

Huntingdonshire Local Plan to 2036 Examination

Matter 12: The supply and delivery of housing land

Note for the Inspector Regarding ONS data table 253a

Huntingdonshire District Council
28 September 2018

1. At the Matter 12 hearing session (held on 25 September 2018) Mrs Stacey Rawlings of Countryside & Huntingdon and Freemans questioned the discrepancy between the ONS housing completion figures by quarter for the 2017/18 monitoring year (found in table 253a¹) and the Council's recorded number of completions of 746 (net) residential units (compiled by Cambridgeshire County Council - Business Intelligence (Research)). In particular it was noted that the Council's recorded number of completions was substantially larger than those documented in the ONS data table.
2. In response to this, the Inspector requested clarification regarding the difference in completion figures.
3. ONS table 253a² publishes quarterly new build starts and completions based on building control inspection data from local authorities, the National House-Building Council (NHBC) and other independent approved building control inspectors. "These quarterly new build statistics are an important leading indicator but are less comprehensive than net additional dwellings estimates" (Department for Communities and Local Government, Housing supply; net additional dwellings, England: 2016-17).
4. Figures in table 253a are rounded to the nearest 10 and only include new builds, this means that new residential units that result from change of use are also not included within the data.
5. It is important to note that footnote 2 of table 253a states that "district level quarterly data for house building is volatile and is not generally suitable for making quarter on quarter comparisons. District level data should be considered either as part of larger geographic aggregations or over a longer time period."
6. District Level data is gathered through Housing Flows Reconciliation returns from Local Authorities. These figures can be found in tables 122 and 123 with further information regarding the validity of this data at: <https://www.gov.uk/government/collections/net-supply-of-housing>.
7. Cambridgeshire County Council - Business Intelligence (Research), produce housing completion and commitments data for the District, which feeds into the Housing Flows Reconciliation return annually. Housing completions in 2017/18 were recorded at 746 (net) residential units. This information was submitted on 28 September 2018 and is awaiting incorporation into the national data sets.
8. Figures submitted for this year's Housing Flows Reconciliation return can be found overleaf.

¹ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

² <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

Huntingdonshire District Council – Housing Flows Reconciliation Return 28 September 2018

Row Labels	Sum of Gains	Sum of Losses
Change of Use	88	-5
Conversion of Dwelling	10	-7
Demolition of Floorspace	0	-1
New Building(s)	499	0
Rebuild Applications	186	-24
Grand Total	783	-37

Row Labels	Sum of Gains		Sum of Losses		Total Sum of Gains	Total Sum of Losses
	Brownfield	Greenfield	Brownfield	Greenfield		
Change of Use	74	14	-5	0	88	-5
Grand Total	74	14	-5	0	88	-5

A1. Total dwelling stock at beginning of period	75,106
B1. Total new build completions	684
C1. Dwellings before conversion	7
C2. Dwellings after conversion	10
C3. Net change for Conversions (C2-C1)	3
D1. To dwelling from former or current agricultural or forestry buildings (regarded as 'not previously developed')	14
D1a. Of which under agricultural to residential permitted development right	10
D2. To dwellings from other buildings (regarded as 'previously developed')	74
D2a. Of which under permitted development right Office to Residential	17
D2b. Of which under permitted right Storage to Residential	3
D2c. Of which under permitted right Light Industrial Use to Residential	0
D2d. Of which under any other permitted development right from other buildings, regarded as previously developed	4
D2e. Of which Unspecified to Residential via permitted development rights	
D3. Total delivered via permitted development rights (D1a+D2a+D2b+D2c+D2d+D2e)	34
D4. Dwellings to non dwellings	5
D5. Net change for change of use (D1+D2-D4)	83
E1. Demolitions of permanent dwellings	25
F. Other gains and losses (e.g. Mobile and temporary dwellings)	
F1. Other gains	1
F2. Other losses	0
F3. Net change for other gains and losses (F1 - F2)	1
TOTAL NET ADDITIONAL DWELLINGS (Section E running total + F3)	746
G1. Total dwelling stock at the end of period This should be derived from housing flows. G1 = (A1 + Net additions)	75,852

H. Communal accommodation	
H1. New student halls	0
H2. Losses of student halls	0
Net change for student halls (H1 - H2)	0
H3. New other communal accommodation	0
H4. Losses of other communal accommodation	0
Net change for other communal accommodation (H3-H4)	0
Total additional communal accommodation	0