

Appendix 1 to Cabinet Report – Update on PUSH Business Plan 2013-15 (28th October 2013)

This appendix summarises the nature of past housing delivery in the PUSH area set in the context of recent, current and emerging housing targets. It illustrates that the scale of future housing development needed to meet housing targets is extremely optimistic given the past record of housing delivery in South Hampshire.

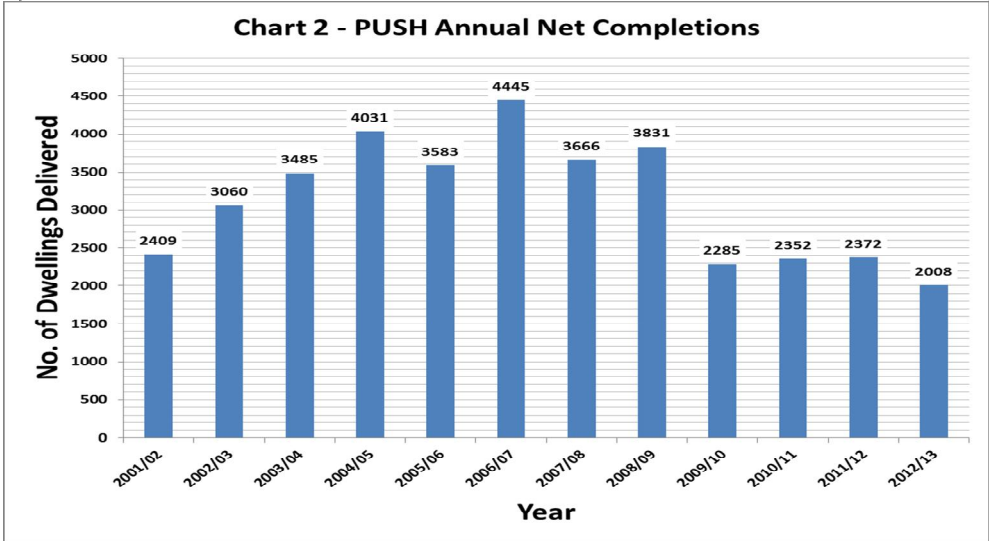
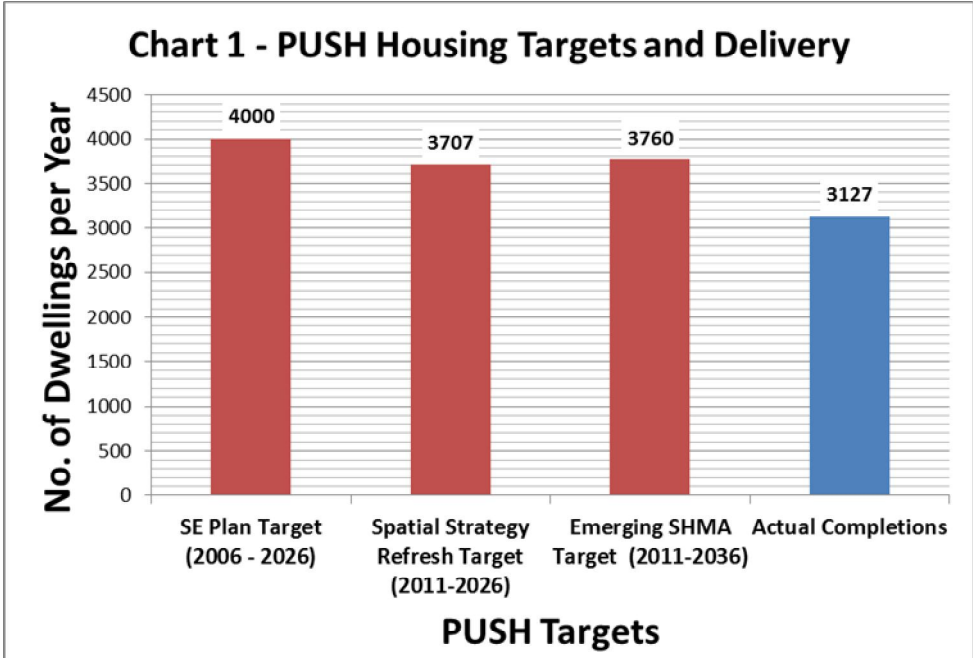
PUSH Housing Targets and Housing Delivery

PUSH Housing Target in South East Plan (2006-26)	4,000 dwellings per year (80,000 total)
PUSH Spatial Strategy Refresh Target (2011-26)	3,707 dwellings per year (55,600 total)
Emerging PUSH SHMA Target (2011-2036)	3,760 dwellings per year (94,000 total)
PUSH Annual Average net completions 2001-2013	3,127 dwellings per year

In terms of the South East Plan Target, only in two of the past 12 years did PUSH deliver more than 4,000 dwellings. In only three of the past 12 years did it deliver more than 3,707 dwellings.

In five of the past 12 years PUSH delivered less than 3,000 dwellings. 4 of those 5 years were in the most recent period 2009/10 to 2012/13 (the other being in 2001/2).

More tellingly is the annual average rate of completions over those past four years was 2,254 per year. The lowest rate of completions achieved in any year in the past 12 years was 2,008 and that was in the most recent year 2012/13



A more usually used 5 year average rate of completions (2008/9 to 2012/13) was 2,570 per year.

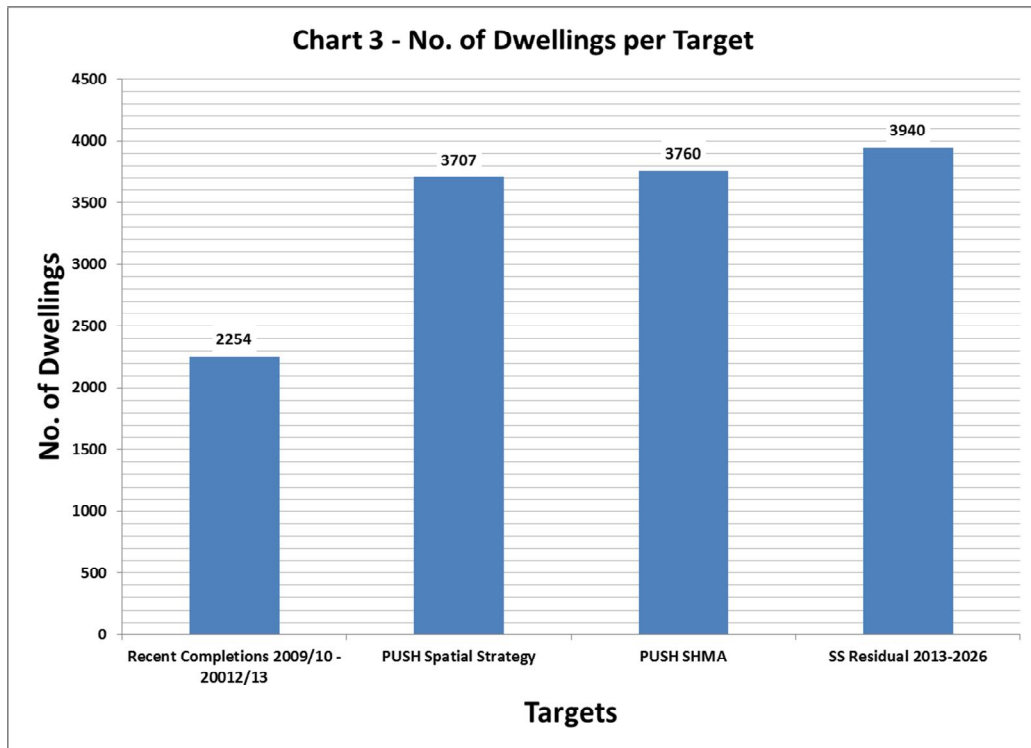
The data shows that PUSH has achieved a completion rate substantially below its target over the past 5 years, over the past decade and beyond.

In terms of future delivery, in order to achieve a total of 55,600 completions as set out in the Spatial Strategy Refresh (and the annual 3,707 target), and taking into account the first two years of completions in 2011/12 and 2012/13, PUSH will need to achieve an annual average going forward of 3,940 completions per year $(55,600 - (2,372+2,008) = 51,220 / 13 = 3,940)$.

The County Council’s historic concerns seem to be justified when comparing the target of 3,940 (which will need to be achieved for each and every one of the next 13 years) with last year’s completion figure of 2,008. This is particularly so given that delivery last year (2012/13) was only a shade over half of what is now required going forward.

In only 2 of the past 12 years has PUSH met or exceeded this level of housing delivery – in 2004/5 (4,031) and 2006/7 (4,445).

Even with signs of an improving housing market (e.g. 2,726 dwellings under construction at 1st April 2013) the spatial strategy refresh housing targets appear extremely optimistic. Against the emerging SHMA target of 3,760, the situation looks even worse.

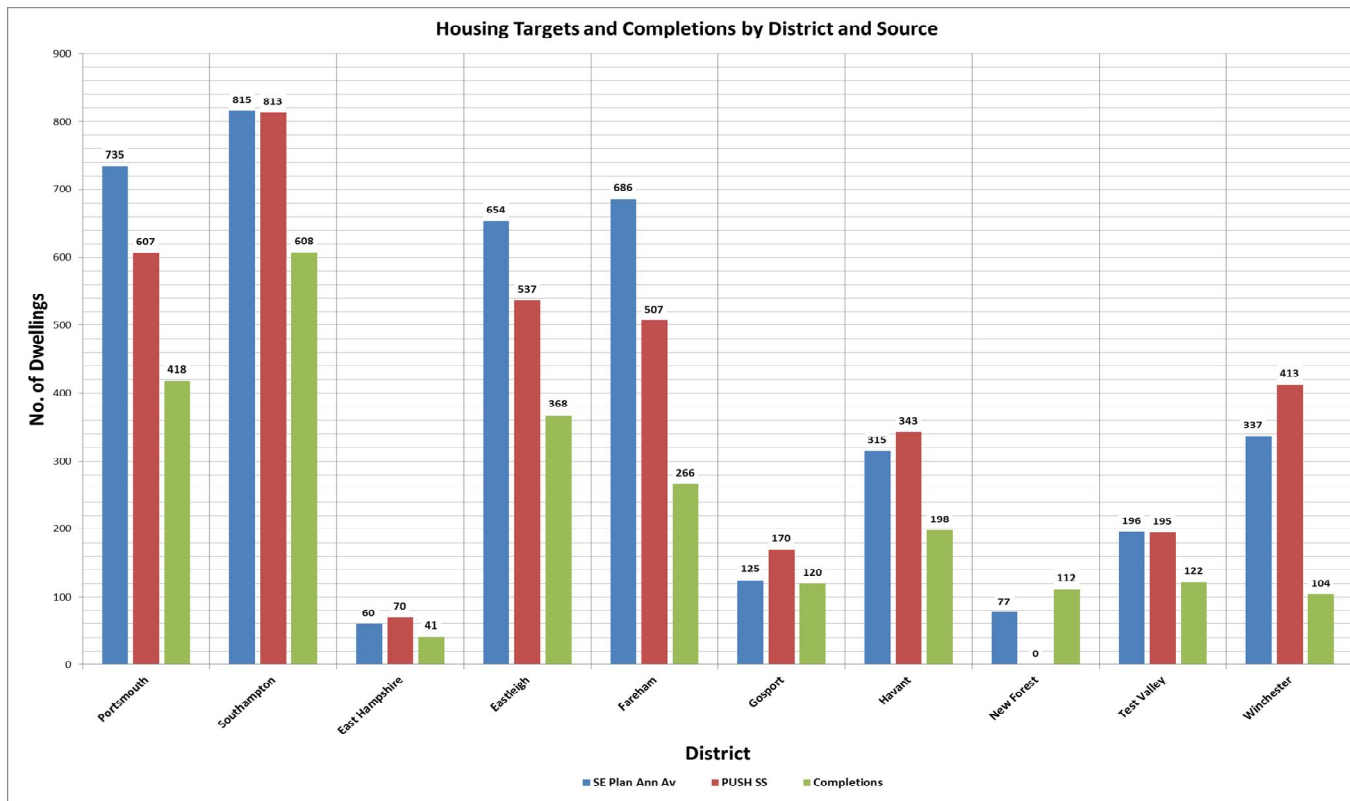


Note 1 – all PUSH Figures quoted above define PUSH in terms of its constitution at the time the PUSH Spatial Strategy refresh was prepared and as reflected in that Strategy (i.e. excluding the New Forest District.) Including the New Forest improves the picture for PUSH but not significantly. All figures quoted are net.

Note 2 - in setting the emerging PUSH SHMA, while the consultants have run various projections based on demographics, migration and economy-based assumptions, it has not yet factored in a projection based on deliverability (i.e. taking into account past completions and historic delivery rate – see para 7.28 of the draft SHMA). See also the following page which indicates a possible change in distribution which may or may not be deliverable / politically desirable.

Note 3 – All references to districts include only those parts of each district within the PUSH area.

Housing Targets and Completions by District and Source



	SE Plan Ann Av	PUSH SS	Past Completions
Portsmouth	735	607	418
Southampton	815	813	608
East Hampshire	60	70	41
Eastleigh	654	537	368
Fareham	686	507	266
Gosport	125	170	120
Havant	315	343	198
New Forest	77	n/a	112
Test Valley	196	195	122
Winchester	337	413	104
Total	4000	3706	2358

Note – Columns may not total exactly due to rounding

Note to above graph and table:

Target Periods: SE Plan and PUSH SS to 2026, Completions: Annual average 2009/10 - 2012/13 (net)