




5. THEMES

HOUSING**NEW HOUSING**

OBJECTIVE: To plan, monitor and manage the delivery of new housing in accordance with development plan requirements.

Indicators/type of indicator		Targets	On target?
1 core	Housing trajectory (planned housing & provision, net additional dwellings in previous years, the reporting year & in future years plus the managed delivery target) ¹	Dwelling provision as set out in the Oxford Local Plan, Regional Spatial Strategy and Core Strategy	
2 core	Percentage of all new dwelling completions (gross) on Previously Developed Land (PDL)	60% of new dwellings on PDL (Regional Spatial Strategy) 95-100% new housing on PDL (Oxford Local Plan)	
3 local	Mix of housing completed by size	To influence a balance of mix of dwellings depending on the capacity and location of the site (Balance of Dwellings Supplementary Planning Document)	

1. Housing Trajectory**Figure 2: Plan period and housing targets**

Start of Plan period	End of Plan period	Total Housing required	Source of Plan target
01/04/2001	31/03/2016	6500	Oxford Local Plan
01/04/2006	31/03/2026	8000	Regional Spatial Strategy

Net additional dwellings are provided in Figure 3 for the period since the start of the adopted Local Plan period in 2001/02. Net additional dwellings include new build completions, minus demolitions, plus any gains or losses through change of use and conversions.

Figure 3: Net additional dwellings in previous years and the reporting year

Year	Net completed additional dwellings	
2001/02	439	
2002/03	267	
2003/04	578	
2004/05	669	
2005/06	943	
2006/07	821	Start of RSS period
2007/08	529	↓
2008/09	665	

¹ Links to National Indicator 154 – net additional homes provided & National Indicator 159 – supply of ready to develop housing sites

Figure 4 shows net additional dwellings expected to come forward from deliverable sites over the next 5-year period beginning at the current monitoring year (2008/09). The sites that make up these figures were taken initially from the Strategic Housing Land Availability Assessment Update (April 2009) which then took account of monitoring figures up to 31st March 2009.

Figure 4: Net additional dwellings from deliverable sites (position at 31st March 2009)²

Site category (taken from the Strategic Housing Land Availability Assessment)	Net additional dwellings from deliverable sites (April 2009-March 2014)
Residential allocated sites	575
Employment sites	0
Non-residential allocated sites	0
Suitable sites with planning permission (large)	393
Suitable sites with planning permission (small)	496
Site where permission refused but principle acceptable (large)	15
Suitable sites pending decision (large)	33
Basic desktop study	289
Detailed map survey	0
Open space	100
Green belt land	0
Core Strategy strategic sites	0
Nature conservation sites	0
<i>Total</i>	<i>1,901</i>

The target within the Regional Spatial Strategy (RSS) is 400 dwellings per year which equates to 2,000 dwellings over the 5-year period. In the Annual Monitoring Report we are expected to show what land is available over the next 5 years to deliver this target. Figure 5 demonstrates that during the 5-year period from 2008/09, Oxford is likely to deliver 95.1% of its target. This is excluding dwellings from windfall sites which will also provide a contribution.

Figure 5:

$$\frac{1,901}{2,000} \times 100 = \underline{95.1\%}$$

Despite the requirement to look forward at land availability, it is important to note that Oxford has already exceeded its first 5-year requirement after only 3 years because the cumulative total of the 3 years from 2006/7 to 2008/9 totals 2,015 dwellings. With 5,985 dwellings left needed to meet Oxford's 8,000 target for 2026, and with 17 years remaining until 2026, this equates to 352 dwellings per year residual requirement.

² See reporting data for National Indicator 159.

Figure 6: Housing trajectory data against Regional Spatial Strategy target of 400 dwellings per year

	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Totals
Residential allocated sites (deliverable)				115	115	115	115	115													575
Residential allocated sites (developable)				144	144	144	143	143	73	73	73	73	73	6	6	5	5	5			1110
Employment sites				2	2	2	2	2	4	3	3	3	3								26
Non-residential allocated sites																					0
Suitable sites with planning permission (large)				200	100	93															393
Suitable sites with planning permission (small)				250	150	96															496
Sites where permission refused but principle acceptable				3	3	3	3	3													15
Suitable sites pending decision				7	7	7	6	6													33
Basic desktop study				58	58	58	58	57	19	18	18	18	18								380
Detailed map survey																					0
Open space				20	20	20	20	20													100
Green belt land									28	28	28	28	28								140
Core Strategy strategic sites										150	200	300	200	150							1000
Nature conservation sites																					0
Large windfall sites																					0
Small windfall sites																					0
Actual completions	821	529	665																		2015
Total completions	821	529	665	799	599	538	347	346	124	272	322	422	322	156	6	5	5	5	0	0	6283
Cumulative completions	821	1350	2015	2814	3413	3951	4298	4644	4768	5040	5362	5784	6106	6262	6268	6273	6278	6283	6283	6283	6283
Housing target	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Cumulative requirement	400	800	1200	1600	2000	2400	2800	3200	3600	4000	4400	4800	5200	5600	6000	6400	6800	7200	7600	8000	8000
Monitor	421	550	815	1214	1413	1551	1498	1444	1168	1040	962	984	906	662	268	-127	-522	-917	-1317	-1717	
Manage	400	378	369	352	324	306	289	285	280	294	296	293	277	271	290	346	432	574	859	1717	1717

Figure 7: Housing trajectory against Regional Spatial Strategy target of 400 dwellings per year

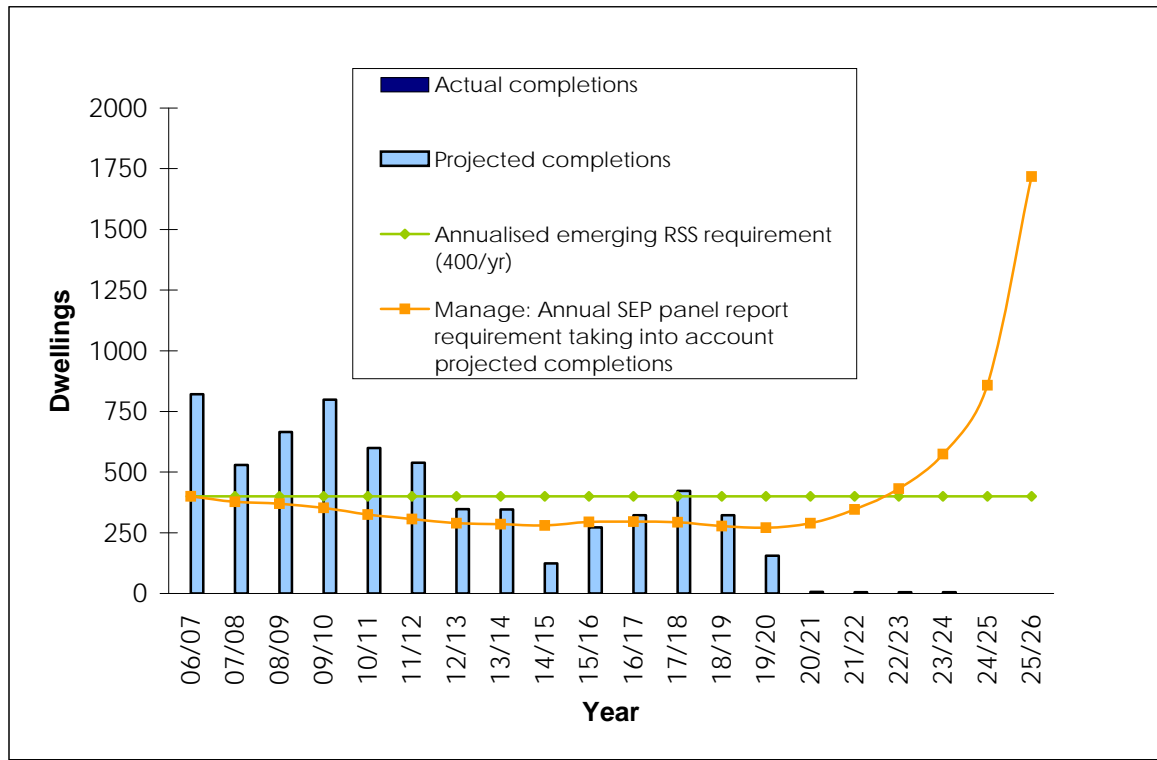
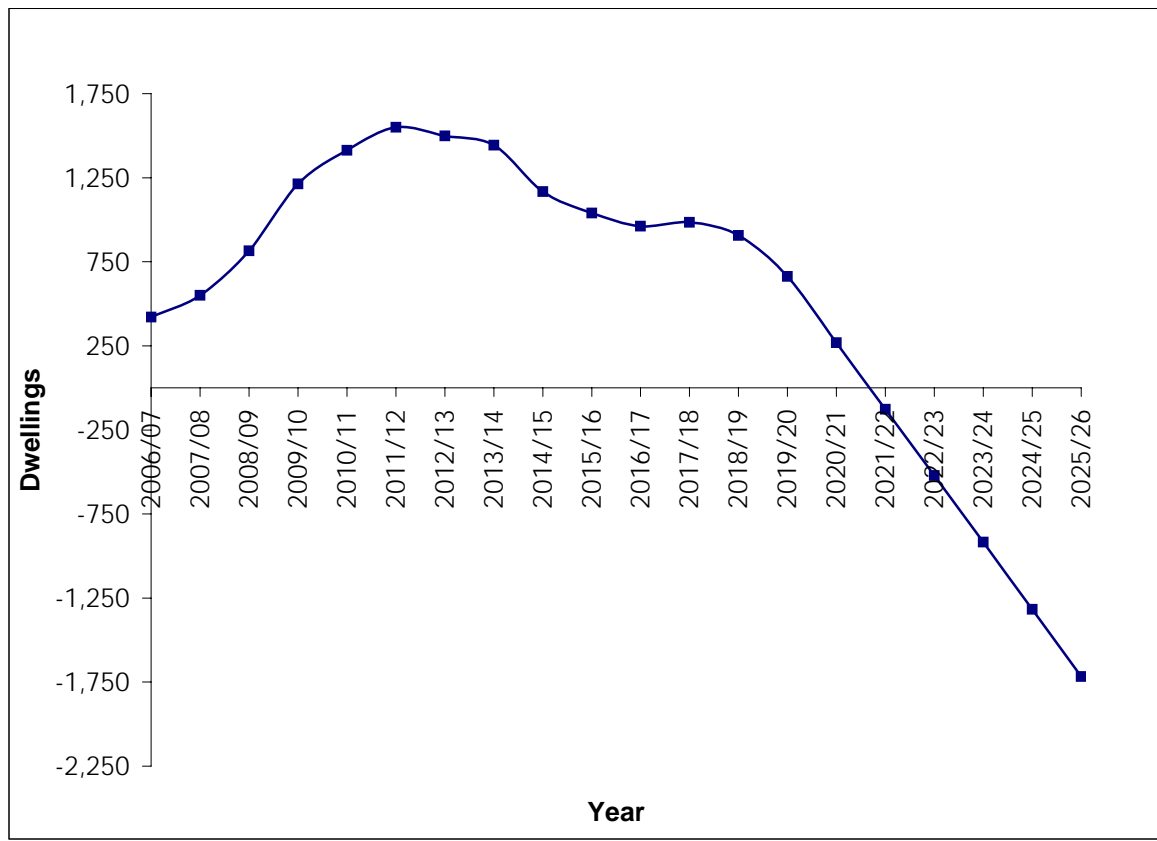


Figure 8: Housing monitor against Regional Spatial Strategy target of 400 dwellings per year



2. Percentage of all new dwelling completions (gross) on Previously Developed Land (PDL)

Gross new dwelling completions for 2008/09 was 839 dwellings and all were on previously developed land shown in Figure 9. Figure 10 compares the proportion with previous years

Figure 9

Completed dwellings on PDL	Total
Gross new dwelling completions	839
% of gross on previously developed land	100%

Figure 10:

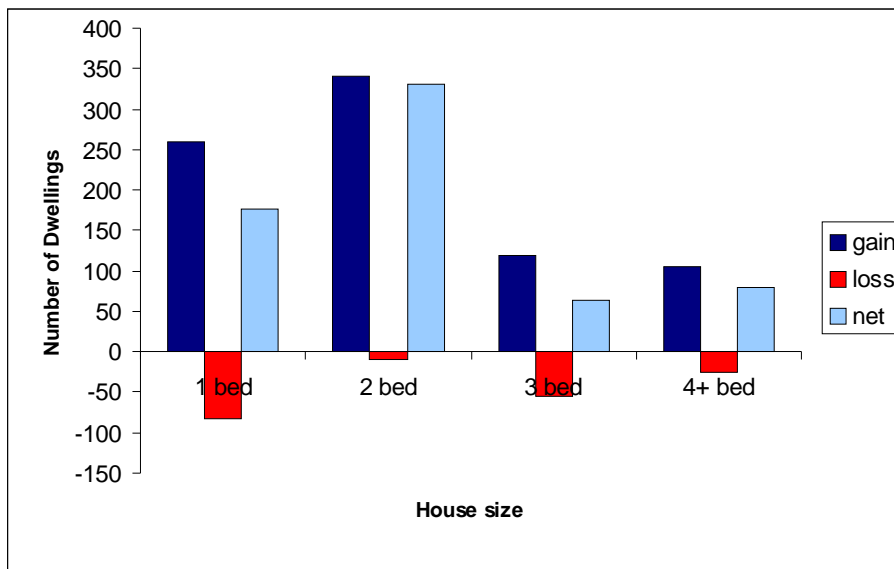
Year	Percentage of gross housing completions on PDL
2001/02	98.60%
2002/03	93.00%
2003/04	95.00%
2004/05	99.87%
2005/06	99.43%
2006/07	100%
2007/08	93.98%
2008/09	100%

The proportion of dwellings completed on PDL far exceeds the requirement of 60% set out in the Regional Spatial Strategy and meets the City Council’s own Oxford Local Plan target of 95-100%.

3. Mix of housing

Figure 11 shows the mix of dwellings completed by number of bedrooms (both market and affordable dwellings totalled).

Figure 11: Dwelling completions by number of bedrooms in 2008/09



Size	Net %
1 bed	27.1%
2 bed	50.8%
3 bed	9.8%
4+ bed	12.3%

The size of dwellings completed during 2008/09 was skewed towards one and two bed units but less so than previous years. This indicates that the mix of dwellings is improving which is likely to be mainly due to the Balance of Dwellings SPD adopted in January 2008 but partly the market too. Figure 11 relates to completions which means there will be a time lag (due to the time between permission and completions) in showing the resulting impact of the Balance of Dwellings SPD.



CONCLUSIONS

Through the Strategic Housing Land Availability Assessment (Apr 2009) and updated using this year's monitoring data, 95.1% of sites required have been identified in order to meet the 5-year rolling supply of deliverable housing sites based on the Regional Spatial Strategy target as required by Planning Policy Statement 3 (PPS3). But Oxford has already exceeded its first 5-year requirement after only 3 years because the cumulative total of the 3 years from 2006/7 to 2008/9 totals 2,015 dwellings. With 5,985 dwellings left needed to meet Oxford's 8,000 target for 2026, and with 17 years remaining until 2026, this equates to 352 dwellings per year residual requirement.

It is shown that further sites will be required in future years in order to meet the Regional Spatial Strategy and emerging Core Strategy target of 400 dwellings until 2026. However, PPS3 is clear that local authorities are not expected to be able to identify all sites that make up the final target (paragraph 55, PPS3) and a significant number of further sites will be delivered through windfall sites.

The proportion of dwellings completed on Previously Developed Land far exceeds the requirement of 60% set out in the Regional Spatial Strategy and meets the City Council's own target of 95-100%.

The mix of dwellings completed is not particularly balanced and shows a skew towards 1-bed and 2-bed dwellings but the balance is better than previous years suggesting that the Balance of Dwellings SPD is beginning to have an impact.

AFFORDABLE HOUSING			
OBJECTIVE: To secure a good proportion and mix of affordable housing to help meet housing needs.			
Indicators/type of indicators		Targets	On target?
4 core	Affordable housing completions (gross) and tenure³	2008/9 and 2009/10 = 150/yr 2010/11 and 2011/12 = 200/yr (Oxford City Council's Corporate Plan 2009-12) Tenure split of affordable housing should be 80% social rented, 20% shared ownership (Oxford's Affordable Housing Supplementary Planning Document)	
5 local	Proportion of affordable housing permissions where there is a policy requirement	50% provision of affordable housing on qualifying sites (Oxford Local Plan).	

4. Affordable housing completions

The core indicator requires that gross affordable housing completions are recorded shown by social rented and intermediate housing as shown in Figure 12. These affordable housing completions include those delivered by Registered Social Landlords (RSLs).

Figure 12:

	Social rented dwellings (gross)	Intermediate dwellings/shared ownership (gross)	Affordable Homes Total (gross)
2008/09	197	86	283
Policy requirement	80%	20%	100%
Actual % in 08/09	69.6%	30.4%	100%
Actual % in 07/08	58%	42%	100%

³ Links to National Indicator 155 – number of affordable homes delivered (gross)

Figure 13: Affordable housing completions over previous years

Year	Net total dwelling completions	Net affordable dwelling completions (excluding key worker dwellings)	Proportion of total dwellings that are affordable
2001/02	439	71	16.2%
2002/03	267	46	17.2%
2003/04	578	141	25.7%
2004/05	673	186	27.6%
2005/06	943	167	17.7%
2006/07	821	267	32.5%
2007/08	529	73	13.7%
2008/09	665	231	34.7%

The number of affordable housing completions has increased from the previous year as predicted due to a number of phased schemes being completed or partially complete. Where phased or large schemes contribute a significant proportion to the total affordable dwellings, then their delivery is not necessarily evenly spread year on year resulting in peaks and troughs in affordable housing delivery. The City Council's Corporate Plan 2008-12 set annual, increasing, targets for affordable housing delivery which are set out at the top of the previous page. This year's completion figure exceeds that target.

The percentage figure in the final column on Figure 13 is not expected to reflect the 50% affordable housing requirement in the Oxford Local Plan. This is because not all sites are expected to provide affordable housing as they are below the 10 dwelling threshold and Oxford, being a constrained urban area, has a considerable number of small sites below the threshold. Therefore a proportion of dwellings will be completed without being expected to provide affordable housing resulting in a lower percentage than 50%. How well that policy is doing in considered in the next section.

5. Proportion of affordable housing permissions where there is a policy requirement

Figure 14 shows the average proportion of affordable housing permitted on sites each year. Where reserved matters applications are included, the proportion is calculated from that permission rather than the outline to ensure the most accurate representation of the affordable housing achieved on each site.

Reserved matters permissions are based upon the affordable housing required through a planning obligation at the outline stage and so are not necessarily representative of the policy requirements during the year in which reserved matters permission is granted. Reserved matters applications are excluded from the final row to ensure accurate representation of permissions based on the policy requirement of that year.

Figure 14 also excludes sites where housing was provided by registered social landlords and/or the local authority. This is because they often provide greater than 50% which would distort the figures.

Figure 14: Proportion of affordable housing permitted

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Policy requirement	30%	30%	30%/50%	50%	50%	50%
Average % of affordable housing permitted on all sites (including reserved matters)	43.3%	34.5%	42.6%	37.6%	47.6%	41.6%
Average % of affordable housing permitted on sites (excluding reserved matters)	43.3%	34.2%	48.8%	48.9%	47.6%	50%

Policy HS.6 of the Oxford Local Plan says that affordable housing should be provided on-site as part of the proposed development although there may be circumstances where a cash contribution is accepted instead. Policy HS.7 seeks a contribution from commercial development where a need for affordable housing is related to that commercial development. This is likely to be provided on-site where the commercial development is part of a mixed use scheme.

Figure 15: Cash contributions secured



	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
From residential development	0	£100,000	0	0	0	0
From commercial development	0	0	0	£40,000	0	£67,968

CONCLUSIONS

The overall number of affordable housing dwellings completed was higher than the previous year due to the final completion of a number of phased developments.

The tenure achieved does not match the required 80% social rented and 20% shared ownership proportions as set out in the Affordable Housing SPD but again this is due to the tenure agreements within reserved matters permissions and their phasing and a site of key worker dwellings skewing the tenure figures. However, these figures are an improvement on last year.

A large proportion of sites where affordable housing was permitted were via registered social landlords. One permitted scheme (not including reserved matters) was by a private developer and this achieved 50%.

OTHER HOUSING			
OBJECTIVE: To assess the quality of new housing development, assess student numbers, student accommodation and potential impact upon the availability of private sector housing, and monitor gypsy and traveller pitches.			
Indicators/type of indicators		Targets	On target?
6 core	Housing quality – Building for Life assessments	To show the level of quality in new housing development	
7 local	Students and purpose built student accommodation	Any increase in student numbers should be matched by an equivalent increase in purpose built student accommodation to meet the target of no more than 3,000 students from each university to be accommodated outside of university provided accommodation.	
8 core	Net additional Pitches (Gypsy & Traveller)	To show the number of gypsy and traveller pitches delivered	N/A*

*cannot state target until outcome of South East Plan Partial Review examination is known

6. Housing quality – Building for Life assessments

The indicator asks that an assessment is made of the quality of completed developments of 10 dwellings or more against the Commission for Architecture and Built Environment (CABE) Building for Life criteria. This is the first year the assessment has been undertaken although, for many years, the City Council has sought all affordable housing secured by planning obligations to be constructed to the John Roundtree Foundation Lifetime Homes Standard.

Figure 16: Building for Life assessments 2008/09

Number of sites with a Building for Life assessment of 16 or more (categorised as very good)	0
Number of dwellings on those sites	0
% of dwellings of 16 or more (categorised as very good)	0
Number of sites with a Building for Life assessment of 14 to 15 (categorised as good)	3
Number of dwellings on those sites	238
% of dwellings of 14 to 15 (categorised as good)	77%
Number of sites with a Building for Life assessment of 10 to 13 (categorised as average)	5
Number of dwellings on those sites	73
% of dwellings of 10 to 13 (categorised as average)	23%
Number of sites with a Building for Life assessment of less than 10 (categorised as poor)	0
Number of dwellings on those sites	0
% of dwellings of less than 10 (categorised as poor)	0
Total number of housing sites (for phases of housing sites)	8
Number of dwellings on those sites	311

In general, new developments have performed reasonably well against the Building for Life (BfL) criteria, with several developments scoring 14 – 15 points and therefore being classified as “good”. Larger developments have tended to perform better against the Building for Life criteria, with the result that the majority of homes are on sites with a “good” rating.

Clearly there is room for improvement in terms of performance, as ideally all housing developments should achieve a score of “good” or “very good”. There are a number of reasons why developments have not achieved higher scores in the BfL assessments. The primary reason is that the Building for Life criteria would not have been directly considered during the pre-application process for several of the developments, as the applications pre-dated the establishment of the BfL scheme. In addition, many of the applications were granted planning permission prior to the adoption of guidance such as the Natural Resource Impact Analysis (adopted in November 2006) and the Affordable Housing SPD (adopted July 2006). These SPDs establish clear standards against which developments can be judged.

Developments have tended to perform less well in terms of the “character” and “design and construction” categories of the BfL assessment, and perform better in terms of the “Environment and Community” and “Streets, Parking and Pedestrianisation” categories. Particular criteria which few developments have met are the need for buildings to outperform statutory minima, and the need for new developments to be capable of adaptation, conversion and extension.

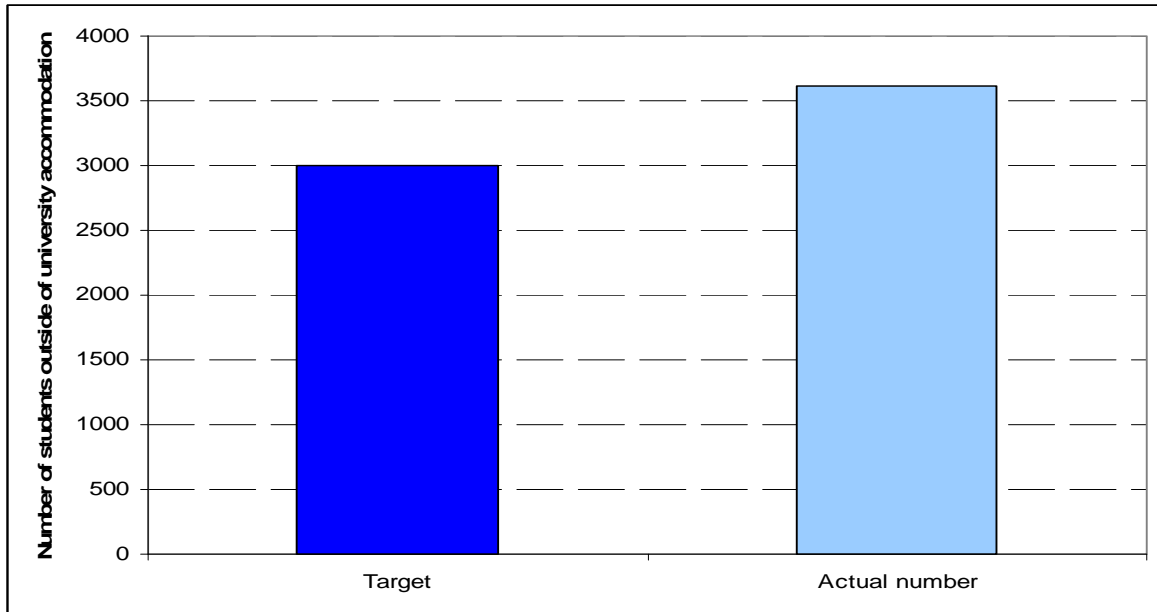
7. Students and purpose built student accommodation

It is difficult to gather data on student numbers and student accommodation as the Annual Monitoring Report monitoring period (April to March) does not co-inside with the period which universities use to complete their returns to the government, which is linked to the academic year. The data used was submitted by the two universities as relevant to the monitoring year.

The Oxford Local Plan sets a target of no more than 3,000 students to be living in accommodation not provided by each university. Policy ED.6 states that permission will only be granted for additional teaching/administrative accommodation where the number of Oxford Brookes University full-time students living in Oxford outside university provided accommodation does not exceed 3,000. Policy ED.8 contains the same requirement for the University of Oxford.

Figure 17: Number of students at the University of Oxford outside of university provided accommodation.

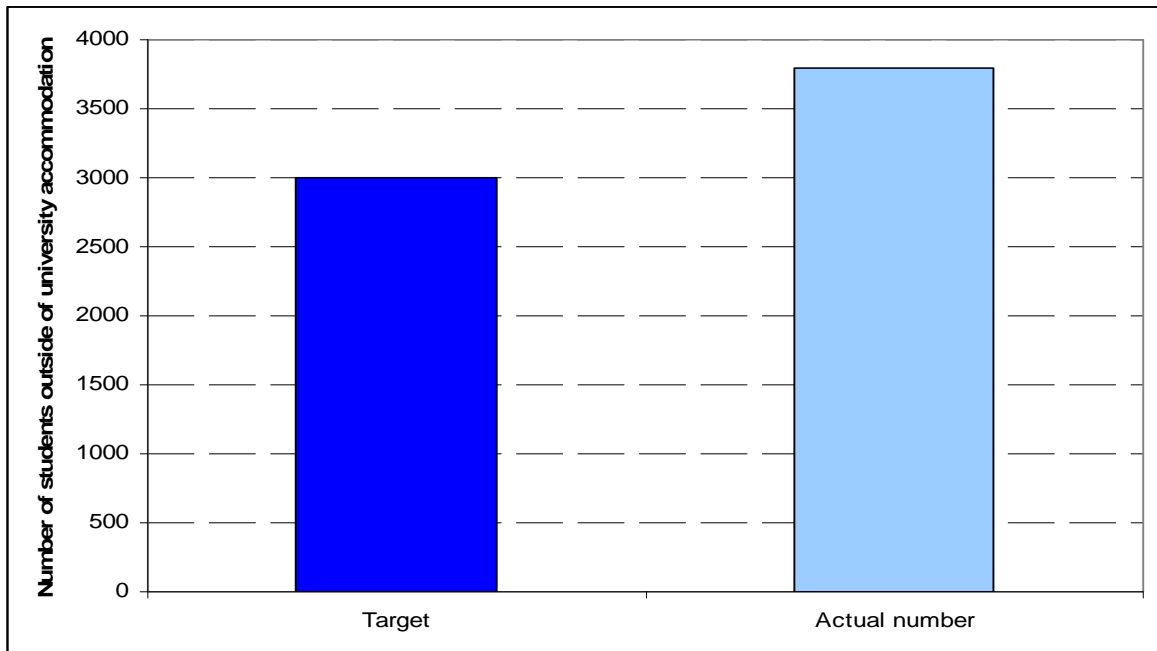
Source: University of Oxford



The University of Oxford state that there were 17,339 full-time students attending the university in December 2008 (this is excluding students who could not be housed by the University in Oxford, for example those living abroad). In December 2008 there were 13,720 units of university (or college) provided accommodation. This means that 3,619 students were living outside of university provided accommodation. The target has not been met, as illustrated on the graph above.

Figure 18: The number of students at Oxford Brookes University outside of university provided accommodation

Source: Oxford Brookes University



Oxford Brookes state that there were 12,301 full-time students attending the University in the 2008/09 academic year (this is excluding students not relevant to the policy, for example part-time students). There were 3,795 students living outside of university

provided accommodation. The target has not been met, as illustrated on the graph above. The shortfall is partly due to the demolition of 1 block of Morrell Hall and the closure of the tower at Wheatley (South Oxfordshire District).

However, there are a number of student accommodation schemes being proposed that would be restricted to occupation by students of the two universities. In the current monitoring year, permission was granted for 132 new student units for University of Oxford. In addition, developments that will result in 348 new University of Oxford study rooms, and 842 Oxford Brookes study rooms are currently under construction. Other student accommodation schemes are in the pipeline. These planned developments should help to reduce the deficit next year. Planned growth in student numbers is expected to be about 1% per year for each university and sites have been allocated with the capacity for approximately 3,100 units of student accommodation. Major development is planned by both the University of Oxford and Oxford Brookes University. It is critical that the development is only permitted where the City Council is satisfied that by the time new developments are operational, there will be a correct amount of purpose built student accommodation.

8. Net additional pitches (Gypsy and Traveller)

There are no established gypsy or traveller caravan pitches in Oxford, and there have been no planning applications for new sites in Oxford in recent years. Two authorised sites, which are provided and managed by the County Council, are located just beyond Oxford’s boundary, to the south-east and south of Oxford respectively. A further site is located within five miles of Oxford at Wheatley.

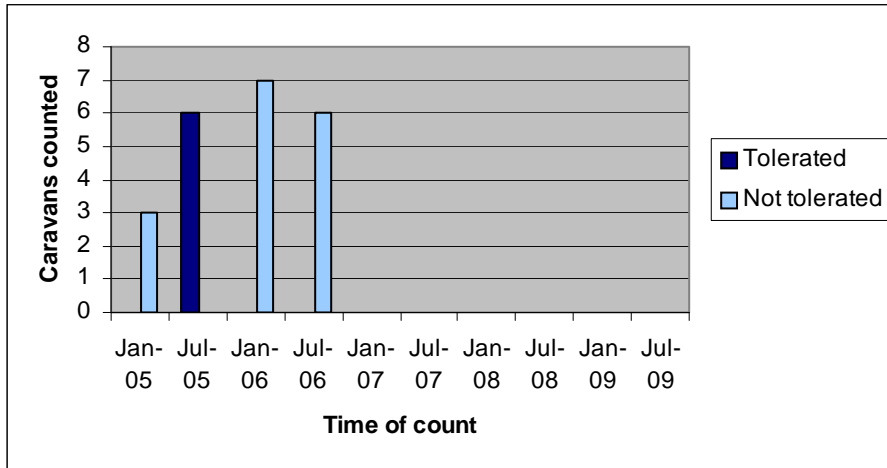
The South East England Regional Assembly (SEERA) have recently conducted a partial review of the South East Plan to recommend pitch number allocations at the district level, to be provided through district local development frameworks. The recommendation to the government is that Oxford should be required to allocate a site or sites for 9 additional gypsy or traveller pitches, and 3 additional travelling showpeople plots. However the revised regional policy (Policy HS7) is to undergo examination in public, and is not due to be adopted until 2010.

Figure 19: Net additional pitches for gypsies and travellers 2008/09

Permanent Sites	Transit Sites	Total
0	0	0

Monitoring of gypsy and traveller settlements across Oxfordshire is carried out by the Oxfordshire County Council Gypsy and Traveller Liaison team on a bi-annual basis. The monitoring includes both authorised and non-authorised sites, and has provided a basis upon which to informally assess gypsy and traveller accommodation needs in Oxfordshire. At July 2009, no unauthorised encampments were found in Oxford.

Figure 20: Gypsy and traveller caravan counts in Oxford from January 2005



Conclusions – Other housing

Of the dwellings that met the criteria for Building for Life assessments, all were rated either “good” or “average”. None were rated “poor”. Housing quality assessments should improve in future years as planning permissions are implemented that would have taken on board the requirements of the Natural Resource Impact Analysis and Affordable Housing Supplementary Planning Documents (adopted 2006)

The Oxford Local Plan and emerging Core Strategy sets a target of no more than 3,000 students to be living in accommodation not provided by each university. In the monitoring year, each university has exceeded this limit although student accommodation schemes have been granted planning permission and are under construction so this should help to reduce the deficit next year. With major development planned by both the University of Oxford and Oxford Brookes University, it is critical that the development is only permitted where the City Council is satisfied that by the time the new developments are operational, there will be a correct amount of purpose built student accommodation.

The regional planning process will eventually determine targets for delivery of gypsy and traveller pitches in Oxford. Until such targets are finalised and adopted, and given recent caravan counts do not indicate any pressing need, there are no pitches planned at the current time in Oxford, therefore this indicator is not strictly relevant at present.