

Monitoring Update: Housing Completions

- 1.1 This draft paper provides an update of the housing completions section contained within the Brentwood Annual Monitoring Report (AMR) in light of April 2013 residential monitoring data. Information and figures are provisional until the Council's 2012/13 AMR is agreed by Members.

Housing Completions 2012/13

- 1.2 Table 1 shows the number of homes that have been completed since 2001. A total of 212 net additional dwellings were completed in 2012/13, the net figures comprise of additions to the housing stock from new build, change of use and conversions minus any losses as a result of demolitions, changes of use and conversions.

Table 1: Housing completions since 2001 by dwelling size and PDL

Year	Net Dwelling Completions						Gross Dwelling Completions		
	1 bed	2 bed	3 bed	4+ bed	Not known	Total	Total	No. PDL	% PDL
2012/13	42	117	50	21	-18	212	239	212	88.7%
2011/12	6	55	32	43	-4	132	148	131	88.5%
2010/11	78	249	25	46	-4	394	416	413	99.3%
2009/10	70	82	13	10	-9	166	188	188	100%
2008/09	67	109	12	19	44	251	273	267	97.8%
2007/08	67	127	39	22	-14	241	262	262	100%
2006/07	59	154	8	23	-26	218	256	256	100%
2005/06	41	31	10	23	11	116	140	139	99.3%
2004/05	25	85	18	28	-5	151	175	175	100%
2003/04	28	100	43	58	-20	209	231	229	99.1%
2002/03	34	128	75	47	-20	264	284	268	94.4%
2001/02	53	60	57	27	-16	181	199	196	98.5%

Source: Brentwood Residential Land Monitor, provided by SLA with Essex County Council

Note: Not known column – 2001/02: 2 unknown completions and 18 unknown losses. 2002/03: 20 unknown losses. 2003/04: 2 unknown completions and 22 unknown losses. 2004/05: 19 unknown completions and 24 unknown losses. 2005/06: 8 unknown completions and 18 unknown losses. 2006/07: 12 unknown completions and 38 unknown losses. 2007/08: 7 unknown completions and 21 unknown losses. 2008/09: 51 unknown completions and 7 unknown losses. 2009/10: 9 unknown losses. 2010/11: 4 unknown losses. 2011/12: 4 unknown losses. 2012/13: 18 unknown losses.

Completions on previously developed land

- 1.3 Key to the achievement of sustainable development is making best use of previously developed land (PDL). PDL is often referred to as brownfield whilst undeveloped land greenfield. The NPPF encourages the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value.
- 1.4 As can be seen from Table 1, Brentwood has consistently achieved significantly high proportions of residential development on PDL since 2001, with 88.7% of completions on PDL in 2012/13. This reflects the Borough's Green Belt location and ability over time to provide housing within existing settlement boundaries, Brentwood Town in particular.

Completions by dwelling size

- 1.5 Table 1 also shows housing completions by number of bedrooms. There has been a continuing general decline in both the number and proportion of 3+ bedroom completions since 2001 with an observed emphasis on one and two bedroom homes reflecting a shift to higher density developments.
- 1.6 The number of small households has been increasing due to extended life expectancy, household break up and the increasing number of young people who choose to live alone. Generally, newly forming households will be small households requiring smaller dwellings.
- 1.7 Table 1 shows that in 2012/13 159 homes completed were one or two bedrooms, 75% of the net total 212 completions.

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