

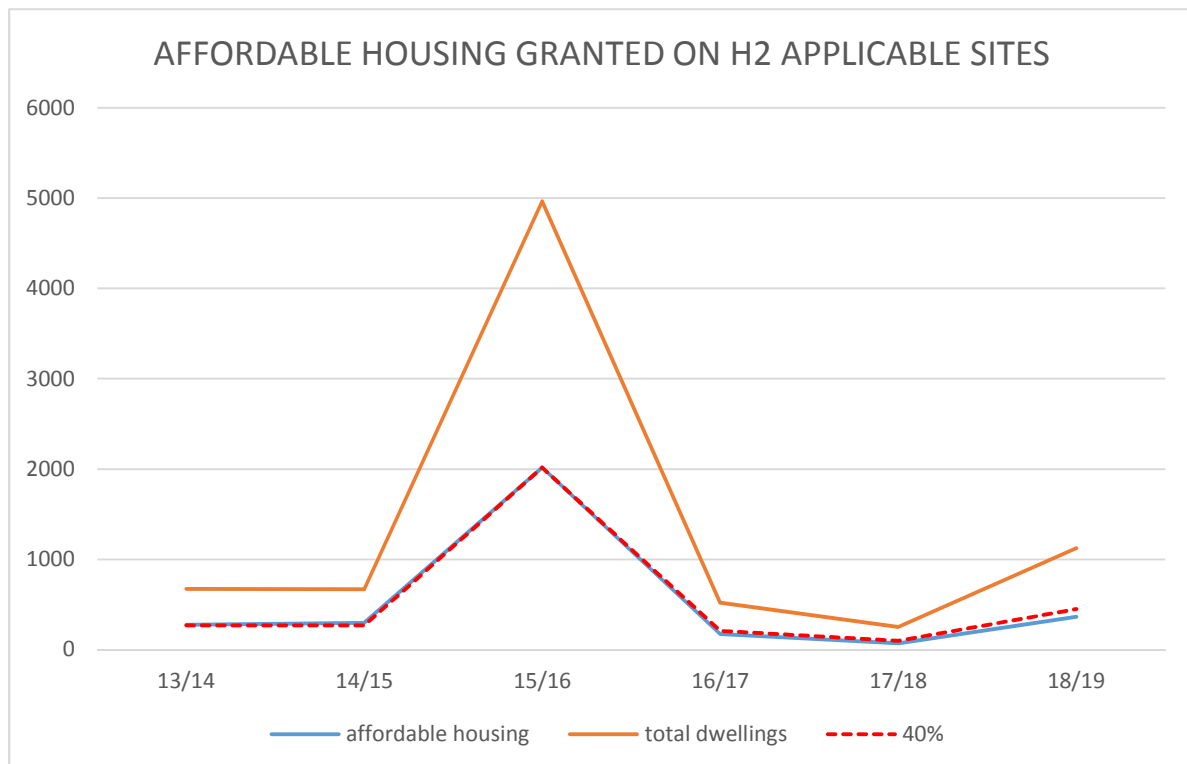
Affordable Housing Delivery Report – July 2019

Determination of Applications

The Local Plan sets a requirement for all applicable sites to provide 40% Affordable Housing (Policy H2). Applicable sites are those of more than 10 dwellings. Developments smaller than this or those for PBSA or care homes are not applicable, and therefore have no affordable housing requirement.

The volume and percentage of affordable homes granted on H2 applicable sites is as follows:

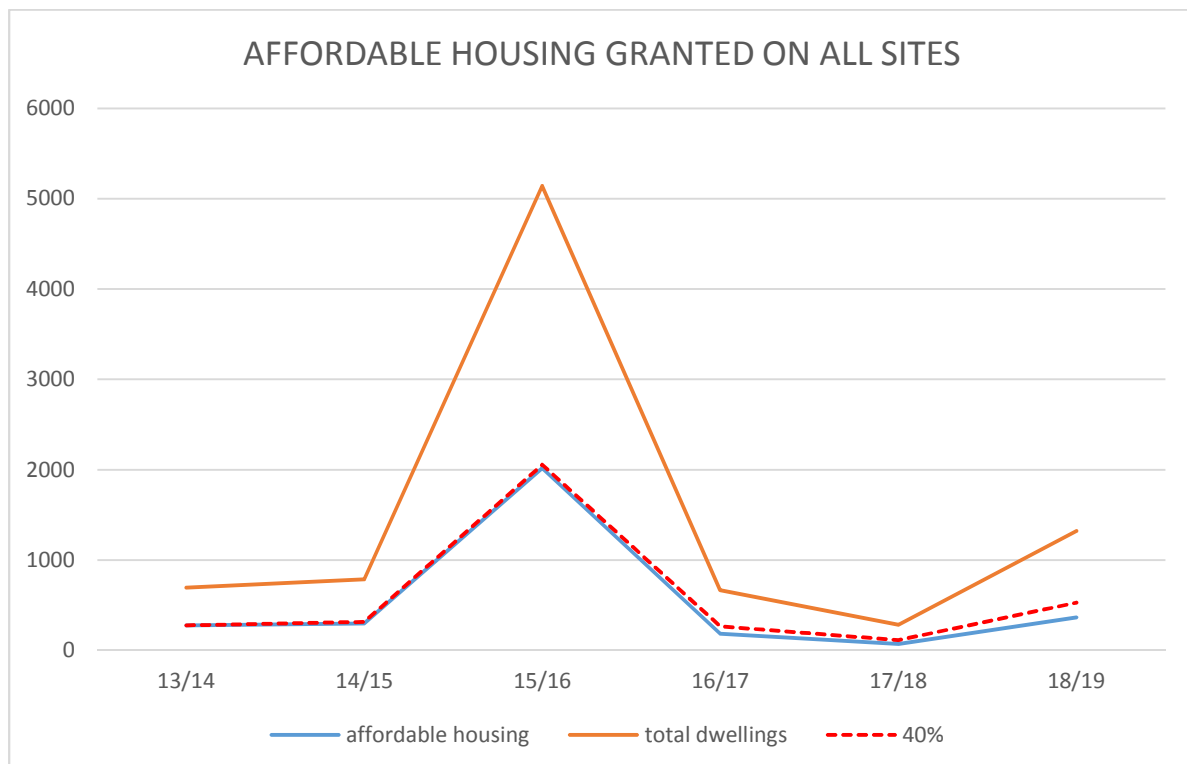
Year	Total number of dwellings granted on H2 applicable sites	Number of affordable housing granted on H2 applicable sites	Percentage
18/19	1124	364	32%
17/18	250	70	28%
16/17	521	174	33%
15/16	4966	2016	40%
14/15	671	296	44%
13/14	673	277	41%
Total	8205	3197	39%



As the above data demonstrates, the granting of affordable homes on sites where we can impose a requirement remains close to the 40% target, with the volume varying year to year in line with the volume of dwellings being granted.

When we include non-applicable sites the figures are as follows:

Year	Total number of dwellings granted on all sites	Number of affordable housing granted on sites	Percentage
18/19	1323	364	28%
17/18	282	70	25%
16/17	666	185	28%
15/16	5143	2016	39%
14/15	786	296	38%
13/14	693	277	40%
Total	8893	3208	36%



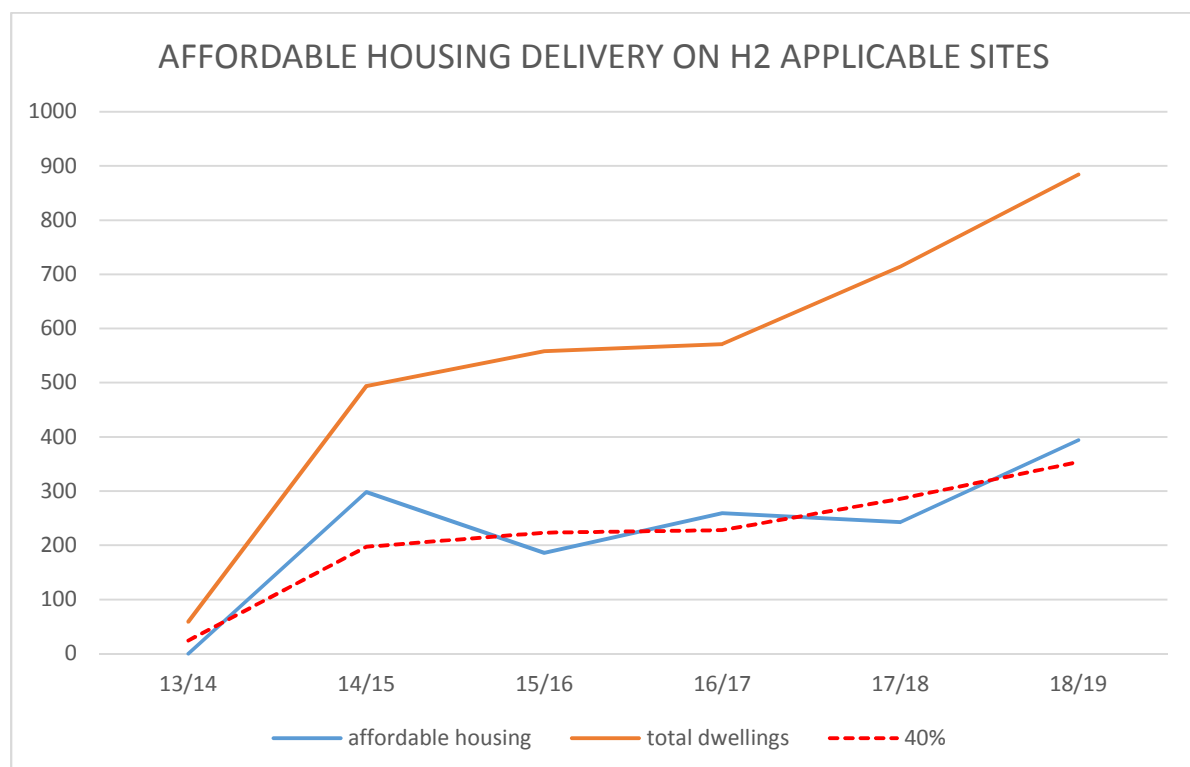
The gap between affordable housing granted and the target of 40% of all dwellings widens when we add in non-applicable sites. This is as a result of the inability to impose a requirement on these sites

– including care homes and Purpose Built Student Accommodation – and insufficient schemes coming forward to compensate for this.

Onsite Delivery

We monitor all development on at least an annual basis. Dwellings delivered on H2 applicable sites are as follows:

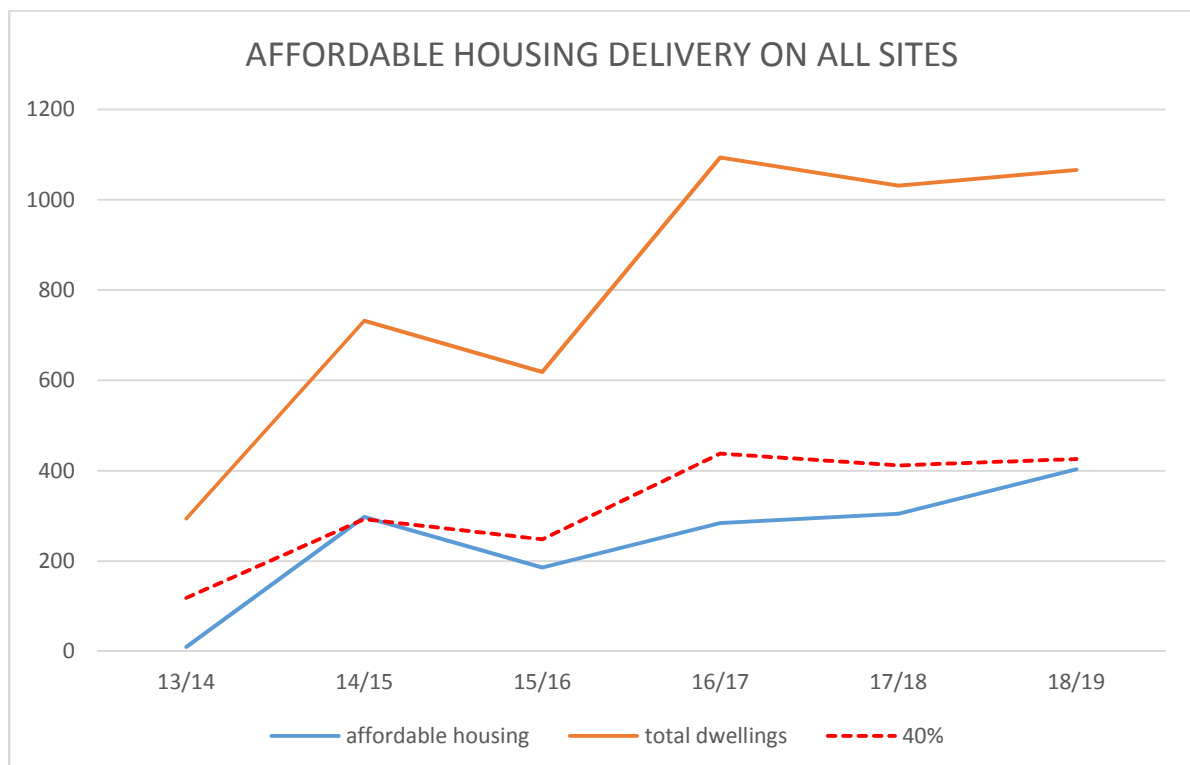
Year	Total number of dwellings completed on H2 applicable sites	Number of affordable housing completed on H2 applicable sites	Percentage
18/19	884	394	45%
17/18	714	243	34%
16/17	571	259	45%
15/16	558	186	33%
14/15	494	298	60%
13/14	59	0	0%
Total	3280	1380	42%



Delivery on site does not always follow a smooth trajectory, given the vagaries of individual developments. However, over a reasonable timeframe the delivery should broadly match 40%, as it does in the above graph.

The delivery figures for the totality of development are:

Year	Total number of dwellings completed on all sites	Number of affordable housing completed on all sites	Percentage
18/19	1066	403	38%
17/18	1031	305	30%
16/17	1094	284	26%
15/16	619	186	30%
14/15	732	298	41%
13/14	294	10	3%
Total	4836	1486	31%



The delivery of affordable housing on all sites is likely to be below the 40% target as the overall permissions granted lies below this target. However, the delivery profile is likely to mirror the preceding graph as there are few affordable houses delivered on non-H2 sites.

Pipeline

Clearly not all granted applications are developed in their entirety at any one time, and so there is a pipeline of agreed but undelivered housing.

Undelivered but approved dwellings on H2 applicable sites:

Total dwellings granted but not delivered on H2 applicable sites	Total affordable housing granted but not delivered on H2 applicable sites	Percentage
5715	2197	38%

Undelivered but approved dwellings on all sites:

Total dwellings granted on all sites	Total affordable housing granted on all sites	Percentage
6545	2199	34%