

# **2019 AMR REPORT** **March 2020 ADDENDUM**

South Gloucestershire Council

Authority's Monitoring Report (AMR)  
2019 March 2020 Addendum

**Why is an addendum required?**

Since the Authority's Monitoring Report was published in December 2019 additional information has been published by the Office for National Statistics (ONS) which requires the council to update the Housing Land Supply position.

On 19<sup>th</sup> March 2020 ONS published new affordability ratios for 2019.

**What has changed?**

The updated information published by the ONS shows that the median house price to workplace-based earnings (or affordability) ratio has increased from 8.16 in 2018 to 8.77 in 2019.

This has required a recalculation of the standard method resulting in an increase to the Local Housing Need (LHN) figure.

In summary the council's housing requirement will now increase by 42 homes to 1,432 (from 1,390 published in December 2019). After the 5% buffer is added as required by the Housing Delivery Test the final figure is 1,503.

Since the AMR was published in December 2019 the MHCLG<sup>1</sup> has also confirmed the council Housing Delivery Test result to be 134%. This does not result in any change to the buffer required to the housing requirement which remains at 5%

For more detail regarding the calculations made please see the updated section to the AMR below.

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<sup>1</sup> Ministry of Housing, Communities & Local Government

### Net additional dwellings in future years; and Managed Housing Delivery

As the Council's Core Strategy is now more than five years old, in accordance with the NPPF, the Council has identified and updated a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing supply against its local housing need (LHN) defined using the new standard method for calculating local housing need.

NPPF Paragraph 73 requires that the supply of specific deliverable sites should also include a buffer. The Council's 2019 Housing Delivery Test is 134%<sup>2</sup>.

As South Gloucestershire has delivered at least 85% of its local housing need, in accordance with paragraph 73 and footnote 39 of the NPPF, a 5% buffer to ensure choice and competition in the market for land is appropriate.

Based on this approach, the Council can demonstrate 5.21 years' worth of deliverable housing supply against its local housing need.

### Five-year land supply calculation based on CLG 2014-based Household Projections

	<b>Numerator (identified supply)</b>	<b>Dwellings</b>
A)	Total identified deliverable supply 2019/20 to 2023/24	7,833
<b>Denominator (housing need)</b>		
B)	Standard method for calculating Local Housing Need based on ONS 2014-based HHPs for the period 2019-29 and 2019 affordability ratios)	1,432
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.73 a) (B x 0.05)	71
D)	B+C	1,503
<b>E)</b>	<b><u>Five-year land supply (A/D)</u></b>	<b>5.21 Years</b>

Table 6.5

<sup>2</sup> HDT of 134% published by [MHCLG February 2020](#).