

Housing Monitoring Update – October 2014

Housing Completions 2014/15

A total of **235 net housing completions**¹ took place during the first half of the 2014/15 monitoring year²(see Table 1 below).

This figure is the result of compiling data from a number of sources including;-

- Results from the 6 monthly site visit to ascertain how many completions have taken place on each consented housing site
- Monthly Building Control completion returns that provide information from both City of York Council and private building inspection records, and
- 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.

Table 1: Half Year Housing Completions 2014-15 (1st April 2014 to 30th September 2014)

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 st April 2014 – 30 th September 2014	244	182	6	55	8	235

Table 2 below highlights the more significant housing developments that resulted in completions over the monitoring period, notably at Shipton Street School and The Tannery, Sheriff Hutton Road, Strensall where 38 and 25 completions took place respectively.

For the remainder of the monitoring year (to 31st March 2015) it is anticipated that the following sites will contribute to the number of completions:

Terry's Former Factory Site,
Land to the West of Metcalfe Lane (Phases II, III, & IV),
Sessions Former Print Works Site,
The Former Civic Amenity Site (Beckfield Lane) and,
Our Lady's RC School (Windsor Drive).

¹ Net housing completions are calculated as a sum of new build completions, minus demolitions, plus any gains or losses through change of use and conversions

² The monitoring year started on 1st April 2014 and will end on 31st March 2015

Table 2: Breakdown of Housing Completion Sites

Site Name	Net Completions (1 st April 2014 to 30 th Sept 2014)
Travellers Site Outgang Lane Osbaldwick ³	6
Knavesmire Nursing Home 76 The Green Acomb	8
York College Tadcaster Road	8
Sessions of York Huntington Road	10
Former Allenby Nursery Site Wheldrake Lane Elvington	10
Land to West of Metcalfe Lane Osbaldwick (Phase II)	12
Yearsley Bridge Adult Training Centre Huntington Road	20
YWCA Water Lane	23
The Tannery Sheriff Hutton Road Strensall	25
Shipton Street School Shipton Street	38
Sites providing 5 dwellings or less during the first half year	75
All Sites	235

For context Table 3, below, details net housing completions for the previous 10 monitoring years.

Table 3: Dwelling Completions and Demolitions by Year, 1st April 2004 – 31st March 2014

Year	Completions	New Build	Net Conversions / COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2004-2005	1193	993	180	27	153	13	1160
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
2003-2013	6521	5368	890	122	768	251	6007

On average there were almost **601** annual completions over the last 10 monitoring years (2004 to 2014), whilst the last 5 years saw an average of almost **434** annual completions (2009 to 2014).

³ In line with DCLG dwelling definitions <https://www.gov.uk/definitions-of-general-housing-terms> ‘permanent traveller pitches should also be counted if they are, or likely to become, the occupants’ main residence’

Housing Consents 2014/15

Following a significant increase in housing consents during the 2013/14 monitoring year when 1,531⁴ net additional homes were granted permission, the first half year of 2014/15 has seen a total of **245 net additional homes** approved.

Table 4: Half Year Housing Consents 2014-15 (1st April 2014 to 30th September 2014)

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 st April 2014 to 30 th September 2014	Residential (Use Class 3) ⁵ Approved	50	113	105
	Office Residential Conversion (ORC) ⁶	5	49	49
	Privately Managed Off Campus Student Accommodation ⁷	1	91	91
2014/15		56	253	245

In line with advice received from DCLG, privately managed off campus student accommodation has been included in the figures and accounted for 91 of the additional homes. Whilst, a total of five sites allowed through Office-Residential Conversions (ORCs) made up a further 49 homes. (see Table 5 below)

Table 5: Office Residential Conversions (ORCs)

Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
Castle Chambers 7-13 Clifford Street	28	28
Hilary House 16 St Saviour Place ⁸	13	13
Endeavour House George Cayley Drive	4	4
Roman House 4-8 Rougier Street ⁹	3	3
Minster Alarms 1 st Floor Suncliffe House 157 New Lane Huntington	1	1
	49	49

⁴ For a full breakdown of this figure see CYC webpage

http://www.york.gov.uk/downloads/file/13609/housing_update_2013-14_-_june_2014

⁵ Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30th May 2013

⁶ Office Residential Conversion (ORC) Class J Part 3 Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995

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’

⁸ This represents an increase of 13 homes to the original application for 12 flats allowed on this site

⁹ This represents an increase of 3 homes to the original application for 46 flats allowed on this site

Table 6: Breakdown of Housing Consent Sites

Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
5 No. Office-Residential Conversions (ORCs) ¹⁰	49	49
Proposed Student Accommodation Hallfield Road ¹¹	91	91
Pack of Cards Lindsay Avenue	14	14
Blue Bridge Hotel 39 Fishergate	12	12
29c Walmgate	8	8
Garage Court Site Challoners Road	8	8
Proposed Development Hewley Street	8	8
Sites Granted Consent for <5 Homes During First Half Year	63	55
	253	245

By way of context Table 7, below, provides detail of housing consents for the previous 10 monitoring years and, as with completions, highlights a general decline in consents up to the last full monitoring year, reflective of the housing market over this period.

Table 7: Housing Consents Granted Between 1st April 2004 and 31st March 2014

Year	Gross Housing Permissions	Net Housing Permissions
2004/2005	927	859
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
2004 to 2014	8424	7936

On average there were almost **794** annual consents granted over the last 10 monitoring years (2004 to 2014), whilst the last 5 years saw an average of just over **484** annual consents granted (2009 to 2014).

¹⁰ Granted as a result of Class J Part 3 Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995

¹¹ Student Accommodation Privately Managed Off Campus from the University