

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 7th September 2016
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PART I **FOR INFORMATION**

UPDATE ON SLOUGH'S HOUSING LAND SUPPLY

1 Purpose of Report

The purpose of the report is to provide Members with an update on the supply of housing in Slough and that we continue to have a 5 Year Land supply when measured against current housing targets. The report also contains the results of housing monitoring such as the amount of affordable housing built and the number of flats and houses completed in the period 2015/16.

2 Recommendation(s)/Proposed Action

The Committee is requested to note the report.

3 The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan

3a. Slough Joint Wellbeing Strategy Priorities

Monitoring of housing land supply could impact upon the following SJWS priorities:

- *Health*
- *Economy and Skills*
- *Regeneration and Environment*
- *Housing*

3b. Five Year Plan Outcomes

Ensuring that Slough has a five year housing land supply contributes to the following Outcome:

- 2 *There will be more homes in the borough with the quality improving across all tenures to support our ambition for Slough.*

4 Other Implications

(a) Financial

There are no financial implications of the proposed action in this report which can be achieved within existing budgets.

(b) Risk Management

It is considered that the risks can be managed as follows:

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
That we carry out an updated housing trajectory and five year land supply on annual basis.	Not carrying out an updated housing trajectory and five year land supply on annual basis would not meet the requirements of the National Planning Policy Framework (NPPF) and the Council could be subject to appeals and costs.	Agree the recommendations.

(c) Human Rights Act and Other Legal Implications

There are no Human Rights Act Implications as a result of this report.

(d) Equalities Impact Assessment

There are no equality impact issues.

5 Supporting Information

Introduction

- 5.1 Assessing 5 year housing land supply on an annual basis through an updated housing trajectory is a requirement of the National Planning Policy Framework (NPPF). If a five year supply plus a 5 % buffer of deliverable sites cannot be identified the Council is open to planning by appeal. As a result it is important that we regularly publicise what our Housing land supply is and include this in the Annual Monitoring Report for Slough. The housing supply figures are also important information for the work that is taking place for the Review of the Local Plan for Slough.
- 5.2 In addition the report sets out some other key housing statistics for 2015/16.

Housing Supply

- 5.3 The Slough housing target as set out in the Core Strategy (2008) is 315 per annum. In January 2016 this target was increased to 550 per annum to be in line with the Slough Five Year Plan. This reflects the Council's aspiration to meet its housing needs.

Housing Trajectory (August 2016)

- 5.4 The current housing trajectory (see Appendix A) includes updated information on completions, new housing permissions and estimated building rates on each site. In 2015/16 789 net additional dwellings were completed. This is the highest level of housing building reported since the peak of 849 completions in 2008/09. Lower levels of completions in the past have been the result of the slump in the housing market rather than a shortage in the supply of sites.
- 5.5 It is projected that there will be an average of around 800 completions a year over the next five years which is much higher than our target of 550 a year and our residual requirement of 461 a year including our 5% buffer. This means that we should be able to build the equivalent of 8.3 years supply over the next five years and will have built all of the houses we need for the plan period (2006 – 2026) by 2022.
- 5.6 The calculations for Slough's Five Year Land Supply, including the requirement for a 5% buffer are set out in Figure 1 below.

Figure 1: 5 year Land Supply Calculations

Total 5 year supply	
Total housing requirement for plan period	8,885
Total net completions from 2006-2016	4497
Average Annual Net completions (2006-16)	450
5 year residual requirement	2195
5 year residual requirement plus 5%	2305
Residual annual average requirement including 5%	461
5 year identified supply	3840
Number of years supply inclusive of 5% buffer	8.3 years supply

- 5.7 There are a number of reasons why we have had such a high level of completions and a large supply of housing. One of these has been the introduction of the system of Prior Approvals for the conversion of flats to residential without the need for planning permission. In 2015/16, prior approvals for residential conversions accounted for 236 units. There are a further 468 prior approvals in the pipeline.
- 5.8 Secondly we have had some big green field sites being developed such as Castleview, Kennedy Park and land rear of St Bernard School. Thirdly we have had a number of other initiatives to promote housing such as the Garage Court schemes brought forward by the Council.
- 5.9 Whilst Slough can sustain this high level of housebuilding in the short term, in the long term we are unlikely to be able to achieve this due to the shortage of land. This can be seen from the graph in Appendix 1.
- 5.10 We are, however, currently carrying out a Housing Capacity Study which takes account of the results of our Call for Sites Exercise and the Options for the Review of the Local Plan for Slough which are set out in a separate report on this agenda. This will have to deal with the housing supply issues beyond the current plan period.

Key Housing Statistics

- 5.11 The results of monitoring for 2015/16 show that 52% of housing completions were on previously developed land (known as brownfield) and 48% on greenfield land. This is result of the some of the last large green field sites such as Castleview being developed .This figure tends to fluctuate annually as it is dependent on which sites come forward.
- 5.12 52% of housing completions were flats. This is not surprising as it is a result of the high number of prior approvals for conversions from offices to flats as well as planning permissions. This trend is likely to continue in the future.
- 5.13 There were 190 affordable housing completions in 2015/16. This figure is provided by the Housing Section. 127 of these were built by housebuilders on private development sites via Section 106 Planning Obligation. The 127 figure excludes the 54 units built at Britwell where the Council as the land owner is also required to provide affordable housing.

6 Conclusion

- 6.1 The report demonstrates that Slough continues to have a Five Year Housing Land Supply and is currently providing a range of new housing. It also shows that a shortage of land could reduce the supply of housing in the longer term.

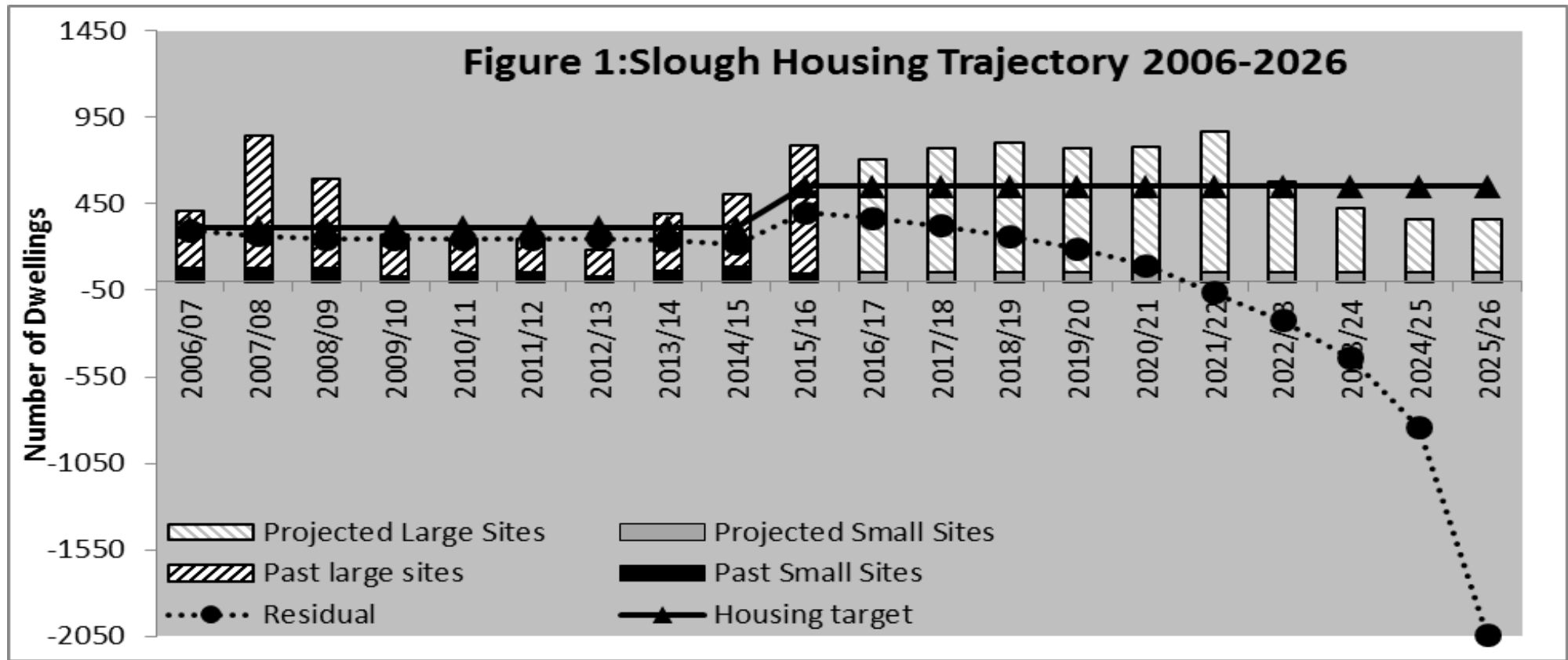
7 Appendices

- A- Housing Trajectory Graph
- B- Map of trajectory housing sites

8 Background Papers

- '1'- Supporting tables for Housing Trajectory for AMR 2015/16

Appendix A- Housing Trajectory Graph



Appendix B- Map of housing sites in the Housing Trajectory

