

Residential Land Availability Monitoring Statement

1 April 2022 – 30 September 2023



Hinckley & Bosworth
Borough Council

Table of Contents

1. Introduction	2
2. Dwelling Completions.....	3
2.1. The Housing Delivery Test (HDT)	3
2.2. Total Dwelling Completion Analysis	4
2.4. Affordable Housing Completion Analysis	6
2.5. Greenfield Vs. Previously Developed Land (PDL) Completions	8
3. Further data / contact details.....	10

Table of Tables and Charts

Table/Chart No.	Table/Chart Name	Page No.
Table 1	Borough housing completions net of demolitions (1 April 2006 - 30 September 2023)	4
Table 2	Annual Completions on small sites (1 April 2019 - 30 September 2023)	5
Table 3	Annual affordable housing completions (1 April 2006 – 30 September 2023)	6
Table 4	Proportion affordable housing completions (1 April 2006 – 30 September 2023)	7
Table 5	Housing completions on previously developed land and greenfield land (1 April 2006 – 30 September 2023) – major sites only	9
Chart 1	Borough affordable housing completions against the Core Strategy annualized requirement (1 April 2006 – 30 September 2023)	5
Chart 2	Housing completions on previously developed land and greenfield land (1 April 2006 – 30 September 2023) – major sites only	8

Appendices

1. Total completions 1 April 2022 – 30 September 2023
2. Large, small and conversion site housing completions from 1 April 2006 – 30 September 2023
3. Affordable housing provision (1 April 2022 – 30 September 2023)
4. Housing Delivery Test Result (January 2022) Explanatory Note

1. Introduction

- 1.1. This Residential Land Monitoring (RLA) report provides analysis of the outputs from the 2022/23¹ monitoring period, in relation to housing.
- 1.2. The 2022/23 monitoring included a comprehensive review of Council records on residential development sites and applications from 2006/07 to 2022/23. The extensive review ensured that Borough Council records were consistent across all platforms. In addition, the record review produced definitive records and methodology for the purposes of residential land use monitoring for future periods.
- 1.3. The extensive review of Council records combined with Council resources as well as the availability of data from different departments resulted in site visits and associated data collection taking place later in the year.
- 1.4. Site visits and data collection took place from June 2023 to September 2023 and concluded on the 30th of September. Consequently, the monitoring period (2022/23) ends 30th September 2023, and the resulting outputs relate to an 18-month period from April 2022 – September 2023 inclusive.
 - 1.4.1. As a result, the higher provision of dwellings recorded, is the product of the 18-month long survey period. It is anticipated that the higher figures recorded for the 2022/23 period, will manifest in lower figures for the 2023/24² period.
- 1.5. The National Planning Policy Framework (NPPF) (2023) sets out the Government's overarching planning strategy with the purpose of contributing to the achievement of sustainable development.
- 1.6. Paragraph 60 of the NPPF states:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

- 1.7. In addition to this RLA monitoring outputs report, in acknowledgement of the NPPF, a separate report will follow regarding the future supply of residential dwellings in the Borough. The aforementioned Five-Year Housing Land Supply (5YHLS) report, will identify a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the Borough's housing requirement.

¹ 1st April 2022 – 30th September 2023

² October 1st 2023 – March 31st 2024.

2. Dwelling Completions

2.1. The Housing Delivery Test (HDT)

2.1.1. The HDT is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three-year period.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

2.1.2. The latest HDT results were published in January 2022 by the Department for Levelling Up, Housing and Communities (DLUHC)³.

2.1.3. Hinckley and Bosworth Borough Council's delivery between the 1st April 2018 and the 31st March 2021 was 1,016 dwellings. The requirement for the same period was 1,188 dwellings. As per the formula at 2.1.1, the Council scored 86% on the HDT.

2.1.4. The HDT and associated consequences stipulate, that where:

- The HDT result falls below 95% the publication of an action plan is required:
- The HDT result falls below 85% a 20% buffer on the 5-year housing land supply is required: and
- The HDT result falls below 75%, the presumption in favour of sustainable development and paragraph 11d is engaged.

2.1.5. As a consequence of the 2021 HDT measurement (86%), the Borough Council were required to produce and publish a residential action plan.

2.1.6. Paragraph 047 Reference ID: 68-047-20190722, of Planning Practice Guidance, states:

'The action plan is produced by the local planning authority where delivery is below 95% of their housing requirement. It will identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery.'

2.1.7. The Hinckley and Bosworth Borough Council Housing Delivery Test Action Plan (July 2022)⁴ was prepared in conjunction with key stakeholders, the Strategic Leadership Team and Elected Members.

2.1.8. The action plan reviews past housing delivery rates before outlining barriers to delivery identified by the various stakeholders and Members. Ultimately, the action plan identifies several actions for the Borough Council and stakeholders in order to improve delivery of residential sites in the future. The production of the plan in conjunction with various stakeholders reflects that the Borough Council is responding to the challenge of ensuring more homes are built, and faster.

2.1.9. The consequences will continue to apply until the subsequent Housing Delivery Test results are published, or a new housing requirement is adopted.

³<https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

⁴ [HDT Action Plan \(July 2022\)](#)

2.2. Total Dwelling Completion Analysis

- 2.2.1. This section of the report will provide a review of past completions, including a more in-depth analysis of the latest 2022/23⁵ monitoring data.
- 2.2.2. Table 1 below summarises the annual completion of dwellings. The figures in the column labelled 'Total' are net of dwelling demolitions. The figures in the table below, are obtained from officer site visits, as well as input and information from Development Management, Building Control and Council Tax colleagues as well as developers.
- 2.2.3. The table categorizes completions by source; however, appendix 1 provides details of all completions recorded in the 2022/23 including details regarding developments on previously developed land and greenfield sites. In addition, a settlement specific breakdown of dwelling completions is provided at Appendix 2.

Table 1: Borough housing completions net of demolitions (1 April 2006 – 30 September 2023)

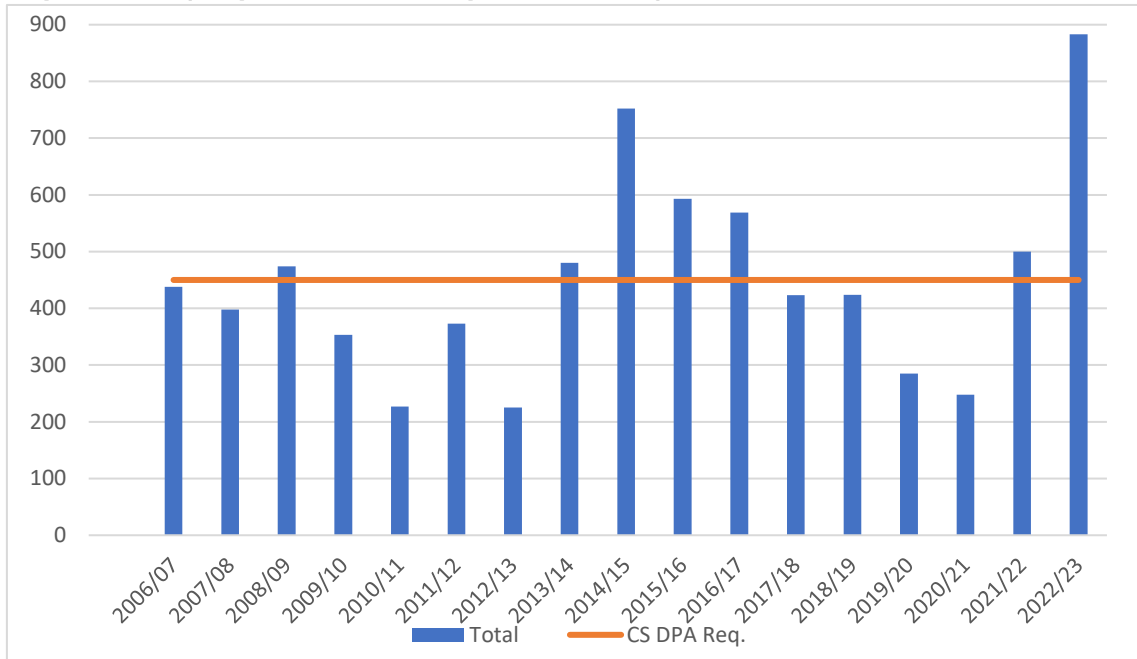
Year	New Build	Conversions	Demolitions	Total
2006/07	401	45	-8	438
2007/08	391	19	-12	398
2008/09	457	24	-7	474
2009/10	330	28	-5	353
2010/11	229	11	-13	227
2011/12	368	19	-14	373
2012/13	212	31	-18	225
2013/14	487	7	-14	480
2014/15	742	18	-8	752
2015/16	574	34	-15	593
2016/17	544	33	-8	569
2017/18	393	41	-11	423
2018/19	401	71	-48	424
2019/20	277	16	-8	285
2020/21	251	24	-27	248
2021/22	414	89	-3	500
2022/23	846	37	0	883
Total	7,317	547	-219	7,645

- 2.2.4. As per table 1, in the 2022/23 monitoring period, there were a total of 883 dwelling completions across all sites. Total completions for the 2022/23 monitoring period were made up of 846 new build dwellings and 37 conversions.
- 2.2.5. During the period of the Hinckley and Bosworth Borough Council Core Strategy (CS) (2006 – 2026) that has elapsed, a total of 7,645 dwellings have been completed with an annual average completion of 450 dwellings (449.7).
- 2.2.6. Section four of the CS identifies that 9,000 dwellings were required in the borough from 2006-2026, equating to an annualised requirement of 450 dwellings.
- 2.2.7. In the period 2006-2023 the annual average completion of dwellings in the Borough has met the CS dwellings per annum (DPA) required to meet the 9000 dwellings identified by the CS, by 2026.

⁵ Please see section 1
pfg

2.2.8. Chart 1 below demonstrates total completions, as per table 1, against the CS DPA requirement Of 450.

Chart 2: Borough housing completions against the Core Strategy annualized requirement (1 April 2006 – 30 September 2023)



2.2.9. The chart above demonstrates that dwelling completions in the Borough have fluctuated in the period 2006-2023. On seven of the seventeen occasions, total completions exceeded the CS annualized requirement. This was especially pronounced in 2014/15 and again, most recently, in 2022/23. The periods 2010/11 and 2012/13 saw the lowest levels of completions, recording 227 and 225 respectively.

2.2.10. Of the total completions (883), large sites⁶ accounted for 790 completions, equating to 89.5%, whilst small sites⁷ accounted for 93 completions, 10.5%.

2.2.11. As per section 1, the higher level of provision is the product of the 18-month long survey period. It is anticipated that the higher figures recorded for the 2022/23 period, will manifest in lower figures for the 2023/24⁸ period.

2.2.12. Table 2 below provides the number of completions on small sites for each of the last four monitoring periods, from 2019/20 to 2022/23.

Table 2: Annual Completions on small sites (1 April 2019 – 30 September 2023)

Year	Small site completions	Proportion of Total Completions
2022/23	93	10.5%
2021/22	130	26%
2020/21	83	33.5%
2019/20	101	35.4

⁶ Residential developments equating to 10 or more dwellings.

⁷ Residential developments equating to 9 or less dwellings.

⁸ October 1st 2023 – March 31st 2024.

2.3. Table 2 indicates that the proportion of completions on small sites of total completions has declined since 2019/20. The 2022/23 proportion is the lowest on record, with the next highest proportion (2021/22) over 15% above that of 2022/23. The average number of small site completions, for the period, is 102 (101.8).

2.4. Affordable Housing Completion Analysis

2.4.1. Table 3 below summarises the annual completion of affordable housing in the Borough. Similar to table 1 the figures in the table, are obtained from officer site visits, as well as input and information from Development Management, Building Control and Council Tax colleagues as well as developers.

2.4.2. The table categorizes completions by respective tenures, and subsequently totals for the period 2006/07 to the latest 2022/23 period.

Table 3: Annual affordable housing completions (1 April 2006 – 30 September 2023)

Year	Completions			Total ⁹
	Social Rent	Shared Ownership	Affordable Rent	
2006/07	63	17	N/A	80
2007/08	37	7	N/A	44
2008/09	62	27	N/A	89
2009/10	68	39	N/A	107
2010/11	3	2	N/A	5
2011/12	112	22	0	134
2012/13	17	0	0	17
2013/14	54	18	25	103*
2014/15	81	23	38	154**
2015/16	30	15	8	97***
2016/17	45	25	20	141****
2017/18	0	17	65	102*****
2018/19	18	25	56	99
2019/20	0	35	81	116
2020/21	0	54	48	102
2021/22	0	21	52	73
2022/23	0	129	189	350*****
Total	590	476	582	1,813

* The respective tenure of 6 affordable housing completions was undisclosed

** The respective tenure of 12 affordable housing completions was undisclosed

*** The respective tenure of 44 affordable housing completions was undisclosed

**** The respective tenure of 51 affordable housing completions was undisclosed

***** The respective tenure of 20 affordable housing completions was undisclosed

***** The respective tenure of 32 affordable housing completions was undisclosed

2.4.3. As per table 3, there were 350 total affordable housing completions in the period 2022/23, which is the highest on record. In 2022/23, affordable housing completions accounted for

⁹ Please note that, in several instances, the total column in table 3 above is not the sum of the respective tenures. Where this is the case, please refer to the additions immediately below the table. These additions relate to affordable dwellings where no detail was provided, ascertaining to their tenure.

39.6% of total completions which is the highest proportion on record. The proportion of affordable dwellings completed of total completions is displayed in table 4 below.

2.4.4. As per section 1, the higher level of provision and therefore proportion is the product of the 18-month long survey period. It is anticipated that the higher figures recorded for the 2022/23 period, will manifest in lower figures for the 2023/24¹⁰ period.

2.4.5. Since the start of the CS period (2006), there have been 1,799 affordable housing completions which account for 23.7% of the total completions over the same period. As illustrated by table 4, proportions have fluctuated with the highest proportion recorded in 2022/23 and the lowest in 2010/11.

Table 4: Proportion affordable housing completions (1 April 2006 – 29 September 2023)

Year	Affordable Housing Completions (Total)	Total Completions	Proportion of Affordable Completions
2006/07	80	438	18.3%
2007/08	44	398	11.1%
2008/09	89	474	18.8%
2009/10	107	353	30.3%
2010/11	5	227	2.2%
2011/12	134	373	35.9%
2012/13	17	225	7.6%
2013/14	103	480	21.5%
2014/15	154	752	20.5%
2015/16	97	593	16.4%
2016/17	141	569	24.8%
2017/18	102	423	24.1%
2018/19	99	424	23.3%
2019/20	116	285	40.7%
2020/21	102	248	41.1%
2021/22	73	500	14.6%
2022/23	350	883	39.6%
Total	1,799	7,645	23.7%

* The respective tenure of 6 affordable housing completions was undisclosed

** The respective tenure of 12 affordable housing completions was undisclosed

*** The respective tenure of 44 affordable housing completions was undisclosed

**** The respective tenure of 51 affordable housing completions was undisclosed

***** The respective tenure of 20 affordable housing completions was undisclosed

***** The respective tenure of 32 affordable housing completions was undisclosed

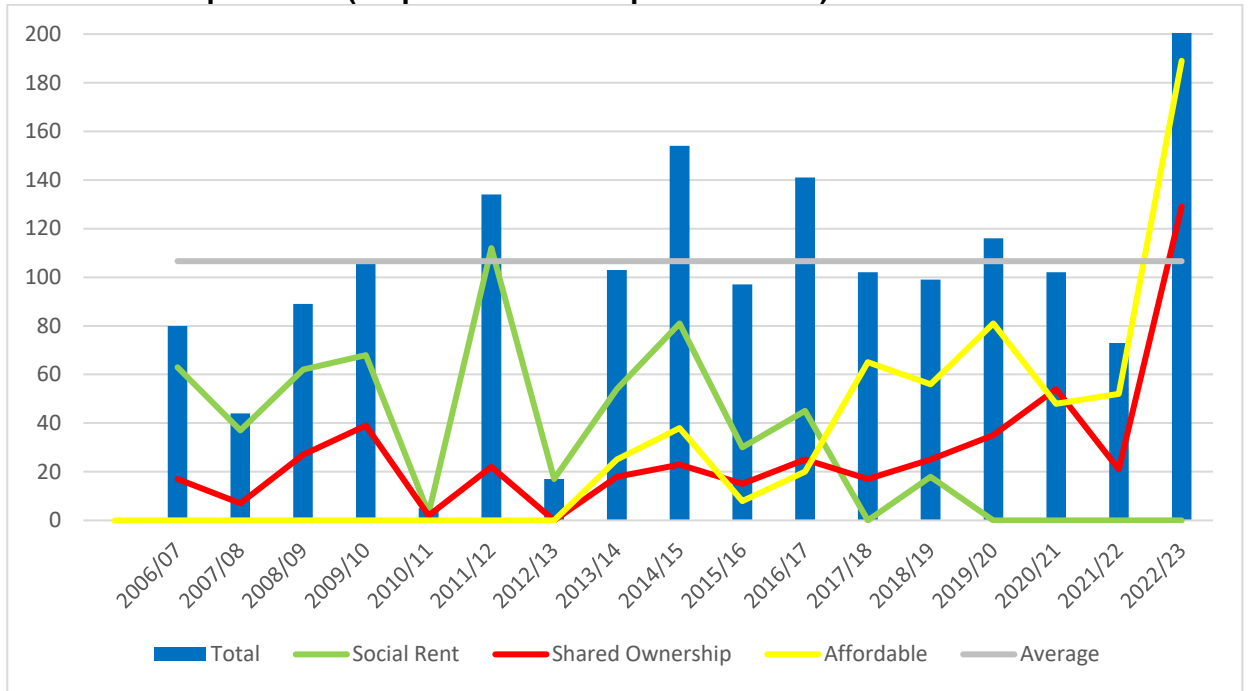
2.4.6. Of the total affordable housing completions in 2022/23 129 (36.9%) were for shared ownership tenure and 189 (54%) were for affordable rent tenure. As per the previous three monitoring periods there were no affordable dwellings completed for the social rent tenure and the tenure of 32 affordable housing completions, is unspecified.

¹⁰ October 1st 2023 – March 31st 2024.

2.4.7. Chart 2 illustrates total affordable housing completions in the period 2006-2023 against the annual average provision for the same period. The respective provision of different tenures is also illustrated.

2.4.8. Regarding affordable dwelling completion tenures, chart 2 shows that the provision of the social rented tenure has declined over the period, whilst the provision of the affordable rented tenure (yellow line) has increased. In 2022/23, the affordable dwelling tenure with the largest proportion was affordable rent.

Chart 2: Borough affordable housing completions against the Core Strategy annualized requirement (1 April 2006 – 29 September 2023)



N.B – Please note, for clarity, the y axis of the graph, is intentionally incorrect.

2.4.9. Total affordable housing provision has been above the average for the period 2006-2023, on ten occasions. Provision was particularly high, relative to the average, in 2011/12, 2014/15, and 2016/17. The period 2020/11 saw the lowest provision during the period.

2.5. Greenfield Vs. Previously Developed Land (PDL) Completions

2.6. The glossary to the NPPF defines PDL, or brownfield land, as:

‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.’

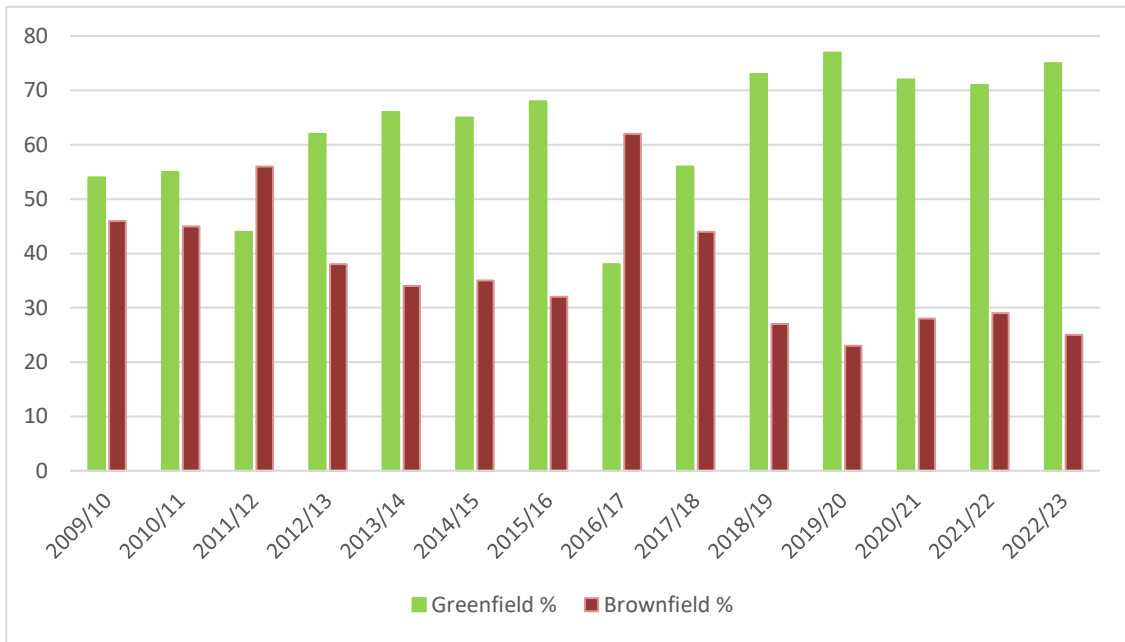
- 2.7. A target of 40% of dwellings on PDL within the borough has been set through the CS. Monitoring the development of previously developed land is therefore important to determine whether this target is being met. The breakdown of completions on PDL (brownfield land) and greenfield land on major sites (10 dwellings and over) is provided in table 5.

Table 5: Housing completions on previously developed land and greenfield land (1 April 2009 – 29 September 2023) – major sites only

Year	Greenfield	%	PDL	%	Total
2009/10	148	54	127	46	275
2010/11	106	55	87	45	193
2011/12	147	44	184	56	331
2012/13	113	62	68	38	181
2013/14	268	66	139	34	407
2014/15	432	65	231	35	663
2015/16	355	68	168	32	523
2016/17	176	38	288	62	464
2017/18	167	56	131	44	298
2018/19	222	73	81	27	303
2019/20	148	77	44	23	192
2020/21	138	72	54	28	192
2021/22	266	71	107	29	373
2022/23	594	75	196	25	790
Total/ Average	3,280	63	1,905	37	5,185

- 2.8. Within the latest monitoring period, 1st April 2022 to 30th September 2023, of the 790 completions on all major sites, 594 (75.2%) were on greenfield land and 196 (24.8%) were on previously developed land. The average of dwellings completed on previously developed land during the period 2009-2023 is therefore 37%, with 63% on greenfield land. Please refer to appendix 1 for additional detail.
- 2.9. The latest monitoring period 2022/23, saw the second lowest proportion with 2019/20 recording the lowest (23%). The period 2016/17 recorded the highest proportion with 62%.
- 2.10. Chart 3, overleaf, illustrates the respective proportions of PDL and greenfield development over the period 2009/10 – 2022/23.

Chart 3: Housing completions on previously developed land and greenfield land (1 April 2009 – 29 September 2023) – major sites only



2.11. As per chart 3, completions on greenfield sites evidently dominate, however in both 2011/12 and 2016/17, completions on PDL (brownfield) were in excess of greenfield completions.

3. Further data / contact details

- 3.1. Further data regarding housing can be provided if the request is relevant and reasonable.
- 3.2. For further information, please contact the Planning Policy department on 01455 238141 or planningpolicy@hinckley-bosworth.gov.uk.