

Affordable Housing Trajectory as at 1st April 2015

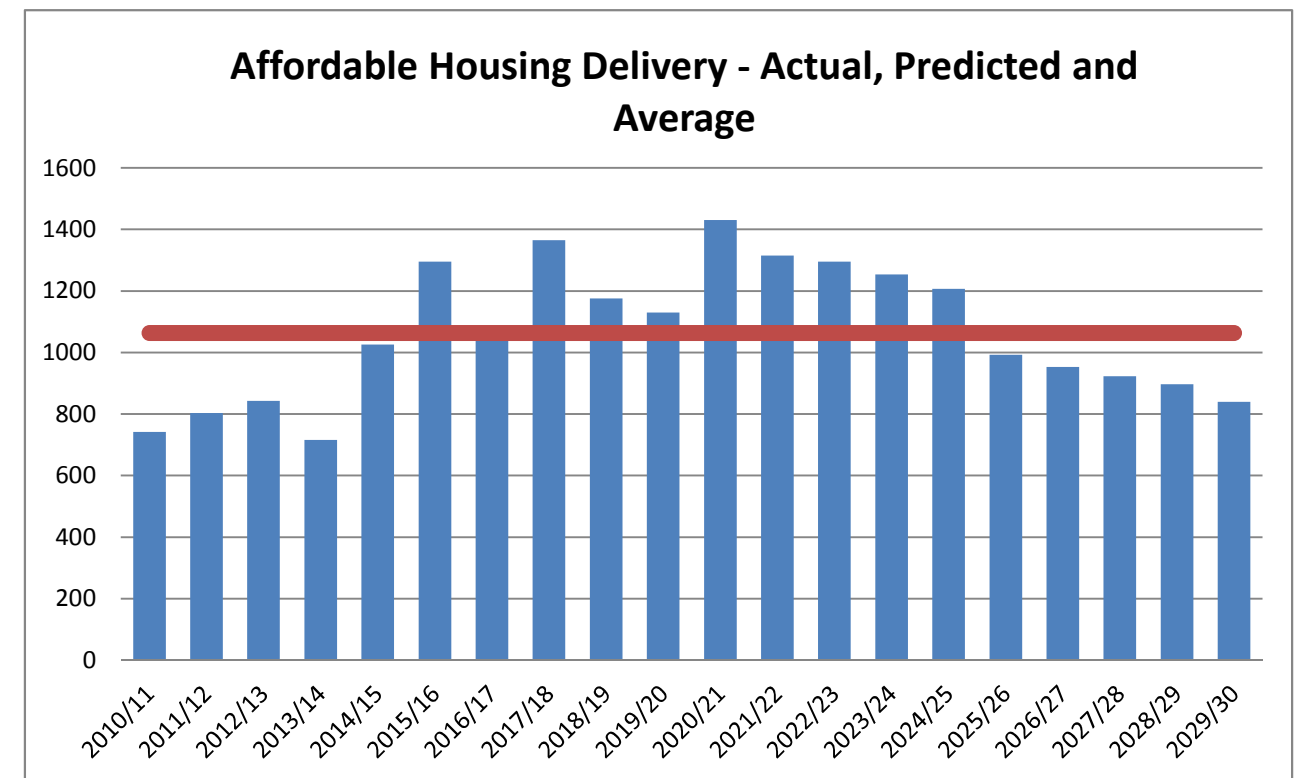
Affordable Housing Need																				
	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
Current 'backlog' housing need (annual)	926	926	926	926	926															
Net Newly Arising Need (annual)	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314
Totals	2240	2240	2240	2240	2240	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314	1314
Cumulative Totals	2240	4480	6720	8960	11200	12514	13828	15142	16456	17770	19084	20398	21712	23026	24340	25654	26968	28282	29596	30910

Affordable Housing Delivery																				
	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30
Completions and Commitments	600	754	728	704	1008	962	570	823	551	422	290	212	185	151	144	119	110	85	81	73
Uplift Delivered 2010-2015	142	49	115	12	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Anticipated delivery of the remainder	0	0	0	0	0	28	57	107	141	229	661	623	629	622	581	490	459	454	432	382
Eco Communities	0	0	0	0	0	0	0	0	18	23	25	25	26	26	26	28	29	28	28	30
Anticipated Uplift Delivery 2015-2030	0	0	0	0	0	305	435	435	465	455	455	455	455	455	455	355	355	355	355	355
Totals	742	803	843	716	1026	1295	1062	1365	1175	1129	1431	1315	1295	1254	1206	992	953	922	896	840
Cumulative Totals	742	1545	2388	3104	4130	5425	6487	7852	9027	10157	11588	12903	14198	15452	16659	17651	18604	19526	20423	21263

Affordable Housing Need	
'Backlog' housing need (annually 926 - cleared in first five years)	4,630
Net Newly Arising Need (annually 1,314)	26,280
Total Affordable Housing Need	30,910
Affordable Housing Delivery (52,500)	
Completions and Commitments ¹	8,572
Uplift Delivered 2010-2015 ²	336
Anticipated delivery of the remainder ³	5,898
Eco Communities ⁴	312
Anticipated Uplift Delivery 2015-2030 ⁵	6,145
Total Affordable Housing Delivery	21,263
Achievement Rate	69%
Achievement Rate (less backlog)	81%

Notes:

1. Completions and Commitments as at 31st December 2015
2. Units provided in addition to those negotiated through S106 - includes additional open market units purchased by RP's using public funds, mortgage rescues, etc.
3. The amount of affordable housing units that are likely to be delivered on the remaining figure is calculated using the lowest value zone proportion. This is a conservative estimate but should include an allowance for those sites that deliver below the vaule zone target on viability reasons. The number of affordable units that is likely to arise from the figure is then divided equally over the last 14 years of the plan period.
4. The Eco Communities element is separated out from the 'remainder' as it has it's own affordable housing targets
5. There are a number of schemes proposed that will add significant numbers of affordable homes in addition to those negotiated through the usual S106 route:
 - a) Uplift for open market commitments on sites converted to affordable (actual 2010-15 trended forward from 2015-2030);
 - b) Uplift for HCA 2015-18 funded units (£20m) not submitted for planning;
 - c) Uplift for HCA 2018-25 funded units not submitted for planning (share of £42m @ 25k per unit);
 - d) Uplift for departure sites at pre application stage (actual trended forward from 2015-2020 at expected delivery rate);
 - e) Uplift from CC Capital programme (CCFP2) share (2015-20) of £3.8m committed up to 2021 (detail provided);
 - f) Uplift from commuted sums - £20.5m currently available - assume double for 20 year period (detail provided).



Inspector required detail on Council schemes:

- e) Funds up to 2021 are within the Council's budget and are secured with RPs under contract. 368 units are currently guaranteed within this scheme up to March 2019, but there is a pot of money that could equate to an additional 20 units per year being delivered. It is assumed that the rate from the first 3 years will continue to 2021. The process is that the Council enters a programme agreement with a specified number of homes being commissioned at an average subsidy rate of £20,000. Approximately 1,000 homes are delivered for £20 million. The question of double counting doesn't arise as funding will be allocated to those homes not financed through s106 or other programmes. The Council has negotiated £26 million of commuted sums in signed section 106 agreements. A conservative assumption is that £20 million of these will be paid over the plan period and a further £20 million will arise and be collected. The tariff payment is £57,000 per dwelling so this would equate to 350 homes being provided off site during the remainder of the plan period, perhaps 25 homes annually. This is fraction of the consented schemes over the period and is applied only in exceptional circumstances.