

HOUSING BOARD
9th JANUARY 2020
LATEST HOUSING SUPPLY FIGURES

Purpose

This report updates the Board on recent housing supply figures, for information and comment.

Thematic Priority

This report relates to the following Strategic Economic Plan priorities:

- Secure investment in infrastructure where it will do most to support growth.

Freedom of Information

The paper will be available under the Combined Authority Publication Scheme

Recommendations

Board members are asked to:

1. Note recent figures on net additional dwellings to the SCR housing stock
2. Comment on the potential reasons and implications of the housing supply trends.

1. Introduction

- 1.1** Delivery of new housing is one of several measures that the Board monitors across the city region and is a strategic matter covered in the SCR Statement of Common Ground. Recent reports have also looked at this issue as part of the wider evidence base being prepared to update the SCR Strategic Economic Plan.
- 1.2** Individual local authorities make annual returns on housing completions in their area to MHCLG, whom have recently published a 2018/19 update of the figures for the whole country.
- 1.3** This report provides the Board with the latest housing supply position regarding net additions to the housing stock across the SCR, for the Board's information and also to discuss the potential reasons and implications of the ongoing trends.

2. Proposal and justification

- 2.1** As set out in the SCR Statement of Common Ground, all Local Planning Authorities in the city region are working to maximise the delivery of new homes in their area and across the SCR as a whole. The latest available data on this issue provides figures for the number of net additional homes added to the housing stock in 2018/19 (which is the last 12 months for which nationally comparable data is available). The data was published as part of the Government's statistical releases in November 2019 and counts the total number of new homes in every locality, minus any demolitions and change of use away from residential. It is the most comprehensive measure of housing supply.
- 2.2.** Based on this release, Table 1 (below) sets out the total numbers of net additional dwellings in SCR for each individual district for the last 4 years. The table uses the year 2015/16 as the starting point for the monitoring exercise (as set out in the Statement of Common Ground) and shows that a total of 6,229 new homes were created across the city region in 2018/19. This figure continues the generally positive trends in new homes seen since 2015/16, although the city region did experience a slight fall in additions of around 360 homes when compared to 2017/18 (ie around 5%).

Table 1: Net Additional Dwellings

District	2015-16	2016-17	2017-18	2018-19	Total
Barnsley	706	850	1,009	988	3,553
Doncaster	1,162	1,049	1,208	1,327	4,746
Rotherham	585	605	472	422	2,084
Sheffield	1,589	2,248	2,304	1,976	8,117
Bolsover	326	293	251	291	1,161
Chesterfield	206	130	110	212	658
Derbyshire Dales	142	223	309	411	1,085
North East Derbyshire	466	282	396	189	1,333
Bassetlaw	338	462	551	434	1,785
SCR Total	5,520	6,142	6,610	6,250	24,522

- 2.3** It is also notable that there were some significant increases in delivery in several areas, particularly in Chesterfield, Derbyshire Dales and Doncaster in 2018/19. However, a fall in the number of homes delivered in Sheffield relative to the previous year makes a greater impact on SCR-wide delivery due to the scale of Sheffield's housing delivery (which is around a third of the SCR total).
- 2.4** These latest figures are a snap shot in time, and it is important to consider some of the reasons behind the data as well as how current trends could develop in future years. Working with the SCR Heads of Planning Group, therefore, individual local authorities have provided a short commentary on housing completions in their area, which is set out in Annex One. This is qualitative information based on the most up to date experience of local planning teams. It gives some sense of the reasons for changes in the last 12 months, in particularly where completions have slowed. Looking to future years, individual districts like Chesterfield, NE Derbyshire and Rotherham also suggest that planning applications currently being received will help to address falls in 2018/19, so delivery in 2019/20 could well be higher again.
- 2.5** The number of new homes is just one measure of overall housing performance in the city region. In order to ensure that the needs of different communities are addressed, there are also important questions to be answered on the type of new homes being built and

their tenure. These are all issues which will be explored further by the SCR Housing Review and can provide a much fuller understanding of the housing market.

3. Consideration of alternative approaches

3.1 Net additional dwellings is just one measure of housing performance in the city region and the Housing Review will take a much broader look at all the evidence available.

4. Implications

4.1 Financial
None.

4.2 Legal
There are no specific legal issues arising from this report.

4.3 Risk Management
None directly as a result of this report.

4.4 Equality, Diversity and Social Inclusion
This data does not provide any insight into the different housing needs of different data and therefore lacks the detail required to consider equality, diversity and social inclusion.

5. Communications

5.1 Updated data on this issues will be included in a refreshed Statement of Common Ground later in 2020, which will be available on the SCRs website once endorsed.

6. Appendices/Annexes

Annex 1 – qualitative information from local planning authorities.

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Background papers used in the preparation of this report are available for inspection at: 11 Broad Street West, Sheffield S1 2BQ

Other sources and references: