

Housing Monitoring – Quarterly Paper 1st July 2023

The synopsis below provides a summary of housing development in the Borough this monitoring year 1st April 2023 – 31st March 2024. **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 **708** (708 net), which is **40%** of the Plan:MK target.

Running Annual Status on 1st July 2023

Completions to date: **708**
Starts to date: **362**
Under Construction 30-06-2023: **2904**
Losses: **0**

Affordable Completions to date: **173 (24.5%)**
Social Rent: **27**
Affordable Rent: **74**
Shared Ownership: **54**
Discounted Market Rent: **18**
First Homes: **0**

Affordable Starts to date: **91 (25.1%)**
Social Rent: **18**
Affordable Rent: **17**
Shared Ownership: **56**
Discounted Market Rent: **0**
First Homes: **0**

Below are the results split into quarters.

Housing Delivery Results Split by Quarter

Quarter 1 Results - 1st April – 30th June

Completions: **708**

Starts: **362**

Under Construction 30-06-2023: **2904**

Losses: **0**

Affordable Completions: **173**

Social Rent: **27**

Affordable Rent: **74**

Shared Ownership: **54**

Discounted Market Rent: **18**

First Homes: **0**

Affordable Starts: **91**

Social Rent: **18**

Affordable Rent: **17**

Shared Ownership: **56**

Discounted Market Rent: **0**

First Homes: **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:

First Homes:

Affordable Starts:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

First Homes:

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:

First Homes:

Affordable Starts:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

First Homes:

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:

First Homes:

Affordable Starts:

Social Rent:

Affordable Rent:

Shared Ownership:

Discount Market Rent:

First Homes:

Status Land Supply

This table shows the number of plots that are available as of 1 January 2023. They are split into those plots with permission (FULL and OUT) and those that are allocated through the local plan. This gives the potential number of plots to come forward in the Plan:MK period.

	Dwellings	Area (Ha)
FULL PERMISSIONS	6915	341.15
OUTLINE PERMISSIONS	10020	875.73
LOCAL PLAN ALLOCATIONS	7394	732.26
TOTAL	24329	1949.14
ALLOCATIONS	7394	732.26
WITH PERMISSION	16935	1216.88
TOTAL POTENTIAL 1 st January 2023	24329	1949.14

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 2022/2023

Tenure	Number of Dwellings Completed					Quarters 1-4	%
	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter			
Developer Sale, Reduced/Low-Cost Sale	353						
Plots	0						
Private Rent Scheme	182						
Social Rent	27						
Affordable Rent	74						
Shared Ownership	54						
Discount Market Rent	18						
First Homes	0						
TOTAL	708						

TABLE 2: HOUSING COMPLETIONS BY HOUSE TYPE (Number of Bedrooms) 2022/2023 to date

Completions	1Bed Flat	2 Bed Flat	3+ Bed Flat	1 Bed House	2 Bed House	3 Bed House	4 Bed House	5+ Bed House
Current Quarter	247	94	0	0	40	136	171	20
%	34.8	13.3	0	0	5.6	19.2	24.1	2.8
Year to date	247	94	0	0	40	136	171	20
%	34.8	13.3	0	0	5.6	19.2	24.1	3.0

TABLE 3: HOUSING COMPLETIONS ON GREENFIELD/BROWNFIELD SITES 2022/2023 to date

Land Type	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Quarters 1-4
Brownfield	207				
% Brownfield	29.24				
Greenfield	501				
% Greenfield	70.76				
Total Completions	708				

House Starts

TABLE 1: HOUSING STARTS BY TENURE 2022/2023

Tenure	Numbers of Dwellings Started					%
	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Quarters 1-4	
Developer Sale, Reduced/Low-Cost Sale	271					
Plots	0					
Private Rent Scheme	0					
Social Rent	18					
Affordable Rent	17					
Shared Ownership	56					
Discount Market Rent	0					
First Homes	0					
TOTAL	362					

TABLE 2: HOUSING STARTS BY HOUSE TYPE 2022/2023

Starts	1Bed Flat	2 Bed Flat	3+ Bed Flat	1 Bed House	2 Bed House	3 Bed House	4 Bed House	5+ Bed House
Current Quarter	32	36	0	0	45	105	132	12
%	8.8	9.9	0	0	12.4	29	36.5	3.3
Year to Date	32	36	0	0	45	105	132	12
%	8.8	9.9	0	0	12.4	29	36.5	3.4

TABLE 3: HOUSING STARTS ON GREENFIELD/BROWNFIELD SITES 2022/2023

Land Type	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Quarters 1-4
Brownfield	0				
% Brownfield	0				
Greenfield	362				
% Greenfield	100				
Total Starts	362				362

Houses Under Construction

TABLE 1: HOUSING UNDER CONSTRUCTION 2021/2022

Tenure	Numbers of Under Construction					Average Quarter s 1-4	%
	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter			
Developer Sale, Reduced/Low-Cost Sale	1621						
Plots	15						
Private Rent Scheme	587						
Shared Ownership	187						
Social Rent	57						
Affordable Rent	320						
Discount Market Rent	47						
First Homes	0						
TOTAL	2904						

**TABLE 2: HOUSING UNDER CONSTRUCTION BY HOUSE TYPE
2022/2023**

	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 2023	731	897	15	4	156	496	538	67
%	25	31	0.7	0.1	5.4	17	18.5	2.3

**TABLE 3: HOUSING UNDER CONSTRUCTION ON GREENFIELD &
BROWNFIELD SITES 2022/2023**

1154 dwellings are under construction on Brownfield Sites.
1750 dwellings are under construction on Greenfield Sites.