

Housing Monitoring Update – October 2015

1. Housing Completions 2015/16

- 1.1. A total of **777 net housing completions**¹ took place during the first half of the 2015/16 monitoring year² (see Table 1 below).
- 1.2. This figure is the result of compiling data from a number of sources comprising:-
- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site,
 - Analysis of monthly Building Control completions returns that provide information of both City of York Council and private building inspection records,
 - Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme, and
 - Monitoring of extant consents, new permissions and inclusion of development through certificates of lawful development previously not included within housing returns

Table 1: Housing Completions 2015-16 (1st April 2015 to 30th September 2015)

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 st April 2015 – 30 th September 2015	806	721	3	58	5	777

- 1.3. Two significant privately managed off campus student accommodation developments at the Former Citroen Garage 32 Lawrence Street and Yorkshire Evening Press 76-86 Walmgate sites provided a combined total of 579 homes. (Please see paragraph 1.8 and the note at the end of this update that explains how student accommodation is assessed in terms of housing completions).
- 1.4. However, two large development sites at Terry's Former Factory Site and Our Lady's RC School (Windsor Drive) did not provide the completions as previously anticipated. In the case of the Terry's Factory Site completions should take place within the remainder of this monitoring year, whilst the Our Lady's RC School site, which had stalled, is anticipated to deliver the first phase of completions during the 2016/17 monitoring year.

¹ Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties

² Each monitoring year starts on 1st April and ends the following year on 31st March

- 1.5. Table 2 below highlights the more significant developments that resulted in housing completions over the six month period. Notably the Land West of Metcalfe Lane, Osbaldwick (Phases II, III & IV) provided a total of 26 completions, whilst Sessions Former Print Works (18), Former Civic Amenity Site Beckfield Lane (18) and Fox and Hounds 39 Top Lane Copmanthorpe (27)³ all provided much needed additional housing stock over the monitoring period.

Table 2: Breakdown of Housing Completion Sites

Site Name	Net Completions (1 st April 2015 to 30 th Sept 2015)
Land to West of Metcalfe Lane Osbaldwick (Phase 2)	6
Heworth Auto Point Mill Lane	8
Hollycroft 20 Wenlock Terrace	8
Elliots Hotel 2 Sycamore Place	9
British Heart Foundation 34 Piccadilly	10
Hilary House 16 St Saviours Place	11
Burnholme Social Club Burnholme Drive	13
Sessions of York Huntington Road	18
Former Civic Amenity Site Beckfield Lane	18
Land to West of Metcalfe Lane Osbaldwick (Phase 3 & 4)	20
Fox and Hounds 39 Top Lane Copmanthorpe	27
Former Citroen Garage 32 Lawrence Street	218
Yorkshire Evening Press 76-86 Walmgate	361
Sites providing 5 dwellings or less during the year	50
All Sites	777

Table 3: Components of Housing Completion Sites

Year	Type of Approval	Number of Sites with Completions	Gross Additional Homes Completed	Net Additional Homes Completed
1 st April 2015 – 30 th September 2015	Residential (Use Class 3) ⁴ Approval	53	202	183
	Sites Granted Certificates of Lawful Use/Development	2	7	4
	Sites Benefiting from the Relaxation of Permitted Development Rights	4	18	18
	Privately Managed Off Campus Student Accommodation	2	579	579
	Sites Lost to Housing Through Change of Use	7	N/A	-7
2015/16		68	806	777

³ This development comprises retirement apartments for over 60's that are advertised on the open market as individual homes and as such fall within the C3 (Residential) Use Class category.

⁴ Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30th May 2013

- 1.6. For a further breakdown of the sites making up the totals within Table 3, see Tables 4, 5 & 6 below that reference significant individual sites and their associated completion numbers.

Table 4: Housing Completions Resulting from Relaxed Permitted Development Rights

Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
Medhob Ltd 70 The Mount	1	1
Hilary House 16 St Saviours Place	11	11
Minster Alarms 1 st Floor Suncliffe House 157 New Lane Huntingdon	1	1
50 York Road Acomb	5	5
	18	18

- 1.7. By way of background information new regulations came into force on 30th May 2013 that increased permitted development and change of use rights in England so that some building work could be undertaken without the need to apply for planning full permission⁵. This was to be a temporary arrangement for 3 years until 30th May 2016. However, on 13th October 2015 Housing and Planning Minister Brandon Lewis announced new measures proposed in the Housing and Planning Bill that the current temporary relaxation of permitted development rights allowing for office to residential conversions (ORCs) together with certain retail, financial services and existing agricultural buildings will become permanent. Table 4 above provided details of the sites where completions took place during the 6 month monitoring period.

Table 5: Completions via Off Campus Privately Managed Student Accommodation Sites

Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
Yorkshire Evening Press 76-86 Walmgate	361	361
Former Citroen Garage 32 Lawrence Street	218	218
	579	579

- 1.8. In line with DCLG dwelling definitions student accommodation ‘*can be included towards the housing provision in local development plans*’ (see link below)

<https://www.gov.uk/definitions-of-general-housing-terms>

which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

⁵ subject to prior approval covering flooding, highways and transport issues and contamination

1.9. Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in Table 5 above. This table indicates sites within this category that have provided completions in the first 6 months of the 2015/16 monitoring year.

Table 6: Housing Completed on Sites Granted Certificates of Lawful Use/Development

Site Name	Gross Additional Homes Completed	Net Additional Homes Completed
1 Park Grove	3	2
60 Clarence Street	4	2
	7	4

1.10. Certificates of Lawful Use (CLUs) together with Certificates of Lawful Development (CLDs) are included within our completions returns at the point of consent when they add or decrease to the net housing supply during the monitoring period. Checks are carried out to ensure that no double counting takes place.

1.11. Whilst no specific advice is provided within the NPPF or NPPG for the inclusion of additional housing through CLU/CLDs, contact with neighbouring Local Authorities reveals that it is standard practice for net completions from this source to be included within the year consent is granted.

1.12. By way of context Table 7, below, provides details of net housing completions for the previous 10 monitoring years.

Table 7: Dwelling completions and Demolitions by Year, 1st April 2005 to 31st March 2015

Year	Completions	New Build	Net Conversions / COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2005-2006	949	784	139	11	128	17	906
2006-2007	875	734	110	18	92	46	798
2007-2008	557	442	87	19	68	6	523
2008-2009	502	391	73	23	50	13	451
2009-2010	606	513	64	-2	66	70	507
2010-2011	571	489	65	9	56	40	514
2011-2012	354	279	45	5	40	3	321
2012-2013	540	441	70	9	61	29	482
2013-2014	374	302	57	3	54	14	345
2014-2015	523	378	139	7	132	10	507
2005-2015	5851	4753	849	102	747	248	5354

1.13. Figures reveal that York experienced a mean average of **535** annual completions over the last 10 monitoring years (2005 to 2015). This compares to a median average of **507** over the same period. For the last 5 years a mean average of **434** additional homes per year have been

built (2010 to 2015), this compares to a median average of **482** for the same time period.

2. Housing Consents 2015/16

- 2.1. Following on from two monitoring years (2013/14 and 2014/15) that have provided significant numbers of housing consents with 1,531 and 1,264 net additional homes being granted permission respectively, a further **288 net additional homes** were approved during the first half year of 2015/16 (1st April 2015 to 30th September 2015).
- 2.2. This total represents an increase compared to the levels experienced during the recessionary period. However, the level is lower than the previous two years which were influenced by the number of office to residential conversions granted through the relaxation of permitted development rights and a significant number of purpose built student accommodation schemes granted approval.

Table 8: Housing Consents (1st April 2015 to 30th September 2015)

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 st April 2015 – 30 th September 2015	Residential (use Class 3) ⁶ Approval	55	205	185
	Sites benefiting from the relaxation of permitted development rights	9	45	45
	Privately managed off campus student accommodation ⁷	1	58	58
2015/16		65	308	288

- 2.3. Privately managed off campus student accommodation has accounted for 58 of the proposed net additional homes at the 2-14 George Hudson Street site.
- 2.4. On a total of nine sites allowed through the relaxation of permitted development rights via Office-Residential Conversions (ORCs), Agricultural Buildings to Residential (ABC) and Retail or Financial to Residential (RFPRES) a further 45 net additional homes have been allowed (see Table 9 below).

⁶ Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30th May 2013

⁷ In line with DCLG dwelling definitions <https://www.gov.uk/definitions-of-general-housing-terms> ‘student accommodation ... can be included towards the housing provision in local development plans’

2.5. The remaining 185 net additional homes consented are a result of approvals on 55 Use Class C3 sites.

Table 9: Sites Consented as a Result of Relaxed Permitted Development Rights

Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
TEC House 7 Pioneer Business Park (ORC)	12	12
Units A & E Aviator Court (ORC)	20	20
Crown Prosecution Service United House Piccadilly (ORC)	3	3
Beau & Joli Ltd 1st & 2nd Floors 43 York Road Acomb (RFPRES)	1	1
Ryethorpe Grange Stockton Lane (ABC)	3	3
Hagg House Farm Westwood Lane Askham Bryan (ABC)	1	1
OS Field 4470 Elvington Lane Dunnington (ABC)	1	1
Huntsham Farm Burlands Lane Upper Poppleton (ABC)	3	3
The Barn Dauby Lane Elvington (ABC)	1	1
	45	45

Table 10: Breakdown of Housing Consents

Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
The Malt House Lower Darnborough Street	6	6
1-9 Front Street Acomb	7	7
TEC House 7 Pioneer Business Park	12	12
Former Grain Stores Water Lane	18	18
Units A & E Aviator Court	20	20
2-14 George Hudson Street	58	58
Terrys Former Factory Bishopthorpe Road	92	92
Sites Granted Consent for <5 Homes During 2015/16	95	75
	308	288

2.6. Table 10, above, provides a breakdown of the larger sites approved over the six month period, the largest of which is for the Terry's Former Factory site (92) and represents the increase in the proposed housing numbers compared to the original outline consent.

2.7. The Former Grain Stores, Water Lane site (18) has also had an increase allowed compared to previous consents. Whilst other significant consents are either for student accommodation or as a result of relaxation of permitted development rights (see paragraphs 2.3 and 2.4 above)

2.8. By way of context Table 7, below, provides details of housing consents for the previous 10 monitoring years. The figures highlight a decline in consents over the period 2007/08 to 2012/13 monitoring years whilst a significant increase has been experienced over the last two monitoring years. To a large extent this increase has occurred at a time when off campus student accommodation, which can be counted within the housing supply, has added significantly to consents. This together with a relaxation of the permitted development rules currently being experienced has brought about significant numbers of potential office to

residential conversion schemes. Future monitoring years will reveal if this is the start of an upward trend or merely a peak in market trends for this type of accommodation.

Table 11: Housing Consents Granted Between 1st April 2005 and 31st March 2015

Year	Gross Housing Permissions	Net Housing Permissions
2005/2006	1218	1176
2006/2007	1359	1316
2007/2008	1700	1629
2008/2009	665	534
2009/2010	207	182
2010/2011	224	198
2011/2012	203	174
2012/2013	365	337
2013/2014	1556	1531
2014/2015	1294	1264
2005 to 2015	8791	8341

2.9. Figures reveal that York experienced a mean average of **834** annual consents granted over the last 10 monitoring years (2005 to 2015). This compares to a median average of **855** annual consents over the same period. For the last 5 years a mean average of **701** annual consents have been granted (2010 to 2015), this compares to a median average of **337** for the same time period.

Note Re: Calculation of Student Accommodation Units within the Housing Figures

DCLG produced a “Definition of “General Housing Terms” in November 2012 (see link below)

<https://www.gov.uk/definitions-of-general-housing-terms>

which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

For example the Proposed Student Accommodation at Hallfield Road comprises 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and has been calculated as **91** housing units when the DCLG definition is applied. Whereas, St Josephs Convent, Lawrence Street will include 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equates to **542** housing units when the DCLG definition is applied.