

Supplementary Information

The following information was reported to the Planning Committee at its meeting on 27th September 2018

Agenda Item 5

Five year housing land supply statement for period 1st April 2018 to 31st March 2023

On the 20th September 2 days after the finalisation of the 5 year housing land supply statement and the associated committee report the Office for National Statistics released the 2016 Based household Projections (replacing the 2014 figures which were used to derive some of the figures in Table 1).

The new figures indicate an increase in the yearly household growth figure and in the number of new homes which the government considers were required in the three year period between 1st April 2015 and 31st March 2018. The latter means that in terms of the Housing Delivery Test result it is significantly lower than the Statement indicates – 55% per cent rather than 75%. This however makes no difference to the required buffer – which remains at 20%. The increase in the yearly household growth figure (going forward over the next 10 years) results in the Overall Local Housing Need figure now being 445.6 per annum compared with the 412.7 per annum figure contained within the Statement.

The consequence of this higher Overall Local Housing Need figure is that the Borough Council now is considered to have 5.45 years supply, rather than the 5.89 years supply figure contained within the Statement.

With this figure remaining above 5 years the approach set out within the covering report remains applicable in your officer's opinion

The Statement as published as part of the agenda did refer both to the fact that new household projections were expected (in its paragraph 3.8) and that the government have announced an intention to consult upon a revised methodology for calculating the annual Local housing Need. No timetable is yet available, but when details become available your officers may need to provide an update based upon the significance or otherwise of any change.

The recommendations remain unaltered other than with respect to recommendation 1) the Committee are asked to agree that a Statement that incorporates the results of 2016 Household projections represents the current position of the Council