

| Affordable Housing completions since 2011 and planned/required to 2029 | | | | | | |
|---|-------------------------------|---------------------|-----------------|-------------------------------|----------------------|-----------------|
| Source: WDC (Ken Bruno, Bill Hunt) | | | | | | |
| | Total Affordable houses | | | of which at social rents..... | | |
| | Actual | Plan 2011-7 | Performance | Actual | Plan 2011-17 | Performance |
| | Total per year | Total Planned | V Plan per year | per Year | At 60% of TOTAL PLAN | V Plan per year |
| 11/12 | 26 | 240 | -214 | 24 | 144 | -120 |
| 12/13 | 71 | 240 | -169 | 45 | 144 | -99 |
| 13/4 | 10 | 240 | -230 | 10 | 144 | -134 |
| 14/5 | 298 | 240 | 58 | 106 | 144 | -38 |
| 15/6 | 186 | 240 | -54 | 72 | 144 | -72 |
| 16/7 | 284 | 240 | 44 | 85 | 144 | -59 |
| Total 2011-7 | 875 | 1440 | -565 | 342 | 864 | -522 |
| Average pa 2011-2017 | 146 | 240 | | 57 | 144 | |
| % shortfall to Plan | 39% | | | 60% | | |
| Comment on recent performance: | | | | | | |
| In last 6 years shortfall in Total affordable housing is 565 units or 39% | | | | | | |
| social housing within that total is 522 units or 60% ie most of it | | | | | | |
| Almost the whole shortfall in affordable construction has therefore been in social housing | | | | | | |
| Of 342 units built only 81 (Sayers court) were built by the Council - net 47 after 34 demolitions | | | | | | |
| Total dwellings including market built in the period were 3145 against Plan for 3600, a shortfall of 13%. So .. | | | | | | |
| a. the % of affordable houses built against total build was 27% against our policy of 40% . | | | | | | |
| b. there was no shortfall for market homes - about 100 more were built than planned for. | | | | | | |
| | | | | | | |
| | Affordable housing | Plan 2017-29 | | Social housing | Plan 2017-29 | |
| TOTAL | | 5268 | | | 3161 | |
| Annual | | 439 | | | 263 | |
| Total incl 565 shortfall | | 5833 | | inc 522 shortfall | 3683 | |
| Annual | | 486 | | | 307 | |
| Comment on Plans for next 12 years. | | | | | | |
| To meet the Plan for affordable housing we need to build at least 439 units a year, 263 for social rent. | | | | | | |
| To catch up the recent shortfalls would need 486 per year, 307 of them for social rent. | | | | | | |
| % of dwellings needed by no of bedrooms... Source SHMA 2013 as indicated by Dave Barber | | | | | | |
| | Split | TOTAL | 1-bed | 2-bed | 3-bed | 4+-bed |
| Affordable | 40% | | 35.6 | 35.5 | 26.1 | 2.8 |
| Market | 60% | | 5.9 | 29.4 | 41.1 | 23.7 |
| TOTAL | 100% | | 17.8 | 31.8 | 35.1 | 15.3 |
| So the need is for 71% of affordable build to be 1/2 bedroom - and 50% overall. | | | | | | |