

# 20 year housing trajectory

as of 1 April 2013



## Diagram illustrates 4 points:

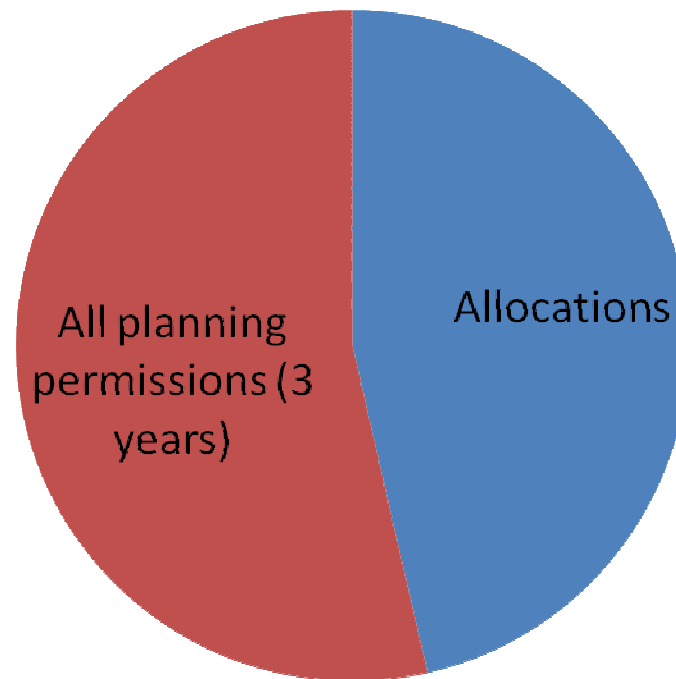
- 1) 20 year housing trajectory
- 2) 5 year housing land supply within trajectory provides certainty for that **rolling** period
- 3) An allowance for windfalls is included in the last five years
- 4) Housing target 2011-2031

# Five year housing land supply calculations

	<b>Requirement</b>	dwellings
1	Total 20 year housing requirement	11,080
2	Dwellings already built	-4,880
3	Requirement 2013 to 2026	6,200
4	Annual target ( $6,200 \div 13$ years to end of plan period)	477
5	Add 5% buffer per NPPF requirement ( $477 \times 5\%$ )	24
6	Annual target including 5% buffer	501
7	5 year dwelling target 2013 to 2018 ( $501 \times 5$ years)	<b>2,505</b>
	<b>Supply</b>	
8	5-year housing land supply 2013 to 18	<b>2,135</b>
	<b>5-year housing land supply position at 1 April 2013</b>	
9	Shortfall in housing land supply	-370
10	Percentage housing land supply ( $2,135$ as a % of $2,505$ )	85.2%
11	Number of years housing land supply ( $2,135 \div 501$ )	4.2 years

# 2013 total housing land supply

## Proportion of guaranteed allocations and permissions

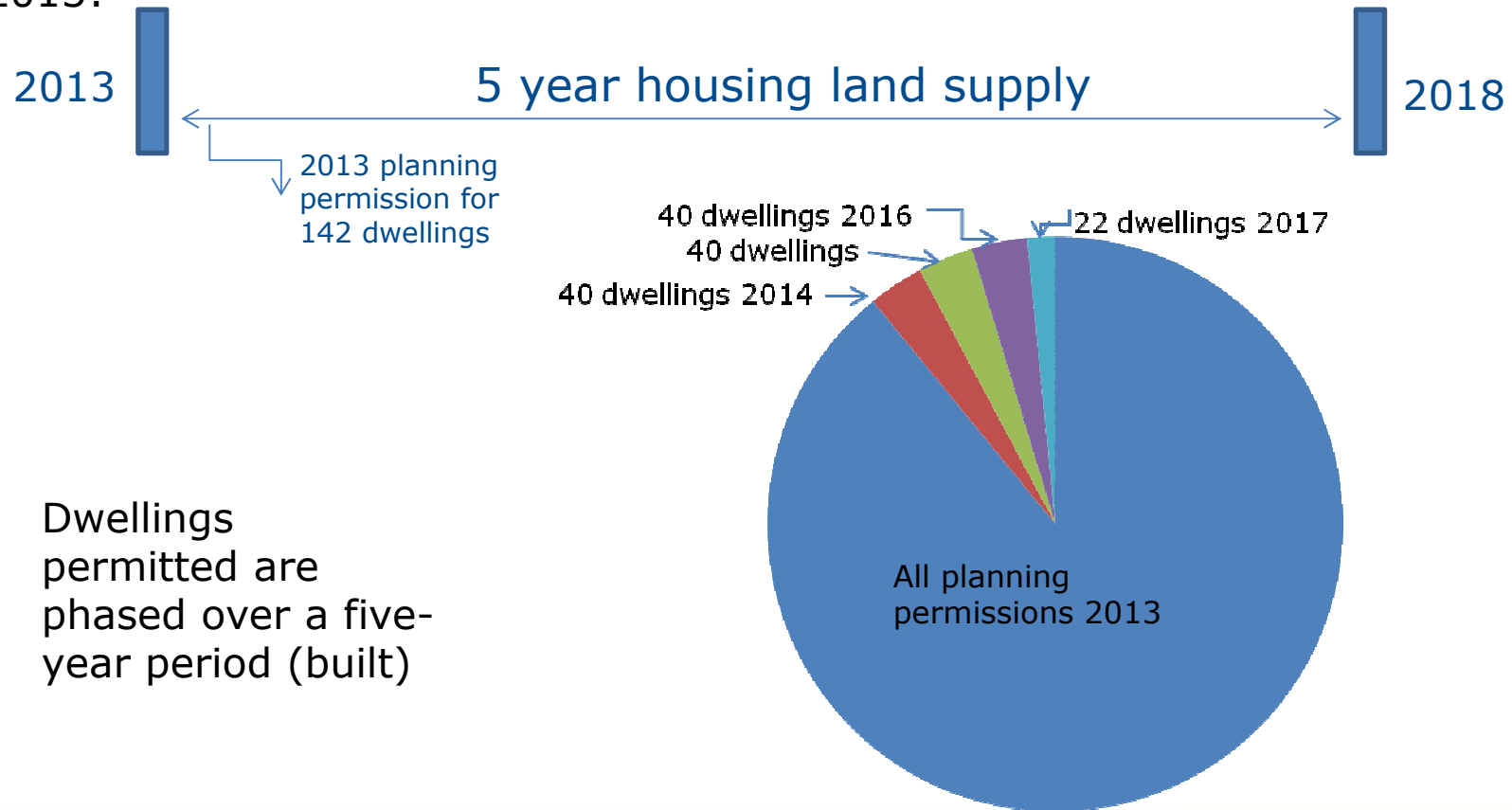


**Requirement = 2,505**  
**Supply = 2,135**  
**Deficit = 370**

As of 1 April 2013

# We already include windfalls

Here's a current example using the Maidstone TV studios, as of 1 April 2013:



# But what about 'pure' windfalls?

→ Why not include a windfall allowance now?

- 5 year supply uses permissions (down to 1 dwelling) and allocations (down to 5 dwellings) - this is the most compelling figure and provides certainty within the 20 year trajectory
- Windfall and non-implementation rates are risky and cannot be objectively assessed
- Windfall permissions won't be lost because we include them in the rolling 5 year supply
- The bigger the windfall allowance in the last 5 years of the trajectory (2026-2031) = less need to allocate land
- We include review points within the Local Plan and through annual monitoring