 2002/3 and 2003/4; HSSA 2008 for 2004/5 onwards

### 23.5 Proportions of affordable homes delivered by tenure

Fig 5 below summarises the “split” of tenures delivered over the past six years across the sub-region.

It shows the increasing number of shared ownership homes being developed over time, and the increase in affordable homes being delivered annually, despite a noticeable low in 2004/5 while funding systems were changing.

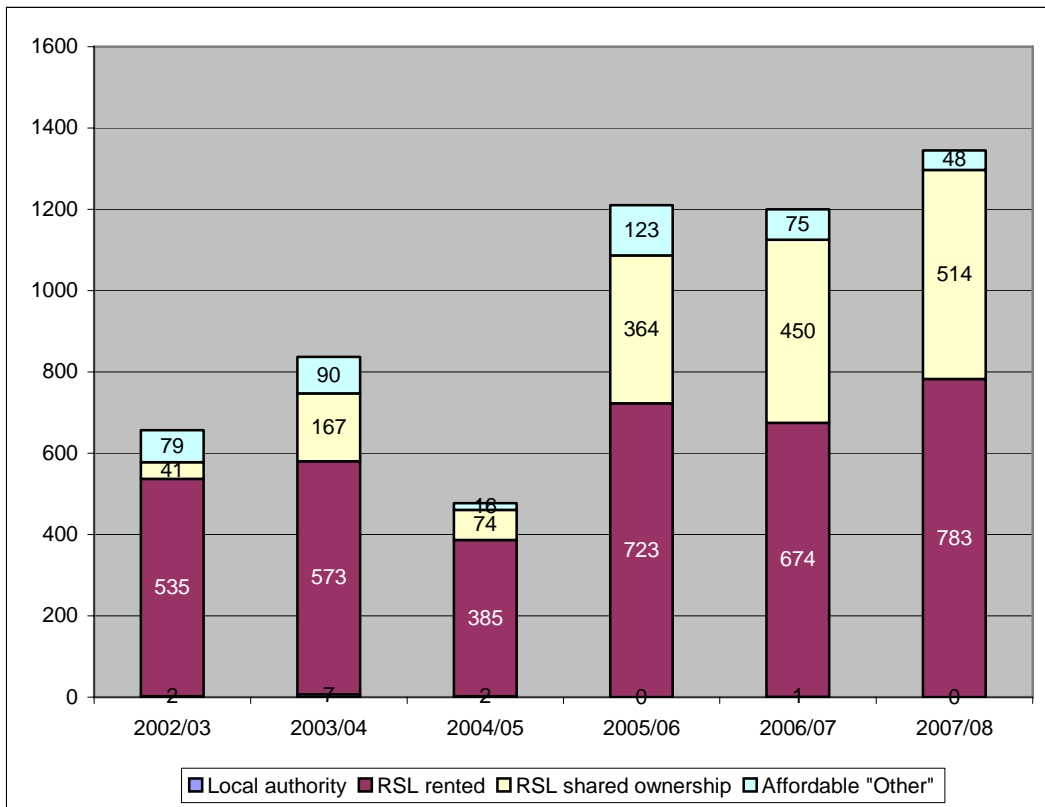
The small number of “affordable other” homes include RSL intermediate rent (see Table 4) and non LA/ RSL social rented, intermediate, and shared ownership (see Tables 6, 7 and 8).

These “other affordable” have been excluded from Fig 6 below, which only looks at rented and shared ownership/shared equity (see Tables 1, 3, and 5).

Fig 6 (below) shows the proportion of shared ownership / shared equity within the affordable housing being delivered increasing significantly across the sub-region up to 2006/7, and then levelling off at around 40%. It is important to acknowledge that this change in balance is set in the context of an increasing number of affordable homes being provided, shown in Fig 5.

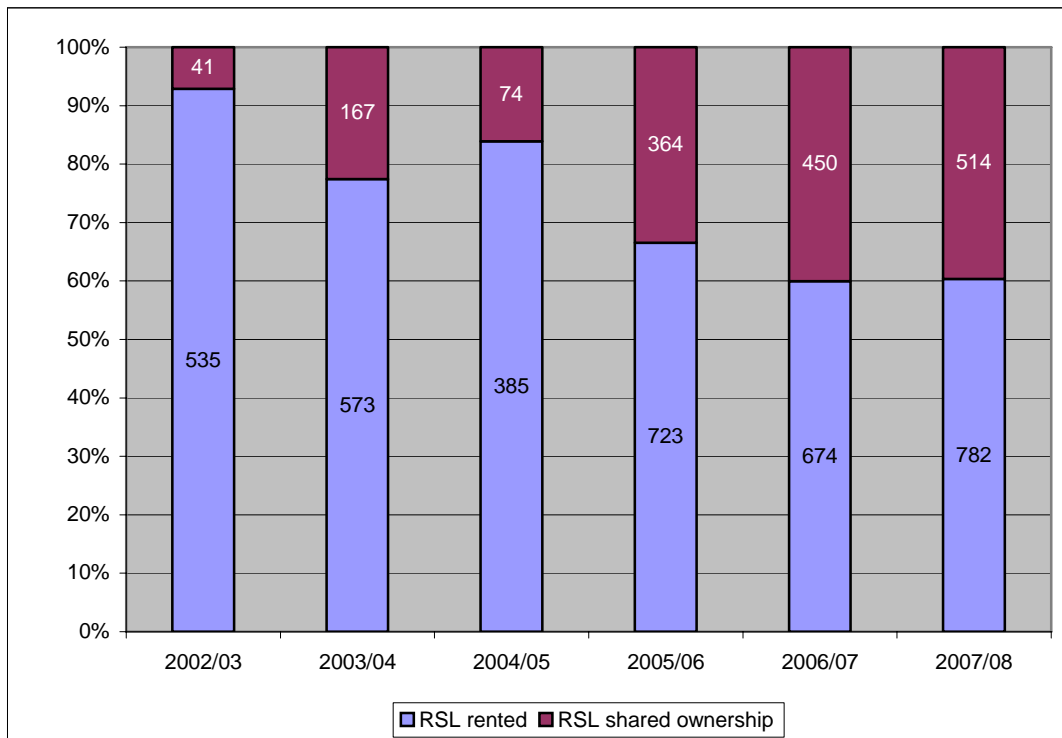
<sup>1</sup> This is not affordable housing under PPS3

**Fig 5: Delivery of affordable homes over time and by tenure (number), 2002/3 to 2007/8**



Source: HSSA 2006 and HSSA 2008

**Fig 6: Proportion of rented : shared ownership over the past six years**



Source: HSSA 2006 and HSSA 2008

## 23.6 Looking to the future – all homes

These trajectories were updated in 2008, and now consistently plan up to 2021. They reflect the new Regional Spatial Strategy, (the East of England Plan) which is described fully in Chapter 22, *Planning for housing delivery*. Chapter 22 also gives more detail on district housing trajectories and how they are used.

**Table 12: Annual Monitoring Report trajectories, 2008/9 to 2020/21**

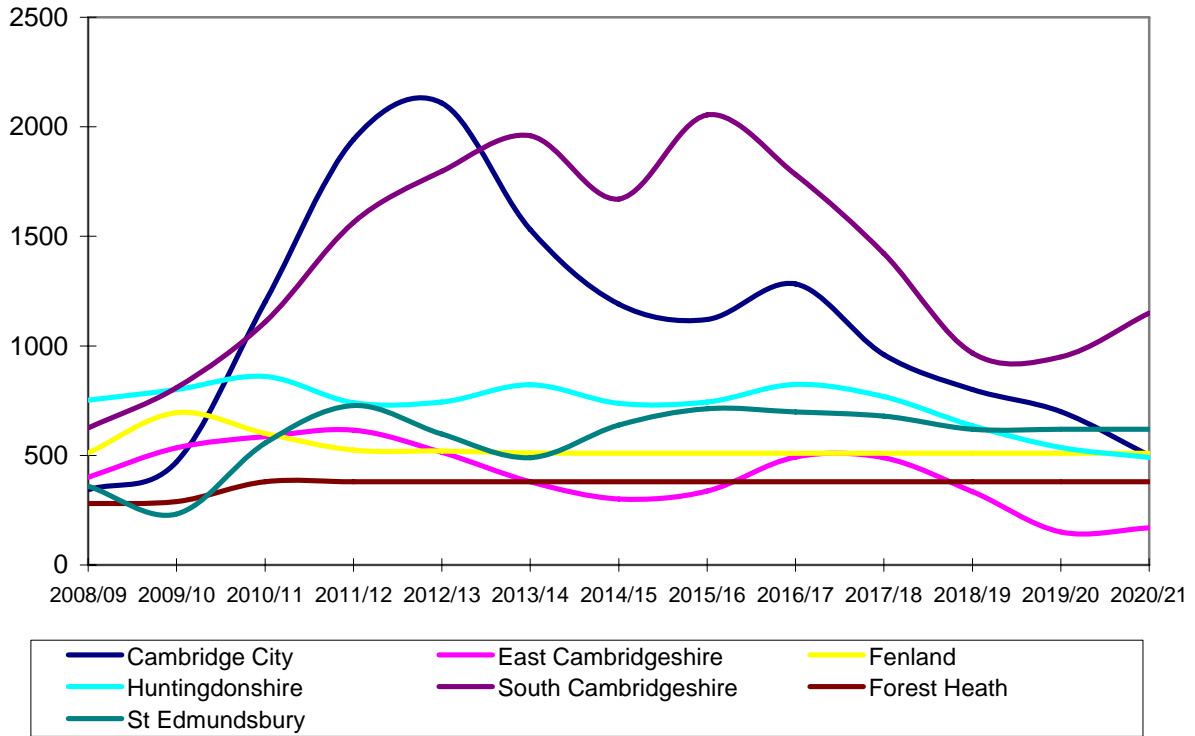
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total 2008/9 to 2020/21
Cambridge City	343	470	1201	1942	2109	1531	1191	1120	1283	960	800	700	500	14150
East Cambridgeshire	400	535	586	615	515	380	301	338	493	490	335	150	170	5308
Fenland	512	695	600	525	520	511	510	510	510	510	510	510	510	6933
Huntingdonshire	753	800	861	741	744	823	738	743	824	769	635	536	491	9458
South Cambridgeshire	625	809	1109	1564	1797	1960	1670	2055	1782	1421	967	950	1150	17859
<b>Total for Cambridgeshire</b>	<b>2633</b>	<b>3309</b>	<b>4357</b>	<b>5387</b>	<b>5685</b>	<b>5205</b>	<b>4410</b>	<b>4766</b>	<b>4892</b>	<b>4150</b>	<b>3247</b>	<b>2846</b>	<b>2821</b>	<b>53708</b>
Forest Heath	280	290	380	380	380	380	380	380	380	380	380	380	380	4750
St Edmundsbury	360	232	557	727	598	489	638	713	699	679	619	619	619	7549
<b>Total for 2 Suffolk districts</b>	<b>640</b>	<b>522</b>	<b>937</b>	<b>1107</b>	<b>978</b>	<b>869</b>	<b>1018</b>	<b>1093</b>	<b>1079</b>	<b>1059</b>	<b>999</b>	<b>999</b>	<b>999</b>	<b>12299</b>
<b>Total for housing sub-region</b>	<b>3273</b>	<b>3831</b>	<b>5294</b>	<b>6494</b>	<b>6663</b>	<b>6074</b>	<b>5428</b>	<b>5859</b>	<b>5971</b>	<b>5209</b>	<b>4246</b>	<b>3845</b>	<b>3820</b>	<b>66007</b>

Source: <http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/AMRDataAtlas/atlas.html>

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

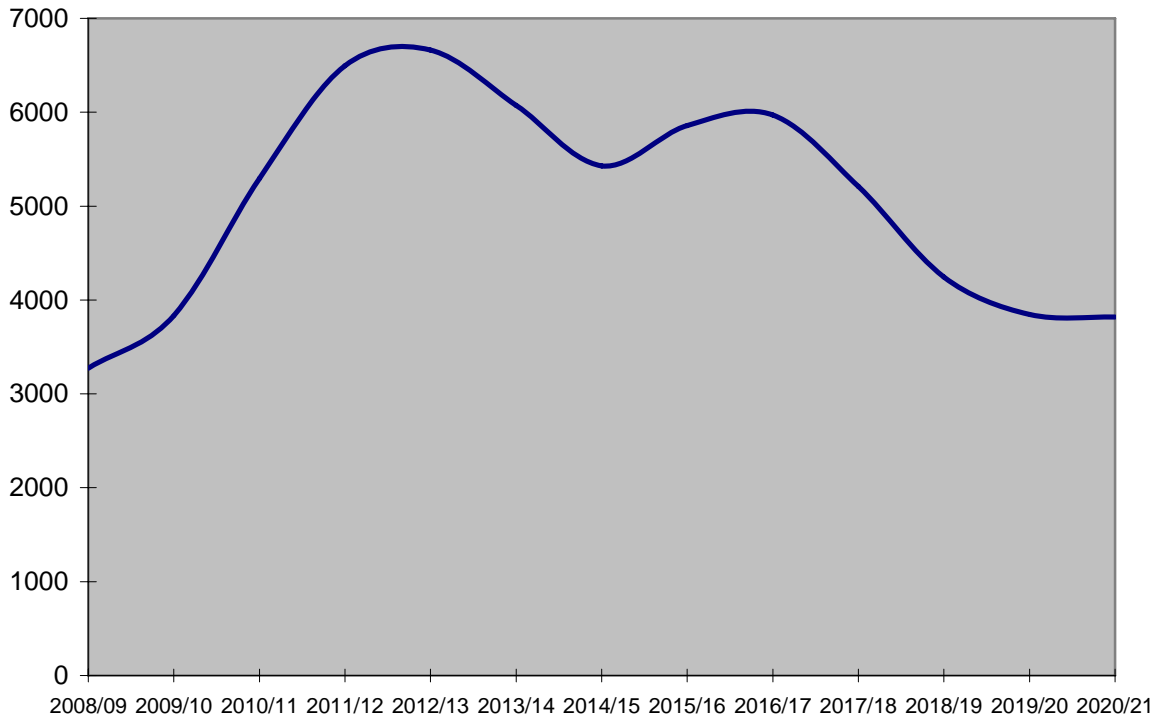
These show that delivery in all districts is fairly consistent year on year, except for City where significant peaks are expected 2013/14 to 2015/16 and South Cambridgeshire 2011/12 to 2012/13.

**Fig 7: Trajectory by district, 2008/9 to 2020/21**



Source: <http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/AMRDataAtlas/atlas.html>

**Fig 8: Overall housing trajectory across the sub-region, 2008/9 to 2020/21**



Source: <http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/AMRDataAtlas/atlas.html>

Appendix 1 shows past delivery and future projections together in one table to give the delivery and projections over the East of England Plan timeframe.

### 23.7 Looking to the future - affordable homes

Again, the 2008 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 Homes and Communities Agency so these figures represent plans and proposals rather than guaranteed schemes.

Tenures finally achieved can change subject to the availability of grant, to market conditions, and to changes to the products available. Tenure conversions are possible and can help meet prevailing housing needs, some requiring public funding.

**Table 13: Number of additional local authority dwellings - social rented and shared ownership**

	2008/09 planned	2009/10 proposed	Total
Cambridge	0	0	0
East Cambridgeshire	0	0	0
Fenland	0	0	0
Forest Heath	0	0	0
Huntingdonshire	0	0	0
South Cambridgeshire	0	0	0
St Edmundsbury	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: HSSA 2008

**Table 14: Number of additional RSL- social rented**

	2008/09 planned	2009/10 proposed	Total
Cambridge	100	37	137
East Cambridgeshire	120	120	240
Fenland	70	70	140
Forest Heath	166	201	367
Huntingdonshire	142	246	388
South Cambridgeshire	175	193	368
St Edmundsbury	152	102	254
<b>Total</b>	<b>925</b>	<b>969</b>	<b>1894</b>

Source: HSSA 2008

**Table 15: Number of additional RSL- intermediate rent**

	<b>2008/09 planned</b>	<b>2009/10 proposed</b>	<b>Total</b>
Cambridge	0	290	290
East Cambridgeshire	0	0	0
Fenland	0	0	0
Forest Heath	0	0	0
Huntingdonshire	0	0	0
South Cambridgeshire	0	0	0
St Edmundsbury	0	0	0
<b>Total</b>	<b>0</b>	<b>290</b>	290

Source: HSSA 2008

**Table 16: Number of additional RSL- shared ownership/shared equity**

	<b>2008/09 planned</b>	<b>2009/10 proposed</b>	<b>Total</b>
Cambridge	15	31	46
East Cambridgeshire	40	40	80
Fenland	35	35	70
Forest Heath	87	46	133
Huntingdonshire	104	92	196
South Cambridgeshire	142	171	313
St Edmundsbury	29	42	71
<b>Total</b>	<b>452</b>	<b>457</b>	909

Source: HSSA 2008

**Table 17: Number of additional non-LA/RSL – social rented, intermediate rent and shared ownership/shared equity**

	<b>2008/09 planned</b>	<b>2009/10 proposed</b>	<b>Total</b>
Cambridge	0	0	0
East Cambridgeshire	0	0	0
Fenland	0	0	0
Forest Heath	0	0	0
Huntingdonshire	0	0	0
South Cambridgeshire	0	0	0
St Edmundsbury	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	0

Source: HSSA 2008

**Table 18: Total additional affordable dwellings**

	<b>2008/09 planned</b>	<b>2009/10 proposed</b>	<b>Average of 2008/9 and 2009/10 plans</b>
Cambridge	115	358	237
East Cambridgeshire	160	160	160
Fenland	105	105	105
Forest Heath	253	247	250
Huntingdonshire	246	338	292
South Cambridgeshire	317	364	341
St Edmundsbury	181	144	163
<b>Total</b>	<b>1,377</b>	<b>1,716</b>	<b>1,547</b>

Source: HSSA 2008

**Table 19: of which (in table 21) : Provided in settlements with populations of 3,000 or less**

	2008/09 planned	2009/10 proposed	Total
Cambridge	0	0	0
East Cambridgeshire	40	40	80
Fenland	25	25	50
Forest Heath	98	78	176
Huntingdonshire	30	10	40
South Cambridgeshire	89	109	198
St Edmundsbury	41	28	69
<b>Total</b>	<b>323</b>	<b>290</b>	<b>613</b>

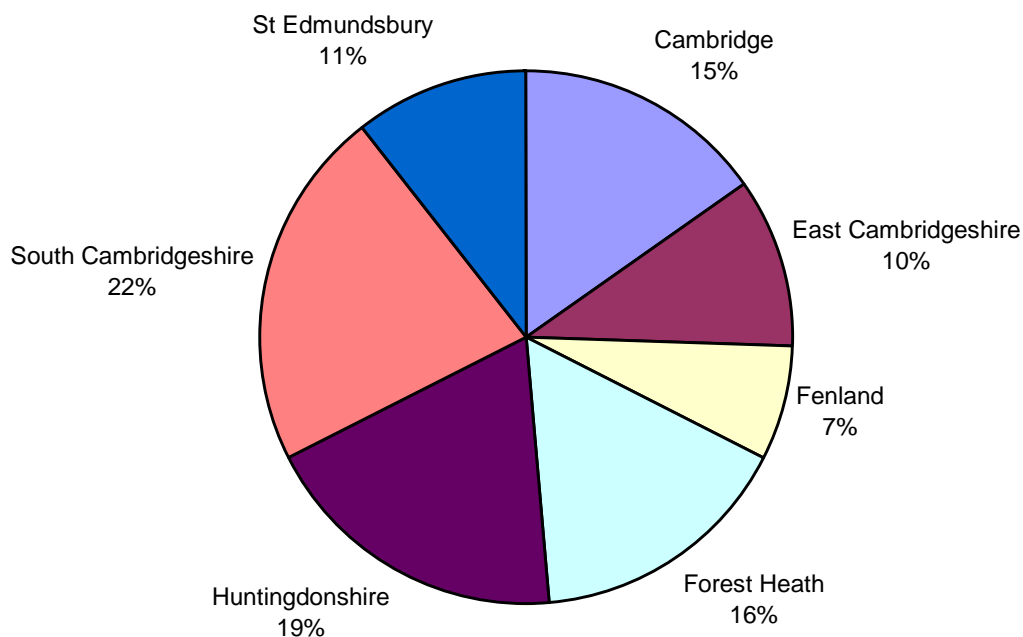
Source: HSSA 2008

**Table 20: Number of additional low-cost dwellings for low-cost market housing<sup>2</sup>**

	2008/09 planned	2009/10 proposed	Total
Cambridge	0	0	0
East Cambridgeshire	0	0	0
Fenland	0	0	0
Forest Heath	0	0	0
Huntingdonshire	0	0	0
South Cambridgeshire	..	..	..
St Edmundsbury	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: HSSA 2008

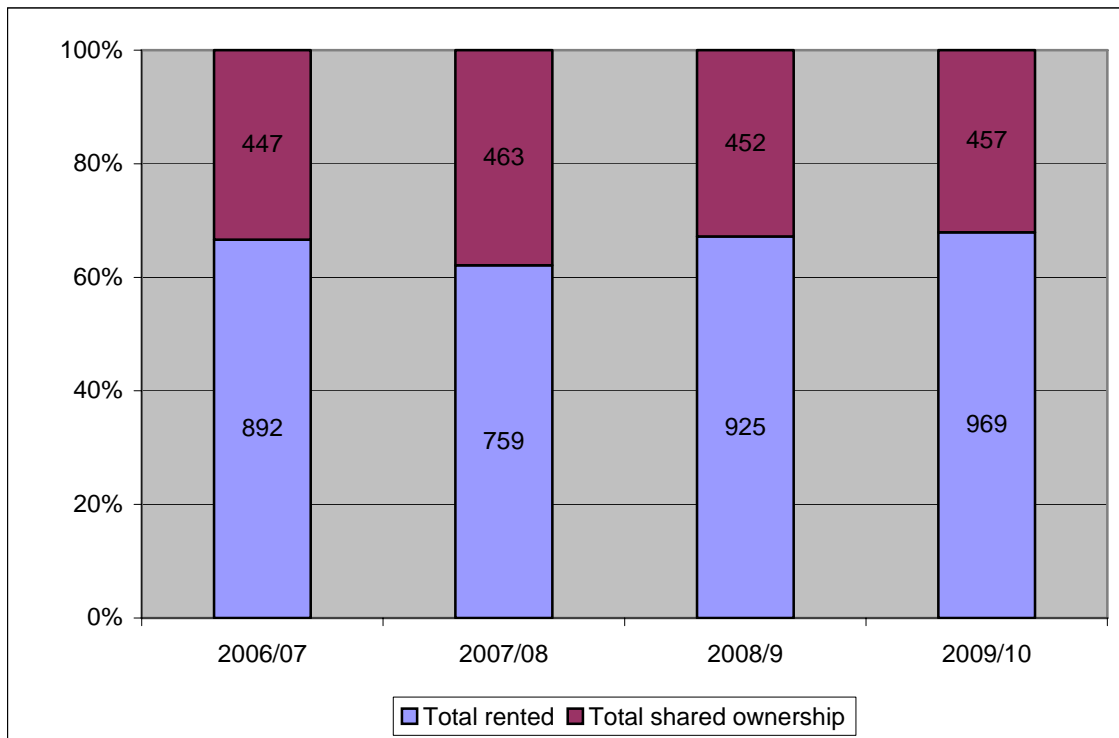
**Fig 9: Number of affordable homes planned, ave 2008/9 and 2009/10, by district**



Source: HSSA 2008

<sup>2</sup> This is not affordable housing under PPS3

**Fig 10: Tenure split of rented and shared ownership homes, as was planned for 2006/7 and 2007/8; and now planned for 2008/9 and 2009/10**



Source: HSSA 2006 (provided plans for 2006/7 and 2007/8) and HSSA 2008 (provides plans for 2008/9 and 2009/10)

It is interesting to note that, across the sub-region, plans for the coming two years (2008/9 and 2009/10) show a slight increase in rented and reduction in shared ownership homes, as a percentage, when compared to plans set out in the 2006 returns. Again, it is important to note this change lies within the context of an increasing number of affordable homes being planned for and proposed in future.

Note: Cambridge City included a proposed 290 intermediate rented homes in its 2008 HSSA return, for 2009/10. These have been excluded from the graph above so as not to skew the proportions through one district's specific plans.

### 23.8 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, whether or not they already have planning permission and 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, and effects on viability.
- 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.



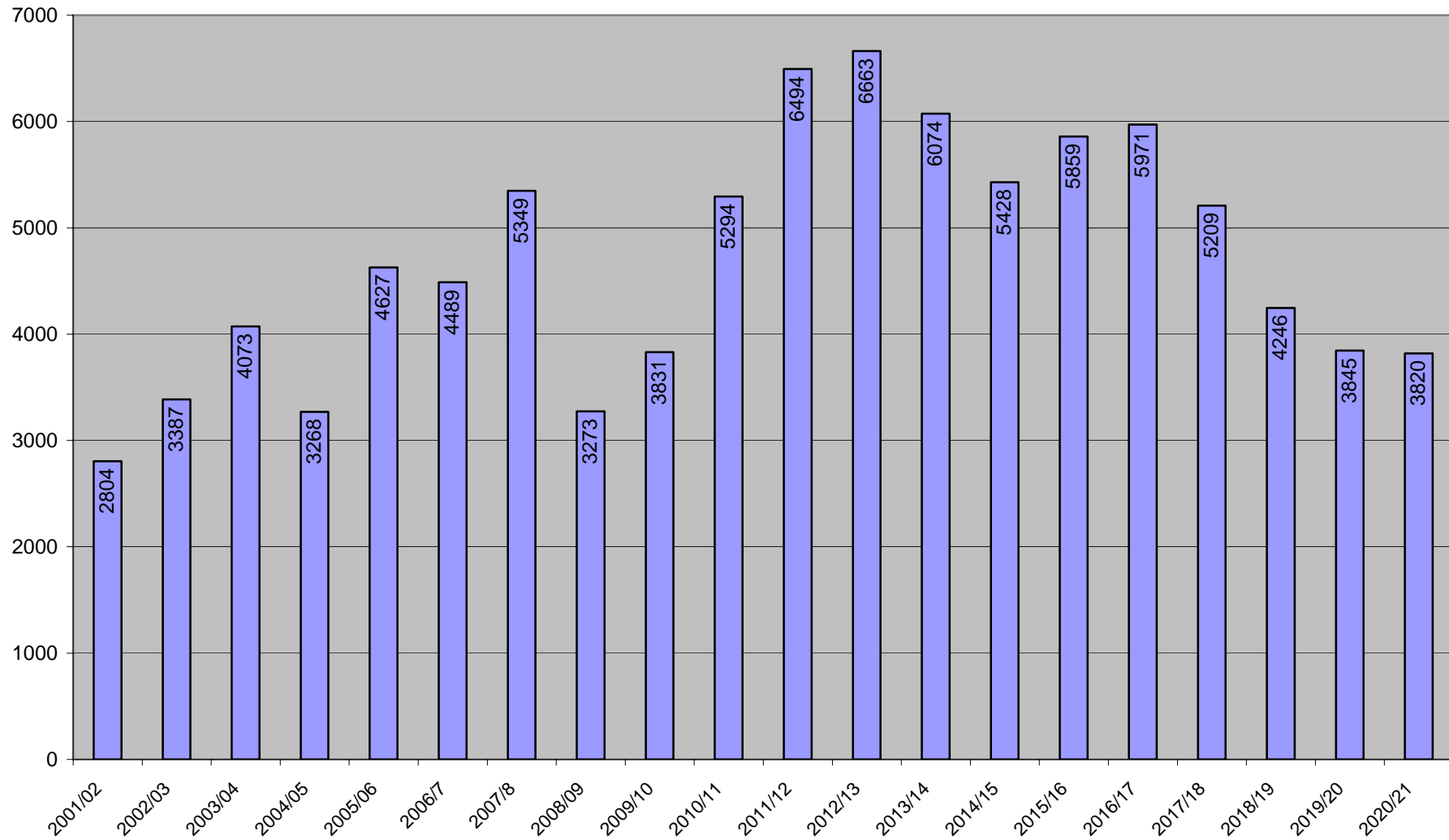


## Appendix 1: Bringing past delivery and future predictions together for the sub-region

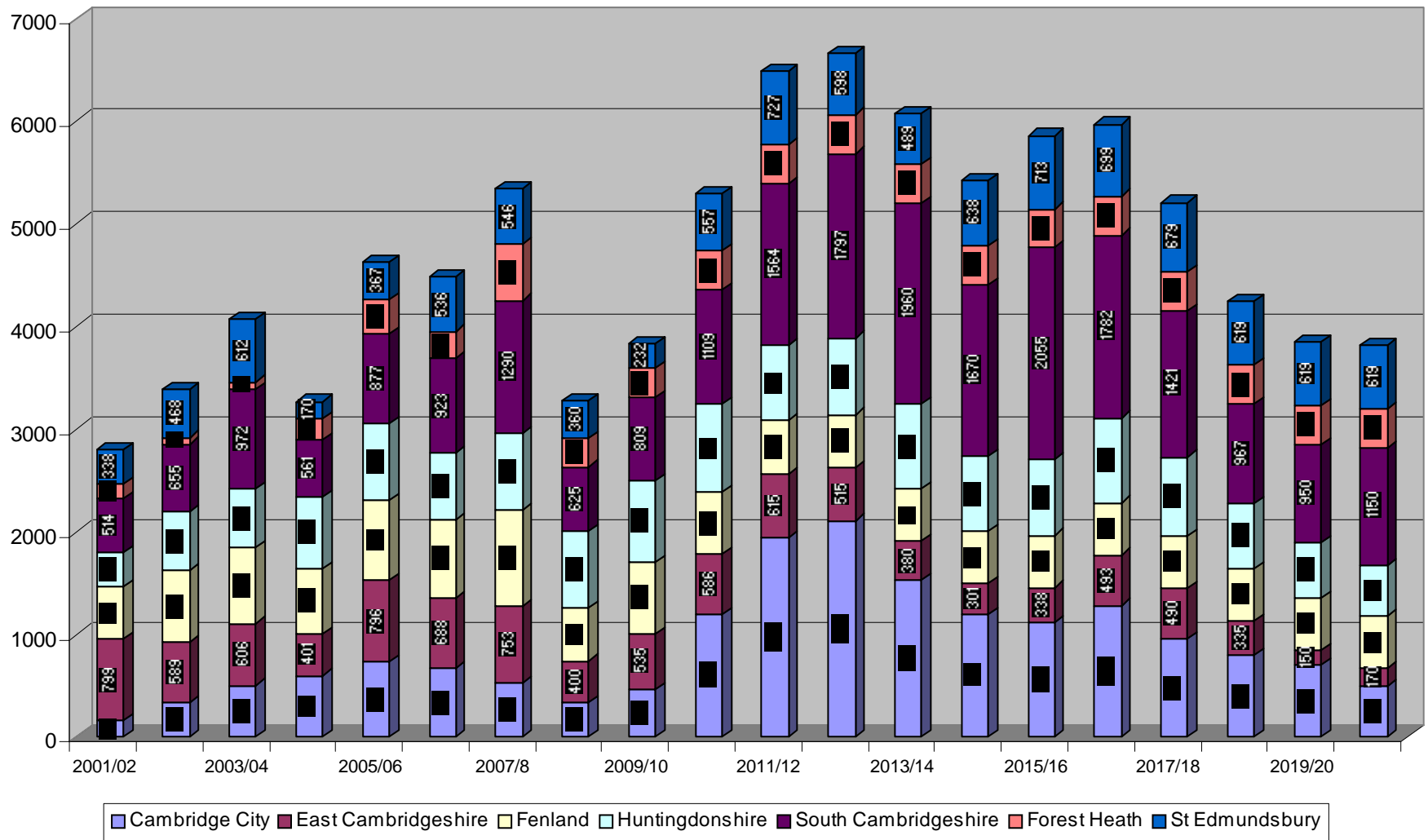
The table below shows past delivery (2001/2 to 2007/8) and future projections (2008/9 to 2020/21) for each district in our housing sub-region

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total	
Cambridge City	159	336	503	601	730	669	523	343	470	1201	1942	2109	1531	1191	1120	1283	960	800	700	500	17671	
East Cambridgeshire	799	589	606	401	796	688	753	400	535	586	615	515	380	301	338	493	490	335	150	170	9940	
Fenland	513	695	736	636	781	759	934	512	695	600	525	520	511	510	510	510	510	510	510	510	510	11987
Huntingdonshire	334	582	577	698	742	649	755	753	800	861	741	744	823	738	743	824	769	635	536	491	13795	
South Cambridgeshire	514	655	972	561	877	923	1290	625	809	1109	1564	1797	1960	1670	2055	1782	1421	967	950	1150	23651	
Forest Heath	147	62	67	201	334	265	548	280	290	380	380	380	380	380	380	380	380	380	380	380	380	6374
St Edmundsbury	338	468	612	170	367	536	546	360	232	557	727	598	489	638	713	699	679	619	619	619	619	10586
Total for housing sub-region	2804	3387	4073	3268	4627	4489	5349	3273	3831	5294	6494	6663	6074	5428	5859	5971	5209	4246	3845	3820	94004	

### Past delivery and future plans across the housing sub-region



Past delivery and future plans across the housing sub-region by district



## **Appendix 2: District Trajectory Graphs**

---

In its guidance note “Growth Fund Programme of Development Guidance 2008 Annex B – Guidance on Producing Housing Trajectories” published in July 2008, CLG outlines how district planning authorities can use information on past housing delivery, and future plans, to compare performance to targets set out in the relevant regional spatial strategy. The guidance is available at <http://www.communities.gov.uk/documents/housing/pdf/growthfundannexb.pdf>

The idea of housing trajectories are to help districts found in growth areas to analyse their effectiveness, and revise their future plans, in order to meet RSS targets by the time the RSS end date is reached – in our case, 2021.

These trajectories can be included in district Annual Monitoring Reports, and are required as part of growth areas' Programmes of Development. However as not all districts produce an annual trajectory, and where they do, they may take slightly different approaches, for example using different techniques and formatting. So the SHMA brings the data together in this appendix, applying a common format to each of the seven districts' figures as provided on the EERA's Instant Atlas report, which can be found at <http://www.eera.gov.uk/Documents/About%20EERA/Policy/Planning%20and%20Transport/AMRDataAtlas/atlas.html>

The aim of the charts and table that follow is to provide a consistent picture of trajectories across our housing sub-region, and to produce one combined trajectory at the end for all seven districts. This should help us review our progress against target, and to see both the past context and future plans for new homes in our sub-region.

The following paragraphs are based on the CLG guidance note, to give an introduction to trajectories, what they are for, and how they are produced.

### **Introduction**

Planning Policy Statement 12 sets out the requirement for local planning authorities to provide information on housing policy and performance including the preparation of a housing trajectory. Current Government guidance on housing trajectories is provided by PPS12 and the companion document Local Development Framework Monitoring: A Good Practice Guide.

Housing growth trajectories are not themselves statutory planning documents. They are a useful tool for taking forward and realising your growth ambitions, and for planning the delivery of associated infrastructure. You should produce a single trajectory to cover the total of growth within your local authority/partnership as expressed in the Programme of Development.

### **Why Prepare a Housing Trajectory?**

Trajectories are a forward planning tool, designed to support the plan, monitor and manage approach to housing delivery by monitoring both past and anticipated completions across a period of time. To illustrate, if past completions show a shortfall against requirements they can be used to demonstrate that future completions will make up this shortfall. Alternatively, as they look forwards as well as backwards, they can help indicate at an early stage whether any steps need to be taken to ensure planned requirements are met. Trajectories also

provide a means of further exploring and understanding the various components of past and future housing supply.

We would emphasise that housing trajectories are not intended to produce perfect forecasts of the future, nor necessarily absolute answers regarding the past and present. However, we would expect them to allow intelligent questions to be asked and answered; thereby providing as good an understanding as possible of the prospects for delivery and/or the reasons for any under-delivery.

Housing trajectories should be regularly checked and updated, as often as is appropriate to local circumstances. Their production should be the result of discussions with all appropriate parties and, while recognizing the limitations set by commercial and other confidentiality considerations, their content should be as open and transparent as possible. Growth point and growth area planning authorities or partnerships will not be held to account if the delivery of housing slips from the trajectory forecast: they are a management tool to enable a strategic overlook of the supply of housing to be taken locally and risks to the delivery of housing to be easily identified and mitigated against.

## Part 1 – Preparing a basic Housing Trajectory

The basic elements are:

- The trajectory should cover the period 2001-02 to 2016-17 (16 year period). (*Note: this guidance was issued before the RSS was updated to project to 2021*).
- Past dwelling completion rates – net additional dwellings completed year on year from 2001/02. This is to allow comparison of past and projected completion rates.
- Projected future completion rates – projected net additional dwellings to be completed year on year until at least 2016-17. This will include allocated sites and the contribution from other sources. Authorities may wish to extend the trajectory beyond 2016-17 to demonstrate a longer supply trend.
- Dwelling requirement – the annual net additional dwelling requirement from the relevant RSS or that proposed to Government in the growth point submission where ahead of the RSS process.

Information should be presented within a table. An example is shown below. In this example the trajectory has been prepared in the year 2005-06 and covers the 15 year period 2000/01–2015/16. The green 'plan' line shows the rate across the whole 15 year strategic plan period. In this case a strategic requirement of 6750 has been divided by 15 to give an annual average of 450. The plan is forecast to deliver two more dwellings more than the strategic requirement. This trajectory is the minimum requirement to meet PPS12 guidance.

### Summary of Stage 1 for the Cambridge housing sub-region

Each year, districts monitor how many homes are delivered and this information is passed to EERA (via the AMRs) where it is published in EERA's instant atlas.

This shows past completions and projected future completion rates, usually provided by planners, in collaboration with housing and other colleagues.

The dwelling requirement figure comes from the RSS and is provided in Chapter 22, *Planning for Housing Delivery*, Table 2). In our case the RSS plans for 2001 to 2021.

These 3 elements enable use to complete Stage 1 of the process.

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TOTAL
Past Completions – Allocated Sites	100	100	100	450	530												1180
Past Completions – Unallocated Sites	100	150	123	123	123												519
Projections – Allocated Sites						420	550	610	550	500	500	150	200	180	170	135	3965
Projections – Unallocated Sites						123	150	150	100	100	100	73	73	73	73	73	1088
Total Past Completions	200	250	223	573	653												1699
Total Projected Completions						543	700	760	650	600	600	223	273	253	243	208	5053
Cumulative Completions		250	473	1046	1699	2242	2942	3702	4352	4952	5552	5775	6048	6301	6544	6752	2
PLAN – Strategic Allocation (annualised)		450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	6750

## Part 2 – Charting and Developing Your Housing Trajectory

From this basic trajectory, it is possible to include information on whether a strategy is under- or over-providing at any point in time (the red 'monitor' line – row G in the example below) and also on the possible need for any action to put the strategy back on track (the orange 'manage' line – row H).

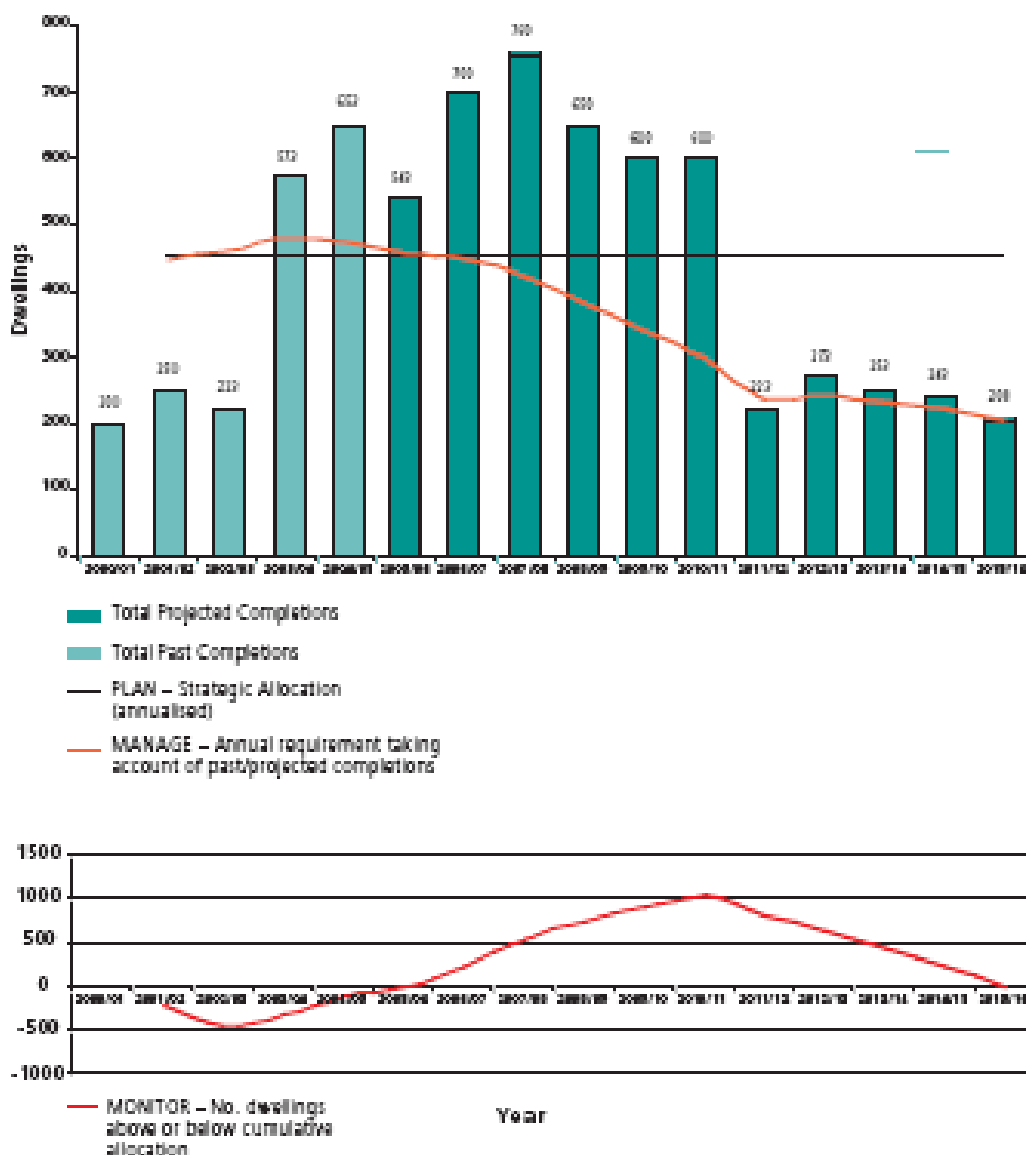
	2000/01	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TOTAL	
Past Completions – Allocated Sites		100	100	450	530												1180	A
Past Completions – Unallocated Sites	200	150	123	123	123												519	B
Projections – Allocated Sites						420	550	610	550	500	500	150	200	180	170	135	3965	
Projections – Unallocated Sites						123	150	150	100	100	100	73	73	73	73	73	1088	
Total Past Completions	200	250	223	573	653													C
Total Projected Completions						543	700	760	650	600	600	223	273	253	243	208	6752	D
Cumulative Completions		250	473	1046	1699	2242	2942	3702	4352	4952	5552	5775	6048	6301	6544	6752		E
PLAN – Strategic Allocation (annualised)		450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	6750	F
MONITOR – No. dwellings above or below cumulative allocation		-200	-427	-304	-101	-8	242	552	752	902	1052	825	648	451	244	2		G
MANAGE – Annual requirement taking account of past/ projected completions		450	464	483	475	459	451	423	381	343	300	240	244	234	225	206	-2	H

This trajectory will produce the chart shown on the next page.

In this example the red monitor line (generated by row G of the table) shows how many dwellings above or below the planned rate the plan strategy is at any point in time. This is calculated by adding up completions over time and comparing it to the planned rate. Here, at year two of the plan period (2002-2003) the requirement is equal to two years of annualised rate ( $450 \times 2 = 900$ ). 473 dwellings have been built (row E), hence the red monitor line is shows -427 dwellings. The monitor line provides an early warning if a strategy is likely to deviate from delivery of the annualised requirement over the period. If the trend line on the graph is above 0, a strategy is ahead of the annualised delivery of its requirement. If the trend line moves below 0, the strategy is under-delivering relative to its requirement.

The orange 'manage' line: Whilst the 'monitor' line shows under- or over-supply at any one point it does not take account of the effect of future completions in meeting the overall target. The key measure is therefore the remaining annual requirement, which is shown by the orange 'manage' line (generated by row H). This represents the annual number of completions needed to meet the strategic plan total, taking into account any shortfalls or surpluses from both previous and future years. In other words, it represents the numbers of completions needed to get a plan strategy back on track at any point in time. The value of this 'manage' line is that it allows assessment of whether past shortfalls or surpluses will be addressed through future trends in supply, or whether there is any need for action to allow delivery of the strategic allocation.

Example Housing Trajectory 2 – Monitor and Manage



This 'manage' line is calculated using a residual method and is derived from the total plan allocation less the cumulative rate of completions divided by the number of years a plan strategy has left to run. For example:



- Year 1 (2001-02) = Total allocation (6,750) divided by years left to run (15) = 450.
- Year 2 (2002-03) = Total allocation (6,750) – completions to date (year one = 250) divided by 14 (years left to run) = 464.
- Year 3 (2003-04) = Total allocation (6,750) – completions to date (year one & year two = 473) divided by 13 (years left to run) = 483.
- Year 11 (2012-13) = Total allocation (6,750) – completions to date & projected (years one to ten = 5,552) divided by 5 (years left to run) = 240.

### Summary of Stage 2 for the Cambridge Housing Sub-region

The tables provided later in the Appendix set out the figures available via EERA's instant atlas, and the maths set out in the guidance note, to provide the monitor and manage lines as specified.

Remember, the red "monitor" line shows the situation at any one point in time (i.e. how does what has been built, compare to what we ought to have built on the basis of our RSS average annual requirement

The orange "manage" line is more sophisticated, and compares what has been built already, to what still needs to be built, dividing this requirement by the number of years left to build it in (assuming reaching the target by 2021).

### Part 3 – Developing Your Housing Trajectory

It is possible to break the components of supply down further, to help illustrate the anticipated contribution from individual sites and separate out the sources of windfall completions. In the example below, windfalls are separated out into small and large scale, and sites, including a strategic site phased later into the life of the plan can be tracked through the trajectory.

This example will produce a similar chart to the one in Part 2 of this guidance, but with the columns broken down to identify which sites contribute to the total project completions in any given year.

### Summary of Stage 3 for the Cambridge Housing Sub-region

At this stage for ease, and to ensure consistency, this further level of detail has not been added to the SHMA.

® If there is a call for further detail to be developed consistently across the sub-region, this will require further collaboration and a joint approach to agreeing how to approach and gather more detailed data.

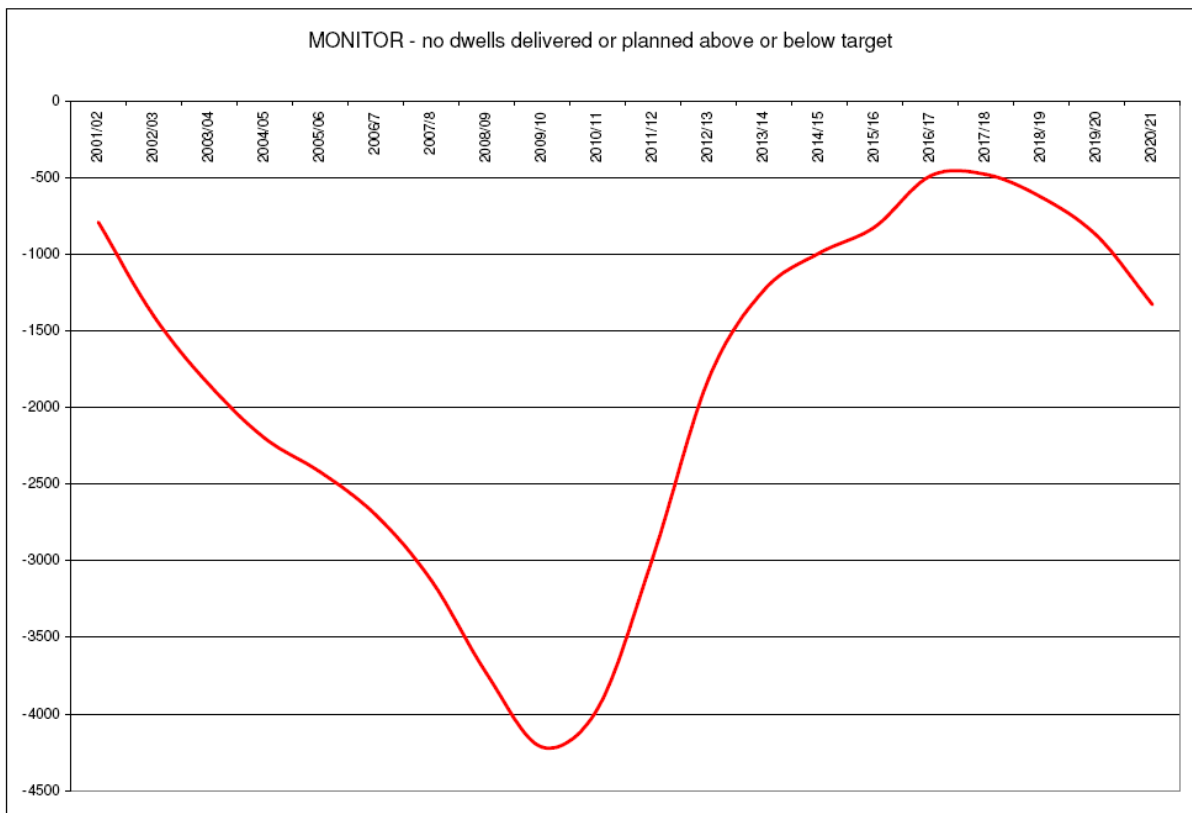
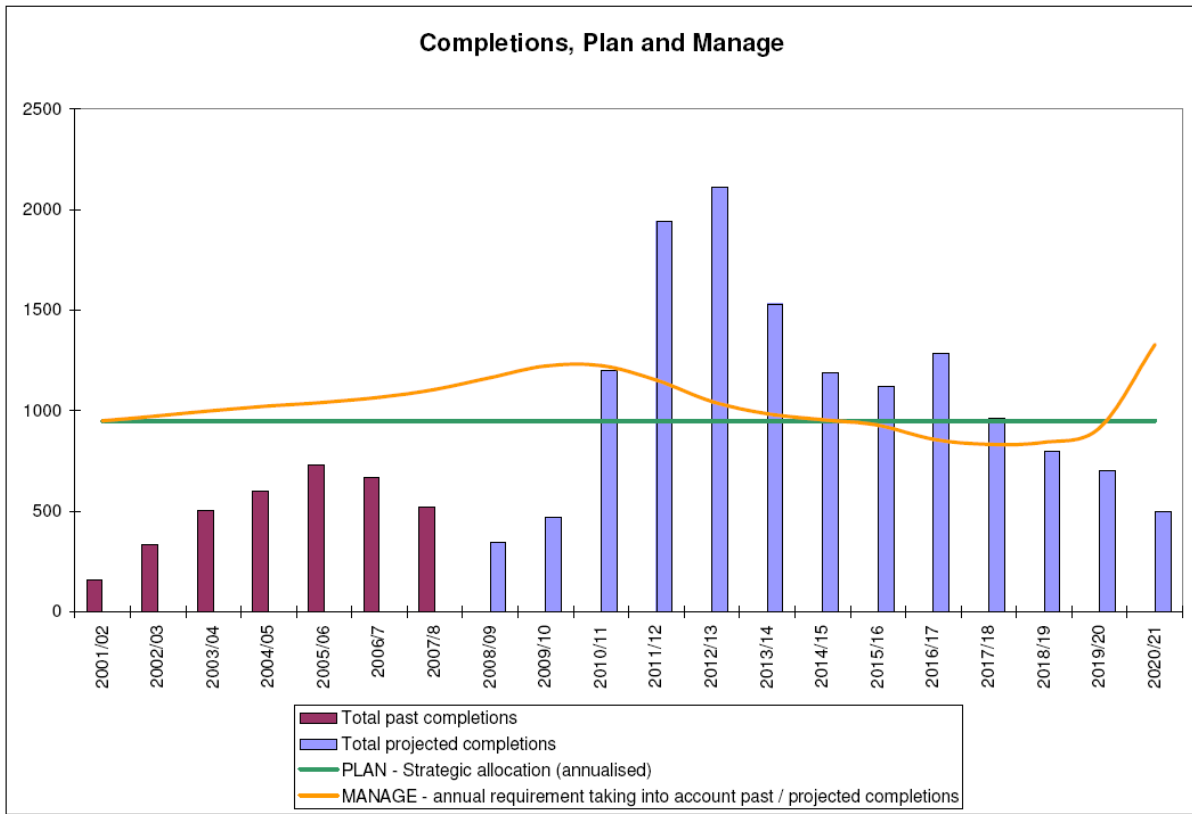
	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TOTAL	
Small scale unidentified windfalls	50	28	23	23	23	23	50	50	50	50	50	23	23	23	23	23	485	A
Large scale unidentified windfalls	100	122	100	100	100	100	100	100	50	50	50	50	50	50	50	50	1122	B
Strategic Site								250	250	250	250						1000	
Site A	100	100	100	100	30												300	
Site B				150	200	100	50	50									550	
Site C				100	100	120	100	60	50								530	
Site D					100	100	100	100	100								500	
Site E				100	100	100	100										400	
Site F							100	100	100	100							400	
Site G							100	50	50	50	50						300	
Site H										100	100						200	
Site I											100	100	100				300	
Site J												50	50	30	35		165	
Site K													50	50	50	50	200	
Site L														100	50	50	200	
Site M															35	35	70	
Past Completions	250	250	223	573	653													C
Projected Completions						543	700	760	650	600	600	223	273	253	243	208	6752	D
Cumulative Completions		250	473	1046	1699	2242	2942	3702	4352	4952	5552	5775	6048	6301	6544	6752		E
PLAN – Strategic Allocation (annualised)		450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	6750	F
MONITOR – No. dwellings above or below cumulative allocation		-200	-427	-304	-101	-8	242	552	752	902	1052	825	648	451	244	2		G
MANAGE – Annual requirement taking account of past/ projected completions		450	464	483	475	459	451	423	381	343	300	240	244	234	225	206	-2	H

## How will Government use this trajectory?

The trajectory is primarily a business planning tool for the growth point and growth area authorities and partnerships to assist in planning for an increase in the delivery of housing. Government views a robust trajectory as an integral element to the programme of development as business planning document, which is to be used by Government to assess need for funding to support housing growth for 2008/09 onwards. Growth point and growth area authorities and partnerships will need to demonstrate how the project bids for infrastructure funding or revenue projects within the programme relate to the phasing of the housing growth, as represented by the trajectory.

The robustness of the overall programme will be an influencing factor in determining funding allocations.

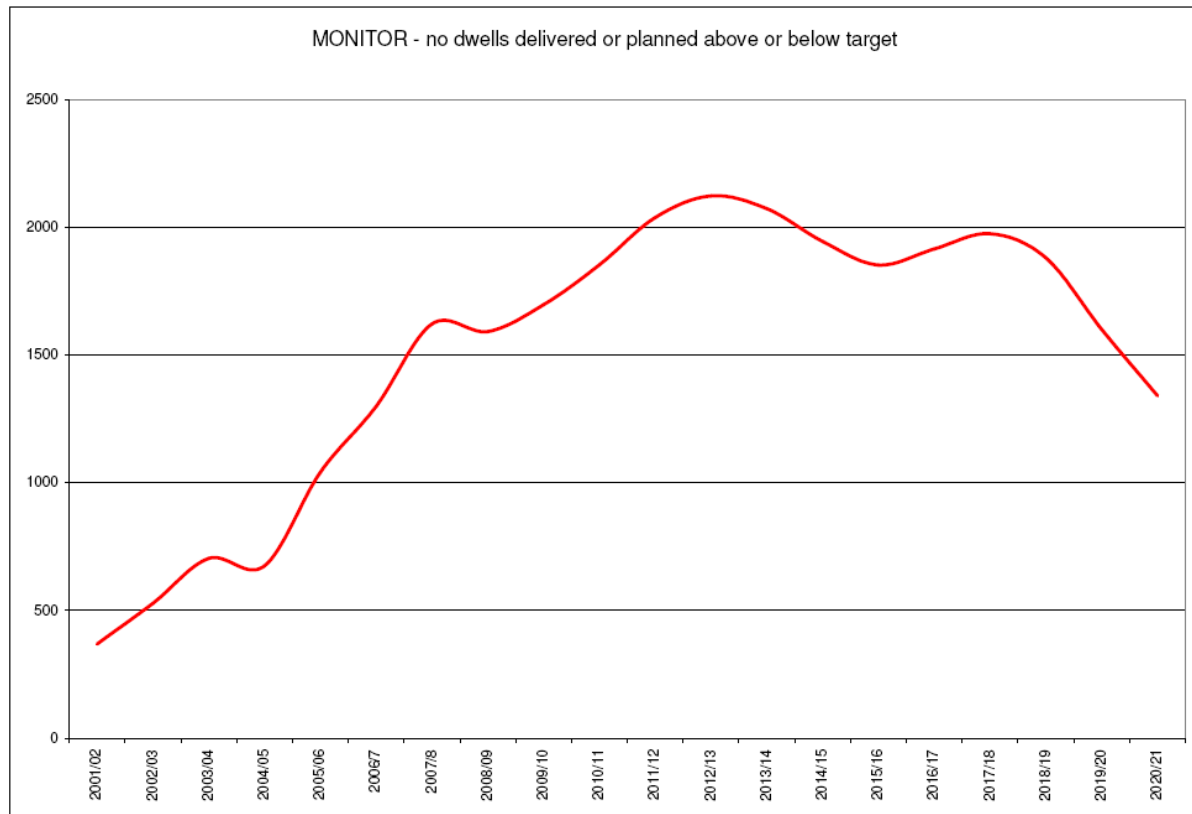
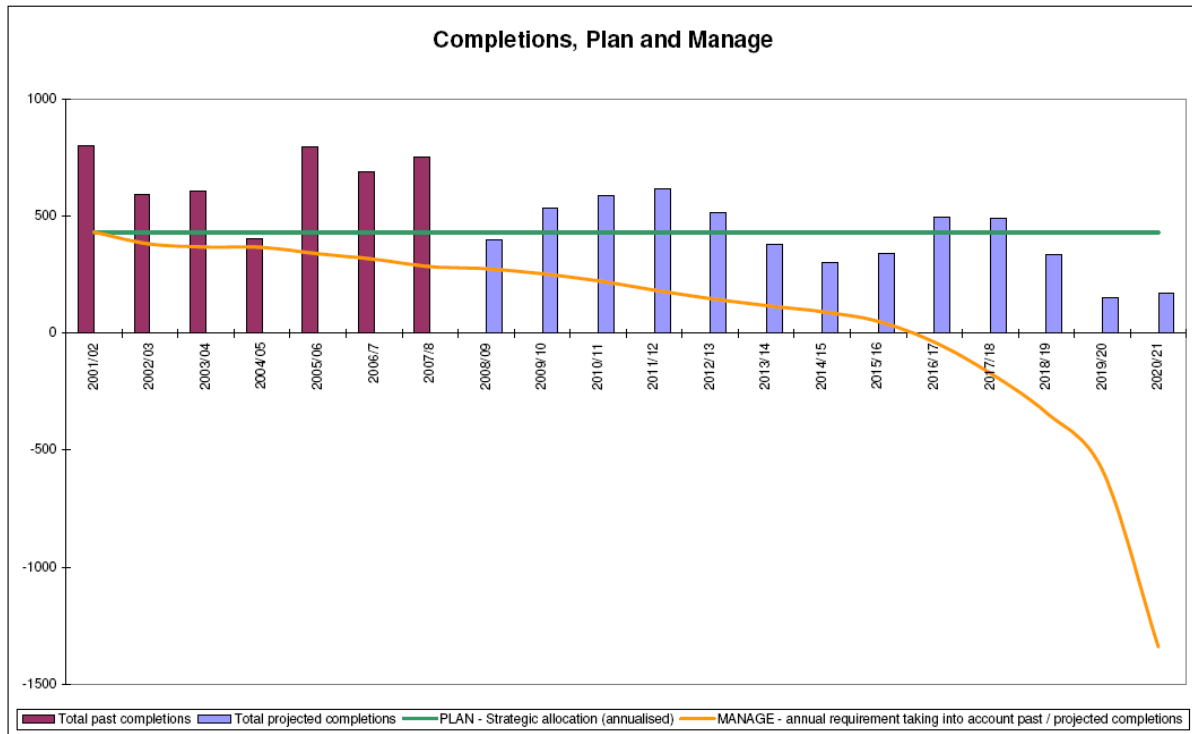
**Cambridge City**



### Cambridge City source data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Reference	
Total past completions: A	159	336	503	601	730	669	523															A
Total projected completions: B								343	470	1201	1942	2109	1531	1191	1120	1283	960	800	700	500		B
Total supply: A + B	159	495	998	1599	2329	2998	3521	3864	4334	5535	7477	9586	11117	12308	13428	14711	15671	16471	17171	17671		C
<b>PLAN</b> (green line)	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	D
<b>PLAN = Strategic allocation (annualised)</b> Formula: RSS target / 20																						
Cumulative PLAN	950	1900	2850	3800	4750	5700	6650	7600	8550	9500	10450	11400	12350	13300	14250	15200	16150	17100	18050	19000		E
Years left to run to end of RSS	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		F
<b>MANAGE</b> (orange line)	950	974	1000	1024	1042	1067	1106	1164	1222	1224	1152	1046	985	956	929	858	832	843	915	1329		G
<b>MANAGE</b> = annual requirement taking into account past / projected completions Formula: In year one only = RSS total target / F In all following years = (RSS total target - C) / F																						
<b>MONITOR</b> (red line)	-791	-1405	-1852	-2201	-2421	-2702	-3129	-3736	-4216	-3965	-2973	-1814	-1233	-992	-822	-489	-479	-629	-879	-1329		H
<b>MONITOR</b> = no dwellings above or below cumulative allocation Formula: C - E																						

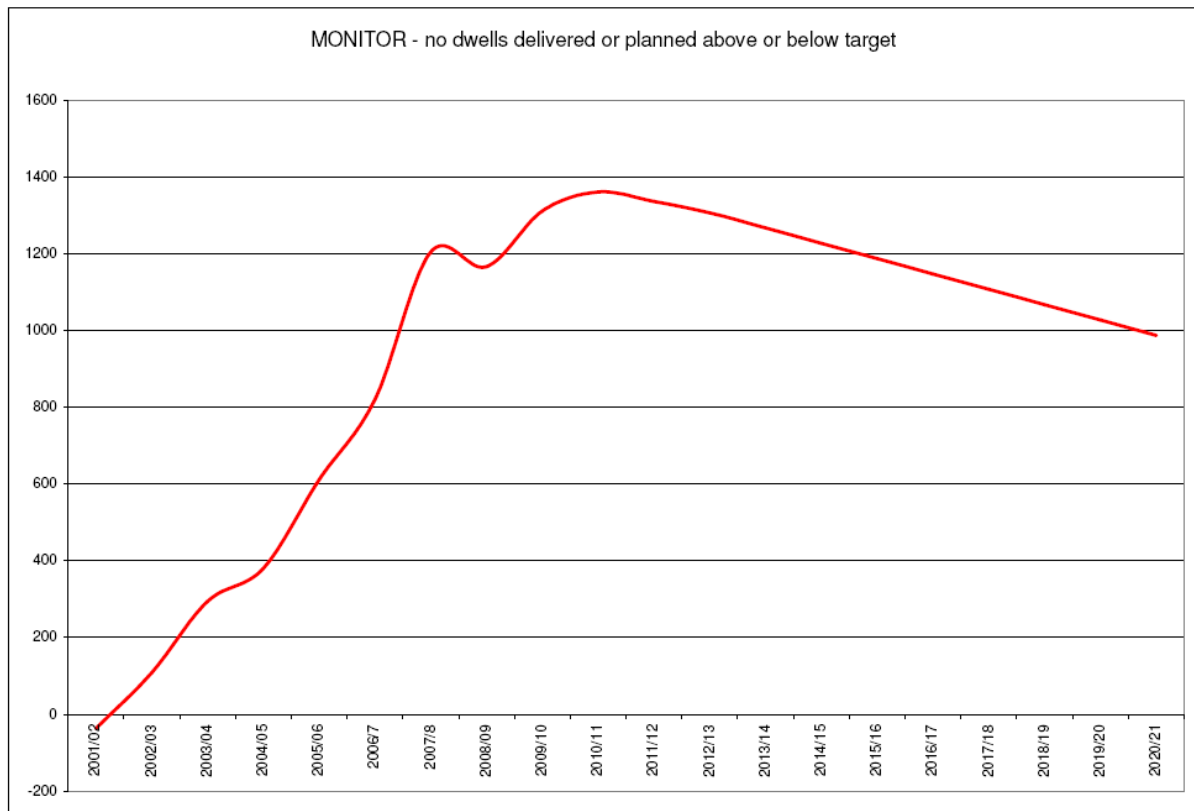
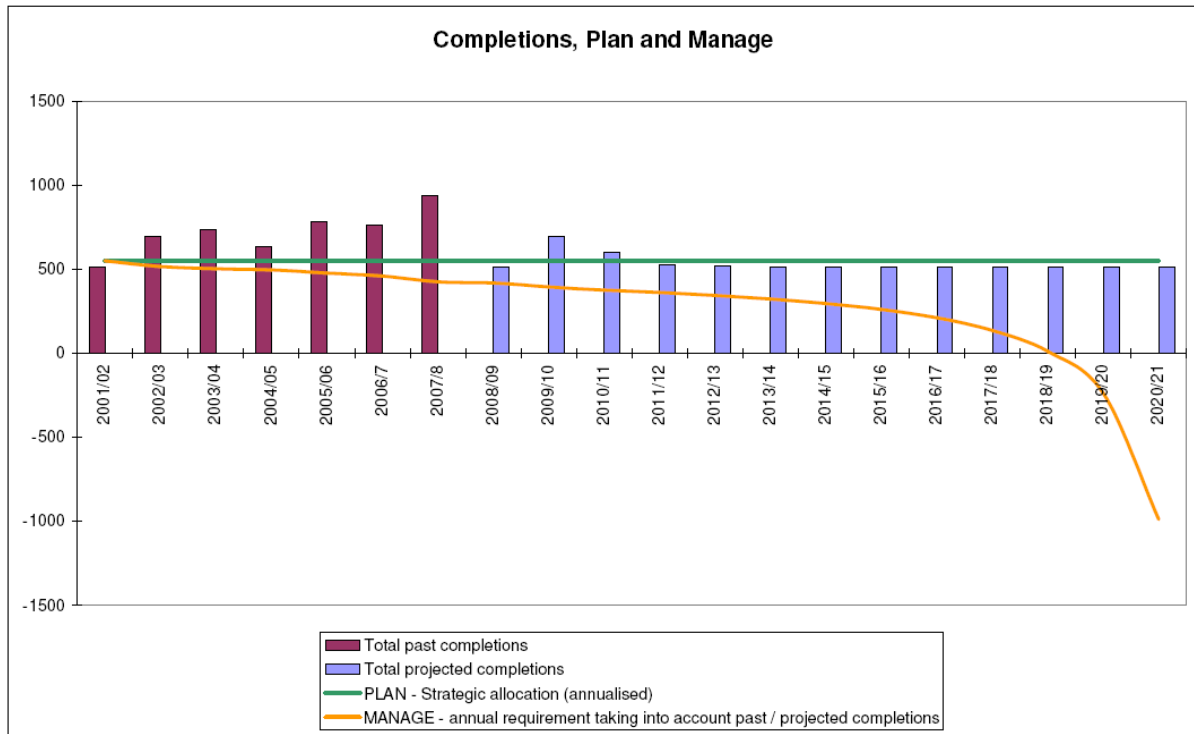
### East Cambridgeshire



### East Cambridgeshire source data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Reference
Total past completions: A	799	589	606	401	796	688	753														A
Total projected completions: B								400	535	586	615	515	380	301	338	493	490	335	150	170	B
Total supply: A + B	799	1388	1994	2395	3191	3879	4632	5032	5567	6153	6768	7283	7663	7964	8302	8795	9285	9620	9770	9940	C
<b>PLAN</b> (green line)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	D
<b>PLAN = Strategic allocation (annualised)</b> Formula: RSS target / 20																					
Cumulative PLAN	430	860	1290	1720	2150	2580	3010	3440	3870	4300	4730	5160	5590	6020	6450	6880	7310	7740	8170	8600	E
Years left to run to end of RSS	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	F
<b>MANAGE</b> (orange line)	430	380	367	365	338	315	283	274	253	222	183	146	117	91	50	-39	-171	-340	-585	-1340	G
<b>MANAGE</b> = annual requirement taking into account past / projected completions Formula: In year one only = RSS total target / F In all following years = (RSS total target - C) / F																					
<b>MONITOR</b> (red line)	369	528	704	675	1041	1299	1622	1592	1697	1853	2038	2123	2073	1944	1852	1915	1975	1880	1600	1340	H
<b>MONITOR = no dwellings above or below cumulative allocation</b> Formula: C - E																					

**Fenland**

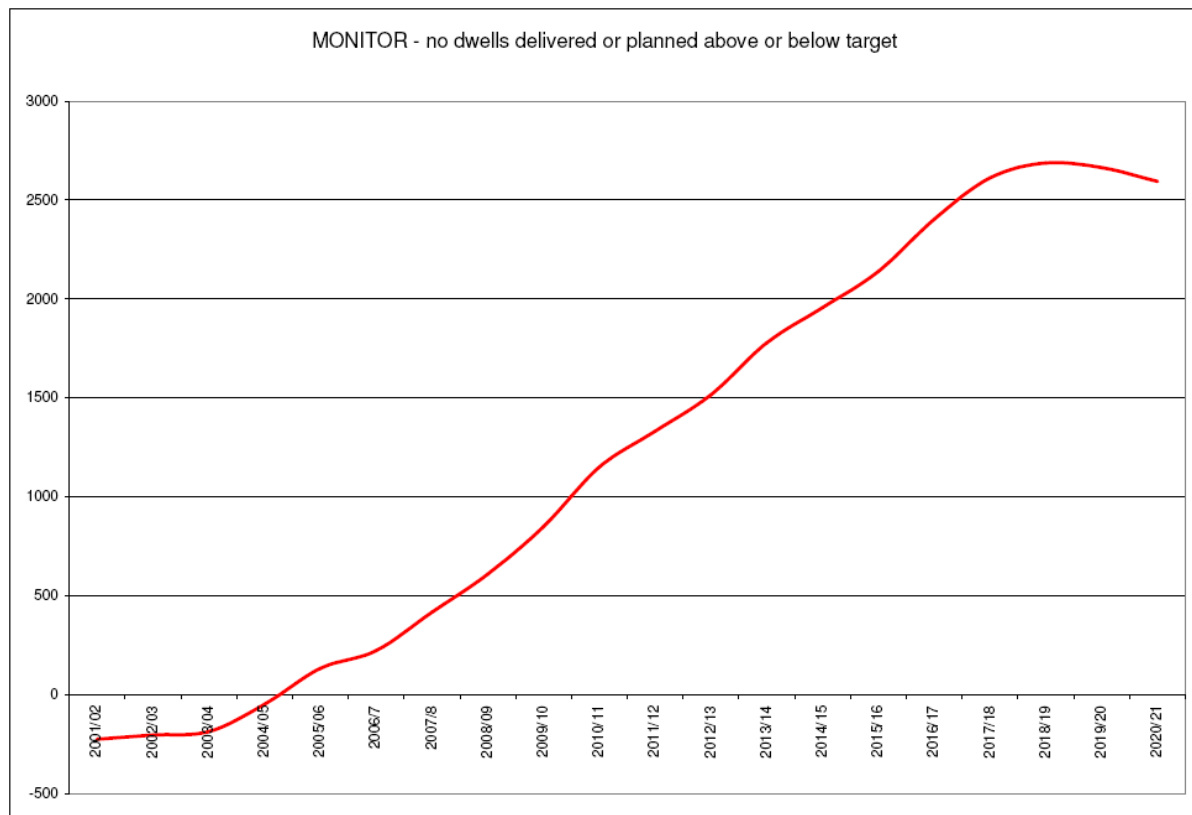
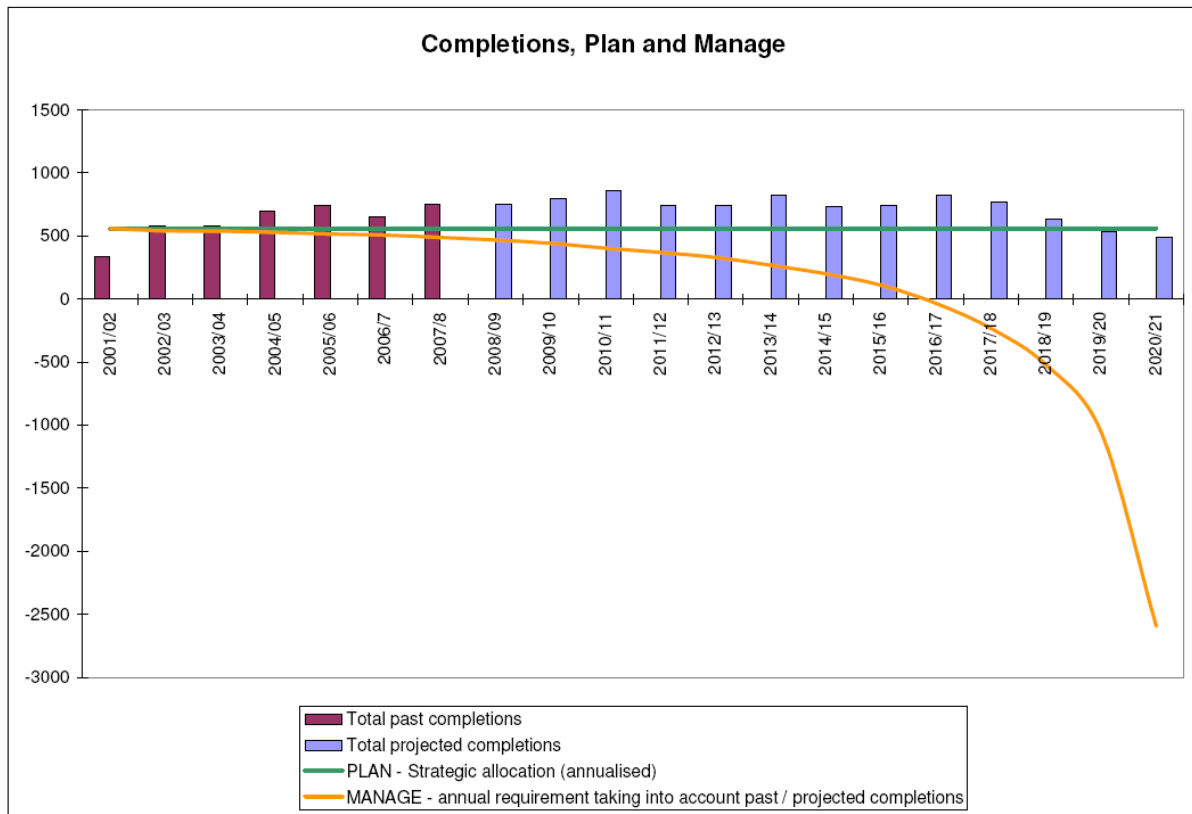


### Fenland source data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Reference
Total past completions: A	513	695	736	636	781	759	934														A
Total projected completions: B								512	695	600	525	520	511	510	510	510	510	510	510	510	B
Total supply: A + B	513	1208	1944	2580	3361	4120	5054	5566	6261	6861	7386	7906	8417	8927	9437	9947	10457	10967	11477	11987	C
<b>PLAN</b> (green line)	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	D
<b>PLAN = Strategic allocation (annualised)</b> Formula: RSS target / 20																					
Cumulative PLAN	550	1100	1650	2200	2750	3300	3850	4400	4950	5500	6050	6600	7150	7700	8250	8800	9350	9900	10450	11000	E
Years left to run to end of RSS	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	F
<b>MANAGE</b> (orange line)	550	515	503	495	477	459	425	418	395	376	361	344	323	296	261	211	136	11	-239	-987	G
<b>MANAGE</b> = annual requirement taking into account past / projected completions Formula: In year one only = RSS total target / F In all following years = (RSS total target - C) / F																					
<b>MONITOR</b> (red line)	-37	108	294	380	611	820	1204	1166	1311	1361	1336	1306	1267	1227	1187	1147	1107	1067	1027	987	H
<b>MONITOR</b> = no dwellings above or below cumulative allocation Formula: C - E																					



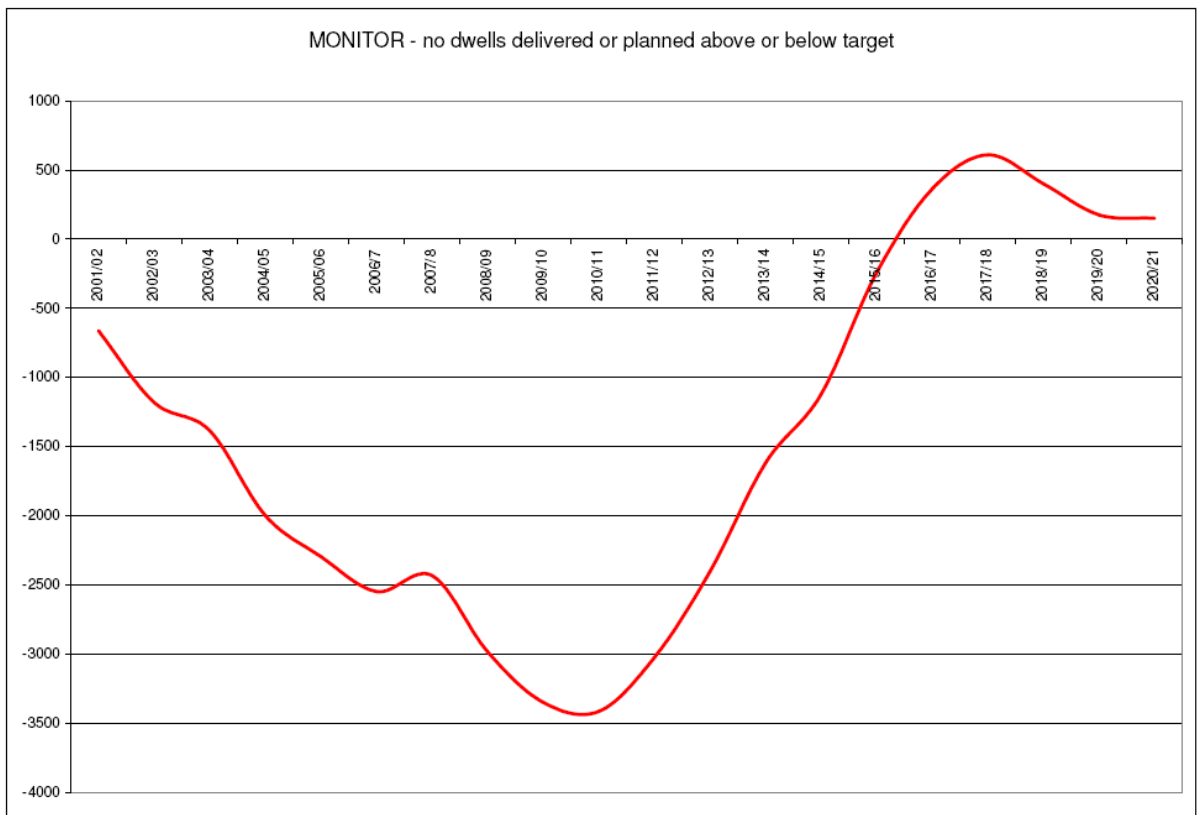
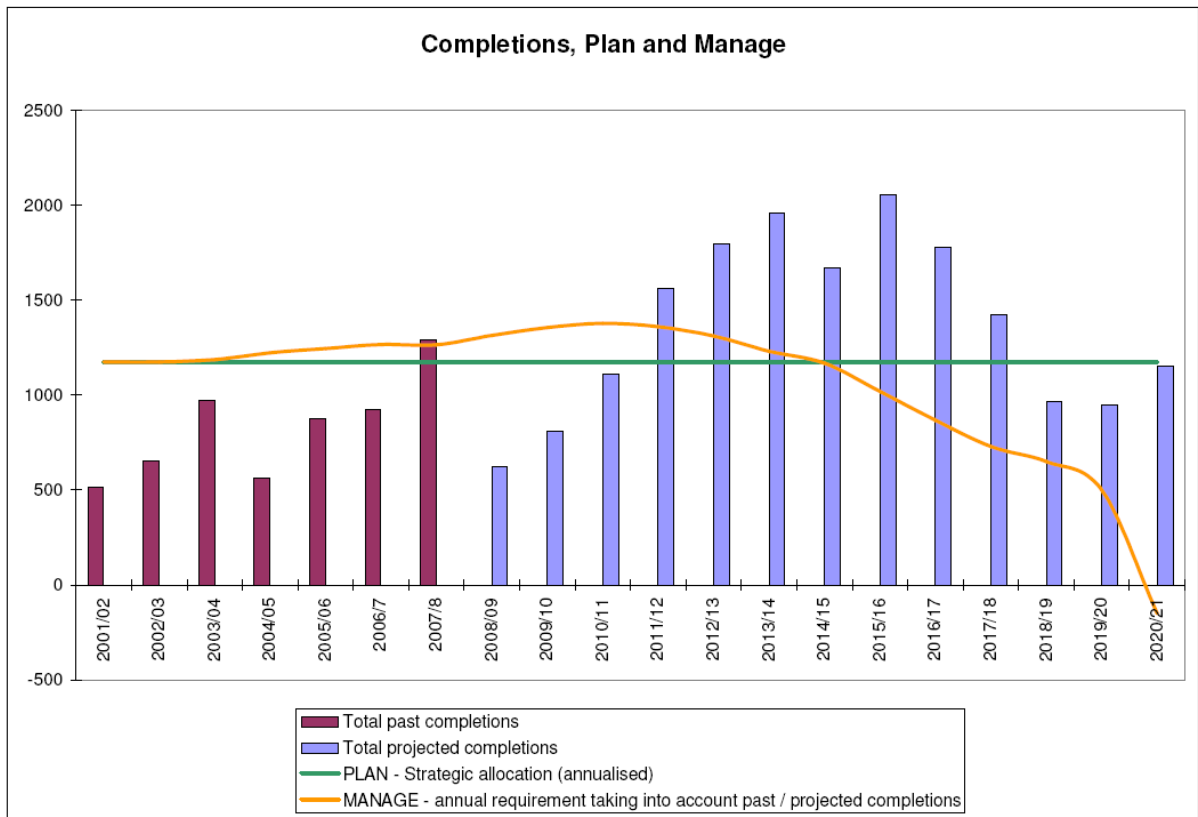
### Huntingdonshire



### Huntingdonshire source data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Reference
Total past completions: A	334	582	577	698	742	649	755														A
Total projected completions: B								753	800	861	741	744	823	738	743	824	769	635	536	491	B
Total supply: A + B	334	916	1493	2191	2933	3582	4337	5090	5890	6751	7492	8236	9059	9797	10540	11364	12133	12768	13304	13795	C
<b>PLAN</b> (green line)	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	D
<b>PLAN = Strategic allocation (annualised)</b> Formula: RSS target / 20																					
Cumulative PLAN	560	1120	1680	2240	2800	3360	3920	4480	5040	5600	6160	6720	7280	7840	8400	8960	9520	10080	10640	11200	E
Years left to run to end of RSS	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	F
<b>MANAGE</b> (orange line)	560	541	539	530	517	508	490	470	443	404	371	329	268	200	110	-33	-233	-523	-1052	-2595	G
<b>MANAGE</b> = annual requirement taking into account past / projected completions Formula: In year one only = RSS total target / F In all following years = (RSS total target - C) / F																					
<b>MONITOR</b> (red line)	-226	-204	-187	-49	133	222	417	610	850	1151	1332	1516	1779	1957	2140	2404	2613	2688	2664	2595	H
<b>MONITOR = no dwellings above or below cumulative allocation</b> Formula: C - E																					

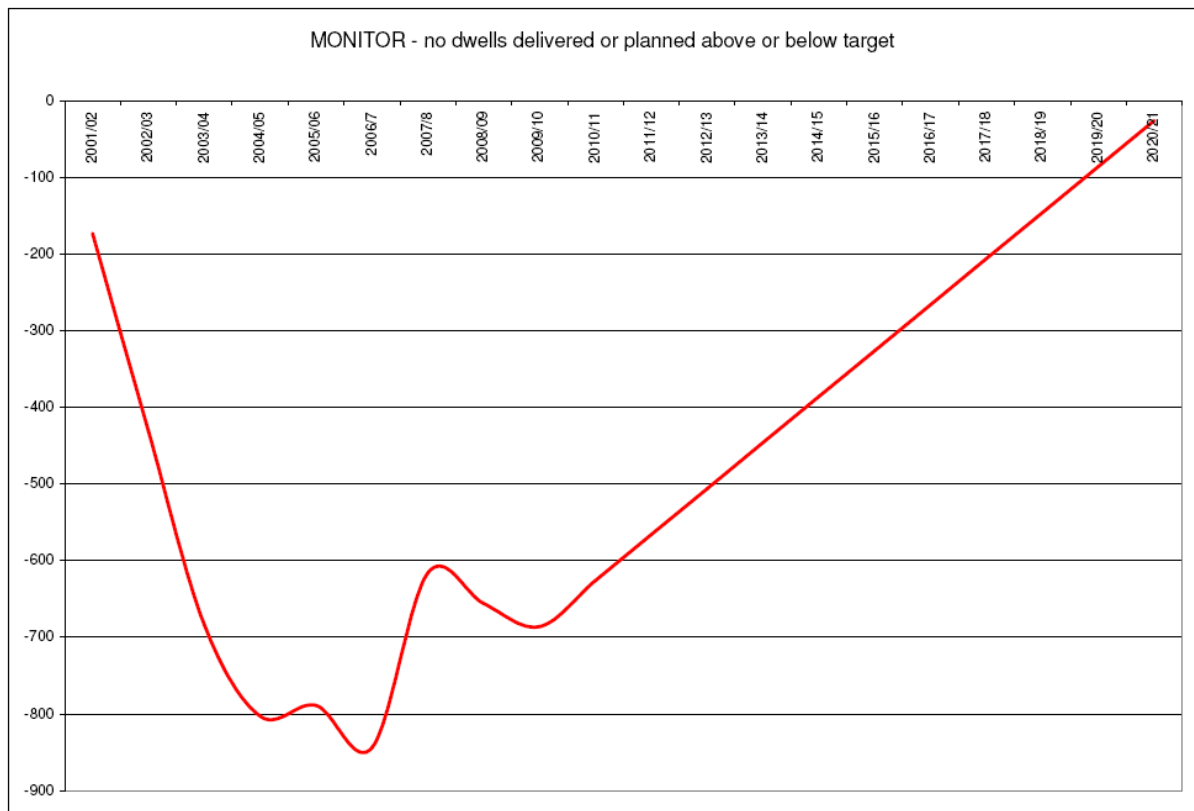
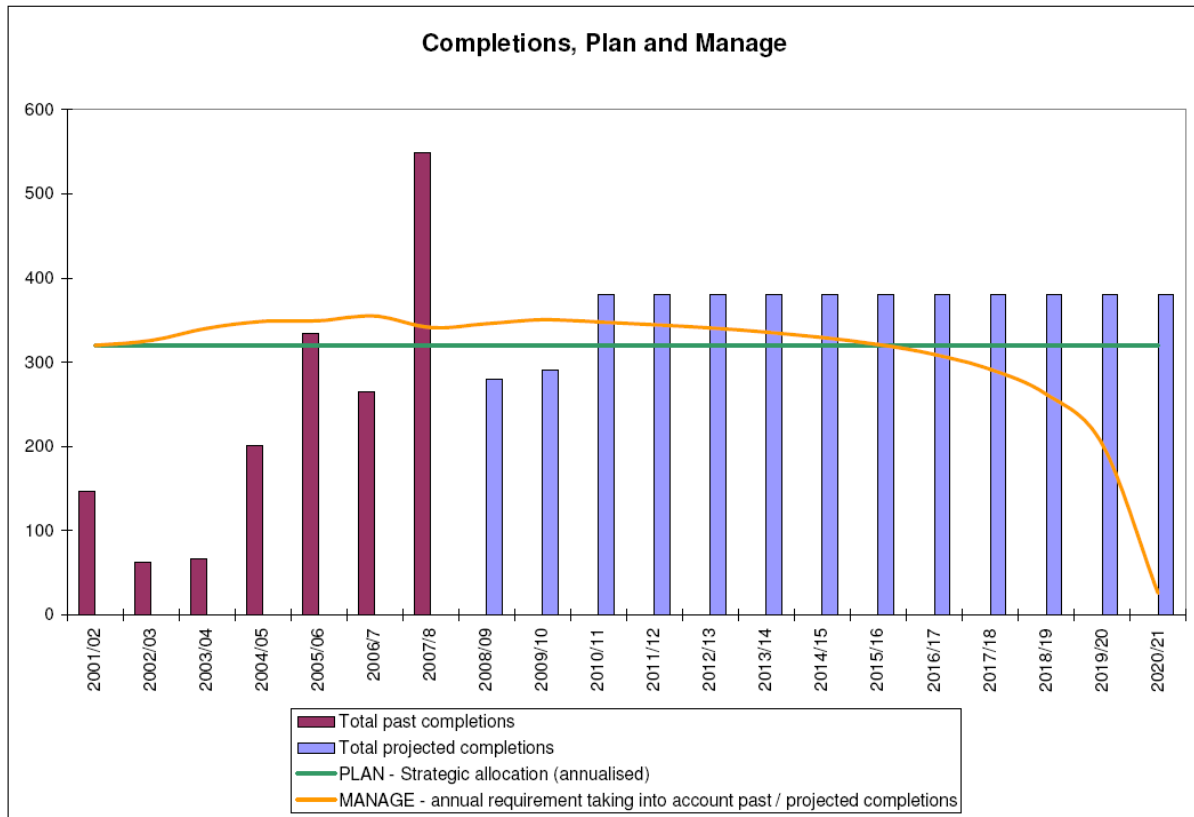
**SCDC**



### South Cambridgeshire source data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Reference
Total past completions: A	514	655	972	561	877	923	1290														A
Total projected completions: B								625	809	1109	1564	1797	1960	1670	2055	1782	1421	967	950	1150	B
Total supply: A + B	514	1169	2141	2702	3579	4502	5792	6417	7226	8335	9899	11696	13656	15326	17381	19163	20584	21551	22501	23651	C
<b>PLAN</b> (green line)	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	1175	D
<b>PLAN = Strategic allocation (annualised)</b> Formula: RSS target / 20																					
Cumulative PLAN	1175	2350	3525	4700	5875	7050	8225	9400	10575	11750	12925	14100	15275	16450	17625	18800	19975	21150	22325	23500	E
Years left to run to end of RSS	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	F
<b>MANAGE</b> (orange line)	1175	1175	1187	1223	1245	1267	1265	1314	1356	1379	1360	1312	1231	1168	1020	867	729	650	500	-151	G
<b>MANAGE</b> = annual requirement taking into account past / projected completions Formula: In year one only = RSS total target / F In all following years = (RSS total target - C) / F																					
<b>MONITOR</b> (red line)	-661	-1181	-1384	-1998	-2296	-2548	-2433	-2983	-3349	-3415	-3026	-2404	-1619	-1124	-244	363	609	401	176	151	H
<b>MONITOR</b> = no dwellings above or below cumulative allocation Formula: C - E																					

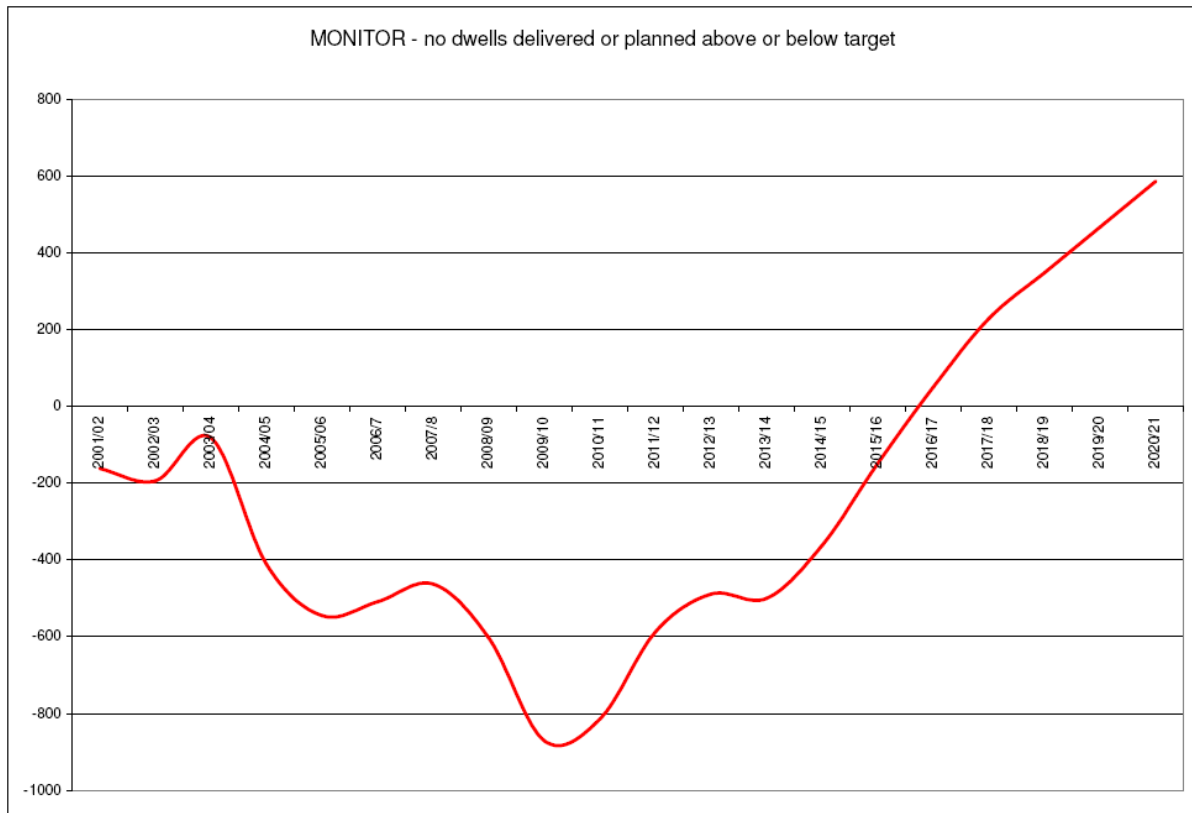
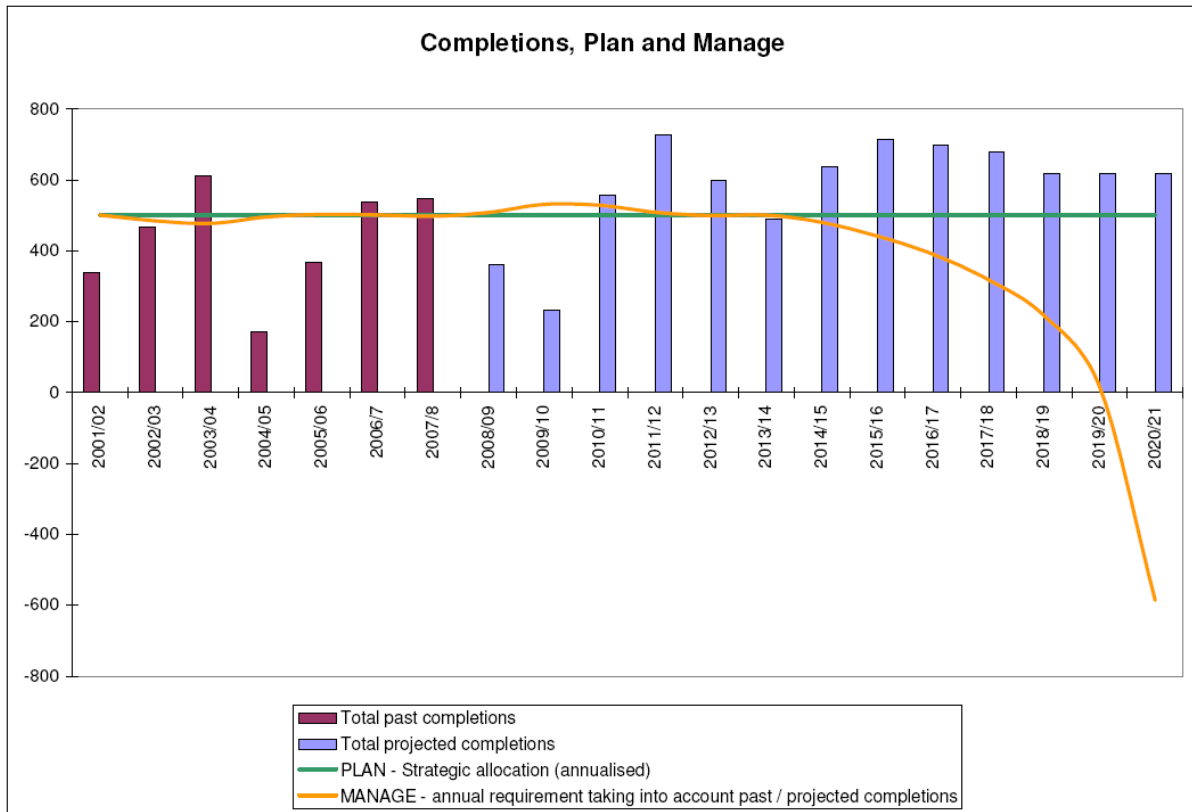
### Forest Heath



### Forest Heath source data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Reference
Total past completions: A	147	62	67	201	334	265	548														A
Total projected completions: B								280	290	380	380	380	380	380	380	380	380	380	380	380	B
Total supply: A + B	147	209	276	477	811	1076	1624	1904	2194	2574	2954	3334	3714	4094	4474	4854	5234	5614	5994	6374	C
<b>PLAN</b> (green line)	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	D
<b>PLAN = Strategic allocation (annualised)</b> Formula: RSS target / 20																					
Cumulative PLAN	320	640	960	1280	1600	1920	2240	2560	2880	3200	3520	3840	4160	4480	4800	5120	5440	5760	6080	6400	E
Years left to run to end of RSS	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	F
<b>MANAGE</b> (orange line)	320	326	340	348	349	355	341	346	351	348	345	341	336	329	321	309	292	262	203	26	G
<b>MANAGE</b> = annual requirement taking into account past / projected completions Formula: In year one only = RSS total target / F In all following years = (RSS total target - C) / F																					
<b>MONITOR</b> (red line)	-173	-431	-684	-803	-789	-844	-616	-656	-686	-626	-566	-506	-446	-386	-326	-266	-206	-146	-86	-26	H
<b>MONITOR = no dwellings above or below cumulative allocation</b> Formula: C - E																					

**St Edmundsbury**

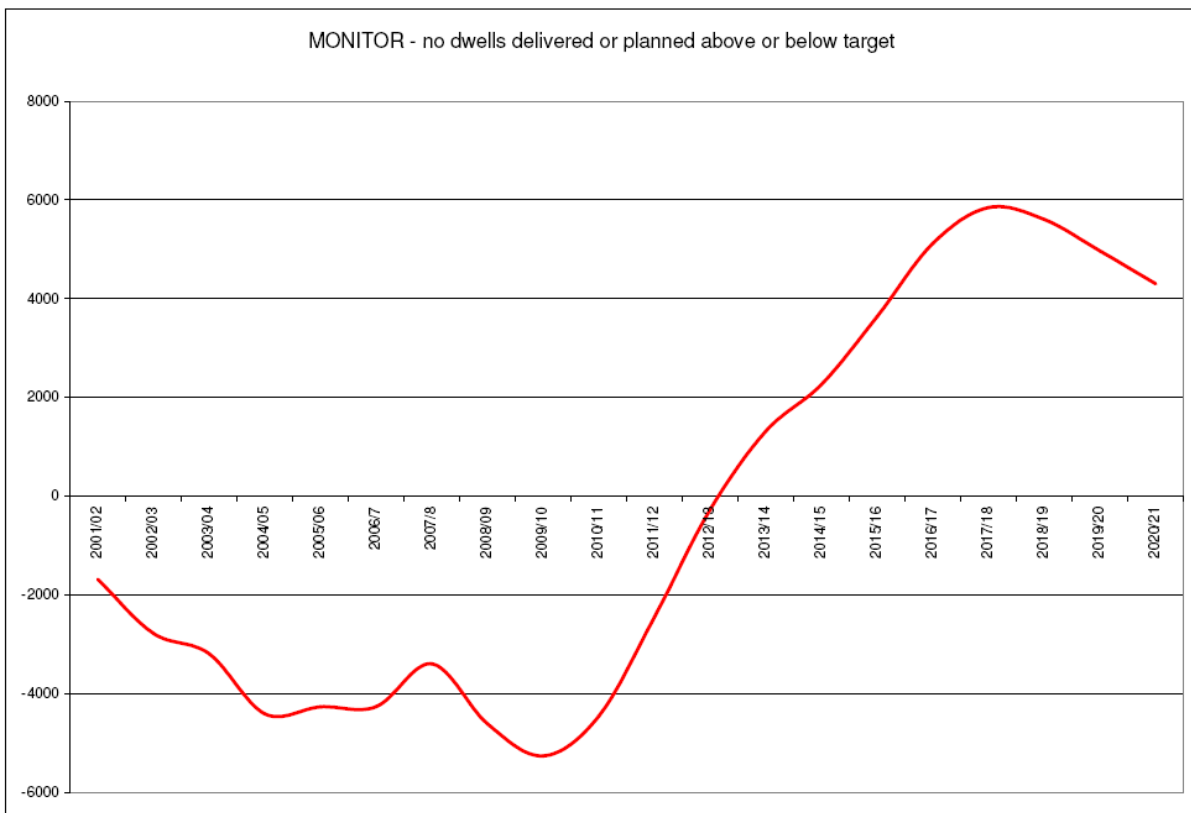
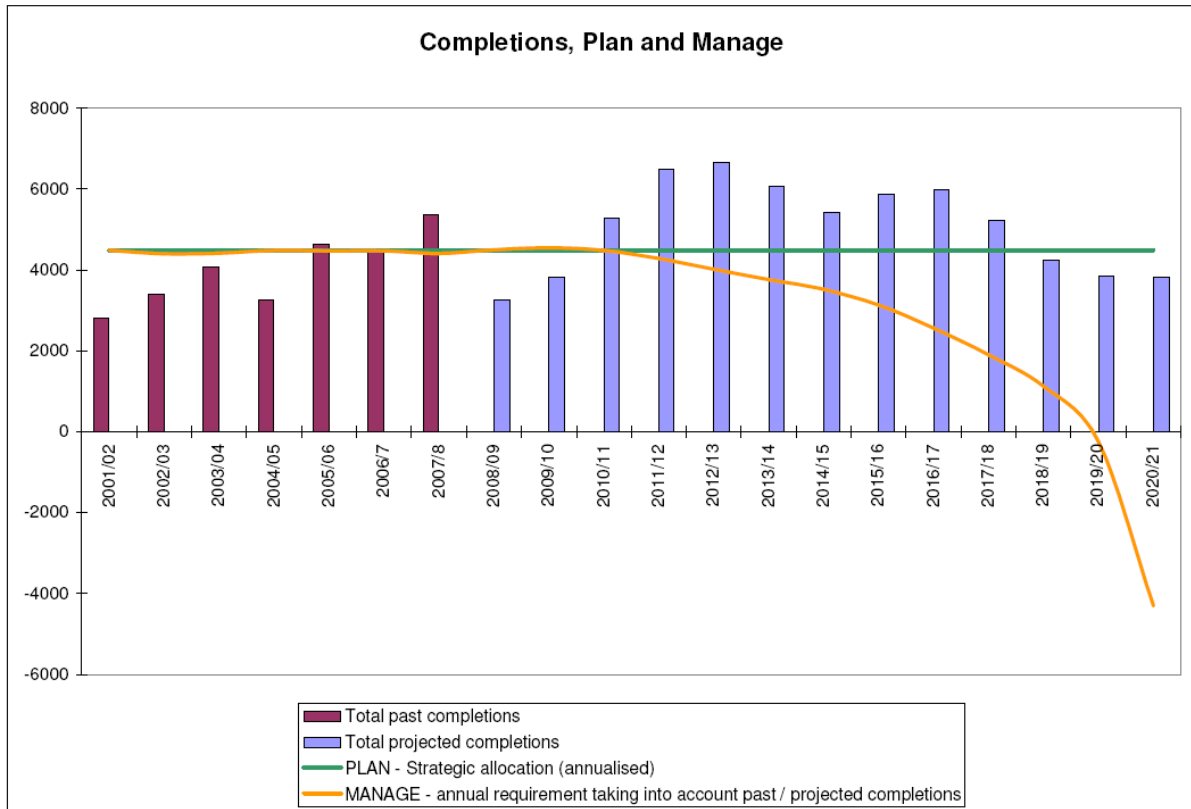


### St Edmundsbury source data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Reference
Total past completions: A	338	468	612	170	367	536	546														A
Total projected completions: B								360	232	557	727	598	489	638	713	699	679	619	619	619	B
Total supply: A + B	338	806	1418	1588	1955	2491	3037	3397	3629	4186	4913	5511	6000	6638	7351	8050	8729	9348	9967	10586	C
<b>PLAN</b> (green line)	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	D
<i>PLAN = Strategic allocation (annualised) Formula: RSS target / 20</i>																					
Cumulative PLAN	500	1000	1500	2000	2500	3000	3500	4000	4500	5000	5500	6000	6500	7000	7500	8000	8500	9000	9500	10000	E
Years left to run to end of RSS	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	F
<b>MANAGE</b> (orange line)	500	484	477	495	503	501	497	508	531	529	509	499	500	480	442	390	318	217	17	-586	G
<i>MANAGE= annual requirement taking into account past / projected completions Formula: In year one only = RSS total target / F In all following years = (RSS total target - C) / F</i>																					
<b>MONITOR</b> (red line)	-162	-194	-82	-412	-545	-509	-463	-603	-871	-814	-587	-489	-500	-362	-149	50	229	348	467	586	H
<i>MONITOR = no dwellings above or below cumulative allocation Formula: C - E</i>																					



**Whole housing sub-region**



### Whole housing sub-region source data

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Reference
Total past completions: A	2804	3387	4073	3268	4627	4489	5349														A
Total projected completions: B								3273	3831	5294	6494	6663	6074	5428	5859	5971	5209	4246	3845	3820	B
Total supply: A + B	2804	6191	10264	13532	18159	22648	27997	31270	35101	40395	46889	53552	59626	65054	70913	76884	82093	86339	90184	94004	C
<b>PLAN</b> (green line)	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	4485	D
<i>PLAN = Strategic allocation (annualised) Formula: RSS target / 20</i>																					
Cumulative PLAN	4485	8970	13455	17940	22425	26910	31395	35880	40365	44850	49335	53820	58305	62790	67275	71760	76245	80730	85215	89700	E
Years left to run to end of RSS	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	F
<b>MANAGE</b> (orange line)	4485	4395	4413	4480	4471	4470	4407	4495	4550	4482	4281	4016	3759	3521	3131	2563	1902	1120	-242	-4304	G
<i>MANAGE= annual requirement taking into account past / projected completions Formula: In year one only = RSS total target / F In all following years = (RSS total target - C) / F</i>																					
<b>MONITOR</b> (red line)	-1681	-2779	-3191	-4408	-4266	-4262	-3398	-4610	-5264	-4455	-2446	-268	1321	2264	3638	5124	5848	5609	4969	4304	H
<i>MONITOR = no dwellings above or below cumulative allocation Formula: C - E</i>																					