

Note to the Inspector – Oakley Farm, Cheltenham
 (APP/B1605/W/21/3273053)
 Re: Calculation of Affordable Housing Shortfall

- 1) It is agreed there is an accumulated shortfall in the magnitude of 1,000 homes between 2015/16 and 2020/21 (XX of Mr Wright).
- 2) Mr Stacey calculates the shortfall based on the annual net affordable housing needs identified in the 2015 SHMA update – September 15 (**CD F1**), which identifies a net annual need of 231 affordable homes between 2015/16 and 2031/32.
- 3) The workings of Mr Stacey’s shortfall are shown in Figure 5.6 (PoE page 23). This is replicated below as Table 1.

Table 1: Net Affordable Housing Delivery in Cheltenham Borough Compared with the 2015 SHMA Update Note Identified Needs

Monitoring Period	Additions to Affordable Housing Stock (Net)	2015 SHMA Update Identified Needs (Net)	Shortfall	Shortfall as a % of Identified Needs
2015/16	-17	231	-248	-107%
2016/17	-11	231	-242	-105%
2017/18	85	231	-146	-63%
2018/19	53	231	-178	-77%
2019/20	54	231	-177	-77%
2020/21	62	231	-169	-73%
Total	226	1,386	-1,160	-84%

- 4) Mr Wright calculates the shortfall based on the annual net affordable housing needs identified in the 2020 LHNA (**CD F2**), which identifies a net annual need of 194 affordable homes between 2020/21 and 2040/41.
- 5) The workings of Mr Wright’s shortfall are shown in Table 2 below.

Table 2: Net Affordable Housing Delivery in Cheltenham Borough Compared with the 2020 LHNA

Monitoring Period	Additions to Affordable Housing Stock (Net)	2020 LHNA	Shortfall	Shortfall as a % of Identified Needs
2015/16	-17	194	-211	-109%
2016/17	-11	194	-205	-106%
2017/18	85	194	-109	-56%
2018/19	53	194	-141	-73%
2019/20	54	194	-140	-72%
2020/21	62	194	-132	-68%
Total	226	1,164	-938	-81%

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- 6) It is agreed that the prospective need is 194 affordable dpa (dwellings per annum), and it is further agreed that delivery of affordable units in the next 5 years will fall short of the delivery of this figure. The Appellant considers that at most 123 affordable dwellings per annum (gross) will be delivered over this period (approximately 100 dpa net); and the Council consider that approximately 126 affordable dwellings per annum (gross) could be delivered over this period (approximately 106 dpa net). There is therefore an ongoing and increasing shortfall in the delivery of affordable housing in the Borough.

Note prepared by **James Stacey and Ewan Wright**.

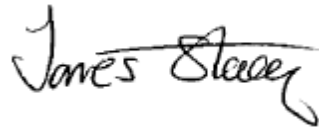
Signature:

 Recoverable Signature

X Ewan Wright

Ewan Wright
Housing Strategy and Enabling Officer
Signed by: 76e26ec4-5e6c-4a7a-b0a0-d8c56bb93a7c

Signature:



Date: 24rd September 2021

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