
NORTH AYRSHIRE COUNCIL

23 February 2022

Planning Committee

Title: Housing Land Audit 2020/21

Purpose: To provide the Committee with an update on the delivery of new homes in North Ayrshire and the housing land supply.

Recommendation: To note the contents of the report.

1. Executive Summary

- 1.1 The annual Housing Land Audit (HLA) for North Ayrshire – covering the period April 2020 to March 2021 – has been finalised. The audit provides an overview of housing delivery, the housing land supply and the housing market in North Ayrshire. It is an important exercise in tracking the performance of the Local Development Plan, the delivery of new housing and forecasting future service demand.
- 1.2 The most recent audit shows there was a reduction in overall housing completions during the last monitoring year (2020/21), which can be attributed to the impact of coronavirus on the delivery of affordable housing. The impact of the pandemic on delivery and an apparent strengthening of the private housing market in North Ayrshire means a significant number of new homes – over 2,300 – are expected to be completed over the next four years.

2. Background

- 2.1 Housing Land Audits (HLA) are prepared by planning authorities, usually annually, to monitor housing completions and are used to programme future house building. Members will be aware that, through the Strategic Housing Investment Plan (SHIP) and Local Development Plan 2, a proactive approach has been taken to increasing the delivery of both market and affordable housing in North Ayrshire in recent years. The HLA is key to tracking progress against this aspiration.
- 2.2 The following paragraphs set out the main results from North Ayrshire's most recently agreed Housing Land Audit, which covers the period April 2020 to March 2021. This period coincides with the coronavirus pandemic which has had both direct and indirect impacts on the housebuilding sector, from the closure of construction sites to issues around the availability and increased cost of labour and materials.

Completions

- 2.3 There were 226 housing completions on Housing Land Audit sites during the period April 2020 to March 2021, of which the majority (187) were in the private sector. The number of private completions increased from 179 in the previous year, despite building sites being closed between March and June 2020. In contrast, coronavirus had a significant impact on delivery of affordable homes during 2020/21, with an 82% decrease on 2019/20. The overall trend remains one of increasing completions over the past five-years for both tenures, demonstrating a strengthening in the private housing market within North Ayrshire alongside our ambitious programme of delivering new affordable housing.

Table 1 – Housing Land Completions (Units)

| | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 |
|--------------|------------|------------|------------|------------|------------|
| Private | 137 | 83 | 222 | 179 | 187 |
| Affordable | 34 | 136 | 188 | 220 | 39 |
| Total | 171 | 219 | 410 | 399 | 226 |

Consents

- 2.4 There has been a significant increase in the number of new homes granted Planning Permission since the adoption of LDP2. Planning Consents were granted for 612 new dwellings during 2020/21 and a Certificates of Lawful Use or Development (CLUD) were issued for a further 353 affordable homes to be delivered by North Ayrshire Council. The previous year saw 892 new homes approved, a figure boosted by Planning Applications for two of five new housing sites allocated by Local Development Plan 2 at Woodfarm, Kilwinning (198 units) and Mayfield Farm, Saltcoats (392 units).

Programming

- 2.5 Alongside recording housing completions, the HLA programmes future completions. Based on discussions with landowners and developers, current/previous build rates and recent Planning Consents, completions on all housing land sites are forecast over a seven-year period. Focusing on private sector completions, the programming indicates a total of 1709 units will be delivered over the next seven years at an average of 244 per year, which would be an increase of c.80 units per annum on the most recent five- year average.
- 2.6 A significant level of delivery of housing built by the Council and Housing Associations is also programmed over the next four years, reflecting the most recent Strategic Housing Investment Plan and committed Scottish Government and local authority funding. Delivery of many of these new affordable units has been pushed back from 2020/21 to this and subsequent years. In total, the SHIP is expected to deliver 1568 new affordable homes over the next five years.

Table 2 – Housing Programming (Units)

| | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|--------------|------------|------------|------------|------------|------------|------------|------------|
| Private | 179 | 221 | 305 | 309 | 281 | 235 | 179 |
| Affordable | 357 | 380 | 358 | 264 | 0 | 0 | 0 |
| Total | 536 | 601 | 663 | 573 | 281 | 235 | 179 |

Housing Land Supply

2.7 The 2020/21 Housing Land Audit indicates North Ayrshire has 79 effective housing sites with a total capacity of 4697 units. Furthermore, 78 sites classified as Longer Term (e.g. non-effective) have a capacity of 3698 units. Through the HLA process, we are committed to continuing to review our effective and non-effective housing sites to give a true reflection of the potential of the land supply to deliver new housing.

2.8 The full Housing Land Audit report and previous year's reports are published on the Council's website. The Housing Land Audit is a cornerstone in our monitoring of the Local Development Plan, which set a housing target of 4071 new homes between 2019- 2029; has informed a revised target as set out in the draft Local Housing Strategy (2022- 2027) and will also inform the next Local Development Plan. Audit information is also used across the Council to inform forecasts of future service demand, for example for school capacity and waste collection, and also Council Tax revenue.

3. Proposals

3.1 The 2020/21 Housing Land Audit is brought to the attention of the Planning Committee for information only. The recommendation is to note the contents of the report.

4. Implications/Socio-economic Duty

Financial

4.1 None.

Human Resources

4.2 None.

Legal

4.3 None.

Equality/Socio-economic

4.4 None.

Environmental and Sustainability

4.5 The delivery of new housing has a key role to play in carbon reduction, climate change mitigation, and alleviation of fuel poverty. A key element of the Council's house building programme is that new homes are sustainable and that project design, building materials and component parts maximise energy efficiency and reduce running costs.

Key Priorities

4.6 The provision of affordable, modern and well-designed homes that meets residents' needs is one of the Council's key priorities. New housing will support a place-based economic recovery and contribute to tackling depopulation.

Community Wealth Building

4.7 New housing, particularly where delivered by the Council, is one way of making the best use of our land and assets to support community wealth building. This includes by ensuring local fair employment and training opportunities are created and supply chains are supporting during the construction phase.

5. Consultation

5.1 Consultation is undertaken with the house building sector via industry body Home for Scotland on the programming element of the Housing Land Audit.

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Background Papers

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