

*Advisory Note 1*

The annualised housing requirement has been incorrectly calculated by SBC since 31<sup>st</sup> March 2014, resulting in the current 31<sup>st</sup> March 2016 calculation, for the year 2016 / 17 being inaccurate.

If one retains 500 dwellings pa as the baseline sum, yet, includes the accurate requirement in the calculation of shortfall, the following requirement is determined;

*31<sup>st</sup> March 2014*

Year	Completions	Requirement	Shortfall
2011 / 12	425	500	75
2012 / 13	306	500	194
2013 / 14	411	500	89
2011 – 2014 (C2)	69	----	- 69

As at 31<sup>st</sup> March 2014, the revised annualised requirement was 672 dwellings (2014 5YS page 2).

*31<sup>st</sup> March 2015*

Taking this forward to the 31<sup>st</sup> March 2015 (2015 5YS Statement);

Year	Completions	Requirement	Shortfall
2014 / 15	428	672	244

As from 31<sup>st</sup> March 2015, SBC has employed both the Sedgefield and Liverpool methods as illustration to calculate both annual requirement and 5YS figures.

Notwithstanding that PPG favours Sedgefield, i have used both methods to accord with the SBC presentation in calculating the annual requirement.

<b>Sedgefield (within 5 years)</b>	
Housing Requirement 2015 – 20 @ 500 dwellings p/a	2500
Housing Requirement 2015 – 20 (20% buffer)	3000
Housing Shortfall 2011 - 2015	533
Shortfall spread across 5 year period 2015 - 20	106.6 (533 / 5 years)
Total Housing Requirement 1 <sup>st</sup> April 2015 – 31 <sup>st</sup> March 2020	3533 (3000+533)
<b>Annualised Housing Requirement 2015 - 2020</b>	<b>706.6 (500+20%+106.6)</b>

<b>Liverpool (remainder of Plan period to 2031)</b>	
Housing Requirement 2015 – 20 @ 500 dwellings p/a	2500
Housing Requirement 2015 – 20 (20% buffer)	3000
Housing Shortfall 2011 -2015	533
Shortfall spread across Plan remainder 2015 - 2031	33.31 (533 / 16 years)
Total Housing Requirement 1 <sup>st</sup> April 2015 – 31 <sup>st</sup> March 2020	3533 (3000+533)
<b>Annualised Housing Requirement 2015 - 2020</b>	<b>633.31(500+20%+33.31)</b>

As at 31<sup>st</sup> March 2015, the revised annualised requirement was;  
 707 (706.6) dwellings (Sedgefield – within 5 years),  
 633 (633.31) dwellings (Liverpool – remainder of Plan period to 2031)

**31<sup>st</sup> March 2016**

Taking the revised annual requirement as at 31<sup>st</sup> March 2015 forward to the 31<sup>st</sup> March 2016 (2016 5YS Statement);

Year	Completions	Requirement	Shortfall
2015 / 16	688	707 (Sedgefield)	19
2015 / 16	688	633 (Liverpool)	- 55

Again, using both methodologies to calculate the revised annual housing requirement as at 31<sup>st</sup> March 2016;

<b>Sedgefield (within 5 years)</b>	
Housing Requirement 2016 – 21 @ 500 dwellings p/a	2500
Housing Requirement 2016 – 21 (20% buffer)	3000
Housing Shortfall 2011 - 2016	552
Shortfall spread across 5 year period 2016 - 2021	110.4 (552 / 5 years)
Total Housing Requirement 1 <sup>st</sup> April 2016 – 31 <sup>st</sup> March 2021	3552 (3000+552)
<b>Annualised Housing Requirement 2016 - 2021</b>	<b>710.4 (500+20%+110.4)</b>

<b>Liverpool (remainder of Plan period to 2031)</b>	
Housing Requirement 2016 – 21 @ 500 dwellings p/a	2500
Housing Requirement 2016 – 21 (20% buffer)	3000
Housing Shortfall 2011 - 2016	478
Shortfall spread across Plan remainder 2016 - 2031	31.86 (478 / 15 years)
Total Housing Requirement 1 <sup>st</sup> April 2016 – 31 <sup>st</sup> March 2021	3159.3 (3000+159.3)
<b>Annualised Housing Requirement 2016 - 2021</b>	<b>631.86(500+20%+31.86)</b>

As at 31<sup>st</sup> March 2016, the revised annualised requirement was;  
 710 (710.4) dwellings (Sedgefield – within 5 years),  
 632 (631.86) dwellings (Liverpool – remainder of Plan period to 2031).

SBC has quoted (2016 5YS page 3) the revised annual requirement as at 31<sup>st</sup> March 2016 as;  
 635 dwellings (Sedgefield – within 5 years),  
 612 dwellings (Liverpool – remainder of Plan period to 2031).

**Advisory Note 2**

A follow on consequence of the above annual requirement calculus determines that, even when using in full, without dispute, the SBC figures in respect of numbers of deliverable sites (2016 5YS page 6), the resultant 5YS is displayed as follows;

Liverpool approach = a total supply of **6.79** year's deliverable housing land available.

Sedgefield approach = a total supply of **6.04** year's deliverable housing land available