

Net Additional Homes Provided (003-00) 2013-2014, with Affordable Housing Delivery and Previously Developed Land Analysis

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 government¹. 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 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 provides data relating to the number of net additional homes provided in Northumberland for the financial period 2013 – 2014. The data is 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 has been collated from the Development Services Planning Applications Database for the period 1 April 2013 – 31 March 2014. 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.

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

Table 1: Net additional homes provided

	Alnwick	Berwick	Blyth Valley	Castle Morpeth	Tynedale	Wansbeck	Northumberland
a. New Build on PDL	2	32	180	36	21	60	331
b. New Build on GF	18	42	139	4	16	24	243
c. Dwellings before conversion	3	3	1	0	1	1	9
d. Dwellings after conversion	3	3	2	0	2	2	12
e. To dwellings from former or current agric or forestry buildings	2	12	0	8	3	0	25
f. To dwellings from other buildings regarded as PDL	5	4	26	26	12	4	77
g. Dwellings to non dwellings	0	-1	0	-1	-1	0	-3
h. Demolitions of permanent dwellings	-2	-2	-57	-6	-1	-49	-117
i. Other gains (e.g. mobile/temporary dwellings)	0	0	0	0	0	0	0
j. Other losses (e.g. mobile/temporary dwellings)	0	0	0	0	0	0	0
	25	87	289	67	51	40	559

Source: NCC Planning Applications Database

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 559 dwelling units in 2013/14, 336 units below the former RSS housing requirement for Northumberland (895 units) for the same period (Table 1 & 2). This represents a delivery rate which is over a third below the housing requirement. Of the former local authorities Berwick upon Tweed was the only former authority area to achieve its annual housing requirement in Northumberland, exceeding the requirement by 2 units. All other former districts were unsuccessful in meeting their annual housing requirements although Blyth Valley did deliver 289, only 1 unit short of the 290 requirement.

Table 2: Former RSS Housing Requirement

	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
Northumberland	900	895	850

Source: Former RSS (Policy 28)

The 2013/14 period has observed a decrease in the number of net additional dwellings delivered, down from 625 units in 2012/13, demonstrating a reduction on the previous years' delivery of 66 units (Table 3).

Of the former local authorities only Blyth Valley and Berwick upon Tweed have improved on the number of housing units delivered in comparison to 2012/13 completion rates. Significant housing sites within the areas that assisted to achieve a higher delivery rate were;

- Former Cragside County First School, Cramlington (36 units)
- South Shore, Blyth (23 units)
- Land at Wheatridge, Seaton Delaval (65 units)
- West Blyth, Blyth (66 units)
- Chase Farm Drive, Blyth (19 units)
- Wellesley School, Blyth (38 units)
- Land at Hodgsons Road Estate, Blyth (39 units)
- Former Wensleydale School, Blyth (29 units)
- Fenton Grange, Wooler (25 units)
- Raynham Close, Belford (6 units)
- Land At West Hope, Berwick-upon-Tweed (6 units)

Table 3: Historical net additional dwellings for Northumberland

	2009/10	2010/11	2011/12	2012/13	2013/14
Alnwick	45	113 (111*)	99	47	25
Berwick upon Tweed	67	364 (137*)	81	37	87
Blyth Valley	178	213	154	193	289
Castle Morpeth	54	150 (36*)	108	144	67
Tynedale	112	125 (71*)	63	72	51
Wansbeck	20	41	53	132	40
Northumberland net additional dwellings provided	476	1006*	558	625	559

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.

Affordable Housing Delivery

As a proportion of net additional dwellings recorded in 2013/14 21% were affordable homes (117 units). This represents a 7% increase in net affordable housing delivered when compared to last financial years reported figure of 14% affordable homes (89 units).

Table 4. Historical net additional affordable dwellings for Northumberland

	2009/10	2010/11	2011/12	2012/13	2013/14
Alnwick	26	22	53	1	15
Berwick upon Tweed	4	75	14	7	13
Blyth Valley	83	10	18	0	48
Castle Morpeth	4	9	24	13	0
Tynedale	83	26	33	29	14
Wansbeck	10	10	9	39	27
Northumberland net affordable dwellings provided²	103	152	151	89	117

Of the 117 affordable units delivered in 2013/14, 37 units were intermediate sale or rent, 67 units were RSL/Local authority and 13 units were shared ownership. The spatial distribution of affordable units is identified in Table 5. It can be observed that the former local authority areas of Wansbeck and Blyth Valley were the locations for the majority of affordable housing units in 2013/14, a result of delivering their affordable units on site.

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

Table 5. Spatial Distribution of Affordable Housing Delivery

Alnwick	15 units
Berwick upon Tweed	13 units
Blyth Valley	48 units
Castle Morpeth	0 units
Tynedale	14 units
Wansbeck	27 units
Northumberland	117 units

Development on Previously Developed Land

As a proportion of new homes provided, Northumberland performs exceptionally well having provided 61% of new dwellings on previously developed land (PDL) in Northumberland in 2013/14. This proportion equates to 411 units³. Across the former local authorities this equates to percentages above 60% with the *exceptions* of the former authorities of Alnwick and Berwick upon Tweed which report below average proportions of housing delivered on previously developed land, 26% and 40% respectively (Table 6).

Berwick upon Tweed continues to report a significantly low proportion of housing delivered on PDL for the 2013/14 period. This was largely accountable to a series of completions on a range of large greenfield sites including, Fenton Grange, Wooler; 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 delivery of units at Willoughbys Bank, Alnwick.

Table 6: Proportion of housing delivered on PDL

	2009/10 Percentage (%)	2010/11 Percentage (%)	2011/12 Percentage (%)	2012/13 Percentage (%)	2013/14 Percentage (%)
Alnwick	46	76	86	34	26
Berwick upon Tweed	54	45	17	39	40
Blyth Valley	71	62	67	80	60
Castle Morpeth	77	78	88	92	84
Tynedale	68	52	62	77	64
Wansbeck	96	91	86	87	73
Northumberland	70	61	70	78	61

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 2013/14 period. Data indicates that there has been a decrease in house building compared with the 12/13 return. This has resulted in a missed former RSS housing requirement target for the 2013/14 period.

³ 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'

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.