



HOUSING - FACT SHEET 2

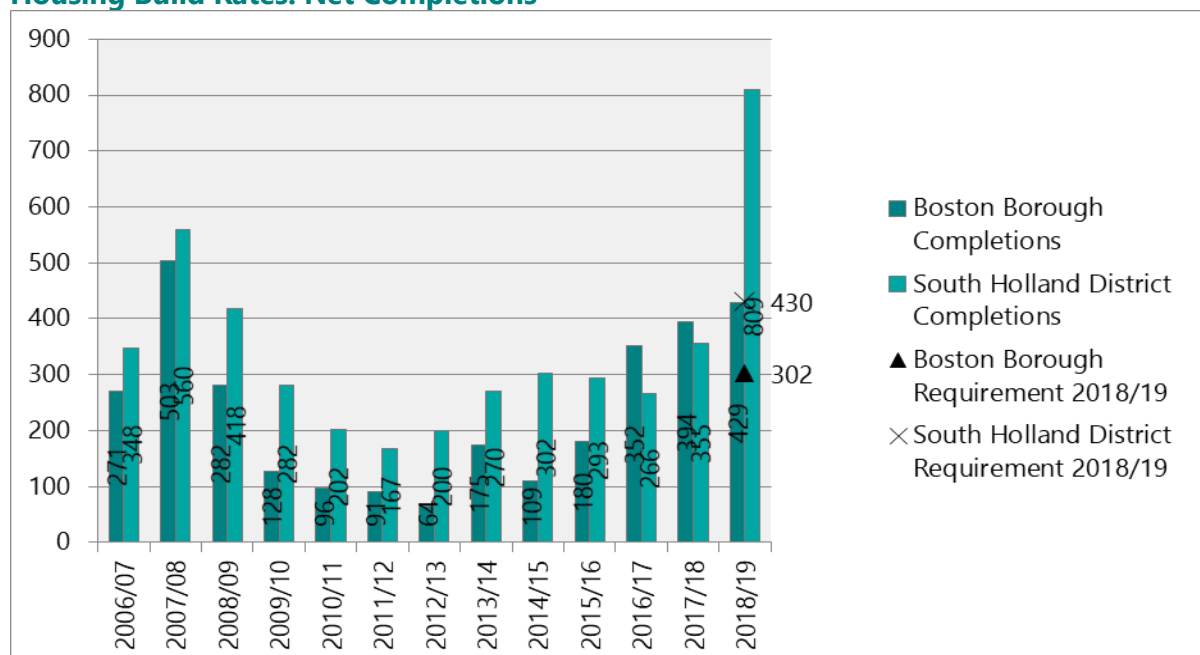
Introduction

- 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. The new South East Lincolnshire Local Plan was adopted on the 8 March 2019. For ease of monitoring this report will follow the same format and monitoring figures as previous reports until the end of the month. Next year's report will be on the new plan.
- This fact sheet examines the progress of housing developments in both Boston Borough and South Holland District over the period 1st April 2018 to 31st March 2019. 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 then recovering last year. In Boston Borough, house build rates have increased in 5 of the 6 years since 2012/13. In 2018/19 both Boston Borough and South Holland have exceeded the annual requirements remarkably. After South Holland recorded their data for the 5-year Housing Land Supply, there were 315 additional completions that were found by physically visiting sites around the district in March 2019. Thereby, exceeding South Holland's annual housing requirement by 379 additional dwelling completions.

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) 2019 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 31st March 2019, the five year housing land supply for South Holland District Council is **6.07** years, using the Liverpool method where less houses have been calculated and are a more realistic objective to achieve for the next financial year. In comparison to Boston Borough Council who have a housing supply of **5.5** 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 13 years, with build rates reaching a peak in this year. 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 (2017) identified a need for around 284 affordable homes a year in South Holland. The area falling well below this requirement.

Affordable completions in Boston Borough and South Holland District

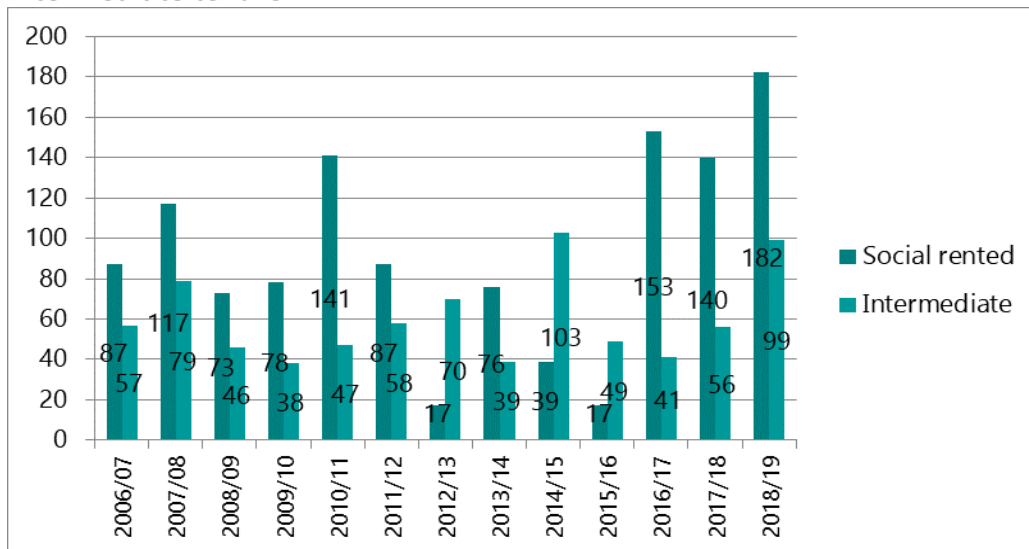
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Net additional dwellings completed	619	1,063	700	410	298	258	264	445	411	473	618	646	922
Affordable housing completions	144	196	119	116	188	145	87	129	161	113	197	196	281
Affordable completions	23%	18%	17%	28%	63%	56%	33%	29%	39%	24%	32%	30%	30%

as % of total net completions																				
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Source: Boston Borough Council and South Holland District Council

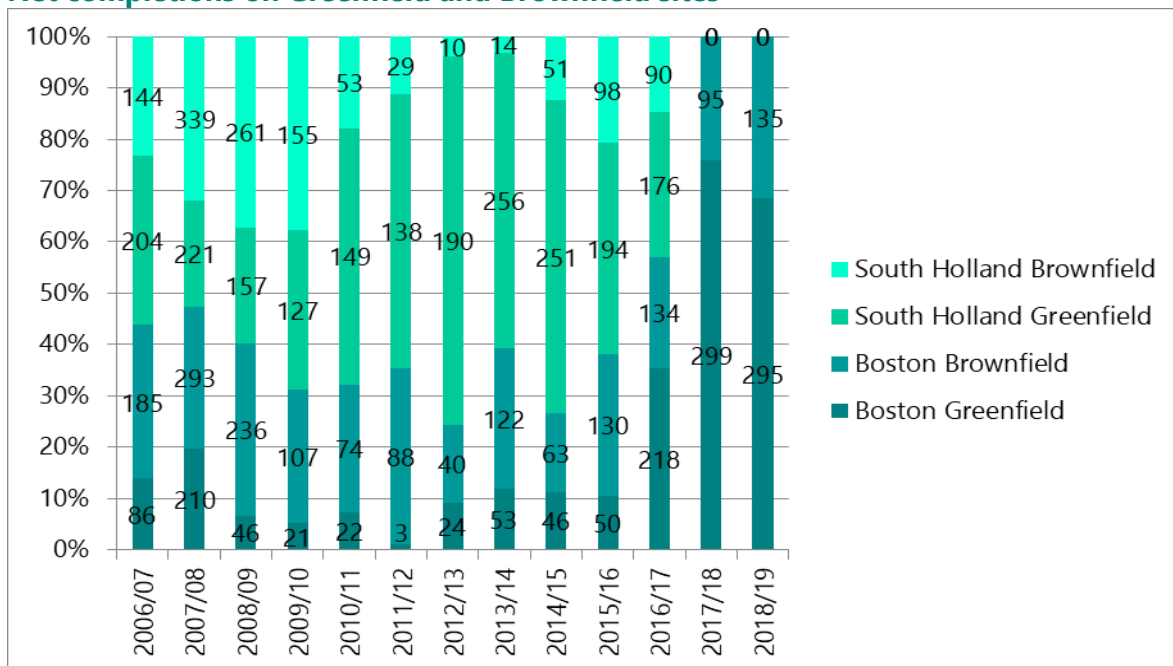
Since 2006/07, social rent housing completions have generally exceeded those for intermediate tenure.

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 had a good record of delivering more dwellings on Brownfield sites than Greenfield sites although for the last three years there is an increase in the development of dwellings on Greenfield land so that it is the dominant source. Although there are Brownfield sites they are not being developed and Greenfield sites are starting to come through owing to five year land supply issues. South Holland have only had three years when brownfield is the dominant source. There are no South Holland figures for the last two years.

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 2018/19, 252 dwellings were completed in Boston Borough urban area, with a slight increase over the previous on last year. In South Holland, there has been an increase of 113 dwellings for Spalding urban area from last year. In the rural areas both districts have seen increases in house completions in the last two years.

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	2018/19	
BB Urban	179	364	212	106	120	86	31	117	100	162	293	250	252	Total Urban 2018/19 = 603 (65%)
SH Crowland	15	28	5	3	3	11	1	32	4	4	5	12	45	
SH Holbeach	29	34	24	11	48	6	4	15	35	37	21	25	50	
SH Long Sutton	28	19	5	20	5	3	40	1	40	10	8	12	11	
SH Sutton Bridge	42	18	3	12	18	4	0	3	12	3	2	1	3	
SH Spalding	145	336	287	158	78	71	125	175	160	145	154	129	242	
SH Rural	89	105	94	78	50	72	29	44	51	93	76	115	142	Total Rural 2018/19= 319 (35%)
BB Rural	102	139	76	33	66	5	33	58	9	18	59	144	177	

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

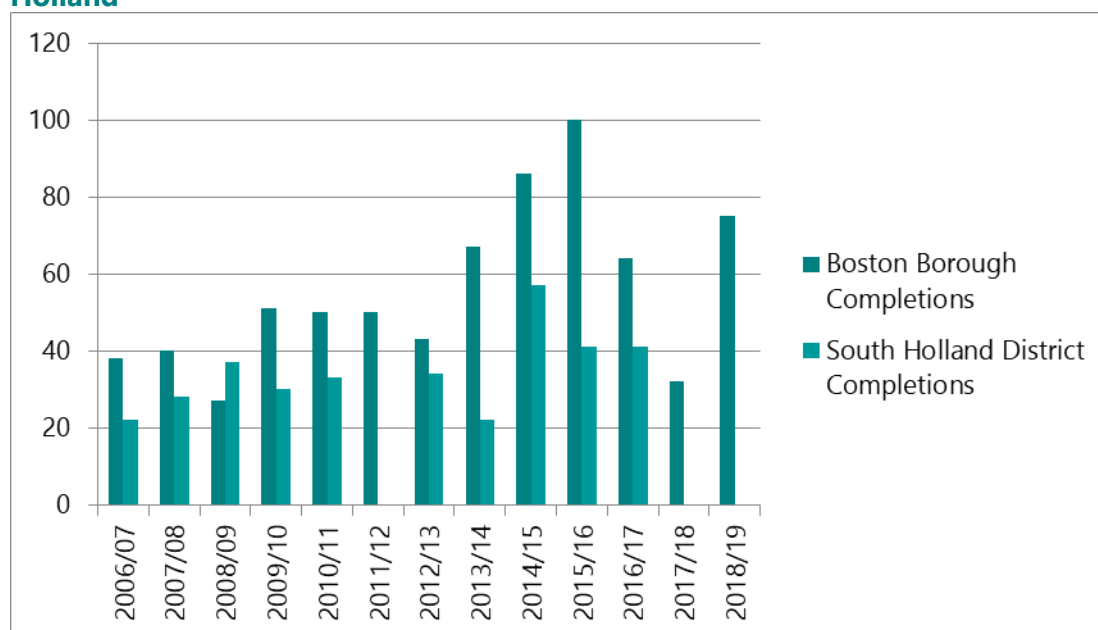
	Boston Borough		South Holland District	
	SHMA Affordable Housing Requirement %	2007-2019 % Average Affordable Completions	SHMA Affordable Housing Requirement %	2007-2019 % Average Affordable Completions
1 Bed	10	13%	12	12%
2 Bed	35	37%	31	38%
3 Bed	40	33%	40	38%
4+ Bed	15	18%	17	12%

Source: Boston Borough Council and South Holland District Council

As can be seen from the table above, Boston Borough Council requirements for 1, 2 and 4+ bed affordable homes were exceeded whilst the area fell below its 3 bed requirement. In South Holland District completions of 1 and 2 bed homes met or exceeded its requirement whilst for 3 and 4+ bed homes the requirement was not achieved.

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 2018/19. Since 2011/12, Boston Borough has risen from 25dph to 75dph in 2018/19 and recovered from two years of falling densities. There are no South Holland figures for the last two years.

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 31st March 2019, there were 3,014 dwellings with outstanding planning permission in Boston Borough and 3,254 dwellings in South Holland District. Of these, 0 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.