

Proposed Monitoring for Housing Delivery

The emerging Local Plan proposes an annual housing target of 410 dwellings per annum and this includes 65 dwellings/annum to make up for a shortfall created by demolitions from HMR sites. The HMR initiative identifies a total of 1950 dwellings to be demolished over the plan period at a replacement rate of 50%. Therefore a total of 975 dwellings (i.e. 65 per annum) will be required over the plan period (see HLP01/1 Table 6: Housing Target Breakdown).

Since demolitions from HMR sites have already been accounted for in the 410 dwellings/annum delivery rate, actual demolitions from HMR sites during the plan period will therefore be excluded in calculating net housing delivery in the emerging plan. Housing delivery from HMR sites will therefore be monitored separately from the rest of housing sites to avoid double counting in working out total annual demolitions. Hence the following monitoring mechanism for housing delivery is proposed:

Indicator H1: Housing delivery at HMR sites

HMR Site Location/Name	Number of new dwellings (A)	Number of Demolitions (A1)	Net dwellings delivered (A-A1)

Estimated HMR demolitions 1950 dwellings, estimated replacement 975 dwellings

The following table (Indicator H2), will be used to monitor the net delivery of the housing requirement as set out in policy HSG1: New Housing Provision

Indicator H2: Annual Net Housing Delivery (excludes demolitions and replacements on HMR sites)

	Urban Sites	Urban Edge	Rural Sites	Other (e.g. change of use & conversions)
Number of new/additional dwellings	A	B	C	E
Number of demolished dwellings	A1	B1	C1	E1
Net additional dwellings	A-A1	B-B1	C-C1	E-E1
Annual net housing delivery	(A-A1)+(B-B1)+(C-C1)+(E-E1)			

For conversions E = number of dwellings after conversions; E1 = number of dwellings before conversions.