

# Scrutiny Committee Report

Report of Head of Planning

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To: Vale Scrutiny Committee

DATE: 14 December 2017

## Housing Delivery Update

### Introduction

This report sets out housing delivery in the district since 2011 compared to housing requirements in the Adopted Local Plan 2031 Part 1. The Report specifically includes completions, and progress of Adopted allocated sites. The report also details how the Joint Housing Delivery Strategy (JHDS) will assist in delivering the districts housing requirement and provides details of the Council's Five-Year Housing Land Supply (5YHLS) and the production of the Authority's Monitoring report (AMR).

### Background

The Adopted LP Part 1 set outs a housing requirement of 20,560 dwellings, 1,028 dwellings per annum, which is required over the plan period to meet our objectively assessed housing need as assessed and identified within the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA). The level of housing need reflects the focus of economic growth in the district ensuring there is sufficient housing to meet growth in employed residents.

The LP Part 1 identifies three sub area strategies that ensure the Plan is locally distinctive and focused on each part of the district. These are: Abingdon-on-Thames and Oxford Fringe, South East Vale and Western Vale Sub Areas. The Plan includes a housing requirement for each of these sub areas ensuring the district's overall housing requirement will be met.

## Housing Delivery

### Annual Housing Delivery

Table 1 outlines the district's annual housing delivery from 01/04/2011 up until the 31/03/2017, compared with the housing requirement as set out in the LP Part 1. It demonstrates that in the first few years of the plan period, housing delivery was below the Objectively Assessed Need (OAN). However, in the past two years' delivery has been above OAN, and this trend is expected to continue. This demonstrates that the Council are on course to deliver the housing requirement over the plan period.

Table 1: Annual Housing Delivery 2011 to 2017

Vale of White Horse	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Net completions	346	268	578	740	1133	1615	4680
Target	1028	1028	1028	1028	1028	1028	6168
Difference	-682	-760	-450	-288	105	587	-1488

It has been found that the annual completion figures recorded by the planning department vary from Council tax records, and from the Department of Communities and Local Government (DCLG) regarding new builds. The reason for this is mainly due to different methods of collecting data on completions. DCLG collect data on new build completions from Local Authority and private building inspectors, on a quarterly basis, relying on inspection certificates. Using this method there is a risk of missing dwellings, as developers will not always seek a certificate, and it can be delayed. This method assumes a dwelling is complete when they are ready for occupation.

Council tax figures show a different net increase, as the Council Tax team will only register a property once the Valuation Office Agency (VOA) have been notified of a completion, and banded the property. The completions attributed by Council tax will always lag some way behind other sets of data for this reason. A dwelling will only become banded once it is ready for occupation.

The planning team go out on sites to determine the number of completions, as this is the most thorough and accurate method available, and consider a building complete if it is watertight. (This means that it must have a roof, window and doors.)

### Housing Delivery in the Sub Areas

The LP Part 1 identifies three sub areas within the Vale of the White Horse, each with their own development strategy to reflect their distinctive characteristics. Tables 2-4 show housing delivery within the respective sub-areas annually. This information covers the period 01/04/17 to the 31/03/17.

Table 2: Dwelling Completions in the Abingdon-on-Thames and Oxford Fringe Sub Area

Abingdon and Oxford Fringe	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Net housing completions	77	79	304	256	444	899	2059
Sub area target	272	272	272	272	272	272	1631
Difference	-195	-193	32	-16	172	627	428

Table 3: Dwelling Completions in the South-East Vale Sub Area

<b>South East Vale</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>Total</b>
Net housing completions	53	140	154	206	479	504	1536
Housing target	623	623	623	623	623	623	3735
Difference	-570	-483	-469	-417	-144	-119	-2199

Table 4: Dwelling Completions in the Western Vale Sub Area

<b>Western Vale</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>Total</b>
Net housing completions	216	49	120	278	210	212	1085
Sub-area target	159	159	159	159	159	159	952
Difference	57	-110	-39	119	51	53	133

### Affordable Housing

The SHMA assessed the affordable housing needs within the district, and determined there was a need of 273 dwellings annually. To address this need, Core Policy 24 in the LP Part 1 states for housing developments providing a net gain of eleven dwellings or more the council will seek 35% provision of affordable housing, subject to viability. Tables 5 to 6 provide the delivery of affordable housing since 2011 and how the council has performed against its need.

Table 5: Delivery of Affordable Housing Split

<b>Vale Affordable housing summary</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>Total</b>
Affordable Rent	51	93	42	193	241	265	885
Shared Ownership	12	50	25	57	85	71	300
Total	63	143	67	250	326	336	1185

Table 6: Delivery of Affordable Housing

<b>Vale affordable housing against target (dwellings)</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18 (to date)</b>	<b>Total</b>
Net gain of affordable dwellings	63	143	67	250	326	336	192	1377
Target	273	273	273	273	273	273	N/A	1638
Difference	-210	-130	-206	-23	53	63	N/A	-261

This demonstrates there has been an increase in delivery of affordable units, in particular over the last 3 years. In addition to the 1,377 affordable homes built since April 2011, a further 519 units that are the remaining affordable homes due from some sites were either delivered prior to April 2011 or are expected from October 2017 onwards, giving an overall total of 1,896 affordable units.

In comparing the delivery of affordable housing against the delivery of housing on sites over 11 dwellings annually, this demonstrates the Council on average have achieved 33%, just under the 35% target.

Table 7: Delivery of Affordable Housing compared to 35% threshold

Vale affordable housing against target (percentage)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Total Dwellings (Sites with net gain of 11+)	223	171	469	630	947	1150	3590
Affordable units	63	143	67	250	326	336	1185
Percentage (Target 35%)	28.3	83.6	14.3	39.7	34.4	29.2	33.0

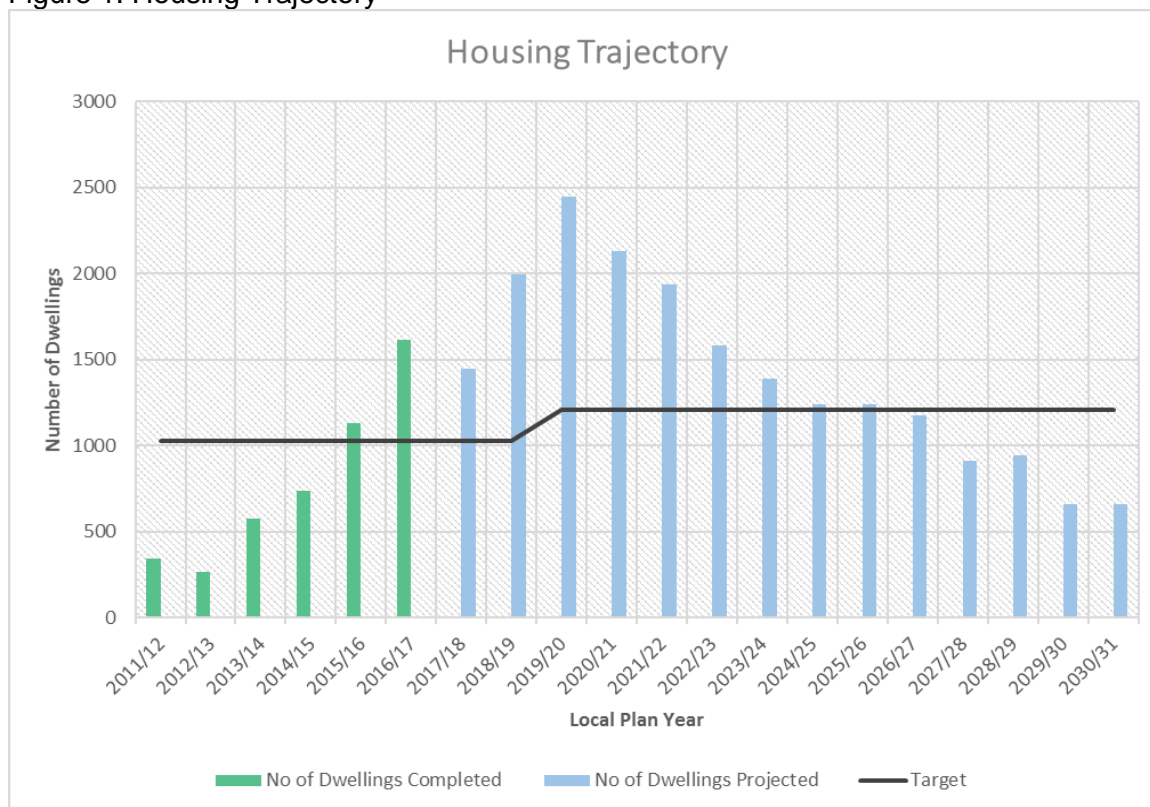
### Housing Trajectory

Figure 1 provides the district's Housing Trajectory setting out the dwelling completions and projected housing delivery in the Vale of the White Horse over the plan period compared with annual housing requirements. The housing target increases at the end of 2018 reflecting the Council's policy commitment in the LP Part 1, Core Policy 2 that Vale's proportion of Oxford's unmet housing need will be added to the Vale's housing requirement at December 2018 at the latest. Therefore, the Housing Trajectory includes the LP Part 2 allocations.

The majority<sup>1</sup> of strategic allocations from LP Part 1 are on track, with applications either submitted and under consideration, permitted or they are under construction.

<sup>1</sup> 17 of 18 sites have an application, permission or have started construction. North West of Valley Park, allocated for 800 dwellings, does not have an application.

Figure 1: Housing Trajectory



Joint Housing Delivery Strategy

The Vale of the White Horse and South Oxfordshire District Councils face a challenge in meeting their housing need, as identified in the SHMA 2014. The Vale of the White Horse’s LP Part 1 identifies the council’s housing requirement and sufficient housing supply to meet this requirement. However, as demonstrated in this report, the Vale will need to continue to increase its housing delivery rate to meet its overall requirement. The Draft Joint Housing Delivery Strategy, which was out to consultation until 23 October 2017, will work alongside the Local Plan to ensure the requirement is delivered.

As the Draft Housing Delivery Strategy states, its focus is not just about delivering the required number of homes, but ensuring that the homes provided are of “high quality and deliver a wide range of tenure options, in the right places, to support planned economic growth and ensure that vulnerable people have access to homes that enable them to live independently”. It identifies the council’s role as being a ‘housing delivery enabler’, working closely with the homes and community agency, land owners and developers to secure sites, develop masterplans and secure funding. The strategy also identifies that the level of private investment in new housing delivery will need to be increased whilst also increasing the level of public sector expenditure, principally in infrastructure.

The plan covers a 10-year period from 2018-2028, which has been segmented into 3 timeframes.

In years 1-3 the strategy includes:

- building the council’s capacity to develop a ‘housing enabler’ role.
- completing work on the local plan framework for housing delivery.
- working with developers to unblock obstacles on large development sites.
- producing proposals for council acquisition of land or investment or investment in development.

- developing a checklist to consider the tenure balance on new development sites
- reviewing the strategy at the end of year to determine whether changes need to be made

In years 4-6 the strategy includes:

- introduce Infrastructure dependencies mapping as part of the 'housing delivery enabler' role.
- diversifying housing delivery mechanisms.
- generating opportunities for Local Authority investment in land and development.
- reviewing progress at the end of year six and updating where required.

It is expected that by the end of year 6 the council will have fully developed its 'housing delivery enabler' role. In years 7-10 the strategy includes:

- driving forward housing through the 'housing delivery enabler' role.
- delivering new residential communities, including affordable housing and extra care facilities.
- evaluate the impact of the previous activities and outcomes over the ten years to inform the development of a new 10-year development strategy.

The Draft Housing Delivery Strategy will therefore directly contribute to the build rate in five main ways:

1. Through forward planning of housing delivery, it will ensure that there are sufficient developments in progress to maintain an adequate housing supply.
2. The delivery strategy seeks to reduce the time it takes development to go through the planning process, and start construction.
3. By coordinating infrastructure investment to prevent delays in sites being developed.
4. Increasing the diversity of housing delivery by seeking out new development partners and looking to support small housebuilders and the custom and self-build sector. Creating a more competitive environment and encouraging new sources of housing supply should increase housing delivery.
5. Exploring the scope for direct Local Authority investment in land and development, which will ensure that there is sufficient capacity to maintain an adequate housing supply.

#### *Five Year Housing Land Supply and the Authority's Monitoring Report*

The council is required to demonstrate a five-year housing land supply to boost significantly the supply of housing, as set out in National Planning Policy Framework - paragraph 47. This includes identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against housing requirements with an additional buffer of either 5% or 20%. The council produced a 5YHLS Statement in April 2017, which demonstrated a 6.7 year supply. It can be accessed via the Council's website (<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/housing-supply-statement>).

The council also has a duty to produce an Authority Monitoring Report (AMR), The Town and Country Planning Regulations 2012 stipulate that the AMR must include information relating to Local Plan preparation, the Duty to Cooperate, neighbourhood plan development, and show how the implementation of Local Plan policies is progressing. The AMR will have a significant focus on annual housing figures, as this a major focus in the adopted and emerging Local Plans. It is intended that The Vale of the White Horse AMR will be produced by the end of the calendar year, reporting on the previous financial year.

The Council's previous AMR for 2015-16 is available on the council's website (<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/supporting-documents>).

## **Conclusion**

This report shows that the development and adoption of the LP Part 1 has had a positive impact on housing delivery within the district. We are on track to continue to deliver a range of housing stock and tenures and the build out rates required to meet our requirement.