

# HOUSING - FACT SHEET 2

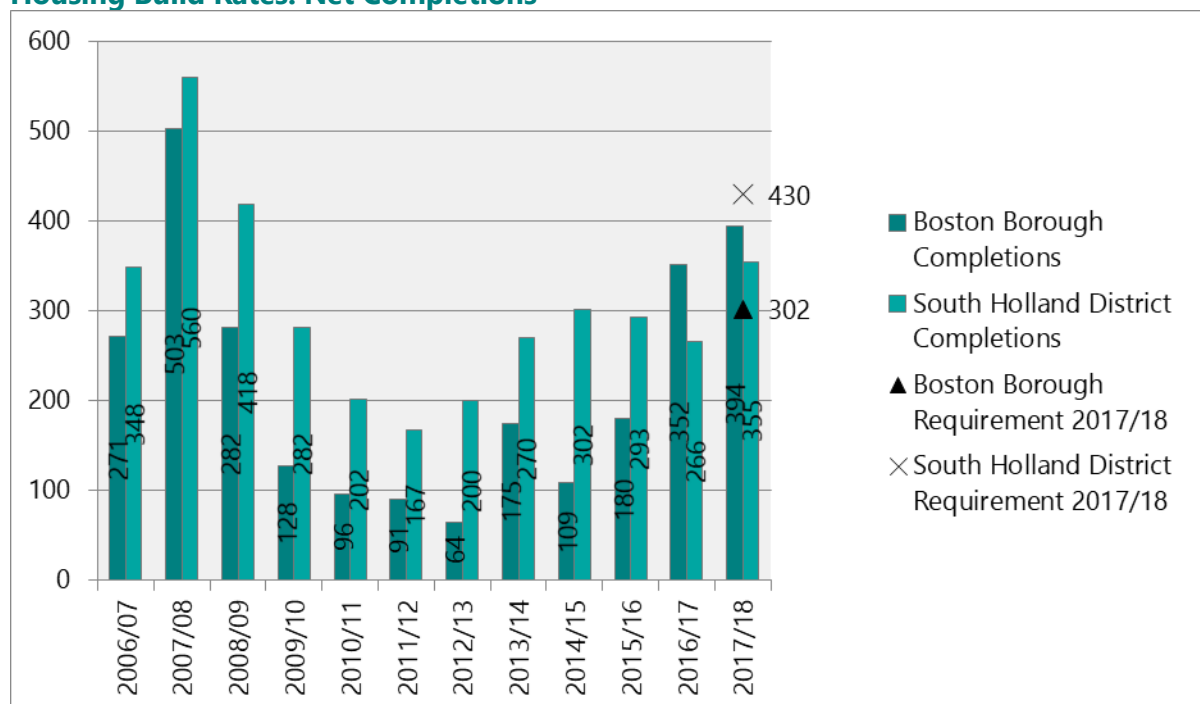
## Introduction

- Both Boston Borough Council and South Holland District Council have responsibilities to ensure that sufficient housing is available to meet the local community's needs.
- Assessments of housing need have identified a requirement for around 302 homes in Boston Borough and 430 homes in South Holland every year until 2036.
- This fact sheet examines the progress of housing developments in both Boston Borough and South Holland District over the period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018. However, owing to staff shortages and those that remained focussing on the preparation of the new South East Lincolnshire Local Plan some data for South Holland is not available

## What has been achieved?

**House Build Rates:** There was a year on year reduction in house build rates from 2007/08 to 2011/12 in South Holland District – this trend extends to 2012/13 in Boston Borough. However since 2011/12, the number of homes built in South Holland increased 4 years in a row, before falling slightly for 2 years and recovering this year. In Boston Borough, house build rates have increased in 4 of the 5 years since 2012/13. In 2017/18, 394 homes were built in Boston Borough while 355 were completed in South Holland District. Boston Borough therefore exceeded its annual requirement whilst South Holland District fell short of it.

### Housing Build Rates: Net Completions



Source: Boston Borough Council and South Holland District Council

**Five-Year Housing Land Supply:** The National Planning Policy Framework (NPPF) 2012 sets out a minimum requirement for local authorities to provide a five-year supply of deliverable

housing land. Due to the trend of persistent under delivery of housing across the Plan Area, an additional buffer of 20% has been applied in both Boston Borough and South Holland District. This is in line with the NPPF and creates a realistic prospect of achieving the planned supply whilst ensuring choice and competition in the market for land. As of 31<sup>st</sup> March 2018, the five year housing land supply for South Holland District Council is **5.5** years and Boston Borough Council have a housing supply of **5.6** years. In the event that a Council cannot demonstrate a five-year supply of deliverable housing sites, it is required to consider favourably planning applications for housing, having regard to the policies in the National Planning Policy Framework.



**Affordable Housing:** There are several challenges that a Local Plan has to meet and one of the most fundamental is to meet the housing needs of all the community. The provision of new affordable housing is a basic need for low income families and individuals that may be reliant on private rented accommodation that is inadequate or costly, or have little choice but to share overcrowded accommodation.

The affordable housing build rate in South East Lincolnshire has fluctuated throughout the last 12 years, with build rates reaching a low point in 2012/13 but since then build rates have significantly improved. Up to the year 2036, the Boston Borough Strategic Housing Market Assessment (SHMA) (2015) identified a need for 250 affordable homes a year in Boston Borough whilst the Peterborough Sub-Regional Strategic Housing Market Assessment Update (2015) identified a need for around 284 affordable homes a year in South Holland. The area is falling well below this requirement.

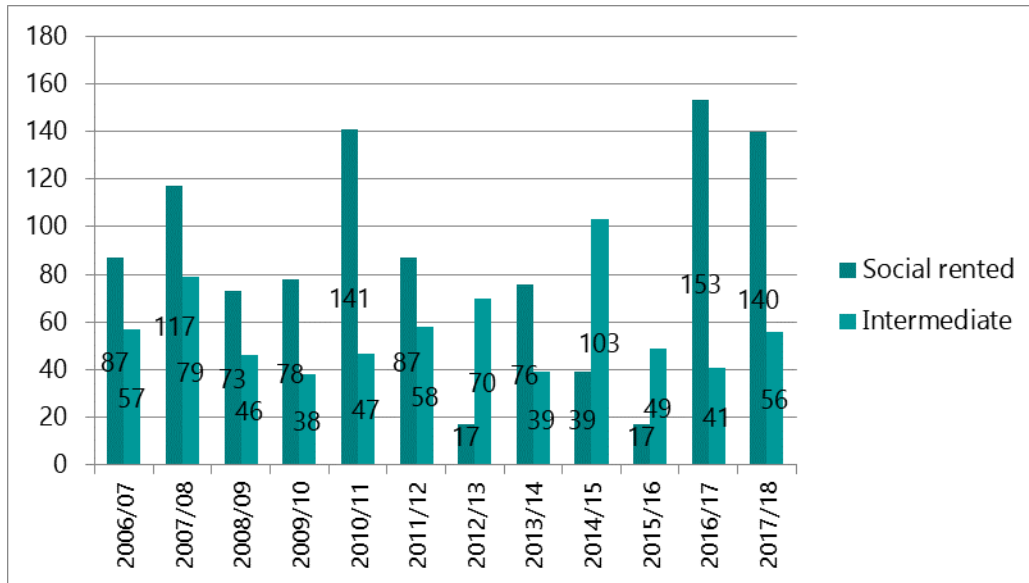
#### Affordable completions in Boston Borough and South Holland District

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
<b>Net additional dwellings completed</b>	619	1,063	700	410	298	258	264	445	411	473	618	646
<b>Affordable housing completions</b>	144	196	119	116	188	145	87	129	161	113	197	196
<b>Affordable completions as % of total net completions</b>	23%	18%	17%	28%	63%	56%	33%	29%	39%	24%	32%	30%

*Source: Boston Borough Council and South Holland District Council*

Since 2006/07, social rent housing completions have generally exceeded those for intermediate tenure.

### Net affordable housing completion in South East Lincolnshire: social rented an intermediate tenure



**Housing completions on previously developed land (PDL):** In order to promote regeneration and minimise Greenfield land take for development, it is important to maximise the re-use of previously developed land (often known as ‘brownfield’ land).

### Net completions on Greenfield and Brownfield sites



Source: Boston Borough Council and South Holland District Council

Boston Borough has a consistent record of delivering more dwellings on Brownfield sites than Greenfield sites although for the last two years there is an increase in the development of dwellings on Greenfield land so that it is the dominant source. South Holland have only

had three years when brownfield is the dominant source. There are no South Holland figures this year.

**Urban vs Rural Completions:** Generally, the majority of new dwellings completed since 2011/12 have been located in the urban areas of Boston Borough and South Holland District. In 2017/18, 250 dwellings were completed in Boston Borough urban area, which is fewer than last year. In South Holland, there has also been a decrease of 25 dwellings from last year for Spalding urban area. In the rural areas both districts have seen increases in house completions in 2017/18, with totals higher than for any previous year.

### Urban and Rural Gross Housing Completions in South East Lincolnshire

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	
<b>BB Urban</b>	179	364	212	106	120	86	31	117	100	162	293	250	Total Urban 2017/18= 429 (62%)
<b>SH Crowland</b>	15	28	5	3	3	11	1	32	4	4	5	12	
<b>SH Holbeach</b>	29	34	24	11	48	6	4	15	35	37	21	25	
<b>SH Long Sutton</b>	28	19	5	20	5	3	40	1	40	10	8	12	
<b>SH Sutton Bridge</b>	42	18	3	12	18	4	0	3	12	3	2	1	
<b>SH Spalding</b>	145	336	287	158	78	71	125	175	160	145	154	129	
<b>SH Rural</b>	89	105	94	78	50	72	29	44	51	93	76	115	Total Rural 2017/18= 259 (38%)
<b>BB Rural</b>	102	139	76	33	66	5	33	58	9	18	59	144	

Source: Boston Borough Council and South Holland District Council

**Providing a Mix of Housing:** Providing a mix of property types is not only important in meeting housing needs but is also important in delivering sustainable development for the community. The NPPF sets out that authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. An appropriate mix of property types should be delivered for both market and affordable housing. Both councils continue to work with house builders to ensure the housing mix on new sites is appropriate. Dwelling size is continually monitored to ensure the housing stock meets needs and aspirations. The figures below show a breakdown of affordable housing completions by dwelling size.

### Dwelling size by bedrooms: SHMA requirement and actual delivery

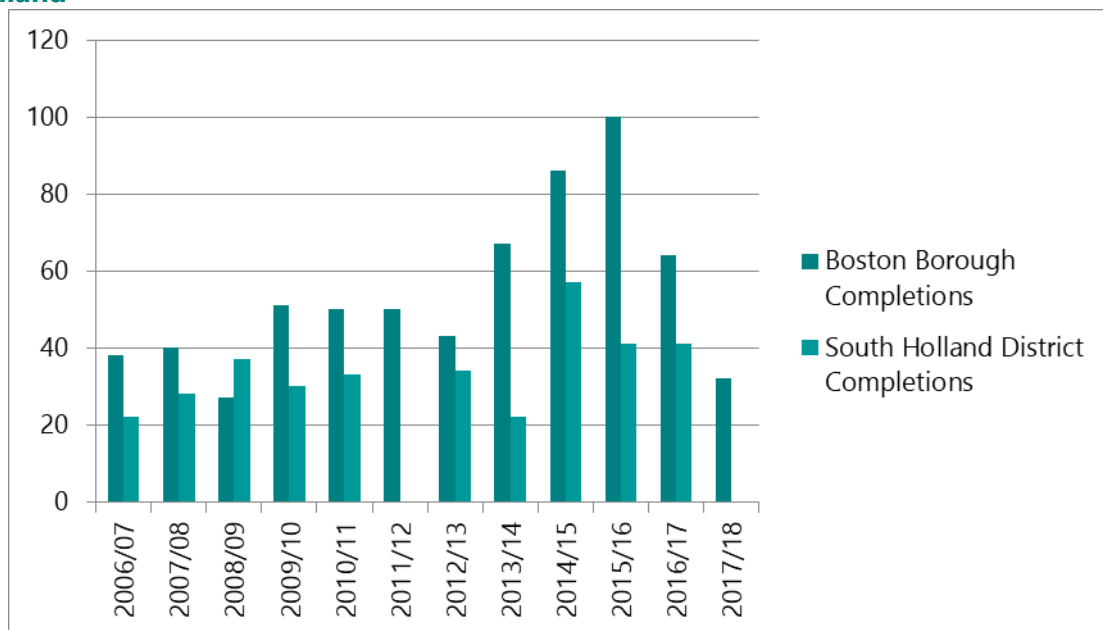
	Boston Borough		South Holland District	
	SHMA Affordable Housing Requirement %	2007-2018 % Average Affordable Completions	SHMA Affordable Housing Requirement %	2007-2018 % Average Affordable Completions
1 Bed	10	12%	12	11%
2 Bed	35	34%	31	37%
3 Bed	40	30%	40	39%
4+ Bed	15	16%	17	13%

Source: Boston Borough Council and South Holland District Council

As can be seen from the table above, Boston Borough Council requirements for 1 and 4+ bed affordable homes were achieved whilst the area fell below its 2 and 3 bed requirement. In comparison, completions of 2 bed homes in South Holland District exceeded its requirement whilst completions fell just below the requirement for 1 and 3 bed homes. The requirement for 4+ bed homes was missed by a larger margin.

**Housing Density:** Higher residential densities help to achieve more sustainable forms of development, by reducing the use of 'greenfield' land and making the best use of the limited amount of land available for development.

**Average density of housing on large schemes completed in Boston Borough and South Holland**



Source: Boston Borough Council and South Holland District Council

The graph above sets out the densities (dwellings per hectare) of sites of 10 or more dwellings completed in South East Lincolnshire during 2017/18. This year has seen another fall in density in Boston Borough, probably owing to a growth in greenfield development. The data for South Holland is not available.

**Accommodating Gypsy’s and Travellers:** The Boston and South Holland Gypsy and Traveller Accommodation Assessment (GTAA) (2016) identifies a need for the provision of additional permanent residential pitches for gypsies and travellers as well as a residential plot for travelling show people. In the year 2016/17, permission was granted retrospectively for a permanent traveller site for 3 mobile caravans and 3 touring caravans in Gosberton Clough (South Holland). Site allocations for additional pitches will be considered in the emerging South East Lincolnshire Local Plan 2011-2036.

**Dwellings with Planning Permission Outstanding:** Outstanding permissions are composed of a) dwellings not yet completed on sites currently under construction (a dwelling could either be under construction or simply not started) and b) dwellings on sites where no development activity has occurred.

As at 31<sup>st</sup> March 2018, there were 2,888 dwellings with outstanding planning permission in Boston Borough and 3,090 dwellings in South Holland District. Of these, 7 were on allocated sites in Boston Borough. The number on allocated sites in South Holland District is not available.

Outstanding permissions give some indication of where future development may occur; though it should be remembered that not all permissions will be implemented.