

**Matter 5 – Housing**  
**Issue 1 – Housing land supply**

During the hearing session on the above topic, the City Council agreed to submit further information on housing completion data as data for 2008/09 has only just become available as well as a breakdown of windfall site sizes.

**1. Net dwelling completions 08/09 and net affordable housing completions 08/09**

	2008/09
Total net dwelling completions (market and affordable)	678
Total net affordable dwelling completions	217

*Oxford City Council database*

**2. Total completions 06/07 – 08/09 against South East Plan target**

	South East Plan and Core Strategy target	Net dwellings completed
2006/07	400	821
2007/08	400	529
2008/09	400	678
2009/10	400	-
2010/11	400	-
Total	2,000	2,028

*Oxford City Council database*

**3. Dwelling completions on SHLAA and windfalls sites**

	Net dwellings completed 2006/07	Net dwellings completed 2007/08	Net dwellings completed 2008/09
Net dwellings on SHLAA sites	473	206	414
Net dwellings on windfall sites	348	323	264
Total net dwelling completions	821	529	678

*Oxford City Council database*

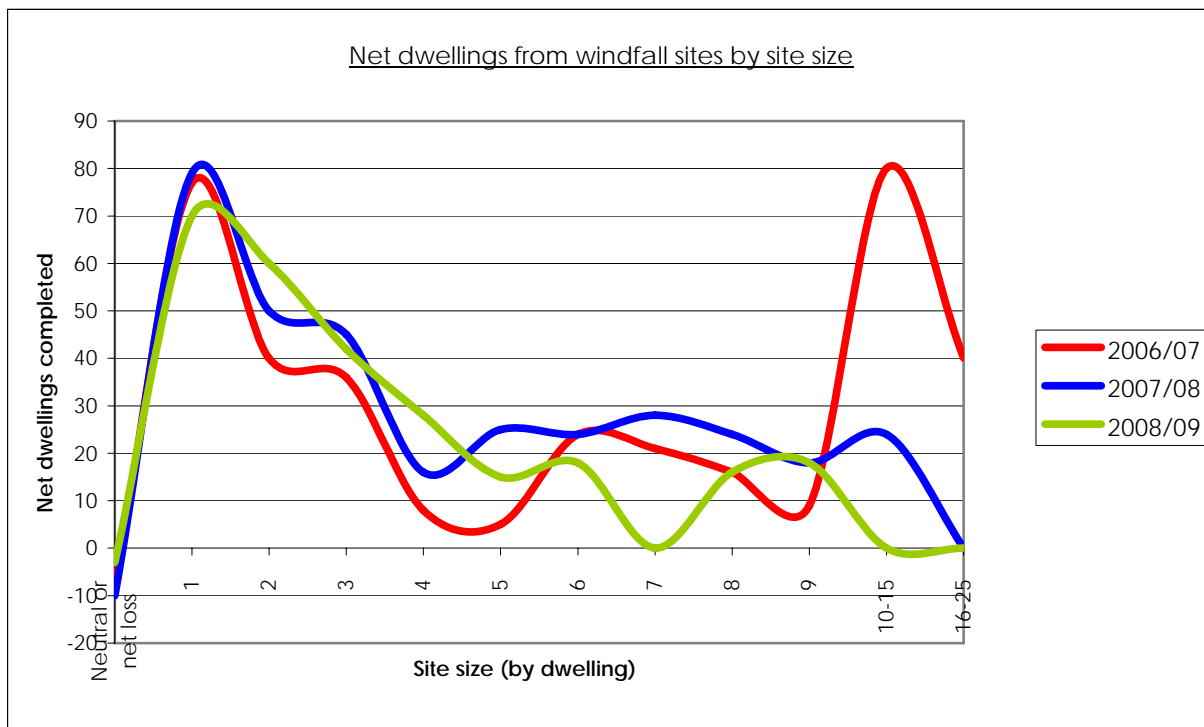
The question was asked of what the sources of windfall housing in Oxford tend to be. A breakdown of these sources are shown in Table 20 (Page 33) of the SHLAA update.

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4. Breakdown of size of windfall sites

Site size (by dwelling)	Windfall dwellings completed 2006/07	Windfall dwellings completed 2007/08	Windfall dwellings completed 2008/09
Neutral or net loss	-8	-10	-3
1	77	79	70
2	40	50	60
3	36	45	42
4	8	16	28
5	5	25	15
6	24	24	18
7	21	28	0
8	16	24	16
9	9	18	18
10-15	80	24	0
16-25	40	0	0
Net dwellings on windfall sites	348 <sup>1</sup>	323	264

Oxford City Council database



<sup>1</sup> Note that this figure for windfalls differs slightly from that at paragraph 10.35 of the SHLAA update. This is because the SHLAA update figure used records from 2006/07 when the SHLAA process did not exist and the only sites regarded as 'non-windfall' were the sites allocated in the Local Plan. Now I have gone back as assessed the completions from 2006/07 against all SHLAA sites. The effect is a lower figure for windfalls during 2006/07.

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### 5. Implications for housing delivery

Table 19 from the SHLAA update has been updated below with the completion figure for 2008/09 (678). 414 of these completions were on SHLAA sites scheduled for years 1-5 therefore the total for years 1-5 has been reduced from 3,104 to 2,690 to avoid double counting. The overall shortfall against the South East Plan and Core Strategy target has been reduced from 2,147 to 1,883.

**Table 19 Distribution of housing across Core Strategy time period**

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Calendar year	06/ 07	07/ 08	08/ 09	09/ 10	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	Total	Target	Shortfall (-)/ surplus (+)
SHLAA year	-	-	-	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
<b>C. Core Strategy/ South East Plan</b>	821	529	678	2,690 <i>(deliverable and developable)</i>					1,372					27			0	0				6,117	8,000	- 1,883		
<b>D. New Growth Point</b>	821	529	678	2,690 <i>(deliverable and developable)</i>					615														5333	5,692	-359	

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22<sup>nd</sup> July 2009