

Housing Monitoring – End of Quarter Paper 1st July 2021

The synopsis below provides a summary of housing development in the Borough this monitoring year 1st April 2021 – 31st March 2022. **Appendix 1** shows detailed to date statistics of completions and starts by tenure, house type (bedrooms), and the number of units built on Greenfield and Brownfield Land

Housing Delivery

The council work to the Plan:MK completion figure of 1767 which is the annualised total of the target figure for the life of the plan (26,500). The actual gross number of completions recorded this year to date is **611** (611 net), which is **34.5%** of the Plan:MK target.

Running Annual Status at 1st July 2021

Completions to date: **611**

Starts to date: **735**

Under Construction 31-03-2021: **2906**

Losses: **0**

Affordable Completions: **216 (35%)**

Social Rent: **10**

Affordable Rent: **110**

Shared Ownership: **96**

Discounted Market Rent: **0**

Affordable Starts: **280 (38%)**

Social Rent: **52**

Affordable Rent: **136**

Shared Ownership: **92**

Discounted Market Rent: **0**

Completions achieved against the Plan:MK target: **34.5%**

Quarter 1 Results - 1st April – 30th June

Completions: **611**

Starts: **735**

Under Construction 30-06-2020: **2906**

Losses: **0**

Affordable Completions: **216**

Social Rent: **10**

Affordable Rent: **110**

Shared Ownership: **96**

Discounted Market Rent: **0**

Affordable Starts: **280**

Social Rent: **52**

Affordable Rent: **136**

Shared Ownership: **92**

Discounted Market Rent: **0**

Quarter 2 Results - 1st July – 30th September

Completions:

Starts:

Under Construction 30-09-2020:

Losses:

Affordable Completions:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

Affordable Starts:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

Quarter 3 Results - 1st October – 31st December

Completions:

Starts:

Under Construction 31-12-2020:

Losses:

Affordable Completions:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

Affordable Starts:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

Quarter 4 Results - 1st January – 31st March

Completions:

Starts:

Under Construction 31-03-2021:

Losses:

Affordable Completions:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

Affordable Starts:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

Status Land Supply

	Dwellings	Area (Ha)
FULL PERMISSIONS	8,806	359.02
OUTLINE PERMISSIONS	6,614	428.61
LOCAL PLAN ALLOCATIONS	12,097	730.27
TOTAL	27,517	1517.90
ALLOCATIONS	12,097	730.27
WITH PERMISSION	15,420	787.63
TOTAL POTENTIAL 1 st July 2021	27,517	1517.90

Appendix 1 – Annual Starts and Completions by Tenure, House Type, and number of units built on Greenfield and Brownfield Land (cumulative to date)

House Completions

TABLE 1: HOUSING COMPLETIONS BY TENURE 2021/2022 (Gross)

Tenure	Number of Dwellings Completed				Quarters 1-4	%
	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter		
Developer Sale, Reduced Cost, Low Cost Sale	381				381	62
Plots	7				7	1
Shared Ownership and Intermediate Rent	96				96	16
Social Rent	10				10	2
Affordable Rent	110				110	18
Private Rent	7				7	1
TOTAL	611				611	100.0

Note: Unknown affordable tenure is included in Affordable Rent until Tenure is known – Q1 = 0 Q2 = Q3 = Q4 =

TABLE 2: HOUSING COMPLETIONS BY HOUSE TYPE (Number of Bedrooms) 2021/2022 (Net) to date

	1Bed Flat	2 Bed Flat	3+ Bed Flat	1 Bed House	2 Bed House	3 Bed House	4 Bed House	5+ Bed House
Completions	142	148	4	2	54	124	123	14
% this year	23	24	0.7	0.3	10	20	20	2

TABLE 3: HOUSING COMPLETIONS ON GREENFIELD/BROWNFIELD SITES 2021/2022 (Gross) to date

Land Type	1 st Quarter 01/04 to 30/06	2 nd Quarter 01/07 to 30/09	3 rd Quarter 01/10 to 31/12	4 th Quarter 01/01 to 31/03	Quarters 1-4
Brownfield	83				83
% Brownfield	13.5				13.5
Greenfield	528				528
% Greenfield	86.5				86.5
Total Completions	611				611

House Starts

TABLE 1: HOUSING STARTS BY TENURE 2021/2022 (Gross)

Tenure	Numbers of Dwellings Started					Quarters 1-4	%
	1 st Quarter* 1	2 nd Quarter	3 rd Quarter	4 th Quarter			
Developer Sale, Reduced Cost, Low Cost Sale	455					455	62
Plots	0					0	0
Shared Ownership and Intermediate Rent	92					92	12.5
Social Rent	52					52	7
Affordable Rent	136					136	18.5
Private Rent	0					0	0
TOTAL	735					735	100.0

Note: Unknown affordable tenure is included in Affordable Rent until Tenure is known – Q1 = 0 Q2 = Q3 = Q4 =

TABLE 2: HOUSING STARTS BY HOUSE TYPE 2021/2022 (Gross) to date

	1Bed Flat	2 Bed Flat	2+ Bed Flat	1 Bed House	2 Bed House	3 Bed House	4 Bed House	5+ Bed House
Starts	45	100	0	0	109	306	158	17
% this year	6	14	0	0	15	42	21	2

TABLE 3: HOUSING STARTS ON GREENFIELD/BROWNFIELD SITES 2021/2022 (Gross) to date

Land Type	1 st Quarter 01/04 to 30/06	2 nd Quarter 01/07 to 30/09	3 rd Quarter 01/10 to 31/12	4 th Quarter 01/01 to 31/03	Quarters 1-4
Brownfield	16				16
% Brownfield	2				2
Greenfield	719				719
% Greenfield	98				98
Total Starts	735				735

Houses Under Construction

TABLE 1: HOUSING UNDER CONSTRUCTION 2021/2022

Tenure	Numbers of Under Construction				Average Quarters 1-4	%
	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter		
Developer Sale, Reduced Cost, Low Cost Sale	1669				1669	58
Plots	21				21	0.7
Shared Ownership and Intermediate Rent	200				200	6.8
Social Rent	114				114	3.9
Affordable Rent	347				347	11.8
Discount Market Rent	29				29	0.9
Private Rent	526				526	17.9
TOTAL	2906				2906	100

TABLE 2: HOUSING UNDER CONSTRUCTION BY HOUSE TYPE 2020/2021 (Gross) to date

	1Bed Flat	2 Bed Flat	2+ Bed Flat	1 Bed House	2 Bed House	3 Bed House	4 Bed House	5+ Bed House
Dwellings Under Construction 1 st April 2021	770	723	30	5	219	624	465	70
% this Quarter	26	24	1	0.1	7.5	21.7	16.2	2.5

TABLE 3: HOUSING UNDER CONSTRUCTION ON GREENFIELD/BROWNFIELD SITES 2021/2022 (Gross) to date

842 dwellings are under construction on Brownfield Sites.
2064 dwellings are under construction on Greenfield Sites.