

Gloucester City: Estimate of 5 Year Housing Land Supply as of April 2022

1.0 As of April 2022, the estimate of Gloucester City’s 5 Year Housing Land Supply is 5.03 years.

- Note:
- This is an estimate prior to monitoring confirming completions and adding commitments.
 - As stated above the figure does not include any housing commitments granted between 1st April 2021 and 31st March 2022 which could equate to a significant number of dwellings, boosting supply.
 - As per the approach at para 2.1, it does not factor the lapse rate.

2.0 Explanation of estimate

2.1 The approach taken and figures used accord with EXAM 25 - the Inspector’s Post hearings letter dated 19th August 2021. This refers to the Council’s 2020/21 housing data as well as updates to supply made as a result of discussion at the examination hearings. The following is the relevant extract from EXAM 25 Appendix MM6 Housing:

Table 2 should read as follows:
 Small sites- 278 consisting of ((3 x 64) + 86))
 Large sites- 1856
 Large deliverable sites on the brownfield register- 92
 City Plan allocations- 500
 Strategic allocations in Tewkesbury Borough/ Gloucester City attributed to Gloucester 2,083
 TOTAL 4809 units

Table 3 should read as follows:
 Row k 4809
 Row l 100%
 Row m 5.00

2.2 Making up part of the 4,809 total supply figure for the five years 2020/21 to 2025/26 was the estimated total completion figure of 651 for 2021/22. See the cell highlighted in green below:

	5 year period					Total
	2021/22	2022/23	2023/24	2024/25	2025/16	
Total Supply GCC						
Small Site Completed and Under Construction	36	6				
Small Site Extant Permissions	27	17				
Small Site Windfall Allowance	0	0	64	64	64	
Large Site Completed and Under Construction	377	359	162	90	80	
Large Site Not Started but Extant Permission (including Big Winney)	0	57	194	303	234	
City Plan Allocations	0	15	120	165	200	
Other Deliverable: Brownfield Land Register	0	0	25	50	17	
JCS Strategic Allocations attributed to Gloucester	211	388	490	509	485	
CGG Total Delivery (without applying lapse rate)	651	842	1055	1181	1080	4809
Annual Requirement	718	718	718	718	718	

2.3 For the purposes of this estimate this 651 figure is used as the assumed completion figure for 2021/22. The reasons that an actual monitored figure of completions has not been used are as follows:

a. In normal circumstances the housing monitoring would not be complete until the end of April in any given year; the end of the monitoring year being 31st March. It can take local authorities about 3 to 4 weeks (at the earliest) to monitor depending on resources.

b. At least some of a year's completion figures would be made up of small-scale dwellings that would actually have been permitted and completed within the same year. The new commitments granted between 1st April 2021 and 31st March 2022 are not currently available. This is because they have been recorded on the Council's *Uniform* database, but as a result of a cyber incident at the City Council at the end of 2021 this system is currently unavailable.

2.4 **IMPORTANT** - This unavailability of data is also the reason why no new commitments, large or small, granted in 2021/22 have been included in the supply estimate. If these were added the Council could expect several hundred more dwellings to be added to the supply. In Gloucester City in the last 3 years the average number of dwellings (net) permitted annually was 609.

Below is the trajectory data (moved forward one year from the trajectory informing the 2020/21 supply position)

	5 year period					Total
	2022/23	2023/24	2024/25	2025/26	2026/27	
Total Supply GCC						
Small Site Completed and Under Construction	6	0	0	0	0	
Small Site Extant Permissions	17	0	0	0	0	
Small Site Windfall Allowance	0	0	64	64	64	
Large Site Completed and Under Construction	359	162	90	80	0	
Large Site Not Started but Extant Permission (including Big Winney)	57	194	303	234	150	
City Plan Allocations	15	120	165	200	220	
Other Deliverable: Brownfield Land Register	0	25	50	17	0	
JCS Strategic Allocations attributed to Gloucester	388	490	509	485	464	
CGG Total Delivery (without applying lapse rate)	842	991	1181	1080	898	4992
Annual Requirement	718	718	718	718	718	

Below is the estimated 5YHLS calculation (based on the Inspector's approach in her letter and not including lapse rates)

Delivery		
GCC Annual Housing Requirement	a	718
Number of years into the plan period	b	11
Requirement up to 31st March 2022	c	7898
Actual Delivery 2011/12 to 2021/22	d	5856
Shortfall	e = c - d	2042
5YHLS		
5 Year Requirement	f = a x 5	3590
Remainder of plan period	g	9
Plan Period Shortfall to be met within the five year period	h, Sedge = e, Liv = (e/g) x 5	1134
NPPF Buffer	i = 5% of (f + h)	236
Total no. of dwellings required	j = f + h + i	4960

Total anticipated supply 2022/23 to 2026/27	k	4992
Percentage of total requirement met	l = $k/j \times 100$	100.6%
Supply in Years	m = $k/j \times 5$	5.03

- 2.5 The Council expects it will be able to complete the monitoring for the year 2021/22 and input the new commitments by May or June 2022 at which time it will produce a revised 5YHLS statement.