

## Net Additional Homes Provided, Affordable Housing Delivery & Previously Developed Land Analysis 2012-13

### Background

Northumberland County Council is required to submit a series of datasets to central government relating to the functions and services offered by the council. There is also a requirement from arm's length bodies, non-ministerial departments and other public bodies to provide datasets centrally. This list is most commonly known as the 'single data list'.

The 'single data list' replaced National Indicators (NIs) which were an agreed set of indicators identified through the then Government's Comprehensive Spending Review (2007). NIs were indicators used by central government to set targets for local government<sup>(1)</sup>. However, NIs were revoked on 31 March 2011 and replaced with the single data list.

Since the publication of the first 'single data list' in April 2011, the list has undergone a series of revisions and streamlining to reduce the burdens on reporting bodies to monitor datasets. The most recent single data list was published on 23 March 2012 and is available to view at the [HM Government website](#).

Previously, Development Services monitored NI154 - net additional homes provided. This dataset has been retained through the single data list and is now known as 003-00 Housing Flows Reconciliation Form.

### Purpose

This statistical release will provide data relating to the number of net additional homes provided in Northumberland for the financial period 2012 – 2013. Data will be provided at the former local authority level to enable an assessment of performance against current planning policies that compose the [Northumberland Consolidated Planning Policy Framework](#).

Further data will be reported regarding the proportion of net additional homes delivered on previously developed land and those that are affordable homes. Previously developed land and affordable homes analysis is not a requirement of the single data list.

### Data

Data was collated from the Development Services Planning Applications Database for the period 1 April 2012 – 31 March 2013. Data is reported at a former local authority level and aggregated up to a Northumberland level, to accord with the policies set out in the most recent development plans that compose the Northumberland Consolidated Planning Policy Framework.

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1 National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions DCLG April 2008

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**Table 1 Net Additional Homes Provided by Type in Northumberland 2012/2013**

	Alnwick	Berwick upon Tweed	Blyth Valley	Castle Morpeth	Tynedale	Wansbeck	Northumberland
A. New build on PDL	14	9	150	133	53	119	478
B. New build on GF	31	22	39	4	3	17	116
C. Dwellings before conversion	3	0	5	0	4	2	14
D. Dwellings after conversion	5	0	8	0	3	1	17
E. To dwellings from former or current agricultural or forestry buildings	4	3	0	9	14	0	30
F. To dwellings from other buildings regarded as PDL	2	7	2	5	4	0	20
G. Dwellings to non dwellings	-2	0	0	0	0	0	-2
H. Demolitions of permanent dwellings	-4	-6	-1	-11	-1	-3	-26
I. Other gains (e.g. mobile/ temporary dwellings)	0	2	0	1	0	0	3
J. Other losses (e.g. mobile/ temporary dwellings)	0	0	0	-1	0	0	-1
<b>Totals</b>	<b>47</b>	<b>37</b>	<b>193</b>	<b>140</b>	<b>72</b>	<b>132</b>	<b>621</b>

Source: NCC Planning Applications Database

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## Analysis

*This indicator measures the net increase in dwelling stock over one year. Good performance is typified by an increase in net additional dwellings provided year on year.*

### Net Additional Housing Delivery

Northumberland delivered 621 dwelling units in 2012/13, 274 units below the former RSS housing requirement for Northumberland (895 units) for the same period (Table 1 & 2). This represents a delivery rate of approximately a third below the housing requirement. Of the former local authorities Castle Morpeth was the only former authority area to achieve its annual housing requirement in Northumberland, exceeding the requirement by 10 units. All other former districts were unsuccessful in delivering their annual housing requirements.

**Table 2 Former RSS Housing Requirements**

	Net dwelling provision		
	2004-11	2011-16	2016-21
Alnwick	105	95	85
Berwick upon Tweed	85	85	75
Blyth Valley	250	290	290
Castle Morpeth	140	130	120
Tynedale	140	115	100
Wansbeck	180	180	180
<b>Northumberland</b>	<b>900</b>	<b>895</b>	<b>850</b>

Source: Former RSS (Policy 28)

The 2012/13 period has observed an increase in the number of net additional dwellings delivered, up from 558 units in 2011/12, demonstrating an improvement on the previous years' delivery by 63 units (Table 3).

Of the former local authorities Blyth Valley, Castle Morpeth, Tynedale and Wansbeck have improved on the number of housing units delivered in comparison to 2011/12 completion rates. Significant housing sites within the areas that assisted to achieve a higher delivery rate were;

- Ponteland County First School (60 units)
- Welbeck Terrace, Pegswood (25 units)
- The Kylins, Morpeth (11 units)
- Kramel County First School, Cramlington (28 units)
- South Shore, Blyth (26 units)
- Scarborough Court, Cramlington (26 units)
- Cowpen House, Cowpen Road (24 units)
- West Blyth, Blyth (22 units)

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- Land at Prudhoe Hospital (22 units)
- Trinity Court, Corbridge (16 units)
- Stead Lane, North of Waverley Avenue (24 units)
- Northumberland College (23 units)
- Former NCB Workshops (21 units)
- Land at Summerhouse Lane (17 units)

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**Table 3 Historical Net Additional Dwellings Delivered in Northumberland**

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Alnwick	181	136	172	166	153	45	113 (111*)	99	47
Berwick upon Tweed	77	288	96	134	125	67	364 (137*)	81	37
Blyth Valley	13	61	281	177	65	178	213	154	193
Castle Morpeth	88	128	202	196	131	54	150 (36*)	108	140
Tynedale	257	173	262	149	130	112	125 (71*)	63	72
Wansbeck	149	142	270	276	216	20	41	53	132
<b>Northumberland net additional dwellings provided</b>	<b>765</b>	<b>928</b>	<b>1283</b>	<b>1098</b>	<b>820</b>	<b>476</b>	<b>1006*</b>	<b>558</b>	<b>621</b>

Source: NCC Planning Applications Database

\* 609 actual units delivered in the 2010/11 period. 397 additional units were identified as part of a data cleansing exercise resulting in 1006 reported units.

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## Affordable Housing Delivery

As a proportion of net additional dwellings delivered in 2012/13, 14% were affordable homes (89 units). This represents a decrease in the number of net affordable homes delivered when compared to previous years reported figures.

**Table 4 Historical Net Additional Affordable Dwellings for Northumberland**

	2009-10	2010-11	2011-12	2012-13
Alnwick	26	22	53	1
Berwick upon Tweed	4	75	14	7
Blyth Valley	83	10	18	0
Castle Morpeth	4	9	24	13
Tynedale	83	26	33	29
Wansbeck	10	10	9	39
<b>Northumberland net affordable dwellings provided<sup>(2)</sup></b>	<b>103</b>	<b>152</b>	<b>151</b>	<b>89</b>

Of the 89 affordable units delivered in 2012/13 59 units were intermediate sale or rent, 24 units were RSL and 6 units were shared ownership. The spatial distribution of affordable units is identified in Table 5. It can be observed that Wansbeck and Tynedale were the locations for the majority of affordable housing units in 2012/13, a result of Glebe Court, Bedlington (39 units), Trinity Court, Corbridge (16 units) and Prudhoe Hospital site (13 units) delivering their affordable units on site.

**Table 5 Spatial Distribution of Affordable Housing Delivery**

	No. of units
Alnwick	1 unit
Berwick upon Tweed	7 units
Blyth Valley	0
Castle Morpeth	13 units
Tynedale	29 units
Wansbeck	39 units
<b>Northumberland</b>	<b>89 units</b>

2 Secured through the planning system. The figures in this table will differ from NI155 gross affordable homes which take into account acquisitions.

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Tables 4 & 5 identify affordable housing delivered through the planning process only and do not take into account affordable housing delivery as a result of incentive schemes such as FirstBuy and HomeBuy which are categorised as intermediate affordable housing. These schemes are not recorded as part of the net additional homes monitoring return as they are often not secured through the planning system and are a result of a tenure change from market housing secured through the planning process. However, delivery of intermediate housing from this source assists to meet the housing needs and demands of Northumberland. Therefore it is important that the Council monitor FirstBuy and HomeBuy delivery in close association and dialogue with house builders. Table 6 identifies FirstBuy and HomeBuy intermediate affordable housing delivery in 2012/13.

**Table 6 FirstBuy & HomeBuy Intermediate Affordable Housing Delivery**

	FirstBuy & HomeBuy Delivery 2012/13
Alnwick	0
Berwick upon Tweed	0
Blyth Valley	30 units
Castle Morpeth	0
Tynedale	1 unit
Wansbeck	8 units
<b>Northumberland</b>	<b>39 units</b>

In total, combining affordable housing delivered through the planning system and the number of units delivered through FirstBuy and HomeBuy schemes, Northumberland has delivered 128 affordable units in 2012/13.

### Development on Previously Developed Land

As a proportion of new homes provided, Northumberland performs exceptionally well having provided 77% of new dwellings on previously developed land (PDL) in Northumberland in 2012/13. This proportion equates to 501 units<sup>(3)</sup>. Across the former local authorities this equates to percentages above 77% with the exception of the former authorities of Alnwick and Berwick upon Tweed which report below average proportions of housing delivered on previously developed land, 34% and 39% respectively (Table 7).

Berwick upon Tweed continues to report a significantly low proportion of housing delivered on PDL for the 2012/13 period. This was largely accountable to a series of completions on a number of large greenfield sites including, Fenton Grange, Wooler; Broad Road, Seahouses; Land at West Hope, Berwick; and Raynham Close, Belford. Similarly, Alnwick reports a very low level of PDL housing delivery. This was accountable to the sign off of the final 21 units at Whitton View, Rothbury.

3 Calculated as a proportion of the total number of units identified in table 1, excluding any demolitions or losses. PDL includes 'new build PDL', the difference between 'conversions; and 'dwellings from other buildings regarded as PDL'

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**Table 7 Percentage of Housing (gross) Delivered on PDL**

	2009-10 Percentage (%)	2010-11 Percentage (%)	2011-12 Percentage (%)	2012/13 Percentage (%)
Alnwick	46	76	86	34
Berwick upon Tweed	54	45	17	39
Blyth Valley	71	62	67	80
Castle Morpeth	77	78	88	91
Tynedale	68	52	62	77
Wansbeck	96	91	86	87
<b>Northumberland</b>	<b>70</b>	<b>61</b>	<b>70</b>	<b>77</b>

Source: NCC Planning Applications Database (based on gross completions)

## Conclusion

The indicator 'net additional homes provided' (003-00) presents a picture of housing delivery across Northumberland for the 2012/13 period. Data indicates that there has been a marginal increase in house building compared with the 11/12 return. This has resulted in a missed former RSS housing requirement target for the 2012/13 period.

Indicator 003-00 alone does not provide an overall housing supply position for Northumberland as it does not consider the number of units expected to come forward as a result of extant, live and potential sites in the planning system. In order to develop a complete understanding of Northumberland's housing supply position it is recommended that the most current version of Northumberland's Five Year Housing Land Supply Position Statement should be viewed. This statement in conjunction with indicator 003-00 presents Northumberland's current delivery position and identifies the potential quantum of housing that is anticipated to be delivered in the forthcoming five year period and beyond.