



OCT 2019

HOUSING BACKGROUND REPORT (BR1)
EAST RENFREWSHIRE COUNCIL



How can I find out more and submit my comments on the Proposed Local Development Plan 2 (LDP2)?

We think it is important to provide a range of ways for you to find out about the Proposed Plan, what it means for you and how you can submit your comments to us. You can keep up-to-date with the LDP progress via the Council's website.

The consultation period will run for **8 weeks until 13th December 2019**. You can access information on the Proposed Plan:

<p>Website</p>  <p>www.eastrenfrewshire.gov.uk/ldp2</p>	<p>Email</p>  <p>ldp@eastrenfrewshire.gov.uk</p>	<p>Telephone</p>  <p>0141 577 3001</p>	<p>Library</p>  <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> <p>Barrhead Foundry Library Main Street Barrhead G78 1SW</p> </td> <td style="width: 50%;"> <p>Mearns Library Mackinlay Place Newton Mearns G77 6EZ</p> </td> </tr> <tr> <td> <p>Busby Library Main Street Busby G76 8DX</p> </td> <td> <p>Neilston Library Main Street Neilston G78 3NN</p> </td> </tr> <tr> <td> <p>Clarkston Library Clarkston Road Clarkston G78 8NE</p> </td> <td> <p>Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG</p> </td> </tr> <tr> <td> <p>Eaglesham Library Montgomerie Hall Eaglesham G76 0LH</p> </td> <td> <p>Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS</p> </td> </tr> <tr> <td> <p>Giffnock Library Station Road Giffnock G46 5JF</p> </td> <td> <p>Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD</p> </td> </tr> </table>	<p>Barrhead Foundry Library Main Street Barrhead G78 1SW</p>	<p>Mearns Library Mackinlay Place Newton Mearns G77 6EZ</p>	<p>Busby Library Main Street Busby G76 8DX</p>	<p>Neilston Library Main Street Neilston G78 3NN</p>	<p>Clarkston Library Clarkston Road Clarkston G78 8NE</p>	<p>Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG</p>	<p>Eaglesham Library Montgomerie Hall Eaglesham G76 0LH</p>	<p>Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS</p>	<p>Giffnock Library Station Road Giffnock G46 5JF</p>	<p>Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD</p>
<p>Barrhead Foundry Library Main Street Barrhead G78 1SW</p>	<p>Mearns Library Mackinlay Place Newton Mearns G77 6EZ</p>												
<p>Busby Library Main Street Busby G76 8DX</p>	<p>Neilston Library Main Street Neilston G78 3NN</p>												
<p>Clarkston Library Clarkston Road Clarkston G78 8NE</p>	<p>Netherlee Library Netherlee Pavilion Linn Park Avenue Netherlee G44 3PG</p>												
<p>Eaglesham Library Montgomerie Hall Eaglesham G76 0LH</p>	<p>Thornliebank Library 1 Spiersbridge Road Thornliebank G46 7JS</p>												
<p>Giffnock Library Station Road Giffnock G46 5JF</p>	<p>Uplawmoor Library Mure Hall Tannock Road Uplawmoor G78 4AD</p>												
<p>Facebook</p>  <p>https://en-gb.facebook.com/eastrenfrewshirecouncil/</p>	<p>Twitter</p>  <p>@EastRenCouncil</p>	<p>Visit Us</p>  <p>2 Spiersbridge Way Spiersbridge Business Park Thornliebank East Renfrewshire G46 8NG</p>											
<p>Drop in Session</p>  <p>Details to follow - See posters and leaflets in community halls, local notice boards, newspapers and online</p>	<p>Story Map</p>  <p>https://arcg.is/18fi4u</p>												

For ease of use we would encourage you to submit responses electronically where possible.

You can comment on the Proposed Plan by:

Going online and completing our online representation form.

www.eastrenfrewshire.gov.uk/ldp2

Download a representation form in Word, complete it and email it to:

ldp@eastrenfrewshire.gov.uk

OR

Print your completed representation form and post it to:

Strategy Team
Council Offices
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank, G46 8NG

Contents

How many new homes are needed by 2029? **5**

Monitoring of the Housing Land Supply **7**

 Completions 7

 Established Land Supply 7

 Sites with Planning Permission 8

Meeting Clydeplan SDP Housing Requirements **9**

Land Supply Calculations **16**

 5 Year Land Supply 16

 Method 1: Calculating the 5 Year Land Supply based upon an average for each SDP period 16

 Method 2 Calculating the 5 Year Land Supply based upon Past Completions 17

 Meeting the All Tenure Housing Land Requirement up to 10 years from the predicated date of Adoption 18

 Method 1: Calculating the All Tenure housing land requirement based upon an average for each Clydeplan period 18

 Method 2: Calculating the All Tenure housing land requirement based upon Past Completions 19

Summary **20**

This Background Report forms part of the evidence base for LDP2



How many new homes are needed by 2029?

Local Development Plans (LDP's) are required to provide a generous supply of land to meet identified housing requirements across all tenures. In preparing LDP2 the Housing Land Requirements for each Local Authority across the Clydeplan region have been reassessed. A revised Strategic Housing Need and Demand Assessment (HNDA 2015) provides housing estimates up to 2029. From these estimates Housing Supply Targets (HSTs) have been prepared and set out in the Approved Clydeplan (Strategic Development Plan 2) (SDP2 2017). These targets are also set out in the Council's Local Housing Strategy (LHS).

To accord with Scottish Planning Policy (SPP), 15% generosity has then been added to the HSTs at the Clydeplan level to produce the Housing Land Requirement. These requirements replace the current housing targets set out in SDP1 and LDP1 (4100 units 2008/9-2025). Our requirements are set out in Tables 1 and 2.

Table 1: Housing Supply Targets and Land Requirement by Tenure 2012-2029

	(a) Housing Supply Targets		(b) Housing Land Requirement	
	Total	Per Annum	Total	Per Annum
Private/Market	3020	178	3470	204
Social Rent/Below Market Rent	770	45	880	52
All Tenure	3,790	223	4350	256

Notes to Table 1:

(a) Housing Supply Targets (HSTs) (Schedule 7 Clydeplan)

(b) Housing Land Requirement (HLR) (HSTs + 15% generosity) (Schedule 8 Clydeplan)

Table 2: Housing Supply Targets and Land Requirements by SDP period

	(a) Housing Supply Targets				(b) Housing Land Requirement			
	2012-24		2024-29		2012-24		2024-29	
	Total	Per Annum	Total	Per Annum	Total	Per Annum	Total	Per Annum
Private/Market	2270	189	750	150	2610	218	830	166
Social Rent/Below Market Rent	540	45	230	46	620	124	260	52
All Tenure	2810	234	980	196	3230	269	1120	224

Monitoring of the Housing Land Supply

This section monitors progress against the housing supply targets and housing land requirements of Clydeplan using the 2019 Housing Land Audit (HLA). The HLA has been agreed with Homes for Scotland with no disputes.

Completions

Table 3 shows completions during the period 2012-2019. In total there have been 1812 completions of which 1507 have contributed to the private sector requirements. The average all tenure build rate since 2012/13 is 259 per annum. Table 4 shows the breakdown for Brownfield and Greenfield completions.

Table 3: Completions 2012-2019

Year	Eastwood		Levern Valley		Total		Total
	Private	SR	Private	SR	Private	SR	
2012/13	183	55	8	23	191	78	269
2013/14	258	22	14	5	272	27	299
2014/15	141	5	7	3	148	8	156
2015/16	186	50	59	18	245	68	313
2016/17	244	52	26	27	270	79	349
2017/18	231	0	11	0	242	0	242
2018/19	81	8	58	37	139	45	184
Total	1324	192	183	113	1507	305	1812

Table 4: Completions by Type

Type	Total	%
Brownfield	499	27.5
Greenfield	1313	72.5
Total	1812	100

Established Land Supply

The HLA shows that during the period 2019-2029 there is a programmed all tenure established land supply of 3374 units.

Table 5: All Tenure Established Land Supply Programming

Period	All Tenure Established Land Supply
2019/20	334
2020/21	397
2021/22	409
2022/23	425
2023/24	389
2024/25	280
2025/26	313
2026/27	328
2027/28	281
2028/29	218
Total	3374

Sites with Planning Permission

Table 6 shows that 1788 units of the established land supply have either planning consent or are under construction.



Table 6: Sites with Planning Permission or Under Construction

Private / Market	1490
Social Rent / Below Market Rent	298
Total All Tenure	1788

Meeting Clydeplan SDP Housing Requirements

Clydeplan identifies an All Tenure Housing Land Requirement (HLR) of 4350 units to be delivered in East Renfrewshire during the period 2012-29.

Tables 7 to 9 compare the 2019 housing land supply with the Clydeplan Housing Supply Targets (HSTs) and Housing Land Requirement (HLR) and shows the breakdown by tenure and period. Figures 1 and 2 illustrate a housing trajectory against the HST and HLR and clearly shows that there is a sufficient land supply to meet both by 2029.

Where a site does not have a current planning consent an assessment has been undertaken to identify the potential affordable provision. However until consent is granted, it is not always possible to confirm the affordable tenure and therefore this figure may change, although the total all tenure supply remains unchanged. The land supply and tenure of sites will be kept under review through the annual HLA. These contributions would help to address the small SR/BMR deficit identified in Table 7. Table 9 shows the position once this assessment has been undertaken.

Table 7: Meeting Housing Supply Targets and Land Requirements 2012-2029 by Tenure

	Private / Market	Social Rent/ Below Market Rent *	Total All Tenure
(a) Housing Supply Targets (HSTs)	3020	770	3790
(b) Housing Land Requirement (HLR)	3470	880	4350
(c) Completions 2012-19	1507	305	1812
(d) Established Housing Land Supply 2019-29	2890	484	3374
(e) Total (c+d)	4397	789	5186
(f) Surplus/Deficit with HST (e-a)	+1377	+19	+1396 (36.8%) (Figure1)
(g) Surplus/Deficit with HLR (e-b)	+927	-91	+836 (19.2%) (Figure 2)

Notes to Table 7:

(a) Housing Supply Targets (Schedule 7 Clydeplan)

(b) Housing Land Requirement (HSTs +15% generosity) (Schedule 8 Clydeplan)

(d) Established land supply as agreed with Homes for Scotland through the annual Housing Land Audit. Also comprises those sites deemed effective during the period 2019-26.

* Comprises sites allocated for 100% SR/BMR under schedule 16 and where SR/BMR capacity known for sites with planning consent.

Table 8: Meeting Housing Supply Targets and Land Requirements 2012-2029 by SDP Period

	2012-24	2024-29	Total 2012-29
(a) Housing Supply Targets (HSTs)	2810	980	3790
(b) Housing Land Requirement (HLR)	3230	1120	4350
(c) Completions 2012-19	1812	0	1812
(d) Established Housing Land Supply	1954	1420	3374
(e) Total (c+d)	3766	1420	5186
(f) Surplus/Deficit with HST (e-a)	+956	+440	+1396 (36.8%) (Figure1)
(g) Surplus/Deficit with HLR (e-b)	+536	+300	+836 (19.2%) (Figure 2)

Notes to Table 8:

(a) Housing Supply Targets (Schedule 7 Clydeplan)

(b) Housing Land Requirement (HSTs +15% generosity) (Schedule 8 Clydeplan)

(d) Established land supply as agreed with Homes for Scotland through the annual Housing Land Audit. Also comprises those sites deemed effective during the period 2019-26.

**Table 9: Meeting Housing Supply Targets and Land Requirements 2012-2029 by Tenure
(factoring in affordable housing assessment)**

	Private / Market	Social Rent/ Below Market Rent *	Total All Tenure
(a) Housing Supply Targets (HSTs)	3020	770	3790
(b) Housing Land Requirement (HLR)	3470	880	4350
(c) Completions 2012-19	1507	305	1812
(d) Established Housing Land Supply 2019-29	2681	693	3374
(e) Total (c+d)	4188	998	5186
(f) Surplus/Deficit with HST (e-a)	+1168	+228	+1396 (36.8%) (Figure1)
(g) Surplus/Deficit with HLR (e-b)	+718	+118	+836 (19.2%) (Figure 2)

Notes to Table 9:

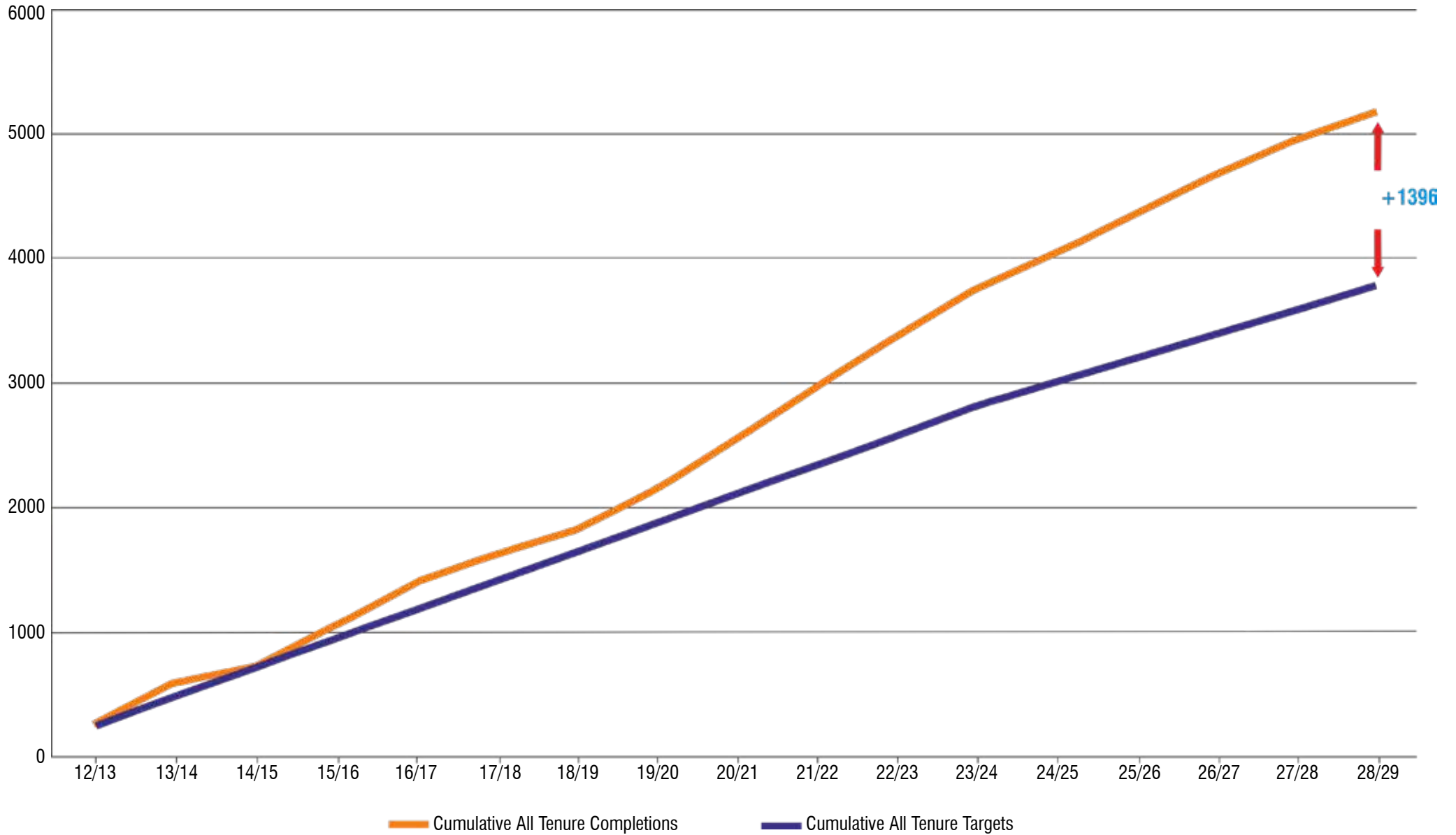
(a) Housing Supply Targets (Schedule 7 Clydeplan)

(b) Housing Land Requirement (HSTs + 15% generosity) (Schedule 8 Clydeplan)

(d) Established land supply as agreed with Homes for Scotland through the annual Housing Land Audit. Also comprises those sites deemed effective during the period 2019-26.

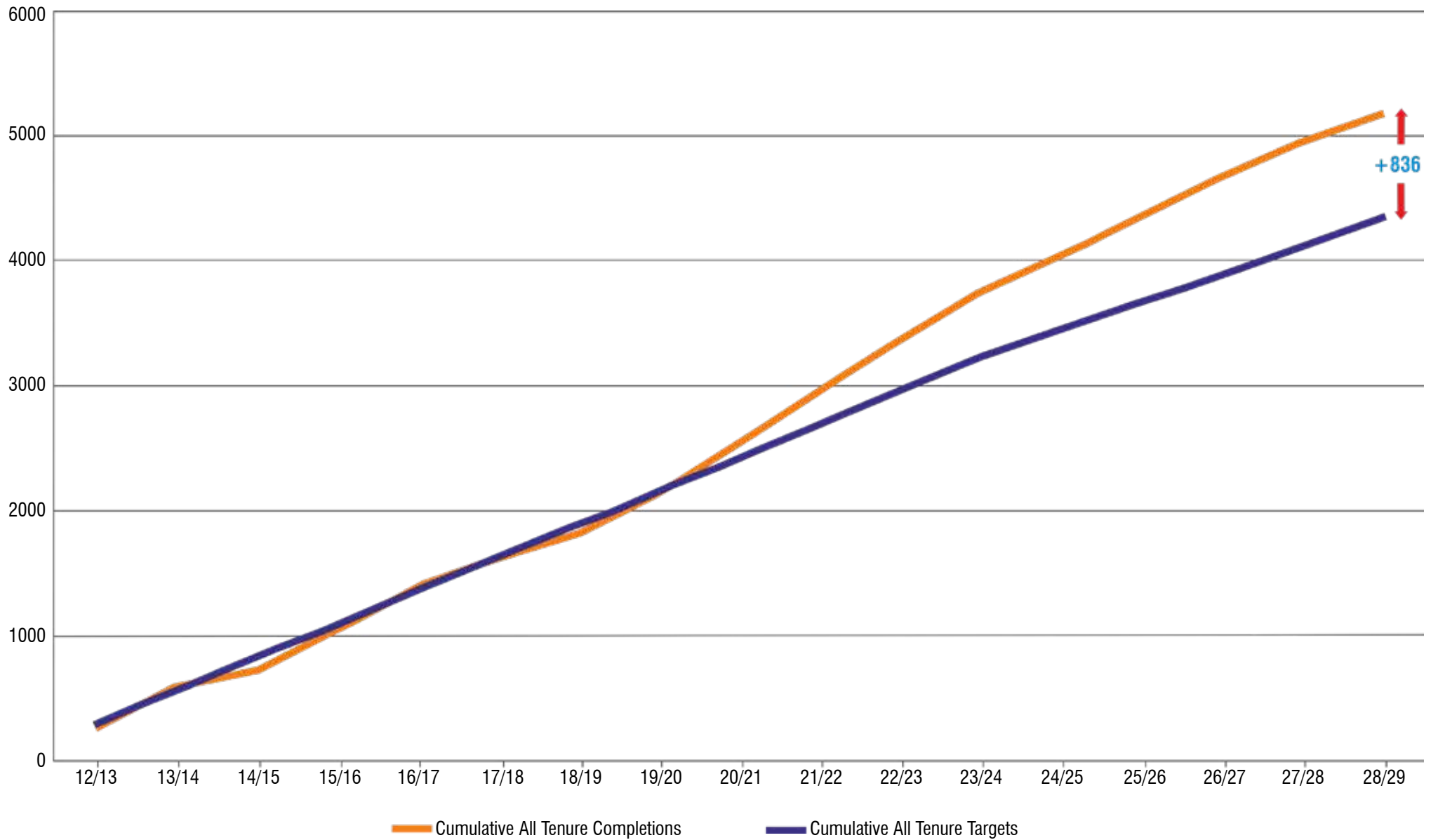
* Comprises sites allocated for 100% SR/BMR under schedule 16 of Proposed LDP2 and where SR/BMR capacity known for sites with planning consent plus an assessment of potential affordable housing contributions where a site does not have a planning consent.

Figure 1: All Tenure Housing Trajectory against Clydeplan Housing Supply Targets



	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
All Tenure Completions	269	299	156	313	349	242	184										
All Tenure Programming								334	397	409	425	389	280	313	328	281	218
Cumulative All Tenure Completions	269	568	724	1037	1386	1628	1812	2146	2543	2952	3377	3766	4046	4359	4687	4968	5186
All Tenure Housing Supply Targets p/a	234	234	234	234	234	234	234	234	234	234	235	235	196	196	196	196	196
Cumulative All Tenure Housing Supply Targets	234	468	702	936	1170	1404	1638	1872	2106	2340	2575	2810	3006	3202	3398	3594	3790
Difference	+35	+100	+22	+101	+216	+224	+174	+274	+437	+612	+802	+956	+1040	+1157	+1289	+1374	+1396

Figure 2: All Tenure Housing Trajectory against Clydeplan Housing Land Requirements



	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
All Tenure Completions	269	299	156	313	349	242	184										
All Tenure Programming								334	397	409	425	389	280	313	328	281	218
Cumulative All Tenure Completions	269	568	724	1037	1386	1628	1812	2146	2543	2952	3377	3766	4046	4359	4687	4968	5186
All Tenure Housing Land Requirements p/a	269	269	269	269	269	269	269	269	269	269	270	270	224	224	224	224	224
Cumulative All Tenure Housing Land Requirements	269	538	807	1076	1345	1614	1883	2152	2421	2690	2960	3230	3454	3678	3902	4126	4350
Difference	0	+30	-83	-39	+41	+14	-71	-6	+122	+262	+417	+536	+592	+681	+785	+842	+836

Land Supply Calculations

5 Year Land Supply

LDPs are required to ensure that a 5 year effective housing land supply is maintained at all times throughout the plan period. 2 methods of calculating the 5 year land supply are shown in Tables 10 and 11. Method 1 uses the approach set out in the Planning Performance Framework and is based upon each Clydeplan period as follows:

$$\text{Years Supply} = (\text{5 year effective housing land supply} / \text{5 year housing land supply target}) \times 5$$

An alternative way of calculating the 5 year land supply is to update the housing supply targets by factoring in past completions. This approach is set out in Table 11.

Both methods clearly demonstrate a 5 year land supply for each period.

Method 1: Calculating the 5 Year Land Supply based upon an average for each SDP period

Table 10: 5 Year Land Supply Calculations

Period	a) Housing Supply Target	b) All Tenure Housing Land Supply	c) Surplus/Deficit (b-a)	d) Years Supply (b/ax5)	e) 5 Years land supply met
2019-24	1170	1954	+784	8.4	YES
2020-25	1132	1900	+768	8.4	YES
2021-26	1094	1816	+722	8.3	YES

Notes for Table 10:

Housing Supply Target:

2019-24: 5 years SDP Period 1 (2810/12 = 234*5 = 1170)

2020-25: 4 years Period 1 (234*4) + 1 year Period 2 (980/5=196) = 1132

2021-26: 3 years Period 1 (234*3) + 2 years Period 2 (980/5=196*2) = 1094

Method 2 Calculating the 5 Year Land Supply based upon Past Completions

Table 11: 5 Year Land Supply Calculations

		2019-24	2020-25	2021-26
a	Housing Supply Target SDP Period 1 2012-24	2810	2810	2810
b	Completions 2012-19 (2020 onwards uses programming Fig 1)	1812	2146	2543
c	Balance for Period 1 (a-b)	998	664	267
d	Housing Supply Target SDP Period 2 2024-29	980	980	980
e	Requirement for Period 2 (980/5=196 p/a)	0	196	392
f	5 year requirement (c+e)	998	860	659
g	All Tenure Housing Land Supply	1954	1900	1816
h	Surplus/Shortfall (g-f)	+956	+1040	+1157
i	Years supply (g/f*5)	9.8	11.0	13.8
J	5 Years land supply met	YES	YES	YES

Notes for Table 11:

Requirement for Period 2:

2019-24: 0 Years Period 2 5 Years Period 1 = 0

2020-25 1 year Period 2 (980/5*1=196) (+4 years period 1)

2021-26 2 years Period 2 (980/5*2 = 392) (+3 years period 1)

Meeting the All Tenure Housing Land Requirement up to 10 years from the predicated date of Adoption

LDPs are required to allocate land on a range of sites which is effective up to year 10 from the predicted year of adoption ensuring a continuous generous supply at all times. It is assumed that LDP2 will be adopted by 2021 so the 10 year calculation is for the period 2021-2031. The 10 year period will go beyond the end date of Clydeplan (2012-29) and therefore an estimate is provided for the final 2 years based upon a roll forward of the average for the preceding 5 year SDP period.

2 methods of calculating the 10 year requirements are shown in Tables 12 and 13. Method 1 is calculated based upon each Clydeplan period.

An alternative way of calculating the 10 year land supply is to update the housing land requirement by factoring in past completions. This approach is set out in Table 13.

Table 12 clearly demonstrates that the Plan will provide significantly in excess of the Clydeplan requirements (+535 or 22.5%). Although there is a deficit in the period 2029-31 this is addressed through the surplus upto 2029. Again method 2 also clearly demonstrates that the Plan will provide significantly in excess of the Clydeplan requirements (+490 or 20.2%).

Method 1: Calculating the All Tenure housing land requirement based upon an average for each Clydeplan period

Table 12: Meeting the All Tenure housing land requirement

Period	a) All Tenure Housing Land Requirement	b) All Tenure Housing Land Supply	c) Surplus/Deficit (b-a)
2021-24	807	1223	+ 416
2024-29	1120	1420	+ 300
2029-31	448	267	-181
Total 2021-31	2375	2910	+ 535 (22.5%)

Notes to Table 12:

All Tenure Housing Land Requirement:

2012-24: 3 years SDP Period 1 ($3230/12=269*3 = 807$)

2024-29: 5 years SDP Period 2 ($1120/5= 224*5 = 1120$)

2029-31: 2 years roll forward of the requirement during the period 2024-29 ($229*2 = 448$)

Method 2: Calculating the All Tenure housing land requirement based upon Past Completions

Table 13: Meeting the All Tenure housing land requirement

Period	a) All Tenure Housing Land Requirement	b) All Tenure Housing Land Supply	c) Surplus/Deficit (b-a)
2021-24	852	1223	+371
2024-29	1120	1420	+300
2029-31	448	267	-181
Total 2021-31	2420	2910	+490 (20.2%)

Notes to Table 13:

All Tenure Housing Land Requirement:

2021-24: SDP Period 1 HLR (3230) - completions 2012-19 (1812) = Revised HLR (1418)/5 *3 years = 852

2024-29: 5 years SDP Period 2 (1120/5= 224*5 = 1120)

2029-31: 2 years roll forward of the requirement during the period 2024-29 (229*2 = 448)

Summary

In summary:

- During the period 2012-2019 there have been **1812** completions at an average all tenure build rate of **259** per annum.
- There is a current established all tenure Housing Land Supply (2019-29) of 3374 units of which **1788** either have planning permission or are under construction.
- The current housing land supply is sufficient to meet the **Housing Supply Targets (HSTs)** by tenure and by SDP period with a surplus of **1396** or **36.8%** by 2029.
- The current housing land supply is sufficient to meet the **Housing Land Requirement (HLR)** by tenure and by SDP period with a surplus of **836** or **19.2%** by 2029.
- There is a generous effective 5 year land supply for each 5 year period.
- There is a generous 10 year land supply to meet the **Housing Land Requirement (HLR)** up to 10 years from the predicted date of adoption i.e. 2021-2031.





EAST RENFREWSHIRE COUNCIL
Strategic Services
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank
G46 8NG