

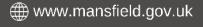
## **Mansfield District Council**

# Housing Monitoring Report 2022

Position as of 1st April 2022

Planning Policy Team

Created November 2022







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#### Introduction

#### **Disclaimer**

This document supersedes all previous Housing Land Monitoring Reports (including Housing Land Availability Studies), 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.

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## **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 2022 to 31 March 2027.

Annual Housing Requirement	325 dwellings per year
Annual Housing Requirement including shortfall and 5% buffer	341 dwellings per year
Projected housing supply 01 Apr 2022 to 31 Mar 2027	2,835 dwellings
5 Year Housing Land Supply 01 Apr 2022 to 31 Mar 2027	8.31 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: <a href="https://www.gov.uk/guidance/housing-supply-and-delivery">https://www.gov.uk/guidance/housing-supply-and-delivery</a>.

#### 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 2022 to 31 March 2027:

- Year 1 April 2022 to March 2023
- Year 2 April 2023 to March 2024
- Year 3 April 2024 to March 2025
- Year 4 April 2025 to March 2026
- Year 5 April 2026 to March 2027

## 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 checks are also undertaken to establish if there are any sites ready for occupation although a completion certification has not yet been issued.

As is 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) 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 = 2,925 dwellings), and actual housing completions (2013 to date = 3,173). This equates to a surplus of 248 dwellings, so it has not been necessary to add a shortfall to the housing requirement for the five year period 01 April 2022 to 31 March 2027.

#### **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 Housing Delivery Test results indicate that delivery is below 85% of an authority's requirement, a 20% buffer 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) 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.

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 2022 to March 2027)		
Appropriate Buffer	5% of 1,625	81
(April 2022 to March 2027)		
Five Year Supply Requirement	1625 + 81	1,706
(April 2022 to March 2027)		

Therefore, there is a need to provide a supply of homes of at least 1,706 homes between April 2022 and March 2027.

### 5. What is the housing supply?

As is 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 2022 to March 2023	363
2	April 2023 to March 2024	504
3	April 2024 to March 2025	616
4	April 2025 to March 2026	697
5	April 2026 to March 2027	655
	Total	2,835

A trajectory covering the Plan Period (2022 to 2027) is provided at the rear of this document. Sites with 4 or fewer dwellings are not included in the 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 2022 to March 2027)	1,706 homes	341pa	5 years
Expected Supply (April 2022 to March 2027)	2,835 homes	567pa	8.31 years

As set out above the expected supply excludes supply from windfall, applications currently being determined and, prior to adoption of the Local Plan, the proposed allocations.

### 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

										Complet	ions				Next five										
					Years Remaining Year	1	20 1	2	3	17 1 4	5 6	7	13 12 8 9	11 10	11 1	9 8 2 13		6 5 15 16	4 17		2 : 19 2	0			
Reference	Name	Ward	Status	Housing Ref	Planning Application	Capacity (Dwellings)	2013/14	2014/15	2015/16	2016/17	2018/19	2019/20	020/21	22/23	23/24	25/26	2026/27	2027/28	29/30	030/31	2031/32	Plan Pe	eriod Post	Plan	Total
Policy F	I1: Housing allocations			Kei	Reference	(Dweilings)	50	20	20	2 2	50	50	2 2	20	20 20	8 8	20	20 20	50	20	20 20	i			
Referenc	Name	Ward	Status	▼ Housing	Planning Appli	Capacity (Dwe							202										io Post Pla		-
H1ai H1aii	Clipstone Road East   Clipstone Road East	Newlands Newlands	Commenced Commenced		2019/0205/RES 2017/0523/FUL	31 19	97 0		0		0 0	0	0 0	13 0		25 0 25	25	25 25 25 25	25	25	25 25 25 1	2	263 197	50 0	313 197
H1b H1c	Land off Skegby Lane Fields Farm, Abbott Road		Allocated			21								0	0 3	0 30		30 15 30 30		30 20	29 2	0	215 200	0	215 200
H1d	Three Thorn Hollows Farm	Ransom Wood	Detailed	H-Rw015 H-Rw009	2021/0704/RES	20	0 0		0	0	0 0	0	0 0	20		0 40	40	20 0	0	0		0	200	0	200
H1e H1f	Land at Redruth Drive Former Rosebrook Primary School	Ransom Wood	Outline Allocated	H-RW009	2019/0183/OUT	16	34	0	U	U	J 0	U	0 0	0	0	0 25 0 25		<ul><li>25</li><li>25</li><li>25</li></ul>	25 25	25 9	0	0	169 134	0	169 134
H1g H1h	Abbott Road Centenary Road	Broomhill	Allocated Detailed	H-Br020	2021/0458/FUL	10	77 0	0	0	0	0 0	0	0 0	0	0	0 0		10 25 10 25	25 25	25 17		0	102 77	0	102 77
H1i H1j	Former Mansfield Brewery (part a) Bellamy Road	Portland	Completed Allocated	H-Po048	2018/0262/FUL		75 0 10	0	0	0	0 0	0	75 0	0	0	0 0	0	0 0 13 13	0	0	0	0	75 40	0	75 40
H1k	High Oakham Farm (east)		Allocated			4	10							0	0	0 0	15	15 10	0	0	0	0	40	0	40
H1I H1m	Land off Balmoral Drive Sherwood Close	Sherwood Carr Bank	Outline Completed	H-Sh014 H-Cb003	2015/0083/NT 2017/0827/FUL		35 0 33 0	0	0	0	0 0	2	0 0	0	0 1	5 20 0 0	0	0 0	0	0	0	0	35 33	0	35
H1n H1o	Ladybrook Lane / Tuckers Lane Hermitage Mill	Oakham	Allocated Detailed	H-Oa019	2021/0328/FUL		33 31 0	0	0	0	0 0	0	0 0	0 15	0 16	0 0	13	20 0	0	0	0	0	33 31	0	33 31
H1p	South of Debdale Lane	Carram	Allocated	11-04015	2021/0020/1 02	3	32	U	-		J 0	U	0 0	0	0 1	0 15	7	0 0	0	0	0	0	32	0	32
H1q H1r	Land off Holly Road Land at Cox's Lane	Woodhouse	Allocated Completed	H-Wh005	2018/0596/FUL		16 31 0	0	0	0	0 0	10	21 0	0	6 1	0 0	0	0 0	0	0	0	0	16 31	0	16 31
H1s H1t	Land off Ley Lane Land off Rosemary Street	Broomhill	Allocated Completed	H-Br018	2018/0726/FUL		0 0	0	0	0	) 0	0	0 10	0	0	0 0	0	0 0	0	0	0	0	10	14	14 10
H1u	Stonebridge Lane / Sookholme Lane, Market Warsop	Warsop Carrs	Detailed	H-Wc018	2020/0398/RES	40	0 0	0	0	0	0 0	0	0 0	15	40 4	0 70		50 40	40	25	0	0	400	0	400
H1v H1w	Sherwood Street / Oakfield Lane, Market Warsop Former Warsop Vale School, Warsop Vale	Warsop Carrs	Allocated Commenced	H-Wc015	2019/0797/FUL	1	36 10 0	0	0	0	0 0	0	0 6	0 4	0	0 0	0	10 15 0 0	11	0	0	0	36 10	0	36 10
Policy L	I2: Committed housing sites					244	13 0	0	0	0	0 0	12 1	22 21	67	127 19	0 305	315 3	08 273	275	201 1	05 5	8 2	2379	64	2443
Reference	Name	Ward	▼ Status	▼ Housing	Planning Appli	Capacity (Dwe	201	201 2	01 201	201	201 2	01 7 202	<b>202</b>	202 - 20	02 - 202	202 -	202 🕶 202	<b>202</b>	202 🕶 2	03 × 203	203	Plan Per	io ▼ Post Pla	n 🔻 Total	¥
H2a H2aa	Former Mansfield Brewery (part B) The Ridge	Sandhurst Carr Bank	Commenced		2019/0741/FUL 2012/0442/NT	5	51 0 13 0	0	0 26	0	0	0	0 0	0	20 2 9	0 11 8 0	0	0 0	0	0	0	0	51 43	0	51 43
H2ab	Birchlands/Old Mill Lane	Maun Valley	Completed	H-Mv006	2014/0162/NT		9 0	0	1	1	5 2	0	0 0	0	0	0 0	0	0 0	0	0	0	0	9	0	9
H2ac H2ad	Former garage site Alexandra Avenue Ashmead Chambers	Woodhouse Woodlands	Commenced Detailed	H-WI034	2017/0642/FUL 2016/0562/ST		8 0	0	0	0	0 0	0	0 0	8	0	0 0	0	0 0	0	0	0	0	8	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	3	81 15 8 0	11	2	3	2 0 4 0	0	0 0	0	0	0 0	0	0 0	0	0	0	0	31 8	0	31 8
H2ag H2ah	Land adj 27, Redgate Street Adj 188, Southwell Road East	Penniment Ransom Wood	Detailed Outline	H-Pe010 H-Rw007	2017/0070/FUL 2017/0854/OUT		7 0	0	0	0	0 0	0	0 0	1	6	0 0	0	0 0	0	0	0	0	7	0	7
H2ai	52 Ratcliffe Gate	Newgate	Detailed	H-Ng004	2016/0574/ST		9 0	0	0	0	0 0	0	0 0	0	0	0 0	0	9 0	0	0	0	0	9	0	9
H2aj H2ak	Yasmee Land at Northfield House	Grange Farm Racecourse	Completed	H-Gf008 H-Ra006	2016/0400/ST 2018/0261/RES	1	6 0	0	0	0	0 10	0	0 0	0	0	0 0	0	0 0	0	0	0	0	6	0	10 6
H2al	Wood Lane, Church Warsop	Warsop Carrs	Commenced	H-Wc020	2020/0507/FUL		30 0 18 0	0	0	0	0 0	0	0 0	0	10 1	0 10	0	0 0	0	0	0	0	30 18	0	30 18
H2am H2an	Welbeck Farm Moorfield Farm	Netherfield Warsop Carrs	Commenced Commenced		2020/0298/RES 2014/0069/NT		25 0	0	0	0	) 7	1	9 1	7	0	0 0	0	0 0	0	0	0	0	25	0	25
H2ao H2ap	Oak Garage Elksley House	Meden Netherfield	Outline	H-Me008 H-Ne005	2016/0028/NT 2017/0518/OUT		9 0	0	0	0	0 0	0	0 0	0	0	0 0	0	9 0	0	0	0	0	10	0	10
H2b	Former Mansfield General Hospital Allotment site at Pump Hollow Road	Woodlands	Completed Completed	H-WL001 H-Ki007	2015/0712/NT 2018/0568/RES		54 0 52 0	0	0	0	54	0	0 0	0	0	0 0	0	0 0	0	0	0	0	54 52	0	54 52
H2c H2d	Sandy Lane	Kingsway Newgate	Detailed	H-Ng017	2016/0262/ST	(	63 0	0	0	0	0 0	0	0 0	25	25 1	3 0	0	0 0	0	0	0	0	63	0	63
H2e H2f	Land at Windmill Lane (former nursery)  Land off Sherwood Oaks Close	Carr Bank Ransom Wood	Completed Detailed	H-Cb011 H-Rw012	2017/0738/FUL 2020/0304/RES		23 0 46 0	0	0	0	0 0	0	0 0	0	4 2	0 0	2	0 0	0	0		0	23 46	0	23 46
H2g H2h	Former Evans Halshaw site Land to the rear of 28 High Oakham Hill	Berry Hill Oakham	Completed Detailed	H-Bh005 H-Oa025	2018/0399/FUL 2019/0802/FUL		14 0 58 0	0	0	0	1 15	8	9 8	0	0	0 0	0 15	0 0	0	0	0	0	44 58	0	44 58
H2ia	Kirkland Avenue Industrial Park	Grange Farm	Outline	H-Gf009	2017/0636/PIP	2	25 0	0	0	0	0 0	0	0 0	0	0 1	0 10	5	0 0	0	0	0	0	25	0	25
H2ib H2j	Kirkland Avenue Industrial Park Land at High Oakham House	Grange Farm Oakham	Outline Commenced	H-Gf010 H-Oa024	2017/0637/PIP 2018/0575/NMA		35 0 28 0	0	0		0 0	6	0 0	10		0 10 0 0	0	5 0 0 0	0	0	0	0	35 28	0	35 28
H2k H2la	Land North of Skegby Lane Penniment Farm Phase 1	Brick Kiln Penniment	Commenced Commenced		2016/0447/ST 2017/0572/RES	15	0 0	0	0	0	0 0	0 58	0 0 57 34	30 53	30 3	0 30	30	0 0	0	0	0	0	150 202	0	150 202
H2lb	Penniment Farm Phase 2 onwards	Penniment	Outline	H-Pe006b	2010/0805/ST	22	28 0	0	0	0	0 0	0	0 0	0		5 31		31 31	31	0	0	0	228	0	228
H2m H2n	Land at the corner of Quarry Lane Pleasley Hill Regeneration Area	Oakham Bull Farm and Ple	Completed eas Completed	H-Oa016 H-Bf008	2014/0715/ST 2014/0147/ST	15	21 0 51 0	0	7	28 2	9 53	14 28	4 2	0	0	0 0	0	0 0	0	0	0	0	21 151	0	21 151
H2o H2p	Bath Mill Land at Hermitage Lane	Carr Bank Grange Farm	Detailed Completed	H-Cb006 H-Gf005	2020/0068/FUL 2013/0622/ST		18 0 25 0	0	0	0 1	0 0	0	0 0	0	6	6 6 0 0	0	0 0	0	0	0	0	18 25	0	18 25
H2q H2r	Land to the rear of 183 Clipstone Road West Land to the rear of 66-70 Clipstone Road West	Holly	Completed Completed	H-HI004 H-Ki002	2014/0128/NT 2016/0003/NT	1	2 0 4 0	0	0	3	5 4	0	0 0	0	0	0 0	0	0 0	0	0	_	0	12 14	0	12
H2s	18 Burns Street	Kingsway Ladybrook	Completed	H-La009	2016/0468/ST	2	21 0	0	0	0	) 21	0	0 0	0	0	0 0	0	0 0	0	0	0	0	21	0	21
H2t H2u	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		0 01	0	0	7 5	57	18	0 0	5	0	0 0	0	0 0	0	0	0	0	140	0	140
H2v H2w	Land at 7 Oxclose Lane Former Mansfield Sand Co	Woodhouse Sandhurst	Completed Detailed	H-Wh008 H-Sa005	2015/0334/NT 2020/0535/FUL	1	17 0 73 0	0	0	10	6 1	0	0 0	0	0	0 0	0	0 0 25 25	0	0	0	0	17 73	0	17 73
H2x	20 Abbott Road	Abbott	Detailed	H-Ab003	2019/0146/RES		8 0	0	0	0	0 0	0	0 0	0	8	0 0	0	0 0	0	0		0	8	0	8
H2y H2z	284 Berry Hill Lane Former Miners Offices	Lindhurst Berry Hill	Completed Completed	H-Li008 H-Bh010	2015/0046/ST 2014/0719/ST		5 0 8 0	0	4	8 :	4 1 2 4	0	0 0	0	0	0 0 0 0	0	0 0	0	0	_	0	5 18	0	5 18
Policy S	SUE1: Pleasley Hill Farm					182	29 15	12	40	61 13	7 255	170 1	08 72	141	187 19	2 143	103	93 56	44	0	0	0	1829	0	1829
Referenc *		Ward	<b>▼</b> Status	▼ Housing	Planning Appli						201 - 2		<b>~</b> 202 <b>~</b>									Plan Per	io Post Pla		~
Phase 1 Phase 2							77 0 78 0		0		0 0	0	0 0	35 0		0 82	0 97	0 0 75 31		0	0	0	277 278	0	277 278
Phase 3						29	93 0		0	0	0 0	0	0 0	0	0	0 0	0	0 54	25	75	75 6	4	293	0	293
Policy S	SUE2: Land off Jubilee Way					84	ю 0	U	0	U	0 0	0	0 0	35	70 9	0 82	97	75 85	100	75	75 6	•	848	0	848
						80	0 0	0	0	0	0 0	0	0 0	0	0 2	5 50	50	50 50	50	50	50 5	0	425	375	800
Policy S	□ SUE3: Land at Berry Hill– committed s	strategic urb	an extensi	on																					
Referenc Phase 1	Name Parcel 1, 2, 3A & 3B, 8A & 8B.		Status SUE3		Planning Appli	Capacity (Dwe			01 <b>2</b> 01			01 <mark>- 202</mark>	<mark>→ 202</mark> → 72 157	202 <b>- 2</b> 0		<b>202</b> 7	202 <b>- 2</b> 02	• <mark>202</mark> • 0	202 <b>-</b> 20	03 <b>- 20</b> 3	203	Plan Per	io ▼ Post Pla 581	n ▼ Total	581
Phase 2	1 GIOOT 1, 2, 0/1 (X 3D, 0/1 (X 0D.	DOTTY FIIII	JUES	wunpie		37	78 0	0	0	0	0 0	0	0 0	0	60 6	60	60	60 60	18	0	0	0	378	0	378
Phase 3 Phase 4							0 0	0	0	0	0 0	0	0 0	0	-	0 0	0	0 0	0	40		0	0	0	40
Phase 5 Phase 6						69	0 0	0	0	0	0 0	0	0 0	0 35		0 0 9 57	0	0 0	0 72	50	0 6	_	0 543	0	0 690
						168		0	0	0	36	131 1	72 157		120 11			90 90			60 6		1 <b>542</b>		1 <b>689</b>
Windfal Referenc		Ward	v Statue	Y Housing	Planning Appli	Canacity (Dur	204	201 - 0	01 ~ 201	1 201	204 = 0	01 × 202	7 202 7	202 - 20	02 - 202	7 202 -	202 - 202	× 202 ×	202 - 2	03 × 203	7 202	Plan Bor	io Post Pla	n V Total	-
Small sites	(<5)	waru	Status	Housing	r-ramming Appl	Capacity (DWe	17	63	45	42 5	3 28	74	14 92	0	0	0 0	0	0 0	0	0	0	0	o Post Pla	Total	431
Large sites	(>4)						265 <b>282</b>		307 2 352 3	270 4 312 10			63 41 <b>77 133</b>	0		0 0 0 0	0	0 0	0	0	0	0	0	0	1300 1731
Gross comp	lations						297			373 23					504 61	6 607	SEE O	16 554	559	416 2	290 23	2			
Losses	netions						297		1	6		437 4 35	79 383 5 21	0		6 697 0 0	655 6 0	16 554 0 0	0	0	0 23				
Net Comple							295	254		367 23		402 4	74 362		504 61			16 554			290 23				
Cumulative Annual Req	Net Completions uirement						295 325			307 154 325 32			3173 325 325		4040 465 325 32		6008 66 325 3	24 7178 25 325			143 867 325 32				
Cumulative	Requirement						325	650	975 13	300 162	5 1950		00 2925	3250	3575 390	0 4225	4550 48	75 5200	5525	5850 61	75 650	0			
	o of dwellings above or below annual requirement nnual requirement taking account of cumulative net c	ompletions					-30 310		-35 309 3	7 -8 305 31			248 284 277				1458 17 70 -	49 1978 21 -136			268 217 272 -217				
				·	:	:						_					- (					-			

Figure 1- The trajectory from the housing monitoring spreadsheet.