

TOWN AND COUNTRY PLANNING ACT 1990

**AFFORDABLE HOUSING STATEMENT OF COMMON
GROUND IN RESPECT OF AFFORDABLE HOUSING
NEEDS AND DELIVERY ACROSS LICHFIELD
DISTRICT (APPEAL A) AND TAMWORTH BOROUGH
(APPEAL B)**

CONJOINED SECTION 78 APPEAL

**Outline application for up to 210 dwellings, public
open space, landscaping, sustainable urban
drainage, access, and associated infrastructure. (All
matters reserved except access)**

Summix BLT Developments Limited

May 2024

Appeal A PINS REF: APP/K3415/W/24/3340089

Appeal A LPA REF: 8/00840/OUTMEI

Appeal B PINS REF: APP/Z3445/W/24/3340094

Appeal B LPA REF: 0241/2018

Appendices

- Appendix 1** Lichfield District Council Past Affordable Housing Delivery (2008/09 to 2022/23)
- Appendix 2** Tamworth Borough Council Past Affordable Housing Delivery (2006/07 to 2022/23)
- Appendix 3** Lichfield District Council Affordable Housing Delivery Compared to Affordable Housing Needs (2016/17 to 2022/23)
- Appendix 4** Tamworth Borough Council Affordable Housing Delivery Compared to Affordable Housing Needs (2016/17 to 2022/23)
- Appendix 5** Lichfield District Council Freedom of Information response (4 March 2024)

1.0 Affordable Housing Offer

Appeal A and Appeal B

- 1.1 The proposed development is for up to 210 dwellings, of which 100% are to be provided on-site as affordable housing. This level of provision exceeds the requirements of Policy H2 (40%) of the adopted Lichfield Local Plan Strategy (2015) and Policy HG4 (20%) of the adopted Tamworth Local Plan (2016).
- 1.2 The proposed tenure split will be 65% (137 units) affordable rented and 35% (73 units) shared ownership which reflects the requirements of the adopted Local Plan Strategy (2015).
- 1.3 The proposed affordable housing will be secured by way of a Section 106 planning obligation.

2.0 National and Local Planning Policy

- 2.1 The NPPF (2023) is clear that local authorities should deliver a mix of housing sizes, types and tenures for different groups, which include “*those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes*” (paragraph 63).

Appeal A - Lichfield

- 2.2 Policy HG2 of the adopted Lichfield Local Plan Strategy (2015) (**CD3.1.1**) requires the delivery of affordable housing. The current variable model within the Annual Monitoring Report (“AMR”) 2023 confirms a requirement of 28% of new dwellings (including conversions) to be provided as affordable housing.
- 2.3 Whilst not forming part of the appellants case that the site is a Rural Exception Site (RES), it is noted that Policy HG2 of the adopted Lichfield Local Plan Strategy (2015) states that ‘Outside of Lichfield and Burntwood, housing development, in addition of those allocated within the Local Plan, will be supported on small rural exception sites, where affordable homes can be delivered to meet the needs of local people from within the SHMA sub-area where there is no conflict with other Local Plan policies’.
- 2.4 It is agreed that the site does not meet the definition of a small RES as the site is over 10 units. If the site were to be advanced as a RES it would conflict with the rural exception criteria listed in Policy HG2.

Appeal B - Tamworth

- 2.5 Policy HG4 of the adopted Tamworth Local Plan 2006-2031 (2016) (**CD3.2.1**) requires new residential development involving 10 or more dwellings (gross) to provide a target of 20% affordable dwellings on site.

3.0 Affordable Housing Needs

Appeal A - Lichfield

- 3.1 The 2012 Southern Staffordshire Districts Housing Needs Study (“HNS”) and Strategic Housing Market Assessment (“SHMA”) Update (**CD6.2.4**) identifies a net need for 377 new affordable homes per annum in Lichfield between 2006 and 2028.
- 3.2 The 2020 Housing and Economic Development Need Assessment (“HEDNA”) Update (**CD6.2.1**) identifies a net need for 220 new affordable rented homes per annum in Lichfield between 2016 and 2036.

Appeal B - Tamworth

- 3.3 The 2012 Southern Staffordshire Districts Housing Needs Study (“HNS”) and Strategic Housing Market Assessment (“SHMA”) Update (**CD6.2.4**) identifies a net need for 183 new affordable homes per annum in Tamworth between 2006 and 2028.
- 3.4 The 2020 Housing and Economic Development Need Assessment (“HEDNA”) Update (**CD6.2.1**) identifies a net need for 170 new affordable rented homes per annum in Tamworth between 2016 and 2036.

4.0 Affordable Housing Delivery

Appeal A - Lichfield

- 4.1 The parties agree a series of facts and figures with regard to past affordable housing delivery in Lichfield District. These are contained at **Appendix 1**.
- 4.2 Since the start of the Local Plan Strategy period in 2008/09 and 2022/23, Lichfield District Council has delivered 1,275 gross additions to its affordable housing stock, equivalent to 85 per annum over the 15-year period. This equates to 21% gross affordable housing delivery.
- 4.3 Since the start of the Local Plan Strategy period in 2008/09 and 2022/23, Lichfield District Council has delivered 1,140 affordable dwellings per annum net of Right to Buy sales and additions, equivalent to 76 per annum over the 15-year period. This equates to 19% of the total average number of net housing completions.

Appeal B - Tamworth

- 4.4 The parties agree a series of facts and figures with regard to past affordable housing delivery in Tamworth Borough. These are contained at **Appendix 2**.
- 4.5 Since the start of the Local Plan period in 2006/07 and 2022/23, Tamworth Borough Council has delivered 666 gross additions to its affordable housing stock, equivalent to 39 per annum over the 17-year period. This equates to 16% gross affordable housing delivery.
- 4.6 Since the start of the Local Plan Strategy period in 2006/07 and 2022/23, Tamworth Borough Council has delivered 295 affordable dwellings per annum net of Right to Buy sales and additions, equivalent to 17 per annum over the 17-year period. This equates to 7% of the total average number of net housing completions.

5.0 Affordable Housing Delivery Compared to Affordable Housing Needs

Appeal A - Lichfield

- 5.1 In Lichfield District, since the start of the 2020 HEDNA Update period in 2016/17, affordable housing additions (net of Right to Buy) have averaged 144 net affordable dwellings per annum, against an identified need of 220 net affordable rented dwellings per annum. A shortfall of -535 affordable dwellings has arisen over the seven-year period, equivalent to an average annual shortfall of -76 affordable dwellings.
- 5.2 The parties agree a series of facts and figures contained at **Appendix 3**.

Appeal B - Tamworth

- 5.3 In Tamworth Borough, since the start of the 2020 HEDNA Update period in 2016/17, affordable housing additions (net of Right to Buy and additions) have averaged 25 net affordable dwellings per annum, against a need of 170 net affordable rented dwellings per annum. A shortfall of -1,017 affordable dwellings has arisen over the seven-year period, equivalent to an average annual shortfall of -145 affordable dwellings.
- 5.4 The parties agree a series of facts and figures contained at **Appendix 4**.

6.0 Addressing the Shortfall in Affordable Housing Delivery

- 6.1 It is considered that any shortfall in delivery should be dealt with within the next five years. This is also an approach set out within the PPG¹ and endorsed at appeal (**CD8.2.2**).

¹ Paragraph: 031 Reference ID: 68-031-20190722

Appeal A - Lichfield

- 6.2 When the -535 dwelling affordable housing shortfall accumulated since 2016/17 is factored into the 2020 HEDNA Update identified need of 220 affordable rented homes per annum for the period 2016/17 and 2022/23, the number of affordable homes the Council will need to complete increases to 327² net affordable homes per annum for the period 2023/24 to 2027/28.
- 6.3 This would ensure that for the remainder of the period up to 2036 the annual affordable rented housing need reduces to 220 per annum to deal solely with newly arising needs.
- 6.4 The parties disagree on the approach to be taken to remove the backlog.

Appeal B - Tamworth

- 6.5 When the -1,017 dwelling affordable housing shortfall which accumulated since 2016/17 is factored into the 2020 HEDNA Update identified need of 170 affordable rented homes per annum for the period 2016/17 and 2022/23, the number of affordable homes the Council will need to complete increases to 373³ net affordable homes per annum for the period 2023/24 to 2027/28.
- 6.6 This would ensure that for the remainder of the period up to 2036 the annual affordable rented housing need reduces to 170 per annum to deal solely with newly arising needs.

7.0 Future Supply of Affordable Housing

Appeal A - Lichfield

- 7.1 Lichfield District Council AMR 2023 outlines that 848 homes are committed for affordable housing in the Five-Year Housing Land Supply ("5YHLS"), equivalent to 170 per annum.
- 7.2 The Council published its latest 5YHLS in July 2023 (**CD6.1.5**), covering the period 1 April 2023 to 31 March 2028.
- 7.3 The appellants contend that if we assume that all 3,193 dwellings included in the 5YHLS will come forward on sites eligible for affordable housing; and that all of these sites would deliver affordable housing at the gross prevailing rate as a proportion of overall housing completions (i.e. 21%), this is likely to deliver 671 affordable dwellings over the five-year period, equating to 134 new affordable dwellings per annum. This is

² 220 + (535/5) = 327

³ 170 + (1,017/5) = 373

below the 220 net affordable rented housing needs per annum identified in the 2020 HEDNA Update.

- 7.4 The future affordable housing appears to be in the range of 134 to 170 affordable homes per annum, depending upon which approach is taken.

Appeal B - Tamworth

- 7.5 The Council published its latest 5YHLS in May 2023 (**CD6.2.2**), covering the period 1 April 2022 to 31 March 2027.
- 7.6 If we assume that all 1,559 dwellings included in the 5YHLS will come forward on sites eligible for affordable housing; and that all of these sites would deliver affordable housing at the gross prevailing rate as a proportion of overall housing completions (i.e. 16%), this is likely to deliver 249 affordable dwellings over the five-year period, equating to 50 new affordable dwellings per annum. This is below the 170 net affordable rented housing needs per annum identified in the 2020 HEDNA Update.

8.0 Affordability Indicators

- 8.1 The figures presented in this section align with the latest annual monitoring period starting 1 April and ending 31 March for which data is available.

Appeal A - Lichfield

- 8.2 The Freedom of Information response from Lichfield District Council dated 26 March 2024 (see **Appendix 5**) states that as of 31 March 2023, there were 349 households on the Housing Register in Lichfield District.
- 8.3 The FoI response detailed that on the 31 March 2023, 21 households had preference for an affordable home in Whittington & Streethay Ward (in which the appeal site is located). The live register advises on 19 May 2024 that there were 20 households expressing a preference.
- 8.4 Figure 8.1 below illustrates that, based on the dwelling size, successful applicants in the 2023/24 period experienced average waiting times ranging from 34 days to 415 days for an affordable home.

Figure 8.1: Lichfield District Housing Register Average Waiting Times, March 2024

Size of Affordable Property	Average Waiting Time to be Housed (31 March 2024)
1-bedroom home	35 days
2-bedroom home	91 days
3-bedroom home	248 days
4+ bedroom home	415 days

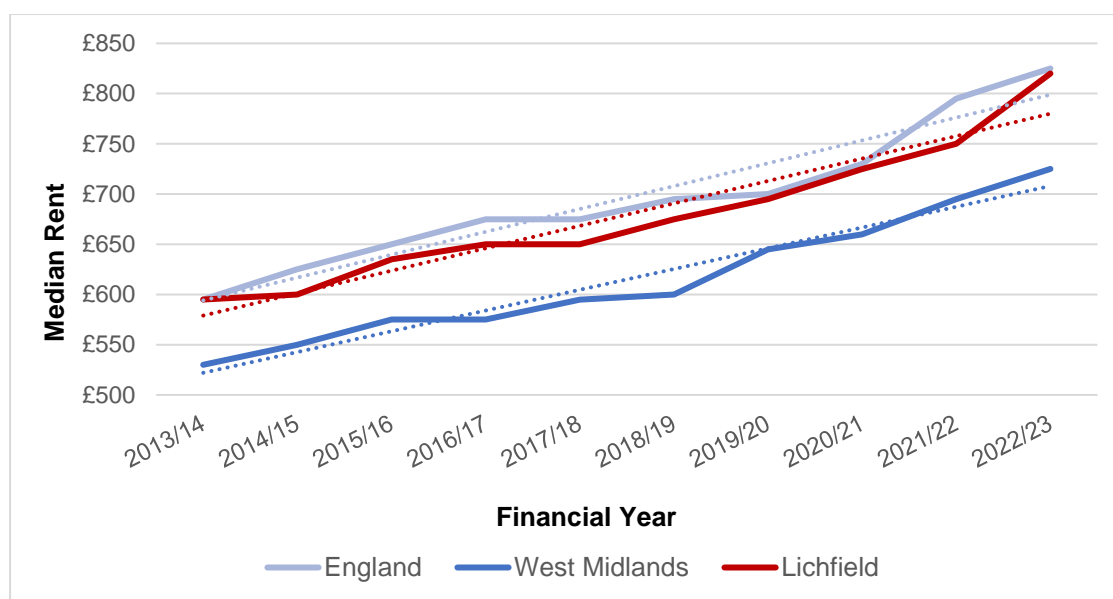
Source: Freedom of Information response (26 March 2024) – see **Appendix 5**

- 8.5 DLUHC statutory homelessness data shows that in the 12 months between 1 April 2022 and 31 March 2023, Lichfield District Council accepted 203 households in need of homelessness prevention duty⁴, and a further 122 households in need of relief duty⁵ from the Council.
- 8.6 DLUHC statutory homelessness data highlights that on 31 March 2023, there were 15 households housed in temporary accommodation by Lichfield District Council.
- 8.7 Valuation Office Agency (“VOA”) and Office for National Statistics (“ONS”) data (first produced in 2013/14) shows that the median monthly rent in Lichfield in 2022/23 was £820 pcm. As Figure 8.2 illustrates, this represents a 38% increase from 2013/14 where average lower quartile monthly rents stood at £595 pcm. The median rent in Lichfield District increased by 9% in one year from £750 in 2021/22 to £820 in 2022/23.

⁴ The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homeless. The prevention duty applies when a Local Authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

⁵ The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a Local Authority is satisfied that an applicant is homeless and eligible for assistance.

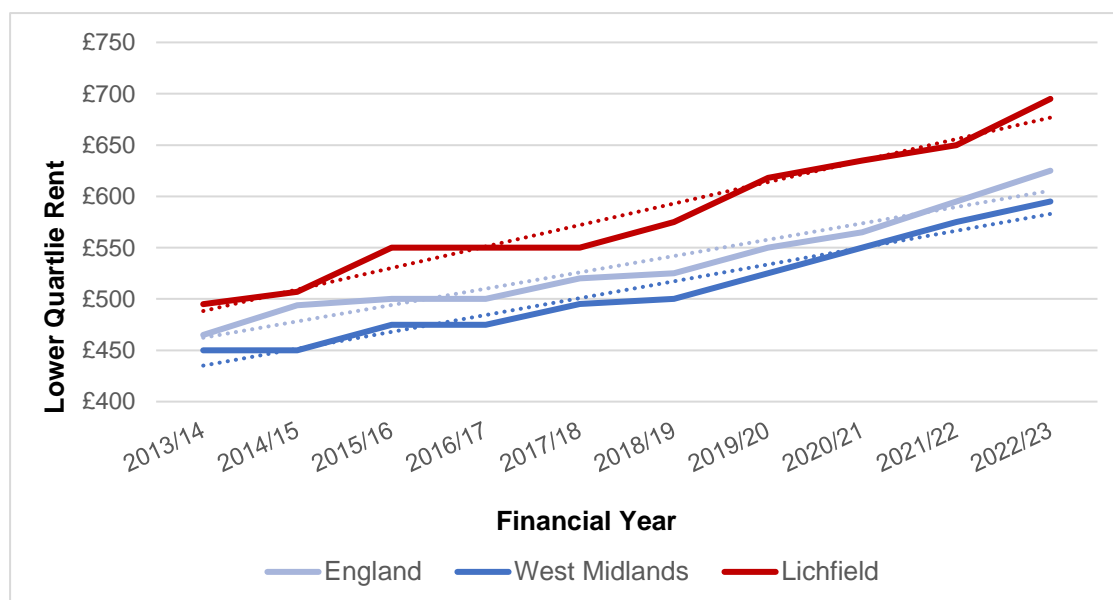
Figure 8.2: Lichfield Median Private Sector Rents, 2013/14 to 2022/23



Source: VOA and ONS.

- 8.8 The average lower quartile monthly rent in Lichfield in 2022/23 was £695 pcm. Figure 8.3 below illustrates that this represents a 40% increase from 2013/14 where average lower quartile monthly rents stood at £495 pcm. The lower quartile rent in Lichfield District increased 7% in one year from £650 in 2021/22 to £695 in 2022/23.

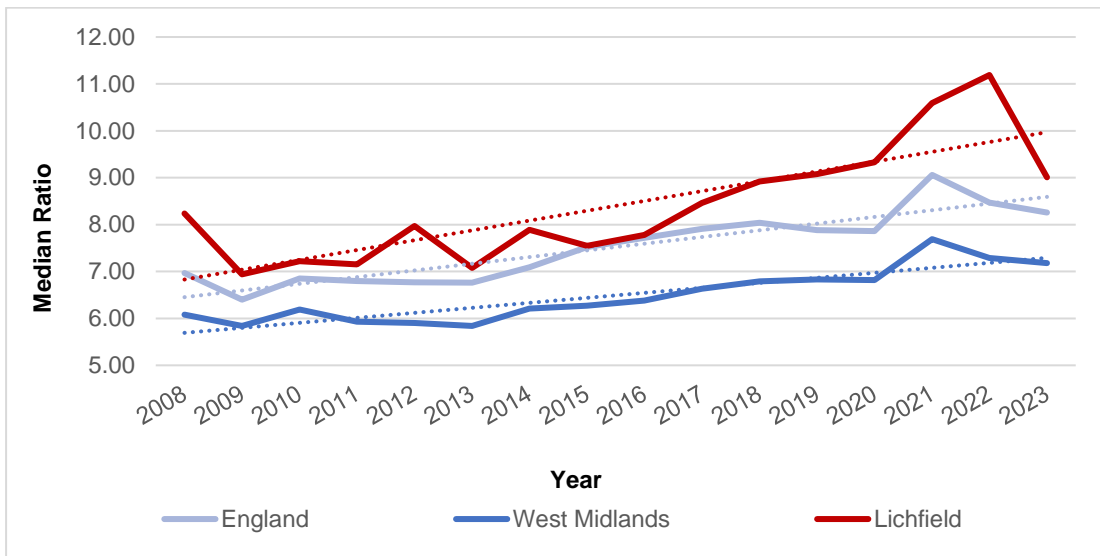
Figure 8.3: Lichfield Lower Quartile Private Sector Rents, 2013/14 to 2022/23



Source: VOA and ONS.

- 8.9 The median affordability ratio in Lichfield District in 2023 in 2023 was 9.01. Figure 8.4 below shows that this is higher than across the West Midlands (7.18) and across England (8.26) in 2023.

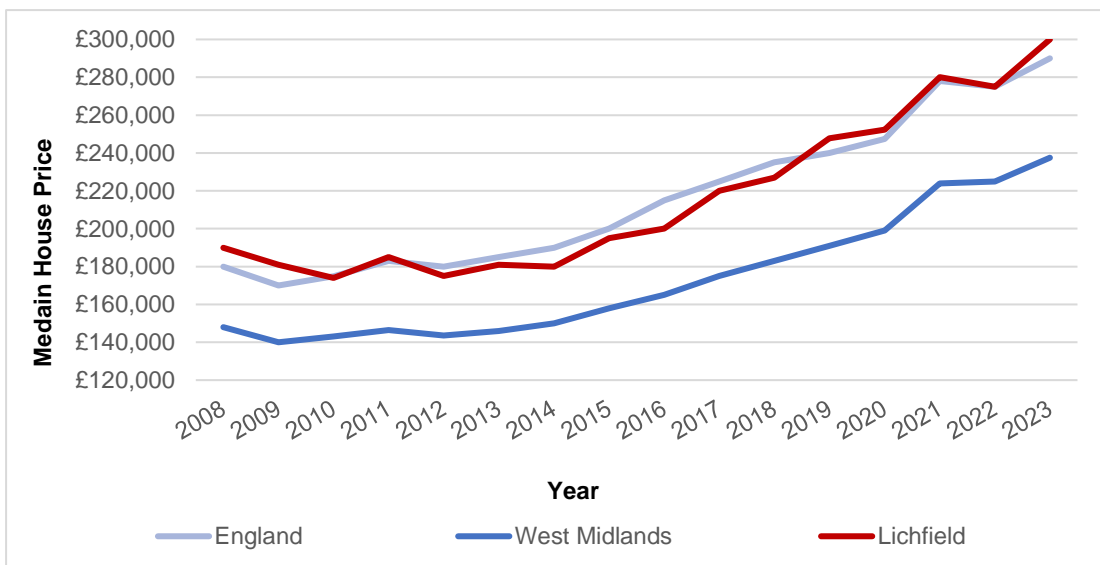
Figure 8.4: Median Workplace-Based Affordability Ratio comparison, 2008 to 2023



Source: ONS.

8.10 Figure 8.5 below illustrates median house prices across England, the West Midlands and Lichfield over the plan period. The median house price across Lichfield has risen by 58% over the plan period; from £190,000 in 2008 to £299,998 in 2023. This figure is some 3% higher than the national figure of £290,000, which has seen an increase of 61% over the same period, and 26% higher than the West Midlands figure of £237,500 which has seen an increase of 60% over the same period.

Figure 8.5: Median House Price Comparison, 2008 to 2023

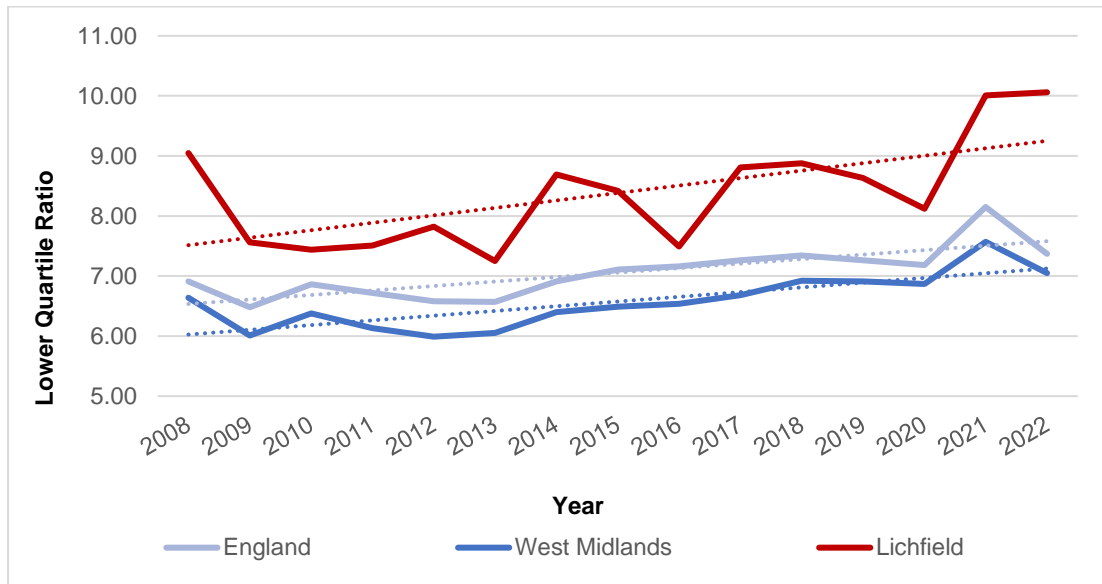


Source: ONS.

8.11 The median house price across Whittington & Streethay Ward (in which the appeal site is located) has risen by 56% from £236,776 in 2008 to £370,000 in 2023. This figure is 23% higher than the Lichfield District figure of £299,998.

8.12 The lower quartile affordability ratio in Lichfield District in 2022⁶ was 10.06. Figure 8.6 below shows that this is higher than across the West Midlands (7.05) and across England (7.37) in 2022.

Figure 8.6: Lower Quartile Workplace-Based Affordability Ratio comparison, 2008 to 2022

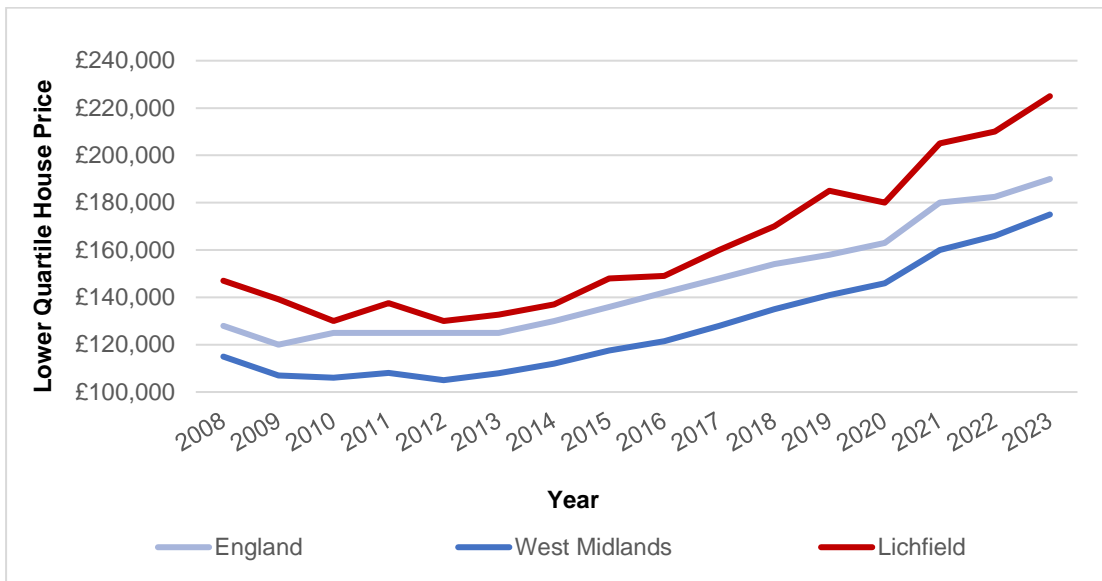


Source: ONS.

8.13 Figure 8.7 below illustrates lower quartile house prices across England, the West Midlands and Lichfield over the plan period. The lower quartile house price across Lichfield has risen by 53% from £147,000 in 2008 to £225,000 in 2023. This figure is some 18% higher than the national figure of £190,000, which has seen an increase of 48% over the same period, and 29% higher than the West Midlands figure of £175,000 which has seen an increase of 52% over the same period.

⁶ Please note that lower quartile house price to income ratio data is only available up to 2022.

Figure 8.7: Lower Quartile House Prices, 2008 to 2023



Source: ONS.

8.14 The lower quartile house price across Whittington & Streethay Ward (in which the appeal site is located) has risen by 38% from £188,475 in 2008 to £260,000 in 2022⁷.

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8.15 DLUHC Live Table 600 shows that as of 31 March 2023, there were 401 households on the Housing Register in Tamworth Borough.

8.16 Figure 8.8 below illustrates that, based on the dwelling size, successful applicants in the 2023 experienced average waiting times ranging from 139 to 572 days for a council home.

Figure 8.8: Tamworth Borough Housing Register Average Waiting Times, 2023

Size of Affordable Property	Average Waiting Time to be Housed 2023
1-bedroom home	139 days
2-bedroom home	161 days
3-bedroom home	247 days
4+ bedroom home	572 days

8.17 DLUHC statutory homelessness data shows that in the 12 months between 1 April 2022 and 31 March 2023, Tamworth Borough Council accepted 130 households in

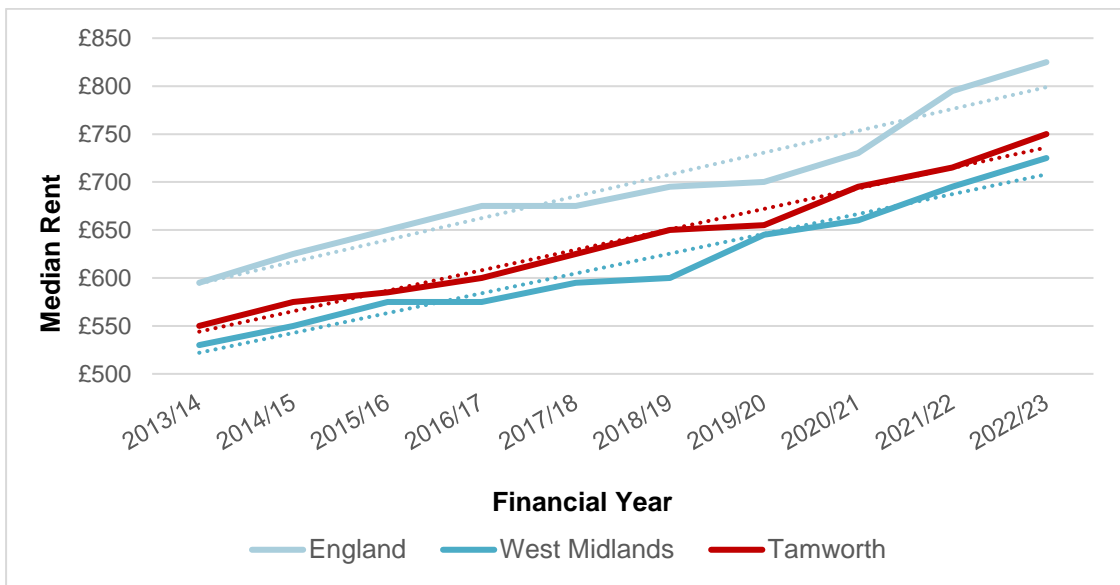
⁷ Please note that lower quartile house price data by ward is only available up to 2022.

need of homelessness prevention duty⁸, and a further 153 households in need of relief duty⁹ from the Council.

8.18 DLUHC statutory homelessness data highlights that on 31 March 2023, there were 28 households housed in temporary accommodation by the Borough.

8.19 Valuation Office Agency (“VOA”) and Office for National Statistics (“ONS”) data (first produced in 2013/14) shows that that the median monthly rent in Tamworth in 2022/23 was £750 pcm. As illustrated in Figure 8.9 below, this represents a 36% increase from 2013/14 where average lower quartile monthly rents stood at £550 pcm. The median rent in Tamworth increased 5% in one year from £715 in 2021/22 to £750 in 2022/23.

Figure 8.9: Median Private Sector Rents, 2013/14 to 2022/23



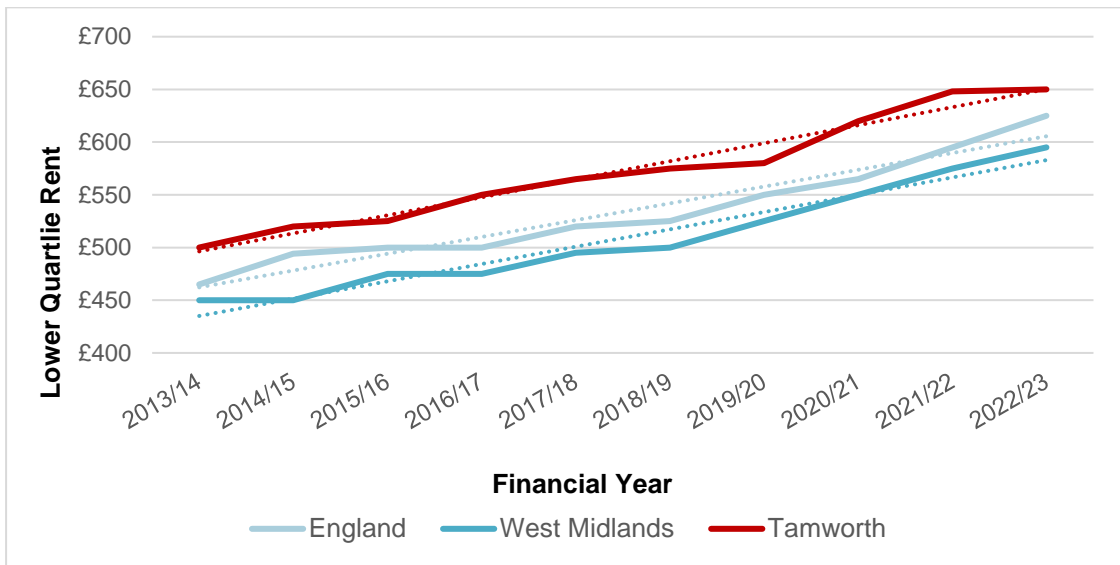
Source: VOA and ONS.

8.20 The average lower quartile monthly rent in Tamworth in 2022/23 was £650 pcm. As illustrated by Figure 8.10 below, this represents a 30% increase from 2013/14 where average lower quartile monthly rents stood at £500 pcm.

⁸ The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homeless. The prevention duty applies when a Local Authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

⁹ The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a Local Authority is satisfied that an applicant is homeless and eligible for assistance.

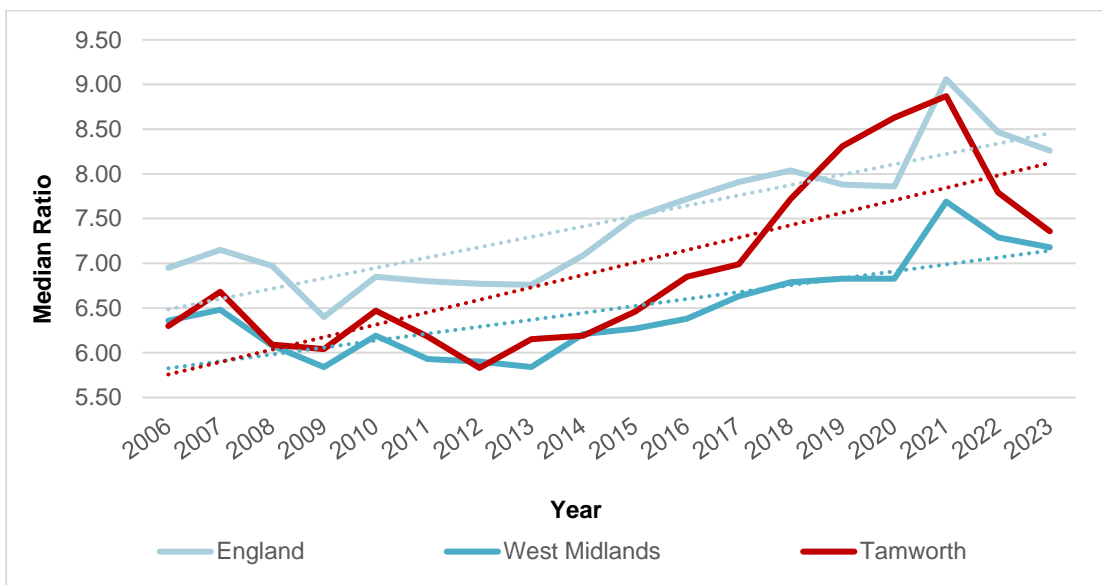
Figure 8.10: Lower Quartile Private Sector Rents, 2013/14 to 2022/23



Source: VOA and ONS.

8.21 The median affordability ratio in Tamworth Borough in 2023 was 7.36. Figure 8.11 below shows that the median affordability ratio in Tamworth is higher than across the West Midlands (7.18) but lower than the median national ratio (8.26) in 2023.

Figure 8.11: Median Workplace-Based Affordability Ratio comparison, 2006 to 2023

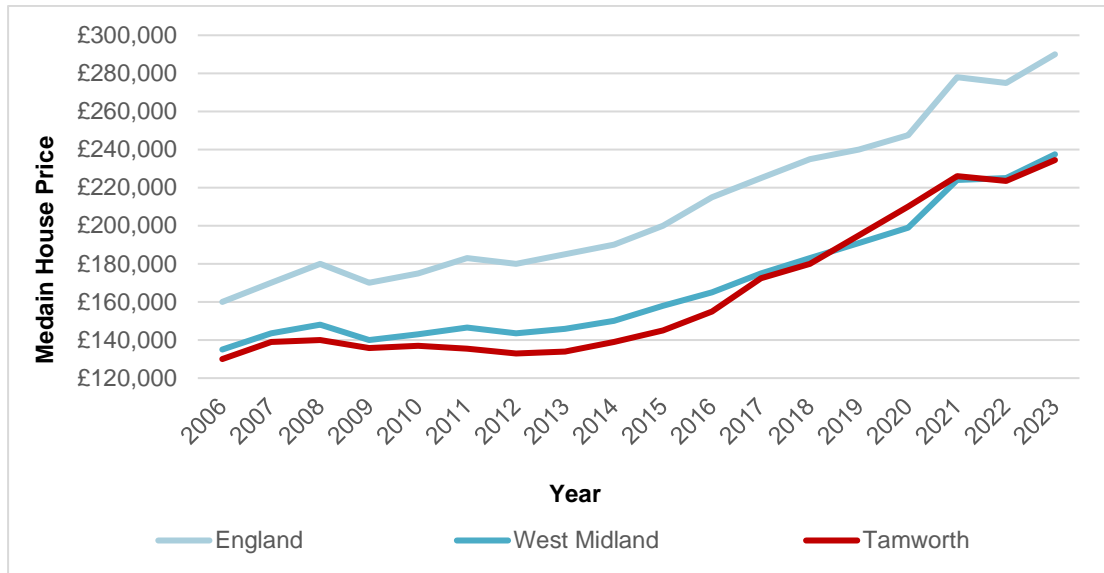


Source: ONS.

8.22 Figure 8.12 below illustrates median house prices across England, the West Midlands and Tamworth over the plan period. The median house price across Tamworth has risen by 80% over the plan period; from £130,000 in 2006 to £234,437 in 2023. This figure is some 19% less than the national figure of £290,000, which has seen an

increase of 61% over the same period, and 1% lower than the West Midlands figure of £237,500 which has seen an increase of 60% over the same period.

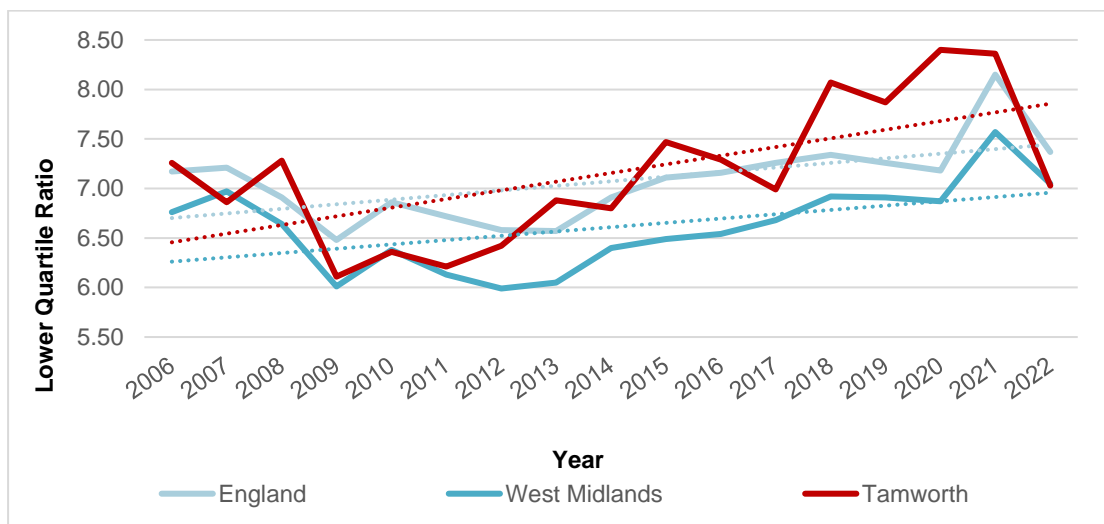
Figure 8.12: Median House Price Comparison, 2006 to 2023



Source: ONS.

8.23 The lower quartile affordability ratio in Tamworth Borough in 2022¹⁰ was 7.03. This is broadly in line with the average for the West Midlands (7.05) although slightly below the national ratio (7.37) in 2022, as shown in Figure 8.13 below.

Figure 8.13: Lower Quartile Workplace-Based Affordability Ratio comparison, 2006 to 2022



Source: ONS.

¹⁰ Please note that lower quartile house price to income ratio data is only available up to 2022.

8.24 Figure 8.14 below illustrates lower quartile house prices across England, the West Midlands and Tamworth over the plan period. The lower quartile house price across Tamworth has risen by 64% from £110,000 in 2008 to £180,000 in 2023. This figure is some 5% lower than the national figure of £190,000, which has seen an increase of 48% over the same period, and 3% higher than the West Midlands figure of £175,000 which has seen an increase of 52% over the same period.

Figure 8.14: Lower Quartile House Prices, 2006 to 2023



Source: ONS.

9.0 Agreement of the Parties

- 9.1 The parties agree that the 2012 Southern Staffordshire Districts HNS and SHMA Update identifies a net need for 377 new affordable homes per annum in Lichfield between 2006 and 2028.
- 9.2 The parties agree that the 2012 Southern Staffordshire Districts HNS and SHMA Update identifies a net need for 183 new affordable homes per annum in Tamworth between 2006 and 2028.
- 9.3 The parties agree that the 2012 Southern Staffordshire Districts HNS and SHMA Update does not take account of the current definition of affordable housing contained within Annex 2 of the NPPF (2023).
- 9.4 The parties agree that the 2020 HEDNA Update identifies a net need for 220 new affordable rented homes per annum in Lichfield District between 2016 and 2036.

- 9.5 The parties agree that the 2020 HENDA Update identifies a net need for 170 new affordable rented homes per annum in Tamworth Borough between 2016 and 2036.
- 9.6 The parties agree that the Standard Method calculation of Local Housing Need does not provide an annual need figure for affordable housing in line with the PPG nor does it monitor affordable housing supply.
- 9.7 The parties agree that the affordability indicators cited at Section 8 of this Statement indicate that housing is becoming less affordable across Lichfield District and Tamworth Borough.
- 9.8 The parties agree that there is an acute national housing crisis.
- 9.9 The parties agree that there is an ongoing need for affordable housing across Lichfield District and Tamworth Borough.
- 9.10 Affordable housing is a material consideration in favour of the grant of consent.
- 9.11 The Council accepts that the provision of affordable housing is a benefit weighing in favour of the development.
- 9.12 Additional weight may be given to an affordable housing offer that exceeds policy requirements.
- 10.0 Matters that remain in dispute**
- 10.1 The parties disagree on the weight to be afforded to affordable housing in the planning balance. The appellants contend this should be very substantial weight whereas Lichfield District Council contend this should be moderate weight.
- 10.2 The parties disagree on the weight to be given to the enhanced offer.
- 10.3 The parties disagree on the approach to removing the backlog of affordable housing.


Signed on behalf of Lichfield District Council:

Signature: Gemma Hill

Name: Gemma Hill

Date: 3rd June 2024

Signed on behalf of Tamworth Borough Council:

Signature: 

Name: Glen Baker-Adams

Date: 3rd June 2024

Signed on behalf of the Appellant:

Signature: 

Name: James Stacey

Date: 31 May 2024

Appendix 1

Lichfield District Council Past Affordable Housing Delivery
(2008/09 to 2022/23)



Lichfield District Council Past Affordable Housing Delivery (2008/09 to 2022/23)

Appendix 1

Gross Additions to Affordable Housing Stock

4.1 Figure 1 below illustrates the delivery of affordable housing (“AH”) in Lichfield since the start of the Local Plan Strategy period in 2008.

Figure 1: Gross Additions to Affordable Housing Stock, 2008/09 to 2022/23

Monitoring Period	Total Housing Completions (Net)	Additions to AH Stock (Gross)	Gross AH as a %age of total completions
2008/09	273	8	3%
2009/10	102	19	19%
2010/11	316	22	7%
2011/12	201	14	7%
2012/13	239	40	17%
2013/14	324	16	5%
2014/15	226	26	12%
2015/16	200	44	22%
2016/17	322	33	10%
2017/18	552	97	18%
2018/19	740	169	23%
2019/20	581	143	25%
2020/21	548	90	16%
2021/22	743	291	39%
2022/23	756	263	35%
Total	6,123	1,275	21%
Avg. Pa.	408	85	21%

Source: Freedom of Information response (26 March 2024)

4.2 Between 2008/09 and 2022/23, a total of 6,123 dwellings were delivered in Lichfield, equivalent to 408 per annum. Of the 6,123 dwellings, 1,275 dwellings were affordable tenures, equivalent to 85 per annum. This equates to 21% gross affordable housing delivery.

Net Additions to Affordable Housing Stock

4.3 Figure 2 below calculates the affordable housing delivery per annum since the start of the Local Plan Strategy period in 2008, net of Right to Buy sales.

Figure 2: Net of Right to Buy Additions to Affordable Housing Stock, 2008/09 to 2022/23

Monitoring Period	Total housing completions (Net)	Additions to AH Stock (Gross)	RP RtB sales	Additions to AH Stock (Net of RtB)	Additions to AH Stock (Net of RtB) as a %age of total completions
	A	B	C	D (B – C)	E (D / A) X 100
2008/09	273	8		8	3%
2009/10	102	19		19	19%
2010/11	316	22		22	7%
2011/12	201	14	0	14	7%
2012/13	239	40	13	27	11%
2013/14	324	16	12	4	1%
2014/15	226	26	14	12	5%
2015/16	200	44	15	29	15%
2016/17	322	33	7	26	8%
2017/18	552	97	8	89	16%
2018/19	740	169	19	150	20%
2019/20	581	143	26	117	20%
2020/21	548	90	8	82	15%
2021/22	743	291	7	284	38%
2022/23	756	263	6	257	34%
Total	6,123	1,275	135	1,140	19%
Avg. Pa.	408	85	9	76	19%

Source: Freedom of Information response (26 March 2024); Registered Provider Statistical Data Returns (2011/12 to 2022/23)

4.4 Figure 2 demonstrates that on average between 2008/09 and 2022/23, the council has added 76 affordable dwellings per annum net of Right to Buy sales and additions, equivalent to 19% of the total average number of net housing completions.

Appendix 2

Tamworth Borough Council Past Affordable Housing Delivery
(2006/07 to 2022/23)



Tamworth Borough Council Past Affordable Housing Delivery (2006/07 to 2022/23)

Appendix 2

Gross Additions to Affordable Housing Stock

1.1 Figure 1 below illustrates the delivery of affordable housing (“AH”) in Tamworth since the start of the adopted Local Plan period in 2006.

Figure 1: Gross Additions to Affordable Housing Stock, 2006/07 to 2022/23

Monitoring Period	Total Housing Completions (Net)	Additions to AH Stock (Gross)	Gross AH as a %age of total completions
2006/07	558	14	3%
2007/08	296	22	7%
2008/09	304	10	3%
2009/10	253	97	38%
2010/11	234	75	32%
2011/12	31	21	68%
2012/13	97	13	13%
2013/14	2	16	842%
2014/15	24	46	192%
2015/16	29	18	62%
2016/17	123	13	11%
2017/18	114	38	33%
2018/19	280	88	31%
2019/20	509	27	5%
2020/21	424	168	40%
2021/22	405	0	0%
2022/23	358	0	0%
Total	4,038	666	16%
Avg. Pa.	238	39	16%

Source: DLUHC Live Tables 122 and 1008c

- 1.2 Between 2006/07 and 2022/23, a total of 4,038 dwellings were delivered in Tamworth, equivalent to 238 per annum. Of the 4,038 dwellings, 666 dwellings were affordable tenures, equivalent to 39 per annum. This equates to 16% gross affordable housing delivery.

Net Additions to Affordable Housing Stock

- 1.3 Figure 2 below calculates the affordable housing delivery per annum since the start of the adopted Local Plan period in 2006, net of Right to Buy sales.

Figure 2: Net of Right to Buy Additions to Affordable Housing Stock, 2006/07 to 2022/23

Monitoring Period	Total housing completions	Additions to AH Stock	LPA Acquisitions	LPA	RP	Additions to AH Stock	Additions to AH Stock (Net of RtB) as a %age of total completions		
	(Net)	(Gross)		RtB sales	RtB sales	(Net of RtB)			
	A	B		C	D	E		F	G
						$(B + C) - (D + E)$		$(F / A) \times 100$	
2006/07	558	14			28	-14	-3%		
2007/08	296	22			24	-2	-1%		
2008/09	304	10			5	5	2%		
2009/10	253	97			4	93	37%		
2010/11	234	75			8	67	29%		
2011/12	31	21		0	7	14	45%		
2012/13	97	13		0	18	-5	-5%		
2013/14	2	16		1	42	-27	-1421%		
2014/15	24	46		1	36	9	38%		
2015/16	29	18		0	36	-18	-62%		
2016/17	123	13		0	40	-27	-22%		
2017/18	114	38	5	0	43	0	0%		
2018/19	280	88	11	0	28	71	25%		
2019/20	509	27	20	7	29	11	2%		
2020/21	424	168	9	0	23	154	36%		
2021/22	405	0	20	0	25	-5	-1%		
2022/23	358	0	0	0	31	-31	-9%		
Total	4,038	666	65	9	427	295	7%		
Avg. Pa.	238	39	4	1	25	17	7%		

Source: DLUHC Live Tables 122, 1008c, 691 and 693c2; Registered Provider Statistical Data Returns (2011/12 to 2022/23)

- 1.4 Figure 2 demonstrates that on average between 2006/07 and 2022/23, the council has added 17 affordable dwellings per annum net of Right to Buy sales and additions, equivalent to 7% of the total average number of net housing completions.

Appendix 3

Lichfield District Council Affordable Housing Delivery
Compared to Affordable Housing Needs (2016/17 to 2022/23)



Lichfield District Council Affordable Housing Delivery Compared to Affordable Housing Needs (2016/17 to 2022/23)

Appendix 3

- 1.1 Figure 1 illustrates net of Right to Buy affordable housing delivery in Lichfield compared to the identified need of 220 net affordable rented dwellings per annum between 2016 and 2036, as set out in the 2020 HEDNA.

Figure 1: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2020 HEDNA, 2016/17 to 2022/23

Monitoring Period	Additions to AH Stock (Net of RtB)	2020 HEDNA AH Needs Per Annum (Net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2016/17	26	220	-194	-194	12%
2017/18	89	220	-131	-325	40%
2018/19	150	220	-70	-395	68%
2019/20	117	220	-103	-498	53%
2020/21	82	220	-138	-636	37%
2021/22	284	220	64	-572	129%
2022/23	257	220	37	-535	117%
Total	1,005	1,540	-535	-535	65%
Avg. Pa.	144	220	-76	-76	65%

Source: Freedom of Information response (26 March 2024); Registered Provider Statistical Data Returns (2011/12 to 2022/23); 2020 HEDNA

Appendix 4

Tamworth Borough Council Affordable Housing Delivery
Compared to Affordable Housing Needs (2016/17 to 2022/23)



Tamworth Borough Council Affordable Housing Delivery Compared to Affordable Housing Needs (2016/17 to 2022/23)

Appendix 4

1.1 Figure 1 illustrates net of Right to Buy affordable housing delivery in Tamworth compared to the identified need of 170 net affordable rented dwellings per annum between 2016 and 2036, as set out in the 2020 HEDNA.

Figure 1: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2020 HEDNA, 2016/17 to 2022/23

Monitoring Period	Additions to AH Stock (Net of RtB)	2020 HEDNA AH Needs Per Annum (Net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2016/17	-27	170	-197	-197	-16%
2017/18	0	170	-170	-367	0%
2018/19	71	170	-99	-466	42%
2019/20	11	170	-159	-625	6%
2020/21	154	170	-16	-641	91%
2021/22	-5	170	-175	-816	-3%
2022/23	-31	170	-201	-1,017	-18%
Total	173	1,190	-1,017	-1,017	15%
Avg. Pa.	25	170	-145	-145	15%

Source: DLUHC Live Tables 122, 1008c, 691 and 693c2; Registered Provider Statistical Data Returns (2011/12 to 2022/23); 2020 HEDNA

Appendix 5

Lichfield District Council Freedom of Information response (4
March 2024)



Leonie Stoate

From: Patrick Jervis <Patrick.Jervis@lichfielddc.gov.uk>
Sent: 04 March 2024 09:30
To: Lisa Luong
Subject: RE: Freedom of Information Request - Housing Data

Good morning Lisa,

Please see below in response to your FOI regarding housing data in Whittington & Streethay Ward. We had previously provided this information to a colleague at your company under a separate FOI.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023.

349

2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.

Average Wait Time By Applicants Bedroom Need				
Bedroom Need	Total Number Of Lets	Total Days On Reg	Avg Wait time in days	Percentage Of Allocations
1 Bed	170	5904	34.72941176	37.94%
2 Bed	174	15750	90.51724138	38.83%
3 Bed	94	23336	248.2553191	10.93%
4 Bed	10	4155	415.5	2.23%
5 Bed	0	0	0	0%
Total	448	49145	109.6986607	100%

3. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.

Average Wait Time By Applicants Bedroom Need				
Bedroom Need	Total Number Of Lets	Total Days On Reg	Avg Wait time in days	Percentage Of Allocations
1 Bed	120	11858	98.81666667	36.62%
2 Bed	136	24834	182.6029412	41.23%

3 Bed	68	21418	314.9705882	20.62%
4 Bed	5	2939	587.8	1.54%
5 Bed	0	0	0	0%
Total	329	61049	185.5592705	100%

4. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location: I can not gain this information but can provide current numbers:

Location	Household Preferences (31 March 2023)
Whittington & Streethay Ward	21

5. The number of properties advertised, and the average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Whittington & Streethay Ward	
	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling	1	8
2-bed affordable dwelling	4	7.75
3-bed affordable dwelling	2	15
4+ bed affordable dwelling	0	n/a

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred;
- What they entailed; and
- Copies of the respective documents

Social Housing Stock

7. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location	Social rent	Shared ownership	Total Social Housing Stock (31 March 2023)
Whittington & Streethay Ward	238	73	311

Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2021 and 31 March 2022; and between 1 April 2022 and 31 March 2023 in the following locations:

Location	Social Housing Lettings	
	1 April 2021 to 31 March 2022	1 April 2022 to 31 March 2023
Whittington & Streethay Ward	21	7

Temporary Accommodation

9. The number of households on the Housing Register housed in temporary accommodation within and outside the Lichfield District Council region on the following dates:

Households in Temporary Accommodation	31 March 2022	31 March 2023
Households Housed within Lichfield District Council	Data not available	Data not available
Households Housed outside Lichfield District Council	Data not available	Data not available
Total Households		

10. The amount of money spent on temporary accommodation per household within the Lichfield District Council region over the following periods:

- 1 April 2022 to 31 March 2023. – Data not available

11. The amount of money spent on temporary accommodation per household outside the Lichfield District Council region over the following periods:

- 1 April 2022 to 31 March 2023. – Data not available

Housing Completions

The number of NET housing completions in the Lichfield District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.

- 2000/01 - 497
- 2001/02 - 567
- 2002/03 - 526
- 2003/04 - 614
- 2004/05 - 638
- 2005/06 – 659
- 2006/07 - 304
- 2007/08 - 581
- 2008/09 - 273
- 2009/10 - 102
- 2010/11 - 316
- 2011/12 - 201
- 2012/13 - 239
- 2013/14 - 324
- 2014/15 - 226
- 2015/16 - 200
- 2016/17 - 322
- 2017/18 - 552
- 2018/19 - 740
- 2019/20 - 581
- 2020/21 - 548
- 2021/22 - 743
- 2022/23 - 756

11. The number of NET affordable housing completions in the Lichfield District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.

- 2000/01 - 72
- 2001/02 - 150
- 2002/03 - 146
- 2003/04 - 172
- 2004/05 - 113
- 2005/06 – 129
- 2006/07 - 14
- 2007/08 - 79
- 2008/09 - 8
- 2009/10 - 19
- 2010/11 - 22
- 2011/12 - 14
- 2012/13 - 40
- 2013/14 - 16
- 2014/15 - 26
- 2015/16 - 44
- 2016/17 - 33
- 2017/18 - 97
- 2018/19 - 169
- 2019/20 - 143
- 2020/21 - 90
- 2021/22 - 291
- 2022/23- 263

12. The number of NET housing completions in Whittington & Streethay Ward, broken down on a per annum basis for the period between 2000/01 and 2022/23.

Year	Whittington & Streethay
2000/01	0
2001/02	4
2002/03	0
2003/04	1
2004/05	7
2005/06	2
2006/07	1
2007/08	19
2008/09	8
2009/10	1
2010/11	2
2011/12	1
2012/13	2
2013/14	0
2014/15	16
2015/16	2
2016/17	32
2017/18	83
2018/19	183
2019/20	269
2020/21	113
2021/22	120
2022/23	12

13. The number of NET affordable housing completions in Whittington & Streethay Ward broken down on a per annum basis for the period between 2000/01 and 2022/23.

Year	Whittington & Streethay
2000/01	0
2001/02	0
2002/03	0
2003/04	0
2004/05	0
2005/06	0
2006/07	0
2007/08	0
2008/09	0
2009/10	0
2010/11	0
2011/12	0
2012/13	0
2013/14	0
2014/15	0
2015/16	0
2016/17	0
2017/18	19
2018/19	50
2019/20	73
2020/21	14
2021/22	48
2022/23	0

Patrick Jervis MRTPI (he/him)

Principal Policy and Strategy Officer (Planning)

Core

Office: 01543 308132 | **Mobile:** 07812 513475



From: Generic - Governance Admin <governance-admin@lichfielddc.gov.uk>

Sent: 27 February 2024 15:29

To: Generic - Data Protection <dpo@lichfielddc.gov.uk>

Subject: FW: Freedom of Information Request - Housing Data

From: Generic - Enquiries <enquiries@lichfielddc.gov.uk>
Sent: Tuesday, February 27, 2024 3:28:56 PM (UTC+00:00) Dublin, Edinburgh, Lisbon, London
To: Generic - Governance Admin <governance-admin@lichfielddc.gov.uk>
Subject: FW: Freedom of Information Request - Housing Data

Customers Services

Customer, Resident & Business Services

Office: 01543 308000



From: Lisa Luong <lisa.luong@tetlow-king.co.uk>
Sent: 27 February 2024 15:20
To: Generic - Enquiries <enquiries@lichfielddc.gov.uk>
Subject: Freedom of Information Request - Housing Data

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,
I hope this email finds you well. I write to you to make a request under the Freedom of Information Act 2000 in respect of housing matters in **Whittington & Streethay Ward**. Please see below the FOI request. Please let me know if you have any queries or require any clarification; I look forward to hearing from you within the relevant timescales.
Confirmation of receipt would be greatly appreciated.
Questions 1 to 11 of this request relate to data held by the Housing Department.
Questions 12 to 15 of this request relate to data held by the Planning Department.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023.
- 2.
2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.
3. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.
4. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
Whittington & Streethay Ward	

5. The number of properties advertised, and the average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Whittington & Streethay Ward	
	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling		
2-bed affordable dwelling		
3-bed affordable dwelling		
4+ bed affordable dwelling		

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred;
- What they entailed; and
- Copies of the respective documents

Social Housing Stock

The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location	Total Social Housing Stock (31 March 2023)
Whittington & Streethay Ward	

Social Housing Lettings

The number of social housing lettings in the period between 1 April 2021 and 31 March 2022; and between 1 April 2022 and 31 March 2023 in the following locations:

Location	Social Housing Lettings	
	1 April 2021 to 31 March 2022	1 April 2022 to 31 March 2023
Whittington & Streethay Ward		

Temporary Accommodation

9. The number of households on the Housing Register housed in temporary accommodation within and outside the Lichfield District Council region on the following dates:

Households in Temporary Accommodation	31 March 2022	31 March 2023
Households Housed within Lichfield District Council		
Households Housed outside Lichfield District Council		
Total Households		

10. The amount of money spent on temporary accommodation per household within the Lichfield District Council region over the following periods:

- 1 April 2022 to 31 March 2023.

11. The amount of money spent on temporary accommodation per household outside the Lichfield District Council region over the following periods:

- 1 April 2022 to 31 March 2023.

Housing Completions

The number of NET housing completions in the Lichfield District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.

The number of NET affordable housing completions in the Lichfield District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.

The number of NET housing completions in Whittington & Streethay Ward broken down on a per annum basis for the period between 2000/01 and 2022/23.

The number of **NET** affordable housing completions in Whittington & Streethay Ward broken down on a per annum basis for the period between 2000/01 and 2022/23.

Glossary of Terms

Housing Register	The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home.
Affordable Property	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: <ul style="list-style-type: none"> a. Affordable housing for rent b. Starter Homes c. Discounted market sales housing; and d. Other affordable routes to home ownership.^[1] <p>^[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed here.</p>
Housing Completion	A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures.
Net	Net refers to total (gross) figures minus any deductions (for example, through demolitions).
Monitoring Period	From 1 April in any given calendar year through until 31 March in the following calendar year.
Prevention Duty	The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.
Relief Duty	The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.
Parish	The smallest unit of local government.
Ward	A division of a city or town, for representative, electoral, or administrative purposes.

[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

I look forward to hearing from you. If there are any issues with providing any of the data, then please get in touch.

Kind regards,

**Lisa Luong BSc (Hons) MSc
Planner
TETLOW KING PLANNING**



E: lisa.luong@tetlow-king.com **T:** 0117 9561916 **M:** 07933 821572 **W:** tetlow-king.co.uk

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^[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

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