

## **Analysis and comparison of CPRE and GNDP statistics with respect to Household Interim Projections 2011 – 2021 (as published by the Department for Communities and Local Government)**

### **Introduction**

In response to Mr Vickery's request I met with Mr Morris at the end of the session on 22/5/13 in an attempt to reconcile apparent inconsistencies between the household projections in Figure 3 of the GNDP document TP13 and those contained in the CPRE submission to the examination.

We discussed the methodology used to produce the projections and agreed that both sets of figures were based on the Household Interim Projections 2011 – 2021 and that broadly speaking the analysis employed by both parties produced similar outcomes.

Differences of opinion remain with regard to the interpretation of the significance of the results. The GNDP conclude (in 4.3 of TP13) that "these projections add to the range of evidence" that shows "that the housing targets of the adopted JCS remain reasonable". CPRE conclude that the large gap between the overall housing target for the GNDP / JCS and the evidence provided by the projections allows for a significant reduction in housing numbers.

### **THE GNDP ANALYSIS**

This shows the growth in the number of households between 2008 and 2026 to be 31,500 (for the JCS area as a whole). In order to calculate the Dwellings Requirement (because there are always more dwellings than households in an area) this number is multiplied by 1.038 to give a total of 32,697 (32,700 rounded to the nearest ten - this is approximately 3.7% greater than the household projection total).

**Source of data** - DCLG Household Interim Projections 2011 – 2021 Live Table 406

### **THE CPRE ANALYSIS**

This shows the growth in the number of households between 2011 and 2026 to be 25,500 (for the JCS area as a whole). If the same dwellings requirement factor is applied (as for the GNDP analysis) this number increases to 26,469 (25,500 x 1.038).

**Source of data** - DCLG Household Interim Projections 2011 – 2021 Live Table 427

If the number of house completions between 2008 and 2011 is factored in (4141 according to GNDP Annual Monitoring Reports) this enables a comparison to be made between the GNDP and CPRE figures over the same time period namely 2008 – 2026.

**The dwellings requirement produced by the GNDP analysis of 32,700 is not greatly different to the CPRE figure of 30,610 (dwellings requirement 2011 – 2021 of 26,469 plus actual number of dwellings completed 2008 to 2011 of 4141). The discrepancy between the 2 numbers is presumably due to the fact that actual house completions 2008 – 2011 were less than the GNDP predicted dwelling requirement for that period.**

### **The JCS minimum target for house completions can be reduced**

The JCS minimum target for house completions represents an over-supply of housing when compared to the dwelling requirement figures produced by both the GNDP and CPRE analyses of household projections.

The GNDP/JCS has a minimum target to build 53,770 new homes during the first quarter of the 21<sup>st</sup> Century (2001 – 2026) – most of them in the Norwich Policy Area. This total is made up of:

- 11,840 completions (2001-2008)
- 14,090 commitments
- 22,965 minimum new allocations in growth locations
- 4875 windfalls (it is valid to include these houses – they will provide homes for the new households)

**Total = 53,770** (*Source - JCS Submission Document February 2013 - page 109*)

**For the period 2008 – 2026 a total of 41,930 completions** are required to reach this minimum target (53,770 JCS plan target less 11,840 completions up to 2008).

Comparing 41,930 with the GNDP dwellings requirement in Figure 3 from TP13 of 32,700 the JCS target represents an **over supply of 9230 houses** for the period (2008-2026). Comparing 41,930 with the CPRE figure (30,610) for the same period reveals an **over supply of 11,320 houses**. During our discussion Mr Morris acknowledged that comparing the figures in this way produced these results. **NB** the CPRE figure of over supply shown here differs from the number in our submission because it allows for the 3.7% increase used to calculate the Dwelling Requirement.

### **NOTES**

1) 41,930 completions (2008-2026) is a minimum target in the JCS - if allocations to growth locations exceed minimum levels (and the plan allows for this) the housing target rises and if permissions, currently being granted to developers as a result of 5 year land supply shortfalls, are not counted against the target then the inflation of housing numbers above target level will be even greater. Both these factors would lead to a further increase in the surplus of housing (beyond the numbers calculated above).

2) The household interim projection figures are based on statistics that include all the components of change i.e. births, deaths, migrations and changes in average household size – there is no component of change that has not been taken in to account.

### **CONCLUSION**

**If the latest household projection figures prove to be accurate and if the JCS delivers all of its planned housing completions by 2026 there will be a significant over supply of housing. Reducing targets to the level indicated by the DCLG figures would allow housing numbers in the NE Growth Triangle and elsewhere in the GNDP area to be reduced.** *David Hook (CPRE / Norfolk) 22.5.13*

**Footnote** *If the empty private sector houses (1470 in total for Broadland, South Norfolk and Norwich – source EDP September 9<sup>th</sup> 2011) were utilised the housing target could be reduced even further.*