

**SOUTH EAST ENGLAND LEADERS' BOARD/  
SOUTH EAST ENGLAND COUNCILS' EXECUTIVE**

Date: 22 January 2010

Subject: **Housing Starts and Completions**

Report of: Director of Planning, Partnership Board

---

**1. Introduction**

- 1.1 At its meeting on 16 October 2009 the South East England Leaders' Board requested data on housing starts. This report sets out the most recently published information along with the Partnership Board's monitoring information for housing completions in 2008/09.

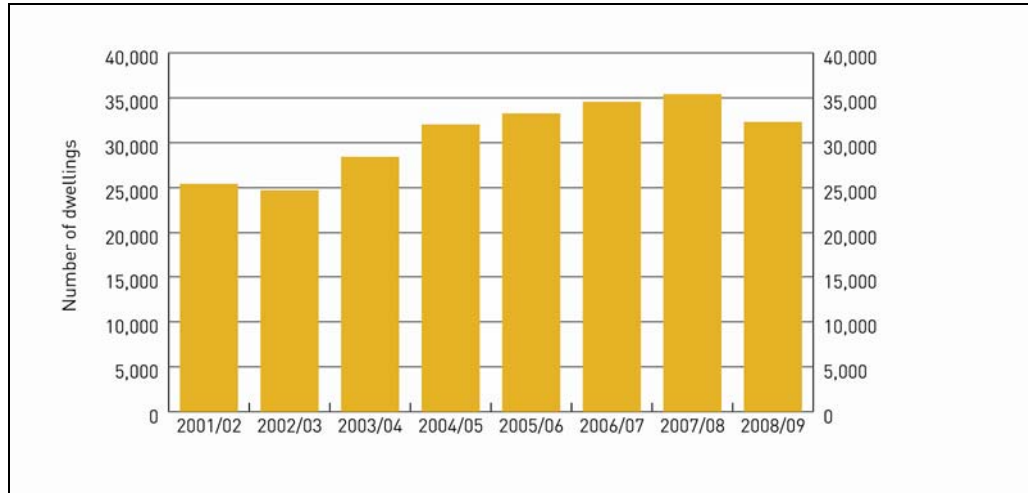
**2. Housing Starts and Completions**

- 2.1 As part of the process of monitoring the implementation of the South East Plan, the Partnership Board collects annual data on housing completions<sup>1</sup> in the South East for each unitary and district council area. The data, which is provided by the local authorities in the form of a joint return to the Partnership Board and CLG, is recognised as the most robust and comprehensive source on completions. Data for the year ending 31 March 2009 will be included in the latest Regional Monitoring Report which will be published shortly.
- 2.2 In 2008-09 32,300 homes were built in the South East. This is 1% lower than the annual average set out in the South East Plan and nearly 9% lower than completions in 2007/08. Nevertheless, housing delivery for the region as a whole compares favourably with the overall requirement set out in the Plan. Since the start of the Plan period (2006) almost 102,300 homes have been completed in the South East. This is equivalent to an average of 34,100 homes per year. Overall completions since 2006 are therefore 4% higher than the average South East Plan rates.
- 2.3 Four authorities saw more than 1,000 homes delivered in 2008-09: Basingstoke & Deane, Milton Keynes, Portsmouth and Southampton. Large numbers of housing completions were also recorded elsewhere in the South East, particularly in the other Growth Areas and in a number of the other Growth Points and in several of the other large urban areas and Kent districts.

---

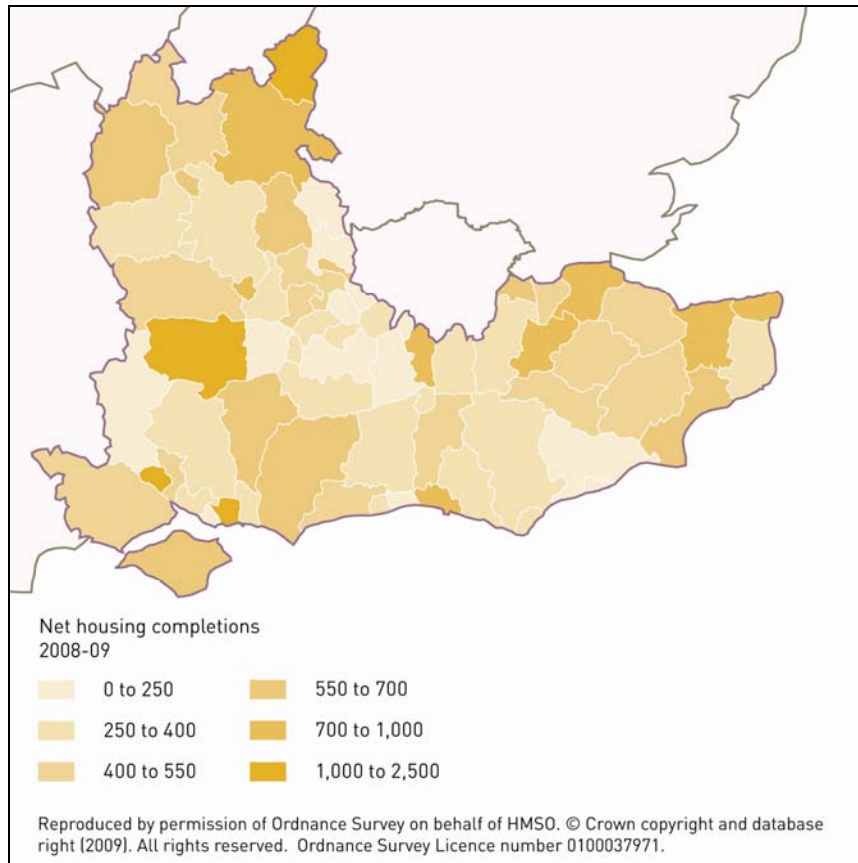
<sup>1</sup> Housing completions are net and take account of gains and losses arising as a result of conversions and changes of use and of demolitions.

**Figure 1: Housing Completions Data in the South East, 2001/02-2008/09**



Source: Local authority returns to the Partnership Board

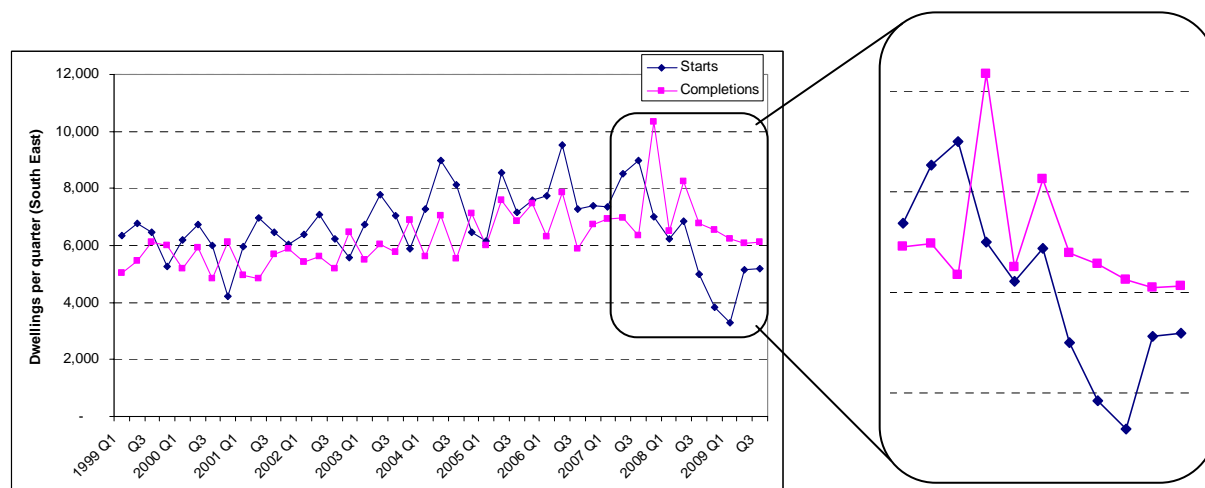
**Figure 2: Housing Completions in the South East, 2008/09**



Source: Local authority returns to the Partnership Board

2.4 For starts we rely on the data that CLG collect themselves on a quarterly basis. It is not directly comparable with our completions data and does not provide a fully comprehensive count. Nevertheless, the CLG data does provide a useful indication of trends, especially when it is viewed alongside the parallel CLG completions data. Data for the period 1999 to 2009 (Q3) is set out in Figure 3.

**Figure 3: CLG Starts & Completions Data for the South East, 1999-2009**



Source: Communities and Local Government based on P2m/P2Q returns from local authorities to the National House Building Council

- 2.5 The data shows that there was a total of 19,000 starts in 2008/09. This compares with 30,800 in 2007/08.
- 2.6 The most recent quarterly data covers the three months to the end of September 2009 (Q3). 5,200 homes were started in the South East in that quarter. This is, in fact, slightly higher than the same quarter in 2008 (when 5,000 homes were started) but far fewer than the 9,000 homes started in Q3 in 2007. Figure 3 shows that housing completions in the South East have now outstripped starts in every quarter since the 3 months to September 2007.
- 2.7 Table 1 shows how the starts break down by sector.

**Table 1: CLG Starts Data for the South East by Sector, 2006-2009**

		Starts						
		Private Enterprise		RSL		Local Authorities		All
Period			% of total		% of total		% of total	Dwellings
2006	Jan-Mar Q1	6,670	86.2%	1,070	13.8%	-	0.0%	7,740
2006	Apr-Jun Q2	8,440	88.7%	1,070	11.3%	-	0.0%	9,510
2006	Jul-Sep Q3	6,520	89.4%	770	10.6%	10	0.1%	7,290
2006	Oct-Dec Q4	6,370	86.1%	1,030	13.9%	-	0.0%	7,400
2007	Jan-Mar Q1	6,650	90.2%	730	9.9%	-	0.0%	7,370
2007	Apr-Jun Q2	7,450	87.3%	1,080	12.7%	-	0.0%	8,530
2007	Jul-Sep Q3	7,880	87.6%	1,120	12.4%	-	0.0%	9,000
2007	Oct-Dec Q4	5,960	85.0%	1,040	14.8%	-	0.0%	7,010
2008	Jan-Mar Q1	5,440	87.3%	790	12.7%	-	0.0%	6,230
2008	Apr-Jun Q2	5,780	84.1%	1,090	15.9%	-	0.0%	6,870
2008	Jul-Sep Q3	3,870	77.6%	1,120	22.4%	-	0.0%	4,990
2008	Oct-Dec Q4	2,900	75.5%	910	23.7%	30	0.8%	3,840
2009	Jan-Mar Q1	2,710	82.4%	590	17.9%	-	0.0%	3,290
2009	Apr-Jun Q2	3,970	77.2%	1,150	22.4%	20	0.4%	5,140
2009	Jul-Sep Q3	4,270	82.4%	910	17.6%	-	0.0%	5,180

Source: Communities and Local Government based on P2m/P2Q returns from local authorities to the National House Building Council

- 2.8 The Partnership Board's annual monitoring also tracks delivery of the affordable housing policy set out in the South East Plan. The policy requires that for the region as a whole 25% of all new housing should be social rented accommodation and 10% in intermediate tenures. This regional affordable housing target of 35% equates to an average of 11,445 homes per year (8,175 social rented and 3,270 intermediate).
- 2.9 In 2008/09 just over 9,400 affordable homes were completed. This is equivalent to 29% of total net housing completions. Last year the equivalent proportion was 21%. 62% of the affordable homes completed in 2008/09 were for social rent and 38% were in intermediate tenures. Delivery was boosted by additional public investment, but the region also saw an increase in the number of homes provided without public subsidy – a total of 1,500 in 2008/09.

**Catriona Riddell**  
**Director of Planning**

15 January 2010

Contact: Alison Bailey, Planning Manager  
Tel: 01483 555216  
Email: [alisonbailey@se-partnershipboard.org.uk](mailto:alisonbailey@se-partnershipboard.org.uk)