

BOROUGH OF KETTERING

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Report Originator	Head of Development Services	Fwd Plan Ref No: -	
Wards Affected	All	5 June 2019	
Title	KETTERING BOROUGH HOUSING COMPLETIONS UPDATE 2018/19		

1. PURPOSE OF REPORT

To inform Members of the numbers of housing completions in Kettering Borough for the period 2018/19.

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.
- 2.3 Officers monitor completions by visiting each of the sites with permission for residential development throughout the Borough, to inspect the progress being made. Between 1 April 2018 and 31 March 2019, 644 dwellings were completed. This is 124 dwellings above the JCS annual target. Table 1 below provides completions in the Borough for each year since 2011. This table shows that overall there is a shortfall of 282 dwellings against the JCS target. The overall shortfall has decreased significantly since 2017/18 and is the lowest it has been since the first year of the plan period. This is due to strong delivery over the past 4 years, when the annual target has been exceeded in all but one of those years.
- 2.4 Members may recall that at the meeting of this committee on the 26 February 2019, a report was presented setting out the Council's Five Year Housing Land Supply position. This report included a section which discussed the need for either a 5%, 10% or 20% buffer to be added to the supply of specific deliverable sites. The report set out that the buffer should be 5% for Kettering Borough. The strong delivery in the 2018/19 year means that the 5% buffer remains the correct buffer for the Borough to apply when calculating the Five Year Housing Land Supply position. This buffer will ensure that there is choice and competition in the market for land. In addition, the latest results of the Housing Delivery Test, published in February 2019, indicate that Kettering Borough has

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delivered 129% of its measurement, and there would be no resultant consequences.

Table 1 - Housing Performance Relative to JCS 2011-19			
	Actual Completions	Annual surplus/shortfall	Cumulative shortfall
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
Recorded Completions 2017/18	495	-25	-406
Recorded Completions 2018/19	644	+124	-282
Total Completions 2011-19	3,878		
JCS Requirement 2011-19 (520 x 8)	4,160		
Housing Completion Shortfall 2011-19	-282		

- 2.5 In terms of understanding where housing completions are being achieved by settlement, Table 2 below indicates the activity achieved by town/ rural area.

Table 2 - Housing Completions			
	2016/17	2017/18	2018/19
Kettering (inc. Barton Seagrave)	391	287	501
Burton Latimer	111	117	109
Desborough	98	18	10
Rothwell	43	67	3
Rural Area	63	6	21
Total	706	495	644

Affordable Housing

- 2.6 The number of affordable housing completions for the periods 2016/17 and 2017/18 were 200 dwellings and 208 dwelling. The number of affordable housing completions for 2018/19 was 135. Table 3 below shows the number of affordable housing completions delivered by town/ rural area.

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Table 3 - Affordable Housing Completions			
	2016/17	2017/18	2018/19
Kettering (inc. Barton Seagrave)	114	104	94
Burton Latimer	23	40	30
Rothwell	12	64	11
Desborough	29	0	0
Rural	22	0	0
Total	200	208	135

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 – Five Year Housing Land Supply
Date: 26 February 2019

Ref: Planning Policy Committee – Kettering Borough Housing Completions Update
2016/17
Date: 19 April 2017

Ref: Planning Policy Committee – Kettering Borough Housing Completions Update
2015/16
Date: 8 June 2016