Wirral MBC Housing Land Supply Summary - April 2008

Table 1 - Housing Land Supply at 31 March 2008 (Gross)

	Previously developed	Greenfield	Total
(i) New build sites identified at 31 March 2008			
Sites under construction > 0.4 ha Units not started + under construction	703	85	788
Sites not started > 0.4 ha Units not started (with pp)	785	0	785
Sites under construction < 0.4 ha Units not started + under construction	723	1	724
Sites not started < 0.4 ha Units not started (with pp)	947	0	947
Total identified sites	3158	86	3244
(ii) Future net gain from conversions	250	0	250
Total dwelling supply 2008-2013	3408	86	3494
% previously developed land			97.5%

Notes: Source WMBC Housing Land Availability.

Sites in category (i) - New build include greenfield commitments (sites under construction and not started with extant planning permission), together with all previously developed sites with extant planning permission or under construction.

The contribution to be made by net gain from conversions (category (ii)) is set at a rate of 50 units per annum for 5 years. This rate was recommended by the UDP Inquiry Inspector at paragraph 3.81 of his report. Actual rates are shown at Table 3.

Table 1 excludes a number of sites, particularly some allocated in the Council's UDP. The uncommenced UDP housing allocations have been treated as follows:

HS1/4	North of Rose Brae - previously developed - not available (owner currently unwilling to dispose of for housing) - 130 units
HS1/5	Laird Street Bus Depot - previously developed - not available (owner redeveloping for new bus depot) - 100 units
HS1/7	Manor Drive - greenfield - no planning permission therefore discounted - 60 units
HS1/12	SE Social Centre - greenfield - no planning permission therefore discounted - 15 units

Available supply to set against annual RPG13 requirement of 160 net units pa is 3,494 dwellings, representing 21.84 years supply, gross. When set against the Secretary of State's Proposed Changes to RSS figure of 500 net units pa, the supply is 6.99 years, gross.

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Table 2 - Recent Demolition Rates

A	B	C	D	E
Year	**Total demolitions**	**Demolitions outside NWMA**	**Demolitions in NWMA outside HMRI**	**Demolitions inside HMRI**
2001/2002	303	37	11	255
2002/2003	450	52	73	325
2003/2004	212	11	91	110
2004/2005	419	13	150	256
2005/2006	277	11	153	113
2006/2007	215	25	26	164
2007/2008	230	11	14	205
5 year total	1353	71	434	848
5 year annual average	271	14	87	170
Projected demolitions	250	10	40	200

Source Wirral MBC, both local authority and private sector demolitions

Notes: On-site replacement varies widely. One-for-one replacement is assumed, although most sites outside the NWMA are subject of on-site redevelopment proposal.

The figures for projected demolitions are those submitted to the RSS EIP based on an assumption of 200 demolitions pa within HMRI. The planned public sector demolition programme for 2008/09 and 2009/10 is now 92 pa (Housing Strategy Statistical Appendix 2008 refers).

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Table 3 - Recent Net Change in Dwelling Stock

A	B	C	D	E	F
Year	**Total demolitions**	**Total net conversions**	**Total new build**	**Net change (C+D)-B**	**Surplus above RPG13**
2001/2002	303	104	378	179	(19)
2002/2003	450	43	591	184	24
2003/2004	212	74	581	443	283
2004/2005	419	81	440	102	-58
2005/2006	277	55	442	220	60
2006/2007	215	115	606	506	346
2007/2008	230	106	639	515	355
5 year total	1353	431	2708	1786	986
5 year annual average	271	86	542	357	197

Source: Wirral MBC, both local authority and private sector demolitions

Notes: Surplus figures in brackets relate to period before issue of RPG13

Conversion performance is supported by a current supply of 620 units made up of 96 units from conversions with planning permission not started (net 54 units), 89 units from conversions under construction (net 57 units), 116 units from changes of use with planning permission not started (net 99 units) and 319 units from changes of use under construction (net 310 units) at 31 March 2008.

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Table 4 - Windfall Site Generation

A	B	C	D	E	F
Year	**Base new build supply**	**Gross completions (including conversions)**	**Draft year end residual supply (B-C)**	**Actual year end new build supply**	**Derived new build windfalls (E-D)**
2001/2002	2,426	525	1,901	2,289	388
2002/2003	2,289	645	1,644	1,580	-64
2003/2004	1,580	686	894	1,764	870
2004/2005	1,764	531	1,233	2,590	1,357
2005/2006	2,590	511	2,079	3,249	1,170
2006/2007	3,249	736	2,513	3,143	630
2007/2008	3,143	771	2,372	3,244	872
5 year annual average	2,465	647	1,818	2,798	980

Source Wirral MBC, annual housing land availability schedules, new build completions, net and gross change from conversions

Note: 205 units discounted from supply from 2002/2003 onwards (see Table 1 above) as they are greenfield allocations without planning permission (PPS3) or previously developed allocations that are no longer currently available.