

Errata to the Affordable Housing Proof of Evidence of [REDACTED] MPlan MRTPI

Land North of Wilderness Lane, Great Barr

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Outline planning application (with the exception of access) for the development of up to 150 new dwellings (including 40% affordable housing), a countryside park and associated works

Land North of Wilderness Lane, Great Barr

Wain Estates (Land) Ltd

July 2024

PINS REF: APP/G4620/W/24/3341688

LPA REF: DC/23/68822

OUR REF: M20/0306-08.RPT

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Introduction

1. At the Round Table Session on affordable housing on 9 July it became clear that Section 7 of my Affordable Housing Proof of Evidence (which covers the future supply of affordable housing) contains a calculation error.
2. The error arose because my Proof of Evidence estimates the future supply of affordable housing over the next five years 2023/24 to 2027/28, based upon a supply figure of 2,607 dwellings at Table 7 of the Strategic Housing Land Availability Assessment 2024 (the “SHLAA”; **CD 6.17**). This figure appears to relate to only the next four years.
3. Upon reflection, I consider it is more appropriate to undertake this calculation based upon the annual data in the Housing Trajectory at Table 18 at page 83 of the SHLAA 2024 which shows a total figure of 2,981 dwellings¹.
4. In the following section, I present a corrected version of Section 7 of my Proof of Evidence, with deleted text shown in ~~striketrough~~ and corrected text in **bold**.
5. The changes do not affect my overall conclusions in respect of the weight to be attributed to the proposed affordable housing.
6. I am grateful for the opportunity to make these corrections and trust that they are of assistance to the Inquiry.

██████████ **MPlan MRTPI**

9 July 2024

¹ See row ‘Total Commitments’ and add together the data for years 2023/24 to 2027/28 (926 + 433 + 614 + 561 + 447 = 2,981)

Corrections to The Future Supply of Affordable Housing

Section 7

- 7.1 The future delivery of affordable housing is highly uncertain. In Sandwell borough, the delivery of affordable homes has fluctuated considerably over the Core Strategy period since 2006/07. Annual gross rates of affordable housing completions have varied from as many as 394 dwellings in 2011/12, to as few as 29 dwellings in 2016/17.
- 7.2 The delivery of a higher number of affordable homes in one year obviously does not guarantee that this will continue for future years. The supply of affordable housing is affected by the local market factors, including the number of sites with planning permission and wider national factors including availability of public funding.

The Future Supply of Affordable Housing

- 7.3 The Council's Strategic Housing Land Availability Assessment May 2024 (**CD 6.17**) sets out the Council's own assessment of its deliverable housing supply. It identifies a total supply of ~~2,607~~ **2,981** homes over the five year period between 2023/24 and 2027/28.
- 7.4 From this total figure, it is possible to estimate how many homes might be affordable. As I calculated in Figure 6.1 in the preceding section, the Council has secured an average of 32% gross affordable housing completions over the Core Strategy period since 2006/07. When applying this rate to the ~~2,607~~ **2,981** homes in the Council's trajectory:
- A total of **834 954 homes can be expected to be affordable**²; and
 - This equates to **167 191 affordable dwellings per annum over the next five years**³.
- 7.5 The delivery of around ~~167~~ **191** gross affordable dwellings per annum over the next five years between 2023/24 and 2027/28 is some ~~50~~ **26** dwellings fewer than the 217 affordable dwellings per annum that have been achieved on average over the Core Strategy period since 2006/07. ~~Put another way, delivery is likely to reduce by just under a quarter.~~

² 2,607 homes × 32% = 834 affordable homes 2,981 homes × 32% = 954 affordable homes

³ 834 affordable dwellings ÷ 5 years = 167 dwellings per annum 954 affordable dwellings ÷ 5 years = 191 dwellings per annum

- 7.6 It is important to account for potential Right to Buy losses and associated acquisitions. As Figure 6.2 in the preceding section shows, the Council has lost an average of 210 affordable dwellings per annum from its own stock, and a further 7 dwellings per annum from Registered Providers' stock. The Council has acquired an average of 43 existing homes for affordable use by spending Right to Buy receipts, which can be offset against these losses. Overall, the Council is likely to lose 174 net affordable dwellings per annum through the Right to Buy and associated acquisitions⁴.
- 7.7 The net position is therefore that the Council is likely to deliver ~~167~~ **191** affordable dwellings per annum over the next five years, but will lose 174 affordable dwellings per annum through the Right to Buy, resulting in the ~~net loss of 7~~ **net delivery of 17 affordable dwellings per annum between 2023/24 and 2027/28**. This is a bleak situation for anybody in housing need in the Borough. ~~who is potentially facing a diminishing housing stock.~~
- 7.8 Figure 7.1 below illustrates the likely future shortfall against affordable housing needs identified in the SHMA 2021. It shows that **the existing shortfall of -1,063 affordable dwellings at the end of 2022/23 will widen to ~~-2,813~~ -2,693 affordable dwellings by the end of 2027/28**.

Figure 7.1: Estimated Net Additions to Affordable Housing Stock Compared to Needs Identified in the SHMA 2021 from 2020/21 to 2027/28

Monitoring Period	Additions to AH Stock (Net of RtB) Actual	Additions to AH Stock (Net of RtB) Projected	SHMA 2021 AH Needs Per Annum	Annual Shortfall	Cumulative Shortfall
2020/21	60		343	-283	-283
2021/22	37		343	-306	-589
2022/23	-131		343	-474	-1,063
2023/24		-7 17	343	-350 -326	-1,413 -1,389
2024/25		-7 17	343	-350 -326	-1,763 -1,715
2025/26		-7 17	343	-350 -326	-2,113 -2,041
2026/27		-7 17	343	-350 -326	-2,463 -2,367
2027/28		-7 17	343	-350 -326	-2,813 -2,693
Total	-34	-35 85	2,744	-2,813 -2,693	-2,813 -2,693
Average	-11	-7 17	343	-352 -337	-

Sources: See Figure 6.3; SHLAA May 2024 (CD 6.17)

⁴ 210 sales from local authority stock + 7 sales from Registered Providers' stock – 43 acquisitions = net deduction of 174 affordable dwellings

7.9 Against the scale of the accumulated shortfalls to date, and the insufficient future supply of affordable housing over the five years 2023/24 to 2027/28, I am in no doubt that each of the (up to) 60 affordable dwellings proposed will be occupied by a household in need. The appeal scheme can make a meaningful contribution to meeting the housing needs of Sandwell borough.