

HBF Additional Response to Matter 2: Housing to reflect discussion at EiP

Question G: Will the distribution, capacity and speed of deliverability (with regard to viability and infrastructure) of the sites, satisfy the provision of a 5-year housing land supply?

As taken from LCC7.20 Lancaster Council Hearing Statement:

	Financial Year	Dwelling Completions	Requirement	Over/Under Supply
Taken from Table 2G.1	2011/12	109 (10)	522	-413
	2012/13	235 (74)	522	-287
	2013/14	144 (3)	522	-378
	2014/15	473 (48)	522	-49
	2015/16	483 (24)	522	-39
	2016/17	628	522	106
	Running Total	2,072	3,132	-1060
	2017/18	523 (27) ¹	522	1
	Running Total	2,595	3,654	-1,059
	2018/19	318 ²	522	-204
	Running Total	2,913	4,176	-1,263

Table 2G.4 – Five Year Supply

Source	Amount
Large Site Commitment	544
Small Site Commitment	350
Student Housing	849
Allocations	430
Lancaster University	800
TOTAL	2,973

HBF Calculation

This evidence has not been assessed for accuracy or updated to reflect any further discussions at the EiP, it purely reflects that provided by LCC within their Hearing Statement. The calculation continues to use the Liverpool approach as used by the Council (and should be noted not generally supported by the HBF).

Housing Requirement	522*5	2,610
Undersupply	(1,263/12)*5 526 dwellings	3,136
5% buffer	157 dwellings	3,293 dwellings or 659 dwellings per annum.

Based on the LCC evidence within their Hearing Statement, the LCC housing requirement of 522 dwellings per annum as set out in Policy SP6, the LCC approach to calculating the 5-year supply (Liverpool method) and now using the 5% buffer.

The **5-Year Requirement is 3,293 dwellings** and the **5-Year Supply is 2,973 dwellings**, therefore there is clearly not a five-year supply.

¹ Completions figure taken from Table 2G.3

² Council's assumed completions for 2018/19 as set out in paragraph 2G.19