

## Housing Monitoring Update – May 2015

### Housing Completions 2014/15

A total of **507 net housing completions**<sup>1</sup> took place during the 2014/15 monitoring year<sup>2</sup> (see Table 1 below).

This figure is the result of compiling data from a number of sources including:-

- Results from 6 monthly site visits to verify the number of housing completions which have been carried out on each consented housing site
- Analysis of monthly Building Control completions returns that provide information of both City of York Council and private building inspection records, and
- Regular contact with developers/applicants for each site over 10 dwellings to accurately monitor completions and to estimate the likely level of completions over the term of the build programme

**Table 1: Housing Completions 2014-15 (1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015)**

Year	Completions	New Build	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
1 <sup>st</sup> April 2014 – 30 <sup>th</sup> September 2014	244	182	6	55	8	235
1 <sup>st</sup> October 2014 – 31 <sup>st</sup> March 2015	279	196	1	77	2	272
<b>2014-2015</b>	<b>523</b>	<b>378</b>	<b>7</b>	<b>132</b>	<b>10</b>	<b>507</b>

Table 2 below highlights the more significant housing developments that resulted in housing completions over the monitoring year. Notably the Land West of Metcalfe Lane, Osbaldwick (Phases II, III & IV) provided a total of 81 completions, whilst the Former Shipton Street School (38), Sessions Former Print Works (39), and The Tannery, Sheriff Hutton Road, Strensall (43) all provided much needed additional housing stock over the monitoring period.

However, Terry's Former Factory Site, Our Lady's RC School (Windsor Drive) and the Former Civic Amenity Site (Beckfield Lane) did not provide the levels of completions as predicted and will now add more significantly to the housing supply during the next monitoring year.

<sup>1</sup> Net housing completions are calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use or conversions to existing properties

<sup>2</sup>The monitoring year started on 1<sup>st</sup> April 2014 and ended on 31<sup>st</sup> March 2015.

**Table 2: Breakdown of Housing Completion Sites**

Site Name	Net Completions (1 <sup>st</sup> April 2014 to 30 <sup>th</sup> Sept 2014)	Net Completions (1 <sup>st</sup> Oct 2014 to 31 <sup>st</sup> Mar 2015)	Net Completions 2014/15
Travellers Caravan Site Outgang Lane Osbladwick <sup>3</sup>	6	0	6
21 Clifford Street	0	6	6
Knivesmire Nursing Home 76 The Green Acomb	8	0	8
Turf Tavern 277 Thanet Road	2	6	8
Land Between Sports Field and West View Close	0	8	8
Former Civic Amenity Site Beckfield Lane	0	9	9
Former Allenby Nursery Site Wheldrake Lane Elvington	10	0	10
York College of Further & Higher Education Tadcaster Road	8	2	10
Yearsley Grove Hotel Huntington Road	0	10	10
Hilary House 16 St Saviours Place	0	14	14
Burnholme Social Club Burnholme Drive	2	13	15
Macmillan House 60 York Road Acomb	0	17	17
The White Swan Hotel 2-16 Piccadilly	0	18	18
Yearsley Bridge Adult Training Centre Huntington Road	20	0	20
YWCA Water Lane	23	0	23
Land to West of Metcalfe Lane Osbaldwick (Phase 2)	12	20	32
Shipton Street School Shipton Street	38	0	38
Sessions of York Huntington Road	10	29	39
The Tannery Sheriff Hutton Road Strensall	25	18	43
Land to West of Metcalfe Lane Osbaldwick (Phase 3 & 4)	5	44	49
Sites providing 5 dwellings or less during the year	66	58	124
<b>All Sites</b>	<b>235</b>	<b>272</b>	<b>507</b>

For context Table 3, below, provides details of net housing completions for the previous 10 monitoring years.

**Table 3: Dwelling completions and Demolitions by Year, 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2015**

Year	Completions	New Build	Net Conversions / COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2005-2006	949	784	139	11	128	17	906
2006-2007	875	734	110	18	92	46	798
2007-2008	557	442	87	19	68	6	523
2008-2009	502	391	73	23	50	13	451
2009-2010	606	513	64	-2	66	70	507
2010-2011	571	489	65	9	56	40	514
2011-2012	354	279	45	5	40	3	321
2012-2013	540	441	70	9	61	29	482
2013-2014	374	302	57	3	54	14	345
2014-2015	523	378	139	7	132	10	507
<b>2005-2015</b>	<b>5851</b>	<b>4753</b>	<b>849</b>	<b>102</b>	<b>747</b>	<b>248</b>	<b>5354</b>

<sup>3</sup> In line with DCLG dwelling definitions <https://www.gov.uk/definitions-of-general-housing-terms> 'permanent traveller pitches should also be counted if they are, or likely to become, the occupants' main residence'

On average York experienced slightly over **535** annual completions over the last 10 monitoring years (2005 to 2015), whilst on average over the last 5 years almost **434** additional homes per year have been built (2010 to 2015)

## Housing Consents 2014/15

Following on from a significant increase in housing consents during the 2013/14 monitoring year when 1,531<sup>4</sup> net additional homes were granted permission, a further **1,264 net additional homes** were approved during 2014/15.

**Table 4: Housing Consents (1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015)**

Year	Type of Approval	Number of Sites Granted Consent for Housing	Gross Additional Homes Consented	Net Additional Homes Consented
1 <sup>st</sup> April 2014 – 30 <sup>th</sup> September 2014	Residential (use Class 3) <sup>5</sup> Approval	50	113	105
	Office Residential Conversion (ORC) <sup>6</sup>	5	49	49
	Privately managed off campus student accommodation <sup>7</sup>	1	91	91
1 <sup>st</sup> October 2014 – 31 <sup>st</sup> March 2015	Residential (use Class 3) Approval	61	225	204
	Office Residential Conversion (ORC)	9	274	274
	Privately managed off campus student accommodation	1	542	541
<b>2014/15</b>		<b>127</b>	<b>1294</b>	<b>1264</b>

In line with advice received from DCLG, privately managed off campus student accommodation has been included in the figures and accounted for 632 of the proposed net additional homes on two sites ((i) Proposed Student Accommodation, Hallfield Road (91) and (ii) St Joseph's Convent, Lawrence Street (541)). Whilst, a total of fourteen sites allowed through Office-Residential Conversions (ORCs) made up a further 365 net additional homes. (see Table 5 below)

<sup>4</sup> For a full breakdown of this figure see CYC webpage

[http://www.york.gov.uk/downloads/file/13609/housing\\_update\\_2013-14\\_-\\_june\\_2014](http://www.york.gov.uk/downloads/file/13609/housing_update_2013-14_-_june_2014)

<sup>5</sup> Dwelling houses – for full definition see the Town and Country Planning (Use Classes) Order 1987 (as amended) 30<sup>th</sup> May 2013

<sup>6</sup> Office Residential Conversion (ORC) Class J Part 3 Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995

<sup>7</sup> In line with DCLG dwelling definitions <https://www.gov.uk/definitions-of-general-housing-terms> 'student accommodation ... can be included towards the housing provision in local development plans'

**Table 5: Office Residential Conversions (ORCs)**

Site Name	Gross Additional Homes Allowed	Net Additional Homes Allowed
Castle Chambers 7-13 Clifford Street	28	28
Hilary House 16 St Saviours Place <sup>8</sup>	13	13
Minster Alarms 1st Floor Suncliffe House 157 New Lane Huntington	1	1
Roman House 4-8 Rougier Street <sup>9</sup>	3	3
Endeavour House George Cayley Drive	4	4
North Lodge Clifton Park Avenue	11	11
First Floor Matmer House Hull Road	15	15
50 York Road Acomb	5	5
QA Research Brackenhill 29 St Georges Place	1	1
2 Pioneer Business Park Amy Johnson Way	6	6
Crown Prosecution Service United House Piccadilly	116	116
Hudson House Toft Green	115	115
NHA Financial Management 1st Floor 12 Tadcaster Road Dringhouses	2	2
First York 45 Tanner Row	3	3
Castle Chambers 7-13 Clifford Street	28	28
Hilary House 16 St Saviours Place	13	13
	<b>323</b>	<b>323</b>

**Table 6: Breakdown of Housing Consents**

Site Name	Gross Additional Homes Consented	Net Additional Homes Consented
14 No. Office-Residential Conversions (ORCs) <sup>10</sup>	323	323
Bootes Management 24 Fossgate	5	5
1-12 Kensal Rise	6	6
Land to South of 26 Pottery Lane	6	6
Holgate Working Mens Club 6 New Lane	6	6
Proposed Development Hewley Street	8	8
29c Walmgate	8	8
Garage Court Site at Challoners Road	8	8
Land to East of 51-57 Fenwick Street	8	8
G1 Newbury Avenue	9	9
Olgas Guest House 12 Wenlock Terrace	9	7
Blue Bridge Hotel 39 Fishergate	12	12
Land Lying to South of Centurion Office Park Tribune Way	13	13
Pack of Cards 164 Lindsay Avenue	14	14
Royal Masonic Benevolent Institute Connaught Court	14	14
Hunter House 57 Goodramgate	14	14
Macmillan House 60 York Road Acomb	17	17
1-9 St Leonards Place	40	40
Proposed Student Accommodation Hallfield Road <sup>11</sup>	91	91
St Josephs Convent of Poor Clare Collentines Lawrence Street <sup>12</sup>	542	541
Sites Granted Consent for <5 Homes During 2014/15	141	114
	<b>1294</b>	<b>1264</b>

<sup>8</sup> This represents an increase of 13 homes to the original application for 12 flats allowed on this site

<sup>9</sup> This represents an increase of 3 homes to the original application for 46 flats allowed on this site

<sup>10</sup> Granted as a result of Class J Part 3 Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995

<sup>11</sup> Privately managed off campus student accommodation

<sup>12</sup> Privately managed off campus student accommodation

By way of context Table 7, below, provides detail of housing consents for the previous 10 monitoring years. The figures highlight a decline in consents over the period 2007/08 to 2012/13 monitoring years whilst a significant increase has been experienced over the last two monitoring years. To a large extent this increase has occurred at a time when off campus student accommodation, which can be counted within the housing supply, has added significantly to consents. This together with a relaxation of the permitted development rules currently being experienced has brought about significant numbers of potential office to residential conversion schemes. Future monitoring years will reveal if this is the start of an upward trend or merely a peak in market trends for this type of accommodation.

**Table 7: Housing Consents Granted Between 1<sup>st</sup> April 2005 and 31<sup>st</sup> March 2015**

Year	Gross Housing Permissions	Net Housing Permissions
2005/2006	1218	1176
2006/2007	1359	1316
2007/2008	1700	1629
2008/2009	665	534
2009/2010	207	182
2010/2011	224	198
2011/2012	203	174
2012/2013	365	337
2013/2014	1556	1531
2014/2015	1294	1264
<b>2005 to 2015</b>	<b>8791</b>	<b>8341</b>

On average there were just over **834** annual consents granted over the last 10 monitoring years (2005 to 2015), whilst the last 5 years saw an average of almost **701** annual consents granted (2010 to 2015).

**Note Re: Inclusion of Student Accommodation within the Housing Figures**

DCLG produced a “Definition of “General Housing Terms” in November 2012 (see link below)

<https://www.gov.uk/definitions-of-general-housing-terms>

which states that “*purpose-built (separate) homes (eg self-contained flats clustered into units with 4 to 6 bedrooms for students) should be included. Each self-contained unit should be counted as a dwelling*”.

Each housing site including off campus privately managed student accommodation has been assessed in these terms by CYC in calculating housing capacity and is represented in the tables above.

For example the Proposed Student Accommodation at Hallfield Road comprises 326 bed spaces in 28 x 1, 2 x 3, 17 x 4, 40 x 5 and 4 x 6 bed cluster units and has been calculated as **91** housing units when the DCLG definition is applied. Whereas, St Josephs Convent,

Lawrence Street will include 660 bed spaces in 514 x 1, 1 x 3, 19 x 5 and 8 x 6 bed cluster units which equates to **542** housing units when the DCLG definition is applied.