



Five-Year Housing Land Supply Position Statement – April 2017

Using the agreed Objectively Assessed Housing need number of 805 dwellings per annum, the City Council has updated the calculation of its five year housing requirement. This Position Statement demonstrates a five-year land supply (for the years 2017/18 to 2021/22) by applying either the 5% or 20% additional buffer¹

The five year housing requirement is based on the following figures:

Objectively Assessed Housing Need	805 dwellings per annum or 4,025 over 5 years
Historic Shortfall from the year 2013/14	130 dwellings
Scenario 1 - 5% additional buffer	$4,025 + 130 = 4,155 + 5\% (208) = 4,363$ (873 dwellings per year)
Scenario 2 - 20% buffer (persistent under delivery)	$4,025 + 130 = 4,155 + 20\% (831) = 4,986$ (997 dwellings per year)

As set out in the Housing Site Schedule April 2017 there is a supply of 6,116 dwellings forecast to be completed in the next 5 years. On the basis of the five year housing requirement and the forecasted housing supply the City Council can demonstrate a suitable supply of housing for the following number of years:

Scenario 1 – 7.00 years (6,116 / 873)

Scenario 2 – 6.13 years (6,116 / 997)

¹ As set out at Paragraph 47 of the National Planning Policy Framework (NPPF)