

Matter 7 – Housing Policies Update

During the hearing and the discussion about SHO1 and table 5 which details the housing supply, the Inspector requested that the table be update to remove all the discounts that had previously been applied.

Table 5

| Source of Supply | Type of Supply | 2024-2041 |
|---|--|-----------|
| Current Supply | Site under construction | 566 |
| | Sites with Planning Permission or Prior Approval | 929 |
| | Site with Other Commitments (as set out in 2024 SHLAA) | 70 |
| Allocated | Sites without planning permission | 6237 |
| | Sites with Planning Permission | 1328 |
| | Sites under construction | 322 |
| Total Identified Sites | | 9452 |
| Total Windfall Allowance | Small sites (<10 homes / 0.25ha)(2030-2041) | 1309 |
| Total Identified Sites and windfall allowance | | 10,761 |
| Additional floorspace in centres | West Bromwich | 5 |
| | Town Centres | 70 |
| | District and Local Centres | 95 |
| Total additional floorspace in centres | | 170 |
| Additional supply in Wednesbury Master Plan | | 117 |
| Total Supply | | 11,048 |
| Net completions | | 615 |
| Total supply and net completions | | 11,663 |

Windfall allowance

During the discussion on the windfall allowance, the inspector requested further information on the years 2021 – 2024 as there was a significant difference between these years and previous windfall rates. On checking the windfall rates, the figures for 2021 – 2024 erroneously included sites with capacity for more than 9 homes. I have recalculated the figures and the totals are as follows (red text indicates amended figures) and now include windfall figures for 2024/25. Using the time period 2015-2025 the total windfall (based on sites with capacity for 9 or less homes) is 1191, which equates to annual figure of 119. This adjusted figure has been used in the table 5 update.

| Year Completed | Total Housing Completions | No of Windfall Completions | % |
|-------------------------------------|---------------------------|----------------------------|------------|
| 2011/2012* | 599 | 153 | 26% |
| 2012/2013* | 712 | 109 | 15% |
| 2013/2014* | 536 | 120 | 22% |
| 2014/2015* | 961 | 134 | 14% |
| 2015/2016 | 561 | 124 | 22% |
| 2016/2017 | 901 | 189 | 21% |
| 2017/2018 | 676 | 134 | 20% |
| 2018/2019 | 794 | 105 | 13% |
| 2019/2020 | 501 | 68 | 14% |
| 2020/2021 | 654 | 136 | 21% |
| 2021/2022 | 661 | 127 | 19% |
| 2022/2023 | 340 | 103 | 30% |
| 2023/2024 | 647 | 119 | 18% |
| 2024/2025 | 615 | 86 | 14% |
| Total | 6350 | 1191 | 19% |
| Annual average over 10 years | 635 | 119 | 19% |
| Total for 2030 – 2041 (11 years) | | 1309 | |

5-year housing land supply on adoption

The following sets out how the annualised 5 year housing requirement and demonstrates that the Council has a 5 year housing land supply.

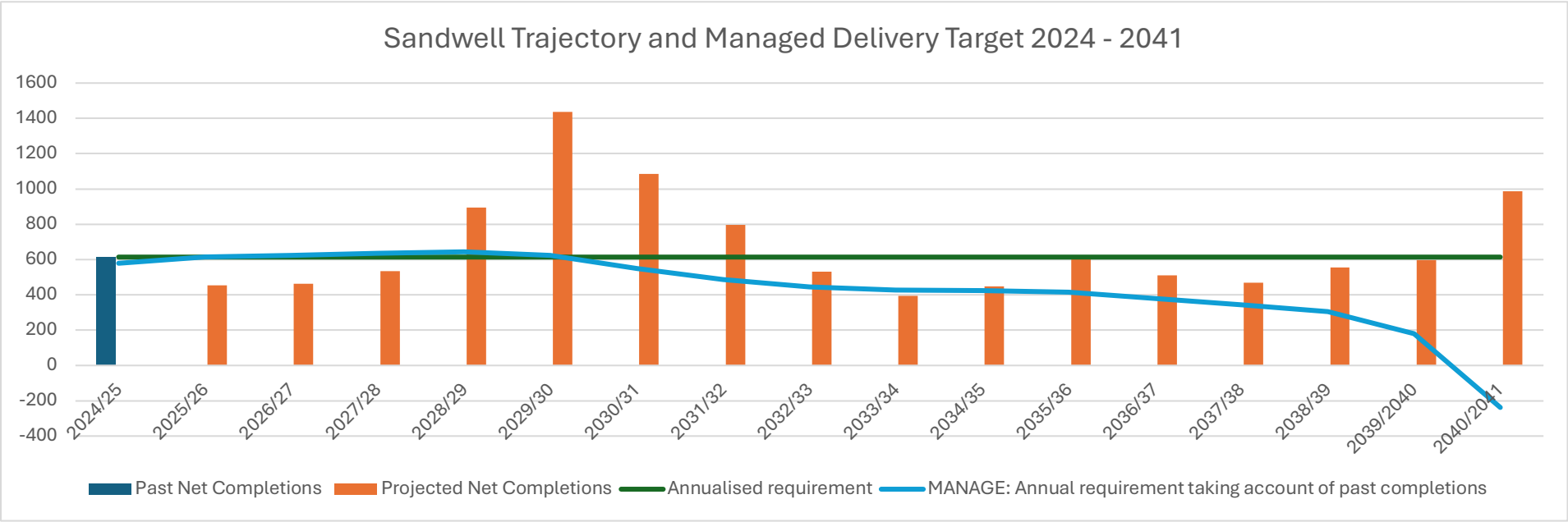
| 5 year housing supply | | | |
|-----------------------|----------------------------|-------|-----------------------------------|
| A | Annual Requirement | 614 | 10,434 / 17 |
| B | Five year requirement | 3070 | A multiplied by 5 |
| C | Plus 20% buffer (Sandwell | 614 | Sandwell's most recent HDT is 44% |
| E | Total 5 year requirement | 3684 | |
| F | Annualised requirement | 736.8 | |
| G | Housing supply 2025 - 2030 | 3784 | |
| | Supply in years | 5.14 | G divided by F |

The Inspector also requested a table showing a rolling 5 year supply

| Type of Supply | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | Total |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Total Housing Supply | 455 | 463 | 535 | 894 | 1437 | 1160 | 866 | 601 | 453 | 464 | 603 | 511 | 468 | 555 | 596 | 987 | 11048 |
| 5 year supply | 3784 | 4489 | 4892 | 4958 | 4517 | 3544 | 2987 | 2632 | 2499 | 2601 | 2733 | 3117 | 2606 | 2138 | 1583 | 987 | |
| Rolling 5 year supply | 5.14 | 6.09 | 6.64 | 6.73 | 6.13 | 4.81 | 4.05 | 3.57 | 3.39 | 3.53 | 3.71 | 4.23 | 3.54 | 2.90 | 2.15 | 1.34 | |
| Annualised requirement | 736.8 | | | | | | | | | | | | | | | | |

Monitoring and plan review

Trajectory table to be included in monitoring section:



Indicative Net Completions

| Type of Supply | 2024/ 25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | Total |
|---|------------|------------|------------|------------|------------|-------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Current supply – Sites under construction | | 366 | 32 | 0 | 15 | 153 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 566 |
| Current supply – Sites with planning permission | | 0 | 130 | 159 | 180 | 430 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 929 |
| Current supply – Other sites | | 0 | 27 | 20 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 70 |
| Allocated sites – Sites under construction | | 89 | 88 | 60 | 27 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 322 |
| Allocation sites – Sites with planning permission | | 0 | 158 | 296 | 361 | 294 | 80 | 110 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1328 |
| Allocated sites – Sites without planning permission | | 0 | 28 | 0 | 311 | 502 | 852 | 567 | 384 | 276 | 330 | 465 | 392 | 349 | 436 | 477 | 868 | 6237 |
| Windfall allowance | | 0 | 0 | 0 | 0 | 0 | 119 | 119 | 119 | 119 | 119 | 119 | 119 | 119 | 119 | 119 | 119 | 1309 |
| Additional floorspace in centres | | 0 | 0 | 0 | 0 | 0 | 45 | 40 | 40 | 30 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 170 |
| Additional supply in Wednesbury Master Plan | | 0 | 0 | 0 | 0 | 0 | 30 | 30 | 29 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 117 |
| Total Housing Supply | 615 | 455 | 463 | 535 | 894 | 1437 | 1160 | 866 | 601 | 453 | 464 | 603 | 511 | 468 | 555 | 596 | 987 | 11663 |