

Mansfield District Council

Housing Monitoring Report 2023

Position as of 1st April 2023

Planning Policy Team

Published July 2023







Contents

Int	roduction	3
1.	Policy Background	5
2.	What period is covered?	5
3.	What can count towards the housing supply?	5
4.	What is the housing requirement shortfall?	6
5.	What is the housing supply?	8
6. (Comparison of requirement and supply	9
7. I	Next Steps	9
8. I	Housing Trajectory	11

Introduction

Disclaimer

This document supersedes all previous Housing Land Monitoring Reports produced by Mansfield District Council. The identification of a site in this document does not necessarily imply that planning permission will be granted for a specific housing proposal, as this would be dependent on detailed analysis at the time that a planning application is considered.

Potential developers are advised to contact the district council.

Copyright

Copies of this document should not be made without the written permission of the council's Head of Planning and Regeneration.

References to / quotations from this document should acknowledge the source.

Crown copyright material is reproduced with the permission of HMSO.

Further information

Further information on this report is available from the **Planning Policy Team**:

Planning Policy, Mansfield District Council, Civic Centre, Chesterfield Road South, Mansfield, Nottinghamshire, NG19 7BH

Telephone: (01623) 463182 or (01623) 463114

Or e-mail: lp@mansfield.gov.uk

Executive Summary

This report sets out Mansfield District's five-year housing land supply position. The supply calculation (summarised below) covers the period from 01 April 2023 to 31 March 2028.

Annual Housing Requirement	325 dwellings per year
Annual Housing Requirement including shortfall and 5% buffer	341 dwellings per year
Projected housing supply 01 Apr 2023 to 31 Mar 2028	2,852 dwellings
5 Year Housing Land Supply 01 Apr 2023 to 31 Mar 2028	8.36 years

1. Policy Background

Paragraph 74 of the NPPF (2021) requires that local planning authorities "identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement ...".

Paragraph 74 also requires that strategic plans include a housing trajectory to illustrate the expected rate of housing delivery.

Guidance on 5 year housing land supply and Housing Delivery Test is contained in planning practice guidance at: https://www.gov.uk/guidance/housing-supply-and-delivery.

2. What period is covered?

The assessment period is based on financial years which run from 1 April to 31 March each year. This report presents the situation from 1 April 2023 to 31 March 2028:

- Year 1 April 2023 to March 2024
- Year 2 April 2024 to March 2025
- Year 3 April 2025 to March 2026
- Year 4 April 2026 to March 2027
- Year 5 April 2027 to March 2028

3. What can count towards the housing supply?

The housing supply includes new build dwellings, conversions, changes of use and demolitions and redevelopments.

To be counted as 'completed' a dwelling must be ready for occupation. This is usually established from the completion certificate issued by a building inspector. Site visits are also undertaken to establish if there are any sites ready for occupation, although a completion certification has not yet been issued.

As set out in paragraph 74 of the NPPF (2021) sites must be 'deliverable'; this means that the housing site should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Where sites are suitable, available and achievable after the first five years (but during the plan period) they are classed as 'developable'.

Within the definition of deliverable, the glossary to the NPPF (2021) sets out that:

- Non-major development (i.e. sites of up to 9 dwellings) which have planning permission and sites with detailed planning permission (i.e. sites which have full permission or a reserved matters approval) should be assumed to be deliverable, unless there is clear evidence that homes will not be delivered within five years;
- Sites which have outline permission, permission in principle or allocated in the Local Plan should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Local Plan allocations are included within the five year supply only where there is a an expectation that housing completions will begin on site within five years, the sites within the five year supply were considered as part of the Local Plan examination.

Sites where a planning application is currently being determined are not included although it is possible that they may shortly be granted planning permission.

Windfall sites are defined as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available. It is set out in NPPF paragraph 71 that an allowance for windfall can be made as part of the five year housing supply, provided where there is compelling evidence that they will provide a reliable source of housing.

It is not proposed, however, to include an allowance for windfall in the five year housing supply. Windfall is, by nature, uncertain and excluding windfall makes the housing supply more robust and less open to challenge.

4. What is the housing requirement shortfall?

The adopted Mansfield District Local Plan 2013-2033 sets a housing requirement of **325 dwellings per annum** (dpa).

The shortfall to add to the five year housing requirement is the difference between the total housing requirement (2013 to date = 3,250 dwellings), and actual housing completions (2013 to date = 3,554). This equates to a surplus of 304 dwellings, so it has not been necessary to add a shortfall to the housing requirement for the five year period 01 April 2023 to 31 March 2028.

Housing Delivery Test and Buffer

The Housing Delivery Test (HDT) is a percentage measurement looking back over the previous three years assessing the balance between net homes delivered and the number of homes required.

The framework specifies that an appropriate buffer should be added to the 5-year housing land supply calculation, depending on the Housing Delivery Test result for the Local Planning Authority. It sets out the circumstances when a 5%, 10% or 20% buffer should apply. The determining factor here is whether 'there has been significant under delivery of housing over the previous three years':

- Where the Housing Delivery Test results indicate that delivery is below 85% of an authority's requirement, an action plan should be produced as well as a 20% buffer which should be added to the housing requirement, for the purpose of assessing the authority's 5-year housing land supply position.
- Where Housing Delivery Test results indicate that housing delivery is below 95% of the requirement, the authority should prepare an action plan in line with national planning practice guidance and identify actions to increase delivery in future years.

On 14 January 2022, the Ministry of Housing and Local Government (MHCLG), now the Department for Levelling Up, Housing and Communities (DLUHC) published HDT measurements for the 2018/19-2020/21 period. Mansfield District's result is **178%**, therefore the required buffer of 5% (16 dpa for 5 years) has been added to the annual housing requirement to calculate the 5-Year Housing Land Supply position. This brings the annual requirement to 341 dpa, for the next 5 years.

At the time of writing, this is the most up to date Housing Delivery Test.

Therefore, the total housing requirement for Mansfield District across the next five years is 1,706 dwellings.

The Housing Requirement

This means that the housing requirement is as follows:

Element	Calculation	No. of Homes
Housing Target	325 x 5	1,625
(April 2023 to March 2028)		
Appropriate Buffer	5% of 1,625	81
(April 2023 to March 2028)		

Five Year Supply Requirement	1625 + 81	1,706
(April 2023 to March 2028)		

Therefore, there is a need to provide a supply of homes of at least 1,706 homes between April 2023 and March 2028.

5. What is the housing supply?

As set out above, the housing supply is made up of 'deliverable' housing sites; deliverable means that the site is suitable, available and likely to deliver homes in the next five years. These are largely sites which have detailed planning permission (either full permission or reserved matters approval); a number of them are already under construction.

However, the total number of homes on deliverable sites cannot be assumed to be the housing supply. Account must be taken of a number of factors including the:

- need for opening up works for larger sites;
- need for pre-commencement conditions to be discharged; and
- likely number of homes that a developer could build each year taking account of the capacity of the builder and absorption rate of the local market.

Together these factors affect the number of homes that can be realistically built during the five year period.

Information on delivery comes from a number of sources including the developers themselves and analysis of past delivery. This results in the following predicted supply:

Year	Period	No of Homes Predicted
1	April 2023 to March 2024	306
2	April 2024 to March 2025	451
3	April 2025 to March 2026	663
4	April 2026 to March 2027	699
5	April 2027 to March 2028	733
	Total	2,852

A trajectory covering the Plan Period (2023 to 2028) is provided at the rear of this document. Sites with 4 or fewer dwellings are not included in the Housing and Employment Land Availability Assessment (HELAA) and it is assumed that they will be completed during the first three years.

Please note that other information in this document shows all sites with extant planning permission not just those expected to be delivered during the next five years.

6. Comparison of requirement and supply

The table below sets out the comparison of the requirement against the expected supply.

	Total No. of Homes	Annual No. of Homes	Years of Supply
Required supply (April 2023 to March 2028)	1,706 homes	341pa	5 years
Expected Supply (April 2023 to March 2028)	2,852 homes	570.4pa	8.36 years

As set out above the expected supply excludes supply from windfall, applications currently being determined and, allocations that are not expected to deliver within 5 years.

7. Next Steps

The following actions are required to ensure that the Five Year Land Supply situation is maintained:

Continue to monitor housing delivery

8. Housing Trajectory

	o. Housing Traj	· · ·			Voors Pere		مد	_10	10		pletion		12	2 40	40	Next fiv		7	اء		- 2		1			
					Years Remaining Year Planning		1 20	2	18 3 9	4	16 19 5 (ල දා	5 7	8	12 11 9 10 8 8	11	9 12 9	8 13 14 92 15 15 15 15 15 15 15 15 15 15 15 15 15	_	5 16 67	4 17 ල	3 18 ج	2 19 8	1 20 ဗ္ဗ			
ference	Name	Ward	Status	Housing Ref	Application Reference	Capacity (Dwellings)	2013/14	2014/15	2015/16	2016/17	2018/19	2019/20	2020/21	2022/2	2023/24	2024/2	2025/2	2027/28	2028/2	2029/3	2030/3	2031/32	2032/3	Plan Perio	od Post Plan	n
	11: Housing allocations																									
Referen ▼ H1ai	Name Clipstone Road East	Ward Newlands	Status Commenced		Planning Apr 2019/0205/RES	Capacity (Dw 313		201 ▼ 2 0	201 ▼ 20 0		201 v 0 (202 ▼ 0 4			2 202 50 50		202 ▼ 50	202 ▼ 2 9	203 ▼ 2 0	203 ▼ 2 0	203 ▼ PI 0	lan Peri 31		Total 0
	Clipstone Road East	Newlands	Commenced	H-NI011	2017/0523/FUL	197 215		0	0	0	0 (0	0	0 40	50	50 0	00	7 0	0	0	0	0	0	19 21		0
	Land off Skegby Lane Fields Farm, Abbott Road		Allocated			200				$\overline{}$					0	40	30 50 40 40		50 40	35 0	0	0	0			0
	Three Thorn Hollows Farm Land at Redruth Drive	Ransom Wood	Commenced	H-Rw015	2021/0704/RES 2019/0183/OUT	199 169		0	0	0	0 (0	0	0 0		40	40 40		0 40	0	0	0	0			0
H1f	Former Rosebrook Primary School	Ransom Wood	Allocated	III-KWUU9	2019/0183/001	134		U	U	U	U () 0	U	0 0	0	0	25 25		25	25	9	0	0			0
	Abbott Road Centenary Road	Broomhill	Allocated Detailed	H-Br020	2021/0458/FUL	102 77		0	0	0	0 () 0	0	0 0	0	15	0 10	0 25 5 12	25	25	17	0	0			0
	Former Mansfield Brewery (part a)	Portland	Completed		2018/0262/FUL	75	0	0	0	-	0 (0 0	-	0 0		0	-	0 0	0	0	0	0	0	7	75 (0
H1j H1k	Bellamy Road High Oakham Farm (east)	l e	Allocated		1	40							l		0	0		0 15 5 15	15 10	10	0	0	0			0
	Land off Balmoral Drive	Sherwood	Outline	H-Sh014	2015/0083/NT	35	0	0	0	0	0 (0	0	0 0	-	0	15 20		0	0	0	0	0	3	35 (0
H1m H1n	Sherwood Close Ladybrook Lane / Tuckers Lane	Carr Bank	Completed Allocated	H-Cb003	2017/0827/FUL	33		0	0	0	0 () 2	26	5 0	0	0	-	0 0	15	3	0	0	0			0
H1o	Hermitage Mill	Oakham	Detailed	H-Oa019	2021/0328/FUL	31	0	0	0	0	0 (0 0	0	0 0	0	10	10 1	1 0	0	0	0	0	0	3	31 (0
	South of Debdale Lane Land off Holly Road		Allocated			32 16									0	0	-	0 10	10	12	0	0	0			0
	Land at Cox's Lane	Woodhouse	Completed	H-Wh005	2018/0596/FUL	31	0	0	0	0	0 (10	21	0 0	-	0	-	0 0	0	0	0	0	0	3	31 (0
H1s H1t	Land off Ley Lane Land off Rosemary Street	Broomhill	Allocated Completed	H-Br018	2018/0726/FUL	14		0	0	0	0 () 0	0 1	10 0	0	0	0 (0 0	0	0	0	0	0			0
H1u	Stonebridge Lane / Sookholme Lane, Market Warsop				2020/0398/RES	400	0	0	0	0	0 (0 0	0	0 0	50	50	50 5	0 50	50	50	50	0	0	40	00	0
	Sherwood Street / Oakfield Lane, Market Warsop Former Warsop Vale School, Warsop Vale	Warsop Carrs	Allocated	H-Wc015	2019/0797/FUL	36 10		0	0	0	0 (0	0	6 4	0	0	-	5 10 0 0	10	11	0	0	0			0
						2442		0	0	0	0 (12		21 48			383 38	-	-	189	76	0	0	242		4
	12: Committed housing sites	W	Ct. d		Dia .	C	004	201	10.4	04	- 00	004	00	- 0	000	200		- 000	000	200	0.0	0.0	00		- 0	1 =
Referen <mark>√</mark> H2a	Name Former Mansfield Brewery (part B)	Ward Sandhurst	Status Commenced		Planning App 2019/0741/FUL	Capacity (Dw 51		201 ▼ 2 0	201 ▼ 20		201 v	201 7 2		▼ 202 ▼ 0 9		202 v 202 21		202 V 0 0		202 ▼ 2 0	203 ▼ 2 0	203 v 2	08 P P			▼ Total 0
H2aa	The Ridge	Carr Bank	Commenced	H-Cb007	2012/0442/NT	43	0	0	26		0 0	0 0		0 0		0	0	0 0	0	0	0	0	0	2	26 17	7
H2ab H2ac	Birchlands/Old Mill Lane Former garage site Alexandra Avenue	Maun Valley Woodhouse	Completed	H-Mv006	2014/0162/NT 2017/0642/FUL	9		0	1	0	0 5	0 0	0	0 0	0	0		0 0	0	0	0	0	0			2
H2ad	Ashmead Chambers	Woodlands	Lapsed	H-WI034	2016/0562/ST	8	0	0	0	0	0 () 0	0	0 0	0	0	0	0 0	0	0	0	0	0		0	8
H2ae H2af	Land off Portland Street (West) 10A Montague Street	Park Hall Newgate	Completed Completed	H-Ph009 H-Ng006	2007/1125/NT 2013/0555/ST	31 8	15	11	0	1	2 (0 0	0	0 0	0	0	0 0	0 0	0	0	0	0	0			0
H2ag	Land adj 27, Redgate Street	Penniment	Lapsed	H-Pe010	2017/0070/FUL	7	0	0	0	0	0 (0	0	0 0	0	0	-	0 0	0	0	0	0	0		0	7
H2ah H2ai	Adj 188, Southwell Road East 52 Ratcliffe Gate	Ransom Wood Newgate	Lapsed Lapsed	H-Rw007 H-Ng004	2017/0854/OUT 2016/0574/ST	7	0	0	0	0	0 (0	0	0 0	0	0	-	0 0	0	0	0	0	0			7 9
H2aj	Yasmee	Grange Farm	Completed	H-Gf008	2016/0400/ST	10	0	0	0	0	0 10) 0	0	0 0	0	0	-	0 0	0	0	0	0	0	1	10 (0
H2ak H2al	Land at Northfield House	Racecourse Warson Carrs	Completed Detailed	H-Ra006	2018/0261/RES	6	-	0	0	0	0 (0 0	0	6 0	0 0	10	0 (0 0	0	0	0	0	0			0
	Wood Lane, Church Warsop Welbeck Farm	Warsop Carrs Netherfield	Detailed	H-Wc020 H-Ne008	2020/0507/FUL 2020/0298/RES	30 18		0	0	0	0 (0 0	0	0 0	0 0	10 5		0 0 5 0	0	0	0	0	0			0
H2an	Moorfield Farm	Warsop Carrs	Commenced	H-Wc008	2014/0069/NT	25	0	0	0	0	0 7	7 1	9	1 5	2	0		0 0	0	0	0	0	0	2	25 (0
H2ao H2ap	Oak Garage Elksley House	Meden Netherfield	Lapsed Lapsed	H-Me008 H-Ne005	2016/0028/NT 2017/0518/OUT	10	0	0	0	0	0 (0 0	0	0 0	0	0	-	0 0	0	0	0	0	0		-	0
H2b	Former Mansfield General Hospital	Woodlands	Completed	H-WL001	2015/0712/NT	54	0	0	0	0	0 54		0	0 0	0	0	0	0 0	0	0	0	0	0	5	54 (0
H2c H2d	Allotment site at Pump Hollow Road Sandy Lane	Kingsway Newgate	Completed	H-Ki007 H-Ng017	2018/0568/RES 2016/0262/ST	52 63		0	0	0	0 (0 12	0 1	0 26	20	17	-	0 0	0	0	0	0	0			0
H2e	Land at Windmill Lane (former nursery)	Carr Bank	Completed	H-Cb011	2017/0738/FUL	23	0	0	0	0	0 (23	0	0 0	0	0	0 (0 0	0	0	0	0	0	2	23 (0
H2f H2g	Land off Sherwood Oaks Close Former Evans Halshaw site	Ransom Wood Berry Hill	Completed	H-Rw012 H-Bh005	2020/0304/RES 2018/0399/FUL	44	-	0	0	-	0 (, 0	9	8 0		15		0 0	0	0	0	0	0			0
H2h	Land to the rear of 28 High Oakham Hill	Oakham	Commenced	H-Oa025	2019/0802/FUL	58	0	0	0	-	0 (0	-	0 0		15	15 1	8 0	0	0	0	0	0	5	58	0
H2ia H2ib	Kirkland Avenue Industrial Park Kirkland Avenue Industrial Park	Grange Farm Grange Farm	Lapsed Lapsed	H-Gf009	2017/0636/PIP 2017/0637/PIP	25 35		0	0	0	0 (0	0	0 0	0	0		0 0	0	0	0	0	0		0 25	25 35
H2j	Land at High Oakham House	Oakham	Commenced	H-Oa024	2018/0575/NMA	28	0	0	0	0	0 () 6	0	0 1	3	5	5	5 3	0	0	0	0	0	2	28	0
	Land North of Skegby Lane Penniment Farm Phase 1	Brick Kiln Penniment	Commenced		2016/0447/ST 2017/0572/RES	150 202		0	0	0	0 (0 58	0 57 3	0 0 34 53		25	25 3	0 30	15	0	0	0	0			0
H2lb	Penniment Farm Phase 2 onwards	Penniment	Outline	H-Pe006b	2010/0805/ST	228	0	0	0	0	0 (0 0	0	0 0	0	0	0 2	8 50	50	50	50	0	0	22	28 (0
	Land at the corner of Quarry Lane Pleasley Hill Regeneration Area	Oakham Bull Farm and Ple	Completed	H-Oa016 H-Bf008	2014/0715/ST 2014/0147/ST	21 151		0	0	0 28 2	0 (29 53		7	0 0	0	0	-	0 0	0	0	0	0	0			0
H2o	Bath Mill	Carr Bank	Detailed	H-Cb006	2020/0068/FUL	18	0	0	0		0 () 0	0	0 0		10		0 0	0	0	0	0	0	1	18 (0
	Land at Hermitage Lane Land to the rear of 183 Clipstone Road West	Grange Farm	Completed	H-Gf005	2013/0622/ST 2014/0128/NT	25 12		0	0	0 1	13 12	2 0	0	0 0	0 0	0		0 0	0	0	0	0	0			0
	Land to the rear of 183 Clipstone Road West Land to the rear of 66-70 Clipstone Road West	Holly Kingsway	Completed Completed	H-HI004 H-Ki002	2014/0128/NT 2016/0003/NT	12		0	0	0	5 8	3 1	0	0 0	0	0	-	0 0	0	0	0	0	0			0
H2s	18 Burns Street	Ladybrook	Completed	H-La009	2016/0468/ST	21	0	0	0	0	0 21	0	0	0 0	0	0		0 0	0	0	0	0	0	2	21 (0
	Park Hall Farm (Site A) Park Hall Farm (Site B)	Park Hall Park Hall	Completed Commenced	H-Ph015 H-Ph016	2016/0312/NT 2015/0032/NT	140		0	0	0	0 1	18	0	3 2	2 3	0		0 0	0	0	0	0	0			0
H2v	Land at 7 Oxclose Lane	Woodhouse	Completed	H-Wh008	2015/0334/NT	17	0	0	0	10	6 1	0	0	0 0		0		0 0	0	0	0	0	0	1	17 (0
H2w H2x	Former Mansfield Sand Co 20 Abbott Road	Sandhurst Abbott	Lapsed	H-Sa005 H-Ab003	2020/0535/FUL 2019/0146/RES	73		0	0	0	0 (0	0	0 9	15	15	0 1	5 4 0 0	0	0	0	0	0			8
H2y	284 Berry Hill Lane	Lindhurst	Completed	H-Li008	2015/0046/ST	5	0	0	0	0	4 1	0	0	0 0	_	0	0	0 0	0	0	0	0	0		5	0
H2z	Former Miners Offices	Berry Hill	Completed	H-Bh010	2014/0719/ST	18 1827		0 12	40	8 61 13	2 2 37 255			0 0 72 105		0 138 1	0 0 100 11	0 0 1 87	6 5	50	50	0	0	1 169		0 7
Policy S	SUE1: Pleasley Hill Farm							-										J.								
Referen		Ward	Status	▼ Housing ▼	Planning Apr.																					
hase 1 hase 2						311 273			0		0 0			0 0		50	80 8	0 80	21 50	100	100	23	0	31 27		0
hase 3				<u> </u>		266	0	0	0	0	0 (0	0	0 0	0	0	0 (0 0	0	0	0	100	100	20	00 60	6
Odiov (SIF2: Land off Jubiles West					850	0	0	0	0	0 (0	0	0 0	0	50	80 8	0 80	71	100	100	123	100	78	84 60	66
-oncy S	SUE2: Land off Jubilee Way					800	0	0	0	0	0 (0	0	0 0	0	0	50 50	0 50	50	50	50	50	50	40	00 400	00
						000	U	U	J					, 0	U	J	55 51	_ 00	30	00	00	00	30	-70	400	
	SUE3: Land at Berry Hill– committe																									
	Name Parcel 1, 2, 3A & 3B, 8A & 8B.	Ward ▼ Berry Hill	Status SUE3	▼ Housing ▼ Multiple	Planning App Multiple	Capacity (Dw 578		201 ▼ 2 0	201 ▼ 20		201 v 0 36		02 ▼ 202 172 15			202 - 2 02 0		202 - 0	202 ▼ 0	202 ▼ 2 0	203 ▼ 2	203 ▼ 2	203 ▼ PI 0	lan Peri 57		▼ Total 0
hase 2	, ,					500	0	0	0	0	0 (0	0	0 0	0	0	50 5	0 50	50	50	50	50	50	40	00 100	00
hase 3 hase 4						40		0	0	-	0 0	0	0	0 0		0	0 2	0 20	0	0	0	0	0			0
hase 5			<u>'</u>			0	0	0	0	0	0 (0	0	0 0		0	0	0 0	0	0	0	0	0		0 (0
hase 6	<u> </u>					690 1808		0	0	0	0 0	0 0 6 131	0 172 15	0 0 57 80	0 2	0		0 50 0 120	50 100	50 100	50 100	50 100	50 100	30 131	00 390 18 490	
Vindfal	I					1808	U	U	U		U 36	. 131	172 15	., 80		J	50 /	J 120	100	100	100	100	.00	131	490	-
leferen 💌	Name	Ward	Status	▼ Housing ▼	Planning Apr	Capacity (Dw																		an Peri	▼ Post Plan	Total
mall sites arge sites							17 265		45 307		56 28 45 79			92 47 11 110		0		0 0	0	0	0	0	0			
arge sites										312 10			77 13			0		0 0	0	0	0	0	0		0	0
	la Maria															45.	000					0=-	077			
ross comp	pietions						297 2	255 1	392	373 23 6	38 398		479 38 5 2	33 390 21 9		451 6	0 69	9 733 0 0	626 0	489	376 0	273	250		-	+
	etions						295	254	-	367 23	_		474 36		-	-	663 699		626	489	376	-	250		+	+
							295	549	940			-	2811 317			-	974 567					8170				
Losses Net Comple Cumulative	Net Completions													205	205	205 1	325 32	5 325	325	205						
Net Comple Cumulative Annual Req	uirement						325			325 32			325 32							325	325	325				_
Net Comple Cumulative Annual Req Cumulative	·						325 325 -30	650	975 ·		25 1950	2275	325 32 2600 292 211 24	25 3250	3575	3900 42	225 4550 749 112	0 4875	5200	5525 1996	5850	6175	6500			

Figure 1- The trajectory sheet from the housing monitoring spreadsheet.