Coventry City Council

Briefing note

To: Scrutiny Board 4

Date: 17th January 2018

Subject: Review of Housing Supply and delivery

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1 Purpose of the Note

1.1 The purpose of this note is to inform Scrutiny Board 4 of the current position with housing supply and delivery across Coventry. The note makes reference to the new Local Plan and the updated monitoring position as recorded at April 1st 2017. In doing so it has regard to recent completion rates, the pipeline of available sites for development and how these relate to both the private and 'affordable' sector.

1.2 The report also provides a specific focus on the delivery of 'affordable' homes in recent years. This element of the report in particular is intended to be presented alongside information from some of the city's main Registered Providers including Whitefriars, Orbit, Midland Heart and Stonewater. This information will be provided separately by the relevant Registered Providers (as appropriate).

2 Recommendations

2.1 Scrutiny Board 4 is recommended to:

1) Note the information contained within this report; and
2) Identify any further recommendations for the Cabinet Member

3 Information/Background

3.1 The Planning Policy Framework

Policy Position

The Local Plan and City Centre Area Action Plan were formally adopted on the 6th December 2017. Policy DS1 and H1 of the new Local Plan set out a specific requirement for at least 24,600 homes between 2011 and 2031, with a further 17,800 to be delivered within Warwickshire. Together this plans positively for the full housing needs of the city over this period. To reflect the adoption of the new Plan, policy H1 included a phasing of that requirement, with a lower annual figure for the period 2011-2016 and a slightly higher figure from 2017 onwards. Policy H6 of the Local Plan covers the delivery of 'affordable' housing and requires 25% of all new developments over 25 dwellings to be delivered as 'affordable' homes.

In order to ensure the Local Plan stays up to date and in order to ensure it is operating as expected there is a requirement to monitor the policies on at least an annual basis. The information contained within this report is an extract from that monitoring work and will inform the Councils next Annual Monitoring Report. The sections below provide a brief commentary on the different elements of the monitoring work with accompanying tables for ease of reference.

Annual Completions

Table 1 below sets out the annual rate of completions since 2011 for all homes. This reflects the start of the current Plan period. The table highlights the level of gross and net annual completions and the rate of demolitions. Table 2 then highlights the annual completion rates for affordable homes. These form part of the completions seen in Table 1. It also highlights the number of affordable properties lost to either demolition, right to buy or other form of disposal by a Registered Provider.

Table 1 – all annual completions (2011-2017)

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Totals
Total Completions	958	1,073	1,113	1,210	1,466	1,230	7,050
Demolitions	**37**	**79**	**15**	**94**	**30**	**43**	298
Net Completions	**921**	**994**	**1,098**	**1,116**	**1,436**	**1,187**	**6,752**

Of the total completions recorded in Table 1, approximately 93% have been on brownfield land. This includes 97% of all completions in 2016/17.

Table 2 – 'Affordable' Housing Completions and Losses (2011-2031)

Category / Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Completed	348	442	276	387	240	410	2,103
Rehabilitated	0	3	4	0	1	1	9
Lost Through Right to Buy and other disposals	**-30**	**-53**	**-63**	**-75**	**-111**	**-201**	**-533**
Net Change	**318**	**392**	**217**	**312**	**130**	**210**	**1,579**
% of total net completions	35	39	20	28	9	18	23

Table 2 shows that on average 23% of all completions since 2011 have been 'affordable'. In its crudest sense this relates to a policy requirement of 25%. There is however a number of key points that prevents this crude comparison being justified. For example, annual completion monitoring can vary year on year between tenure, as 'affordable' homes are recorded as completed at a different time to general completion monitoring. This reflects matters of HCA grant funding and purchase by Registered Providers. It also reflects the fact that not all completions are seen on sites of 25 or more dwellings. There are often numerous smaller sites that don't deliver 'affordable' homes and also larger sites that deliver more than 25% 'affordable' homes.

Through the examination of the Local Plan the number of sites that delivered smaller proportions of 'affordable' homes than would otherwise be required by Policy was considered. This identified just 2 cases where smaller contributions were secured. These were at Paragon Park and the former Acetate site, both in Foleshill. Both were reflective of site specific viability pressures linked to excessive land contamination. Both are regeneration sites and both are actively delivering homes now. Both sites also include specific review points linked to different development phases over the course of the overall development where contributions can be reviewed.

In one other case a commuted sum was accepted instead of a number of apartment units. This reflected a lack of demand from Registered Providers for these units due primarily to need and difficulty over property management. This commuted sum is actively being utilised by the Council in partnership with Registered Providers to support the delivery of small development plots across the city. The majority of these plots will be brownfield sites and promote regeneration opportunities.

Overall Supply Pipeline

Table 3 below sets out the different components of the housing land supply and how they are expected to contribute towards projected completion rates over the next 15 years (broken down by 5 year periods).

Table 3 – Housing Land Supply Components

Supply components	First 5 years (2017-2022)	Medium Term (2022-2027)	Longer Term 2027-2031)	Total
Sites With Planning Permission	2,512	1,209	359	4,080
Sites Under Construction	1,443	0	0	1,443
SHLAA Sites	963	1,445	650	3,058
Site Allocations (Local Plan)	2,070	4,510	2,340	8,920
Site Allocations (City Centre)	145	298	206	649
Small Site Windfall Allowance	0	175	140	315
Total	**7,133**	**7,637**	**3,695**	**18,465**

Of the total remaining supply approximately 9,200 homes (50%) are projected to be delivered on brownfield sites with the remainder on Greenfield sites. Of the total supply approximately 7,000 homes (37%) are expected to be delivered on land that was removed from the Green Belt as part of the new Local Plan process.

Having further regard to brownfield delivery, the Local Plan acknowledged that to continue the city's recent trends of brownfield regeneration would be challenging. It did however indicate the continuation of brownfield delivery as a priority and one that would be regularly monitored.

It is clear from the overall supply that the proportion of projected homes on brownfield land is lower than what has been seen across the city in the last 15-20 years; however this reflects the change in the city's housing land offer and the success of brownfield delivery over that time. This success includes the 97% of all completions in the last year being on brownfield land. The proportion of brownfield sites however remains in-line with the proportion identified in the Local Plan at approximately 50%.

What is important to note however is the types of brownfield sites that remain within the supply pipeline. In recent years the city has seen large brownfield sites provide the focus for the delivery of new homes for local people. Sites such as Banner Brook, New Century Park, New Stoke Village, Daimler Green and Torrington Avenue have contributed significantly to recent completion rates and all have delivered between 400 and 1,200 homes per site. The current development of sites at Paragon Park, Old Church Road and Whitmore Park are the last remaining sizeable brownfield sites within the supply. Indeed excluding these sites, there are only 3 sites left with a capacity of more than 200 dwellings and all are within the city centre, so targeted towards apartment provisions as opposed to family homes. Excluding these 3 specific sites above the table below highlights the sort of sizes of the remaining brownfield sites

Table 4 – Brownfield Site Categories:

Site Size	Sites	% of sites	Number of Dwellings	% of dwellings
<25 dwellings	155	71%	1,104	14%
25-50 dwellings	29	13%	1,007	13%
50-100 dwellings	17	8%	1,232	16%

>100 dwellings	18	8%	4,380	57%
	219	**-**	**7,723**	**-**

Further information regarding the overall supply of housing can be found in the Councils Housing Land Availability Assessment (SHLAA). This is available on the Councils website via the following link:
http://www.coventry.gov.uk/downloads/file/19663/lp53_shlaa_2016_report_and_appendices and provides an overview of a range of sites that have potential to contribute housing across the city.

The work undertaken on the SHLAA has also supported the first publication of the Council's Brownfield Register. This was first issued on the website in December 2017 following a specific requirement by government. The register extracts sites from the overall supply pipeline and helps promote them for development. The brownfield register can be found via the www.coventry.gov.uk/brownfieldregister

Five Year Supply

Table 5 below builds upon Table 3 above and reflects the projected number of completions over the next 5 years and how this relates to the requirement in the Local Plan.

The table shows that the City Council continues to demonstrate a 5 year supply of housing in accordance with the requirements of the new Local Plan.

It should be noted that the total 5 year supply of homes continues to exclude sites that were removed from the Green Belt as part of the new Local Plan being adopted. This will continue to be reviewed on an annual basis as and when planning applications are submitted and circumstances around the sites change. As such the current land supply could be considered as a minimum.

Table 5 - % Year Supply Position

Joint SHMA - Capacity Scenario	% Year Supply
Total 5 Year Supply	7,133
Total 5 Year Requirement	6,163
Requirement Annualised (1st 5 years)	1,233
Number of Years Supply	**5.79**
Supply as a % of requirement	**116%**

'Affordable' Housing Supply

Linked to Tables 3 and 5 above, officers have undertaken a review of sites within the supply pipeline and projected the number that could be delivered as 'affordable' homes. This includes homes that could be delivered through section 106 agreements and also site specific delivery by Registered Providers.

This suggests a total delivery of approximately 3,000 'affordable' homes over the Plan Period over and above those which have already been secured through Section 106 agreements and which have been completed since 2011.

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