improving living in scotland

HOMES FOR SCOTLAND

Response to Further Information Request 2
Proposed Inverclyde Local Development Plan Examination
LDP-280-2

February 2019

About Homes for Scotland

Homes for Scotland is the voice of the home building industry.

With a membership of some 200 organisations together providing 95% of new homes built for sale in Scotland each year as well as a significant proportion of affordable housing, we are committed to improving the quality of living in Scotland by providing this and future generations with warm, sustainable homes in places people want to live.

Visit www.homesforscotland.com for further information and follow us on twitter @H_F_S

Process

Homes for Scotland represents members on a wide range of issues affecting their ability to deliver much needed homes.

Our views are endorsed by committees and advisory groups utilising the skills and expertise of key representatives drawn from member companies.

This response has been discussed and agreed by the Homes for Scotland Strathclyde Home Builders Committee

Information Requested

Homes for Scotland welcomes the opportunity to provide comment on Inverclyde Council's response to Further Information Request (FIR) 02.

As part of this commentary, Homes for Scotland has prepared a Housing Land Supply Statement which, in accord with approved Clydeplan Strategic Development Plan (SDP) Policy 8 Housing Land Requirement, provides this Examination with the up to date housing land supply data as set out in the Council's finalised Housing Land Audit 2018 (HFS001).

The Housing Land Supply Statement explains in detail the statutory policy requirements that underpin the approved SDP and how those are to addressed by the Council in the Inverclyde Proposed Local Development Plan (LDP).

Reference is made to the Core Documents submitted by the Council to this Examination where appropriate. Homes for Scotland has provided the following additional documents to assist the Reporter in the determination of this FIR:

HFS01 Finalised Housing Land Audit 2018
HFS02 PAN 2/2010 Affordable Housing and Housing Land Audits
HFS03 Housing Land Audit 2018 – Homes for Scotland Disputes
HFS04 Homes for Scotland Housing Land Audit 2018 – 2018 to 2029
HFS05 Technical Report 07 *Strategic Housing Estimates*
HFS06 Background Report 8 *Beyond the Housing Need and Demand Assessment*
HFS07 Inverclyde Draft Housing Supply Target Template
HFS08 Background Report 9 *Urban Capacity Study 2013*
HFS09 Inverclyde Strategic Housing Investment Plan 2019 – 2024

Homes for Scotland addresses each of the Reporter's questions set out in the Further Information Request, offering commentary on response received from the Council.

FIR – Point 1
Homes for Scotland agrees that the Proposed LDP requires to be prepared to be consistent with the approved SDP. The Housing Land Supply Statement (paragraphs 2.1 to 2.21) identifies the housing land requirements that the Proposed LDP is required to meet.
FIR – Point 2
Homes for Scotland agrees that the Proposed LDP does not demonstrate that any of the housing land requirements will be met. The Housing Land Supply Statement (paragraphs 3.1 to 3.90) identifies the methodology to adopt to determine whether the housing land requirements set out in the approved SDP will be met.
FIR – Point 3
Homes for Scotland notes that Scottish Planning Policy (CD035) identifies that the housing

land requirement can be met from the following sources:

- sites from the established supply which are effective or expected to become effective in the plan period;
- sites with planning permission;
- proposed new land allocations; and
- proportion of windfall development in some cases.

Scottish Planning Policy expects the contribution to the housing land requirement from windfall sites must be realistic and based on clear evidence of past completions and sound assumptions about likely future trends. In urban areas this should be informed by an urban capacity study.

The Reporter will note that there is no urban capacity study as part of the Core Documents before this Examination.

However, Background Report 9 Urban Capacity Study 2013 (HFS08) informed the preparation of the approved SDP. The base date of this urban capacity study is 31st March 2013.

FIR – Points 4 and 5

Homes for Scotland notes this statement and agrees that the Housing Land Technical Report (CD013) does not present any evidence for a contribution from windfall sites and states:

> *The expectation is that some of the land currently identified for private sector housing in the post-2024 period, of which there is a surplus, will in fact be developed for affordable housing, as will 'windfall' sites.*

The Schedule 4 for Issue 5 *Housing Land Supply, Housing Supply Targets and Housing Land Requirement* is also silent on the expected contribution from windfall sites.

Homes for Scotland agrees with the Reporter that Background Report 9 Urban Capacity Study 2013 (HFS08) informed the preparation of the approved SDP. The base date of this evidence is 31st March 2013 and is the only urban capacity study available.

FIR – Points 6 and 7

Homes for Scotland notes the Reporter's request.

SPP defines windfall sites as …*sites which become available for development unexpectedly during the life of the development plan and so are not identified individually in the plan.*

The Housing Land Supply Statement (paragraphs 3.75 to 3.90) identifies that, based on the evidence presented in Background Report 9 *Urban Capacity Study 2013* (HFS08) and past housing completions, the following contributions from windfall sites may be expected from 2021 to 2029:

- a private windfall allowance **0** homes per annum is appropriate; and
- an affordable windfall allowance of **30** homes per annum would be appropriate.

The reason for this is that:

- there has been no private sector windfall completions from the established housing land supply set out in the Housing Land Audit 2013; and
- only one site identified in the SHIP (HFS09) does not form part of the Housing Land Audit 2018 programming – Strone Farm, Greenock which is expected to deliver 16 affordable homes in 2019/20. It is also noted that the Council has secured funding for 45 affordable homes in 2021/22 and another 45 affordable homes in 22/23. Over the 4 year period, there are 106 affordable homes that are not accounted for in the Housing Land Audit 2018.

An affordable windfall allowance of a maximum of 30 homes per annum would be appropriate from 31st March 2021 onwards, taking account of the committed funding in the SHIP where investment in sites is confirmed for the first 3 years and therefore the period beyond is unknown.

The Reporter will note that the affordable windfall allowance would apply to the all tenure by Inverclyde local authority area housing land requirement only.

No private sector windfall allowance would apply to the Discrete Market Area Inverclyde Housing Sub Market Area (HSMA) and the Renfrewshire HSMA (Kilmacolm and Quarriers Village local authority sub area) housing land requirements.

However, Homes for Scotland notes that the Council has provided alternative information to the Reporter.

The Council has included housing completions from sites which it states were not allocated in the development plan when they were granted planning permission as set out in Table 1 *Inverclyde HMA private completions on windfall sites 2008-2018* and Table 2 *Inverclyde HMA affordable completions on windfall sites 2008-2018*.

The evidence submitted by the Council fails to include important relevant information on the site put forward. The Council has included many sites that were identified as allocations in the superseded Inverclyde Local Plan (CD032).

The Local Plan confirms that it …*incorporates modifications to the First Review: Final Draft Plan (2002), approved by the Council on 24th February 2005 arising from the Local Plan Inquiry held in April/May 2004, and subsequent decisions of the Council on 6th September 2005.*

The housing land supply evidence to inform the Local Plan is set out in Schedule 7.1 *Housing Development Opportunities*. This Schedule confirms that the …*source of the above figures is the Finalised 2004 Housing Land Supply, updated to reflect decisions of the Council prior to adoption.*

The following sites identified in Table 1 by the Council were included as allocations in the Local Plan and are therefore not windfall sites:

LP 2005 Reference	Town	ADDRESS
ho63	INVERKIP	KIP MARINA
ho64	INVERKIP	LANGHOUSE ROAD
ho17	GREENOCK	RATHO ST/EAST HAMILTON ST

ho7	GREENOCK	KINGSTON BASIN
ho7	GREENOCK	KINGSTON BASIN
ho7	PORT GLASGOW	KINGSTON BASIN
ho7	PORT GLASGOW	KINGSTON BASIN
ho7	PORT GLASGOW	KINGSTON BASIN
ho7	PORT GLASGOW	KINGSTON BASIN
ho7	PORT GLASGOW	KINGSTON BASIN
ho51	GREENOCK	LYLE ROAD
ho28	GREENOCK	OCTAVIA TERRACE

Of the remaining sites, the following would be considered windfall in terms of the definition set out in SPP:

HLA Reference	Town	ADDRESS	Completions
IC0393	GREENOCK	NEIL STREET	4
IC0391	GREENOCK	11A JAMAICA STREET	3
IC0406	GREENOCK	10 ELDON STREET	3
IC0414	GREENOCK	87 NEWTON STREET	2
IC0420	GOUROCK	CLOCH RD - RAMADA	35
IC0420A	GOUROCK	CLOCH RD - RAMADA	34
IC0434	PORT GLASGOW	BURNSIDE FARM	5
IC0425	GREENOCK	39 NEWTON ST	8
IC0432B	GREENOCK	EAST CRAWFORD STREET	3
IC0431A	PORT GLASGOW	MORAY ROAD	1
IC0447	GREENOCK	20 SHANKLAND ROAD	4
IC0452	GOUROCK	RESERVOIR ROAD	5
IC0439C	GREENOCK	CUMBERLAND ROAD PHASE 1	1
IC0455	GREENOCK	21 BRACHELSTON STREET	6
IC0439D	GREENOCK	CUMBERLAND ROAD PHASE 2	1

IC0456	GREENOCK	27 UNION STREET	4
IC0460	PORT GLASGOW	65 CHURCH STREET	4
IC0440B	GREENOCK	BANFF ROAD	1
IC0461	GREENOCK	LORNE COURT, 94 WEST BLACKHALL STREET	4

Over a 10 year period, there have been 128 private homes completed on windfall sites. This would amount to a windfall allowance of 13 private homes per annum over a 10 year period.

No private windfall allowance would apply to the Renfrewshire HSMA (Kilmacolm and Quarriers Village local authority sub area) housing land requirement.

The Reporter should note that IC0420 CLOCH RD – RAMADA was granted planning permission on Appeal. The scale of completions are the exception rather than the rule.

If completions from this site are excluded, then there have been only 59 private completions on windfall sites, all of which were within the Inverclyde HSMA. This equates to 6 private homes per annum. This contribution is negligible and as such no private windfall allowance should be assumed.

All the affordable sites identified by the Council in Table 2 would be considered windfall in terms of the definition set out in SPP:

HLA Reference	Town	ADDRESS	Completions
IC0407	PORT GLASGOW	HIGHHOLM AVENUE	28
IC0408	GREENOCK	112 WEST BLACKHALL STREET	9
IC0412	GREENOCK	EARNHILL ROAD	14
IC0428	GREENOCK	INVERKIP ROAD	20
IC0423	GREENOCK	CARWOOD ST	15
IC0432A	GREENOCK	EAST CRAWFORD STREET	5
IC0431	PORT GLASGOW	MORAY ROAD	31
IC0446	GOUROCK	17 ADELAIDE STREET	5
IC0439A	GREENOCK	CUMBERLAND ROAD PHASE 1	28
IC0441	GREENOCK	WESTMORLAND ROAD/STAFFORD ROAD	24
IC0439B	GREENOCK	CUMBERLAND ROAD PHASE 2	29
IC0439E	GREENOCK	CUMBERLAND ROAD PHASE 2	1

IC0440A	GREENOCK	BANFF ROAD	33
IC0440C	GREENOCK	BANFF ROAD	8
IC0398	GREENOCK	GARVALD STREET/BAWHIRLEY ROAD	45
IC0448	GREENOCK	EARNHILL ROAD EXTENSION	15

Over a 10 year period, there have been 310 affordable homes completed on windfall sites not allocated in a development plan. This would amount to a windfall allowance of 31 affordable homes per annum over a 10 year period. However, it is notable that the majority of these sites were granted planning permission more than 5 years after the adoption of the relevant plan.

The affordable windfall allowance would only apply to the Inverclyde local authority area all tenure housing land requirement from 2021 onwards.

Homes for Scotland would wish to reiterate that the urban capacity study that informs the approved SDP, and therefore this Proposed LDP, has a base date of 31st March 2013.

Therefore any historic completions data should be based on this date moving forward. As the Council has not identified the housing completions on an annual basis, it is not possible to determine when any of these completions actually occurred.

Homes for Scotland therefore request that the windfall completions data presented in Tables 1 and 2 by the Council is supplied on an annual basis for the period 2013/14 to 2017/18 in line with Background Report 9.

Homes for Scotland notes that the Council has attempted to go further than was requested by the Reporter. The Council has identified sites that are not allocated in the adopted LDP but have been identified in the Strategic Housing Investment Plan funding to commence (HFS09).

However, the Council omits that several of these sites are included in the housing land supply as set out in the Housing Land Audit 2017 (CD027). This document informs the Proposed LDP and therefore programmed completions from these sites have been taken into account.

Only Dubbs Road, Port Glasgow, Strone Farm, Greenock and Upper Bow, Greenock are not included in the Housing Land Audit 2017.

However, all sites other than Strone Farm, Greenock are included in the finalised Housing Land Audit 2018 (HFS01).

This includes the sites identified as private sector in the adopted LDP which are now affordable sites in the SHIP.The Reporter should note that these previously private sites were identified by the Council in the adopted LDP and not promoted by home builders as part of the adopted LDP. It is therefore not surprising that these sites have not proven effective for private home building since the LDP's adoption and are now being taken forward as affordable sites by the Council and its partners.

Based on this evidence, Homes for Scotland considers that the following contributions from windfall sites may be expected from 2021 to 2029:

- a private windfall allowance **0** homes per annum is appropriate; and

- an affordable windfall allowance of **30** homes per annum would be appropriate.

For the purposes of this LDP Examination, if the Reporter concludes that the housing land requirements are not met, Homes for Scotland recommends that those sites before this LDP Examination that promoted by home builders are allocated to address any emerging housing land shortfall.

Accordingly, as the Housing Land Audit 2018 presents the most up to date housing supply data, the Proposed LDP should be updated to reflect this evidence in accord with Policy 8 of the approved SDP.

Date: 15th February 2019

2018
HOUSING
LAND SUPPLY

Inverclyde council

Regeneration & Planning

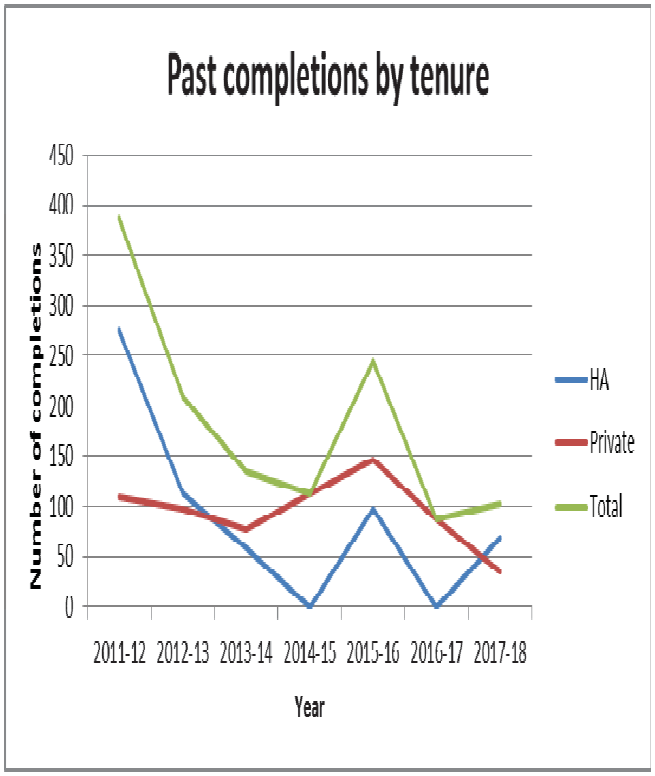
HOUSING LAND SUPPLY – 31 MARCH 2018

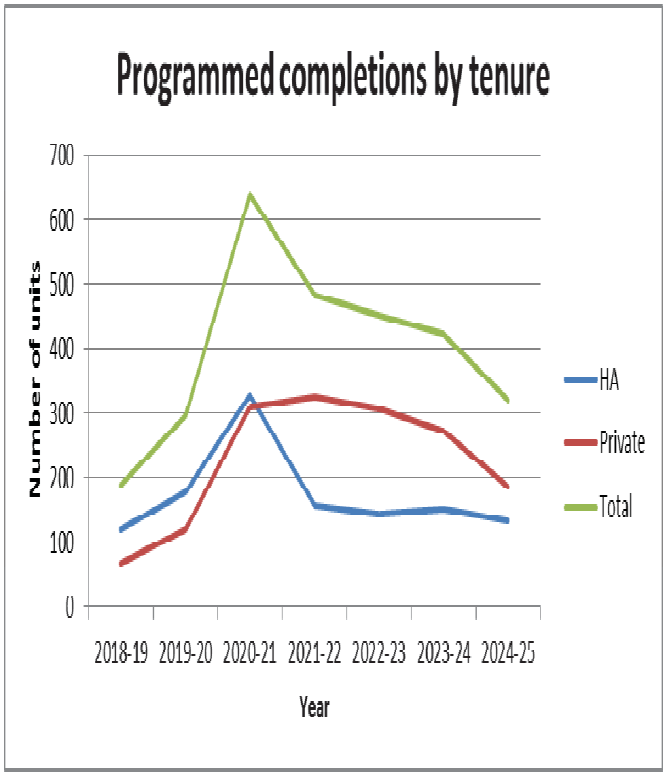
SUMMARY

The Housing Land Audit is undertaken annually to determine the number of new residential units completed within the last year and to inform the programming of future completions on the sites included in the Local Development Plan and any windfall sites that have gained planning permission that are not included in the Plan. Completions programmed over the next 5 years make up the 'effective land supply', which the Government's Scottish Planning Policy (SPP) requires the Council to monitor and maintain at all times.

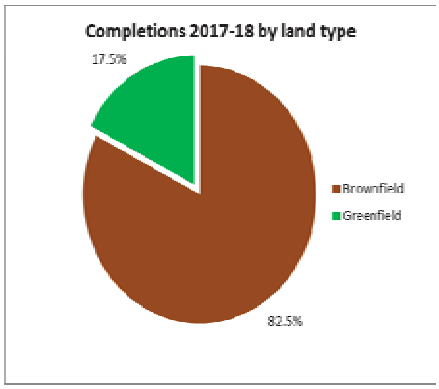
Since the economic crash in 2008, the number of private completions has declined steadily. This is partly due to a decrease in the number of developers as companies have gone out of business, as well as those remaining slowing their output due to restricted access to finance and reduced staff resources. A lack of demand as housebuyers struggle to access mortgage finance and equity in existing properties dropped has also contributed to the decline. The number of private completions fell by 37% last year following an upturn in 2015 and 2016 and, as predicted in last year's audit, there has been another 60% fall this year, with only 35 private units completed. A modest increase is expected next year as completions continue at Kirn Drive in Gourock and Broadfield Hospital in Port Glasgow and start to come forward at the former naval buildings in Greenock and Cowal View in Gourock.

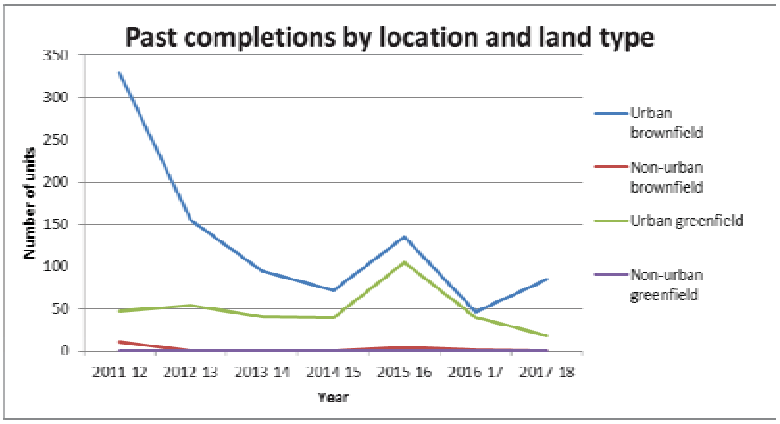
Completions by Registered Social Landlords (RSLs) were not as badly affected, as they are reliant on Scottish Government funding which had been committed to support a number of large scale projects in Inverclyde, leading to historically high completions levels between 2009-10 and 2011-12. Reductions in Government funding following the delivery of these projects, and with RSLs having similar issues with access to finance and development resources, led to reduced completions up until 2015, when there were none. Since then, funding has been increased to support the Scottish Governments commitment to build at least 50,000 affordable homes by 2021. There were no RSL completions in the last year due to the timing of the audit, which has also led to lower completions than expected this year with one site due to complete at the end of April. RSL completions are expected to continue to rise up to 2021, after which uncertainty about funding makes them difficult to predict.

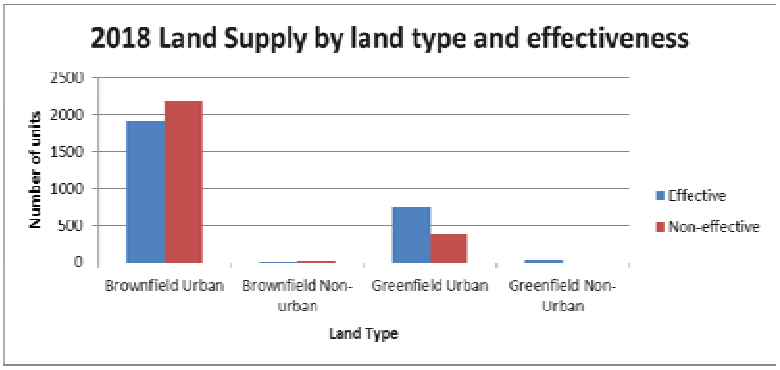

Past completions by tenure
Number of completions
450
400
350
300
250
200
150
100
50
0
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
Year
HA
Private
Total


Programmed completions by tenure
Number of units
700
600
500
400
300
200
100
0
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
2024-25
Year
HA
Private
Total

The Local Development Plan is founded on a strategy of urban containment and the re-use of brownfield land. This is reflected in the proportion of previous completions on brownfield sites and in the make-up of the land supply, as shown below and opposite.







INTRODUCTION

These schedules identify all potential housing land within Inverclyde. All new housing developments with a capacity of 4 or more houses are included, as well as conversions and sub-divisions. Sites are organised by tenure and then by planning status (see below for definitions).

The private sector Established Housing Land Supply includes all private sector commitments, consents, adopted and final draft local plan sites, structure plan greenfield release sites (where appropriate) and other sites with residential potential. The private sector Effective Housing Land Supply is the anticipated programmed output over the next seven years from the private sector sites in the Established Housing Land Supply.

Maps have been included to illustrate the sites shown on the schedules. The reference numbers on the maps refer to the reference numbers on the schedules. Site boundaries may be indicative rather than exact. The maps are at 1:10,000 scale. There is an index sheet at the front of the maps showing the map coverage and giving a reference number to each individual map.

NB. This publication comprises a comprehensive record of all potential housing sites. The inclusion of a site in the schedules does not pre-empt any decision of the Council in relation to the principle of housing development. The inclusion of a site in the schedule does not necessarily infer site availability and only contact with the site owner may confirm this.

DEFINITIONS

The schedules are organised by tenure and then by planning status:

Tenure

- **Private Sector** - Dwellings built for owner occupation. This includes dwellings built for sale or shared ownership by the Council, housing associations or housing co-operatives and former rented stock refurbished for sale or shared ownership.
- **Private Rented** - Dwellings built by the private sector which are wholly for market rent.
- **Public Sector** - Dwellings built for rent by the Council.
- **Housing Association** - Dwellings built for rent by housing associations or housing co-operatives.
- **Tenure Not Specified** - Dwellings where the tenure is not yet known.

Planning Status

Commitments - Sites under construction at 31 March 2018.

Consents - Sites with outline or detailed planning permission at 31 March 2018.

With Residential Potential - This category includes a wide variety of sites not covered by the above categories, for example:

- sites allocated for housing in the adopted local plan; and
- sites identified as having potential for housing development by Inverclyde Council or others.

Greenfield Release - Sites identified as Greenfield Release in the Structure Plan but which do not have planning consent at 31st March 2018.

Description of Schedules

The following notes and definitions apply:

Site Ref - Unique sequential reference number for each site. Existing sites that have been split into a number of separate sites have the suffix 'A', 'B', etc.

Grid - Ordnance Survey grid reference for central point on site.

Map - Reference number of map.

Address - This is divided into two parts, the name of the settlement, and the specific address of the site.

Builder - Refers to the developer of the site (if known). If the site is being developed as individual plots this will be shown as PLOTS.

Owner - Owner of site if known. This field is used in particular to indicate ownership of sites by public bodies.

Size (Ha) - Gross size of site in hectares.

Capacity - The total capacity of the site expressed as number of dwellings. This may be an estimate if no detailed layout has been approved.

Status - This reflects the planning status of the site. The codes used are:

COMM	-	Commitment
CONS	-	Consent
ALPS	-	Adopted Local Development Plan Site
PROP	-	Proposal

Dev Type - Refers to the proposed type of development. The codes used are set out below. The definition of 'brownfield' and 'greenfield' as set out in the Clydeplan Strategic Development Plan 2017 have been used to define the nature of the site. These codes have the suffix 'U' or 'NU' to indicate whether they are Urban or Non-Urban, that is within or outwith a settlement boundary as defined by the Adopted Inverclyde Local Development Plan (2014).

NB - new build development.

CONV - conversion of an existing building for housing.

REFURB - refurbishment for sale of former public sector or other rented stock.

G - development on a greenfield site. Within the urban area this could be playing fields, amenity open space and other sites not previously developed. Outwith the urban area this could be land never previously developed, naturally regenerated land, or previously developed land brought back into active or beneficial use for agriculture or forestry.

B - development on a brownfield site.

M - development on a mixed part brownfield, part greenfield site.

ELS - An entry in this field shows that the site is part of the Established Land Supply. The entry indicates the year since which the site has been continuously considered part of the Established Land Supply.

EFF - An entry in this field shows that the site is part of the Effective Land Supply i.e. that development is anticipated on the site over the next seven years. The entry indicates the year since which the site has been continuously considered part of the Effective Land Supply.

Consent - Indicates the type of planning consent (if relevant):

DETL - Detailed Consent
OUTL - Outline Consent

PRIVTEN - Indicates the sub-tenure of private sites:

OO – owner occupied

PR – private rent
OTH – other e.g. Shared Ownership/Shared Equity

Built - Indicates the number of dwellings built and occupied each year over previous years.

Total Built - Refers to the total number of dwellings built and occupied as at 31st March 2018.

Rem Cap - The remaining capacity of the site, i.e. dwellings not yet started, under construction, or completed but not yet occupied at 31st March 2018.

Programming - Anticipated completions by year over the next seven years.

Total 2018-2025 – Total programmed output for next seven years.

Post 2025 - Indicates the residual capacity not included in the total programmed output. The main reasons for capacity being included in the Post 2025 column are:

- the site may have a long lead-in time or a slow development rate so that only part can be programmed within the next seven years.
- the site may be part of a major development area which is phased, with not all phases producing output during the next seven years.
- the site may suffer from acknowledged constraints which preclude development during the next seven years despite the site continuing to have residential potential. These sites are considered to be non-effective.

PROGRAMMED OUTPUT METHODOLOGY

Introduction

There are two processes involved in calculating the total programmed output from the land supply. Firstly, assessing the effectiveness of sites in the Established Land Supply, and then estimating the programmed output of those sites considered effective.

Effectiveness of the Land Supply

Planning Advice Note (PAN) 38 (Revised 2003), defines the effective land supply as '…the part of the established land supply that is expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing'. In the Glasgow and the Clyde Valley Joint Structure Plan area a seven year period is considered. The criteria for assessing effectiveness as established by PAN38 (Revised 2003) are set out below, although the weight attached to each will vary according to local or particular circumstances.

Ownership - the site is in the ownership or control of a party which can be expected to develop it or release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land sales.

Physical - the site or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.

Contamination - previous use has not resulted in contamination of the site or, if it is has, commitments have been made which would allow it to be developed or provide marketable housing.

Deficit Funding - any public funding required to make residential development economically viable is committed by the public bodies concerned.

Marketability - the site, or a relevant part of it, can be developed to provide marketable housing.

Infrastructure - the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided by the developer or another party to allow development.

Land-use – housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses, other factors such as ownership and marketability point to housing becoming a realistic option.

Programed Output

In estimating the programmed output for each effective site, it is necessary to estimate both a start date for the site and then the annual number of completions.

Estimated start dates are based on:

- development lead-in times (including the estimated time taken to overcome constraints);
- availability of funding (if required); and
- development of other sites in the locality.

The annual programmed output of any effective site will be dependent upon a variety of factors, including:

- site location;
- developer involved;
- type and price of dwelling;
- past completion rates on the site; and
- size of site.

INVERCLYDE HOUSING LAND SUPPLY: 31st March 2018

SUMMARY TABLES

The following tables summarise Housing Land Supply information for the Inverclyde Council area as a whole (Section A), the Inverclyde Housing Market Area (Section B), and the Inverclyde part of the Renfrewshire Sub-Market Area (Section C).

SECTION A: INVERCLYDE COUNCIL AREA

TABLE A.1.1 - INVERCLYDE HOUSING LAND SUPPLY: 31st MARCH 2018 – SUMMARY

TENURE	COMMITMENTS	CONSENTS	RESIDENTIAL POTENTIAL	GREENFIELD RELEASE	TOTAL	(%)
PRIVATE	209	1171	2503	0	3883	**71.7**
HOUSING ASSOCIATION	89	170	1270	0	1529	**28.3**
TENURE NOT SPECIFIED	0	0	0	0	0	**0.0**
TOTAL	**298**	**1341**	**3773**	**0**	**5412**	**100**
(%)	**5.5**	**24.8**	**69.7**	**0.0**	**100**	

TABLE A.1.2 - INVERCLYDE HOUSING LAND SUPPLY: 31st MARCH 2018 – BROWNFIELD/GREENFIELD SPLIT

TENURE	COMMITMENTS		CONSENTS		RESIDENTIAL POTENTIAL		GREENFIELD RELEASE		TOTAL	
	BF	GF	BF	GF	BF	GF	BF	GF	BF	GF
PRIVATE	162	47	1010	161	1666	837	0	0	2838	1045
HOUSING ASSOCIATION	89	0	170	0	1035	235	0	0	1294	235
TENURE NOT SPECIFIED	0	0	0	0	0	0	0	0	0	0
TOTAL	**251**	**47**	**1180**	**161**	**2701**	**1072**	**0**	**0**	**4132**	**1280**
(% BF/GF)	**84.2**	**15.8**	**88.0**	**12.0**	**71.6**	**28.4**	**0.0**	**0.0**	**76.3**	**23.7**

TABLE A.2.1 - INVERCLYDE HOUSING LAND SUPPLY (ALL TENURES): PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	298	153	80	53	12	0	0	0	298	0
CONSENTS	1341	31	95	69	61	55	25	25	361	980
RESIDENTIAL POTENTIAL	3773	4	122	516	411	397	399	296	2145	1628
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**5412**	**188**	**297**	**638**	**484**	**452**	**424**	**321**	**2804**	**2608**

TABLE A.2.2 - INVERCLYDE PRIVATE HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	209	64	80	53	12	0	0	0	209	0
CONSENTS	1171	3	39	45	29	25	25	25	191	980
RESIDENTIAL POTENTIAL	2503	0	0	212	285	282	247	162	1188	1315
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**3883**	**67**	**119**	**310**	**326**	**307**	**272**	**187**	**1588**	**2295**

UNITS DISPUTED BY HOMES FOR SCOTLAND	**-**	0	0	224	197	182	162	112	**877**	

TABLE A.2.3 - INVERCLYDE HOUSING ASSOCIATION HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	89	89	0	0	0	0	0	0	89	0
CONSENTS	170	28	56	24	32	30	0	0	170	0
RESIDENTIAL POTENTIAL	1270	4	122	304	126	115	152	134	957	313
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**0**	**121**	**178**	**328**	**158**	**145**	**152**	**134**	**1216**	**313**

TABLE A.2.4 - INVERCLYDE TENURE NOT SPECIFIED HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	0	0	0	0	0	0	0	0	0	0
CONSENTS	0	0	0	0	0	0	0	0	0	0
RESIDENTIAL POTENTIAL	0	0	0	0	0	0	0	0	0	0
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

UNITS DISPUTED BY HOMES FOR SCOTLAND	**-**

NOTE: THERE IS NO PRIVATE RENTED OR PUBLIC SECTOR LAND SUPPLY WITHIN THE INVERCLYDE AREA.

TABLE A.3.1 - INVERCLYDE PAST COMPLETIONS: 1996-2018

YEAR	OWNER-OCCUPIED	PRIVATE RENTED	LOCAL AUTHORITY	INTERMEDIATE	HOUSING ASSOCIATI	TOTAL
1996-97	211	0	14	0	142	**367**
1997-98	261	0	0	0	49	**310**
1998-99	214	0	19	0	103	**336**
1999-2000	203	0	0	0	78	**281**
2000-01	304	0	0	0	56	**360**
2001-02	240	0	0	0	106	**346**
2002-03	263	0	0	0	95	**358**
2003-04	193	0	0	0	52	**245**
2004-05	160	0	0	0	107	**267**
2005-06	223	0	0	0	132	**355**
2006-07	237	0	0	0	8	**245**
2007-08	245	0	0	0	51	**296**
2008-09	150	0	0	0	93	**243**
2009-10	187	0	0	0	247	**434**
2010-11	121	0	0	0	214	**335**
2011-12	90	0	0	20	276	**386**
2012-13	91	4	0	2	112	**209**
2013-14	76	0	0	1	58	**135**
2014-15	111	0	0	1	0	**112**
2015-16	138	0	0	8	98	**244**
2016-17	87	0	0	0	0	**87**
2017-18	35	0	0	0	68	**103**
TOTAL	**3840**	**4**	**33**	**32**	**2145**	**6054**

TABLE A.3.2 - INVERCLYDE HMA PAST COMPLETIONS: 1996-2018 – BROWNFIELD/GREENFIELD SPLIT

	ALL TENURES					OWNER-OCCUPIED				
YEAR	**BROWNFIELD**		**GREENFIELD**		**TOTAL**	**BROWNFIELD**		**GREENFIELD**		**TOTAL**
1996-97	338	92.1%	29	7.9%	**367**	182	86.3%	29	13.7%	**211**
1997-98	211	68.1%	99	31.9%	**310**	162	62.1%	99	37.9%	**261**
1998-99	224	66.7%	112	33.3%	**336**	102	47.7%	112	52.3%	**214**
1999-2000	154	54.8%	127	45.2%	**281**	76	37.4%	127	62.6%	**203**
2000-01	269	74.7%	91	25.3%	**360**	213	70.1%	91	29.9%	**304**
2001-02	260	75.1%	86	24.9%	**346**	154	64.2%	86	35.8%	**240**
2002-03	283	79.1%	75	20.9%	**358**	188	71.5%	75	28.5%	**263**
2003-04	170	69.4%	75	30.6%	**245**	118	61.1%	75	38.9%	**193**
2004-05	182	68.2%	85	31.8%	**267**	75	46.9%	85	53.1%	**160**
2005-06	237	66.8%	118	33.2%	**355**	105	47.1%	118	52.9%	**223**
2006-07	171	69.8%	74	30.2%	**245**	163	68.8%	74	31.2%	**237**
2007-08	271	91.6%	25	8.4%	**296**	220	89.8%	25	10.2%	**245**
2008-09	199	81.9%	44	18.1%	**243**	106	70.7%	44	29.3%	**150**
2009-10	367	84.6%	67	15.4%	**434**	120	64.2%	67	35.8%	**187**
2010-11	284	84.8%	51	15.2%	**335**	70	57.9%	51	42.1%	**121**
2011-12	339	87.8%	47	12.2%	**386**	63	57.3%	47	42.7%	**110**
2012-13	155	74.2%	54	25.8%	**209**	51	56.0%	40	44.0%	**91**
2013-14	94	69.6%	41	30.4%	**135**	35	46.1%	41	53.9%	**76**
2014-15	72	64.3%	40	35.7%	**112**	71	64.0%	40	36.0%	**111**
2015-16	139	57.0%	105	43.0%	**244**	48	34.8%	90	65.2%	**138**
2016-17	47	54.0%	40	46.0%	**87**	47	54.0%	40	46.0%	**87**
2017-18	96	93.2%	7	6.8%	**103**	28	80.0%	7	20.0%	**35**
TOTAL	**4562**	**75.4%**	**1492**	**24.6%**	**6054**	**2397**	**62.1%**	**1463**	**37.9%**	**3860**

SECTION B: INVERCLYDE HOUSING MARKET AREA

TABLE B.1.1 - INVERCLYDE HMA LAND SUPPLY: 31st MARCH 2018 – SUMMARY

TENURE	COMMITMENTS	CONSENTS	RESIDENTIAL POTENTIAL	GREENFIELD RELEASE	TOTAL	(%)
PRIVATE	197	1141	2433	0	3771	**71.2**
HOUSING ASSOCIATION	89	170	1270	0	1529	**28.8**
TENURE NOT SPECIFIED	0	0	0	0	0	**0.0**
TOTAL	**286**	**1311**	**3703**	**0**	**5300**	**100**
(%)	**5.4**	**24.7**	**69.9**	**0.0**	**100**	

TABLE B.1.2 - INVERCLYDE HMA LAND SUPPLY: 31st MARCH 2018 – BROWNFIELD/GREENFIELD SPLIT

TENURE	COMMITMENTS		CONSENTS		RESIDENTIAL POTENTIAL		GREENFIELD RELEASE		TOTAL	
	BF	GF	BF	GF	BF	GF	BF	GF	BF	GF
PRIVATE	150	47	991	150	1659	774	0	0	2800	971
HOUSING ASSOCIATION	89	0	170	0	1035	235	0	0	1294	235
TENURE NOT SPECIFIED	0	0	0	0	0	0	0	0	0	0
TOTAL	**239**	**47**	**1161**	**150**	**2694**	**1009**	**0**	**0**	**4094**	**1206**
(% BF/GF)	**83.6**	**16.4**	**88.6**	**11.4**	**72.8**	**27.2**	**0.0**	**0.0**	**77.2**	**22.8**

TABLE B.2.1 - INVERCLYDE HMA LAND SUPPLY (ALL TENURES): PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	286	147	74	53	12	0	0	0	286	0
CONSENTS	1311	28	89	55	59	55	25	25	336	975
RESIDENTIAL	3703	4	122	516	396	362	379	296	2075	1628
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**5300**	**179**	**285**	**624**	**467**	**417**	**404**	**321**	**2697**	**2603**

TABLE B.2.2 - INVERCLYDE HMA PRIVATE HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	197	58	74	53	12	0	0	0	197	0
CONSENTS	1141	0	33	31	27	25	25	25	166	975
RESIDENTIAL POTENTIAL	2433	0	0	212	270	247	227	162	1118	1315
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**3771**	**58**	**107**	**296**	**309**	**272**	**252**	**187**	**1481**	**2290**

UNITS DISPUTED BY HOMES FOR SCOTLAND	**-**	0	0	212	182	167	162	112	**835**	

TABLE B.2.3 - INVERCLYDE HMA HOUSING ASSOCIATION HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	89	89	0	0	0	0	0	0	89	0
CONSENTS	170	28	56	24	32	30	0	0	170	0
RESIDENTIAL	1270	4	122	304	126	115	152	134	957	313
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**1529**	**121**	**178**	**328**	**158**	**145**	**152**	**134**	**1216**	**313**

TABLE B.2.4 - INVERCLYDE HMA TENURE NOT SPECIFIED HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	0	0	0	0	0	0	0	0	0	0
CONSENTS	0	0	0	0	0	0	0	0	0	0
RESIDENTIAL	0	0	0	0	0	0	0	0	0	0
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

NOTE: THERE IS NO PRIVATE RENTED OR PUBLIC SECTOR LAND SUPPLY WITHIN THE INVERCLYDE PART OF THE RENFREWSHIRE SMA.

TABLE B.3.1 - INVERCLYDE HMA PAST COMPLETIONS: 1996-2018

YEAR	OWNER-OCCUPIED	PRIVATE RENTED	LOCAL AUTHORITY	INTERMEDIATE	HOUSING ASSOCIATION	TOTAL
1996-97	199	0	14	0	142	**355**
1997-98	261	0	0	0	49	**310**
1998-99	214	0	19	0	103	**336**
1999-2000	203	0	0	0	78	**281**
2000-01	282	0	0	0	56	**338**
2001-02	190	0	0	0	106	**296**
2002-03	240	0	0	0	95	**335**
2003-04	167	0	0	0	52	**219**
2004-05	134	0	0	0	107	**241**
2005-06	196	0	0	0	132	**328**
2006-07	221	0	0	0	8	**229**
2007-08	245	0	0	0	51	**296**
2008-09	150	0	0	0	93	**243**
2009-10	185	0	0	0	270	**455**
2010-11	111	0	0	0	214	**325**
2011-12	90	0	0	20	276	**386**
2012-13	89	4	0	2	112	**207**
2013-14	75	0	0	1	58	**134**
2014-15	111	0	0	1	1	**113**
2015-16	138	0	0	8	106	**252**
2016-17	87	0	0	0	0	**87**
2017-18	35	0	0	0	68	**103**
TOTAL	**3623**	**4**	**33**	**32**	**2177**	**5869**

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TABLE B.3.2 - INVERCLYDE HMA PAST COMPLETIONS: 1996-2018 – BROWNFIELD/GREENFIELD SPLIT

	ALL TENURES					OWNER-OCCUPIED				
	BROWNFIELD		GREENFIELD		TOTAL	BROWNFIELD		GREENFIELD		TOTAL
1996-97	326	91.8%	29	8.2%	**355**	170	85.43%	29	14.57%	**199**
1997-98	211	68.1%	99	31.9%	**310**	162	62.07%	99	37.93%	**261**
1998-99	224	66.7%	112	33.3%	**336**	102	47.66%	112	52.34%	**214**
1999-2000	154	54.8%	127	45.2%	**281**	76	37.44%	127	62.56%	**203**
2000-01	247	73.1%	91	26.9%	**338**	191	67.73%	91	32.27%	**282**
2001-02	210	70.9%	86	29.1%	**296**	104	54.74%	86	45.26%	**190**
2002-03	263	78.5%	72	21.5%	**335**	168	70.00%	72	30.00%	**240**
2003-04	150	68.5%	69	31.5%	**219**	98	58.68%	69	41.32%	**167**
2004-05	169	70.1%	72	29.9%	**241**	62	46.27%	72	53.73%	**134**
2005-06	220	67.1%	108	32.9%	**328**	88	44.90%	108	55.10%	**196**
2006-07	164	71.6%	65	28.4%	**229**	156	70.59%	65	29.41%	**221**
2007-08	271	91.6%	25	8.4%	**296**	220	89.80%	25	10.20%	**245**
2008-09	199	81.9%	44	18.1%	**243**	106	70.67%	44	29.33%	**150**
2009-10	366	84.7%	66	15.3%	**432**	119	64.32%	66	35.68%	**185**
2010-11	274	84.3%	51	15.7%	**325**	60	54.05%	51	45.95%	**111**
2011-12	313	87.7%	44	12.3%	**357**	37	45.68%	44	54.32%	**81**
2012-13	153	73.9%	54	26.1%	**207**	49	55.06%	40	44.94%	**89**
2013-14	94	70.1%	40	29.9%	**134**	35	46.67%	40	53.33%	**75**
2014-15	72	64.3%	40	35.7%	**112**	71	63.96%	40	36.04%	**111**
2015-16	139	57.0%	105	43.0%	**244**	48	34.78%	90	65.22%	**138**
2016-17	47	54.0%	40	46.0%	**87**	47	54.02%	40	45.98%	**87**
2017-18	96	93.2%	7	6.8%	**103**	28	80.00%	7	20.00%	**35**
TOTAL	**4362**	**75.1%**	**1446**	**24.9%**	**5808**	**2197**	**60.79%**	**1417**	**39.21%**	**3614**

SECTION C: RENFREWSHIRE SUB-MARKET AREA (PART)

TABLE C.1.1 - RENFREWSHIRE SMA LAND SUPPLY: 31st MARCH 2018 – SUMMARY

TENURE	COMMITMENTS	CONSENTS	RESIDENTIAL POTENTIAL	GREENFIELD RELEASE	TOTAL	(%)
OWNER-OCCUPIED	12	30	70	0	112	**100.0**
HOUSING ASSOCIATION	0	0	0	0	0	**0.0**
TENURE NOT SPECIFIED	0	0	0	0	0	**0.0**
TOTAL	**12**	**30**	**70**	**0**	**112**	**100**
(%)	**10.7**	**26.8**	**62.5**	**0.0**	**100**	

TABLE C.1.2 - RENFRESHIRE SMA HOUSING LAND SUPPLY: 31st MARCH 2018 – BROWNFIELD/GREENFIELD SPLIT

TENURE	COMMITMENTS		CONSENTS		RESIDENTIAL POTENTIAL		GREENFIELD RELEASE		TOTAL	
	BF	GF	BF	GF	BF	GF	BF	GF	BF	GF
OWNER-OCCUPIED	12	0	19	11	7	63	0	0	38	74
HOUSING ASSOCIATION	0	0	0	0	0	0	0	0	0	0
TENURE NOT SPECIFIED	0	0	0	0	0	0	0	0	0	0
TOTAL	**12**	**0**	**19**	**11**	**7**	**63**	**0**	**0**	**38**	**74**
(% BF/GF)	**100.0**	**0.0**	**63.3**	**36.7**	**10.0**	**90.0**	**0.0**	**0.0**	**33.9**	**66.1**

TABLE C.2.1 - RENFREWSHIRE SMA LAND SUPPLY (ALL TENURES): PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	12	6	6	0	0	0	0	0	12	0
CONSENTS	30	3	6	14	2	0	0	0	25	5
RESIDENTIAL POTENTIAL	70	0	0	0	15	35	20	0	70	0
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**112**	**9**	**12**	**14**	**17**	**35**	**20**	**0**	**107**	**5**

TABLE C.2.2 - RENFREWSHIRE SMA PRIVATE HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	12	6	6	0	0	0	0	0	12	0
CONSENTS	30	3	6	14	2	0	0	0	25	5
RESIDENTIAL POTENTIAL	70	0	0	0	15	35	20	0	70	0
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**112**	**9**	**12**	**14**	**17**	**35**	**20**	**0**	**107**	**5**
UNITS DISPUTED BY HOMES FOR SCOTLAND	**-**	0	0	12	15	15	0	0	**42**	

TABLE C.2.3 - RENFREWSHIRE SMA HOUSING ASSOCIATION HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	0	0	0	0	0	0	0	0	0	0
CONSENTS	0	0	0	0	0	0	0	0	0	0
RESIDENTIAL POTENTIAL	0	0	0	0	0	0	0	0	0	0
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

TABLE C.2.4 - RENFREWSHIRE SMA HMA TENURE NOT SPECIFIED HOUSING LAND SUPPLY: PROGRAMMED OUTPUT 2018-25

	LAND SUPPLY	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2018-2025	POST 2025
COMMITMENTS	0	0	0	0	0	0	0	0	0	0
CONSENTS	0	0	0	0	0	0	0	0	0	0
RESIDENTIAL	0	0	0	0	0	0	0	0	0	0
GREENFIELD RELEASE	0	0	0	0	0	0	0	0	0	0
TOTAL	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

UNITS DISPUTED BY HOMES FOR SCOTLAND	-

NOTE: THERE IS NO PRIVATE RENTED OR PUBLIC SECTOR LAND SUPPLY WITHIN THE INVERCLYDE HMA.

TABLE C.3.1 - RENFREWSHIRE SMA PAST COMPLETIONS: 1996-2018

YEAR	OWNER-OCCUPIED	PRIVATE RENTED	LOCAL AUTHORITY	INTERMEDIAT	HOUSING ASSOCIA	TOTAL
1996-97	12	0	0	0	0	**12**
1997-98	0	0	0	0	0	**0**
1998-99	0	0	0	0	0	**0**
1999-2000	0	0	0	0	0	**0**
2000-01	22	0	0	0	0	**22**
2001-02	50	0	0	0	0	**50**
2002-03	23	0	0	0	0	**23**
2003-04	26	0	0	0	0	**26**
2004-05	26	0	0	0	0	**26**
2005-06	27	0	0	0	0	**27**
2006-07	16	0	0	0	0	**16**
2007-08	0	0	0	0	0	**0**
2008-09	0	0	0	0	0	**0**
2009-10	2	0	0	0	0	**2**
2010-11	10	0	0	0	0	**10**
2011-12	9	0	0	0	0	**9**
2012-13	2	0	0	0	0	**2**
2013-14	1	0	0	0	0	**1**
2014-15	0	0	0	0	0	**0**
2015-16	0	0	0	0	0	**0**
2016-17	0	0	0	0	0	**0**
2017-18	0	0	0	0	0	**0**
TOTAL	**226**	**0**	**0**	**0**	**0**	**226**

TABLE C.3.2 - RENFREWSHIRE SMA PAST COMPLETIONS: 1996-2018 – BROWNFIELD/GREENFIELD SPLIT

	ALL TENURES					OWNER-OCCUPIED				
YEAR	**BROWNFIELD**		**GREENFIELD**		**TOTAL**	**BROWNFIELD**		**GREENFIELD**		**TOTAL**
1996-97	12	100.0%	0	0.0%	**12**	12	100.00%	0	0.00%	**12**
1997-98	0	0.0%	0	0.0%	**0**	0	0.00%	0	0.00%	**0**
1998-99	0	0.0%	0	0.0%	**0**	0	0.00%	0	0.00%	**0**
1999-2000	0	0.0%	0	0.0%	**0**	0	0.00%	0	0.00%	**0**
2000-01	22	100.0%	0	0.0%	**22**	22	100.00%	0	0.00%	**22**
2001-02	50	100.0%	0	0.0%	**50**	50	100.00%	0	0.00%	**50**
2002-03	20	87.0%	3	13.0%	**23**	20	86.96%	3	13.04%	**23**
2003-04	20	76.9%	6	23.1%	**26**	20	76.92%	6	23.08%	**26**
2004-05	13	50.0%	13	50.0%	**26**	13	50.00%	13	50.00%	**26**
2005-06	17	63.0%	10	37.0%	**27**	17	62.96%	10	37.04%	**27**
2006-07	7	43.8%	9	56.3%	**16**	7	43.75%	9	56.25%	**16**
2007-08	0	0.0%	0	0.0%	**0**	0	0.00%	0	0.00%	**0**
2008-09	0	0.0%	0	0.0%	**0**	0	0.00%	0	0.00%	**0**
2009-10	1	50.0%	1	50.0%	**2**	1	50.00%	1	50.00%	**2**
2010-11	10	100.0%	0	0.0%	**10**	10	100.00%	0	0.00%	**10**
2011-12	6	66.7%	3	33.3%	**9**	6	66.67%	3	33.33%	**9**
2012-13	2	100.0%	0	0.0%	**2**	2	100.00%	0	0.00%	**2**
2013-14	0	0.0%	1	100.0%	**1**	0	0.00%	1	100.00%	**1**
2014-15	0	#DIV/0!	0	#DIV/0!	**0**	0	#DIV/0!	0	#DIV/0!	**0**
2015-16	0	#DIV/0!	0	#DIV/0!	**0**	0	#DIV/0!	0	#DIV/0!	**0**
2016-17	0	#DIV/0!	0	#DIV/0!	**0**	0	#DIV/0!	0	#DIV/0!	**0**
2017-18	0	#DIV/0!	0	#DIV/0!	**0**	0	#DIV/0!	0	#DIV/0!	**0**
TOTAL	**180**	**79.6%**	**46**	**20.4%**	**226**	**180**	**79.65%**	**46**	**20.35%**	**226**

INVERCLYDE HOUSING LAND SUPPLY: 31st March 2018

SITE SCHEDULES

The following schedules present detailed information for each site in the Inverclyde Housing Land Supply. The schedules are arranged by tenure and then by the planning status of the site (see introductory notes).

INVERCLYDE COUNCIL - Housing Association Commitments - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT	BUILT PRE 14-15	11-12 15-16	12-13 16-17	13-14 17-18	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0288B	PORT GLASGOW	0.52 ha	2003															
232487674416	BAY STREET - GOUROCK ROPEWORKS	41	2015	0	0	0	0											
6	RIVER CLYDE HOMES	COMM	DETL					**0**	**41**	41	0	0	0	0	0	0	**41**	**0**
	RIVER CLYDE HOMES	NB-BU		0	0	0	0											
IC0479	GREENOCK	0.70 ha	2015															
225374676460	MERLIN LANE (MALLARD BOWL)	20	2015	0	0	0	0											
4	RIVER CLYDE HOMES	COMM	DETL					**0**	**20**	20	0	0	0	0	0	0	**20**	**0**
	RIVER CLYDE HOMES	NB-BU		0	0	0	0											
IC0483A	PORT GLASGOW	0.48 ha	2017															
234093672882	SLAEMUIR PHASE 1	12	2017	0	0	0	0											
7	RIVER CLYDE HOMES	COMM	DETL					**0**	**12**	12	0	0	0	0	0	0	**12**	**0**
	RIVER CLYDE HOMES	NB-BU		0	0	0	0											
IC0483B	PORT GLASGOW	0.44 ha	2017															
234058672612	SLAEMUIR PHASE 1	16	2017	0	0	0	0											
7	RIVER CLYDE HOMES	COMM	DETL					**0**	**16**	16	0	0	0	0	0	0	**16**	**0**
	RIVER CLYDE HOMES	NB-BU		0	0	0	0											

TOTALS	REM. CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
	89	**89**	**0**	**0**	**0**	**0**	**0**	**0**	**89**	**0**

INVERCLYDE COUNCIL - Housing Association Consents - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT	APPLICATION DETAILS: APPLICATION NO / DECISION / DATE	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0207	PORT GLASGOW	0.29 ha	1989												
231055674559	BROADSTONE AVENUE	12	2005	GRANT											
6	SANCTUARY HA	CONS	DETL	23/03/2018	**0**	**12**	12	0	0	0	0	0	0	**12**	**0**
	SANCTUARY HA	NB-BU													
IC0359D	GREENOCK	0.70 ha	2002												
230044675501	JAMES WATT DOCK (PHASE 1)	48	2013	GRANT											
6	CRUDEN HOMES	CONS	DETL	29/03/2018	**0**	**48**	0	48	0	0	0	0	0	**48**	**0**
	RIVER CLYDE HOMES	NB-BU													
IC0359E	GREENOCK	0.20 ha	2002												
230000675431	JAMES WATT DOCK (PHASE 2)	24	2013	GRANT											
6	CRUDEN HOMES	CONS	DETL	29/03/2018	**0**	**24**	0	0	24	0	0	0	0	**24**	**0**
	RIVER CLYDE HOMES	NB-BU													
IC0359F	GREENOCK	0.26 ha	2002												
230073675559	JAMES WATT DOCK (PHASE 3)	32	2013	GRANT											
6	CRUDEN HOMES	CONS	DETL	29/03/2018	**0**	**32**	0	0	0	32	0	0	0	**32**	**0**
	RIVER CLYDE HOMES	NB-BU													
IC0359G	GREENOCK	0.27 ha	2002												
230131675529	JAMES WATT DOCK (PHASE 4)	30	2013	GRANT											
6	CRUDEN HOMES	CONS	DETL	29/03/2018	**0**	**30**	0	0	0	0	30	0	0	**30**	**0**
	RIVER CLYDE HOMES	NB-BU													
IC0381	GOUROCK	0.05 ha	2004												
224368677417	53/55 SHORE STREET	8	2004	GRANT											
4	OAK TREE HA	CONS	DETL	03/05/2017	**0**	**8**	0	8	0	0	0	0	0	**8**	**0**
	OAK TREE HA	NB-BU													
IC0473	PORT GLASGOW	0.38 ha	2013												
231146674615	LILYBANK ROAD - FMR LILYBANK SCHOOL	16	2015	GRANT											
6	SANCTUARY HA	CONS	DETL	23/03/2018	**0**	**16**	16	0	0	0	0	0	0	**16**	**0**
	SANCTUARY HA	NB-BU													

TOTALS	REM. CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
	170	**28**	**56**	**24**	**32**	**30**	**0**	**0**	**170**	**0**

INVERCLYDE COUNCIL - Housing Association with Residential Potential - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0249A	GREENOCK	2.72 ha	1992											
228351675013	STRONE - GARELOCH ROAD	75												
5		FLPS		**0**	**75**	0	0	0	0	0	0	0	**0**	**75**
	RIVER CLYDE HOMES	NB-BU												
IC0295B	GOUROCK	0.09 ha	1998											
224622677339	RIVERSIDE/MARINA (CHALMERS STREET)													
4		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	RIVER CLYDE HOMES	NB-BU												
IC0313	GREENOCK	0.14 ha	1999											
557349676782	11 HOUSTON STREET	24	2009											
5	OAK TREE HA	FLPS		**0**	**24**	0	0	0	0	0	0	24	**24**	**0**
	PRIV	NB-BU												
IC0333	GREENOCK	0.42 ha	2007											
227282675348	LAND OFF KILLOCHEND DRIVE	16	2009											
5	OAK TREE HA	FLPS		**0**	**16**	0	0	0	16	0	0	0	**16**	**0**
	PRIV	NB-GU												
IC0336A	GREENOCK	1.12 ha	2000											
227241676908	32 UNION STREET (CAMPBELL STREET)	40	2014											
5	OAKTREE HA	FLPS		**0**	**40**	0	0	0	0	0	20	20	**40**	**0**
	PRIV	NB-BU												
IC0354E	PORT GLASGOW	1.14 ha	2002											
234214673957	WOODHALL PHASE 4	18												
7	RIVER CLYDE HOMES	FLPS		**0**	**18**	0	0	0	0	0	0	0	**0**	**18**
	RIVER CLYDE HOMES	NB-BU												
IC0357	GREENOCK	2.43 ha	2002											
228360674821	STRONE GREENFIELD	70												
5		ALPS		**0**	**70**	0	0	0	0	0	0	0	**0**	**70**
	PRIV	NB-GU												
IC0364B	GREENOCK	3.72 ha	2002											
225176675304	RAVENSCRAIG HOSPITAL	149	2017											
4	LINK/OAK TREE	FLPS		**0**	**149**	0	0	149	0	0	0	0	**149**	**0**
	NHS	NB-GU												
IC0366	GREENOCK	14.60 ha	2002											
226541675230	PEAT ROAD/HOLEFARM	102	2016											
4	RIVER CLYDE HOMES	FLPS		**0**	**102**	0	17	30	31	24	0	0	**102**	**0**
	RIVER CLYDE HOMES	NB-BU												

INVERCLYDE COUNCIL - Housing Association with Residential Potential - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0427	GREENOCK	2.20 ha	2018											
225917676171	UPPER BOW	54	2018											
4	RIVER CLYDE HOMES	FLPS		**0**	**54**	0	0	0	0	0	27	27	**54**	**0**
	RIVER CLYDE HOMES	NB-BU												
IC0445	GREENOCK	0.84 ha	2015											
227434675468	89-105 DRUMFROCHAR ROAD	50	2015											
5	RIVER CLYDE HOMES	FLPS		**0**	**50**	0	0	0	0	0	25	25	**50**	**0**
	RIVER CLYDE HOMES	NB-BU												
IC0450	PORT GLASGOW	0.42 ha	2010											
	CLUNE PARK	100												
7		FLPS		**0**	**100**	0	0	0	0	0	0	0	**0**	**100**
	PRIV	NB-BU												
IC0458	GREENOCK	0.26 ha	2012											
228829674715	KILMACOLM ROAD													
5		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-BU												
IC0459	GOUROCK	0.31 ha	2013											
224484676088	WEYMOUTH CRESCENT	10												
4	OAK TREE HA	FLPS		**0**	**10**	0	0	0	0	0	0	0	**0**	**10**
	PRIV	NB-BU												
IC0463	GREENOCK	1.12 ha	2013											
224290675236	AUCHMEAD ROAD - FMR RAVENSCRAIG SCHOOL	36	2015											
4	OAK TREE HA	FLPS		**0**	**36**	0	0	18	18	0	0	0	**36**	**0**
	OAK TREE HA	NB-BU												
IC0464	GREENOCK	2.06 ha	2013											
229531674455	CARDROSS CRESCENT - FMR KINGS GLEN SCHOOL	58	2015											
5	CLOCH HA	FLPS		**0**	**58**	0	29	29	0	0	0	0	**58**	**0**
	CLOCH HA	NB-BU												
IC0468	GREENOCK	0.30 ha	2013											
227123675915	MOUNT PLEASANT STREET - FMR HIGHLANDERS ACADEMY	44	2015											
5	SANCTUARY HA	FLPS		**0**	**44**	0	44	0	0	0	0	0	**44**	**0**
	SANCTUARY HA	NB-BU												
IC0469	GREENOCK	0.51 ha	2013											
227901675463	TATE AND LYLE NE	20												
5		FLPS		**0**	**20**	0	0	0	0	0	0	0	**0**	**20**
	PRIV	NB-BU												

INVERCLYDE COUNCIL - Housing Association with Residential Potential - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0470	GREENOCK	0.90 ha	2013											
227890675403	TATE AND LYLE SE (DRUMFROCHAR ROAD)	60	2018											
5	CLOCH HA/OAK TREE HA	FLPS		**0**	**60**	0	0	0	0	30	30	0	**60**	**0**
	PRIV	NB-BU												
IC0472	PORT GLASGOW	0.29 ha	2013											
233673673302	AUCHENBOTHIE ROAD - FMR BARMOSS NURSERY	8	2015											
7	SANCTUARY HA	FLPS		**0**	**8**	0	8	0	0	0	0	0	**8**	**0**
	SANCTUARY HA	NB-BU												
IC0474	PORT GLASGOW	6.02 ha	2013											
234115673375	SOUTHFIELD AVENUE - ST STEPHENS SCHOOL	120	2016											
7	RIVER CLYDE HOMES	FLPS		**0**	**120**	0	0	30	30	30	30	0	**120**	**0**
	RIVER CLYDE HOMES	NB-BU												
IC0480	GREENOCK	0.46 ha	2015											
229407675312	EAST CRAWFORD ST	40	2015											
5	RIVER CLYDE HOMES	FLPS		**0**	**40**	0	0	0	0	0	20	20	**40**	**0**
	RIVER CLYDE HOMES	NB-BU												
IC0483C	PORT GLASGOW	0.33 ha	2017											
233957672827	SLAEMUIR PHASE 1/2	12	2018											
7	RIVER CLYDE HOMES	FLPS		**0**	**12**	4	8	0	0	0	0	0	**12**	**0**
	RIVER CLYDE HOMES	NB-BU												
IC0483D	PORT GLASGOW	1.01 ha	2017											
233808672619	SLAEMUIR PHASE 3	33	2018											
7	RIVER CLYDE HOMES	FLPS		**0**	**33**	0	16	17	0	0	0	0	**33**	**0**
	RIVER CLYDE HOMES	NB-BU												
IC0483E	PORT GLASGOW	0.25 ha	2017											
234108672782	SLAEMUIR PHASE 2	5	2017											
7	RIVER CLYDE HOMES	FLPS		**0**	**5**	0	0	5	0	0	0	0	**5**	**0**
	RIVER CLYDE HOMES	NB-BU												
IC0483F	PORT GLASGOW	0.10 ha	2017											
234118672820	SLAEMUIR PHASE 2	2	2017											
7	RIVER CLYDE HOMES	FLPS		**0**	**2**	0	0	2	0	0	0	0	**2**	**0**
	RIVER CLYDE HOMES	NB-BU												
IC0484	PORT GLASGOW	0.74 ha	2017											
232748673919	SELKIRK ROAD	18	2017											
6	RIVER CLYDE HOMES	FLPS		**0**	**18**	0	0	0	0	0	0	18	**18**	**0**
	RIVER CLYDE HOMES	NB-BU												

INVERCLYDE COUNCIL - Housing Association with Residential Potential - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0487	PORT GLASGOW	0.24 ha	2018											
233644673405	DUBBS ROAD - FMR BOGLESTONE CLINIC	24	2018											
7	SANCTUARY HA	FLPS		**0**	**24**	0	0	24	0	0	0	0	**24**	**0**
	SANCTUARY HA	NB-BU												
IC0494	GREENOCK	0.27 ha	2018											
228197675731	HILL STREET	20												
5		FLPS		**0**	**20**	0	0	0	0	0	0	0	**0**	**20**
	RCH	NB-BU												
IC0496	GREENOCK	2.87 ha	2018											
225963676366	BOW FARM	62	2018											
4	OAK TREE HA	FLPS		**0**	**62**	0	0	0	31	31	0	0	**62**	**0**
	OAK TREE HA	NB-BU												

TOTALS	REM. CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
	1270	**4**	**122**	**304**	**126**	**115**	**152**	**134**	**957**	**313**

INVERCLYDE COUNCIL - Private Sector Commitments - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT / PRIVTEN	BUILT PRE 11-12	11-12	12-13	13-14	14-15	15-16	16-17	17-18	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0192A	PORT GLASGOW	0.50 ha	1988																			
234981673748	BROADFIELD HOSPITAL	29	1992	2	0	0	0															
7	MUIR HOMES LTD	COMM	DETL									**2**	**27**	0	20	7	0	0	0	0	**27**	**0**
	PRIV	CONV-U	OO	0	0	0	0															
IC0192B	PORT GLASGOW	11.08 ha	1988																			
235009673729	BROADFIELD HOSPITAL (GROUNDS)	115	1992	56	1	5	1															
7	MUIR HOMES LTD	COMM	DETL									**84**	**31**	6	0	13	12	0	0	0	**31**	**0**
	PRIV	NB-GU	OO	0	8	6	7															
IC0462	GOUROCK	1.50 ha	2013																			
225175676790	KIRN DRIVE - KEMPOCK HOUSE	36	2013	0	0	0	0															
3	MERCHANT HOMES	COMM	DETL									**11**	**25**	12	13	0	0	0	0	0	**25**	**0**
	PRIV	NB-BU	OO	0	0	0	11															
IC0476	KILMACOLM	0.05 ha	2015																			
235788669899	LOCHWINNOCH ROAD, FMR K'COLM INSTITUTE	12	2015	0	0	0	0															
8	TAYLOR GRANGE DEVELOPMENTS LT	COMM	DETL									**0**	**12**	6	6	0	0	0	0	0	**12**	**0**
	PRIV	NB-BU	OO	0	0	0	0															
IC0478	GREENOCK	2.12 ha	2015																			
225802677955	ELDON ST - FRM NAVAL BUILDINGS	98	2015	0	0	0	0															
4	OGILVIE HOMES	COMM	DETL									**0**	**98**	32	33	33	0	0	0	0	**98**	**0**
	PRIV	NB-BU	OO	0	0	0	0															
IC0482	GOUROCK	0.51 ha	2016																			
222722676635	COWAL VIEW	16	2016	0	0	0	0															
3	LAUREL HOMES	COMM	DETL									**0**	**16**	8	8	0	0	0	0	0	**16**	**0**
	PRIV	NB-GU	OO	0	0	0	0															

TOTALS	REM. CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
	209	**64**	**80**	**53**	**12**	**0**	**0**	**0**	**209**	**0**

INVERCLYDE COUNCIL - Private Sector Consents - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT / PRIVTEN	APPLICATION DETAILS: APPLICATION NO / DECISION / DATE	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0030A	KILMACOLM	0.30 ha	1981												
235379670015	WHITELEA ROAD	4	2004	GRANT											
8		CONS	DETL	07/12/2017	**0**	**4**	2	0	0	0	0	0	0	**2**	**2**
	PRIV	NB-GU	OO												
IC0221B	WEMYSS BAY	0.55 ha	1991												
219442669039	THE MEADOWS - PHASE 2			GRANT											
1		CONS	DETL	16/11/2005	**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-GU	OO												
IC0359	GREENOCK	34.73 ha	2002												
229903675732	JAMES WATT DOCK/GARVEL ISLAND	900		GRANT											
6		CONS	OUTL	08/01/2010	**0**	**900**	0	0	0	0	0	0	0	**0**	**900**
	PRIV	NB-BU	OO												
IC0375	GREENOCK	0.14 ha	2003												
229771675183	28 SINCLAIR ST	12		GRANT											
6		CONS	DETL	18/08/2015	**0**	**12**	0	0	0	0	0	0	0	**0**	**12**
	PRIV	NB-BU	OO												
IC0379	KILMACOLM	0.68 ha	2003												
235933670710	LEPERSTONE AVE	7	2016	GRANT											
8	PLOTS	CONS	DETL	08/10/2015	**0**	**7**	1	2	2	2	0	0	0	**7**	**0**
	IC	NB-GU	OO												
IC0384	GREENOCK	0.11 ha	2004												
227619676478	16 WEST STEWART STREET	24		GRANT											
5		CONS	OUTL	24/06/2016	**0**	**24**	0	0	0	0	0	0	0	**0**	**24**
	PRIV	NB-BU	OO												
IC0397	GOUROCK	22.44 ha	2005												
221958675877	LEVAN FARM - PHASE 3	150	2017	GRANT											
3		CONS	OUTL	02/08/2012	**0**	**150**	0	0	25	25	25	25	25	**125**	**25**
	PRIV	NB-GU	OO												
IC0430A	KILMACOLM	0.38 ha	2009												
235670669929	SMITHY BRAE	12	2017	APPEAL											
8		CONS	DETL	02/05/2008	**0**	**12**	0	0	12	0	0	0	0	**12**	**0**
	PRIV	NB-BU	OO												
IC0435	QUARRIERS	0.18 ha	2010												
235878666913	WOODSIDE CARE HOME	7	2010	GRANT											
9	GROSVENOR INVESTMENTS LTD	CONS	DETL	23/03/2016	**0**	**7**	0	4	0	0	0	0	0	**4**	**3**
	PRIV	CONV-U	OO												
IC0453	GREENOCK	0.18 ha	2011												
225984677263	CRAIGS FARM, LYLE ROAD			GRANT											
4	GREENOCK GOLF CLUB	CONS	DETL	16/08/2016	**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-BU	OO												

INVERCLYDE COUNCIL - Private Sector Consents - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT / PRIVTEN	APPLICATION DETAILS: APPLICATION NO / DECISION / DATE	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0475	PORT GLASGOW	0.04 ha	2015												
231809674512	3 HIGHHOLM STREET	12		GRANT											
6		CONS	OUTL	11/08/2017	**0**	**12**	0	0	0	0	0	0	0	**0**	**12**
	PRIV	NB-BU	OO												
IC0485	GOUROCK	0.15 ha	2017												
223379677169	1 ASHTON ROAD	11	2017	GRANT											
3		CONS	DETL	03/11/2016	**0**	**11**	0	5	6	0	0	0	0	**11**	**0**
	PRIV	NB-BU	OO												
IC0489	GREENOCK	1.51 ha	2018												
225583675613	AUCHNEAGH ROAD	28	2018	GRANT											
4	TURNBERRY HOMES	CONS	DETL	09/01/2018	**0**	**28**	0	28	0	0	0	0	0	**28**	**0**
	NHS	NB-BU	OO												
IC0495	GREENOCK	0.02 ha	2018												
227686676418	25 WEST BLACKHALL STREET	4	2018	GRANT											
5		CONS	DETL	27/02/2018	**0**	**4**	0	0	0	2	0	0	0	**2**	**2**
	NK	CONV-U	OO												
					TOTALS	**REM. CAP.**	**18-19**	**19-20**	**20-21**	**21-22**	**22-23**	**23-24**	**24-25**	**TOTAL 18-25**	**POST 2025**
						1171	**3**	**39**	**45**	**29**	**25**	**25**	**25**	**191**	**980**

INVERCLYDE COUNCIL - Private Sector with Residential Potential - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT / PRIVTEN	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0026	PORT GLASGOW	5.85 ha	1981											
234991673222	ARRAN AVENUE (PARKHILL)													
7		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-GU	OO											
IC0094	GREENOCK	2.18 ha	1981											
229180674287	RENTON ROAD	50												
5		FLPS		**0**	**50**	0	0	0	0	0	0	0	**0**	**50**
	PRIV	NB-GU	OO											
IC0249B	GREENOCK	0.91 ha	1992											
228351675013	STRONE - GARELOCH ROAD	25												
5		FLPS		**0**	**25**	0	0	0	0	0	0	0	**0**	**25**
	RIVER CLYDE HOMES	NB-BU	OO											
IC0288C	PORT GLASGOW	0.33 ha	2003											
232618674411	GOUROCK ROPEWORKS													
6		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-BU	OO											
IC0289	GOUROCK	0.45 ha	1998											
224269677880	PIERHEAD													
4		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	MIXED	NB-BU	OO											
IC0295A	GOUROCK	0.26 ha	1998											
224622677339	RIVERSIDE/MARINA													
4		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	MIXED	NB-BU	OO											
IC0306	GOUROCK	0.10 ha	1998											
224769677310	COVE ROAD													
4		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	IC	NB-BU	OO											
IC0320	KILMACOLM	1.07 ha	1999											
234198669209	BALROSSIE SCHOOL	7	2007											
8		FLPS		**0**	**7**	0	0	0	0	0	7	0	**7**	**0**
	PRIV	CONV-NU	OO											
IC0320A	KILMACOLM	4.85 ha	1999											
234198669209	BALROSSIE SCHOOL (GROUNDS)	33	2007											
8		FLPS		**0**	**33**	0	0	0	0	20	13	0	**33**	**0**
	PRIV	NB-GNU	OO											
IC0336	GREENOCK	0.79 ha	2015											
227279676863	32 UNION STREET	20												
5		FLPS		**0**	**20**	0	0	0	0	0	0	0	**0**	**20**
	PRIV	NB-BU	OO											

INVERCLYDE COUNCIL - Private Sector with Residential Potential - 31st March 2018

SITE REF	TOWN	SITE SIZE	ELS			PROGRAMMING								
GRID	SITE	CAPACITY	EFF	TOTAL	REM.								TOTAL	POST
MAP No	BUILDER	STATUS	CONSENT	BUILT	CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	18-25	2025
	OWNER	DEV. TYPE	PRIVTEN											
IC0349	GREENOCK	10.71 ha	2001											
228545675962	VICTORIA & EAST INDIA HARBOURS	240	2013											
5		FLPS		**0**	**240**	0	0	0	0	20	20	20	**60**	**180**
	MIXED	NB-BU	OO											
IC0354F	PORT GLASGOW	16.41 ha	2002											
234417673829	WOODHALL PHASE 5	122												
7		FLPS		**0**	**122**	0	0	0	0	0	0	0	**0**	**122**
	RIVER CLYDE HOMES	NB-BU	OO											
IC0355	PORT GLASGOW	0.63 ha	2002											
231287675132	KINGSTON BASIN													
6		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-BU	OO											
IC0357A	GREENOCK	1.99 ha	2002											
228360674821	STRONE GREENFIELD													
5		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-GU	OO											
IC0362	GREENOCK	5.46 ha	2002											
228073675218	WELLINGTON PARK	120												
5		FLPS		**0**	**120**	0	0	0	0	0	0	0	**0**	**120**
	IC	NB-GU	OO											
IC0364A	GREENOCK	2.48 ha	2002											
225176675304	RAVENSCRAIG HOSPITAL	49	2017											
4		FLPS		**0**	**49**	0	0	0	49	0	0	0	**49**	**0**
	NHS	NB-GU	OO											
IC0367	WEMYSS BAY	44.54 ha	2006											
219528670893	POWER STATION	670	2007											
1		FLPS		**0**	**670**	0	0	52	52	52	52	52	**260**	**410**
	PRIV	NB-BU	OO											
IC0376	GREENOCK	1.22 ha	2003											
228236675803	REGENT ST	40												
5		FLPS		**0**	**40**	0	0	0	0	0	0	0	**0**	**40**
	PRIV	NB-BU	OO											
IC0380	INVERKIP	1.49 ha	2003											
221207672171	THE GLEBE	25	2017											
2		FLPS		**0**	**25**	0	0	0	15	10	0	0	**25**	**0**
	PRIV	NB-GU	OO											
IC0415	INVERKIP	1.01 ha	2007											
221283672479	BRIDGEND	28												
2		FLPS		**0**	**28**	0	0	0	0	0	0	0	**0**	**28**
	PRIV	NB-BNU	OO											

INVERCLYDE COUNCIL - Private Sector with Residential Potential - 31st March 2018

SITE REF	TOWN	SITE SIZE	ELS			PROGRAMMING								
GRID	SITE	CAPACITY	EFF	TOTAL	REM.								TOTAL	POST
MAP No	BUILDER	STATUS	CONSENT	BUILT	CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	18-25	2025
	OWNER	DEV. TYPE	PRIVTEN											
IC0429A	GREENOCK	0.07 ha	2008											
227614676558	69-71 WEST BLACKHALL STREET													
5		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	CONV-U	OO											
IC0429B	GREENOCK	0.08 ha	2008											
227594676540	69-71 WEST BLACKHALL STREET, GROUND TO REAR													
5		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-BU	OO											
IC0430B	KILMACOLM	0.83 ha	2009											
235630670001	SMITHY BRAE	30	2017											
8		FLPS		**0**	**30**	0	0	0	15	15	0	0	**30**	**0**
	PRIV	NB-GU	OO											
IC0437	PORT GLASGOW	0.07 ha	2010											
231759674546	2 HIGHHOLM STREET													
6	AVID DEVELOPMENTS LTD	ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-BU	OO											
IC0438	GREENOCK	0.76 ha	2010											
227742675493	DRUMFROCHAR ROAD	50												
5		FLPS		**0**	**50**	0	0	0	0	0	0	0	**0**	**50**
	PRIV	NB-BU	OO											
IC0443	GREENOCK	0.22 ha	2010											
229665675340	CARWOOD STREET PHASE 3	31												
5		FLPS		**0**	**31**	0	0	0	0	0	0	0	**0**	**31**
	PRIV	NB-BU	OO											
IC0454	PORT GLASGOW	0.33 ha	2012											
232405673782	BARRS BRAE													
6		ALPS		**0**		0	0	0	0	0	0	0	**0**	
	PRIV	NB-GU	OO											
IC0457A	GREENOCK	28.61 ha	2012											
223413674447	SPANGO VALLEY (NORTH)	220	2017											
3		FLPS		**0**	**220**	0	0	30	30	30	30	30	**150**	**70**
	PRIV	NB-GU	OO											
IC0457B	GREENOCK	17.96 ha	2012											
222770673831	SPANGO VALLEY (SOUTH)	200	2017											
3		FLPS		**0**	**200**	0	0	30	30	30	30	30	**150**	**50**
	PRIV	NB-GU	OO											

INVERCLYDE COUNCIL - Private Sector with Residential Potential - 31st March 2018

SITE REF	TOWN	SITE SIZE	ELS			PROGRAMMING								
GRID	SITE	CAPACITY	EFF	TOTAL	REM.								TOTAL	POST
MAP No	BUILDER	STATUS	CONSENT	BUILT	CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	18-25	2025
	OWNER	DEV. TYPE	PRIVTEN											
IC0466	GREENOCK	0.40 ha	2013											
225571676775	LYLE ROAD - FMR HOLY CROSS SCHOOL	15	2018											
4		FLPS		**0**	**15**	0	0	0	0	0	15	0	**15**	**0**
	IC	NB-BU	OO											
IC0467	GREENOCK	0.99 ha	2013											
226569677277	MADEIRA STREET - GREENOCK ACADEMY	30	2017											
4		FLPS		**0**	**30**	0	0	15	15	0	0	0	**30**	**0**
	IC	NB-BU	OO											
IC0477A	GOUROCK	0.13 ha	2015											
223520677229	ASHBURN GATE, FMR QUEENS RES. HOME	7	2017											
3		FLPS		**0**	**7**	0	0	0	4	0	0	0	**4**	**3**
	PRIV	CONV-U	OO											
IC0477B	GOUROCK	0.12 ha	2015											
223520677229	ASHBURN GATE, FMR QUEENS RES. HOME EXTENSION	6												
3		FLPS		**0**	**6**	0	0	0	0	0	0	0	**0**	**6**
	PRIV	NB-BU	OO											
IC0488	GOUROCK	5.30 ha	2018											
223787676552	UPPER KIRN DRIVE	110	2018											
3	BARONIAL PROPERTIES	FLPS		**0**	**110**	0	0	25	30	30	25	0	**110**	**0**
	PRIV	NB-MNU	OO											
IC0490	GREENOCK	1.31 ha	2018											
224440675775	WESTMORLAND ROAD - FMR SACRED HEART PS	40	2018											
4		FLPS		**0**	**40**	0	0	0	20	20	0	0	**40**	**0**
	IC	NB-BU	OO											
IC0491	PORT GLASGOW	4.97 ha	2018											
233184673556	PORT GLASGOW INDUSTRIAL ESTATE	200	2018											
7		FLPS		**0**	**200**	0	0	0	0	30	30	30	**90**	**110**
	PRIV	NB-BU	OO											
IC0492	GREENOCK	1.07 ha	2018											
227346676007	DUNCAN STREET	35	2018											
5		FLPS		**0**	**35**	0	0	35	0	0	0	0	**35**	**0**
	NHS	NB-BU	OO											
IC0493	GREENOCK	1.32 ha	2018											
229492675560	RATHO/MACDOUGALL STREET	100	2018											
5		FLPS		**0**	**100**	0	0	25	25	25	25	0	**100**	**0**
	PRIV	NB-BU	OO											

INVERCLYDE COUNCIL - Private Sector with Residential Potential - 31st March 2018

SITE REF	TOWN	SITE SIZE	ELS			PROGRAMMING								
GRID	SITE	CAPACITY	EFF	TOTAL	REM.								TOTAL	POST
MAP No	BUILDER	STATUS	CONSENT	BUILT	CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	18-25	2025
	OWNER	DEV. TYPE	PRIVTEN											
					REM.								TOTAL	POST
				TOTALS	CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	18-25	2025
					2503	0	0	212	285	282	247	162	1188	1315

INVERCLYDE COUNCIL - Sites Disputed by Homes for Scotland - 31st March 2018

SITE REF / GRID / MAP No	TOWN / SITE / BUILDER / OWNER	SITE SIZE / CAPACITY / STATUS / DEV. TYPE	ELS / EFF / CONSENT / PRIV TE	APPLICATION DETAILS: APPLICATION NO / DECISION / DATE	TOTAL BUILT	REM. CAP.	PROGRAMMING 18-19	19-20	20-21	21-22	22-23	23-24	24-25	TOTAL 18-25	POST 2025
IC0367	WEMYSS BAY	44.54 ha	2006												
219528670893	POWER STATION	670	2007	PENDING											
1		FLPS			**0**	**670**	0	0	52	52	52	52	52	260	**410**
	PRIV	NB-BU	OO												
IC0430A	KILMACOLM	0.38 ha	2009												
235670669929	SMITHY BRAE	12	2017	APPEAL											
8		CONS	DETL	02/05/2008	**0**	**12**	0	0	12	0	0	0	0	12	**0**
	PRIV	NB-BU	OO												
IC0430B	KILMACOLM	0.83 ha	2009												
235630670001	SMITHY BRAE	30	2017												
8		FLPS			**0**	**30**	0	0	0	15	15	0	0	30	**0**
	PRIV	NB-GU	OO												
IC0457A	GREENOCK	28.61 ha	2012												
223413674447	SPANGO VALLEY (NORTH)	220	2017												
3		FLPS			**0**	**220**	0	0	30	30	30	30	30	150	**70**
	PRIV	NB-GU	OO												
IC0457B	GREENOCK	17.96 ha	2012												
222770673831	SPANGO VALLEY (SOUTH)	200	2017												
3		FLPS			**0**	**200**	0	0	30	30	30	30	30	150	**50**
	PRIV	NB-GU	OO												
IC0467	GREENOCK	0.99 ha	2013												
226569677277	MADEIRA STREET - GREENOCK ACADEMY	30	2017												
4		FLPS			**0**	**30**	0	0	15	15	0	0	0	30	**0**
	IC	NB-BU	OO												
IC0488	GOUROCK	5.30 ha	2018												
223787676552	UPPER KIRN DRIVE	110	2018												
3	BARONIAL PROPERTIES	FLPS			**0**	**110**	0	0	25	30	30	25	0	110	**0**
	PRIV	NB-MNU	OO												
IC0492	GREENOCK	1.07 ha	2018												
227346676007	DUNCAN STREET	35	2018												
5		FLPS			**0**	**35**	0	0	35	0	0	0	0	35	**0**
	NHS	NB-BU	OO												
IC0493	GREENOCK	1.32 ha	2018												
229492675560	RATHO/MACDOUGALL STREET	100	2018												
5		FLPS			**0**	**100**	0	0	25	25	25	25	0	100	**0**
	PRIV	NB-BU	OO												

INVERCLYDE COUNCIL - Sites Disputed by Homes for Scotland - 31st March 2018

SITE REF	TOWN	SITE SIZE	ELS	APPLICATION DETAILS			PROGRAMMING								
GRID	SITE	CAPACITY	EFF	APPLICATION NO	TOTAL	REM.								TOTAL	POST
MAP No	BUILDER	STATUS	CONSENT	DECISION	BUILT	CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	18-25	2025
	OWNER	DEV. TYPE	PRIV TE	DATE											
						REM.								TOTAL	POST
					TOTALS	CAP.	18-19	19-20	20-21	21-22	22-23	23-24	24-25	18-25	2025
						1407	0	0	224	197	182	162	112	877	530

PLANNING ADVICE NOTE

The Scottish Government

2/2010 AFFORDABLE HOUSING AND HOUSING LAND AUDITS

PLANNING SERIES

Planning Advice Note

PAN 2/2010

Affordable Housing and Housing Land Audits

August 2010
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PLANNING SERIES:

- **Scottish Planning Policy (SPP)** is the statement of the Scottish Government's policy on nationally important land use planning matters.
- **National Planning Framework (NPF)** is the Scottish Government's strategy for Scotland's long term spatial development.
- **Circulars,** which also provide statements of the Scottish Government's policy, contain guidance on policy implementation through legislative or procedural change.

Statements of Scottish Government policy in the SPP, NPF, Designing Places, Designing Streets and Circulars may be material considerations to be taken into account in development plans and development management decisions.

Designing Places, Designing Streets and the West Edinburgh Planning Framework have the same status in decision making as the SPP and NPF.

Planning Advice Notes (PANs) provide advice and information on technical planning matters.

Design Advice Guidance will provide guidance and information on design matters covering a range of practical projects and roles.

Further information on the Scottish Government's role in the planning system is available on http://www.scotland.gov.uk/Topics/Built-Environment/planning

PREFACE:

This Planning Advice Note (PAN) consists of two sections – Section 1: Affordable Housing and Section 2: Housing Land Audits.

Section 1 replaces PAN 74 Affordable Housing published in 2005. It provides advice and information on how the planning system can support the Government's commitment to increase the supply of affordable housing.

Section 2 replaces Annex A Housing Land Audits of Scottish Planning Policy 3 Planning for Homes published in 2008. It sets out advice on good practice in the preparation of housing land audits.

Scottish Planning Policy sets out the Government's planning policy for housing, including affordable housing and housing land audits, and sets the context for the two sections of this PAN.

PAN 2/2010: Affordable Housing and Housing Land Audits supersedes PAN 74 Affordable Housing, which is now revoked.

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SECTION 1: AFFORDABLE HOUSING

INTRODUCTION

1. Section 1 of this Planning Advice Note (PAN) provides advice and information on how the planning system can support the Government's commitment to increase the supply of affordable housing. Local authorities, housing associations, developers and the Scottish Government are involved in the delivery of affordable housing and this document explains the variety of approaches and types of affordable housing which are available. It focuses on how the planning system can facilitate the development of affordable homes by house builders and other developers, either through the transfer of land or other methods of delivery. Strategic planning for housing is important in ensuring housing need and demand is met and that the right housing choice is delivered in the right places. This PAN considers the role of Housing Need and Demand Assessment (HNDA), the Local Housing Strategy (LHS) and development plans in delivering affordable housing. Advice is provided on the design of affordable homes and the wider community and lastly a range of information sources is provided to encourage the sharing of best practice in the delivery of affordable housing.

2. The advice in this PAN has to be applied constructively and with flexibility in response to financial and market conditions. The key matters where flexibility may be exercised are described in the PAN and include: a range of tenures; the percentage of affordable units identified in the development plan policy and on a specific site; provision on another site; and in some cases the use of a commuted sum. In particular, and taking into account the availability of public funding, the wide range of affordable housing tenures means that the inability of a Registered Social Landlord (RSL) or council to commit to development within a similar timescale to the market housing should not unnecessarily inhibit the timeous delivery of affordable housing. On the basis of the HNDA, the full range of affordable housing tenures will normally be an acceptable means of delivering the development plan policy.

CONTEXT

3. A range of housing types, at different prices, tenures and locations are needed to cater for the increasing number and variety of households, maintain the viability of communities, and support the operation of local labour markets and the wider economy. The Government's ambitions are:

   - to increase housing supply across all tenures over the long term;
   - to increase the choice of housing available to those on low incomes;
   - to create housing developments of high environmental and design standards that contribute to the creation of sustainable, mixed communities; and
   - to ensure that social housing provides better value for public expenditure.

4. Scottish Planning Policy (SPP) states that the planning system should contribute to raising the rate of new house building by identifying a generous supply of land for the provision of a range of housing, including affordable housing, in the right places. Affordable housing is defined in the SPP as housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need.

Types of Tenure

5. A range of tenure types can contribute to affordable housing and these are set out below. It is important that local authorities, developers and RSLs consider the full range of options and apply them as appropriate. Given the impact of tenure type on the valuation of land, local authorities should provide as much clarity as they can in LHSs and development plans. Authorities should engage and reach agreement with housing developers in early discussions to make clear what mix of affordable housing provision is sought on particular sites, taking into account provision in the wider community. Homes delivered without subsidy may be considered to fulfil part of the overall affordable housing requirement where it can be clearly demonstrated that they will meet the needs of, and are affordable to, groups of households identified through the HNDA.

Social rented

- Housing provided at an affordable rent and usually managed locally by a RSL such as a Housing Association, Housing Co-operative, local authority or other housing body regulated by the Scottish Housing Regulator.

Subsidised low cost housing for sale

- Subsidised low cost sale - a subsidised dwelling sold at an affordable level[1]. Discounted serviced plots for self build can contribute. A legal agreement can be used to ensure that subsequent buyers are also eligible buyers. In rural areas this may be achieved through a rural housing burden[2].
- Shared ownership - the owner purchases part of the dwelling and pays an occupancy payment to a RSL on the remainder.
- Shared equity - the owner pays for the majority share in the property with the RSL, local authority or Scottish Government holding the remaining share under a shared equity agreement. Unlike shared ownership, the owner pays no rent and owns the property outright.

1 For such housing to count as affordable housing, the appropriate sale price should be informed by the HNDA and agreed by the local authority.

2 Under the Title Conditions (Scotland) Act 2003.

Unsubsidised low cost housing for sale

- Entry level housing for sale - a dwelling without public subsidy sold at an affordable level[3]. Conditions may be attached to the missives in order to maintain the house as an affordable unit to subsequent purchasers.
- Shared equity - the owner purchases part of the dwelling, with the remaining stake held by a developer[4].

Mid-market or intermediate rented

- Private rented accommodation available at rents below market rent levels in the area and which may be provided either over the medium or long term[5].

6. Local authorities, RSLs, developers and the Scottish Government are all involved in the delivery of affordable housing. Local authorities have key roles: determining the nature and extent of housing need and demand; developing a locally-based affordable housing policy framework; securing contributions from developers to affordable housing provision; bringing forward their own resources to provide new affordable houses and supporting affordable housing provision by RSLs. Close working between the planning and housing interests within the authority will be essential, in particular to ensure close alignment between the LHS and the development plan (see paragraphs 12 and 13 and Box 1).

7. The development industry has an important contribution to make to the delivery of affordable housing where a requirement for affordable housing is set out in a development plan. This contribution is likely to be made in a variety of ways, depending on the nature of the affordable housing required. To deliver the policy for more diverse, attractive and mixed communities, a choice of residential environments and a range of housing tenures will be required. The development industry can contribute to the overall requirement for affordable housing by delivering, as appropriate, a mix of house types and, sizes, and including the provision of market housing sold at a reduced price. This in itself may deliver affordable housing. Developers will expect certainty from the development plan and the development management process. This climate of certainty and confidence in the requirement for affordable housing will reduce the need for negotiation on each site and will be beneficial for both developers and local authorities. Where a requirement for affordable housing is set out in the development plan (see paragraphs 13-18), developers should take this into account in their financial appraisal of the site.

8. The Scottish Government provides funding to support the provision and improvement of affordable housing for rent and low cost home ownership. The Affordable Housing Investment Programme is administered by the Scottish Government except in Glasgow and Edinburgh where it has been devolved to the city councils. Where public subsidy is involved, the affordable housing provided is

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3 See Footnote 1.

4 See Footnote 1.

5 For such housing to count as affordable housing, the appropriate rent should be informed by the HNDA and agreed by the local authority or be in line with Scottish Government requirements.

required to meet the minimum development standards laid down by the Scottish Government and/or the local authority (see also paragraphs 34 and 38). The Scottish Government monitors the implementation of policy on affordable housing through a statistical return on Affordable Housing Securing Planning Consent, which collects information on the range and types of affordable housing granted planning permission across Scotland (see paragraph 35).

9. Local authorities, RSLs, developers and other providers can work together in a variety of ways to deliver affordable housing. Where local authorities are developing an affordable housing policy, they should work with RSLs and developers in order to ensure a common and shared understanding of the policy and its implications. RSLs and developers can contribute information such as an understanding of market conditions and the financial viability of different approaches. Collaboration will also help to speed up the development process and assist in securing subsidy and developer contributions.

DELIVERING AFFORDABLE HOUSING THROUGH THE PLANNING SYSTEM

10. SPP states that where the HNDA and LHS identify a shortage of affordable housing, it should be addressed in the development plan as part of the housing land allocation. The HNDA provides the evidence base for defining housing supply targets in LHSs and allocating land for housing in development plans. Where an authority believes that the planning system has a role to play in the provision of affordable housing, the development plan should also be clear on its scale and distribution including an outline of what is expected from prospective developers.

Housing Need and Demand Assessment

11. The Scottish Government's HNDA Guidance provides a step-by-step approach to assessing housing need and demand across all tenures. It encourages local authorities to undertake this analysis at a housing market area level and provide a clear understanding of the operation of the housing system as a whole. The HNDA will provide evidence to inform policies about the level of affordable housing required, including the need for different types and sizes of affordable housing. The HNDA guidance is available at http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand /guidance.

Local Housing Strategy

12. The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a LHS supported by a HNDA. The LHS provides the strategic direction to tackle housing need and demand and to inform future investment in housing and related services across the local authority area. It will include housing supply targets covering all tenures, which will have been informed by the HNDA. Housing supply targets are to include affordable housing as well as market housing and are to cover new housing supply, replacement housing, empty properties to be brought back into use and conversions. The LHS is expected to cover a 5-year period, in line with development plans, to be prepared in conjunction with a range of local authority departments and involve registered social landlords, other housing

providers and the local community. The LHS Guidance is available at http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/lhs.

Development Plans

13. SPP sets out the policy for development plans relating to housing, including timescales and the housing land requirement. The housing land requirement should be based on the outcome of the HNDA, and should therefore include affordable housing. A generous supply of land should be allocated in the development plan to meet housing requirements. Information from the HNDA and LHS will allow planning authorities to plan communities and consider an appropriate tenure mix.

14. SPP states that authorities may seek a percentage affordable housing contribution from developers of new housing developments where this is justified by the HNDA and included in the LHS and development plan. The benchmark figure is that each site should contribute 25% of the total number of housing units as affordable housing. If a different percentage is required locally, justified by the HNDA and identified in the LHS and development plan, then the 25% benchmark does not apply.

15. If a development plan includes such a policy it should not preclude a developer offering a higher percentage in an individual development. The local authority may also seek a higher percentage on a specific site but this should be justified and will only be appropriate in exceptional circumstances, for example linked to a substantial release of greenfield land or on a site owned by the local authority or another public agency which is being released for development.

16. As a general guide, local authorities and developers can normally expect on-site provision to be appropriate for developments of 20 or more units. For smaller developments, on-site provision will also often be possible, though off-site provision or a commuted sum may be appropriate (see paragraph 21). In rural areas where the general scale of development is smaller, a lower threshold for on-site provision may be appropriate in order to make affordable housing available in a range of locations.

17. Development plans should set out the scale and distribution of affordable housing required for an area and should outline what is expected from prospective developers. It is vital that development plan policies, including the percentage figure appropriate to the area, are fully justified by the HNDA and where necessary associated with a development brief. It is considered good practice for policies in development plans to:

    - be developed in full consultation with stakeholders, including the development industry, with the aim of achieving a shared understanding of the potential contribution of the development plan and avoiding disputes at development plan examinations or in planning appeals;

- be justified by a HNDA which reflects the diversity of requirements within an area. However the scope for and scale of contributions through the planning system will depend on a number of factors, including the vibrancy of the local housing market;
- have regard to financial obligations linked to particular developments, including any expectation that developers will contribute to infrastructure and supporting development such as schools or roads. Land values vary across Scotland, and the capacity of developments to bear a range of costs will also vary. Landowners and developers need to assess all the cost implications at the earliest possible stage;
- be sensitive to different levels of need in different parts of the local authority area, particularly in rural areas; and
- where higher percentages are sought on particular sites as exceptions to the overall policy, identify the percentage with a clear and reasoned justification for such exceptions.

18. Planning authorities will wish to consider whether the affordable housing policy in the Strategic Development Plan or Local Development Plan should be supported by supplementary guidance. This may cover issues such as how affordable housing should be delivered, developer contributions or methodologies for their calculation, design and management issues. Master plans and development briefs for specific sites may also be appropriate. More information on supplementary guidance can be found in Planning Circular 1/2009: Development Planning at http://www.scotland.gov.uk/Publications/2009/02/13153723/9.

Box 1: Main Steps In Supporting The Delivery Of Affordable Housing

These steps should be considered with regard to Scottish Planning Policy, Planning Circular 1/2009: Development Planning, LHS guidance and HNDA guidance.

Step 1 – Define housing market areas and create housing market partnership

- Local authorities should define the housing market areas and on this basis are encouraged to co-operate regionally in housing market partnerships. Further advice is provided in the SPP and HNDA guidance.

Step 2 – Undertake a HNDA

- Local authorities are encouraged to follow the detailed guidance published by the Scottish Government on HNDA. Advice is available at http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/chma.

Step 3 – Consideration of affordable housing outputs of the HNDA

- Housing and planning officials to consider policy approaches to dealing with the issues raised by the HNDA.

Step 4 – Where affordable housing is identified as a main issue – preparation of the Main Issues Report

- Engage with interested parties.
- Consider a settlement strategy to provide a long term context for development.
- Present options as to the overall land requirement for new affordable housing.
- Consider options for the distribution of new affordable housing supply by housing market areas and local authority boundaries.
- Consider the distribution and sources of sites and decide whether or not a threshold for on-site provision of affordable housing is appropriate.
- Consider an initial percentage affordable housing contribution from developers of new housing developments where this is justified by the HNDA.
- Consider viability of proposed affordable housing percentages in light of any major costs which may be associated with elements of the established land supply (e.g. any known decontamination requirements) and availability of funds.
- Form an initial view on authority's willingness to accept alternative contributions equivalent to a percentage requirement.
- Input a preferred strategy and alternative options into the Main Issues Report.

Step 5 – Preparation of LHS

- Specify a housing supply target covering all tenures. This should cover a five and twelve (or ten outside SDP areas) year period, give an indication of the possible housing requirement up to year 20, and may also be set at sub-local authority level.
- Include a reference to the percentage affordable housing contribution which will be sought from developers of new housing development considered in Step 4.
- Describe the extent and type of housing need and demand, including the balance of provision needed between affordable rented housing and other types of provision set out in paragraph 5, and consider whether this should vary to reflect different needs and market circumstances within housing market areas and sub-market areas.
- Provide clear strategic direction for housing investment.

Step 6 - Preparation of Proposed Plan

- Prepare an affordable housing policy for the Proposed Plan taking into account consultation at Main Issues Report stage. This should include maps and site-specific proposals as appropriate.
- The policy in the development plan may be supported by detailed Supplementary Guidance.

Step 7 - Examination and Adoption

- Where the housing need and demand assessment is considered robust and credible by the Scottish Government, the approach used will not normally be considered at a development plan examination[6].

Step 8 – Development Plan Action Programme

- Include action(s) relating to the delivery of the affordable housing policy and development proposals.

Step 9 - Monitor outcomes

- In reviewing the development plan, account should be taken of successes and failures in the implementation of existing sites and policies and any changed or new circumstances.
- Consider monitoring a range of relevant information including the number of consents and completions for all tenures and house sizes, the number of market houses on a site, grant and commuted sums and the contribution to meeting housing need.
- This information can feed into the Monitoring Statement and HNDA.

Step 10 - Review and revise policy as appropriate

- The HNDA, LHS and development plan should be reviewed every five years.

6 This policy does not override the provisions of Part 4 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

DEVELOPER CONTRIBUTIONS TO AFFORDABLE HOUSING

Delivery of Land for Affordable Housing

19. Affordable housing should ideally be integrated into the proposed development and wider community. To achieve this, the contribution from the developer of a market housing site will normally be the provision of serviced land, e.g. a proportion of the site which can be developed by or for a RSL or the local authority. Such land can be transferred either at a value relating to its end use for affordable housing or by agreement between the developer and the RSL or local authority, at a lower value. In any event it should be transferred at less than the value for mainstream housing for sale. Best practice is that the value should be independently determined by the District Valuer or a chartered valuation surveyor suitably experienced in the type of property and the locality. Wherever possible the relevant parties should agree to appoint and instruct a valuer, failing agreement on which the valuer should be appointed by the Chairman of the RICS in Scotland. The valuation should reflect the location, the type of affordable housing and any other factor which will influence the value. The RICS in Scotland intends to publish a Guidance Note on the valuation of land for affordable housing.

Other Contributions

20. Depending on the type of affordable housing required, there will be a variety of other ways in which developers can provide affordable housing on site. For example, paragraph 5 noted the range of tenure types that may contribute towards affordable housing. The local authority should monitor how many units of each type are provided (see also Box 1 and paragraph 35).

OFF-SITE PROVISION AND COMMUTED SUMS

21. Exceptionally, a site may be unsuitable for affordable housing for a variety of reasons, including the size of the site (see paragraph 16), location, topography, conversion of buildings where relevant standards cannot be met and other local circumstances such as whether an appropriate tenure mix can be delivered. In such circumstances developers may offer to provide the contribution on another viable site within their ownership or in some cases provide a commuted sum as long as the proposed alternative will help to meet an identified need in the same housing market area. Commuted sums should only be used sparingly. The decision to accept a commuted sum is one for the planning authority, and the rationale for accepting or rejecting a commuted sum should be set out clearly in local policy.

22. Where it is agreed that an alternative to a contribution of land within the proposed development site is acceptable, the developer will provide either land or homes or a commuted sum of a value equivalent to the cost of providing the percentage of serviced land required by the policy. Best practice is that the value should be independently determined by the District Valuer or a chartered valuation surveyor suitably experienced in the type of property and the locality. Wherever possible the relevant parties should agree to appoint and instruct a valuer, failing agreement on

which the valuer should be appointed by the Chairman of the RICS in Scotland. The commuted sum is a matter for negotiation between the developer and the local authority, having regard to development costs, other contributions that are being sought, and other relevant factors, for example layout and design. Planning authorities may wish to consider a policy for calculating a commuted sum, but this should be the subject of consultation with stakeholders before being applied.

DEVELOPMENT MANAGEMENT

23. Pre-application discussions are helpful in avoiding delay in the subsequent stages of development management. This may include discussions about the number, type and tenure of affordable housing required for a particular site. More information can be found in Planning Circular 4/2009: Development Management Procedures at http://www.scotland.gov.uk/Publications/2009/07/03153034/0.

Planning Conditions and Planning Agreements

24. Provision of land for affordable housing may need to be the subject of a planning condition, particularly where a proportion of a site is to be made available for on-site provision of affordable housing. A Section 75 agreement may be necessary, for example where a phased commuted sum is to be negotiated to enable off-site provision or to ensure retention of affordable units. Local authorities should ensure that where a Section 75 agreement is considered necessary it meets all of the policy tests in Planning Circular 1/2010 and can be drawn up and agreed as swiftly as possible. For more information see Planning Circular 1/2010: Planning Agreements at http://www.scotland.gov.uk/Publications/2010/01/27103054/0.

Negotiating Developer Contributions

25. Calculating the appropriate percentage of affordable housing for a development plan policy, or for an individual site, must take into account an understanding of land valuation. Where non-market housing is to be provided as part of the development, or part of the site is to be purchased by a RSL or council at a value lower than market housing, this will affect the price which can be paid for the land and will require to be negotiated with the site owner. Early dialogue between landowners and developers and the local authority should be established wherever possible.

26. Where a contribution for affordable housing is specified in a development plan, developers should indicate as part of their planning application how they will deliver the affordable housing element. The provision of serviced land for development by a RSL or local authority will normally be sought, but the most appropriate mechanism will depend on the type of affordable housing needed, the nature of the site and the nature of the project.

27. Planning authorities will also need to be aware of other issues which may affect the viability of developing a site. In some cases there may be a requirement for the developer to either provide or make a financial contribution to other major supporting and infrastructure elements, such as a new school or expansion of an existing school, drainage and road improvements. On particular sites there may be high costs to remediate contamination or address poor ground conditions. In determining an application, local authorities may consider all these issues and the strategic priorities for a site holistically. This will be particularly the case where the developer can demonstrate and clearly justify that there are exceptional costs, unknown when the initial offer of purchase was made, which render the development of the site unviable as originally proposed.

28. Where the development of a large site is phased, the implications for the supply of affordable housing should be considered. For example, it may be appropriate to include some affordable housing in each phase or to allow solely market development in the first phase in order to generate a positive cash flow where this can be justified. It may be appropriate to address these issues in a development brief and in any legal agreement associated with the planning permission.

Retention of Affordable Houses

29. Local authorities should consider whether new affordable housing should remain affordable in the future and, if so, the most appropriate means to achieve this outcome. Occupancy conditions will not be necessary where a charitable RSL is responsible for the management of rented housing. Shared equity schemes may provide another means of retaining housing as affordable. Planning agreements may be used, where justified, to ensure that the affordable housing is occupied only by households falling within those categories of need defined by the local authority through its LHS.

ADDITIONAL MEANS OF DELIVERING AFFORDABLE HOUSING

30. Additional or alternative means of delivering affordable housing which authorities may wish to consider include:

- Allocating new sites in local plans specifically for affordable housing to meet requirements identified in the HNDA and LHS. This approach is most likely to be appropriate for small scale sites within or adjoining existing villages to provide for locally arising needs.
- Identifying plots for self build dwellings.
- Using compulsory purchase powers to support the delivery of new supply and regeneration.
- Making appropriate surplus local authority owned land or buildings available for affordable housing, either individually or as a package of site disposals.

- Working with third parties to assemble sites for affordable housing in appropriate circumstances, including other public agencies with large land holdings who may be able to identify opportunities to convert surplus properties in their ownership or develop new affordable housing. Development Trusts may also have a role in assembling land.

Local authorities may also take other action including:

- Opting to increase the rate of council tax on second homes and long-term empty properties from 50% to 90%, raising revenue which can be used to increase the supply of affordable housing within the housing market area. This may be particularly relevant in rural areas with a high proportion of second homes.

DESIGN

31. The Scottish Government's objectives of creating successful places and achieving quality residential environments should guide the whole process of delivering new housing. National planning policy set out in Designing Places, Designing Streets and the SPP, aims to achieve high quality, well-designed homes in all new housing developments, including affordable housing. A range of housing types and tenures, linked to community facilities and services including public transport, should be considered. Attention should therefore be on both individual homes and the layout and design of the wider community.

32. Affordable housing ought to be, as far as possible, indistinguishable from the general mix of other houses on a site in terms of style and layout, use of materials, architectural quality and detail. Both 'pepper potting' of individual affordable houses throughout a development and large groupings of houses of the same tenure are best avoided. Concentrating affordable housing for rent in small groups will ease the subsequent management of the homes by an RSL and contribute towards providing mixed communities.

33. Further information can be found in Designing Places, Designing Streets, PAN 67: Housing Quality and PAN 72: Housing in the Countryside. These documents and additional advice on design issues can be found at http://www.scotland.gov.uk/Topics/Built-Environment/AandP.

34. The Scottish Government can provide additional advice on design standards that RSLs must meet in providing affordable housing (see paragraph 38).

MONITORING AND REVIEW

35. By monitoring the successful delivery of affordable housing, planning authorities will help to retain confidence and support for the policy. Box 1 provides information on monitoring. Where circumstances change, the detailed components of the policy should not be adjusted, including the affordable housing or financial contribution, until the proposed changes have been subject to full consultation and subsequent approval by the planning authority. The Scottish Government has been conducting the Affordable Housing Securing Planning Consent survey annually since 2005 and publishes the results and analysis at http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning.

CONTACTS AND FURTHER INFORMATION

36. This Planning Advice Note and further information about housing can be found on the Scottish Government website at http://www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/themes/housing. For more information on this PAN please contact the Scottish Government on 0131 244 7888.

37. Further information about LHSs and HNDAs, including the relevant guidance, can be found at http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand. The Centre for Housing Market Analysis website also provides information on the HNDA process: http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/chma.

38. Further information regarding RSLs and their geographic areas of operation, affordable housing design standards and the Affordable Housing Investment Programme is available from Scottish Government area offices. Contact details can be found at http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/chma/aboutchma/SGHIDContacts.

39. A range of statistics relating to planning, house building and affordable housing can be found on the Scottish Government's statistics web pages at http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration and http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning.

SECTION 2: HOUSING LAND AUDITS

INTRODUCTION

40. This Section sets out advice on good practice in the preparation of housing land audits. Its purpose is to promote greater consistency and transparency in the content of audits and the way in which they are carried out.

41. Scottish Planning Policy (SPP) requires that a five-year ongoing effective land supply is available to meet the identified housing land requirements. Planning authorities should therefore carry out regular monitoring of housing completions and the progress of sites through the planning process. This can be achieved through the preparation of a housing land audit, carried out annually by the planning authority in conjunction with housing and infrastructure providers.

42. An annual audit is important so that it reflects the changing nature of housing markets and market conditions. The audit is to ensure that the forecasts for estimated house completions over the five year period remain robust and realistic. In remoter rural areas, where the requirement can be of a more limited scale, the method and frequency of the audit process may be adapted to local circumstances.

43. SPP sets out the key stages in the process of identifying the housing requirements and the provision of an appropriate land supply to accommodate those requirements through the Housing Need and Demand Assessment (HNDA) guidance, Local Housing Strategies (LHS) and the development plan.

Research

44. Scottish Ministers are committed to ensuring a generous supply of land for housing, and recognise the value of systematic collection of information to assess the extent to which planning authorities are identifying and delivering sufficient land for housing. In order to better understand the usefulness of housing land audits in providing this information and the quality of the data collected, the Scottish Government commissioned research into monitoring housing land supply through housing land audits. A research report entitled The Effectiveness of Housing Land Audits in Monitoring Housing Land Supply in Scotland is available at http://www.scotland.gov.uk/Publications/2008/01/10103315/0. The research has assisted in identifying the scope for a more standardised approach to the audit process across local authorities in Scotland, and ways in which the value of the audit process can be maximised.

HOUSING LAND AUDITS

45. Annual housing land audits are the established means for monitoring housing land. They have two key functions: to demonstrate the availability of sufficient effective land to meet the requirement for a continuous five-year supply; and to provide a snapshot of the amount of land available for the construction of housing at any particular time. This information is vital to the preparation of the development plan and the audit process enables adjustments to the supply to be made in response to issues identified.

46. Housing land audits also provide a valuable source of information for a variety of purposes, both for the local authority and a wide range of other organisations. Homes for Scotland has indicated its support for housing land audits and its willingness to contribute to them. The data is likely to be useful to other organisations such as Transport Scotland and Scottish Water, and other bodies whose resource requirements and investment decisions are influenced by housing development, e.g. health and postal services. Local authorities are encouraged to consult widely with the house building industry and infrastructure providers in the collation of the annual audit to enhance the accuracy of the data and thus its usefulness. Organisations who are likely to find value in the audits should be willing to contribute to their preparation, which should help promote a shared understanding of the land supply among all interested parties.

47. It may be beneficial to have contributions from local house builders and landowners regarding their sites included in the audit, particularly in relation to whether or not the site is effective and the likely annual completions on that site. This may be of particular value where Homes for Scotland members are not the primary builders in an area. Those involved should consider how such engagement can be achieved, for example, through direct contact or through adverts in the local press inviting input from relevant parties.

48. Audits provide a snapshot picture in time of the land supply. Involvement in the preparation of an audit should not be viewed by contributors as an alternative means of commenting on the housing land allocations in the development plan.

49. The usefulness of the housing land supply information in audits will be enhanced through audits across Scottish local authorities containing common information about the land supply in their areas. The Housing Supply Statistics Working Group has been set up to provide an opportunity for discussion and sharing of ideas. Although desirable, it is not necessary for all local authorities to carry out audits at the same time each year; however, an annual picture of land supply across Scotland will be valuable. It is desirable that the audit is available within a reasonable period of time, preferably within 6 months of the collation of the data.

50. The way in which authorities work to produce audits may need to alter to reflect their participation in housing market partnerships and strategic development planning authorities. The agreement of relevant organisations to participate and provide timeous responses to consultation, and adjustments to the Government's requirements for statistical returns, would contribute to minimising the additional burden on local authorities and this should be considered against the improved value of the collected information.

Methodology and Content

51. A housing land audit should contain relevant information about the established and effective housing land supply, allowing for monitoring and comparison with the housing land requirement. The starting point each year will be the inclusion of:

- all land with planning permission for residential development, including the remaining capacity of sites under construction;
- land allocated for residential development (including the residential component of any mixed-use development) in adopted development plans (LDP); and
- other land with agreed residential potential, such as land identified for housing in proposed LDPs or assessed as appropriate for housing following an urban capacity study.

52. Local authorities should consider including a range of variables in an audit including a unique site reference, site area, site capacity, site ownership, the planning status of the site, annual completions, the greenfield or brownfield status of the land, whether it is a windfall site, and the type of housing being provided.

53. It is good practice to ensure that individual sites can be tracked readily from one audit to the next until such time as development is completed. If the audit is to provide an accurate picture of housing land supply, it will be necessary to ensure that the annual completions are recorded accurately and shown in the audit, including the residential component of mixed-use developments and the unplanned contribution to the housing supply made by windfall sites and conversions. Completions on regeneration sites should be shown net of any demolitions which have taken place. All sites completed in any given year should be listed in a separate schedule and a comprehensive table of historical annual completions should also be provided.

Effective Land Supply

54. Not all of the sites in the audit will be effective, and it is important that the audit distinguishes effective, i.e. unconstrained sites, from those which are affected by constraints which cannot be overcome in time to contribute to the housing land requirement. The decisions and assumptions around effectiveness and programming are crucial to the accuracy and usefulness of the data in the audit and therefore merit careful consideration.

55. The effectiveness of individual sites should be determined by planning authorities in the light of consistent interpretation of the following criteria and through discussions with housing providers. The aim is to achieve a realistic picture of the available effective land supply which can contribute to the housing requirement so that the level of additional housing, and therefore land needed to meet the overall requirement, can be established. To assess a site or a portion of a site as being effective, it must be demonstrated that within the five-year period beyond the date of the audit the site can be developed for housing (i.e. residential units can be completed and available for occupation), and will be free of constraints on the following basis:

ownership: the site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal;

physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply;

contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;

deficit funding: any public funding required to make residential development economically viable is committed by the public bodies concerned;

marketability: the site, or a relevant part of it, can be developed in the period under consideration;

infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development; and

land use: housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.

56. Programming of sites is an important element of the audit. Programming is an indication of the expected annual completions on each site, taking account of the lead-in times, the ability of the site to be developed, and the capacity of the local housing market. The housing land audit should show the expected completions on sites over the following five years. The contribution of any site to the effective land supply is that portion of the expected output from the site which can be completed within the five-year period. It will be important that the programming is also related to the expected timing of housing land allocations in the local development plan.

57. Programming is widely recognised as a less than scientific exercise. Nonetheless

it is important that assumptions do not overestimate the likely completions, as the audited effective supply forms the basis for the calculation of the additional housing land requirement to be provided through the development plan. Overestimation of the potential of the effective supply will reduce the amount of additional land allocated and therefore reduce the flexibility available in the supply to address market fluctuations and other constraints to the delivery of housing. Realistic programming will demonstrate the continued availability of sites to maintain a five-year supply and help to monitor the availability of sufficient sites to continue to meet the housing land requirement. It will also show whether the supply includes a sufficient range of sites to meet the varying requirements of different parts of the housing market. House builders are discouraged from underestimating the yield from effective sites with the aim of seeking additional land allocations, and, equally, local authorities are encouraged to become familiar with the realities of the operation of the housing market in their areas and not to overestimate the likely level of completions.

58. Planning authorities should use the information from the audit process to ensure that at all times sufficient effective land is available to meet the housing land requirement for at least the following 5 years. Planning authorities, housing and infrastructure providers should work together to ensure that sites identified as effective are successfully developed within the expected timescale. Where constraints arise, or funding commitments necessary to delivery of the site are delayed, the status of the site should be reviewed as part of the next housing land audit.

Non-Effective or Constrained Sites

59. Where sites which form part of the established housing land supply are identified as non-effective, the audit should identify the nature of the constraint and the necessary action and time required for resolution of the constraint to allow house building. Planning authorities, housing and infrastructure providers should work together to ensure constraints inhibiting the development of sites are removed, particularly where the site is needed or expected to contribute to the housing land requirement during the life of the development plan. In a small minority of cases it may prove impossible to remove development constraints. Where this occurs, the site should be removed from the audit of housing land supply.

Land with Agreed Potential

60. Land with agreed potential includes any land which is not formally identified in an adopted development plan or which does not have planning permission. It can include land identified for housing in proposed local development plans or assessed as appropriate for housing following an urban capacity study. Careful consideration should be given as to whether to include such sites in the audit, although inclusion will not pre-empt subsequent consideration of the status of the site by the planning authority when finalising a development plan or determining a planning application. If a site ultimately is rejected by these processes, it should not be included in the next audit.

Small Sites

61. It is for planning authorities to consider how to take account of the expected contribution of small sites (i.e. sites capable of accommodating up to 4 dwellings) towards meeting the housing land supply through their development plans. Completions on small sites make a significant contribution to the land supply in some local authority areas and may be regarded as providing flexibility in addition to the supply on sites of five or more dwellings expected to meet the housing land requirement. For the purposes of auditing the contribution of these sites, there may be practical difficulties in listing each small site individually, and authorities may conclude that an aggregated figure should be included in the audit.

Windfall Sites

62. Windfall sites arise unexpectedly and are by definition not part of the planned housing supply. These are opportunities for new housing involving the reuse or redevelopment of previously developed sites, i.e. brownfield sites which were not included within the development plan and are not counted towards meeting the housing land requirement. They might be included as part of the established supply in the audit as a result of an urban capacity study where the site is considered to have potential for housing development. These sites should count towards meeting the housing land requirement only once planning permission has been granted for residential development and it is considered to be effective or is being developed. To allow planning authorities to monitor the contribution of windfall sites to the housing land supply in their area, these sites should be differentiated in the audit.

Affordable Housing

63. The categories of affordable housing are set out in Section 1 of this PAN. Housing land audits should reflect these definitions to distinguish between affordable housing sites and completions, and private market housing. The Scottish Government monitors the number of affordable housing units securing planning permission in each local authority through the Affordable Housing Securing Planning Consent survey. The Strategic Housing Investment Plan (SHIP) has a distinct function referring specifically to those affordable housing sites which the authority has prioritised for development over the next five years. While the SHIP and the audit may both refer to common sites, they contain different information, and not all sites will be in both the audit and the SHIP. These data sets are therefore not interchangeable.

House Types

64. The collection of information on house types, in particular separating houses, flats and sheltered accommodation, may be useful in demonstrating how well the supply matches the identified housing needs which emerge from HNDA and the LHS. Local authorities may wish to consider collecting this information as part of the audit. It is likely that it will be easier to collect this data in relation to completions, since changes can occur to sites as development progresses.

Availability of Housing Land Audit Information

65. Most housing land audits are available in electronic format and can be accessed online. This provides the opportunity for easy reference and consultation, and reduces the costs associated with making the information available. This is particularly beneficial given the broad interest and value in the information they provide. All authorities are encouraged to progress towards making audits available online.

FURTHER INFORMATION

66. This Planning Advice Note and further information about housing can be found on the Scottish Government website at http://www.scotland.gov.uk/Topics/Built-Environment/planning/National-Planning-Policy/themes/housing. For more information on this PAN please contact the Scottish Government on 0131 244 7888.

67. A range of statistics relating to house building and affordable housing can be found on the Scottish Government's statistics web pages at http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration.

GLOSSARY

Affordable housing: Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need.

Brownfield land: Land which has previously been developed. The term may cover vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary where further intensification of use is considered acceptable.

Effective housing land supply: The part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

Established housing land supply: The total housing land supply - including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development.

Greenfield sites: These are sites which have never been previously developed or used for an urban use, or are on land that has been brought into active or beneficial use for agriculture or forestry, i.e. fully restored derelict land.

Housing demand: The quantity and type/quality of housing which households wish to buy or rent and are able to afford.

Housing requirements: The total amount and type of housing necessary to accommodate a given or projected population at appropriate minimum standards. This includes both housing need and demand.

Housing land requirements: The amount of land required to be allocated for housing to meet the identified housing requirement.

Housing market area: A geographical area which is relatively self-contained in terms of housing demand, i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Housing need: Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

Housing supply target: identified by the Local Housing Strategy in response to the outcomes of housing need and demand assessment.

Urban capacity study: An assessment of the potential contribution to the housing land supply of all the possible sources of housing land beyond the immediate planning time horizon.

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APS Scotland Group
DPPAS10503 (08/10)

SITE_REF	ADDRESS1	ADDRESS2	BUILDER	OWNER	SITE_SIZE	CAPACITY	PLANSTAT	DEVTYPE	CON_IN_ES	CON_IN_EF	CONSENT	APP_NO	DECISION	DECISION_ DATE	TOTAL_BUI LT	REMAINDE R	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	HFS Status #1 (04/18)	HFS Comment #2 (09/18)	IC comment #2	Final Position			
IC0430A	SMITHY BRAE	KILMACOLM		PRIV	0.11	12	CONS	NB-BU	2009	2017	DETL	OO	APPEAL	02-May-08	0	12	0	0	0	0	0	0	0	0	0	0	NE	Suggest that given site has not yet come forward for development (despite planning permission being secured in 2008) it is programmed as post year 5 until such time that greater confidence in its delivery can be forthcoming.	Planning permission is still live. We believe this to be an attractive and effective site in a marketable area with no evidence to the contrary and will therefore keep as programmed.	NE	It is not clear what PP is referred to or who would develop the site. A review of the portal shows one planning app for 27 dwellings (IC17/299) which was refused but then allowed on appeal over 10 years ago in May 2018. If there is no more recent permission or developer on board, then why is it now expected that development will come forward? The PAN requires audits to ensure forecasts are robust and realistic and so given that no development has come forward in the last 10 years, demonstrable progress should have been made before the site is programmed in the five year period. If this can be shown we can revisit our position.	We believe this to be an attractive and effective site in a marketable area with no evidence to the contrary and will therefore keep as programmed.	Would maintain this is non-effective consistent with our submission to the Proposed LDP. The permission is over 10 years old and no progress has been made despite it being in a location with a strong market. We understand technical constraints may exist with the access.
																	0	0	0	0	0	0	0	0	0	0	0							
IC0387	POWER STATION	WEMYSS BAY		PRIV	44.54	670	FLPS	NB-BU	2006	2007		OO			0	670	0	0	0	0	0	24	24	24	24	24	24	NE	Notwithstanding the City Deal funding promised for this site, there remains a lack of delivery partner committed to taking its redevelopment forward. HFS remains unconvinced an accelerated programe can be delivered let alone the programme anticipated in the 2017 HLA.	Inverkip Power Station is a Priority Project in the Proposed Local Development Plan which the Council is committed to brining forward through the City Deal. Programming maintained.	NE	HFS would maintain that the site should not be considered effective until a development partner is found. It's acknowledged that this is a priority for the council and that work has been done to prepare the site for development, but the major mixed use development envisaged in proposed LDP will take time to be designed and then come forward. On this basis the lead in time and delivery rates is not considered realistic.	A new planning application is being prerpared for the site with a Proposal of Application Notice received 30 October 2018, and City Deal funding remains in place. The Council considers the site to be a unique, attractive and effective location, which the City Deal funding will help to deliver.	Disputed - lead in times and delivery rates are unrealistic for a site of this size and complexity with no developer on board. Suggest 24dpa from year 6 onwards.
IC0430B	SMITHY BRAE	KILMACOLM		PRIV	0.27	30	FLPS	NB-GU	2009	2017		OO			0	30	0	0	0	0	0	0	0	0	0	0	NE	Site due to start delivering new homes from Year 4 - has there been engagement with a house builder / developer to justify anticipated programme? Programming should continue to relate to site IC0430A.	Planning permission is still live. We believe this to be an attractive and effective sites in a marketable area with no evidence to the contrary and will therefore keep as programmed.	NE	It is not clear what PP is referred to or who would develop the site. A review of the portal shows one planning app for 27 dwellings (IC17/299) which was refused but then allowed on appeal over 10 years ago in May 2018. If there is no more recent permission or developer on board, then why is it now expected that development will come forward? The PAN requires audits to ensure forecasts are robust and realistic and so given that no development has come forward in the last 10 years, demonstrable progress should have been made before the site is programmed in the five year period. If this can be shown we can revisit our position.	We believe this to be an attractive and effective sitei n a marketable area with no evidence to the contrary and will therefore keep as programmed.	Would maintain this is non-effective consistent with our submission to the Proposed LDP. The permission is over 10 years old and no progress has been made despite it being in a location with a strong market. We understand technical constraints may exist with the access.
IC0437A	SPANGO VALLEY (NORTH)	GREENOCK		PRIV	30.2	220	FLPS	NB-GU	2012	2017		OO			0	220	0	0	0	0	0	15	15	15	15	15	15	NE	Disputed in 2017 HLA and HFS remains unconvinced an accelerated programme can be delivered let alone the programme anticipated in the 2017 HLA.	Site owners active in the LDP process and keen to bring the site forward. We will work with them to achieve this.	NE	This appears to be a challenging site partially in the floodplain. Until there is a developer attached to the site and planning permission we do not consider it should be programmed in the first five years.	The site is a Priority Place in emerging Local Development Plan. The owners are showing strong interest in bringing forward for housing development. The Council consider this site to be to be an attractive and effective opportunity	Disputed
IC0437B	SPANGO VALLEY (SOUTH)	GREENOCK		PRIV	19.1	200	FLPS	NB-GU	2012	2017		OO			0	200	0	0	0	0	0	15	15	15	15	15	15	NE	Disputed in 2017 HLA and HFS remains unconvinced an accelerated programme can be delivered let alone the programme anticipated in the 2017 HLA.	Site owners active in the LDP process and keen to bring the site forward. We will work with them to achieve this.	NE	This appears to be a challenging site partially in the floodplain. Until there is a developer attached to the site and planning permission we do not consider it should be programmed in the first five years.	The site is a Priority Place in emerging Local Development Plan. The owners are showing strong interest in bringing forward for housing development. The Council consider this site to be to be an attractive and effective opportunity	Disputed
IC0467	MADEIRA STREET - GREENOCK ACADEMY	GREENOCK		IC	0.99	30	FLPS	NB-BU	2013	2017		OO			0	30	0	0	0	0	0	15	15	0	0	0	0	NE	Disputed in 2017 HLA and HFS remains unconvinced an accelerated programme can be delivered let alone the programme anticipated in the 2017 HLA.	Good site in favourable market area, currently being marketed with good interest, intend to move for closing date in September.	CL	Has this moved to a closing date now?	This site is being actively marketed but no closing date has been set as yet.	Disputed
IC0488	UPPER KIRN DRIVE	GOUROCK	BARONIAL PROPERTIES	PRIV	5.3	110	FLPS	NB-MNU	2018	2018		OO			0	110	0	0	0	0	24	24	24	24	14	0	0	CL	New site being promoted through proposed LDP2 - has a planning application been submitted given first completions anticipated in year 3?	Council is in ongoing discussions with agent looking to bring site forward. Application expected to allow development to follow on from current Kirn Drive site.	CL	Is the agent acting on behalf of a developer? Or is the agents intention to obtain PP and then sell?	Agent is promoting site through LDP process - site is included in Proposed Plan. Agent is working to assemble site and then bring forward for delivery.	Lead in time looks optimistic if agent is still working to assemble the site. Suggest commencement in year 5 is more realistic with programming of 24dpa.
IC0492	DUNCAN STREET	GREENOCK		NHS	1.07	35	FLPS	NB-BU	2018	2018		OO			0	35	0	0	0	0	0	35	0	0	0	0	0	CL	New site being promoted through proposed LDP2 - has a planning application been submitted given first completions anticipated in year 3?	No builder. Site still to be vacated and marketed, but considered to offer an attractive and effective opportunity for private development is Greenock town centre	NE	How long until vacant possession? Has a final decision been made on the closure of the healthcare centre, is alternative accommodation now in place? From this link it appears proposals are in earlys stages still, with reference to a 'Outline Business Case'. https://www.inverclyde.gov.uk/health-and-social-care/new-greenock-health-and-care-centre We suggest the site should be moved to beyond the 7 year period until a final decision is made on its disposal and alternative arrangements.	Full business case for new health centre approved 14/10/18 and planning permission is in place.	Disputed, we note progress to date but presumably the site will only be released for development once the new centre is completed. This is expected in late 2020 if the Scottish Government Agrees funding. This would leave just over 2 years to market the site, agree a sale, obtain planning permission, clear the site and built 35. This seems too optimistic even if all goes to plan, but we would be happy to review next year, once more is known.
IC0493	RATHOMA CDOUGALL STREET	GREENOCK		PRIV	1.32	100	FLPS	NB-BU	2018	2018		OO			0	100	0	0	0	0	0	0	0	0	0	0	0	CL	New site being promoted through proposed LDP2 - has a planning application been submitted given first completions anticipated in year 3?	No builder. Site to be assembled, but considered to offer an attractive opportunity adjacent to the successful Kincaid Gait development.	CL	Please provide more information on ownership. Is all of the site within the ownership of a party which can be expected to release it for development? If so is it suggested that a prospective builder would do deals with each of the owners or is another agency acting to assemble the site? Without a builder planning permission or single owner we don't consider the site could be delivered in five years. If ransom strips exist it should be considered constrained.	Majority of site was promoted as opporunity through LDP process and is included in Proposed Plan.the site is currently in mixed ownership and Council is seeking comprehensive redevelopment. It is considered that consolidation can be achieved, and the site delivered within the period identified.	Disputed, this is a brownfield site with multiple owners and some businesses which appear to still be trading. It also seems that as only the majority of the site was promoted there is not necessarily unanimous agreement amongst the owners to pursue the sale of the site. Obtaining agreement amongst the landowners to market the site, marketing the site, agreeing a sale, obtaining planning permission, clearing and remediating the site and competing construction will take a substantial amount of time.
																	0	0	0	0	24	128	93	78	68	54	54							
																	0	0	0	0	24	128	93	78	68	54	54							

Private Sector Programming 2018 to 2029

SITE_REF	ADDRESS1	ADDRESS2	BUILDER	OWNER	SITE_SIZE	CAPACITY	PLANSTAT	DEVTYPE	CON_IN_ELS	CON_IN_EFF	CONSENT	APP_NO	DECISION	DECISION_DATE	TOTAL_BUILT	REMAINDER	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	HFS Status #1 (06/18)
IC0192B	BROADFIELD HOSPITAL (GROUNDS)	PORT GLASGOW	MUIR HOMES LTD	PRIV	11.08	115	COMM	NB-GU	1988	1992	DETL				84	31	6	0	13	12	0	0	0	0	0	0	0	OK
IC0462	KIRN DRIVE - KEMPOCK HOUSE	GOUROCK	MERCHANT HOMES	PRIV	1.5	36	COMM	NB-BU	2013	2013	DETL				11	25	12	13	0	0	0	0	0	0	0	0	0	OK
IC0476	LOCHWINNOCH ROAD, FMR	KILMACOLM	TAYLOR GRANGE DEVELOPM	PRIV	0.05	12	COMM	NB-BU	2015	2015	DETL				0	12	6	6	0	0	0	0	0	0	0	0	0	OK
IC0482	COWAL VIEW	GOUROCK	LAUREL HOMES	PRIV	0.51	16	COMM	NB-GU	2016	2016	DETL				0	16	8	8	0	0	0	0	0	0	0	0	0	OK
IC0478	ELDON ST - FRM NAVAL BUILDINGS	GREENOCK	OGILVIE HOMES	PRIV	2.12	98	COMM	NB-BU	2015	2015	DETL				0	98	32	33	33	0	0	0	0	0	0	0	0	OK
IC0192A	BROADFIELD HOSPITAL	PORT GLASGOW	MUIR HOMES LTD	PRIV	0.5	29	COMM	CONV-U	1988	1992	DETL				2	27	0	20	7	0	0	0	0	0	0	0	0	OK
																	64	**80**	**53**	**12**	**0**	**0**	**0**	0	0	0	0	
IC0384	16 WEST STEWART STREET	GREENOCK		PRIV	0.11	24	CONS	NB-BU	2004		OUTL	OO	GRANT	24-Jun-16	0	24	0	0	0	0	0	0	0	0	0	0	0	OK
IC0397	LEVAN FARM - PHASE 3	GOUROCK		PRIV	22.44	150	CONS	NB-GU	2005	2017	OUTL	OO	GRANT	02-Aug-12	0	150	0	0	25	25	25	25	25	25	0	0	0	OK
IC0435	WOODSIDE CARE HOME	QUARRIERS	GROSVENOR INVESTMENTS LTD	PRIV	0.18	7	CONS	CONV-U	2010	2010	DETL	OO	GRANT	23-Mar-16	0	7	0	4	0	0	0	0	0	0	0	0	0	OK
IC0475	3 HIGHHOLM STREET	PORT GLASGOW		PRIV	0.04	12	CONS	NB-BU	2015		OUTL	OO	GRANT	11-Aug-17	0	12	0	0	0	0	0	0	0	0	0	0	0	OK
IC0495	25 WEST BLACKHALL STREET	GREENOCK		NK		4	CONS	CONV-U	2018	2018	DETL	OO	GRANT	27-Feb-18	0	4	0	0	0	2	0	0	0	0	0	0	0	OK
IC0375	28 SINCLAIR ST	GREENOCK		PRIV	0.14	12	CONS	NB-BU	2003		DETL	OO	GRANT	18-Aug-15	0	12	0	0	0	0	0	0	0	0	0	0	0	OK
IC0379	LEPERSTONE AVE	KILMACOLM	PLOTS	IC	0.68	7	CONS	NB-GU	2003	2016	DETL	OO	GRANT	08-Oct-15	0	7	1	2	2	2	0	0	0	0	0	0	0	OK
IC0359	JAMES WATT DOCK/GARV	GREENOCK		PRIV	34.73	900	CONS	NB-BU	2002		OUTL	OO	GRANT	08-Jan-10	0	900	0	0	0	0	0	0	0	0	0	0	0	OK
IC0453	CRAIGS FARM, LYLE ROAD	GREENOCK	GREENOCK GOLF CLUB	PRIV	0.18	6	CONS	NB-BU	2011		DETL	OO	GRANT	16-Aug-16	0	6	0	0	0	0	0	0	0	0	0	0	0	Del
IC0221B	THE MEADOWS - PHASE 2	WEMYSS BAY		PRIV	0.55	21	CONS	NB-GU	1991		DETL	OO	GRANT	16-Nov-05	0	21	0	0	0	0	0	0	0	0	0	0	0	Del
IC0430A	SMITHY BRAE	KILMACOLM		PRIV	0.11	12	CONS	NB-BU	2009	2017	DETL	OO	APPEAL	02-May-08	0	12	0	0	0	0	0	0	0	0	0	0	0	NE
IC0030A	WHITELEA ROAD	KILMACOLM		PRIV	0.3	4	CONS	NB-GU	1981	2004	DETL	OO	GRANT	07-Dec-17	0	4	2	0	0	0	0	0	0	0	0	0	0	Q
IC0485	1 ASHTON ROAD	GOUROCK		PRIV	0.15	11	CONS	NB-BU	2017	2017	DETL	OO	GRANT	03-Nov-16	0	11	0	5	6	0	0	0	0	0	0	0	0	Q
IC0489	AUCHNEAGH ROAD	GREENOCK	TURNBERRY HOMES	NHS	1.51	28	CONS	NB-BU	2018	2018	DETL	OO	GRANT	09-Jan-18	0	28	0	28	0	0	0	0	0	0	0	0	0	Q
																	3	**39**	**33**	**29**	**25**	**25**	**25**	25	0	0	0	
IC0026	ARRAN AVENUE (PARKHILL)	PORT GLASGOW		PRIV	5.85	109	ALPS	NB-GU	1981			OO			0	109	0	0	0	0	0	0	0	0	0	0	0	Del
IC0094	RENTON ROAD	GREENOCK		PRIV	2.18	50	FLPS	NB-GU	1981			OO			0	50	0	0	0	0	0	0	0	0	0	0	0	OK
IC0249B	STRONE - GARELOCH ROAD	GREENOCK	RIVER CLYDE HOMES		0.91	25	FLPS	NB-BU	1992			OO			0	25	0	0	0	0	0	0	0	0	0	0	0	OK
IC0288C	GOUROCK ROPEWORKS	PORT GLASGOW		PRIV	0.33	49	ALPS	NB-BU	2003			OO			0	49	0	0	0	0	0	0	0	0	0	0	0	Del
IC0289	PIERHEAD	GOUROCK		MIXED	0.45	60	ALPS	NB-BU	1998			OO			0	60	0	0	0	0	0	0	0	0	0	0	0	Del
IC0295A	RIVERSIDE/ MARINA	GOUROCK		MIXED	0.26	90	ALPS	NB-BU	1998			OO			0	90	0	0	0	0	0	0	0	0	0	0	0	Del
IC0306	COVE ROAD	GOUROCK		IC	0.1	15	ALPS	NB-BU	1998			OO			0	15	0	0	0	0	0	0	0	0	0	0	0	Del
IC0320	BALROSSIE SCHOOL	KILMACOLM		PRIV	1.07	7	FLPS	CONV-NU	1999	2007		OO			0	7	0	0	0	0	0	7	0	0	0	0	0	NE
IC0320A	BALROSSIE SCHOOL (GROUNDS)	KILMACOLM		PRIV	4.85	33	FLPS	NB-GNU	1999	2007		OO			0	33	0	0	0	0	20	13	0	0	0	0	0	NE

IC0336	32 UNION STREET	GREENOCK		PRIV	0.79	20	FLPS	NB-BU	2015			OO			0	20	0	0	0	0	0	0	0	0	0	0	0	OK
IC0349	VICTORIA & EAST INDIA HARBOURS	GREENOCK		MIXED	10.71	240	FLPS	NB-BU	2001	2013		OO			0	240	0	0	0	0	20	20	20	20	20	20	20	Q
IC0354F	WOODHALL PHASE 5	PORT GLASGOW		RIVER CLYDE HOMES	16.41	122	FLPS	NB-BU	2002			OO			0	122	0	0	0	0	0	0	0	0	0	0	0	OK
IC0355	KINGSTON BASIN	PORT GLASGOW		PRIV	0.63	25	ALPS	NB-BU	2002			OO			0	25	0	0	0	0	0	0	0	0	0	0	0	Del
IC0357A	STRONE GREENFIELD	GREENOCK		PRIV	1.99	57	ALPS	NB-GU	2002			OO			0	57	0	0	0	0	0	0	0	0	0	0	0	Del
IC0362	WELLINGTON PARK	GREENOCK		IC	5.46	120	FLPS	NB-GU	2002			OO			0	120	0	0	0	0	0	0	0	0	0	0	0	OK
IC0364A	RAVENSCRAIG HOSPITAL	GREENOCK		NHS	2.48	50	FLPS	NB-GU	2002	2017		OO			0	49	0	0	0	49	0	0	0	0	0	0	0	Q
IC0367	POWER STATION	WEMYSS BAY		PRIV	44.54	670	FLPS	NB-BU	2006	2007		OO			0	670	0	0	0	0	0	24	24	24	24	24	24	NE
IC0376	REGENT ST	GREENOCK		PRIV	1.22	40	FLPS	NB-BU	2003			OO			0	40	0	0	0	0	0	0	0	0	0	0	0	OK
IC0380	THE GLEBE	INVERKIP		PRIV	1.49	25	FLPS	NB-GU	2003	2017		OO			0	25	0	0	0	15	10	0	0	0	0	0	0	OK
IC0415	BRIDGEND	INVERKIP		PRIV	1.01	28	FLPS	NB-BNU	2007			OO			0	28	0	0	0	0	0	0	0	0	0	0	0	OK
IC0429A	69-71 WEST BLACKHALL STREET	GREENOCK		PRIV	0.07	12	ALPS	CONV-U	2008			OO			0	12	0	0	0	0	0	0	0	0	0	0	0	Del
IC0429B	69-71 WEST BLACKHALL STREET,	GREENOCK		PRIV	0.08	12	ALPS	NB-BU	2008			OO			0	12	0	0	0	0	0	0	0	0	0	0	0	Del
IC0430B	SMITHY BRAE	KILMACOLM		PRIV	0.27	30	FLPS	NB-GU	2009	2017		OO			0	30	0	0	0	0	0	0	0	0	0	0	0	NE
IC0437	2 HIGHHOLM STREET	PORT GLASGOW	AVID DEVELOPMENTS LTD	PRIV	0.07	18	ALPS	NB-BU	2010			OO			0	18	0	0	0	0	0	0	0	0	0	0	0	Del
IC0438	DRUMFROCHAR ROAD	GREENOCK		PRIV	0.76	50	FLPS	NB-BU	2010			OO			0	50	0	0	0	0	0	0	0	0	0	0	0	OK
IC0443	CARWOOD STREET PHASE 3	GREENOCK		PRIV	0.22	31	FLPS	NB-BU	2010			OO			0	31	0	0	0	0	0	0	0	0	0	0	0	OK
IC0454	BARRS BRAE	PORT GLASGOW		PRIV	0.33	8	ALPS	NB-GU	2012			OO			0	8	0	0	0	0	0	0	0	0	0	0	0	Del
IC0457A	SPANGO VALLEY (NORTH)	GREENOCK		PRIV	30.2	220	FLPS	NB-GU	2012	2017		OO			0	220	0	0	0	0	0	15	15	15	15	15	15	NE
IC0457B	SPANGO VALLEY (SOUTH)	GREENOCK		PRIV	19.1	200	FLPS	NB-GU	2012	2017		OO			0	200	0	0	0	0	0	15	15	15	15	15	15	NE
IC0466	LYLE ROAD - FMR HOLY CROSS	GREENOCK		IC	0.4	15	FLPS	NB-BU	2013	2018		OO			0	15	0	0	0	0	0	15	0	0	0	0	0	OK
IC0467	MADEIRA STREET - GREENOCK	GREENOCK		IC	0.99	30	FLPS	NB-BU	2013	2017		OO			0	30	0	0	0	0	0	15	15	0	0	0	0	NE
IC0477A	ASHBURN GATE, FMR QUEENS	GOUROCK		PRIV	0.13	7	FLPS	CONV-U	2015	2017		OO			0	7	0	0	0	4	0	0	0	0	0	0	0	Q
IC0477B	ASHBURN GATE, FMR QUEENS	GOUROCK		PRIV	0.12	6	FLPS	NB-BU	2015			OO			0	6	0	0	0	0	0	0	0	0	0	0	0	OK
IC0488	UPPER KIRN DRIVE	GOUROCK	BARONIAL PROPERTIES	PRIV	5.3	110	FLPS	NB-MNU	2018	2018		OO			0	110	0	0	0	0	24	24	24	24	14	0	0	Q
IC0490	WESTMORLAND ROAD - FMR	GREENOCK		IC	1.31	40	FLPS	NB-BU	2018	2018		OO			0	40	0	0	0	20	20	0	0	0	0	0	0	Q
IC0491	PORT GLASGOW INDUSTRIAL	PORT GLASGOW		PRIV	4.97	200	FLPS	NB-BU	2018	2018		OO			0	200	0	0	0	0	30	30	30	30	30	30	20	Q
IC0492	DUNCAN STREET	GREENOCK		NHS	1.07	35	FLPS	NB-BU	2018	2018		OO			0	35	0	0	0	0	0	35	0	0	0	0	0	Q
IC0493	RATHOMACDOUGALL STREET	GREENOCK		PRIV	1.32	100	FLPS	NB-BU	2018	2018		OO			0	100	0	0	0	0	0	0	0	0	0	0	0	Q
																	0	**0**	**0**	**88**	**124**	**213**	**143**	**128**	**118**	**104**	**94**	
																	67	**119**	**86**	**129**	**149**	**238**	**168**	**153**	**118**	**104**	**94**	

Housing Association Programming 2018 to 2029

SITE_REF	ADDRESS1	ADDRESS2	BUILDER	OWNER	SITE_SIZE	CAPACITY	PLANSTAT	DEVTYPE	CON_IN_ELS	CON_IN_EFF	CONSENT	APP_NO	DECISION	DECISION_DATE	TOTAL_BUILT	REMAINDER	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	HFS Status #1 (06/18)
IC0288B	BAY STREET - GOUROCK ROPEWORKS	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES	0.52	41	COMM	NB-BU	2003	2015	DETL	0	0	0	0	41	41	0	0	0	0	0	0	0	0	0	0	OK
IC0479	MERLIN LANE (MALLARD BOWL)	GREENOCK	RIVER CLYDE HOMES	RIVER CLYDE HOMES	0.7	20	COMM	NB-BU	2015	2015	DETL	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	OK
IC0483A	SLAEMUIR PHASE 1	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES	0.48	12	COMM	NB-BU	2017	2017	DETL	0	0	0	0	12	12	0	0	0	0	0	0	0	0	0	0	OK
IC0483B	SLAEMUIR PHASE 1	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES	0.44	16	COMM	NB-BU	2017	2017	DETL	0	0	0	0	16	16	0	0	0	0	0	0	0	0	0	0	OK
																	89	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
IC0381	53/55 SHORE STREET	GOUROCK	OAK TREE HA	OAK TREE HA	0.05	8	CONS	NB-BU	2004	2004	DETL		GRANT	42858	0	8	0	8	0	0	0	0	0	0	0	0	0	OK
IC0359E	JAMES WATT DOCK (PHASE 2)	GREENOCK	CRUDEN HOMES	RIVER CLYDE HOMES		24	CONS	NB-BU	2002	2013	DETL		GRANT	43188	0	24	0	0	24	0	0	0	0	0	0	0	0	OK
IC0473	LILYBANK ROAD - FMR LILYBANK SCHOOL	PORT GLASGOW	SANCTUARY HA	SANCTUARY HA	0.38	16	CONS	NB-BU	2013	2015	DETL		GRANT	43182	0	16	16	0	0	0	0	0	0	0	0	0	0	OK
IC0359D	JAMES WATT DOCK (PHASE 1)	GREENOCK	CRUDEN HOMES	RIVER CLYDE HOMES		48	CONS	NB-BU	2002	2013	DETL		GRANT	43188	0	48	0	48	0	0	0	0	0	0	0	0	0	OK
IC0359F	JAMES WATT DOCK (PHASE 3)	GREENOCK	CRUDEN HOMES	RIVER CLYDE HOMES		32	CONS	NB-BU	2002	2013	DETL		GRANT	43188	0	32	0	0	0	32	0	0	0	0	0	0	0	OK
IC0359G	JAMES WATT DOCK (PHASE 4)	GREENOCK	CRUDEN HOMES	RIVER CLYDE HOMES		30	CONS	NB-BU	2002	2013	DETL		GRANT	43188	0	30	0	0	0	0	30	0	0	0	0	0	0	OK
IC0207	BROADSTONE AVENUE	PORT GLASGOW	SANCTUARY HA	SANCTUARY HA	0.29	12	CONS	NB-BU	1989	2005	DETL		GRANT	43182	0	12	12	0	0	0	0	0	0	0	0	0	0	OK
																	28	**56**	**24**	**32**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	
IC0249A	STRONE - GARELOCH ROAD	GREENOCK		RIVER CLYDE HOMES	2.72	75	FLPS	NB-BU	1992						0	75	0	0	0	0	0	0	0	0	0	0	0	OK
IC0295B	RIVERSIDE/ MARINA (CHALMERS STREET)	GOUROCK	RIVER CLYDE HOMES	RIVER CLYDE HOMES	0.09	30	ALPS	NB-BU	1998						0	30	0	0	0	0	0	0	0	0	0	0	0	Del
IC0313	11 HOUSTON STREET	GREENOCK	OAK TREE HA	PRIV	0.14	24	FLPS	NB-BU	1999	2009					0	24	0	0	0	0	0	0	24	0	0	0	0	OK
IC0333	LAND OFF KILLOCHEND DRIVE	GREENOCK	OAK TREE HA	PRIV	0.42	16	FLPS	NB-GU	2007	2009					0	16	0	0	0	16	0	0	0	0	0	0	0	OK
IC0336A	32 UNION STREET (CAMPBELL STREET)	GREENOCK	OAKTREE HA	PRIV	1.12	40	FLPS	NB-BU	2000	2014					0	40	0	0	0	0	0	20	20	0	0	0	0	OK
IC0354E	WOODHALL PHASE 4	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES	1.14	18	FLPS	NB-BU	2002						0	18	0	0	0	0	0	0	0	0	0	0	0	OK
IC0357	STRONE GREENFIELD	GREENOCK		PRIV	2.43	70	ALPS	NB-GU	2002						0	70	0	0	0	0	0	0	0	0	0	0	0	OK
IC0364B	RAVENSCRAIG HOSPITAL	GREENOCK	LINK/OAK TREE	NHS	3.72	150	FLPS	NB-GU	2002	2017					0	149	0	0	149	0	0	0	0	0	0	0	0	Q
IC0366	PEAT ROAD/HOLE FARM	GREENOCK	RIVER CLYDE HOMES	RIVER CLYDE HOMES	14.6	102	FLPS	NB-BU	2002	2016					0	102	0	17	30	31	24	0	0	0	0	0	0	Q
IC0427	UPPER BOW	GREENOCK	RIVER CLYDE HOMES	RIVER CLYDE HOMES	2.2	54	FLPS	NB-BU	2018	2018					0	54	0	0	0	0	0	27	27	0	0	0	0	Q
IC0445	89-105 DRUMFROCHAR ROAD	GREENOCK	RIVER CLYDE HOMES	RIVER CLYDE HOMES	0.84	50	FLPS	NB-BU	2015	2015					0	50	0	0	0	0	0	25	25	0	0	0	0	OK
IC0450	CLUNE PARK	PORT GLASGOW		PRIV	0.42	100	FLPS	NB-BU	2010						0	100	0	0	0	0	0	0	0	0	0	0	0	OK
IC0458	KILMACOLM ROAD	GREENOCK		PRIV	0.26	15	ALPS	NB-BU	2012						0	15	0	0	0	0	0	0	0	0	0	0	0	Del
IC0459	WEYMOUTH CRESCENT	GOUROCK	OAK TREE HA	PRIV	0.31	10	FLPS	NB-BU	2013	2013					0	10	0	0	0	0	0	0	0	0	0	0	0	Q

IC0463	AUCHMEAD ROAD - FMR RAVENSCR AIG SCHOOL	GREENOCK	OAK TREE HA	OAK TREE HA	1.12	36	FLPS	NB-BU	2013	2015					0	36	0	0	18	18	0	0	0	0	0	0	0	OK
IC0464	CARDROSS CRESCENT - FMR KINGS GLEN SCHOOL	GREENOCK	CLOCH HA	CLOCH HA	2.06	58	FLPS	NB-BU	2013	2015					0	58	0	29	29	0	0	0	0	0	0	0	0	Q
IC0468	MOUNT PLEASANT STREET - FMR HIGHLANDE RS ACADEMY	GREENOCK	SANCTUAR Y HA	SANCTUAR Y HA	0.3	44	FLPS	NB-BU	2013	2015					0	44	0	44	0	0	0	0	0	0	0	0	0	Q
IC0469	TATE AND LYLE NE	GREENOCK		PRIV	0.51	20	FLPS	NB-BU	2013						0	20	0	0	0	0	0	0	0	0	0	0	0	OK
IC0470	TATE AND LYLE SE (DRUMFRO CHAR ROAD)	GREENOCK	CLOCH HA/OAK TREE HA	PRIV	0.9	60	FLPS	NB-BU	2013	2018					0	60	0	0	0	0	30	30	0	0	0	0	0	OK
IC0472	AUCHENBO THIE ROAD - FMR BARMOSS NURSERY	PORT GLASGOW	SANCTUAR Y HA	SANCTUAR Y HA	0.29	8	FLPS	NB-BU	2013	2015					0	8	0	8	0	0	0	0	0	0	0	0	0	Q
IC0474	SOUTHFIEL D AVENUE - ST STEPHENS SCHOOL	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES	6.02	120	FLPS	NB-BU	2013	2016					0	120	0	0	30	30	30	30	0	0	0	0	0	OK
IC0480	EAST CRAWFORD ST	GREENOCK	RIVER CLYDE HOMES	RIVER CLYDE HOMES	0.46	40	FLPS	NB-BU	2015	2015					0	40	0	0	0	0	0	20	20	0	0	0	0	OK
IC0483C	SLAEMUIR PHASE 1/2	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES		12	FLPS	NB-BU	2017	2018					0	12	4	8	0	0	0	0	0	0	0	0	0	Q
IC0483D	**SLAEMUIR PHASE 2**	**PORT GLASGOW**	**RIVER CLYDE HOMES**	**RIVER CLYDE HOMES**		**16**	**FLPS**	**NB-BU**	**2017**	**2017**					0	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**Q**
IC0483D	SLAEMUIR PHASE 2/3	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES		33	FLPS	NB-BU	2017	2018					0	33	0	16	17	0	0	0	0	0	0	0	0	Q
IC0483F	SLAEMUIR PHASE 3	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES		7	FLPS	NB-BU	2017	2017					0	7	0	0	7	0	0	0	0	0	0	0	0	OK
IC0484	SELKIRK ROAD	PORT GLASGOW	RIVER CLYDE HOMES	RIVER CLYDE HOMES	0.74	18	FLPS	NB-BU	2017	2017					0	18	0	0	0	0	0	0	18	0	0	0	0	OK
IC0487	DUBBS ROAD - FMR BOGLESTO NE CLINIC	PORT GLASGOW	SANCTUAR Y HA	SANCTUAR Y HA	0.24	24	FLPS	NB-BU	2018	2018					0	24	0	0	24	0	0	0	0	0	0	0	0	OK
IC0494	HILL STREET	GREENOCK		RCH	0.27	20	FLPS	NB-BU	2018						0	20	0	0	0	0	0	0	0	0	0	0	0	OK
IC0496	BOW FRAM	GREENOCK	OAK TREE HA	OAK TREE HA		62	FLPS	NB-BU	2018	2018					0	62	0	0	0	31	31	0	0	0	0	0	0	OK
																	4	**122**	**304**	**126**	**115**	**152**	**134**	**0**	**0**	**0**	**0**	
																	121	**178**	**328**	**158**	**145**	**152**	**134**	**0**	**0**	**0**	**0**	

Glasgow and the Clyde Valley Housing Need and Demand Assessment

Technical Report 07

Strategic Housing Estimates:
Methodology and Results

May 2015

Glasgow and the Clyde Valley
Housing Market Partnership

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1.0 Introduction

Revised HNDA Guidance

1.1 The Glasgow and the Clyde Valley Housing Market Partnership (GCVHMP) has undertaken an assessment of housing need and demand based on the new 2014 HNDA guidance from the Scottish Government for GCV HNDA2. The purpose of this Technical Report is to describe in detail the methodology that the GCVHMP has used in HNDA2 to arrive at its Housing Estimates and to present the results. The approach differs to that set out in the 2008 HNDA guidance and undertaken for GCV HNDA1 (ref 2.19-2.20) and to the approaches adopted in previous assessments.

Previous Approaches to Housing Need and Demand

1.2 Following the Planning, etc. (Scotland) Act 2006, under the new planning system, Strategic Development Plans replaced Structure Plans in 2008 and the approach to assessing housing requirements also changed. In 2008, the Scottish Government published alongside revised Scottish Planning Policy (SPP) and Local Housing Strategy (LHS) Guidance, HNDA guidance to encourage local authorities to form housing market partnerships in the four city region SDPA areas, and elsewhere, to view the housing market as a whole and to undertake a strategic assessment of housing need and demand.

1.3 This change required the integration of the two approaches to assessing requirements for the private and social sectors into one, to inform both development plans and the LHS process. In order to consider the complex nature of the housing market as a whole the GCVHMP was established to undertake the first HNDA for the GCV (also referred to as Clydeplan) area. Among its first decisions was to commission an affordability study for HNDA1 which was a fundamental data source for assessing the future housing requirements for the private sector and housing need to be addressed largely within the affordable sector. The outcome was an assessment resulting in two different but interlinked methodologies for the private and affordable sectors which were brought together to present an indicative all-tenure housing requirement.

HNDA2 Approach

1.4 Under the 2014 refresh of HNDAs the Centre for Housing Market Analysis (CHMA) revised the core processes and outputs for HNDAs and developed the HNDA Tool, an excel workbook which produces estimates of future need and demand for new housing units. The purpose of this Technical Report is to describe in detail the methodology that the GCVHMP has used in HNDA2 to arrive at its Housing Estimates and to present the results, that is Adjusted Housing Estimates for the private (owner-occupied and private rented) sector, and Housing Estimates for the social rented and below market rent sector (SR&BMR). Although a number of scenarios were considered in the HNDA Tool it is the preferred scenario, the Planning Scenario[1] that has been progressed through the supply/demand comparison. The CHMA considers that the Adjusted Housing Estimates (TR07) are outwith the scope of the 'robust and credible' HNDA assessment as set out in the HNDA Guidance and are part of the process of setting Housing Supply Targets noting that *"Technical Report 07 lies outwith the HNDA process. The outputs of the HNDA have informed TR07, and it will be for the Housing Market Partnership to further agree the approach to setting Housing Supply Targets."* The GCV HMP considers that the work undertaken in TR07 is integral to the HNDA outputs and Development Plan requirements. The HMP will progress the next stage of work on Housing Supply Targets to inform the GCV Strategic Development Plan

[1] Please note that the 'Planning scenario' was the operational title for the GCVHMP in using the HNDA Tool, and has been renamed for the SDP MIR as the 'Sustained Growth Scenario'

Proposed Plan and the corresponding Local Housing Strategies and Local Development Plans.

Time Period for the Assessment

1.5 Although the HNDA refresh endeavours to use the same technical assessment of housing need and demand to inform development plans and local housing strategies, this remains a more challenging task in an SDPA area. This is because there are multiple authorities and the SDP's requirement for this evidence base precedes that of the constituent authorities' LHS and LDPs by several years. Acknowledging this fluidity the GCVHMP has undertaken the assessment for the time periods required by Scottish Planning Policy.

1.6 Scottish Planning Policy (SPP) determines that a housing supply target and housing land requirement should be set out for two distinct time periods, to provide 10 years land supply for the city region's LDPs see Figure 1. Figure 1 sets out the indicative timeline for housing requirements. Assuming submission of the SDP Proposed Plan in 2016 and Scottish Ministers' approval in 2017, and allowing 2 years for LDP adoption in 2019, there is a need to provide a 5-year view (to 2024) and a 10-year view (to 2029) of housing requirements beyond LDP adoption. Accordingly, the SDP is required to set out land requirements at years 7 and 12 after approval, that is 2024 and 2029 respectively for the Clydeplan SDP. The land supply for the two relevant end-dates are composed of the following supply elements:

Up to 2024

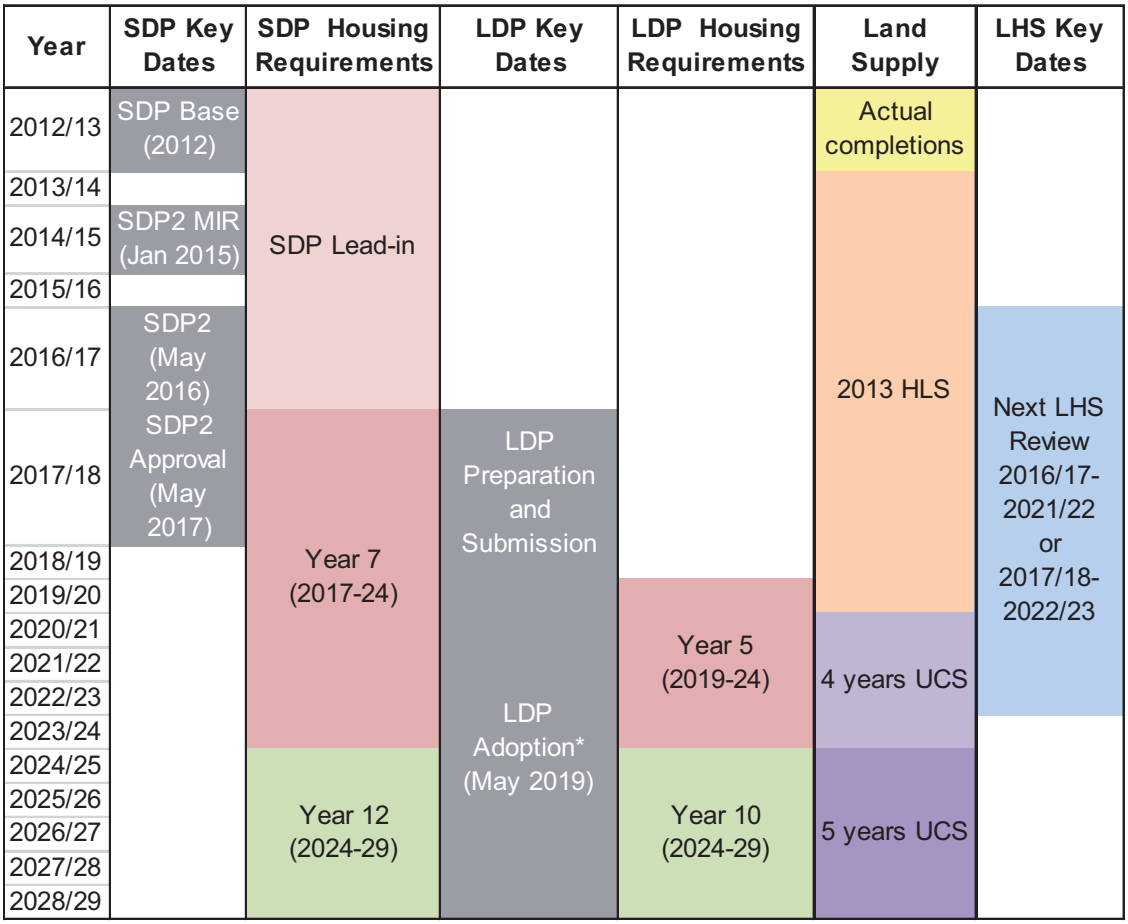
a) 2012/2013 actual completions
b) 2013-2020 2013 HLA - 7 year effective land supply plus a small number of Urban Capacity sites
c) 2020-2024 Urban Capacity sites

2024-29

a) 2024-2029 Urban Capacity sites

1.7 LHSs are developed on a five-yearly basis, with the next publication cycle 2016/2017. Currently, the LHS and LDP cycles are not synchronised.

Figure 1 Housing Requirements Timeline



* anticipated LDP adoption

Loch Lomond and the Trossachs National Park Area

1.8 The Housing Need and Demand Assessment is the evidence base for the SDP, LDP and LHS in the GCV area. As the SDP area does not include the Loch Lomond and the Trossachs National Park (LLTNP) area, it would be appropriate to use population and household projections that exclude the National Park area. NRS have prepared projections for the GCVSDP area on that basis. However, the HNDA projections are also to be used for the LHS of West Dunbartonshire Council, which includes a part of the Loch Lomond and the Trossachs National Park area.

1.9 With the introduction of the HNDA Tool, West Dunbartonshire Council, the GCVSDPA, the LLTNP and CHMA have liaised on this matter. The HNDA Tool uses datazones as a geographical input and analysis was undertaken by the GCVSDPA which identified three datazones which are fully within the National Park area and could be excluded from the GCVSDP area (S01006292, S01006293 and S01006294). However, although the use of the HNDA Tool has meant in principle that results could be provided separately for that part of the Loch Lomond and the Trossachs National Park that falls within the GCVSDPA area, in practice the area is considered too small to provide meaningful, reliable data and results. For pragmatic reasons, therefore, HNDA2 continues to include the whole of West Dunbartonshire Council, including that part within the National Park, within the GCVSDP area. More detail can be found in *Appendix 1 The GCV HNDA and LLTNP* to the HNDA main report.

1.10 Therefore, the HNDA projections, described in this report, are for the 8 Council areas, including part of the National Park area. The difference in figures is set out in 3.4.

1.11 Section 2 sets out a summary of the methodology adopted to assess housing need and demand.

2.0 Methodology

2.1 This technical report focusses on the outputs from the HNDA Tool, termed 'Housing Estimates', of the preferred scenario, the 'Planning scenario'. It sets the estimates in the context of all households and translates the results for the Private sector into the established Housing Market Area (HMA) framework for the city region to produce Adjusted Housing Estimates (housing requirements). To achieve this it has been necessary to adopt different approaches for the Private and SR&BMR sectors as set out in Figure 2. Four similar but different terms are used in this Technical Report and they are set out below:

- **Household Projections** – National Records of Scotland 2012-based Household Projections, all households
- **Housing Estimates** – the tenured estimate of additional future housing units output from the HNDA Tool (incorporates net increase in households from the NRS Household Projections and the GCV estimate of Existing Need)
- **Household Estimates** – National Records of Scotland 2012-based Mid-Year Household Estimates, all households
- **Adjusted Housing Estimates**[2] – For the Private sector the Housing Estimates from the HNDA Tool have been added to the Household Estimates and compared with supply in the HMA framework to produce HMA results.

Private and SR&BMR Sectors

2.2 The Private sector operates in an HMA framework which crosses local authority boundaries. The HMA framework (established for the 2000 Structure Plan) has been reviewed using recent data on house-buying moves the result of which are set out in *TR02 The Housing Market Area Framework (TR02).* The SR&BMR sector predominantly operates within local authority boundaries and for this sector the relevant geography is local authorities.

2.3 Although the HNDA Tool outputs results in four tenure categories, for the purposes of this assessment two tenure categories are required, the Private and Social Rented & Below Market Rent (SR&BMR) sectors.

Private sector

The owner occupied and private rented sectors are combined to present the Private sector. The HNDA reflects the historic combination in the GCV area of the owner occupied and private rented sectors and the main reasons for this are that:

- Property can move back and forward between owning and renting. Therefore, from the perspective of housing land requirements there is no merit in a separate private rented requirement.
- Owner-occupied and private rented accommodation have the same delivery mechanism i.e. by private house builders, in the private market there is no differentiation between them.
- There is difficulty in predicting the balance between owning and private renting in the future.

SR&BMR Sector

The social rented and below market rented sectors are combined to present the SR&BMR sector.

- They have been grouped principally because the below market rent sector is an emerging sector addressing housing need and there is limited information available on it at this time. As this sector largely makes provision for an element

[2] *The CHMA considers that the methodology for Adjusted Housing Estimates is outwith the remit of the "robust and credible" HNDA assessment (see paragraph 1.4).*

of housing need it is more aligned with the social rented sector than the Private sector.

- The SR&BMR rector is not the same of the definition of affordable housing used in PAN 2/2010, nor does it include the products considered to be 'affordable' based around home ownership i.e. Low Cost Home Ownership (subsidised), were included in the affordable sector in HNDA1. In HNDA2 the CHMA has advised that demand for such products will be captured in the HNDA Tool within the Private sector component although it is not possible to extract an estimate of the need for affordable products.

2.4 The HNDA Tool estimates the amount and likely tenure of additional future housing (Housing Estimates) by LA in the GCV area. For the Private sector the Housing Estimates are then used as an input to a comparison of supply and demand in the HMA framework. The outcome of this is the Adjusted Housing Estimates, an assessment of housing ***demand*** for this sector. For the SR&BMR sector the Housing Estimates, as output from the HNDA Tool, provide an estimate of housing ***need*** for this sector. The different approaches are set out in Figure 2 and are summarised below:

Private Sector Method - Stage 1 and Stage 2

2.5 Private sector demand is calculated in two stages. In **Stage 1**, the HNDA Tool outputs Housing Estimates for the owner occupied and private rented sectors which have been grouped to form the Private sector. The Housing Estimates are output at local authority level. However, this is not the appropriate geographical framework for this sector. The Private sector should be considered within the HMA framework. A method to disaggregate the HNDA Tool results to LA sub-area was developed and the LA sub-area results are then aggregated to estimates for HMAs as an input to the supply/demand comparison. In Stage 2 **all** projected demand for private housing is compared with **all** projected stock (**all stock and households** within the HMA framework to produce **Stage 2** results, the Adjusted Housing Estimates (AHE)). The GCV AHE results are slightly higher than the Housing Estimates directly from the HNDA Tool because stock changes are also included. The next stage for this sector is to derive HSTs and HLRs which will inform the SDP Proposed Plan and in turn Local Housing Strategies and Local Development Plans.

SR&BMR Sector Method

2.6 The HNDA Tool outputs Housing Estimates for the social rented and below market rent sectors separately. These are grouped to form the SR&BMR sector. The Housing Estimates output is provided at local authority level which is the appropriate geographical framework for this sector. A method to disaggregate the HNDA Tool results to LA sub-areas was developed to provide more detailed information primarily to help inform Local Housing Strategies. As for the Private sector, these estimates will be used to derive HSTs and HLRs required for development plans and Local Housing Strategies.

Links Between the Methodologies

2.7 Although different approaches have been used for both sectors the two approaches are interlinked as they use the same household projections and assumptions on household incomes and affordability to calibrate the HNDA Tool. Therefore, the Housing Estimates are produced using a consistent method to determine the tenure of households and to disaggregate them to LA sub-areas.

The Stages of the Methodology

2.8 The methodological stages undertaken are summarised below:

Household Estimates at Base Date

2.9 To gain an understanding of all households by tenure it is necessary to tenure the household estimates at the base date (2012). This approach is set out in Section 3. The output from the Tool, the projected net increase in households by tenure, can then be added to the tenured household estimates to provide a count of all households at the base date and also for the projection period. This gives a picture of the whole housing market and enables a supply/demand comparison to be undertaken for the Private sector on an all-households basis.

Existing Need

2.10 The GCVHMP has undertaken an assessment of existing need consistent with the new approach outlined in the HNDA Guidance. This provides an input to the HNDA Tool and records households in existing need only where there is a net requirement for a new house. Existing Need is discussed in more detail in Section 4 and *TR06 The Approach to Existing Need (TR06).*

NRS Projections

2.11 National Records of Scotland (NRS) household projections have been chosen as an input to the HNDA Tool and they are described briefly in Section 5 alongside the corresponding population projections. For more detail on the projections see *TR04 Demographic Change in GCV Area (TR04).*

HNDA Tool Household Projections by Tenure

2.12 The estimates of housing need and demand are based on NRS household projections and the tenuring of projected households has been modelled within the HNDA Tool. The overall methodology is summarised in Section 6 and further detail can be obtained from *TR01 HNDA Tool Methodology and Results (TR01)*. Separate household projections are required for the Private (Section 8) and SR&BMR sectors (Section 9).

2.13 Data availability requires tenured household projections to be based, initially, on local authority areas, but the results are disaggregated to 25 local authority sub-areas. The Private sector projections are then re-aggregated to 13 Housing Sub-Market Areas (HSMAs), which fit the HMA system. **At this stage the projections are an intermediate stage in the process of estimating demand for the HMA framework. They should not be treated as demand figures for local authority areas as they do not allow for the effect of mobile demand.** Underlying the population (and therefore household) projections is an implicit set of assumptions on housing-led migration within the GCV area. If left unaltered without an allowance for demand that can be met over a wider area (mobile demand), the projections would simply perpetuate past trends in housing-led migration and be inconsistent with a plan-led approach.

2.14 For the above reasons, it is important to view the housing demand projections as a two-stage process (ref 2.5), setting out the projections and then assessing supply and demand in Section 8. The SR&BMR sector is covered separately in Section 9.

Stock Projection

2.15 Projections of private housing stock and vacancies are required to enable the effective housing stock to be compared with projected demand in the Private sector at HMA level. Section 7 sets out the Private sector stock projections for each local authority and the HMA framework looking at projected vacancies, demolitions, RTB and new supply. For the SR&BMR sector only a partial projection of housing stock is given because deriving Housing Supply Targets is a crucial stage for this sector therefore the

outputs from the HNDA Tool will not be compared with a projection of stock for this sector (ref 7.9-7.10).

Supply/Demand Comparison

2.16 In Section 8, the effect of past housing-led migration is removed from the Private sector household projections by making the distinction between local and mobile demand. This only applies to the Housing Sub-Market Areas in the two functional Conurbation HMAs and the final stage compares projected supply and demand within the HMA framework with Adjusted Housing Estimates as an output. Section 9 sets out the Housing Estimates in the SR&BMR sector at local authority level.

Summary Results

2.17 Section 10 highlights methodological issues, next steps and provides a summary of the Housing Estimates and Adjusted Housing Estimates for the SR&BMR and Private sectors.

Housing Supply Targets

2.18 The Housing Estimates/Adjusted Housing Estimates provides a key part of the evidence base for the setting of HSTs, which will be prepared for the SDP Proposed Plan to inform local authorities' LHS and for the LDPs to identify their housing land requirements.

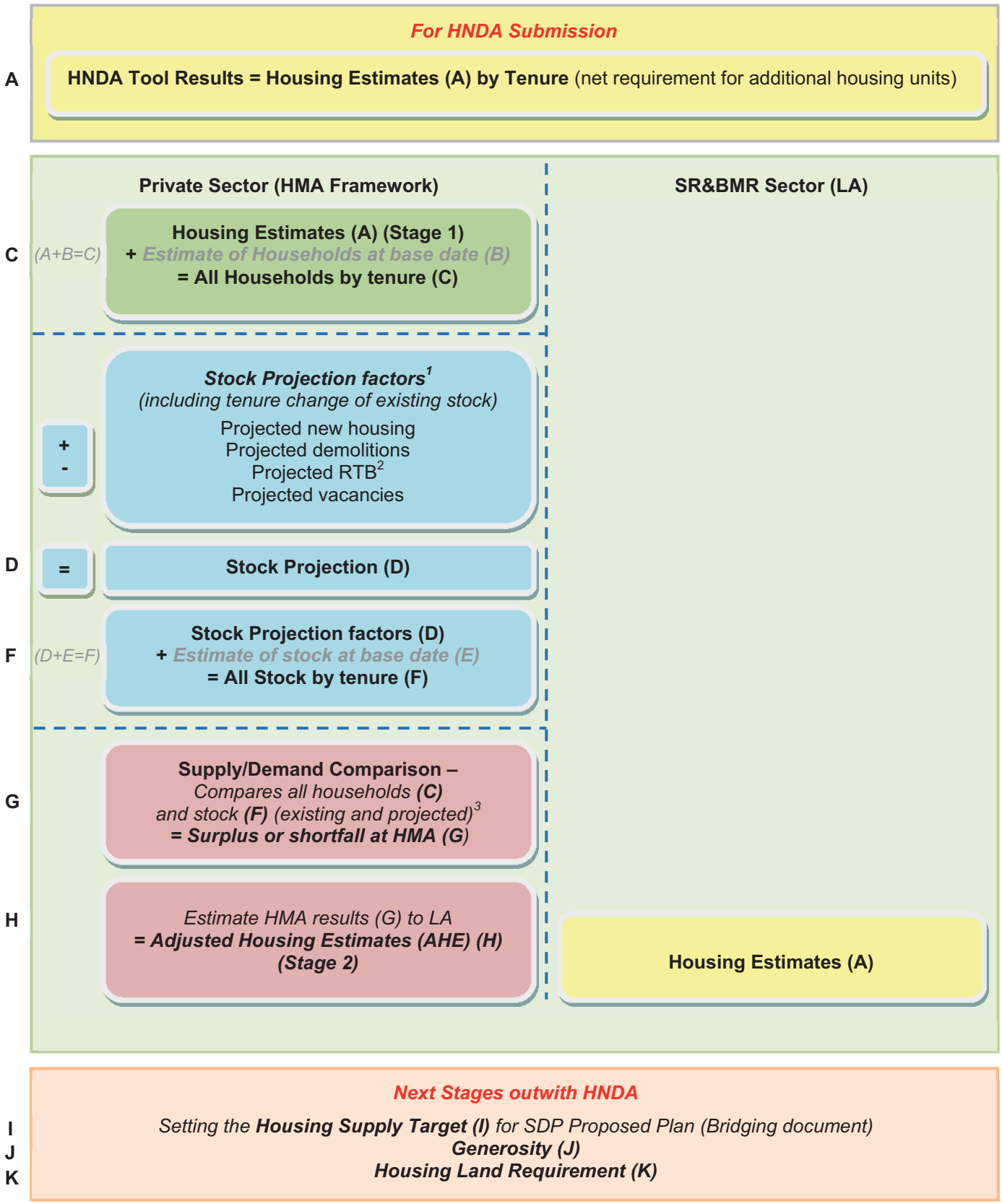
Comparison with HNDA1 Approach

2.19 The approaches to HNDA1 and HNDA2 are different due to the changes in the Scottish Government's HNDA Guidance. HNDA2 is designed to be concise and relatively easy to implement. HNDA1 tended to cover many of the elements in considerably more depth than is the case for HNDA2. This makes it difficult to compare the contextual analysis and the results from the two studies. For example, a detailed examination of affordability was undertaken by Tribal/Optimal Economics to provide an understanding of the operation of the housing market to inform HNDA1. This approach was based on gross flows and their impact on the *total number of households*. In comparison, the HNDA Tool only tenures the *net increase in households*. For more information on the differences in the approaches please see *Appendix 2 Comparison of Approaches HNDA1 and HNDA2* of the HNDA2 Report. Local authorities may need to undertake further work for their LHS on the local operation of the housing system. However, this new approach has the advantage of using consistent nationally available data to inform the HNDA Tool and, therefore, the tenured Housing Estimates produced by the HNDA Tool provide a strategic overview and consistent basis to move forward for the setting of HSTs and the calculation of HLRs.

2.20 Another difference in approach relates to the projections. For HNDA1, the GCVHMP prepared its own population and household projections, with the population based on NRS Mid-Year estimates and household estimates derived from estimated dwellings and vacancies. For HNDA2, the GCVHMP used NRS population and household projections. This approach created a delay within the project plan, as the most up-to-date (2012-based) projections were not published until end July 2014, well into the preparation and drafting period of HNDA2, and close to the deadline for the first draft of the finished documents (late 2014). For the HNDA1 approach we established in-house the base position in terms of stock and households which meant that there was consistency between data sets and a clear relationship between households and housing stock at the base date. Using the NRS household projections has meant the use of the NRS household estimates, which are Census-based, and not directly related to stock returns. Housing stock estimates, consistent with these household estimates, have been estimated from national data sources. As this information has not been collected from the LAs, there may be discrepancies with HNDA1 and with local information that LAs collect.

2.21 Section 3 sets out the Estimates of Stock and Households at the Base Date.

Figure 2 Methodology - From HNDA Tool Results to Housing Supply Targets



[1] *Planned new and replacement housing is captured in the HLA/UCS. Housing brought back into effective use is taken into account in the stock projection through the vacancy rate.*

[2] *RTB has no impact on supply/demand comparison for the public or Private sector because both households and stock are changing tenure so it is neutral in its impact but it does impact the tenure of stock.*

[3] *Because of the GCVHMPs approach to looking at Private sector demand by HMA and using the concept of local and mobile demand, it is necessary to look at the totality of change in stock and households, not just net change. Boxes in red relate to gross households and stock.*

The CHMA considers that the methodology for Adjusted Housing Estimates (TR07) is outwith the remit of the "robust and credible" HNDA assessment (see paragraph 1.4).

3.0 Estimates of Households and Stock at Base Date

3.1 For HNDA2, the GCVHMP used the NRS population and household projections and the Scottish Government's Centre for Housing Market Analysis (CHMA) Housing Need and Demand Assessment (HNDA) Tool which, tenures projected net household change. This approach is different to the approach used in HNDA1.

3.2 For HNDA1 the approach was to establish the base position in terms of stock and households and then to undertake population and household projections in-house from this consistent base. An Affordability Assessment, undertaken by consultants, was the basis for tenuring the household projections. Because household estimates were derived from estimated stock, there was consistency between estimates of households and housing stock at the base date.

3.3 This change in approach for HNDA2 means that to provide consistency with the outputs from the HNDA Tool, NRS household estimates had to be split by tenure and the number of dwellings had to be estimated. This section describes the sources and methodology used to determine population, households and housing stock at the 2012 base.

Population

3.4 The population base used is the 2012 Mid-Year Estimates of Population (MYE) produced by NRS. This is considered to be the most accurate available and is consistent with the approach used in HNDA1. The population for the GCV area at the base date, 2012, is 1,789,550. Table 3.1 sets out the population at 2012 for each of the eight authorities. As stated in 1.8-1.10, part of West Dunbartonshire Council area is contained within Loch Lomond and the Trossachs National Park boundary. However, although West Dunbartonshire is no longer the Planning Authority for this area, they remain the Housing Authority. Therefore, as this study is a joint study between planning and housing, this area has been included in the population and household projection to inform the HNDA. There is a difference in population of 2,240 between the NRS published Mid-Year Population Estimates 2012 for the GCV SDP area and the sum of the eight GCV local authority areas.

Table 3.1 - Total Population 2012

LA	Total Population
East Dunbartonshire	105,880
East Renfrewshire	91,030
Glasgow City	595,080
Inverclyde	80,680
North Lanarkshire	337,870
Renfrewshire	174,310
South Lanarkshire	314,360
West Dunbartonshire excluding National Park	88,100
National Park	2,240
GCV Total	**1,789,550**

Source: NRS, MYE 2012

Households

3.5 The principal source of household projections is NRS. Unfortunately, these data are not broken down by tenure, which creates difficulties in developing estimates for the Private sector, where estimates across local authority boundaries (i.e., in line with housing market areas) may be required.

3.6 Further work has therefore been undertaken to develop an understanding of the tenure breakdown of the household estimates/projections. Census-based household estimates (27 March 2011) have been updated to mid-year 2012 (30 June 2012) to provide the base date position (ref Annex 1). Data sources used for this update include the council tax register and stock returns on council owned stock and housing association stock. The Private sector has been calculated as a residual. The Scottish Household Survey has also been used to split Private sector households into owner occupied and private rented households. Household estimates by tenure at 30 June 2012 are shown in Table 3.2. Household estimates and effective housing stock are assumed to be the same.

Housing Stock

3.7 A snapshot of housing stock has been estimated at the base date to provide data consistent with the household projections and HNDA Tool outputs. Stock information has been obtained from the 2011 Census and stock returns. This has been rolled forward to 30 June 2012 to ensure consistency with the population base date. Estimates of housing stock have been derived using household estimates and adding to this the vacant and other non-effective stock (obtained from Census 2011 and updated using Council Tax register data and stock return information). The stock at 30 June 2012 is shown in Table 3.2 and the methodology is set out in Annex 2.

3.8 The vacancy definition is Census-based and relates to vacancy at a point in time. This definition therefore encompasses very short-term vacancies associated with stock turnover, as well as the longer-term vacancies found particularly in difficult-to-let stock in the social rented sector. Overall, nearly 3% of the total stock in the GCV area is estimated to be vacant in 2012.

3.9 Other non-effective stock comprises second homes and holiday homes. The source used is the 2011 Census and these figures have been used directly in the 2012 calculations. Overall, these elements of non-effective stock are relatively insignificant, accounting for less than 0.2% of the total stock.

Geography

3.10 Household estimates have been prepared by LA and disaggregated to 25 LA sub-areas. The results are shown in Table 3.3. These are the 25 areas identified by local authorities representing local housing areas for which an assessment of housing need is required, and which also nest within the Private sector housing sub-market areas. More detail on LA sub-areas can be found in TR02. For detail on the LA sub-area disaggregation of household estimates ref Annex 1.

3.11 Having established the estimates of stock and households at the base date Section 4 will now set out existing need at the base date.

Table 3.2 - Estimates of Households, Vacancies and Stock, 30 June 2012 by Local Authority

LA	Tenure	Households	Non-effective stock vacant (-)	Non-effective stock other (-)	Vacancy Rate (%)	Total Stock (=)
East Dunbartonshire	Social Rented	5,256	194	0	3.6%	5,450
	Private	38,522	411	32	1.1%	38,965
	Total	**43,778**	**605**	**32**	**1.4%**	**44,415**
East Renfrewshire	Social Rented	4,387	112	0	2.5%	4,499
	Private	33,188	446	36	1.3%	33,670
	Total	**37,575**	**558**	**36**	**1.5%**	**38,169**
Glasgow City	Social Rented	103,642	4,688	0	4.3%	108,330
	Private	182,492	3,638	570	1.9%	186,700
	Total	**286,134**	**8,326**	**570**	**2.8%**	**295,030**
Inverclyde	Social Rented	10,001	1194	0	10.7%	11,195
	Private	27,298	748	66	2.7%	28,112
	Total	**37,299**	**1,942**	**66**	**4.9%**	**39,307**
North Lanarkshire	Social Rented	45,485	614	0	1.3%	46,099
	Private	101,420	2,451	54	2.4%	103,925
	Total	**146,905**	**3,065**	**54**	**2.0%**	**150,024**
Renfrewshire	Social Rented	19,692	902	0	4.4%	20,594
	Private	61,232	1,558	61	2.5%	62,851
	Total	**80,924**	**2,460**	**61**	**2.9%**	**83,445**
South Lanarkshire	Social Rented	31,677	570	0	1.8%	32,247
	Private	108,548	3,078	323	2.7%	111,949
	Total	**140,225**	**3,648**	**323**	**2.5%**	**144,196**
West Dunbartonshire	Social Rented	15,689	1138	0	6.8%	16,827
	Private	26,417	329	201	1.2%	26,947
	Total	**42,106**	**1,467**	**201**	**3.4%**	**43,774**
GCV Total	Social Rented	235,829	9,412	0	3.8%	245,241
	Private	579,117	12,659	1,343	2.1%	593,119
	Total	**814,946**	**22,071**	**1,343**	**2.6%**	**838,360**

Source: GCVSDPA, 2014. Table 3.3 provides inputs for Section 7 Stock Projections Table 7.2.

Table 3.3 - Estimates of Households, Vacancies and Stock, 30 June 2012 by Local Authority-Sub Areas						
		Households	Non-effective stock		Vacancy	Total
			vacant	other	Rate (%)	Stock
LA-Sub Areas	**Tenure**		**(-)**	**(-)**		**(=)**
Bearsden and Milngavie	Social Rented	1,079	45	0	4.0%	1,124
	Private	15,643	202	21	1.3%	15,866
Strathkelvin	Social Rented	4,177	149	0	3.4%	4,326
	Private	22,879	209	11	0.9%	23,099
Eastwood	Social Rented	1,567	39	0	2.4%	1,606
	Private	25,430	345	30	1.3%	25,805
Levern Valley	Social Rented	2,820	73	0	2.5%	2,893
	Private	7,758	101	6	1.3%	7,865
Glasgow East	Social Rented	25,667	848	0	3.2%	26,515
	Private	36,648	786	65	2.1%	37,499
Glasgow North East	Social Rented	8,674	805	0	8.5%	9,479
	Private	9,033	34	17	0.4%	9,084
Glasgow North West	Social Rented	35,721	1,154	0	3.1%	36,875
	Private	66,624	1,633	343	2.4%	68,600
Glasgow South	Social Rented	33,580	1,881	0	5.3%	35,461
	Private	70,187	1,185	145	1.7%	71,517
Inverclyde East	Social Rented	8,869	1,014	0	10.3%	9,883
	Private	14,277	435	24	3.0%	14,736
Inverclyde West	Social Rented	1,019	162	0	13.7%	1,181
	Private	10,832	234	29	2.1%	11,095
Kilmacolm and Quarriers Village	Social Rented	113	18	0	13.7%	131
	Private	2,189	79	13	3.5%	2,281
Airdrie and Coatbridge	Social Rented	14,686	185	0	1.2%	14,871
	Private	31,259	778	15	2.4%	32,052
Cumbernauld	Social Rented	7,339	122	0	1.6%	7,461
	Private	28,839	422	16	1.4%	29,277
Motherwell	Social Rented	23,460	307	0	1.3%	23,767
	Private	41,322	1,251	23	2.9%	42,596
Johnstone and Elderslie	Social Rented	3,467	166	0	4.6%	3,633
	Private	7,215	127	3	1.7%	7,345
North Renfrewshire	Social Rented	1,063	21	0	1.9%	1,084
	Private	8,481	135	6	1.6%	8,622
Paisley and Linwood	Social Rented	12,411	559	0	4.3%	12,970
	Private	28,908	936	30	3.1%	29,874
Renfrew	Social Rented	1,925	109	0	5.4%	2,034
	Private	8,537	213	14	2.4%	8,764
West Renfrewshire	Social Rented	826	47	0	5.4%	873
	Private	8,091	147	8	1.8%	8,246
Clydesdale	Social Rented	6,412	106	0	1.6%	6,518
	Private	20,854	843	113	3.9%	21,810
East Kilbride	Social Rented	6,387	67	0	1.0%	6,454
	Private	31,721	822	103	2.5%	32,646
Hamilton	Social Rented	11,904	146	0	1.2%	12,050
	Private	35,680	1,180	45	3.2%	36,905
Rutherglen and Cambuslang	Social Rented	6,974	251	0	3.5%	7,225
	Private	20,293	233	62	1.1%	20,588
Clydebank	Social Rented	8,865	604	0	6.4%	9,469
	Private	11,583	129	27	1.1%	11,739
Dumbarton and Vale of Leven	Social Rented	6,824	534	0	7.3%	7,358
	Private	14,834	200	174	1.3%	15,208
GCV Total	**Total**	**814,946**	**22,071**	**1,343**	**2.6%**	**838,360**

Source: GCVSDPA, 2014. Table 3.3 provides inputs for Section 7 Stock Projections Table 7.2.

4.0 Existing Need

4.1 The HNDA Guidance requires an assessment of existing need (backlog need). It states that *'..an estimate of the existing need for additional housing units should be made. This estimate MUST represent the need for additional homes and NOT detail in-situ or stock management issues which are addressed separately…'* (*HNDA Practitioners Guide, 2014, para 4.18*).

4.2 In order to measure existing need consistent for use in the HNDA Tool it has been necessary to alter the approach adopted in HNDA1. Existing need is an input to the HNDA Tool only where there is a net requirement for a new house. Other elements of housing need (support needs, stock mismatch, poor condition) are not taken account of within the Tool but are considered in the HNDA outwith the Tool and are reflected in the narrative of the HNDA (specifically linked to Outputs 1 and 3) which will be used to inform LHSs.

4.3 The default method for estimating existing need within the HNDA Tool is the Homelessness and Temporary Accommodation Pressure (HaTAP) (*HNDA Tool Instructions 2014, Section 2*). The HMP considered that the HaTAP approach did not accurately reflect existing need in the GCV area. An alternative approach was, therefore developed in dialogue with the CHMA. This is based on the level of the homeless backlog and the number of concealed and overcrowded households requiring an additional housing unit. The analysis is undertaken at LA level and uses nationally available data to provide a consistent approach across the GCV authorities. The approach is detailed in TR06 and is summarised below.

Homeless Estimate

4.4 The number of homeless households has been estimated using data on the number of live homeless cases at the end March over 3 years and averaged to provide a homeless household average figure. The source of this data is Local Authority: Annual Homeless HL1 and Housing Stock Returns. The percentage of homeless applicants rehoused in a social tenancy (i.e. Council or RSL tenancy) was ascertained over three years to provide an annual average of the proportion of homeless households likely to be rehoused. This percentage was then applied to the number of live cases (average) to give an approximation of the potential number of live homeless cases which may be housed. The remainder of the homeless households were deemed to be unlikely to be housed, and therefore, were assessed as being in existing need. In total there are 4,641 such households across the GCV area.

Concealed and Overcrowded Estimate

4.5 Households which were both concealed and overcrowded have been estimated from the Scottish Household Survey and Scottish House Condition Survey. The Scottish Government undertook a bespoke analysis on GCV's behalf to produce the required information using 2010-2012 data to produce a large enough sample, which was then averaged to give an annual estimate. It was considered that those households who were both concealed and overcrowded were likely to generate a need for an additional housing unit as they are unlikely to be counted within the household projections and they will not release a home for another households use when they move on. In total there are 7,086 such households across the GCV area.

Affordability Model

4.6 The HMP considered that the vast majority of the households in existing need will require social or below market rent accommodation and would be unlikely to meet their needs in the Private sector. They were therefore, allocated to the social rented sector in the HNDA Tool.

Time period to Clear Existing Need

4.7 The HNDA Tool default time period to clear existing need is five years. However, this can be varied in the Tool as required. It is considered that most LAs in the GCV area existing need will be cleared in five years. However, both Glasgow City and North Lanarkshire councils consider that ten years is a more realistic time period for them to clear existing need given its scale and this has been incorporated into the HNDA Tool.

Total Existing Need

4.8 The total existing need identified and used in the HNDA Tool is 11,727 as is set out in Table 4.1. Existing Need as a proportion of the GCV total ranges from 48% in Glasgow City (5,677 households) to 1% in Inverclyde (120 households). The average proportion of existing need across the GCV area households is 13%.

Table 4.1 Total Existing Need

Local Authority	Homeless Existing Need	Overcrowded and Concealed Existing Need	Total Backlog (Homeless Existing Need + Overcrowded and Concealed Existing Need)	% of Existing (Backlog) Need within GCV Area
East Dunbartonshire	258	0	258	2%
East Renfrewshire	48	154	202	2%
Glasgow City Council	2,507	3170	5,677	48%
Inverclyde Council	120	0	120	1%
North Lanarkshire Council	548	1,675	2,223	19%
Renfrewshire Council	206	372	578	5%
South Lanarkshire Council	629	1,561	2,190	19%
West Dunbartonshire Council	325	154	479	4%
GCV Total	**4,641**	**7,086**	**11,727**	**100%**

Source: Scottish Government, Local Authorities 2013

4.9 The position at the base date has now been established for households, stock and existing need. The next stage, set out in Section 5, is to consider projections of population and households into the future.

5.0 Future Need/Demand - Projections of Population and Households

Introduction

5.1 NRS 2012-based population and household projections form the basis of HNDA2 and they are explored further in *Technical Report 4 Demographic Change in the GCV Area* and *Chapter 3 Key Housing Market Drivers*, Section 3 Demographic and Social Trends. A summary of the results are set out in paragraphs 5.2 to 5.12. More information on NRS population projections[3] and household projections[4] can be found on the NRS website.

Population Projection

5.2 The Tables in this section give the population data for the GCV area, including the Loch Lomond and the Trossachs National Park area within West Dunbartonshire (ref 3.4). The comparisons are with the latest NRS 2012-based projections. The NRS Principal Projection is the basis of the Planning scenario for HNDA2 (ref 6.4).

5.3 In terms of population change, Table 5.1 shows that the population in the GCV area is projected to increase by 60,053 over the period 2012-2029, from 1,789,550 in 2012 to 1,849,603 in 2029. This represents a population growth of 3,533 per annum, which is similar to the rate for the recent period (3,600 per year 2001-2012 ref TR04, 1.2.1). The projected increase in population is 10% lower than identified in HNDA1.

5.4 The projected total population change is the result of accumulated natural population change (that is the number of births minus the number of deaths) of 32,000 and accumulated net migration gains of 28,000 (ref TR04, 1.2.2).

Table 5.1 - Population Change

	Population 2012	population 2029	change 2012-2029	annual 2012-2029
NRS - Low Migration	1,789,550	1,812,371	22,821	1,342
NRS - Principal	1,789,550	1,849,603	60,053	3,533
NRS - High Migration	1,789,550	1,886,631	97,081	5,711

Source: National Records of Scotland, 2012

5.5 Table 5.1 also gives a comparison of the principal projection with NRS low and high migration projections.

Low migration

For the low migration variant 2012-2029, the population in the GCV area is projected to increase by 22,821, from 1,789,550 in 2012 to 1,812,371 in 2029. The represents a population growth of 1,342 per year. This is significantly lower than the Principal projection by 37,232 over the period and 2,190 annually.

High migration

For the high migration variant 2012-2029, the population in the GCV area is projected to increase by 97,081, from 1,789,550 in 2012 to 1,886,631 in 2029. This represents a population growth of 5,711 per year. This is significantly higher than the Principal projection by 37,028 over the period and 2,178 annually.

[3] http://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2012-based

[4] http://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections/household-projections-for-scotland-2012-based.

5.6 For more information on demographic change in the GCV area and a comparison with HNDA1 please see TR04. For Local authority figures please see TR04 Table A1.2, A1.4, A1.5 and A1.6.

Household Projection

5.7 The number of households in the GCV area is projected to increase by 80,125, from 814,946 in 2012 to 895,071 in 2029. This represents a household growth of 4,713 per year, which is similar to the rate for the recent period (4,900 per year in 2001-2012). (ref TR04, 1.2.3). In HNDA1 there was a projected increase of 113,700 households 2008-2025. The planned increase in households is 30% lower than identified in HNDA1 (33,500 fewer households).

Table 5.2 - Household Change

	households 2012	households 2029	change 2012-2029	annual 2012-2029
NRS - Low Migration	814,946	879,186	64,240	3,779
NRS - Principal	814,946	895,071	80,125	4,713
NRS - High Migration	814,946	910,579	95,633	5,625

Source: National Records of Scotland, 2012

5.8 Table 5.2 also gives a comparison of the principal projection with NRS low and high migration projections.

Low migration

For the low migration variant 2012-2029, households in the GCV area are projected to increase by 64,240, from 814,946 in 2012 to 879,186 in 2029. This represents household growth of 3,779 per year. This is lower than the Principal projection by 15,885 households over the period and 934 households annually.

High migration

For the high migration variant 2012-2029, households in the GCV area are projected to increase by 95,633, from 814,946 in 2012 to 910,579 in 2029. This represents household growth of 5,625 per year. This is higher than the Principal projection by 15,508 households over the period and 912 households annually.

5.9 For more information on household change in the GCV area and a comparison with HNDA1 please see TR04. For Local authority figures please see TR04 Table A1.11.

Disaggregation of Projected Households by LA Sub-Area

5.10 The projected change in households by tenure has been disaggregated from Council area to LA sub-areas at 2024 and 2029 (ref 2.5).

5.11 The disaggregation of the household projections to LA sub-areas has been undertaken by calculating change factors for (1) the total number of households and (2) the percentage of households in the social rented sector (tenure change). The Private sector is a residual element of these calculations.

5.12 Two different methods for the disaggregation have been used by LAs to reflect local understanding of sub-areas. The overall household figures are the same for the council area, the distribution to the sub areas differs under each method.

a) The proportional method calculates the two change factors by Council area and applies these factors to the 2012 base positions for each of the Council sub areas within that Council area and then applies it to households at 2024 and 2029. This

method has been used for East Dunbartonshire, Glasgow City, South Lanarkshire and West Dunbartonshire councils.

b) The mixed method uses a trend-based method for total household change taking into consideration recent changes in households (calculating household change 2001-12 and applying it to sub areas at 2012); and the proportional method for percentage of households in the social rented sector. This method has been used for East Renfrewshire, Inverclyde Council, North Lanarkshire, Renfrewshire

These results are calibrated so that the 2024 and 2029 figures for sub areas sum to the household total and the sector split for each of the corresponding Council areas. The results for the Planning scenario by LA sub-areas are shown in Table 6.3. For detail on the LA sub-area disaggregation methodology for projected households please see Annex 3.

5.13 The household projections alongside existing need are input into the HNDA Tool where the net increase in households is tenured. Section 6 sets out a summary of the HNDA Tool results.

6.0 Household Tenure Projections to 2024 and 2029

Introduction

6.1 The HNDA Tool takes the projected number of households and existing need as inputs to the HNDA Tool and the output is the projected net change in households by tenure. Results presented in Tables 6.1-6.5 therefore include the net change in households (80,125) and existing need (11,727). All of existing need has been added to the social rented sector (ref 4.6).

6.2 Detailed results for all tenures are presented in TR01, however, for the purposes of the comparison of supply and demand two tenure categories are required, the Private and Social Rented & Below Market Rent (SR&BMR) sectors.

Geography

6.3 Results are presented at LA level and for the Planning scenario at LA sub-area level. Details on how the household tenure projections by LA sub-area level were derived can be found in Annex 3.

Preferred Scenario

6.4 Three scenarios have been explored for use in the HNDA Tool. The GCVHMP have chosen a preferred scenario, the Planning scenario which will be taken through the supply/demand comparison:

- Scenario A - Planning scenario[5] which is based on the NRS Principal Projection;
- Scenario B - Strong Economic Growth[6];
- Scenario C - Lower Migration scenario.
- Other scenarios were also explored. Results for these scenarios can be found in TR01.

The vision of the Clydeplan SDP is to pursue economic recovery, creating a resilient healthy city region where people wish to live, work and invest. This approach reflects the Scottish Government's National Planning Framework 3. On this basis the Planning scenario is considered to be the most appropriate demographic scenario to support the economic aspirations of the SDP as it explores a steady growth in income and recovery in house prices. As it is the preferred scenario of the SDP MIR and the GCVHMP, the Planning scenario has been progressed to final estimates and used at this stage as the basis for the supply and demand comparison for the Private sector. The Strong Economic Growth and Lower Migration scenarios have not been taken forward through this process due to the level of work involved, being as it will be only indicative at this stage prior to taking the HNDA evidence that stage further with the setting of HSTs (ref Section 2), and in the spirit of the new HNDA guidance to keep the HNDA proportionate.

Household Tenure Projection Summary - Planning Scenario

6.5 The projected increase in households is set out in paragraph 5.7. However, in order to present tenured household projections it is necessary to also include existing need (11,727) (as this was an input to the HNDA Tool). The results for the Planning scenario are outlined below and a summary of the household tenure projection results is given in Table 6.1. Detailed results are shown in Tables 6.2 for LA and 6.3 for LA-sub area. Results at 2017 are given in Table 6.6 as this is an input to the supply/demand comparison in Table 8.4.

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[5] Please note that the 'Planning scenario' was the operational title for the GCVHMP in using the HNDA Tool, and has been renamed for the SDP MIR as the 'Sustained Growth Scenario'

[6] Similarly, the 'Strong Economic Growth Scenario' has been renamed the 'High Migration Scenario' in the SDP MIR

All-Tenure

- Planning scenario: there is an increase of 91,853 households 2012-2029 from 814,946 households in 2012 to 906,799 in 2029. Projected household change is 5,400 per year: 3,100 in the Private sector and 2,300 in the SR&BMR sector. The projected tenure balance of new households is 57% Private, 43% SR&BMR.
- The tenure balance at 2012 is 71% Private and 29% SR&BMR. Incorporating projected new households the tenure balance at 2029 is 70% Private and 30% SR&BMR. This implies that, for the first time in decades, the proportion of households in the Private sector will be falling. By way of comparison, changes in Private sector households at 3,100 per year are only 52% of the level projected in HNDA1 (6,000 per year). The HNDA Tool outputs a tenure profile suggesting muted growth in the Private sector and significant growth in the SR&BMR sector. This differs from HNDA1 which set out a more stable tenure profile than previous studies suggesting that growth in owner occupation had levelled-out and the decline in the social rented sector was slowing.

Private sector

- Planning scenario: the Private sector increases by 52,535 households from 579,117 in 2012 to 631,652 in 2029.

SR&BMR Sector

- Planning scenario: the SR&BMR sector increases by 39,318 households from 235,829 in 2012 to 275,147 in 2029.

Table 6.1 Summary of Household Projections for GCV Area Scenarios 2012-2029

	Estimated Households 2012	Projected Households 2029	2012-2029 Increase in Households	Annual Change in Households
All Households				
Scenario A - Planning Scenario	814,946	906,799	91,853	5,403
Scenario B - Strong Economic Growth	814,946	922,315	107,369	6,316
Scenario C - Low Migration	814,946	890,921	75,975	4,469
Private Sector				
Scenario A - Planning Scenario	579,117	631,652	52,535	3,090
Scenario B - Strong Economic Growth	579,117	648,158	69,041	4,061
Scenario C - Low Migration	579,117	621,479	42,362	2,492
SR&BMR Sector				
Scenario A - Planning Scenario	235,829	275,147	39,318	2,313
Scenario B - Strong Economic Growth	235,829	274,157	38,328	2,255
Scenario C - Low Migration	235,829	269,442	33,613	1,977

Source: HNDA Tool results 2014, including net increase in households and existing need
Totals may vary due to rounding

Alternative Scenarios

6.6 Although the HNDA and SDP MIR have adopted the Planning scenario, local authority results have also been produced for Scenario B Strong Economic Growth and Scenario C Low Migration at local authority level shown in Tables 6.4 and 6.5 and summarised as follows.

All-Tenure

- Scenario B Strong Economic Growth: there is an increase of 107,369 households 2012-2029, 15,516 more households than the Planning scenario. The projected tenure balance of new households is 64% Private, 36% SR&BMR.

- Scenario C Lower Migration scenario: there is an increase of 75,975 households 2012-2029, 15,878 fewer households than the Planning scenario. The projected tenure balance of new households is 56% Private, 44% SR&BMR.

Private sector

- Scenario B Strong Economic Growth: the Private sector increases by 69,041 households 2012-2029, 16,506 more households than the Planning scenario.
- Scenario C Lower Migration scenario: the Private sector increases by 42,362 households 2012-2029, 10,173 fewer households than the Planning scenario.

SR&BMR Sector

- Scenario B Strong Economic Growth: SR&BMR sector households increase by 38,328, 990 fewer households than the Planning scenario. This sector decreases under this scenario because it is not only that the NRS high migration variant household projections have been used in the HNDA Tool, changes have also been made to other assumptions within the Tool reflecting improvements in affordability (ref TR01, Table 3)
- Scenario C Lower migration scenario: SR&BMR sector households increase by 33,613 households 2012-2029, 5,702 fewer households than the Planning scenario.

Stage 1 and Stage 2 Results

6.7 As has been mentioned in paragraph 2.5 Private sector household projections (the HNDA Tool Housing Estimates) are incomplete Stage 1 results, as they have not been considered in the appropriate cross boundary Housing Market Area (HMA) framework. Data availability and constraints of the HNDA Tool (ref TR01, Section 3) requires tenured household projections to be based, initially, on local authority areas, but the results are required to be disaggregated to the aforementioned 25 LA sub-areas. The Private sector projections are then re-aggregated to the 13 Housing Sub-Market areas, which fit within the HMA system. **At this stage the projections are an intermediate stage in the process of estimating demand for the HMA framework. They should not be treated as demand figures for local authority areas or LA sub-areas as they do not allow for the effect of mobile demand.** Underlying the population (and therefore household) projections is an implicit set of assumptions on housing-led migration within the GCV area. If left in this form and without an allowance for demand that can be met over a wider area (mobile demand), the projections would simply perpetuate past trends in housing-led migration and be inconsistent with a plan-led approach. For final Stage 2 Private sector results estimating demand in the HMA framework please see Section 8 and for more information on the HMA framework please see TR02.

6.8 The methodology for dealing with the Private and SR&BMR sectors diverges at this point. The HNDA Tool results have tenured the *net* increase in households. Adding this result to the estimates of households at the base date (Section 3) provides a count of all households in each sector. For the SR&BMR sector this is the Housing Estimates which is considered further in Section 9. For the Private sector the Housing Estimates from the HNDA Tool is an intermediate stage in the process (Stage 1) of estimating demand in the HMA framework (Stage 2) which is undertaken in Section 8. However, before being able to do this the next stage, Section 7 outlines the methodology for the stock projection. This then allows a comparison to be made between projected Private sector demand with projected stock in Section 8.

Table 6.2 Household Tenure Projection - Planning Scenario by LA, 2024 and 2029

	Estimated number of households 2012			Projected number of households 2024			Projected number of households 2029			Net change in households 2012-24			Net change in households 2024-29			Net change in households 2012-29		
LA	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total
East Dunbartonshire	38,522	5,256	43,778	39,438	5,882	45,320	39,424	5,875	45,299	916	626	1,542	-14	-7	-21	902	619	1,521
East Renfrewshire	33,188	4,387	37,575	35,164	5,297	40,461	35,860	5,578	41,438	1,976	910	2,886	696	281	977	2,672	1,191	3,863
Glasgow City	182,492	103,642	286,134	201,423	121,606	323,029	209,373	127,318	336,691	18,931	17,964	36,895	7,950	5,712	13,662	26,881	23,676	50,557
Inverclyde	27,298	10,001	37,299	26,696	9,867	36,563	26,112	9,587	35,699	-602	-134	-736	-584	-280	-864	-1,186	-414	-1,600
North Lanarkshire	101,420	45,485	146,905	108,675	50,184	158,859	110,720	50,954	161,674	7,255	4,699	11,954	2,045	770	2,815	9,300	5,469	14,769
Renfrewshire	61,232	19,692	80,924	65,181	21,830	87,011	66,052	22,205	88,257	3,949	2,138	6,087	871	375	1,246	4,820	2,513	7,333
South Lanarkshire	108,548	31,677	140,225	115,371	36,451	151,822	117,169	37,214	154,383	6,823	4,774	11,597	1,798	763	2,561	8,621	5,537	14,158
West Dunbartonshire	26,417	15,689	42,106	26,974	16,437	43,411	26,942	16,416	43,358	557	748	1,305	-32	-21	-53	525	727	1,252
GCV Total	**579,117**	**235,829**	**814,946**	**618,922**	**267,554**	**886,476**	**631,652**	**275,147**	**906,799**	**39,805**	**31,725**	**71,530**	**12,730**	**7,593**	**20,323**	**52,535**	**39,318**	**91,853**

Source: HNDA Tool results 2014 including net increase in households 2012-29 (80,125) and existing need (11,727)
HNDA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7). See Tables 8.7-8.10 for Stage 2 Private sector results
Totals may vary due to rounding

Table 6.3 Household Tenure Projection - Planning Scenario by LA Sub-Area, 2024 and 2029

	Estimated number of households 2012			Projected number of households 2024			Projected number of households 2029			Net change in households 2012-24			Net change in households 2024-29			Net change in households 2012-29		
LA-Sub Areas	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total
Bearsden and Milngavie	15,643	1,079	16,722	16,103	1,208	17,311	16,097	1,206	17,303	460	129	589	-6	-2	-8	454	127	581
Strathkelvin	22,879	4,177	27,056	23,335	4,674	28,009	23,327	4,669	27,996	456	497	953	-8	-5	-13	448	492	940
East Dunbartonshire	**38,522**	**5,256**	**43,778**	**39,438**	**5,882**	**45,320**	**39,424**	**5,875**	**45,299**	**916**	**626**	**1,542**	**-14**	**-7**	**-21**	**902**	**619**	**1,521**
Eastwood	25,430	1,567	26,997	27,078	1,862	28,940	27,635	1,947	29,582	1,648	295	1,943	557	85	642	2,205	380	2,585
Levern Valley	7,758	2,820	10,578	8,086	3,435	11,521	8,225	3,631	11,856	328	615	943	139	196	335	467	811	1,278
East Renfrewshire	**33,188**	**4,387**	**37,575**	**35,164**	**5,297**	**40,461**	**35,860**	**5,578**	**41,438**	**1,976**	**910**	**2,886**	**696**	**281**	**977**	**2,672**	**1,191**	**3,863**
Glasgow East	36,648	25,667	62,315	40,234	30,116	70,350	41,795	31,530	73,325	3,586	4,449	8,035	1,561	1,414	2,975	5,147	5,863	11,010
Glasgow North East	9,033	8,674	17,707	9,813	10,177	19,990	10,180	10,656	20,836	780	1,503	2,283	367	479	846	1,147	1,982	3,129
Glasgow North West	66,624	35,721	102,345	73,629	41,913	115,542	76,547	43,881	120,428	7,005	6,192	13,197	2,918	1,968	4,886	9,923	8,160	18,083
Glasgow South	70,187	33,580	103,767	77,747	39,400	117,147	80,851	41,251	122,102	7,560	5,820	13,380	3,104	1,851	4,955	10,664	7,671	18,335
Glasgow City	**182,492**	**103,642**	**286,134**	**201,423**	**121,606**	**323,029**	**209,373**	**127,318**	**336,691**	**18,931**	**17,964**	**36,895**	**7,950**	**5,712**	**13,662**	**26,881**	**23,676**	**50,557**
Inverclyde East	14,277	8,869	23,146	12,804	8,453	21,257	12,079	8,079	20,158	-1,473	-416	-1,889	-725	-374	-1,099	-2,198	-790	-2,988
Inverclyde West	10,832	1,019	11,851	11,533	1,260	12,793	11,641	1,338	12,979	701	241	942	108	78	186	809	319	1,128
Kilmacolm and Quarriers Village	2,189	113	2,302	2,359	154	2,513	2,392	170	2,562	170	41	211	33	16	49	203	57	260
Inverclyde	**27,298**	**10,001**	**37,299**	**26,696**	**9,867**	**36,563**	**26,112**	**9,587**	**35,699**	**-602**	**-134**	**-736**	**-584**	**-280**	**-864**	**-1,186**	**-414**	**-1,600**
Airdrie and Coatbridge	31,259	14,686	45,945	34,268	16,583	50,851	35,252	17,001	52,253	3,009	1,897	4,906	984	418	1,402	3,993	2,315	6,308
Cumbernauld	28,839	7,339	36,178	30,771	8,031	38,802	31,226	8,125	39,351	1,932	692	2,624	455	94	549	2,387	786	3,173
Motherwell	41,322	23,460	64,782	43,636	25,570	69,206	44,242	25,828	70,070	2,314	2,110	4,424	606	258	864	2,920	2,368	5,288
North Lanarkshire	**101,420**	**45,485**	**146,905**	**108,675**	**50,184**	**158,859**	**110,720**	**50,954**	**161,674**	**7,255**	**4,699**	**11,954**	**2,045**	**770**	**2,815**	**9,300**	**5,469**	**14,769**
Johnstone and Elderslie	7,215	3,467	10,682	7,699	3,880	11,579	7,819	3,962	11,781	484	413	897	120	82	202	604	495	1,099
North Renfrewshire	8,481	1,063	9,544	8,910	1,161	10,071	8,958	1,174	10,132	429	98	527	48	13	61	477	111	588
Paisley and Linwood	28,908	12,411	41,319	30,150	13,557	43,707	30,315	13,700	44,015	1,242	1,146	2,388	165	143	308	1,407	1,289	2,696
Renfrew	8,537	1,925	10,462	9,913	2,328	12,241	10,403	2,455	12,858	1,376	403	1,779	490	127	617	1,866	530	2,396
West Renfrewshire	8,091	826	8,917	8,509	904	9,413	8,557	914	9,471	418	78	496	48	10	58	466	88	554
Renfrewshire	**61,232**	**19,692**	**80,924**	**65,181**	**21,830**	**87,011**	**66,052**	**22,205**	**88,257**	**3,949**	**2,138**	**6,087**	**871**	**375**	**1,246**	**4,820**	**2,513**	**7,333**
Clydesdale	20,854	6,412	27,266	22,143	7,378	29,521	22,486	7,533	30,019	1,289	966	2,255	343	155	498	1,632	1,121	2,753
East Kilbride	31,721	6,387	38,108	33,909	7,350	41,259	34,452	7,503	41,955	2,188	963	3,151	543	153	696	2,731	1,116	3,847
Hamilton	35,680	11,904	47,584	37,822	13,698	51,520	38,404	13,985	52,389	2,142	1,794	3,936	582	287	869	2,724	2,081	4,805
Rutherglen and Cambuslang	20,293	6,974	27,267	21,497	8,025	29,522	21,827	8,193	30,020	1,204	1,051	2,255	330	168	498	1,534	1,219	2,753
South Lanarkshire	**108,548**	**31,677**	**140,225**	**115,371**	**36,451**	**151,822**	**117,169**	**37,214**	**154,383**	**6,823**	**4,774**	**11,597**	**1,798**	**763**	**2,561**	**8,621**	**5,537**	**14,158**
Clydebank	11,583	8,865	20,448	11,794	9,288	21,082	11,780	9,276	21,056	211	423	634	-14	-12	-26	197	411	608
Dumbarton and Vale of Leven	14,834	6,824	21,658	15,180	7,149	22,329	15,162	7,140	22,302	346	325	671	-18	-9	-27	328	316	644
West Dunbartonshire	**26,417**	**15,689**	**42,106**	**26,974**	**16,437**	**43,411**	**26,942**	**16,416**	**43,358**	**557**	**748**	**1,305**	**-32**	**-21**	**-53**	**525**	**727**	**1,252**
GCV Total	**579,117**	**235,829**	**814,946**	**618,922**	**267,554**	**886,476**	**631,652**	**275,147**	**906,799**	**39,805**	**31,725**	**71,530**	**12,730**	**7,593**	**20,323**	**52,535**	**39,318**	**91,853**

Source: HNDA Tool results 2014 including net increase in households 2012-29 (80,125) and existing need (11,727)
HNDA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7). See Tables 8.7-8.10 for Stage 2 Private sector results
LA sub-area figures have been estimated from the HNDA Tool LA housing estimates output using a GCV wide disaggregation method (ref paragraphs 5.10-5.11). In informing local policy for the SR&BMR sector, LAs may use local information specific to their sub areas to inform their local figures.
Totals may vary due to rounding. These results are an input to the Private sector supply/demand comparison Tables 8.5, 8.6, 8.7, 8.8

Table 6.4 Household Tenure Projection - Strong Economic Growth by LA, 2024 and 2029

	Estimated number of households 2012			Projected number of households 2024			Projected number of households 2029			Net change in households 2012-24			Net change in households 2024-29			Net change in households 2012-29		
LA	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total
East Dunbartonshire	38,522	5,256	43,778	39,708	5,910	45,618	39,849	5,949	45,798	1,186	654	1,840	141	39	180	1,327	693	2,020
East Renfrewshire	33,188	4,387	37,575	35,501	5,250	40,751	36,455	5,472	41,927	2,313	863	3,176	954	222	1,176	3,267	1,085	4,352
Glasgow City	182,492	103,642	286,134	207,341	121,706	329,047	219,997	126,724	346,721	24,849	18,064	42,913	12,656	5,018	17,674	37,505	23,082	60,587
Inverclyde	27,298	10,001	37,299	26,842	9,975	36,817	26,273	9,804	36,077	-456	-26	-482	-569	-171	-740	-1,025	-197	-1,222
North Lanarkshire	101,420	45,485	146,905	109,421	50,029	159,450	111,992	50,671	162,663	8,001	4,544	12,545	2,571	642	3,213	10,572	5,186	15,758
Renfrewshire	61,232	19,692	80,924	65,758	21,719	87,477	66,999	22,028	89,027	4,526	2,027	6,553	1,241	309	1,550	5,767	2,336	8,103
South Lanarkshire	108,548	31,677	140,225	116,663	36,346	153,009	119,309	37,008	156,317	8,115	4,669	12,784	2,646	662	3,308	10,761	5,331	16,092
West Dunbartonshire	26,417	15,689	42,106	27,199	16,471	43,670	27,284	16,501	43,785	782	782	1,564	85	30	115	867	812	1,679
GCV Total	**579,117**	**235,829**	**814,946**	**628,433**	**267,406**	**895,839**	**648,158**	**274,157**	**922,315**	**49,316**	**31,577**	**80,893**	**19,725**	**6,751**	**26,476**	**69,041**	**38,328**	**107,369**

Source: HNDA Tool results 2014 including net increase in households 2012-29 (95,633) and existing need (11,727)
HNDA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7)
Totals may vary due to rounding

Table 6.5 Household Tenure Projection - Low Migration Scenario by LA, 2024 and 2029

	Estimated number of households 2012			Projected number of households 2024			Projected number of households 2029			Net change in households 2012-24			Net change in households 2024-29			Net change in households 2012-29		
LA	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total
East Dunbartonshire	38,522	5,256	43,778	39,273	5,817	45,090	39,177	5,774	44,951	751	561	1,312	-96	-43	-139	655	518	1,173
East Renfrewshire	33,188	4,387	37,575	34,996	5,235	40,231	35,584	5,474	41,058	1,808	848	2,656	588	239	827	2,396	1,087	3,483
Glasgow City	182,492	103,642	286,134	197,771	119,225	316,996	203,402	123,271	326,673	15,279	15,583	30,862	5,631	4,046	9,677	20,910	19,629	40,539
Inverclyde	27,298	10,001	37,299	26,491	9,787	36,278	25,727	9,419	35,146	-807	-214	-1,021	-764	-368	-1,132	-1,571	-582	-2,153
North Lanarkshire	101,420	45,485	146,905	107,991	49,950	157,941	109,568	50,544	160,112	6,571	4,465	11,036	1,577	594	2,171	8,148	5,059	13,207
Renfrewshire	61,232	19,692	80,924	64,710	21,646	86,356	65,300	21,900	87,200	3,478	1,954	5,432	590	254	844	4,068	2,208	6,276
South Lanarkshire	108,548	31,677	140,225	114,635	36,171	150,806	115,983	36,743	152,726	6,087	4,494	10,581	1,348	572	1,920	7,435	5,066	12,501
West Dunbartonshire	26,417	15,689	42,106	26,823	16,363	43,186	26,738	16,317	43,055	406	674	1,080	-85	-46	-131	321	628	949
GCV Total	**579,117**	**235,829**	**814,946**	**612,690**	**264,194**	**876,884**	**621,479**	**269,442**	**890,921**	**33,573**	**28,365**	**61,938**	**8,789**	**5,248**	**14,037**	**42,362**	**33,613**	**75,975**

Source: HNDA Tool results 2014 including net increase in households 2012-29 (64,240) and existing need (11,727)
HNDA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7)
Totals may vary due to rounding

Table 6.6 Household Tenure Projection - Planning Scenario by LA Sub-Area, 2017

	Estimated number of households 2012			Projected number of households 2017			Net change in households 2012-17		
LA-Sub Areas	Private	SR&BMR	Total	Private	SR&BMR	Total	Private	SR&BMR	Total
Bearsden and Milngavie	15,643	1,079	16,722	15,939	1,178	17,117	296	99	395
Strathkelvin	22,879	4,177	27,056	23,138	4,558	27,696	259	381	640
East Dunbartonshire	**38,522**	**5,256**	**43,778**	**39,077**	**5,736**	**44,813**	**555**	**480**	**1,035**
Eastwood	25,430	1,567	26,997	26,135	1,729	27,864	705	162	867
Levern Valley	7,758	2,820	10,578	7,847	3,143	10,990	89	323	412
East Renfrewshire	**33,188**	**4,387**	**37,575**	**33,982**	**4,872**	**38,854**	**794**	**485**	**1,279**
Glasgow East	36,648	25,667	62,315	38,031	27,696	65,727	1,383	2,029	3,412
Glasgow North East	9,033	8,674	17,707	9,317	9,360	18,677	284	686	970
Glasgow North West	66,624	35,721	102,345	69,403	38,546	107,949	2,779	2,825	5,604
Glasgow South	70,187	33,580	103,767	73,214	36,235	109,449	3,027	2,655	5,682
Glasgow City	**182,492**	**103,642**	**286,134**	**189,965**	**111,837**	**301,802**	**7,473**	**8,195**	**15,668**
Inverclyde East	14,277	8,869	23,146	13,715	8,819	22,534	-562	-50	-612
Inverclyde West	10,832	1,019	11,851	11,209	1,131	12,340	377	112	489
Kilmacolm and Quarriers Village	2,189	113	2,302	2,277	131	2,408	88	18	106
Inverclyde	**27,298**	**10,001**	**37,299**	**27,201**	**10,081**	**37,282**	**-97**	**80**	**-17**
Airdrie and Coatbridge	31,259	14,686	45,945	32,555	15,616	48,171	1,296	930	2,226
Cumbernauld	28,839	7,339	36,178	29,736	7,702	37,438	897	363	1,260
Motherwell	41,322	23,460	64,782	42,346	24,581	66,927	1,024	1,121	2,145
North Lanarkshire	**101,420**	**45,485**	**146,905**	**104,637**	**47,899**	**152,536**	**3,217**	**2,414**	**5,631**
Johnstone and Elderslie	7,215	3,467	10,682	7,445	3,725	11,170	230	258	488
North Renfrewshire	8,481	1,063	9,544	8,739	1,130	9,869	258	67	325
Paisley and Linwood	28,908	12,411	41,319	29,571	13,199	42,770	663	788	1,451
Renfrew	8,537	1,925	10,462	9,157	2,136	11,293	620	211	831
West Renfrewshire	8,091	826	8,917	8,343	879	9,222	252	53	305
Renfrewshire	**61,232**	**19,692**	**80,924**	**63,255**	**21,069**	**84,324**	**2,023**	**1,377**	**3,400**
Clydesdale	20,854	6,412	27,266	21,439	7,093	28,532	585	681	1,266
East Kilbride	31,721	6,387	38,108	32,812	7,066	39,878	1,091	679	1,770
Hamilton	35,680	11,904	47,584	36,626	13,169	49,795	946	1,265	2,211
Rutherglen and Cambuslang	20,293	6,974	27,267	20,818	7,715	28,533	525	741	1,266
South Lanarkshire	**108,548**	**31,677**	**140,225**	**111,695**	**35,043**	**146,738**	**3,147**	**3,366**	**6,513**
Clydebank	11,583	8,865	20,448	11,673	9,212	20,885	90	347	437
Dumbarton and Vale of Leven	14,834	6,824	21,658	15,030	7,091	22,121	196	267	463
West Dunbartonshire	**26,417**	**15,689**	**42,106**	**26,703**	**16,303**	**43,006**	**286**	**614**	**900**
GCV area	**579,117**	**235,829**	**814,946**	**596,515**	**252,840**	**849,355**	**17,398**	**17,011**	**34,409**

Source: HNDA Tool results 2014 including existing need (11,727)
HNDA Tool results are Stage 1 Housing Estimates and are incomplete for the Private sector (see paragraph 6.7). See Tables 8.7-8.10 for Stage 2 Private sector results
This table provides an input to the Private sector supply/demand comparison in Section 8, Table 8.4
Totals may vary due to rounding

7.0 Stock Projections

7.1 Projections of private housing stock and vacancies are required to enable the effective housing stock to be compared with projected demand in the Private sector at HMA level. This is detailed in Part A. For the SR&BMR sector a partial projection of housing stock is given in Part B.

A Private Sector Housing Stock Projections to 2024 and 2029

7.2 Supply and demand are compared at the HMA level, therefore, stock projections are required for these areas. Stock projections have been developed on an LA sub-area basis and aggregated to LA and HMA level.

7.3 The most significant component of the increase in Private sector stock is the level of new housing completions. For the 2024 projection, this is based on one year of actual completions, 2012/13, the programmed output from sites in each local authority's finalised 2013 effective housing land supply (2013-20), and the anticipated output from years 2020-24 of the Urban Capacity Study (UCS). There are also a small number of UCS units for the period 2013-20.

7.4 For the 2029 projection, possible sources of additional housing are identified in the UCS (ref *Background Report 8 Urban Capacity Study 2013* to the SDP2 MIR). The sources of sites in the UCS include housing sites as well as, for example, vacant and derelict land, industrial and business areas and public sector housing demolition areas. Table 7.1A summarises the data for each Housing Sub-Market Area (HSMA).

7.5 Projections of private stock for HMAs and local authorities are shown in Table 7.2. Within the Central Conurbation and Eastern Conurbation HMAs, projected Private sector stock is required for each of the Housing Sub-Market Areas to allow comparisons with estimated local demand.

7.6 The sale of rented stock to sitting tenants through the 'Right to Buy' (RTB) is less significant than in previous years because RTB will end for all council and housing association tenants on 1 August 2016 in Scotland as a result of the Housing (Scotland) Act 2014. Preceding this, it has been significant in terms of the increase in Private sector stock. RTB is, however, completely neutral in its effect on the balance between supply and demand because an equal number of households change tenure. Each local authority has provided RTB projections, which show a falling level of sales.

7.7 It cannot be assumed that all stock is available to satisfy housing demand. Effective stock excludes vacant and other non-effective stock such as second homes and holiday homes. Paragraph 3.9 in Section 3 detailed that vacancies have been estimated at 2012 using Census-based data. Vacant stock at 2024 has been estimated by adding the vacancies that will arise in the new owner-occupied stock to the number of vacancies in 2012. The additional vacancies have been calculated by applying a 1% 'frictional' vacancy rate to the increase in stock to allow for the short-term vacancies associated with stock turnover. Other non-effective stock is assumed to remain constant. Therefore, demand is compared with 'effective' stock.

7.8 The stock projection for the Private sector allows a comparison of projected demand with projected stock in Section 8. For the SR&BMR sector there is only a partial picture of projected stock and this sector is considered further in Section 9

B Social Rented Sector Housing Stock Projections

7.9 The SR&BMR sector includes local authority and RSL stock. However, based on currently known data, it is only possible to present a partial assessment of future stock changes in this sector. The known land supply for social rented housing is closely related to council's Strategic Housing Investment Plan (SHIP) and their related relatively short-term funding horizons. The SHIPs are reviewed annually and generally a confident view of future new building and other investment can only be provided for up to three and at most five years. In addition stock change pressures such as regeneration requirements, levels of voids, mismatch and shortages of certain stock differ greatly in each local authority and are not reflected in the land supply.

7.10 The programmed completions, therefore, are limited to: (a) the known 2012/13 completions, (b) the known sites in the 2013 land supply for the 2013/20 period and (c) potential social rented sector sites identified in the UCS for the longer term period to 2029. These figures do not, therefore, take full account of likely, future new build in the social rented sector or acquisitions. RTB sales, demolitions and vacancies will be considered as part of the HST stage therefore only a partial picture of projected stock changes can be presented for this sector. Therefore, the outputs from the HNDA Tool will not be compared with a projection of SR&BMR stock. Table 7.1B sets out for the SR&BMR sector, land supply from the HLA and UCS for local authorities. Table 7.1C sets out the all-tenure land supply for the GCV area.

Table 7.1A Housing Land Supply 2012-29 - Housing Land Audit and Urban Capacity Study - Private Sector by HSMA

HSMA	2012/13 Completions	2013/20 HLA Supply	2013/24 UCS Supply	2024/29 UCS Supply	2012/29 Completions, HLA and UCS Supply Total	2013/29 HLA and UCS Supply Total	2029/37 UCS Supply	2012/37 Completions, HLA and UCS Supply Total	2013/37 HLA and UCS Supply Total
Central Conurbation	**2,156**	**26,388**	**21,695**	**18,338**	**68,577**	**66,421**	**22,880**	**91,457**	**89,301**
Greater Glasgow North and West	380	4,310	3,852	4,633	13,175	12,795	8,452	21,627	21,247
Strathkelvin and Galsgow North East	235	2,432	1,632	1,434	5,733	5,498	1,433	7,166	6,931
Glasgow East	240	4,144	4,447	3,130	11,961	11,721	4,573	16,534	16,294
Cumbernauld	137	2,941	1,955	1,208	6,241	6,104	431	6,672	6,535
Greater Glasgow South	675	6,035	4,153	3,618	14,481	13,806	4,143	18,624	17,949
Renfrewshire	259	4,981	4,005	2,592	11,837	11,578	3,228	15,065	14,806
East Kilbride	230	1,545	1,651	1,723	5,149	4,919	620	5,769	5,539
Eastern Conurbation	**705**	**7,110**	**7,489**	**8,303**	**23,607**	**22,902**	**9,116**	**32,723**	**32,018**
Airdrie and Coatbridge	212	1,550	1,830	1,322	4,914	4,702	2,024	6,938	6,726
Motherwell	280	2,937	2,351	4,280	9,848	9,568	4,407	14,255	13,975
Clydesdale	39	712	1,574	1,307	3,632	3,593	1,360	4,992	4,953
Hamilton	174	1,911	1,734	1,394	5,213	5,039	1,325	6,538	6,364
Discrete HMAs									
Dumbarton and Vale of Leven	137	1,161	1,089	592	2,979	2,842	120	3,099	2,962
Inverclyde	93	1,206	1,605	1,668	4,572	4,479	999	5,571	5,478
Conurbation Total	**2,861**	**33,498**	**29,184**	**26,641**	**92,184**	**89,323**	**31,996**	**124,180**	**121,319**
GCV Total	**3,091**	**35,865**	**31,878**	**28,901**	**99,735**	**96,644**	**33,115**	**132,850**	**129,759**

Source: GCVSDPA, Housing Land Audit 2013 and Urban Capacity Study 2013. The Housing Land Supply provides inputs to the Private sector stock projection (Table 7.2) and the Private sector Supply/Demand comparison Section 8.

Table 7.1B Housing Land Supply 2012-29 - Housing Land Audit and Urban Capacity Study - Social Rented Sector by LA

LA	2012/13 Completions		2013/20 HLA Supply	2013/24 UCS Supply	2024/29 UCS Supply		2012/29 Completions, HLA and UCS Supply Total	2013/29 HLA and UCS Supply Total		2029/37 UCS Supply	2012/37 Completions, HLA and UCS Supply Total	2013/37 HLA and UCS Supply Total
East Dunbartonshire	176		401	453	61		1,091	915		0	1,091	915
East Renfrewshire	86		185	0	0		271	185		0	271	185
Glasgow City	473		5,816	2,246	680		9,215	8,742		424	9,639	9,166
Inverclyde	116		577	201	300		1,194	1,078		185	1,379	1,263
North Lanarkshire	194		1,299	781	520		2,794	2,600		177	2,971	2,777
Renfrewshire	173		305	0	165		643	470		315	958	785
South Lanarkshire	150		494	305	350		1,299	1,149		65	1,364	1,214
West Dunbartonshire	51		826	394	95		1,366	1,315		0	1,366	1,315
GCV Total	**1,419**		**9,903**	**4,380**	**2,171**		**17,873**	**16,454**		**1,166**	**19,039**	**17,620**

Source: GCVSDPA, Housing Land Audit 2013 and Urban Capacity Study 2013. The Housing Land Supply provides inputs to the Private sector stock projection (Table 7.2) and the Private sector Supply/Demand comparison Section 8.

Table 7.1C Housing Land Supply 2012-29 - Housing Land Audit and Urban Capacity Study - All-Tenure by GCV

	2012/13 Completions		2013/20 HLA Supply	2013/24 UCS Supply	2024/29 UCS Supply		2012/29 Completions, HLA and UCS Supply Total	2013/29 HLA and UCS Supply Total		2029/37 UCS Supply	2012/37 Completions, HLA and UCS Supply Total	2013/37 HLA and UCS Supply Total
GCV Total	**4,510**		**45,768**	**36,258**	**31,072**		**117,608**	**113,098**		**34,281**	**151,889**	**147,379**

Source: GCVSDPA, Housing Land Audit 2013 and Urban Capacity Study 2013.

Table 7.2 Private Sector Housing Stock Projections for LA and Housing Market Areas 2012 to 2024 and 2029

TOTAL PRIVATE SECTOR STOCK	2012 Stock	2012 Vacant Stock	2012 Vacancy Rate	Other non-effective stock	**2012 Effective Stock**	2012/13 Completions	2013/20 Completions (HLA)	2013/20 Completions (UCS)	2020/24 Completions (UCS)	2012/24 RTB Sales	2012/24 Demolitions	2024 Stock	2024 Vacant Stock	2024 Vacancy Rate	Other non-effective stock	**2024 Effective Stock**	2025/29 Completions (UCS)	2025/29 RTB Sales	2025/29 Demolitions	2029 Stock	2029 Vacant Stock	2029 Vacancy Rate	Other non-effective stock	**2029 Effective Stock**
	A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*	*J*	*K*	*L*	*M*	*N*	*O*	*P*	*Q*	*R*	*S*	*T*	*U*	*V*	*W*	*X*
	(=Tbl 3.3)	*(=Tbl 3.3)*	*(=B/A)*	*(=Tbl 3.3)*	*(=A-B-D)*	*(=Tbl 7.1A, 7.1B)*	*(=Tbl 7.1A, 7.1B)*	*(=Tbl 7.1A, 7.1B)*	*(=Tbl 7.1A, 7.1B)*	*from LAs*	*from LAs*	*(=A+F+G+H+I+J-K)*	*(=B+((L-A)*0.01))*	*(=M/L)*	*(=D)*	*(=L-M-O)*	*(=Tbl 7.1A, 7.1B)*	*from LAs*	*from LAs*	*(=L+Q+R-S)*	*(=M+((T-L)*0.01))*	*(=U/T)*	*(=D)*	*(=T-U-W)*
Housing Sub-Market Areas																								
Greater Glasgow North and West	96,205	1,964	2.0%	391	93,850	380	4,310	277	3,575	353	95	105,005	2,051	2.0%	391	102,563	4,633	0	0	109,638	2,097	1.9%	391	107,150
Strathkelvin and Greater Glasgow North East	32,183	243	0.8%	28	31,912	235	2,432	235	1,397	166	111	36,537	287	0.8%	28	36,222	1,434	0	0	37,971	302	0.8%	28	37,641
Glasgow East	37,499	786	2.1%	65	36,648	240	4,144	1,640	2,807	180	36	46,474	876	1.9%	65	45,533	3,130	0	0	49,604	907	1.8%	65	48,632
Cumbernauld	29,277	422	1.4%	16	28,839	137	2,941	0	1,955	0	88	34,222	471	1.4%	16	33,735	1,208	0	0	35,430	483	1.4%	16	34,931
Greater Glasgow South	117,910	1,763	1.5%	237	115,910	675	6,035	232	3,921	339	87	129,025	1,875	1.5%	237	126,913	3,618	0	20	132,623	1,911	1.4%	237	130,475
Renfrew shire	72,997	1,738	2.4%	80	71,179	259	4,981	85	3,920	403	41	82,604	1,834	2.2%	80	80,690	2,592	0	5	85,191	1,860	2.2%	80	83,251
East Kilbride	32,646	822	2.5%	103	31,721	230	1,545	170	1,481	156	1	36,227	858	2.4%	103	35,266	1,723	0	0	37,950	875	2.3%	103	36,972
Central Conurbation	**418,717**	**7,738**	**1.8%**	**920**	**410,059**	**2,156**	**26,388**	**2,639**	**19,056**	**1,597**	**459**	**470,094**	**8,252**	**1.8%**	**920**	**460,922**	**18,338**	**0**	**25**	**488,407**	**8,435**	**1.7%**	**920**	**479,052**
Airdrie and Coatbridge	32,052	778	2.4%	15	31,259	212	1,550	0	1,830	274	0	35,918	817	2.3%	15	35,086	1,322	0	0	37,240	830	2.2%	15	36,395
Motherw ell	42,596	1,251	2.9%	23	41,322	280	2,937	0	2,351	274	0	48,438	1,309	2.7%	23	47,106	4,280	0	0	52,718	1,352	2.6%	23	51,343
Hamilton	36,905	1,180	3.2%	45	35,680	174	1,911	75	1,659	301	22	41,003	1,221	3.0%	45	39,737	1,394	0	5	42,392	1,235	2.9%	45	41,112
Clydesdale	21,810	843	3.9%	113	20,854	39	712	207	1,367	146	0	24,281	868	3.6%	113	23,300	1,307	0	0	25,588	881	3.4%	113	24,594
Eastern Conurbation	**133,363**	**4,052**	**3.0%**	**196**	**129,115**	**705**	**7,110**	**282**	**7,207**	**995**	**22**	**149,640**	**4,215**	**2.8%**	**196**	**145,229**	**8,303**	**0**	**5**	**157,938**	**4,298**	**2.7%**	**196**	**153,444**
Conurbation	**552,080**	**11,790**	**2.1%**	**1,116**	**539,174**	**2,861**	**33,498**	**2,921**	**26,263**	**2,592**	**481**	**619,734**	**12,467**	**2.0%**	**1,116**	**606,151**	**26,641**	**0**	**30**	**646,345**	**12,733**	**2.0%**	**1,116**	**632,496**
DMA Dumbarton and Vale of Leven	15,208	200	1.3%	174	14,834	137	1,161	208	881	85	0	17,680	225	1.3%	174	17,281	592	0	0	18,272	231	1.3%	174	17,867
DMA Inverclyde	25,831	669	2.6%	53	25,109	93	1,206	0	1,605	212	430	28,517	696	2.4%	53	27,768	1,668	0	0	30,185	713	2.4%	53	29,419
GCV area	**593,119**	**12,659**	**2.1%**	**1,343**	**579,117**	**3,091**	**35,865**	**3,129**	**28,749**	**2,889**	**911**	**665,931**	**13,388**	**2.0%**	**1,343**	**651,200**	**28,901**	**0**	**30**	**694,802**	**13,677**	**2.0%**	**1,343**	**679,782**
Local Authority																								
East Dunbartonshire	38,965	411	1.1%	32	38,522	241	1,544	182	580	161	0	41,673	438	1.1%	32	41,203	185	0	0	41,858	440	1.1%	32	41,386
East Renfrew shire	33,670	446	1.3%	36	33,188	168	2,119	12	924	71	47	36,917	479	1.3%	36	36,402	1,122	0	20	38,019	490	1.3%	36	37,493
Glasgow City	186,700	3,638	1.9%	570	182,492	924	12,158	2,060	8,624	677	281	210,862	3,880	1.8%	570	206,412	10,775	0	0	221,637	3,988	1.8%	570	217,079
Inverclyde	28,112	748	2.7%	66	27,298	93	1,240	0	1,617	215	430	30,847	775	2.5%	66	30,006	1,668	0	0	32,515	792	2.4%	66	31,657
North Lanarkshire	103,925	2,451	2.4%	54	101,420	629	7,428	0	6,136	548	88	118,578	2,597	2.2%	54	115,927	6,810	0	0	125,388	2,665	2.1%	54	122,669
Renfrew shire	62,851	1,558	2.5%	61	61,232	251	4,159	85	3,371	351	30	71,038	1,640	2.3%	61	69,337	1,815	0	0	72,853	1,658	2.3%	61	71,134
South Lanarkshire	111,949	3,078	2.7%	323	108,548	642	5,382	582	5,938	702	35	125,160	3,211	2.6%	323	121,626	5,297	0	10	130,447	3,264	2.5%	323	126,860
West Dunbartonshire	26,947	329	1.2%	201	26,417	143	1,835	208	1,559	164	0	30,856	368	1.2%	201	30,287	1,229	0	0	32,085	380	1.2%	201	31,504
GCV Total	**593,119**	**12,659**	**2.1%**	**1,343**	**579,117**	**3,091**	**35,865**	**3,129**	**28,749**	**2,889**	**911**	**665,931**	**13,388**	**2.0%**	**1,343**	**651,200**	**28,901**	**0**	**30**	**694,802**	**13,677**	**2.0%**	**1,343**	**679,782**

Source: GCVSDPA, 2014. The Private sector stock projection is an input to the Private sector supply/demand comparison in Section 8

8.0 Private Sector

A Local and Mobile Demand at 2024 and 2029

8.1 For most of the GCV area, the HMA framework is a tiered system that recognises local areas (Housing Sub–Market Areas) have a degree of self-containment, but are linked to wider market areas. (For more detail on the HMA framework see TR02)

8.2 Inverclyde (excluding Kilmacolm and Quarrier's Village) and the Dumbarton and Vale of Leven area are identified as discrete HMAs where the concepts of local and mobile demand are not applicable. In these two areas, projected stock and households are compared with no further adjustments.

8.3 Mobility is an inherent characteristic of city region HMAs and this is recognised in SPP. Functional HMAs are "…geographical areas where demand for housing is relatively self-contained. These areas may significantly overlap and will rarely coincide with local authority boundaries. They can be dynamic and complex, and can contain different tiers of sub-market area, overlain by mobile demand, particularly in city regions." (SPP, 2014, para 111). The twin concepts of mobile demand and a tiered system of HMAs have been a feature of the way in which the comparison of supply and demand has been managed in the 'Conurbation' first by Strathclyde Regional Council and subsequently for the GCV Structure Plan and HNDA1/SDP1. This approach is based on the premise that while most demand is localised, there is an element that cannot simply be allocated to a particular area and can be considered to be mobile.

8.4 Sasines evidence of house-buying moves provides the basis for the calculation of mobile demand (ref Table 8.1). There are two categories of movers that potentially can be considered as mobile:

(a) incoming households from outside the GCV area (SDPA); and
(b) households moving within the GCV area between Sub-Market Areas.

8.5 It cannot be assumed that all such movers are genuinely mobile in the sense that they search in more than one area and that their destination could be influenced by the distribution of housing opportunities. Housing search patterns are crucial in differentiating between mobile and local demand, i.e.

(a) Local - households whose search area for housing is limited to one particular Sub-Market Area;
(b) Mobile - households whose search area for housing is wider than any one Sub-Market Area.

Raw Sasines data, however, only gives the outcome of housing search patterns.

8.6 Projected mobile demand is therefore based on updated Sasines evidence (2007-2012) of house-buying moves in conjunction with evidence of housing search patterns from the 2007/08 Housing Choice Survey[7]. A refresh of the Housing Choice Survey was not undertaken for HNDA2. It was concluded that the patterns from an updated survey would be unlikely to be significantly different from the results of the 2007/08 survey. It was felt that the resource commitment in terms of time and cost was not proportionate to the likely benefits from such an exercise in terms of any likely difference in HNDA outcomes. Each stage in the process of splitting the Private sector household projections between local and mobile demand is described below.

8.7 Evidence of the number of households moving into each Housing Sub-Market Area (HSMA), either from outside the GCV area or from other Sub-Market Areas, has been

[7] A full report on the 2007/08 Housing Choice Survey can be found on the GCVSDPA website.

derived from Sasines data covering the 2007-12 period. Moves between Sub-Market Areas that have a significant link or are contiguous are included. Other moves have been excluded to allow for the possibility that some of the longer-distance moves within the GCV Area are not housing-led. There are no discernible trends in the overall level of cross-boundary moves and it is therefore assumed that the levels of mobility seen in the 2007-12 period would continue in the future.

8.8 The 2007/08 Housing Choice Survey showed that the proportion of movers whose housing search area was not limited to one particular Sub-Market Area was 50% in the Central Conurbation and 60% in the Eastern Conurbation (ref Table 8.2). These are the figures used in the calculation of mobile demand.

Table 8.2 Percentage of house-buying movers who searched in more than one Sub-Market Area

	2007/08 Housing Choice Survey
Central Conurbation	50%
Eastern Conurbation	60%

Source: GCVSDPA, Housing Choice Survey 2007/08.
This is an input to Table 8.3 column D

8.9 Local demand in each Sub-Market Area is calculated by subtracting mobile demand from the projected Private sector households. The logic behind this procedure is set out in the following paragraph.

8.10 The household projections already implicitly contain assumptions on housing-led migration as the underlying NRS population projection, upon which they are founded and take account of past migration trends. If no allowance were made for mobile demand, the projection would simply perpetuate past trends in housing-led migration, thereby building in an undesirable policy bias. This would not allow for the possibility that a different distribution of housing opportunities could change the pattern of housing-led migration.

8.11 The level of mobile demand is based on an analysis of house-buying moves (Sasines) covering the period to 2012. This is generally consistent with the mobile demand estimates used in HNDA1 which were based on the period 2002 to 2008. This consistency provides a degree of confidence in the assumption that this level of mobile demand will continue. It can then be reasonably assumed that the pattern of moves identified in the Sasines is, implicitly, included in the population and household projections. Subtracting mobile demand from the projected Private sector households thereby provides a neutral estimate of local demand in each Sub-Market Area uninfluenced by the past distribution of housing opportunities in the Conurbation.

8.12 The calculation of mobile demand needs to cover the whole projection period from 2012 to 2029. However, to simply sum 17 years-worth of past evidence of mobile demand would significantly exaggerate the proportion of projected households at 2029 that could be considered to have been “mobile” during that period. Historically, home owners have tended to move house every five to seven years and, over a 17-year period, many households will move more than once.

8.13 To overcome this problem, the relationship between mobile demand and projected households has been established for a period of only five years beyond the 2012 base date (ref Table 8.3), i.e. 2017. This relationship is expressed in terms of mobile demand as a percentage of projected households at 2017, as shown in Table 8.4. The

percentages derived at 2017 are then applied to projected households at 2024 and 2029 (ref Tables 8.3 and 8.4). This methodology results in the estimated level of mobile demand of 17,428 at 2017 rising only slightly to 18,164 at 2024 and 18,606 at 2029, reflecting the overall growth in Private sector households in that period.

8.14 Tables 8.5 (2024) and 8.6 (2029) show the mobile demand estimates and how these are used to calculate local demand for each Sub-Market Area. The figures shown in these tables relate to the Planning scenario projection only, for the reasons outlined in 6.4. Three sets of mobile demand figures are shown:

a) moves from outside the GCV area;
b) moves between Sub-Market Areas (origin Central Conurbation); and
c) moves between Sub-Market Areas (origin Eastern Conurbation).

8.15 The distinction between the latter two enables mobile demand to be calculated separately for each of the two second-tier HMAs (Central Conurbation and Eastern Conurbation) and the first-tier Conurbation HMA. As Table 8.5 shows, although total mobile demand in the Conurbation at 2024 amounts to 18,167 households, only a small proportion (1,882 households) is mobile across the whole Conurbation HMA. The vast majority is mobile solely within either the Central Conurbation (12,873 households) or the Eastern Conurbation (3,412 households). Similarly, Table 8.6 shows that although total mobile demand in the Conurbation at 2029 amounts to 18,605 households, only a small proportion (1,926 households) is mobile across the whole Conurbation HMA. The vast majority is mobile solely within either the Central Conurbation (13,212 households) or the Eastern Conurbation (3,467 households).

Table 8.1 2007-2012 House Sales Data - All Sales (new and second hand) by HMA

Destination Area	Origin Area	Dumbarton and Vale of Leven	Inverclyde	Greater Glasgow North and West	Strathkelvin and Greater Glasgow North East	Glasgow East	Cumbernauld	Greater Glasgow South	Renfrewshire	East Kilbride	Airdrie and Coatbridge	Motherwell	Hamilton	Clydesdale	INTERNAL TOTAL	EXTERNAL
Dumbarton and Vale of Leven		2,042	16	259	25	8	14	59	47	8	3	9	6	2	2,498	455
Inverclyde		14	3,464	92	11	2	5	85	239	6	1	5	8	12	3,944	559
Greater Glasgow North and West		253	104	12,801	703	371	324	1,509	645	192	113	114	250	192	17,571	4,251
Strathkelvin and Greater Glasgow North East		22	12	768	3,635	284	342	310	70	32	49	30	50	19	5,623	440
Glasgow East		35	37	715	360	3,426	258	741	144	76	157	143	346	106	6,544	1,374
Cumbernauld		9	5	214	540	214	3,473	169	58	46	124	47	38	7	4,944	552
Greater Glasgow South		69	91	2,154	324	789	219	16,802	1,007	634	88	168	379	134	22,858	2,508
Renfrewshire		54	159	649	101	79	64	1,406	9,185	61	26	40	65	26	11,915	1,418
East Kilbride		6	10	148	27	58	28	932	81	4,052	20	53	321	55	5,791	380
Airdrie and Coatbridge		7	6	134	59	213	219	117	40	36	4,259	268	225	48	5,631	532
Motherwell		8	7	114	53	157	69	179	54	81	283	4,736	817	245	6,803	747
Hamilton		10	11	165	34	165	64	398	72	388	120	460	4,510	202	6,599	600
Clydesdale		2	6	53	27	56	32	130	31	64	57	271	265	2,270	3,264	805
TOTAL		2,531	3,928	18,266	5,899	5,822	5,111	22,837	11,673	5,676	5,300	6,344	7,280	3,318	103,985	14,621

Source: Propvals and GCVSDPA 2014
Note that the table represents data for 5 years: 2007/08 financial year and 2009-2012 calendar years. Shaded cells represent significant or adjacent linkages
The matrix of house buying moves by HSMA is the result of the HMA review, please see TR02 Table 2A. It is an input to the Private sector supply/demand comparison. The results feed into Table 8.3.

Table 8.3 Private Sector Households - Mobile Demand Calculations for 5-year period

	Initial Mobile Demand Calculations			% Mobile	Revised Mobile Demand Calculations		
	Moves from other SMAs		Moves from outside SDPA	Percentages derived from 2008 Housing Choice Survey	Moves from other SMAs		Moves from outside SDPA
	Central Conurbation	Eastern Conurbation			Central Conurbation	Eastern Conurbation	
	A	*B*	*C*	*D*	*E*	*F*	*G*
	(Tbl 8.1)	*(Tbl 8.1)*	*(Tbl 8.1)*	*(Tbl 8.2)*	*(=A*D)*	*(=B*D)*	*(=C*D)*
Central Conurbation							
Greater Glasgow North and West	2,583	0	4,251	50%	1,292	0	2,126
Strathkelvin and Greater Glasgow North East	1,394	0	440	50%	697	0	220
Glasgow East	2,074	646	1,374	50%	1,037	323	687
Cumbernauld	754	124	552	50%	377	62	276
Greater Glasgow South	4,584	513	2,508	50%	2,292	257	1,254
Renfrewshire	1,406	0	1,418	50%	703	0	709
East Kilbride	932	321	380	50%	466	161	190
Total	13,727	1,604	10,923	50%	6,864	803	5,462
Eastern Conurbation							
Airdrie and Coatbridge	432	268	532	60%	259	161	319
Motherwell	157	1,345	747	60%	94	807	448
Hamilton	951	662	600	60%	571	397	360
Clydesdale	130	536	805	60%	78	322	483
Total	1,670	2,811	2,684	60%	1,002	1,687	1,610

Source: GCVSDPA, 2014

Data for columns A, B and C come from Table 8.1. Data for column D comes from Table 8.2. The results in columns E, F and G feed into Table 8.4.

Table 8.4 Private Households - 2017 Projection - Mobile and Local Demand

	Projected Private Households at 2017	Mobile Demand				Mobile Demand as a %of Projected Private Households at 2017			
		50% of In-Mig Households from outside GCVSDPA	50% of In-Mig Households from Central Conurbation	50% of In-Mig Households from Eastern Conurbation	Total Mobile Demand	50% of In-Mig Households from outside GCVSDPA	50% of In-Mig Households from Central Conurbation	50% of In-Mig Households from Eastern Conurbation	Total Mobile Demand
	A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*
	(Tbl 6.6+RTB Tbl 7.2)	*(Tbl 8.3 G)*	*(Tbl 8.3 E)*	*(Tbl 8.3 F)*	*(=B+C+D)*	*(=A*B)*	*(=A*C)*	*(=A*D)*	*(=A*F)*
Central Conurbation									
Greater Glasgow North and West	97,368	2,126	1,292	0	3,418	2.2%	1.3%	0.0%	3.5%
Strathkelvin and Greater Glasgow North East	32,621	220	697	0	917	0.7%	2.1%	0.0%	2.8%
Glasgow East	38,211	687	1,037	323	2,047	1.8%	2.7%	0.8%	5.4%
Cumbernauld	29,736	276	377	62	715	0.9%	1.3%	0.2%	2.4%
Greater Glasgow South	120,506	1,254	2,292	257	3,803	1.0%	1.9%	0.2%	3.2%
Renfrewshire	73,782	709	703	0	1,412	1.0%	1.0%	0.0%	1.9%
East Kilbride	32,968	190	466	161	817	0.6%	1.4%	0.5%	2.5%
Total	425,192	5,462	6,864	803	13,129	1.3%	1.6%	0.2%	3.1%

	Projected Private Households at 2017	Mobile Demand				Mobile Demand as a %of Projected Private Households at 2017			
		60% of In-Mig Households from outside GCVSDPA	60% of In-Mig Households from Central Conurbation	60% of In-Mig Households from Eastern Conurbation	Total Mobile Demand	60% of In-Mig Households from outside GCVSDPA	60% of In-Mig Households from Central Conurbation	60% of In-Mig Households from Eastern Conurbation	Total Mobile Demand
Eastern Conurbation									
Airdrie and Coatbridge	32,829	319	259	161	739	1.0%	0.8%	0.5%	2.3%
Motherwell	42,620	448	94	807	1,349	1.1%	0.2%	1.9%	3.2%
Hamilton	36,927	360	571	397	1,328	1.0%	1.5%	1.1%	3.6%
Clydesdale	21,585	483	78	322	883	2.2%	0.4%	1.5%	4.1%
Total	133,961	1,610	1,002	1,687	4,299	1.2%	0.7%	1.3%	3.2%
Conurbation Totals	559,153	7,072	7,866	2,490	17,428	1.3%	1.4%	0.4%	3.1%

Source: GCVSDPA, 2014

Data for column A comes from Table 6.6 plus RTB from Table 7.2. Data for columns B-E come from Table 8.3. The results in columns F, G and H feed into Table 8.5.

Table 8.5 Private Households - 2024 Projection - Mobile and Local Demand

			Mobile Demand as a % of Projected Private Households at 2017			Mobile Demand				
		Projected Private Households at 2024	% Mobile - In-Mig Households from outside GCVSDPA	% Mobile - In-Mig Households from Central Conurbation	% Mobile - In-Mig Households from Eastern Conurbation	In-Mig Households from outside GCVSDPA	In-Mig Households from Central Conurbation	In-Mig Households from Eastern Conurbation	Total Mobile Demand	Local Demand
		A	*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*
		(Tbl 6.3+RTB Tbl 7.2)	*(Tbl 8.4 F)*	*(Tbl 8.4 G)*	*(Tbl 8.4 H)*	*(=A*B)*	*(=A*C)*	*(=A*D)*	*(=E+F+G)*	*(=A-H)*
	Central Conurbation									
1	Greater Glasgow North and West	101,879	2.2%	1.3%	0.0%	2,224	1,352	0	3,576	98,303
2	Strathkelvin and Greater Glasgow North East	33,314	0.7%	2.1%	0.0%	225	712	0	937	32,377
3	Glasgow East	40,414	1.8%	2.7%	0.8%	727	1,097	342	2,166	38,248
4	Cumbernauld	30,771	0.9%	1.3%	0.2%	286	390	64	740	30,031
5	Greater Glasgow South	126,661	1.0%	1.9%	0.2%	1,318	2,409	270	3,997	122,664
6	Renfrewshire	76,029	1.0%	1.0%	0.0%	731	724	0	1,455	74,574
7	East Kilbride	34,065	0.6%	1.4%	0.5%	196	482	166	844	33,221
8	Total	443,133				5,707	7,166	842	13,715	429,418
	Eastern Conurbation									
9	Airdrie and Coatbridge	34,542	1.0%	0.8%	0.5%	336	273	169	778	33,764
10	Motherwell	43,910	1.1%	0.2%	1.9%	462	97	831	1,390	42,520
11	Hamilton	38,123	1.0%	1.5%	1.1%	372	589	410	1,371	36,752
12	Clydesdale	22,289	2.2%	0.4%	1.5%	499	81	333	913	21,376
13	Total	138,864				1,669	1,040	1,743	4,452	134,412
14	**Conurbation Totals**	581,997				7,376	8,206	2,585	18,167	563,830
									Mobile Demand at 2024	
15							Central Conurbation		12,873	(5,707+7,166)
16							Eastern Conurbation		3,412	(1,669+1,743)
17							Conurbation		1,882	(842+1,040)
18							Total		18,167	

Source: GCVSDPA, 2014
Data for column A comes from Table 6.3 plus RTB from Table 7.2. Data for columns B-D comes from Table 8.4. The results in column I feed into Table 8.7.

Table 8.6 Private Households - 2029 Projection - Mobile and Local Demand

				Mobile Demand as a % of Projected Private Households at 2017			Mobile Demand				
		Projected Private Households at 2029		% Mobile - In-Mig Households from outside GCVSDPA	% Mobile - In-Mig Households from Central Conurbation	% Mobile - In-Mig Households from Eastern Conurbation	In-Mig Households from outside GCVSDPA	In-Mig Households from Central Conurbation	In-Mig Households from Eastern Conurbation	Total Mobile Demand	Local Demand
		A		*B*	*C*	*D*	*E*	*F*	*G*	*H*	*I*
		(Tbl 6.3+RTB Tbl 7.2)		*(Tbl 8.4 F)*	*(Tbl 8.4 G)*	*(Tbl 8.4 H)*	*(=A*B)*	*(=A*C)*	*(=A*D)*	*(=E+F+G)*	*(=A-H)*
	Central Conurbation										
1	Greater Glasgow North and West	104,777		2.2%	1.3%	0.0%	2,288	1,390	0	3,678	101,099
2	Strathkelvin and Greater Glasgow North East	33,673		0.7%	2.1%	0.0%	227	719	0	946	32,727
3	Glasgow East	41,975		1.8%	2.7%	0.8%	755	1,139	355	2,249	39,726
4	Cumbernauld	31,226		0.9%	1.3%	0.2%	290	396	65	751	30,475
5	Greater Glasgow South	130,652		1.0%	1.9%	0.2%	1,360	2,485	279	4,124	126,528
6	Renfrewshire	77,072		1.0%	1.0%	0.0%	741	734	0	1,475	75,597
7	East Kilbride	34,608		0.6%	1.4%	0.5%	199	489	169	857	33,751
8	Total	453,983					5,860	7,352	868	14,080	439,903
	Eastern Conurbation										
9	Airdrie and Coatbridge	35,526		1.0%	0.8%	0.5%	345	280	174	799	34,727
10	Motherwell	44,516		1.1%	0.2%	1.9%	468	98	843	1,409	43,107
11	Hamilton	38,705		1.0%	1.5%	1.1%	377	598	416	1,391	37,314
12	Clydesdale	22,632		2.2%	0.4%	1.5%	506	82	338	926	21,706
13	Total	141,379					1,696	1,058	1,771	4,525	136,854
14	**Conurbation Totals**	595,362					7,556	8,410	2,639	18,605	576,757
										Mobile Demand at 2029	
15								Central Conurbation		13,212	(5,860+7,352)
16								Eastern Conurbation		3,467	(1,696+1,771)
17								Conurbation		1,926	(868+1,058)
18								Total		18,605	

Source: GCVSDPA, 2014

Data for column A comes from Table 6.3 plus RTB from Table 7.2. Data for columns B-D comes from Table 8.4. The results in column I feed into Table 8.8.

B Private Sector Comparison of Supply and Demand at 2024 and 2029

8.16 A comparison of demand and supply for the private sector is required by SPP for 2024 and 2029 (ref 1.5-1.7). In order to establish if there is a requirement for additional land for private housing at 2024 and 2029, the projected effective stock is compared with projected demand. The Planning scenario is the preferred scenario for the Private sector. The comparisons are set out in Table 8.7 and 8.8. The outcome of the supply/demand comparison is the Adjusted Housing Estimate, which will be taken forward through the setting of HSTs and thereafter, concluding on what the housing land requirements should be.

8.17 **Dumbarton and Vale of Leven** and **Inverclyde** HMAs, as indicated, are treated as self-contained market areas in which the concept of mobile demand is not applicable. The comparison is therefore simply between total demand and effective stock. Tables 8.7 and 8.8 show that in both Dumbarton and Vale of Leven and Inverclyde no shortfall in supply emerges by 2024 or 2029. There is, therefore, an adequate supply of land already identified in the existing supply. The surplus stock at 2024 is carried forward to help meet demand in the 2024-29 period, and, consequently, the balance of supply and demand shown at 2029 is a cumulative one covering both periods. Table 8.8 shows that the surplus in both areas increases between 2024 and 2029. This indicates that, based on the potential capacity identified in the Urban Capacity Study, an adequate supply of housing land can be identified.

8.18 In the **wider conurbation** HMA the comparison involves a three-stage process:

a) The first stage is a test of the adequacy of the projected stock to meet local demand. Local demand is compared with the effective stock in each Sub-Market Area.
b) The second stage involves the comparison of supply and mobile demand for each of the two second-tier HMAs. The local surpluses of stock that emerge from the first stage are summed for the Central Conurbation and the Eastern Conurbation separately and compared with mobile demand that is specific to those areas.
c) The third and final stage involves the comparison of supply and mobile demand for the whole Conurbation, the first-tier HMA. If any surpluses emerge from the second stage they are summed and compared with the estimate of demand that is mobile across the wider Conurbation.

Any shortfalls in supply that emerge from each stage in the comparison should be remedied at the relevant tier in the HMA system.

8.19 On the evidence provided by this assessment using the HNDA Tool for GCV HNDA2, as Tables 8.7 and 8.8 show, at 2024 and 2029 there are no projected shortfalls in supply at any stage of the supply/demand comparison.

	Table 8.7 Comparison of Private Sector Supply and Demand at 2024 - Planning Scenario				
	STAGE1				
	Housing Sub-Market Area	Locally Targeted Demand at 2024	Effective Stock at 2024	Local Shortfall	Local Surplus
		A	*B*	*C*	*D*
		(Tbl 8.5 l)	*(Tbl 7.2)*	*(=A-B)*	*(=B-A)*
1	Greater Glasgow North and West	98,303	102,563	0	4,260
2	Strathkelvin and Greater Glasgow North East	32,377	36,222	0	3,845
3	Glasgow East	38,248	45,533	0	7,285
4	Cumbernauld	30,031	33,735	0	3,704
5	Greater Glasgow South	122,664	126,913	0	4,249
6	Renfrewshire	74,574	80,690	0	6,116
7	East Kilbride	33,221	35,266	0	2,045
8	**Central Conurbation**	429,418	460,922	0	31,504
9	Airdrie and Coatbridge	33,764	35,086	0	1,322
10	Motherwell	42,520	47,106	0	4,586
11	Hamilton	36,752	39,737	0	2,985
12	Clydesdale	21,376	23,300	0	1,924
13	**Eastern Conurbation**	134,412	145,229	0	10,817
	STAGE 2				
	2nd Tier Market Area	Mobile Demand at 2024	Local Surpluses at 2024 (from Stage 1)	Mobile Shortfall	Mobile Surplus
		(Tbl 8.5 I15, I16)	*(Tbl 8.7 D8, D13)*	*(=A-B)*	*(=B-A)*
14	Central Conurbation	12,873	31,504	0	18,631
15	Eastern Conurbation	3,412	10,817	0	7,405
16		16,285	42,321	0	26,036
	STAGE 3				
	1st Tier Market Area	Mobile Demand at 2024	Mobile Surplus at 2024 (from Stage 2)	Mobile Shortfall	Mobile Surplus
		(Tbl 8.5 I17)	*(Tbl 8.7 F16)*	*(=A-B)*	*(=B-A)*
17	Conurbation	1,882	26,036	0	24,154
	Individual HMA	Demand at 2024	Effective Stock at 2024	Shortfall	Surplus
		(Tbl 6.3+ RTB Tbl 7.2)	*(Tbl 8.7 F16)*	*(=A-B)*	*(=B-A)*
18	Dumbarton and Vale of Leven	15,265	17,281	0	2,016
19	Inverclyde	24,549	27,768	0	3,219
	GCV-wide position (S/D Comparison at 2024)				
20	Projected completions (12-24) included in above projected stock figures	70,834	*(Completions+HLA +UCS Tbl 7.2)*		
21	Sum of above surpluses/shortfalls	29,389	*(=C8+C13+C16+ C17+D17+C18+ D18+C19+D19)*		
22	Required completions (12-24)	41,445	*(=A20-A21)*		
23	Required completions - annual	3,454	*(=A22/12)*		

Source: GCVSDPA, 2014. This table uses inputs derived from the HNDA Tool and GCVSDPA and is linked through the series of tables in Section 8 (linkages are shown throughout the tables).
Data for column A comes from Table 8.5, Table 6.3 plus RTB from Table 7.2. Data for column B comes from Table 7.2 plus internal calculations to Table 8.7. These results are the Adjusted Housing Estimates for the HMA framework. These results feed into estimates in Table 8.9, 8.10, 10.1 and Annex 4.
Table 8.7 provides the input for Core Output 2 in the HNDA Report 2015 Chapter 5, Figure 5.9.

	Table 8.8 Comparison of Private Sector Supply and Demand at 2029 - Planning Scenario				
	STAGE1				
	Sub-Market Area	Locally Targeted Demand at 2029	Effective Stock at 2029	Local Shortfall	Local Surplus
		A	*B*	*C*	*D*
		(Tbl 8.6 I)	*(Tbl 7.2)*	*(=A-B)*	*(=B-A)*
1	Greater Glasgow North and West	101,099	107,150	0	6,051
2	Strathkelvin and Greater Glasgow North East	32,727	37,641	0	4,914
3	Glasgow East	39,726	48,632	0	8,906
4	Cumbernauld	30,475	34,931	0	4,456
5	Greater Glasgow South	126,528	130,475	0	3,947
6	Renfrewshire	75,597	83,251	0	7,654
7	East Kilbride	33,751	36,972	0	3,221
8	**Central Conurbation**	439,903	479,052	0	39,149
9	Airdrie and Coatbridge	34,727	36,395	0	1,668
10	Motherwell	43,107	51,343	0	8,236
11	Hamilton	37,314	41,112	0	3,798
12	Clydesdale	21,706	24,594	0	2,888
13	**Eastern Conurbation**	136,854	153,444	0	16,590
	STAGE 2				
	2nd Tier Market Area	Mobile Demand at 2029	Local Surpluses at 2029 (from Stage 1)	Mobile Shortfall	Mobile Surplus
		(Tbl 8.6 I15, I16)	*(Tbl 8.8 D8, D13)*	*(=A-B)*	*(=B-A)*
14	Central Conurbation	13,212	39,149	0	25,937
15	Eastern Conurbation	3,467	16,590	0	13,123
16		16,679	55,739	0	39,060
	STAGE 3				
	1st Tier Market Area	Mobile Demand at 2029	Mobile Surplus at 2029 (from Stage 2)	Mobile Shortfall	Mobile Surplus
		(Tbl 8.6 I17)	*(Tbl 8.8 F16)*	*(=A-B)*	*(=B-A)*
17	Conurbation	1,926	39,060	0	37,134
	Individual HMA	Demand at 2029	Effective Stock at 2029	Shortfall	Surplus
		(Tbl 6.3+ RTB Tbl 7.2)	*(Tbl 8.8 F16)*	*(=A-B)*	*(=B-A)*
18	Dumbarton and Vale of Leven	15,247	17,867	0	2,620
19	Inverclyde	23,932	29,419	0	5,487
	GCV-wide position				
20	Projected completions (12-29) included in above projected stock figures	99,735	*(Completions+HLA +UCS Tbl 7.2)*		
21	Sum of above surpluses/shortfalls	45,241	*(=C8+C13+C16+C 17+D17+C18+D18 +C19+D19)*		
22	Required completions (12-29)	54,494	*(=A20-A21)*		
23	Required completions - annual	3,206	*(=A22/17)*		

Source: GCVSDPA, 2014. This table uses inputs derived from the HNDA Tool and GCVSDPA and is linked through the series of tables in Section 8 (linkages are shown throughout the tables).

Data for column A comes from Table 8.6, Table 6.3 plus RTB from Table 7.2. Data for column B comes from Table 7.2 plus internal calculations to Table 8.8. These results are the Adjusted Housing Estimates for the HMA framework. These results feed into estimates in Table 8.9, 8.10, 10.1 and Annex 4.

Table 8.8 provides the input for Core Output 2 in the HNDA Report 2015 Chapter 5, Figure 5.10.

8.20 Across the GCV area there is an estimated requirement between 2012 and 2029 to meet demand from 54,500 Private sector households, which equates to 3,200 Private sector completions per year (ref Table 8.9). Given that there are 99,750 projected completions in this sector over this time period, there is a surplus of land to accommodate 45,250 units across the GCV area to 2029.

Table 8.9 Private Sector New Build Requirements 2012-29 GCV Area Summary - Planning Scenario

	2012-29
Net Private Sector new build requirements (demand)	54,500
Projected Private sector completions (supply)	99,750
Comparison of new build requirements (demand) and projected completions (supply)	45,250 (surplus)
Average annual Private sector completions required	3,200

Source: GCVSDPA, 2014. Summarised from Table 8.8

8.21 In HNDA1, the number of Private sector completions required to meet estimated demand between 2008 and 2025 was 97,000. That equated to around 6,000 Private sector completions per year. However, as indicated, HNDA2 results are significantly different due primarily to two factors. The first is that the recent slowdown in household formation has been included in the latest household projections (via the incorporation of 2011 Census results) resulting in a lower overall rate of household growth. Second, the results of the tenure split of the household projection, using the HNDA Tool, show a lower rate of growth in the Private sector and significant growth for the social rented sector.

8.22 Although the GCV Private sector operates in a HMA system as detailed earlier in this section, there is also a requirement to also set out results at local authority level. These results are estimated and are presented in Table 8.10; **however, the appropriate geography to consider Private sector requirements is within the HMA framework** ref Tables 8.7 and 8.8. The detail of how these figures have been estimated is set out in Annex 4.

Table 8.10 Private Sector Adjusted Housing Estimate LA[1] Summary 2012-2029

Local Authority	HMA Adjusted Housing Estimate approximated to LAs[1] 2012-2024	HMA Adjusted Housing Estimate approximated to LAs[1] 2024-2029	HMA Adjusted Housing Estimate approximated to LAs[1] 2012-2029
East Dunbartonshire	1,608	23	1,631
East Renfrewshire	2,035	560	2,595
Glasgow City	15,008	5,619	20,627
Inverclyde	29	-2	27
North Lanarkshire	8,963	3,579	12,542
Renfrewshire	4,967	814	5,781
South Lanarkshire	7,921	2,733	10,654
West Dunbartonshire	1,229	321	1,550
GCV Total	**41,760**	**13,647**	**55,407**

Source: GCVSDPA, 2014. Summarised from Table 8.7 and Table 8.8 and Annex 4
Please note that the GCV total in Table 8.10 (55,400) is 900 higher than the GCV total in Table 8.8 and 8.9 (54,500) due to a positive adjustment of +900 in Inverclyde when the LA results were estimated from HMA results, see Annex 4

8.23 The supply/demand comparison has output an Adjusted Housing Estimates (Stage 2 results) for the Private sector in the HMA framework. Section 9 considers the approach for the SR&BMR sector and all-tenure results are summarised in Section 10.

9.0 Social Rent and Below Market Rent Sector

9.1 The summary results from the HNDA Tool Housing Estimates for the SR&BMR sector are set out in Table 9.1 for the GCV area and local authorities. Across the GCV area the HNDA Tool results show a net Housing Estimate of 39,732 SR&BMR units for the period 2012-2029; 31,859 for the period 2012-2024 and 7,873 for the period 2024-2029. The Housing Estimate does not translate into a new build housing requirement.

Table 9.1 SR&BMR Sector Housing Estimate[1] LA Summary 2012-2029

SR&BMR Sector	Housing Estimate 2012-24	Housing Estimate 2024-29	Housing Estimate 2012-29
East Dunbartonshire	626	-7	619
East Renfrewshire	910	281	1,191
Glasgow City	17,964	5,712	23,676
Inverclyde[2]	0	0	0
North Lanarkshire	4,699	770	5,469
Renfrewshire	2,138	375	2,513
South Lanarkshire	4,774	763	5,537
West Dunbartonshire	748	-21	727
GCV Total	**31,859**	**7,873**	**39,732**

Source: GCVSDPA, 2014.
1 SR&BMR sector figures are Housing Estimates from the HNDA Tool ref Table 6.2.
2 Inverclyde's Housing Estimate 2012-29 was -414, this has been set to zero. This accounts for the difference between the HNDA Tool total of 39,318 and the results in this table.
Totals may vary due to rounding

9.2 As indicated in the HNDA Guidance, housing need and demand estimates derived from HNDAs are required to be refined in the setting of HSTs. Setting HSTs, will have particular importance for the SR&BMR sector due partly to its greater reliance on public sector funding.

9.3 The methodology for HNDA2 and the approach to this sector differs considerably to HNDA1 and traditional housing needs assessments. In HNDA1 households were considered to be in housing need if they were unable to meet their needs in the market and had no in-situ solution (these are not quantified in the Tool although they are discussed in Chapters 4 and 6). This differs in HNDA2 where households are only considered to be in need if they have a requirement for a new unit. This change in approach means that some of the issues traditionally addressed in earlier housing needs assessments and HNDA1 require to be considered at the HST stage or in local authorities' LHSs.

9.4 Section 10 summarises the Housing Estimates for the SR&BMR sector and the Adjusted Housing Estimates for the Private sector to estimate an all-tenure position, required by SPP.

10.0 All-Tenure Housing Estimates, Methodology Issues and Housing Supply Targets

All-Tenure Housing Estimates

10.1 Table 10.1 outlines the GCV Summary of Housing Estimates/Adjusted Housing Estimates for the Planning scenario for the period 2012-29.

Table 10.1 All-Tenure Housing Estimates/Adjusted Housing Estimates Summary by LA 2012-2029

Private Sector	HMA Adjusted Housing Estimates approximated to LAs[1] 2012-2024	HMA Adjusted Housing Estimates approximated to LAs[1] 2024-2029	HMA Adjusted Housing Estimates approximated to LAs[1] 2012-2029
East Dunbartonshire	1,608	23	1,631
East Renfrewshire	2,035	560	2,595
Glasgow City	15,008	5,619	20,627
Inverclyde	29	-2	27
North Lanarkshire	8,963	3,579	12,542
Renfrewshire	4,967	814	5,781
South Lanarkshire	7,921	2,733	10,654
West Dunbartonshire	1,229	321	1,550
GCV Total	**41,760**	**13,647**	**55,407**
SR&BMR Sector	**Housing Estimates[2] 2012-24**	**Housing Estimates[2] 2024-29**	**Housing Estimates[2] 2012-29**
East Dunbartonshire	626	-7	619
East Renfrewshire	910	281	1,191
Glasgow City	17,964	5,712	23,676
Inverclyde	0	0	0
North Lanarkshire	4,699	770	5,469
Renfrewshire	2,138	375	2,513
South Lanarkshire	4,774	763	5,537
West Dunbartonshire	748	-21	727
GCV Total	**31,859**	**7,873**	**39,732**
All-Tenure[3]	**Private Sector Adjusted Housing Estimates + SR&BMR Housing Estimates 2012-24**	**Private Sector Adjusted Housing Estimates + SR&BMR Housing Estimates 2024-29**	**Private Sector Adjusted Housing Estimates + SR&BMR Housing Estimates 2012-29**
East Dunbartonshire	2,234	16	2,250
East Renfrewshire	2,945	841	3,786
Glasgow City	32,972	11,331	44,303
Inverclyde	29	-2	27
North Lanarkshire	13,662	4,349	18,011
Renfrewshire	7,105	1,189	8,294
South Lanarkshire	12,695	3,496	16,191
West Dunbartonshire	1,977	300	2,277
GCV Total	**73,619**	**21,520**	**95,139**

Source: GCVSDPA, 2014

[1] Private sector figures are assessed in the HMA system. The results are then approximated to LA. The Adjusted Housing Estimates have taken account of available land supply through the supply/demand comparison. The appropriate geography to consider Private sector Housing Estimates is at HMA level ref Tables 8.7 and 8.8.

[2] SR&BMR sector figures are Housing Estimates from the HNDA Tool.

[3] All-Tenure Housing Estimates/Adjusted Housing Estimates are indicative as Private sector results have been estimated to LA level.

Totals may vary due to rounding

Table 10.1 provides the input ***for Core Output 2 in the HNDA Report 2015 Chapter 5, Figure 5.13*** *using inputs from Tables 8.10 and 9.1.*

10.2 The assessment of housing need and demand is summarised in Table 10.1 has identified in the GCV area:

- For the Private sector, housing requirements (Adjusted Housing Estimates) of 55,400 units resulting in a surplus of 45,000 units.
- For the SR&BMR sector, Housing Estimates of 39,700 units.
- All-Tenure Housing Estimates/Adjusted Housing Estimates of 95,100 units.

10.3 Please note that to give LA summary results, the all-tenure summary for the Private sector uses the LA estimated results (Table 8.10) rather than the HMA results (Table 8.7-8.9). The appropriate results for the Private sector are the HMA results.

Issues Arising from the Use of Different Methodologies

10.4 The approaches to the Private and SR&BMR sectors are necessarily different. As the HNDA Tool covering the GCV area produces results for local authority areas, these required to be adjusted to accommodate the Private sector HMA framework which crosses local authority boundaries. To generate these Adjusted Housing Estimates it has been necessary to undertake a supply/demand comparison at HMA level which involves looking at both the existing and projected stock. For the SR&BMR sector it is neither appropriate nor realistic to undertake a supply/need comparison for a number of reasons, including that a full account of supply into the medium and long term is not available (ref 7.9 and 7.10). Therefore the Housing Estimates reported for the SR&BMR sector purely to the HNDA Tool results.

10.5 When considering the all-tenure Housing Estimates and Adjusted Housing Estimates results it is important to note that the methodologies for both sectors are not consistent:

- Private sector Adjusted Housing Estimates have taken the Housing Estimates from the HNDA tool, estimated LA results to the HMA framework and undertaken a supply/demand comparison at HMA taking account of changes in projected stock.
- SR&BMR sector Housing Estimates are the HNDA Tool results.
- When totalled, these two sets of estimates provide an overall indication of housing need and demand in the GCV area which is the first stage in the process. The next stage, outwith the remit of the HNDA, is to derive Housing Supply Targets before determining the Housing Land Requirement.

Housing Supply Targets

10.6 The HNDA is the first stage in the process of identifying housing land requirements. The second stage is to derive Housing Supply Targets (HSTs) from the housing need and demand estimates identified in the HNDA.

10.7 The HST is a policy-based interpretation of the HNDA outputs on the number of homes that may be delivered in each area that takes account of local and wider economic, social and environmental factors, issues of capacity, resources and deliverability, stock changes and the likely pace and scale of delivery based on completion rates and recent development levels. As a consequence the HST may be higher or lower than the Housing Estimates and both quantitative and qualitative evidence from elsewhere in the HNDA (e.g. Chapter 4 Stock Profile, Pressures and Management Issues, and Chapter 6 Specialist Provision) and other local sources will inform the HST.

10.8 A report on the GCV HMPs proposed approach to HSTs is set out in a background report to the SDP MIR (*Background Report 7 Beyond the HNDA – The Proposed Approach to Setting Housing Supply Targets and the Strategic Housing Land Requirement*). Following publication of the MIR the HMP will develop its methodology for HSTs, approach to generosity, and set housing land requirements for inclusion in the SDP Proposed Plan.

Annex 1

Methodology for Estimating Households by Tenure for Council Areas and LA Sub-Areas

Methodology for Estimating Households by Tenure for Council Areas and LA Sub-Areas

Council area: **EAST DUNBARTONSHIRE**

Phase 1: **Estimation total households Council sub areas**

Table A - CTAXbase data

East Dunbartonshire	total dwellings	occupied	vacant	2nd homes
"Sept 2010	44,184	43,284	655	245
"Sept 2011	44,332	43,459	633	240
"Sept 2012	44,564	43,773	580	211
"Sept 2013	44,864	44,099	563	202
Bearsden and Milngavie	total dwellings	occupied	vacant	2nd homes
"Sept 2010	16,874	16,560	189	125
"Sept 2011	16,933	16,615	198	120
"Sept 2012	16,999	16,708	181	110
Strathkelvin	total dwellings	occupied	vacant	2nd homes
"Sept 2010	27,310	26,721	469	120
"Sept 2011	27,399	26,842	437	120
"Sept 2012	27,561	27,058	402	101

Table B - Updating the household estimates as per 1 April 2011 to estimates as per mid-year 2012.

East Dunbartonshire	total dwellings	occupied	households prov.	households final
"1 April 2011	44,270	43,384		43,473
"30 June 2012	44,525	43,715		43,778
Bearsden and Milngavie				
"1 April 2011	16,908	16,592		16,631
"30 June 2012	16,988	16,693	16,732	16,722
Strathkelvin				
"1 April 2011	27,362	26,792		26,842
"30 June 2012	27,534	27,022	27,073	27,056

The total and occupied dwelling estimates in Table B have been estimated from Table A figures.
E.g. 44,270 = 44,184 * (5/12) + 44,332 * (7/12) and 44,525 = 44,332 * (2/12) + 44,564 * (10/12)
1 April 2011 is 7 months after 1 September 2010. 30 June 2012 is 10 months after 1 September 2011.

The 1 April 2011 final household figures are from the 2011 Census (Census date was 27 March 2011)
For the Council area the mid-year 2012 household estimate at 43,778 is from NRS.
For sub areas the percentage change in occupied dwellings is applied to the 2011 Census household estimates
to obtain a provisional household estimate for mid-year 2012. E.g. 16,732 = 16,631 * 16,693 / 16,592
These estimates are then calibrated to add-up to the mid-year 2012 final household estimate for the Council area.