

Housing Monitoring Update – June 2014

Housing Completions 2013/14

A total of **345 net housing completions**¹ took place during the 2013/14 monitoring year².

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

- Results from 6 monthly site visits 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 completions 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.

Housing Completions 2013-14 (1st April 2013 to 31st March 2014)

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 st April 2013 – 30 th September 2013	179	134	0	34	9	159
1 st October 2013 – 31 st March 2014	195	168	3	20	5	186
2013-2014	374	302	3	54	14	345

¹ Net housing completions are calculated as the 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 2013 to 31st March 2014 inclusive.

The table below highlights the more significant housing developments that resulted in completions over the monitoring period, notably at York College, Tadcaster Road and Tarmac, Ouseacres where 144 and 45 completions took place, respectively.

Site Breakdown

Site Name	Net Completions (1st April 2013 to 30th Sept 2013)	Net Completions (1st Oct 2013 to 31st Mar 2014)	Net Completions 2013/14
Cygnnet Inn Cygnnet Street	6	0	6
The Tannery Sheriff Hutton Road Strensall	0	6	6
Bar Fisheries 18 Lawrence Street	0	6	6
York Promenade WMC 16 St Benedict Road	8	0	8
Former Allenby Nursery Site Wheldrake Lane Elvington	0	8	8
The Green Service Station The Green Upper Poppleton	8	1	9
Fox Inn 90 The Vilage Stockton on Forest	9	0	9
Yearsley Bridge Adult Training Centre Huntington Road	0	12	12
Tarmac Ltd Ouseacres	35	10	45
York College	37	77	114
Sites providing 5 dwellings or less during the year	56	66	122
All Sites	159	186	345

For context the following table details net housing completions for the previous 10 monitoring years.

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

Housing Consents 2013/14

A significant increase in housing consents took place last year with a total of **1531 net additional homes** gaining permission.

Housing Consents 2013-14 (1st April 2013 to 31st March 2014)

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 st April 2013 - 30 th September 2013	Residential (Use Class 3) Approval	67	251	235
	Office Residential Conversion (ORC)	1	8	8
	Privately managed off campus student accommodation	1	361	361
1st October 2013 - 31 st March 2014	Residential (Use Class 3) Approval	63	623	614
	Office Residential Conversion (ORC)	6	136	136
	Privately managed off campus student accommodation	1	177	177
2013-2014		139	1556	1531

In line with advice received from DCLG, privately managed off site student accommodation has been included in the figures and accounted for 538 of these additional homes. These include 361 student units consented at The Yorkshire Evening Press Site, 76-86 Walmgate and an additional 177 student cluster units approved at 32 Lawrence Street (Former Citroen Garage). Whilst, a total of seven sites allowed through Office-Residential Conversions (ORCs) made up a further 144 homes. (see Table below)

Office Residential Conversions (ORCs)

Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
Mott MacDonald 2a Low Ousegate	8	8
Holgate Villa 22 Holgate Road	50	50
Premier Global Xpedite Systems Ltd 3 Pioneer Business Park	22	22
Aviva Roman House 4-8 Rougier Street	46	46
Hilary House 16 St Saviours Place	11	11
Medhob Ltd 70 The Mount	1	1
Merchant Chambers 44-46 Fossgate	6	6
	144	144

Significantly approval was granted for works to commence at the Former Terry's Factory for a total of 395 additional homes. The overall figure would have been greater but for further application approval (Reserved Matters) at Germany Beck (-45) and Metcalfe Lane (-2) which decreased development totals compared to the originally consented schemes.

Site Breakdown

Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
7 No Office- Residential Conversions (ORCs) ³	144	144
First York 45 Tanner Row	11	11
Yearsley Grove Hotel Huntington Road	12	12
Shepherd Group Social Club 131 Holgate Road	12	12
Fox & Hounds 39 Top Lane Copmanthorpe	17	17
Former Allenby Nursery Site Wheldrake Lane Elvington	18	18
Former Civic Amenity Site Beckfield Lane	27	27
Burnholme Social Club Burnholme Drive	37	37
The Tannery Sheriff Hutton Road Strensall	53	53
Our Lady's RC Primary School Windsor Drive	55	55
Sessions of York Huntington Road	59	59
32 Lawrence Street (Former Citroen Garage) ⁴	177	177
Yorkshire Evening Press 76-86 Walmgate ⁵	361	361
Former Terry's Factory Bishopthorpe Road	395	395
Reduction in site capacity at Germany Beck (-45) and Derwenthorpe (-2) since original consent	-47	-47
Sites Granted Consent for <10 Homes During 2013/14	225	200
	1556	1531

³ 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

⁴ This represents an additional 177 flats compared to the original 43 student cluster flats granted consent in 2012

⁵ Student Accommodation Privately Managed Offsite from University Campus

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

Housing Permissions Granted Between 1st April 2004 to 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
2003 to 2012	8424	7936