

## BOROUGH OF KETTERING

<b>Committee</b>	<b>PLANNING POLICY</b>	Item	Page 1
<b>Report Originator</b>	Head of Development Services	Fwd Plan Ref No:	
<b>Wards Affected</b>	All	19 April 2017	
<b>Title</b>	<b>KETTERING BOROUGH HOUSING COMPLETIONS UPDATE 2016/17</b>		

### 1. PURPOSE OF REPORT

To inform Members of the numbers of housing completions in Kettering Borough for the period 2016/17.

### 2. INFORMATION

- 2.1 Officers annually review and report on the Borough's housing completions, this being part of the Council's responsibility towards monitoring its housing delivery and ability to demonstrate a five year housing land supply. This, information, along with other development monitoring is reported in the North Northamptonshire Authorities Monitoring Report.
- 2.2 Kettering Borough's housing target, set through the adopted North Northamptonshire Joint Core Strategy (JCS), is 10,400 dwellings. The JCS covers the 20 year period 2011-2031. This equates to an annual average dwelling completion rate of 520 dwellings per annum. At the meeting of this Committee on 8 June 2016, it was reported that Kettering Borough had a shortfall in housing completions against its annual JCS targets (Minute 16.PP.17 refers).
- 2.3 Officers monitor completions by visiting each of the sites throughout the Borough with permission for residential development to inspect the progress being made. The results of this indicate a further significant increase in the numbers of housing completions on previous years. Between 1 April 2016 and 31 March 2017, 704 dwellings were completed. This still finds the Council with a shortfall against the targeted numbers of completions required for this point in the JCS, but it does reduce that gap substantially, and demonstrates a continued uplift in building activity at sites across the Borough.
- 2.4 For Members information, and to give an indication of the build rates to date, the table below provides the annual completion rates for the period of the JCS, and cumulative year-on-year performance.

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<b>Housing Performance Relative to JCS 2011-17</b>			
	<b>Actual Completions</b>	<b>Annual surplus/shortfall</b>	<b>Cumulative shortfall</b>
Recorded Completions 2011/12	313	-207	-207
Recorded Completions 2012/13	351	-169	-376
Recorded Completions 2013/14	540	+20	-356
Recorded Completions 2014/15	282	-238	-594
Recorded Completions 2015/16	547	+27	-567
Recorded Completions 2016/17	706	186	-381
<b>Total Completions 2011-17</b>	<b>2,739</b>		
JCS Requirement 2011-17 (520 x 6)	3,120		
<b>Housing Completion Shortfall 2011-17</b>	<b>- 381</b>		

2.5 In terms of understanding where housing completions are being achieved by settlement, the table below indicates the activity achieved by town/ rural area.

<b>Housing Completions</b>			
	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>
<b>Kettering (inc. Barton Seagrave)</b>	84	185	391
<b>Burton Latimer</b>	125	95	111
<b>Desborough</b>	0	156	98
<b>Rothwell</b>	63	81	43
<b>Rural Area</b>	10	30	63
<b>Total</b>	<b>282</b>	<b>547</b>	<b>706</b>

### Affordable Housing

2.6 The numbers of affordable housing completions for the periods 2014/15 and 2015/16 were 123 dwellings and 103 dwellings respectively. The numbers of affordable housing completions for 2016/17 has risen to 200 dwellings. It is currently forecast 217 affordable housing completions will be achieved in 2017/18.

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### 3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 There is no consultation necessary as a result of this report. The findings will be reported through the next North Northamptonshire Authorities Monitoring Report.

### 4. POLICY IMPLICATIONS

- 4.1 The contents of this report may be used as evidence in developing future planning policies.

### 5. USE OF RESOURCES

- 5.1 None directly related to this report.

### 6. RECOMMENDATION

That Members note the content of this report.

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Previous Reports/ Minutes:

Ref: Planning Policy Committee – Kettering Borough Housing Completions Update  
2016/17

Date: 8 June 2016