Scenarios which model 5 year housing land supply

1. This note seeks to model the theoretical supply necessary to achieve and maintain a five-year housing land supply (5YHLS). The scenarios modelled are using the potential housing requirements of 594, 654 and 700 and are modelled using a Liverpool non-phased approach and a Sedgefield approach.

2. It is important to note that this is not underpinned by specific sites but is produced to help understand the uplift necessary to reach a position whereby a rolling 5YHLS is reached.

3. The additional supply necessary to reach this point has been added equally in each scenario to the supply totals in Years 2, 3, 4 and 5 post adoption of the plan. The supply in Year 1 post adoption has been retained as per the Council's housing trajectory as it is considered unlikely that completions could be increased I this year given lead in times for sites to begin delivering, given these sites are likely to be dependent upon the plan before they can come forward.

4. The additional supply has been added to the baseline supply as set out in the Council's housing trajectory. Any alternative conclusions reached with respect to the phasing in the Council's trajectory would therefore have an impact on the figures provided and the ability to meet a 5YHLS position.

5. The tables are set out as follows:
    - Appendix 1 – Liverpool non phased 594
    - Appendix 2 – Sedgefield 594
    - Appendix 3 – Liverpool non phased 654
    - Appendix 4 – Sedgefield 654
    - Appendix 5 – Liverpool non phased 700
    - Appendix 6 – Sedgefield 700

Appendix 1 – Liverpool non phased 594

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					**Total**
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
LP requirement annualised over plan period (2015 - 34)	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	**11286**
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	319	219	534	771	908	1152	1117	857	820	822	871	872	938	937	937	936	935	**14626**
Residual requirement taking account of supply to date annualised over remaining plan period	594	606	624	643	671	681	674	655	609	559	525	489	441	369	269	101	-177	-735	-2405	
5 year requirement	2970	3028	3119	3214	3356	3405	3370	3273	3046	2793	2627	2443	2204	1846	1343	506	-887	-3673	-12025	
5 year requirement plus 20% buffer	3564	3633	3743	3857	4027	4086	4044	3927	3656	3351	3152	2931	2645	2215	1612	608	-1064	-4407	-14430	
5 year supply	1753	2137	2751	3584	4482	4805	4854	4768	4487	4242	4323	4440	4555	4620	4683					
5 year housing land supply	**2.46**	**2.94**	**3.67**	**4.65**	**5.57**	**5.88**	**6.00**	**6.07**	**6.14**	**6.33**	**6.86**	**7.57**	**8.61**	**10.43**	**14.53**					

Note: the supply in this table is the same as in the Council's current housing trajectory

Appendix 2 – Sedgefield 594

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					**Total**
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
LP requirement annualised over plan period (2015 - 34)	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	**11286**
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	319	219	534	896	1033	1277	1242	857	820	822	871	872	938	937	937	936	935	**15126**
Backlog/Surplus		-207	-507	-782	-1157	-1217	-915	-476	207	855	1118	1344	1572	1849	2127	2471	2814	3157	3499	
5 year requirement + backlog/surplus	2970	3177	3477	3752	4127	4187	3885	3446	2763	2115	1852	1626	1398	1121	843					
5 year requirement plus 20% buffer	3564	3812	4172	4502	4952	5024	4662	4135	3316	2538	2222	1951	1678	1345	1012					
5 year supply	1753	2262	3001	3959	4982	5305	5229	5018	4612	4242	4323	4440	4555	4620	4683					
5 year housing land supply	**2.46**	**2.97**	**3.60**	**4.40**	**5.03**	**5.28**	**5.61**	**6.07**	**6.96**	**8.36**	**9.73**	**11.38**	**13.58**	**17.17**	**23.15**					

Increase in supply per year						125	125	125	125											**500**

Appendix 3 – Liverpool non phased 654

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					**Total**
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
LP requirement annualised over plan period (2015 - 34)	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	**12426**
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	319	219	534	896	1033	1277	1242	857	820	822	871	872	938	937	937	936	935	**15126**
Residual requirement taking account of supply to date annualised over remaining plan period	654	669	691	714	747	762	752	729	679	623	596	569	532	476	397	261	36	-415	-1765	
5 year requirement	3270	3344	3454	3571	3736	3812	3760	3643	3394	3113	2982	2843	2661	2379	1983	1306	180	-2073	-8825	
5 year requirement plus 20% buffer	3924	4013	4145	4285	4483	4574	4512	4372	4073	3735	3579	3411	3194	2855	2380	1568	216	-2487	-10590	
5 year supply	1753	2262	3001	3959	4982	5305	5229	5018	4612	4242	4323	4440	4555	4620	4683					
5 year housing land supply	**2.23**	**2.82**	**3.62**	**4.62**	**5.56**	**5.80**	**5.79**	**5.74**	**5.66**	**5.68**	**6.04**	**6.51**	**7.13**	**8.09**	**9.84**					

Increase in supply per year						125	125	125	125											**500**

Appendix 4 – Sedgefield 654

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					Total
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
LP requirement annualised over plan period (2015 - 34)	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	654	12426
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	319	219	534	1146	1283	1527	1492	857	820	822	871	872	938	937	937	936	935	16126
Backlog/Surplus		-267	-627	-962	-1397	-1517	-1025	-396	477	1315	1518	1684	1852	2069	2287	2571	2854	3137	3419	
5 year requirement + backlog/surplus	3270	3537	3897	4232	4667	4787	4295	3666	2793	1955	1752	1586	1418	1201	983					
5 year requirement plus 20% buffer	3924	4244	4676	5078	5600	5744	5154	4399	3352	2346	2102	1903	1702	1441	1180					
5 year supply	1753	2512	3501	4709	5982	6305	5979	5518	4862	4242	4323	4440	4555	4620	4683					
5 year housing land supply	**2.23**	**2.96**	**3.74**	**4.64**	**5.34**	**5.49**	**5.80**	**6.27**	**7.25**	**9.04**	**10.28**	**11.66**	**13.38**	**16.03**	**19.85**					
Increase in supply per year						375	375	375	375											**1500**

Appendix 5 – Liverpool non phased 700

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					**Total**
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
LP requirement annualised over plan period (2015 - 34)	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	**13,300**
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	319	219	534	1021	1158	1402	1367	857	820	822	871	872	938	937	937	936	935	**15626**
Residual requirement taking account of supply to date annualised over remaining plan period	700	717	742	769	805	825	810	781	724	660	638	615	586	538	471	355	161	-228	-1391	
5 year requirement	3500	3587	3711	3844	4027	4124	4048	3903	3621	3300	3190	3076	2929	2691	2357	1774	803	-1138	-6955	
5 year requirement plus 20% buffer	4200	4304	4454	4613	4832	4949	4858	4684	4345	3959	3828	3692	3514	3229	2828	2129	964	-1365	-8346	
5 year supply	1753	2387	3251	4334	5482	5805	5604	5268	4737	4242	4323	4440	4555	4620	4683					
5 year housing land supply	**2.09**	**2.77**	**3.65**	**4.70**	**5.67**	**5.87**	**5.77**	**5.62**	**5.45**	**5.36**	**5.65**	**6.01**	**6.48**	**7.15**	**8.28**					

Increase in supply						250	250	250	250											**1000**

Appendix 6 – Sedgefield 700

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					**Total**
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
LP requirement annualised over plan period (2015 - 34)	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	**13,300**
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	319	219	534	1271	1408	1652	1617	857	820	822	871	872	938	937	937	936	935	**16626**
Backlog/Surplus		-313	-719	-1100	-1581	-1747	-1176	-468	484	1401	1558	1678	1800	1971	2143	2381	2618	2855	3091	
5 year requirement + backlog/surplus	3500	3813	4219	4600	5081	5247	4676	3968	3016	2099	1942	1822	1700	1529	1357					
5 year requirement plus 20% buffer	4200	4576	5063	5520	6097	6296	5611	4762	3619	2519	2330	2186	2040	1835	1628					
5 year supply	1753	2637	3751	5084	6482	6805	6354	5768	4987	4242	4323	4440	4555	4620	4683					
5 year housing land supply	**2.09**	**2.88**	**3.70**	**4.61**	**5.32**	**5.40**	**5.66**	**6.06**	**6.89**	**8.42**	**9.28**	**10.15**	**11.16**	**12.59**	**14.38**					

Increase in supply per year						500	500	500	500											**2000**