

# **HOUSING SUPPLY MONITORING REPORT 2007**

**Liverpool City Council**

**March 2008**

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## **1. INTRODUCTION**

### **Purpose of report**

- 1.1. The purpose of this report is to present information on the housing supply position in Liverpool. This will help the City Council in assessing how its current planning policies for housing are performing and the need for any policy review. In accordance with the aims of national and regional planning guidance, it considers both recent and prospective future supply. This information is based on data dated 1 April 2007.

### **Structure of the report**

- 1.2. The report begins by outlining the policy context against which housing supply needs to be assessed, in particular the North West Regional Spatial Strategy (RSS) and the Council's New Housing Development Supplementary Planning Document (SPD).
- 1.3. The main body of the report is in two parts. The first is a factual summary of housing supply achieved between 2002 and 2007, considering both additions and losses to the stock arising from completions and demolitions.
- 1.4. The second part sets out the housing supply position at 1 April 2007. It summarises the position in respect of the very considerable stock of extant planning permissions for housing, sets out the Council's assessment of sites expected to deliver completed housing units in the five years 2007-2012, according to the requirements set out in the government's national planning guidance on housing, PPS3, and, by way of a "housing trajectory", looks at prospective levels of housing delivery in the longer term, up to 2024.

## **2. POLICY CONTEXT**

### **Planning Policy Statement 3: Housing (PPS3)**

- 2.1. At national level, PPS3, which was issued in November 2006 and operational from 1 April 2007, sets out the government's policy direction for the delivery of housing, replacing former guidance PPG3. An important aspect of PPS3 is its advice on land supply for housing. It establishes a requirement for local authorities to maintain a five year supply of deliverable sites and emphasises too, the need for Local Development Plans to ensure the deliverability of supply over the medium and longer terms.

### **Regional Planning Guidance for the North West (RPG13, now RSS)**

- 2.2. Regional Planning Guidance for the North West (RPG13), now the North West's Regional Spatial Strategy (RSS) sets annual average rates of housing provision for each of the North West's constituent unitary and county authorities. Under Policy UR7 it requires local authorities to monitor and manage the availability of land identified in development plans to achieve these rates. The figure for Liverpool is set at 1,110 dwellings per annum, net of clearance. Over the period 2002-2016 covered by RSS this amounts in total to 15,540 dwellings net of clearance. It needs to be emphasised that the RSS figure does not therefore relate to the gross new housebuilding level sought, which will depend on the level of clearance achieved.
- 2.3. To set the RSS provision figure in context, the City's housing requirement over its previous UDP period (1986-2001) was 23,100 dwellings. This was a gross figure, implying a housebuilding rate of 1,540 per annum. The level of new provision actually achieved over this period, including both new housebuilding and the net change arising from conversions, totalled some 24,362 dwellings at an average of 1,624 per annum, marginally above the requirement. Given that a total of 15,000 demolitions took place over the UDP period, the actual net stock change, however, amounted to +9,000 dwellings, at an average annual rate of +600 per annum. It is apparent, therefore, that the average net change rate sought through current RSS of +1,110 per annum represents a significant increase on past rates achieved, in recognition of the City's priority status as a focus for new development within the North West.
- 2.4. Amongst other things, RSS also places significant emphasis on focusing development and resources within Liverpool's city centre and its surrounding inner area, and on establishing robust means of supporting the government's Housing Market Renewal (HMR) programme which seeks to revive and regenerate designated areas of housing market weakness, and includes, as part of a wider Merseyside HMR area entitled "NewHeartlands", a substantial part of Liverpool's inner area.
- 2.5. RSS is currently under review, with a revised version scheduled to be operative in summer 2008. Amongst other things, the draft proposes a revised housing provision figure for Liverpool to 2021 of 1,950 dwellings per annum, net of clearance. Assessment of Liverpool's housing supply needs to consider this potential new planning position whilst recognising its draft status.

## **Liverpool City Council New Housing Development Supplementary Planning Document (SPD), July 2005**

2.6. This SPD provides planning guidance to supplement the City's existing UDP, which was adopted in 2002, and to bring it into line with RSS, which, since September 2004, forms part of the City's development plan. The SPD was operative in draft form from October 2004 until July 2005, when it was finally adopted by the City Council following an extensive consultation process.

2.7. The aim of the SPD is:

*...“to control and focus the level of residential provision allowed within the City by prioritising development within the HMRI pathfinder area, with a particular focus on sub-areas which have been identified for early Council intervention, termed “Zones of Opportunity.”*

2.8. It is intended that the SPD will be reviewed from time to time to take into account any material change of circumstances, for example, the issue of revised RSS or national planning guidance. Monitoring is a fundamental part of that review process. Given the imminent adoption of revised RSS and the recent issue of PPS3, the City Council will need to reconsider the SPD and its provisions in the light of the information presented in this monitoring report.

### **3. HOUSING SUPPLY 2002-2007**

#### **Housing completions**

- 3.1. Over the first five years of the RSS period, 2002-2007, there were 12,971 housing completions in Liverpool. This total includes new housing arising from new-build schemes and conversions, the latter including both change of use schemes, such as the conversion of a warehouse or office building into apartments, and the conversion of large houses into flats where such action results in a net gain in dwelling units.
- 3.2. Geographically, some 7,674 dwelling completions, amounting to 59% of the 2002-2007 total, were located within the HMR pathfinder area, 4,430 of which were in the City Centre. Of the 5,297 units provided outside the pathfinder area, 1,993 were located within the City's Regeneration Fringe areas prioritised for housing action under the City Council's current Housing Strategy (Table 3.1).
- 3.3. The 2,594 dwelling completions per annum that this total represents is a significant and sustained increase on the average completion level of 1,624 per annum achieved during the 1986-2001 UDP period, as summarised at paragraph 2.3 above, and reflects an ever-increasing level of developer interest and confidence in the City.
- 3.4. The geographical focus on inner areas and the City Centre is reflected in the figures for completions by Ward (Table 3.2 and Figure 3.1). The two Wards with the highest completion numbers are the City Centre Wards, Central and Riverside, which delivered 3,229 and 1,904 new dwellings respectively over the 2002-2007 period.
- 3.5. Although new-build development dominates, conversions, whether through changes of use or residential subdivision, have been a significant source of supply for Liverpool, reflecting the large number of vacant or underused buildings in the City. City-wide, conversions accounted for 2,412 completions over the 2002-2007 period, predominantly through change of use, representing 19% of all new housing (Table 3.3). These were concentrated in inner areas, particularly the City Centre, which contained 54% of the total conversions supply, amounting to 1,313 units.
- 3.6. Under RSS, Liverpool has a target of achieving at least 90% of its new housing provision on previously developed or "brownfield" land. It is estimated that 12,773, or 98%, of completions 2002-2007 arose from previously-developed sources, whether vacant and derelict land or buildings (Table 3.4). Over the RSS period so far, the City has therefore comfortably met its RSS brownfield development target.
- 3.7. Liverpool has a registered social landlord (RSL) sector which is active in providing new social rented and low-cost shared ownership housing. Between 2002 and 2007 RSLs delivered 2,123 completed dwellings, representing 16% of the City total (Table 3.5).

- 3.8. PPS3 advises that local authorities should encourage housing development that makes more efficient use of land, and that 30 dwellings per hectare should be used as a national indicative minimum. Since 2002, the average density on completed new-build sites in Liverpool has been more than 55 dwellings per hectare.
- 3.9. At present, data on the type of housing - i.e. whether houses, flats or bungalows - delivered between 2002 and 2007 is incomplete. On the basis of those schemes where the precise composition by type is known, however, it is estimated that more than 70% of completions were in the form of flats, with the majority of the remainder houses.
- 3.10. Sites identified or allocated for housing in the UDP account for a relatively small proportion of completions since 2002, the majority having come forward as "windfalls" to that allocated supply. A total of 1,113 completions occurred on sites allocated solely for housing under UDP Policy H1. A further 1,471 completions arose on sites designated in the UDP for a mix of uses, of which residential is one. Some 80% of completions, therefore, amounting to 10,387 dwellings, arose on unallocated, i.e. windfall, sites.

### **Demolitions**

- 3.11. Over the period 2002-2007 it is estimated that there were 6,297 demolitions in Liverpool, most occurring as part of planned programmes.
- 3.12. Over half of all demolitions occurred in areas outside the HMR pathfinder area, particularly in the City's Regeneration Fringe areas where some 3,058 properties were cleared, predominantly under redevelopment initiatives for former Council estates, the most significant of which was for the Boot Estate in the Norris Green area of the city (Table 3.6).
- 3.13. Widespread rationalisation of Council stock in peripheral estates, such as Dovecot, Croxteth and Netherley / Belle Vale, associated with an ongoing process of stock transfer has made a further significant contribution to demolition levels outside the pathfinder area. Overall, 2649 Local Authority properties were demolished over the 2002-2007 period (Table 3.7)
- 3.14. 33% of demolitions, numbering 2,066, occurred in the four HMR Zones of Opportunity.

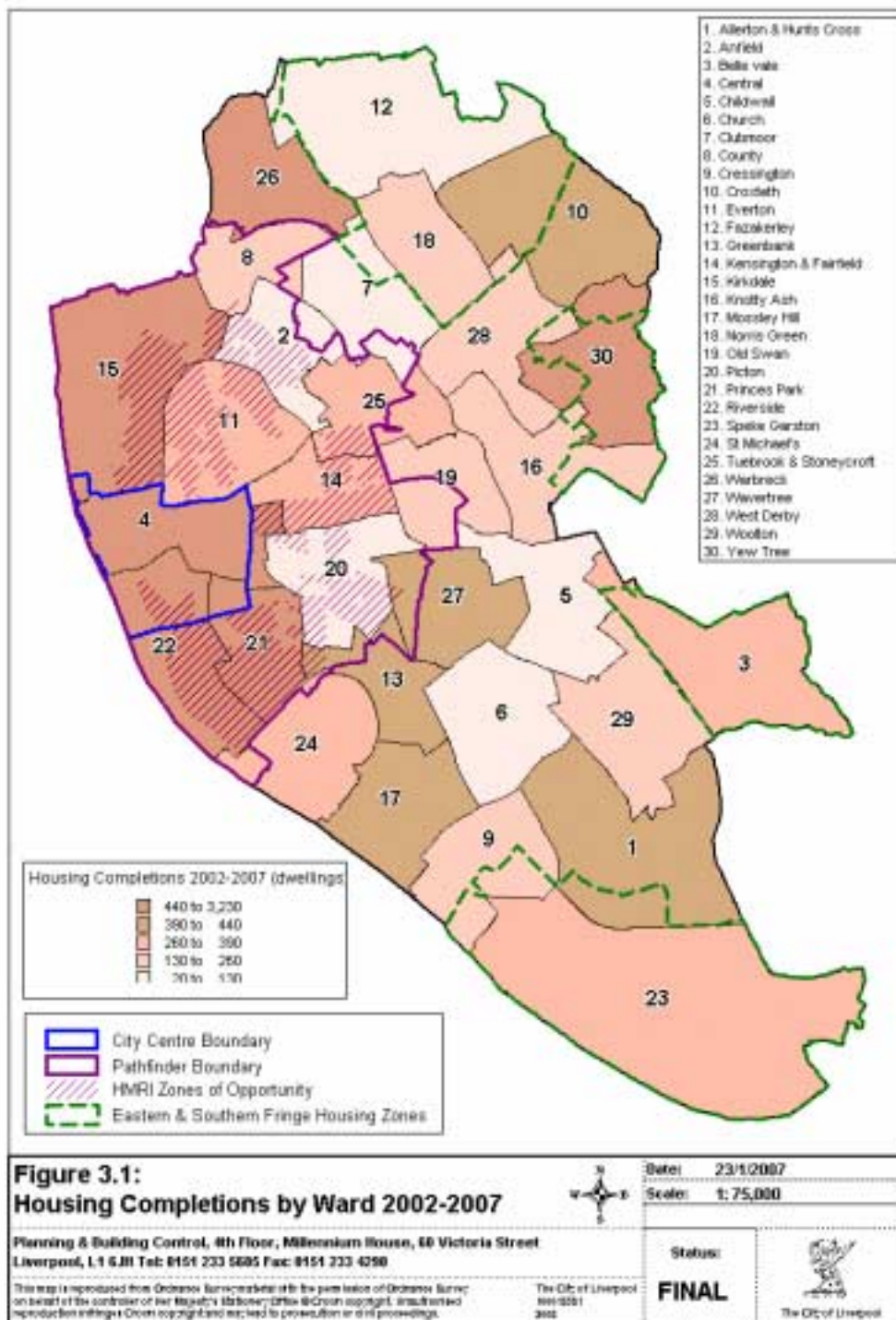
### **Net housing change**

- 3.15. Given city-wide completions and demolitions figures of 12,971 and 6,297 respectively, the net dwelling stock change arising in the City since April 2002 has been +6,674 dwellings. This represents a net annual rate of +1,335 dwellings per annum, marginally above the RSS provision figure of 1,110 per annum and a significant increase on the net rates achieved between 1986 and 2001.
- 3.16. The HMR pathfinder area accounts for 72% of net change, having increased its housing stock by 4,837 units (Table 3.9). This increase is largely accounted for by the City Centre, where, excluding change in the Baltic Triangle area which forms part of the City Centre South Zone of Opportunity, very high completion levels and negligible numbers of demolitions have

resulted in a net growth of 4,340 dwellings. Outside the pathfinder, the Regeneration Fringes, dominated by Boot Estate and other clearance programmes, have experienced a net loss of stock of 1,065 dwellings, while the Rest of the City has seen a net growth of 2,902 dwellings.

<b>Table 3.1: Completions by location 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
City Centre	432	1252	975	1000	690	4349
City Centre / Zone of Opportunity	0	0	0	15	66	81
Other Zones of Opportunity	156	212	158	131	601	1258
Rest of HMR area	342	585	264	362	433	1986
<i>(HMR area)</i>	<b>930</b>	<b>2049</b>	<b>1397</b>	<b>1508</b>	<b>1790</b>	<b>7674</b>
Regeneration Fringe areas	377	514	194	379	529	1993
Rest of City	460	547	463	1112	722	3304
<i>(Non-HMR area)</i>	<b>837</b>	<b>1061</b>	<b>657</b>	<b>1491</b>	<b>1251</b>	<b>5297</b>
<b>CITY</b>	<b>1767</b>	<b>3110</b>	<b>2054</b>	<b>2999</b>	<b>3041</b>	<b>12971</b>

<b>Table 3.2: Completions by Ward 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
Allerton & Hunts Cross	0	74	110	89	131	404
Anfield	27	13	0	1	0	41
Belle Vale	55	37	38	75	72	277
Central	296	1062	598	778	495	3229
Childwall	6	23	4	0	1	34
Church	16	23	8	26	0	73
Clubmoor	8	9	10	0	0	27
County	1	65	44	0	21	131
Cressington	59	68	67	2	61	257
Croxteth	120	179	0	65	35	399
Everton	55	143	52	14	122	386
Fazakerley	6	30	0	0	38	74
Greenbank	126	40	26	136	79	407
Kensington & Fairfield	6	55	83	102	67	313
Kirkdale	11	62	31	31	368	503
Knotty Ash	10	114	19	27	0	170
Mossley Hill	111	1	10	271	18	411
Norris Green	0	0	7	0	142	149
Old Swan	34	56	19	33	43	185
Picton	0	26	6	36	0	68
Princes Park	106	214	74	50	115	559
Riverside	380	394	485	336	309	1904
Speke-Garston	109	111	31	102	10	363
St Michaels	55	112	58	80	52	357
Tuebrook & Stoneycroft	1	40	10	74	200	325
Warbreck	17	56	73	210	300	656
Wavertree	41	0	9	214	161	425
West Derby	0	32	45	51	70	198
Woolton	31	22	59	92	0	204
Yew Tree	80	49	78	104	131	442
<b>CITY</b>	<b>1767</b>	<b>3110</b>	<b>2054</b>	<b>2999</b>	<b>3041</b>	<b>12971</b>



<b>Table 3.3: Completions by type 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
New-build	1419	2673	1752	2099	2616	10559
Conversions (change of use)	308	337	245	786	299	1975
Conversions (residential subdivision)	40	100	57	114	126	437
<b>CITY</b>	<b>1767</b>	<b>3110</b>	<b>2054</b>	<b>2999</b>	<b>3041</b>	<b>12971</b>

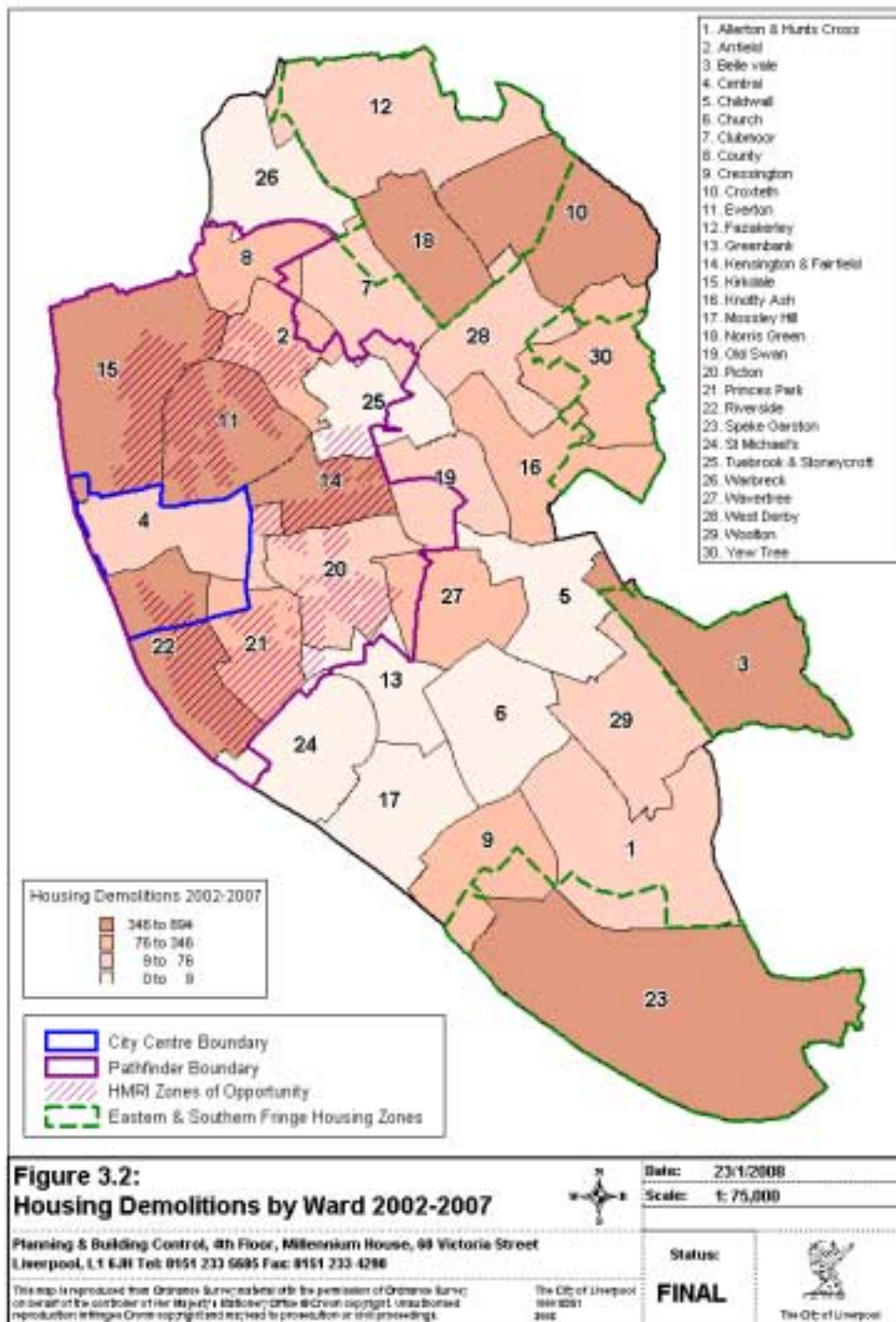
<b>Table 3.4: Completions by source 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
Brownfield	1672	3076	2018	2969	3038	12773
Greenfield	95	34	36	30	3	198
<b>CITY</b>	<b>1767</b>	<b>3110</b>	<b>2054</b>	<b>2999</b>	<b>3041</b>	<b>12971</b>

<b>Table 3.5: Completions by tenure 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
Housing Association	447	569	277	321	509	2123
Private	1320	2541	1777	2678	2532	10848
<b>CITY</b>	<b>1767</b>	<b>3110</b>	<b>2054</b>	<b>2999</b>	<b>3041</b>	<b>12971</b>

<b>Tble 3.6: Demolitions by location 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
City Centre	5	4	0	0	0	9
City Centre / Zone of Opportunity	15	64	36	2	38	155
Other Zones of Opportunity	427	419	300	294	471	1911
Rest of HMR area	325	35	30	353	19	762
<i>(HMR area)</i>	<b>772</b>	<b>522</b>	<b>366</b>	<b>649</b>	<b>528</b>	<b>2837</b>
Regeneration Fringe areas	708	944	389	639	378	3058
Rest of City	7	96	74	194	31	402
<i>(Non-HMR area)</i>	<b>715</b>	<b>1040</b>	<b>463</b>	<b>833</b>	<b>409</b>	<b>3460</b>
<b>CITY</b>	<b>1487</b>	<b>1562</b>	<b>829</b>	<b>1482</b>	<b>937</b>	<b>6297</b>

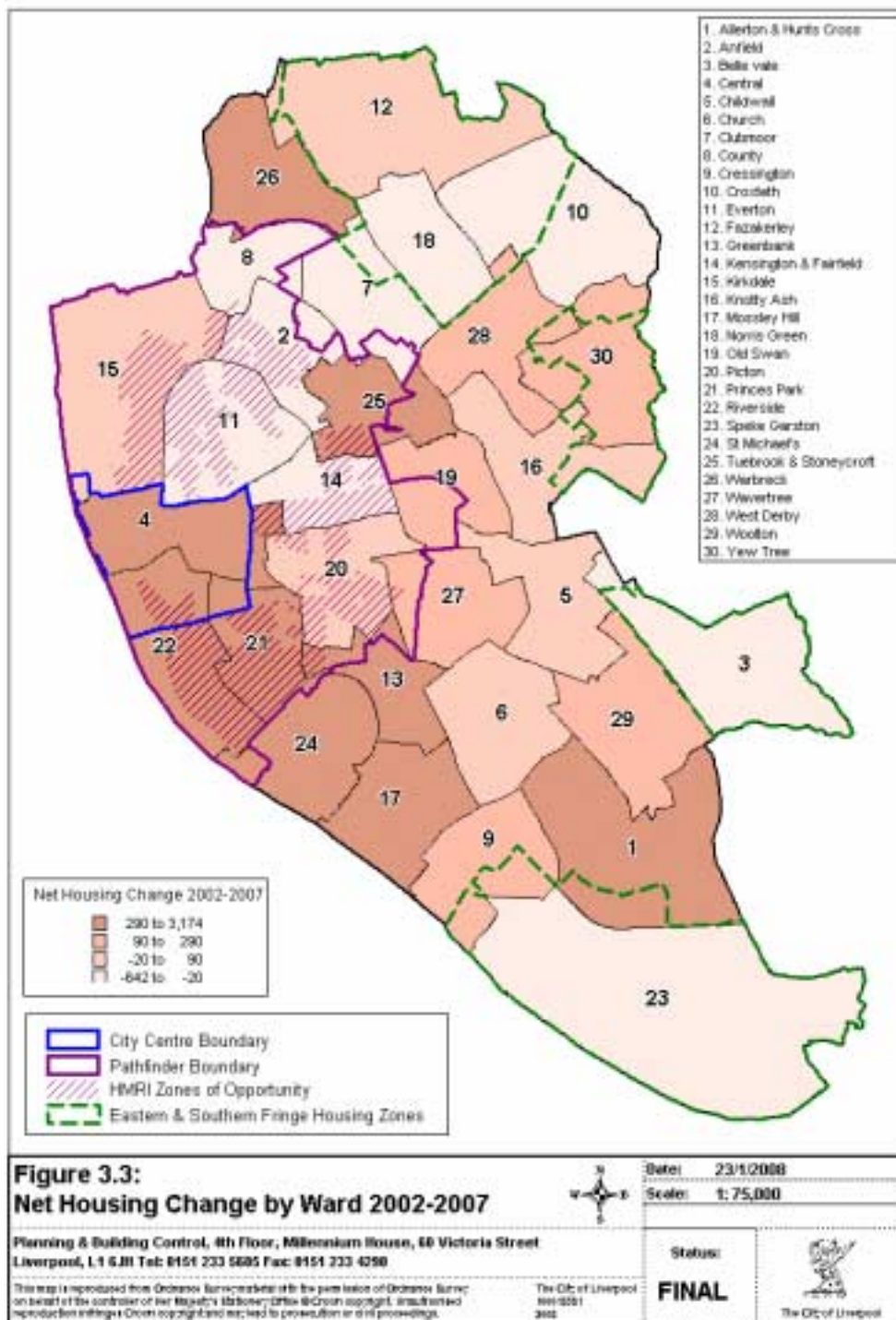
<b>Table 3.7: Demolitions by tenure 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
Private	269	580	17	142	167	1175
Local Authority	878	367	561	314	529	2649
RSL/HAT	340	615	251	1026	241	2473
<b>CITY</b>	<b>1487</b>	<b>1562</b>	<b>829</b>	<b>1482</b>	<b>937</b>	<b>6297</b>

<b>Table 3.8: Demolitions by Ward 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
Allerton & Hunts Cross	0	0	0	0	30	30
Anfield	0	1	8	0	71	80
Belle Vale	118	236	0	51	81	486
Central	3	50	2	0	0	55
Childwall	0	0	0	0	0	0
Church	3	1	2	0	0	6
Clubmoor	39	0	10	21	2	72
County	56	72	0	180	0	308
Cressington	65	0	0	96	0	161
Croxteth	160	427	22	43	46	698
Everton	288	233	12	178	183	894
Fazakerley	0	53	0	0	6	59
Greenbank	0	1	0	0	0	1
Kensington & Fairfield	218	25	22	185	7	457
Kirkdale	63	58	151	84	98	454
Knotty Ash	72	0	0	4	13	89
Mossley Hill	0	0	0	0	0	0
Norris Green	187	141	208	126	129	791
Old Swan	2	15	0	0	0	17
Picton	25	6	7	3	25	66
Princes Park	49	88	16	3	44	200
Riverside	70	101	155	16	99	441
Speke-Garston	39	0	37	270	94	440
St Michaels	1	6	0	0	0	7
Tuebrook & Stoneycroft	1	2	4	0	1	8
Warbreck	2	2	0	0	0	4
Wavertree	0	1	0	194	0	195
West Derby	0	0	0	12	0	12
Woolton	0	0	72	0	0	72
Yew Tree	26	43	101	16	8	194
<b>CITY</b>	<b>1487</b>	<b>1562</b>	<b>829</b>	<b>1482</b>	<b>937</b>	<b>6297</b>



<b>Table 3.9: Net housing change by location 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
City Centre	427	1248	975	1000	690	4340
City Centre / Zone of Opportunity	-15	-64	-36	13	28	-74
Other Zones of Opportunity	-271	-207	-142	-163	130	-653
Rest of HMR area	17	550	234	9	414	1224
<i>(HMR area)</i>	<i>158</i>	<i>1527</i>	<i>1031</i>	<i>859</i>	<i>1262</i>	<i>4837</i>
Regeneration Fringe areas	-331	-430	-195	-260	151	-1065
Rest of City	453	451	389	918	691	2902
<i>(Non-HMR area)</i>	<i>122</i>	<i>21</i>	<i>194</i>	<i>658</i>	<i>842</i>	<i>1837</i>
<b>CITY</b>	<b>280</b>	<b>1548</b>	<b>1225</b>	<b>1517</b>	<b>2104</b>	<b>6674</b>

<b>Table 3.10: Net housing change by Ward 2002-2007</b>	<b>2002/03</b>	<b>2003/04</b>	<b>2004/05</b>	<b>2005/06</b>	<b>2006/07</b>	<b>2002-2007</b>
Allerton & Hunts Cross	0	74	110	89	101	374
Anfield	27	12	-8	1	-71	-39
Belle Vale	-63	-199	38	24	-9	-209
Central	293	1012	596	778	495	3174
Childwall	6	23	4	0	1	34
Church	13	22	6	26	0	67
Clubmoor	-31	9	0	-21	-2	-45
County	-55	-7	44	-180	21	-177
Cressington	-6	68	67	-94	61	96
Croxteth	-40	-248	-22	22	-11	-299
Everton	-233	-90	40	-164	-61	-508
Fazakerley	6	-23	0	0	32	15
Greenbank	126	39	26	136	79	406
Kensington & Fairfield	-212	30	61	-83	60	-144
Kirkdale	-52	4	-120	-53	270	49
Knotty Ash	-62	114	19	23	-13	81
Mossley Hill	111	1	10	271	18	411
Norris Green	-187	-141	-201	-126	13	-642
Old Swan	32	41	19	33	43	168
Picton	-25	20	-1	33	-25	2
Princes Park	57	126	58	47	71	359
Riverside	310	293	330	320	210	1463
Speke-Garston	70	111	-6	-168	-84	-77
St Michaels	54	106	58	80	52	350
Tuebrook & Stoneycroft	0	38	6	74	199	317
Warbreck	15	54	73	210	300	652
Wavertree	41	-1	9	20	161	230
West Derby	0	32	45	39	70	186
Woolton	31	22	-13	92	0	132
Yew Tree	54	6	-23	88	123	248
<b>CITY</b>	<b>280</b>	<b>1548</b>	<b>1225</b>	<b>1517</b>	<b>2104</b>	<b>6674</b>



#### **4. HOUSING SUPPLY 2007-**

##### **Planning commitments at 1 April 2007**

- 4.1. Planning commitments, consisting of all development proposals with a valid planning permission for housing, form an important part of the Council's assessment of future supply. In this report, the term planning commitments is taken to include both outline and full planning permissions, and also includes those granted subject to the signing of a legal agreement. It excludes sites allocated for housing in the City's UDP which have yet to be granted permission for housing.
- 4.2. Planning commitments at 1 April 2007 can be disaggregated into two components: firstly the outstanding capacity on sites which were under construction as at that date, and secondly the capacity on sites that had planning permission but which had not yet started. The City can currently demonstrate a very considerable supply from these sources, amounting to 21,821 dwellings in total (Table 4.1) – 9,137 of which are on sites under construction (Table 4.2) with a further 12,684 on sites which have yet to start (Table 4.3).
- 4.3. These figures are unprecedented in scale, representing a significant increase on historic levels of planning commitments in the City. By way of example, the committed supply identified in the Council's UDP, which reflected the position at 1 April 1995, though on sites of ten or more dwellings only, was 6,094 dwellings. Even as recently as 2001 the supply in extant planning permissions numbered fewer than 8,000, while the corresponding figure for April 2006, in itself a record for the City, was 17,720. More than 6,500 permissions on new sites were granted in 2006/07 (Table 4.5).
- 4.4. The majority of the current committed supply is located in the HMR pathfinder area, which contains 18,481 dwellings with permission, representing 85% of the City total (Table 4.1). The HMR Zones of Opportunity, historically areas with relatively little investment in new housing, account for 7,097 units, more than the total for the entire city in 1995. The Rest of HMR total of 3,636 dwellings includes the largest single planning commitment in the form of the 1,850 capacity consent at Central Docks, a site for which the owners, Peel Holdings, announced in February 2007 their intention to bring forward revised proposals for a much larger scheme, in the order of 25,000 dwellings in capacity.
- 4.5. Just 16 of the 21,821 dwellings on sites with planning permission are greenfield in origin, suggesting that the City will comfortably be able to meet its RSS brownfield target in future years. The average density city-wide on new-build sites is estimated to be around 70 dwellings per hectare, with City Centre densities significantly higher, in the order of 150 to 350 dwellings per hectare, depending on location.

##### **New permissions granted under the New Housing SPD**

- 4.6. Since 30 July 2004, through first an Interim Planning Statement and then latterly the New Housing SPD, the City Council has sought to control and focus the level of residential development allowed within the City by prioritising development within the HMR pathfinder area, particularly within

the Zones of Opportunity. Since that date a total of 387 sites containing 15,466 dwellings have been newly granted permission (Table 4.6).

- 4.7. 85% of this capacity, comprising 13,087 dwellings, is within the HMR pathfinder area, 6,430 of which are located in the Zones of Opportunity. 1,008 of the 2,379 dwellings granted outside the HMR area are on sites in the City's Regeneration Fringe areas identified as "strategic housing sites" in the SPD. Table 4.7 lists the larger sites (10+ dwellings) granted outside the HMR pathfinder since 30 July 2004.

### **Five Year Housing Land Supply**

- 4.8. As noted at paragraph 2.1 above, in April 2007 the government introduced, via PPS3, a requirement for local authorities to maintain a rolling five year supply of deliverable land for housing. PPS3 advises that, in order to be considered deliverable, sites identified as part of the five year supply should be:
- Available – the site is available now
  - Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable and mixed communities
  - Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.
- 4.9. The government specifies sites with a planning permission for housing as being a legitimate category for inclusion within a five year supply, together with sites allocated for housing in the Development Plan – in Liverpool's case this means the Unitary Development Plan (UDP) which was adopted in 2002 – and "specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the five year period". In respect of the latter category, the advice is that such sites should have made sufficient progress through the planning process at the time of the assessment to be considered deliverable under the above criteria.
- 4.10. The assessment of supply is required to be carried out against the level of housing provision set for the City in RSS. Under PPS3, the City is required to "also have regard to the level of housing provision as proposed in the relevant emerging Regional Strategy". Under both RSS and draft RSS for the North West, housing provision figures are expressed in net terms – in other words, the level of housing clearance also needs to be taken into account. This is a particularly significant issue for Liverpool because of the substantial levels of clearance and redevelopment sought as part of HMR, and also because of the significant redevelopment activity taking place in the City's former council housing estates in the Regeneration Fringes in areas such as Croxteth, Norris Green and Garston Under The Bridge.

### ***Sites with planning permission***

- 4.11. Sites with planning permission comprise the major part of Liverpool's five year housing land supply. In total, the City has 425 sites with planning permission at 1 April 2007, containing, as indicated in Table 4.1, 21,821 dwellings in capacity.

### ***Planning permissions involving clearance***

- 4.12. Eight of the sites with permission are complex schemes which require the clearance of existing housing before the development of new dwellings can proceed. These sites are:
- Anfield/Breckfield HMR Regeneration Area
  - Picton HMR Regeneration Area
  - Wavertree HMR Regeneration Area
  - Project Jennifer, Great Homer Street
  - Land and Buildings at Edge Lane
  - Lomond Road
  - The Boot Estate, Norris Green
  - Garston Under The Bridge Regeneration Area
- 4.13. The first six of these are important HMR schemes located in the Zones of Opportunity. They contain between them capacity in total for 2,995 new dwellings, whilst requiring the clearance of an estimated 3,098 existing houses. Over the five years 2007-2012 they are expected to produce 1,210 completions and 1,520 demolitions, resulting in a net dwelling loss of 310 dwellings. These sites therefore make a negative net contribution to the five year supply.
- 4.14. The Boot Estate and Garston Under the Bridge permissions relate to major housing redevelopment schemes outside the HMR area in the City's Regeneration Fringe areas. Between them they contain capacity for 916 new dwellings whilst requiring the clearance of an estimated 885 existing houses. Over the five years 2007-2012 they are expected to produce 668 completions and 724 demolitions, resulting in a net dwelling loss of 56 dwellings. These sites therefore also make a negative net contribution to the five year supply.
- 4.15. In total, therefore, sites with planning permission which involve clearance are expected to result in a net loss of 366 dwellings over the five years 2007–2012.

### ***Other planning permissions (non-clearance)***

- 4.16. At April 2007 the City had 417 sites with planning permission, containing a capacity of 19,837 dwellings, which did not require the clearance of existing housing.<sup>1</sup> These sites therefore have the potential to make a net positive contribution to housing supply within five years.
- 4.17. A combination of methodological approaches has been applied to assess the five year contribution from these sites, consisting of:
- Specific site knowledge as to completion targets and build rates for individual sites, derived from a number of sources, including:
    - Information boards placed on sites themselves by developers,

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*1 Although a number of these sites were previously used for housing. The demolitions arising on these sites are already accounted for in Tables 3.3 – 3.8. A full list of all sites with planning permission, together with their five year supply assessments, can be provided by the Development Plans Team: Tel 0151 233 3021, or email [development.plans@liverpool.gov.uk](mailto:development.plans@liverpool.gov.uk)*

- Information from Liverpool Vision, the Urban Regeneration, Company charged with co-ordinating regeneration and development in the City Centre,<sup>2</sup>
    - Information from estate agents' websites,
    - Phasing commitments included as part of planning permissions,
    - Known rates of dwelling completions on large sites that have been under construction over a number of years, and;
  - Extrapolation of historic delivery patterns for sites where the above information was not available.
- 4.18. 145 of these sites, containing an outstanding capacity of 8,136 dwellings, were under construction at 1 April 2007. These sites are expected to deliver 6,492 completions in the five years 2007-2012. The larger of these sites, over 50 units in capacity, are listed in Table 4.8, together with the City Council's assessment of their five year supply.
- 4.19. 273 sites, containing 9,860 dwellings, had planning permission where development was yet to start. These sites are expected to deliver 4,696 completions in the five years 2007-2012. The larger of these sites, over 50 units in capacity, are listed in Table 4.9.
- 4.20. In total, therefore, 11,188 of the 19,837 dwellings on sites which do not involve clearance are assessed as deliverable within five years.

***Contribution from sites which did not have permission at 1 April 2007***

- 4.21. As noted above, government advice is that the contribution from sites without planning permission can be included, provided that they have made sufficient progress through the planning process to be considered available, suitable and deliverable.
- 4.22. Table 4.10 lists 16 further such sites, with a total capacity of 5400 dwellings, which meet the government's criteria. At the assessment base-date of 1 April 2007, all were either undetermined planning applications or the subject of ongoing, pre-application discussions with the Council, involving developers with a positive commitment to early delivery. A number of these sites were part of wider masterplanning exercises involving a range of stakeholders. Under the terminology of PPS3, the delivery of housing on these sites within five years can be considered a reasonable prospect and all were for brownfield schemes in policy-compliant locations. 3083 of the dwellings on these sites are considered deliverable within the five years to 1 April 2012.

***Other clearance commitments***

- 4.23. As indicated above, housing supply is required to be assessed against the net housing provision figures set in RSS. This assessment needs to take account, therefore, of both expected completions and demolitions. The majority of Liverpool's programmed demolitions over the next five years are contained within the major planning permission schemes identified in para 4.12 above.

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<sup>2</sup>As published via the Liverpool Vision website:  
<http://www.liverpoolvision.co.uk/documents/developmentupdate.asp>

- 4.24. In addition to these there remains the programmed clearance of a further 762 dwellings for “sites” where redevelopment proposals have yet to be finalised. These 762 dwellings are accounted for as a net loss in the 5 year supply assessment.

***Total five year supply***

- 4.25. As summarised in Table 4.11, taking account of all of the above sources, Liverpool can demonstrate a net capacity of 13,143 dwellings on identified sites over the five years 2007-2012.

***Five Year requirement against RSS and draft RSS***

- 4.26. In April 2007, the government issued the following guidance on identifying the level of housing provision to be delivered as part of a five year supply assessment:

*“Local authorities should use, where available, housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan). Where housing provision figures are not available in the Development Plan for the following 5 years, Local Planning Authorities should make the best available estimate of the level of housing required over the full 5-year period. For example, this may include having regard to the evidence underpinning housing provision policies in the emerging Regional Spatial Strategy, projecting forward based upon current Development Plan figures or drawing on other relevant and up-to-date information.”<sup>3</sup>*

- 4.27. In Liverpool’s case, housing provision figures are available in its adopted Development Plan, in the form of the figures in current RSS which, from September 2004, has formed part of the City’s Development Plan alongside the UDP. As indicated in para 2.2 above, the figure set for Liverpool in RSS is 1,110 dwellings per annum, net of clearance, over the period 2002-2016.
- 4.28. RSS, however, is currently in the process of being revised. As part of that revision a new housing provision figure of 1,950 dwellings per annum, net of clearance, is proposed for Liverpool. Given that it will be the figure which ultimately emerges from this review process which will inform the review of the City’s own planning policies, through the new Local Development Framework system, the City is also required to have regard to this emerging figure.

***Five year supply assessment against current RSS***

- 4.29. Table 4.12 sets out the five year supply assessment against current RSS.
- 4.30. Over the five years of the RSS period to date (2002-2007) the City has delivered 6,674 dwellings net of clearance (Row B in Table 4.12), 1,124 dwellings more than the RSS annualized provision of 5,550 (Row A) over the same period.

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<sup>3</sup> Advice Produced by the Department for Communities and Local Government, Demonstrating a 5 Year Supply of Deliverable Sites, 16 April 2007. [http://www.planning-inspectorate.gov.uk/pins/advice\\_for\\_insp/advice\\_produced\\_by\\_dclg.htm](http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm)

- 4.31. The total provision required by RSS over its entire timeframe to 2016 is 15,540 dwellings, net of clearance (Row D). At 2007, the City has, therefore, a further 8,866 net dwellings to provide (Row E), over nine years (Row F). Given the overprovision that has been made to date, the annualized provision that remains therefore equates to 985 net dwellings (Row G) and to 4,925 net dwellings over the five year period in question, 2007-2012.
- 4.32. As demonstrated in Table 4.11, actual net delivery over these five years from identified sites is projected to amount to 13,143 dwellings (Item I), representing a substantial surplus of 8,218 net dwellings.

#### ***Five year supply assessment against draft RSS***

- 4.33. Table 4.13 sets out the five year supply assessment against draft RSS.
- 4.34. Over the draft RSS period to date (2003-2007) the City has delivered 6,394 dwellings net of clearance (Row B in Table 4.13), 1,406 dwellings fewer than the draft RSS annualized provision of 7,800 (Row A) over the same period.
- 4.35. The total provision required by draft RSS over its entire timeframe to 2021 is 35,100 dwellings, net of clearance (Row D). At 2007, the City has, therefore, a further 28,706 net dwellings to provide (Row E), over fourteen years (Row F). Given the underprovision that has been made to date, the annualized provision that remains therefore equates to 2,050 net dwellings (Row G) and to 10,250 net dwellings over the five year period in question, 2007-2012.
- 4.36. As demonstrated in Table 4.11, actual net delivery over these five years is projected to amount to 13,143 dwellings (Row I), representing a surplus of 2,893 net dwellings.
- 4.37. At 1 April 2007 Liverpool can, therefore, demonstrate a five year supply against the housing provision figures set for it in both current and draft RSS.

#### **Housing trajectory 2007-2024**

- 4.38. Current government guidance arising from Planning Policy Statement 12 Local Development Frameworks (PPS12) requires all local authorities to develop a "housing trajectory" to enable anticipated housing performance against policy to be assessed as part of the monitoring procedures required for their Local Development Frameworks (LDF's).
- 4.39. PPS3 advises that, via Local Development Documents (LDD's) in their LDF's, Local Planning Authorities should set out policies to enable continuous delivery of housing for at least 15 years from the date of adoption. The principal LDD for Liverpool will be the Core Strategy, which is scheduled for adoption in 2009. This means that the City Council should currently be setting out a trajectory that looks as far forward as 2024.
- 4.40. Clearly, it is a difficult task to present a definitive picture of anticipated housing change so far into the future, while it should also be recognised that the longer timeframe advised in PPS3 extends further than that for housing provision in both current RSS, which extends from 2002 to 2016, and that for revised RSS, which extends to 2021. The City's current stock of sites with planning permissions, together with those additional sites identified as

capable of contributing to housing delivery within five years, however, provide a sound building block on which to present such a picture.

- 4.41. Given the current position with regional guidance in the North West, with an ongoing revision of the existing RSS, housing delivery over this longer term needs to be considered in the context of two different levels of planned housing provision; 1,110 dwellings per annum, net of clearance, as contained within current RSS, and 1,950 dwellings per annum, net of clearance, as contained in the emerging revised RSS.
- 4.42. This report therefore sets out two housing trajectories, both looking as far ahead as 2024. The first (Table 4.14 and Figure 4.2) assesses supply against current RSS, and the second (Table 4.15 and Figure 4.3) against draft, revised RSS.<sup>4</sup> They take account of the following components of supply:
- Sites with an extant planning permission at 1 April 2007, as summarised above in paras 4.1 – 4.5
  - Other identified sites which, at 1 April 2007, are expected to contribute new housing within the five years 2007-2012, as summarised in paras 4.21 – 4.24
  - Programmed housing demolitions at 1 April 2007.
- 4.43. In so doing the trajectories present only a partial picture of supply over the 2007-2024 period. They exclude, for example, the supply arising on sites coming forward post-2007 which have not yet been specifically identified; i.e, “windfall” sites. Such sites have made a very substantial contribution in the recent past to housing delivery in Liverpool, as is evident from the 10,387 completions between 2002 and 2007 which arose on sites which were windfall to those identified in 1995 in the City’s UDP (para 3.10 above).
- 4.44. Notwithstanding this, the City can demonstrate that it has sufficient supply identified already, at 2007, to deliver the entirety of the housing growth sought by current RSS well beyond its current time horizon of 2016. Indeed, the supply sources identified in para 4.42 above, are expected to provide a surplus of 4,303 dwellings over the extended 17 year period covered by the trajectory.
- 4.45. Draft RSS sets a much more exacting requirement for Liverpool. Nonetheless, due to the projected rate of build-out of the current substantial stock of identified sites, the trajectory projects net delivery to have moved ahead of the annualised rate sought by 2009, with a position of relative oversupply continuing until 2016, by which time 25,354 net dwellings will have been delivered against a cumulative requirement of 25,350 net dwellings. The trajectory shows an inevitable decline in delivery thereafter as those initial stocks of sites are used up.
- 4.46. In practice, this initial stock can be expected to be supplemented by new sites at a rapid rate. Since the inception of the City’s restraint policy in July 2004, for example, new permissions on non-clearance sites have been coming forward at a rate in excess of 4,000 dwellings per annum. As it progresses its

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<sup>4</sup> These trajectories are based upon trajectories originally presented in the City Council’s Annual Monitoring Report (AMR) 2007. In order to provide a fuller picture they incorporate the additional information on sites without permission at 1 April 2007 contained in Table 4.10.

LDF, the City Council will be seeking to formally identify as much as this further supply as possible within Area Action Plans and other LDD's.

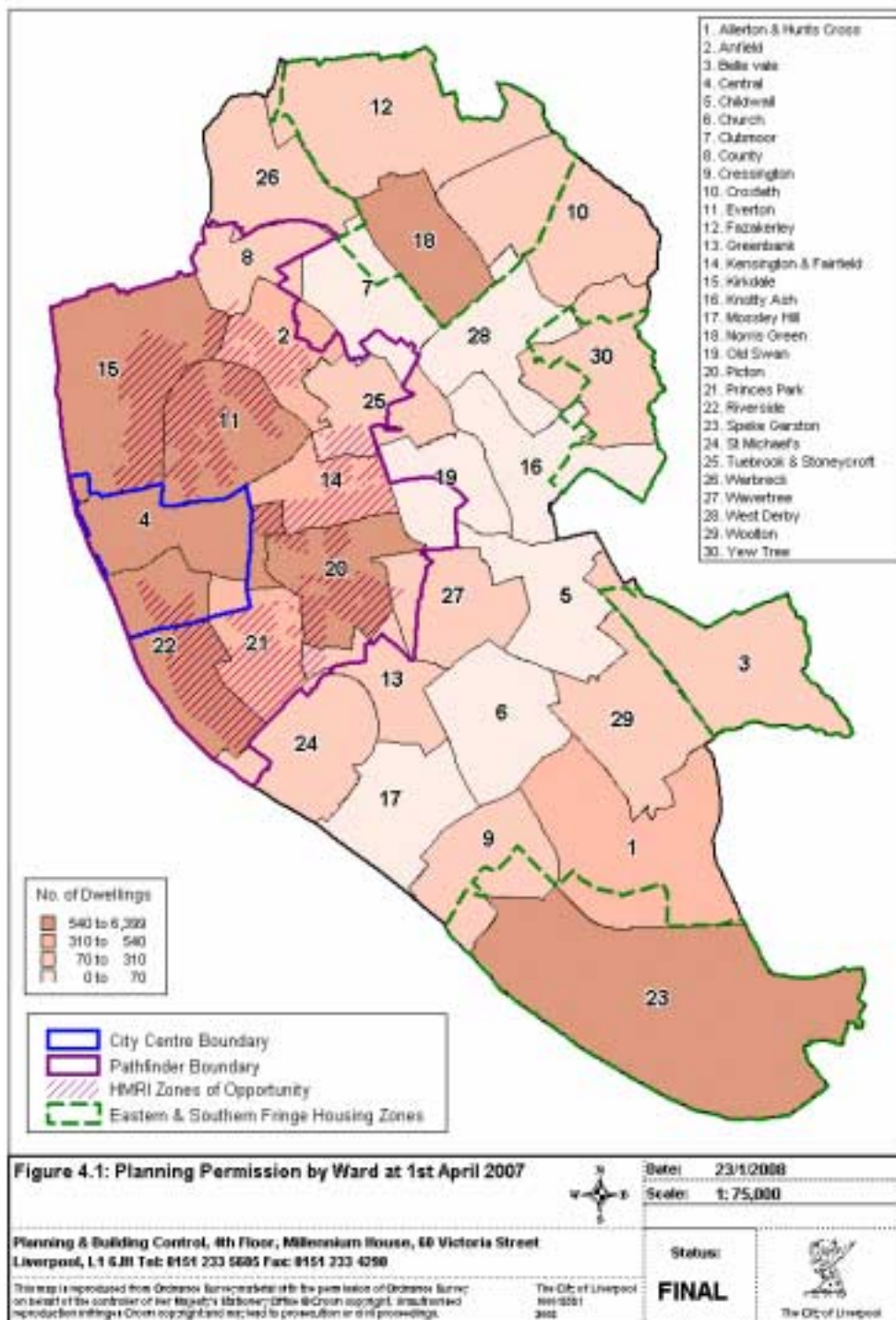
Table 4.1: All planning permissions at 1 April 2007	All		Sector			Source		Type		
	Dwgs	% of CITY	Private	HA	Mix	Brown field	Green field	New-build	Conv	Mix
City Centre	7748	36	7695	53	0	7748	0	5663	789	1296
City Centre / Zone of Opportunity	1312	6	1277	0	35	1312	0	1312	0	0
Other Zones of Opportunity	5785	27	2271	289	3225	5785	0	5358	298	129
Rest of HMRI	3636	17	3515	121	0	3636	0	3289	195	152
<i>(HMRI area)</i>	<i>18481</i>	<i>85</i>	<i>14758</i>	<i>463</i>	<i>3260</i>	<i>18481</i>	<i>0</i>	<i>15622</i>	<i>1282</i>	<i>1577</i>
Regeneration Fringe	2365	11	1313	222	830	2365	0	2341	10	14
Rest of City	975	4	899	18	58	959	16	739	69	167
<i>(Non-HMRI area)</i>	<i>3340</i>	<i>15</i>	<i>2212</i>	<i>240</i>	<i>888</i>	<i>3324</i>	<i>16</i>	<i>3080</i>	<i>79</i>	<i>181</i>
<b>CITY</b>	<b>21821</b>	<b>100</b>	<b>16970</b>	<b>703</b>	<b>4148</b>	<b>21805</b>	<b>16</b>	<b>18702</b>	<b>1361</b>	<b>1758</b>

Table 4.2: Outstanding capacity on sites under construction at 1 April 2007	All		Sector			Source		Type		
	Dwgs	% of CITY	Private	HA	Mix	Brown field	Green field	New-build	Conv	Mix
City Centre	4253	47	4253	0	0	4253	0	3212	60	981
City Centre / Zone of Opportunity	465	5	465	0	0	465	0	465	0	0
Other Zones of Opportunity	1582	17	987	114	481	1582	0	1359	172	51
Rest of HMRI	736	8	690	46	0	736	0	704	32	0
<i>(HMRI area)</i>	<i>7036</i>	<i>77</i>	<i>6395</i>	<i>160</i>	<i>481</i>	<i>7036</i>	<i>0</i>	<i>5740</i>	<i>264</i>	<i>1032</i>
Regeneration Fringe	1476	16	855	101	520	1476	0	1457	5	14
Rest of City	625	7	549	18	58	609	16	501	33	91
<i>(Non-HMRI area)</i>	<i>2101</i>	<i>23</i>	<i>1404</i>	<i>119</i>	<i>578</i>	<i>2085</i>	<i>16</i>	<i>1958</i>	<i>38</i>	<i>105</i>
<b>CITY</b>	<b>9137</b>	<b>100</b>	<b>7799</b>	<b>279</b>	<b>1059</b>	<b>9121</b>	<b>16</b>	<b>7698</b>	<b>302</b>	<b>1137</b>

Table 4.3: Capacity on sites with planning permission not started at 1 April 2007	All		Sector			Source		Type		
	Dwgs	% of CITY	Private	HA	Mix	Brown field	Green field	New-build	Conv	Mix
City Centre	3495	28	3442	53	0	3495	0	2451	729	315
City Centre / Zone of Opportunity	847	7	812	0	35	847	0	847	0	0
Other Zones of Opportunity	4203	33	1284	175	2744	4203	0	3999	126	78
Rest of HMRI	2900	23	2825	75	0	2900	0	2585	163	152
<i>(HMRI area)</i>	<i>11445</i>	<i>90</i>	<i>8363</i>	<i>303</i>	<i>2779</i>	<i>11445</i>	<i>0</i>	<i>9882</i>	<i>1018</i>	<i>545</i>
Regeneration Fringe	889	7	458	121	310	889	0	884	5	0
Rest of City	350	3	350	0	0	350	0	238	36	76
<i>(Non-HMRI area)</i>	<i>1239</i>	<i>10</i>	<i>808</i>	<i>121</i>	<i>310</i>	<i>1239</i>	<i>0</i>	<i>1122</i>	<i>41</i>	<i>76</i>
<b>CITY</b>	<b>12684</b>	<b>100</b>	<b>9171</b>	<b>424</b>	<b>3089</b>	<b>12684</b>	<b>0</b>	<b>11004</b>	<b>1059</b>	<b>621</b>

<b>Table 4.4: Planning permissions by Ward at 1 April 2007</b>	<b>Dwgs under construction</b>	<b>Dwgs with permission, not started</b>	<b>All</b>
Allerton & Hunts Cross	275	92	367
Anfield	4	497	501
Belle Vale	30	118	148
Central	1681	2424	4105
Childwall	0	0	0
Church	2	20	22
Clubmoor	0	3	3
County	8	91	99
Cressington	248	4	252
Croxteth	45	233	278
Everton	626	1282	1908
Fazakerley	96	10	106
Greenbank	105	107	212
Kensington & Fairfield	36	486	522
Kirkdale	485	2297	2782
Knotty Ash	1	26	27
Mossley Hill	5	1	6
Norris Green	550	6	556
Old Swan	4	0	4
Picton	406	1194	1600
Princes Park	246	131	377
Riverside	3431	2968	6399
Speke Garston	241	424	665
St Michaels	46	46	92
Tuebrook & Stoneycroft	72	84	156
Warbreck	68	51	119
Wavertree	103	43	146
West Derby	6	0	6
Woolton	56	33	89
Yew Tree	261	13	274
<b>CITY</b>	<b>9137</b>	<b>12684</b>	<b>21821</b>

<b>Table 4.5: Sites newly gaining planning permission in 2006/07</b>	<b>All</b>	
	<b>Dwgs</b>	<b>% of CITY</b>
City Centre	1438	22
City Centre / Zone of Opportunity	752	11
Other Zones of Opportunity	2982	45
Rest of HMRI	812	12
<i>(HMRI area)</i>	<b>5984</b>	<b>91</b>
Regeneration Fringe	447	7
Rest of City	145	2
<i>(Non-HMRI area)</i>	<b>592</b>	<b>9</b>
<b>CITY</b>	<b>6576</b>	<b>100</b>



<b>Table 4.6: Sites newly granted permission, July 2004 - April 2007</b>	<b>Dwgs</b>	<b>% of CITY</b>
City Centre	5501	36
City Centre / Zone of Opportunity	1096	7
Other Zones of Opportunity	5334	34
Rest of HMRI	1156	7
<i>(HMRI area)</i>	<i>13087</i>	<i>85</i>
Regeneration Fringe	1861	12
Rest of City	518	3
<i>(Non-HMRI area)</i>	<i>2379</i>	<i>15</i>
<b>CITY</b>	<b>15466</b>	<b>100</b>

<b>Table 4.7: Large sites (10+ units) granted permission outside HMR pathfinder since 30 July, 2007</b>	<b>Cap</b>	<b>Year of permission</b>	<b>Comments</b>	<b>Status at 1 April 2007</b>
BOOT ESTATE REGENERATION, NORRIS GREEN	606	2005/06	Identified as a Strategic Housing Site in the New Housing SPD	under construction
GARSTON UNDER THE BRIDGE REDEVELOPMENT AREA	310	2004/05	Identified as a Strategic Housing Site in the New Housing SPD	not started
LAND BOUNDED BY EAST LANCS RD / WILLOW WAY / PARKVIEW RD	135	2006/07	Regeneration Fringe	not started
STELLA WORKS, BARLOWS LANE / SIGNAL WORKS ROAD	121	2004/05	Regeneration Fringe	under construction
LAND AT SPEKE RD / HORROCKS AV.	92	2004/05	Identified as a Strategic Housing Site in the New Housing SPD	under construction
LAND AT WOOLTON ROAD (ADJACENT TO ALLERTON TRAIN STATION)	92	2005/06	Permission granted on appeal	not started
LAND AT LEE HALL RD	83	2004/05	Regeneration Fringe	under construction
RECREATION CENTRE SPEKE ROAD / 12-18 CHURCH ROAD	68	2005/06	Regeneration Fringe	not started
STAPELEY RESIDENTIAL & NURSING HOME, NORTH MOSSLEY HILL ROAD	51	2004/05		not started
LAND AND BUILDINGS BOUNDED BY ST MARY'S RD / GARSTON WAY / DOCK RD	50	2004/05	Regeneration Fringe	under construction
BUILDING AT JUNCTION OF GREEN LANE / WEST DERBY RD (OPP. ST JOHN'S BAPTIST CHURCH)	50	2005/06		not started
LAND TO THE NORTH OF 25 STOPGATE LANE	49	2006/07	Permission granted on appeal	not started
LAND BOUNDED BY SPEKE ROAD & HORROCKS AVENUE	46	2006/07	Regeneration Fringe	under construction
CRAIGHURST ROAD / WELLGREEN ROAD	42	2006/07	Regeneration Fringe	not started
LAND AT FINCH DENE, FINCH LANE	32	2006/07	Regeneration Fringe	under construction
LAND AT SOVEREIGN WAY	32	2006/07	Regeneration Fringe	not started
FORMER SOCIAL SERVICES BUILDING SITE, HIGHER LANE/LONG LANE	30	2006/07	Regeneration Fringe	under construction
168 MILL LANE AND LAND TO THE REAR	30	2004/05		under construction
LAND AND BUILDINGS AT DRAGON CLOSE	29	2006/07	Regeneration Fringe	not started
LAND THE REAR OF SOUTHDEAN RD / BURTREE RD / SAXBY RD	26	2005/06	Regeneration Fringe	under construction
LAND AT THE REAR OF NAPPS WAY / HARTSBOURNE CLOSE	26	2006/07	Regeneration Fringe	not started
LAND AT REAR OF AND ADJOINING THE WHEATSHEAF P.H., EAST PRESCOT ROAD	26	2006/07		not started
FORMER FIRE STATION, NORTH PARADE	24	2004/05	Regeneration Fringe	not started
LAND AT REAR OF TA CENTRE SARUM RD	24	2006/07	Regeneration Fringe	not started
42 GATEACRE BROW, FORMER FLOCK AND FELT FACTORY	22	2006/07		not started
WOODFORD, HILLSIDE DRIVE AND REDHUIH, ACREFIELD ROAD	21	2005/06	Permission granted on appeal	under construction
65-67 ST. MARY'S ROAD L19.	20	2006/07	Regeneration Fringe	not started
22 HEALD STREET	18	2005/06	Regeneration Fringe	under construction
YORK HOUSE, RUTLAND HOUSE & BUCKINGHAM HOUSE, CROXTETH DRIVE	18	2004/05		under construction
1 EARP STREET AT JUNCTION WITH SEDDON ROAD	16	2005/06	Regeneration Fringe	under construction
101-107 HIGH STREET, WAVERTREE	16	2006/07		not started
346-356A SMITHDOWN ROAD	14	2005/06		not started
VICTORIA SERVICE STATION, ULLET ROAD	12	2005/06		not started
16-20 HIGH STREET	11	2005/06		not started

<b>Table 4.8: Five year supply on large (50+ units) sites under construction at 1 April 2007</b>	<b>Total outstanding capacity</b>	<b>Five yr capacity</b>	<b>Location</b>
QUEENS DOCK / KINGS DOCK	1800	840	City Centre
PARADISE STREET DEVELOPMENT AREA	600	600	City Centre
AREA SOUTH OF MANN ISLAND	376	376	City Centre
SEFTON STREET / PARLIAMENT STREET / STANHOPE STREET / CARYL STREET	374	125	Rest of HMRI
LAND AT CARPENTERS ROW / GRAYSON STREET / CORNHILL	330	125	City Centre / ZOO
EDWARDS LANE SITE (HUNTS CROSS VILLAGE)	274	274	Rest of City
CRESSINGTON HEATH	248	125	Regeneration Fringe
LAND BOUNDED BY SPOFFORTH ROAD / SPEKELAND ROAD / ALEXANDRA ROAD	232	125	ZOO
PRINCES DOCK SITE 12 NORTH WEST SECTION	184	184	City Centre
DEYSBROOK BARRACKS, DEYSBROOK LANE	165	165	Regeneration Fringe
BRIDEWELL AT 10 CHEAPSIDE / 11 HATTON GARDEN	145	145	City Centre
LAND AT JUNCTION OF KING EDWARD ST & BROOK ST	127	127	City Centre
HAMILTON HOUSE, PALL MALL	126	126	City Centre
EASTERN SIDE OF PRINCES HALF TIDE DOCK	121	121	City Centre
LAND AT KENT STREET / LYDIA ANN STREET / HENRY STREET	109	109	City Centre
BUILDING AT CORNER COLQUITT ST/ SEEL ST/ DUKE ST	104	104	City Centre
HERCULANEUM QUAY, ROYDEN WAY, RIVERSIDE DRIVE	101	101	Rest of HMRI
THE GOODS YARD / HORSFALL ST / GRAFTON ST	99	99	ZOO
LAND AT SPEKE RD / HORROCKS AV.	92	92	Regeneration Fringe
27-35 DUKE STREET	85	85	City Centre
STELLA WORKS, BARLOWS LANE / SIGNAL WORKS ROAD	83	83	Regeneration Fringe
WAVERTREE TRADING ESTATE	80	80	ZOO
FORMER BAT FACTORY SITE / COMMERCIAL ROAD (EAST OF THE CANAL)	75	75	ZOO
ALEXANDRA ROAD / SPEKELAND ROAD (ST THOMAS A'BECKET SCHOOL SITE)	73	73	ZOO
68 DALE ST / 2-22 SIR THOMAS ST (MUNICIPAL ANNEXE)	69	69	City Centre
PARK LANE DEPOT (HIGH LEVEL)	69	69	City Centre / ZOO
ST PAULS SQUARE	68	68	City Centre
LAND AND BUILDING ON CORNER OF CORNHILL & SHAW'S ALLEY	66	66	City Centre / ZOO
MARLBOROUGH ROAD / PENNSYLVANIA ROAD	64	64	Rest of HMRI
HILTON HOUSE, 12A MOSS ST	61	61	City Centre
LAMPORST ST/ NORTHUMBERLAND ST/ GELLING ST	60	60	ZOO
OLIVE MOUNT (BOUNDED BY CHILDWALL RD / THINGWALL RD / MANWEB PLAYING FIELDS)	58	58	Rest of City
69-71 SEFTON STREET	55	55	ZOO
FMR JFK HEIGHTS / EVERTON BROW / FIELD ST / SALISBURY ST	54	54	ZOO
FORMER 83-113 SHAW STREET / HAIGH STREET	51	51	ZOO
LAND AND BUILDINGS BOUNDED BY ST MARY'S RD / GARSTON WAY / DOCK RD	50	50	Regeneration Fringe

Table 4.9: Five year supply on large (50+ units) sites with permission not started at 1 April 2007	Total capacity	Five yr capacity	Location
CENTRAL DOCKS	1850	300	Rest of HMRI
LAND TO SOUTH OF NEWINGTON BTW BACK BOLD ST AND REAR OF RENSHAW ST	378	378	City Centre
WALKER HOUSE / CHAPEL STREET (EXCHANGE BUILDINGS, EXCHANGE FLAGS)	375	150	City Centre
PRINCES DOCK / SITE 7	362	362	City Centre
HEAPS RICE MILL, PARK LANE L1	355	355	City Centre / ZOO
COMMERCIAL QUARTER (SITE TO REAR OF MERCURY COURT)	322	129	City Centre
LAND ON CORNER OF HURST ST & TABLEY ST	188	188	City Centre / ZOO
THE DAVID LEWIS CENTRE, CHESTER STREET / UPPER STANHOPE STREET	178	71	ZOO
MINTO STREET / GILEAD STREET AREA	175	70	ZOO
CONCOURSE HOUSE / LIME STREET	152	152	City Centre
JAMES TROOP BUILDING, 39 SEFTON STREET	150	60	Rest of HMRI
HIGHLAND HOTEL & GULF PETROL STATION, HILL STREET / SEFTON STREET	150	60	ZOO
VACANT SITE AT HERCULANEUM DOCK, RIVERSIDE DRIVE	144	58	Rest of HMRI
LAND TO WEST OF ROBSON ST / SOUTH OF WALTON BRECK RD / NORTH OF MERE LANE	136	54	ZOO
LAND BOUNDED BY EAST LANCS RD / WILLOW WAY / PARKVIEW RD	135	54	Regeneration Fringe
LAND NORTH OF POTTERY AT SEFTON ST / QUEENS DOCK	135	54	Rest of HMRI
AMENITY AREA FRONTING TUNNEL RD INCLUDING COMMUNITY CENTRE AND LAND AT HARKE STREET	126	50	ZOO
FORMER FACTORY GRAFTON ST / PARK ST / CARYL ST	120	48	ZOO
BUILDING AT 61-63 BYROM ST (ADJACENT TO JMU IMPERIAL HALLS ON CORNER)	116	46	City Centre
WAREHOUSE AT 2-22 NEW BIRD ST / JORDAN STREET	114	46	City Centre / ZOO
LAND AT PRUSSIA ST/ HIGHFIELD ST/ COCKSPUR ST WEST / PALL MALL	102	41	City Centre
LAND AT CORNER OF GREENLAND ST & JAMAICA ST	95	38	City Centre / ZOO
LAND AT WOOLTON ROAD (ADJACENT TO ALLERTON TRAIN STATION)	92	37	Regeneration Fringe
AREA TO SOUTH EAST OF JUNCTION OF GRENVILLE STREET SOUTH / KENT STREET	90	36	City Centre
STANLEY DOCK / NORTH DOCKS	84	34	Rest of HMRI
FORMER NCP CAR PARK CORNER OF DUKE ST / SLATER ST / PARR ST	82	33	City Centre
LAND AT VAUXHALL ROAD / HOPWOOD STREET	82	33	ZOO
ROSCOE STREET / KNIGHT STREET/ ROSCOE LANE CAR PARK	76	30	City Centre
CHURCHILL HOUSE, TITHEBARN STREET	76	30	City Centre
LAND AT LEEDS ST / LANYORK ROAD	74	30	Rest of HMRI
LAND AND BUILDING AT ST VINCENT ST / SEYMOUR ST JUNCTION	73	29	City Centre
WELLINGTON BUILDINGS, THE STRAND	72	29	City Centre
FORMER SARAH MCARD NURSERY, SHAW STREET	69	28	ZOO
SPORTS PITCH & VACANT LAND EAST OF PORTLAND PLACE / NORTH OF ROSCOMMON ST	69	28	ZOO
RECREATION CENTRE SPEKE ROAD / 12-18 CHURCH ROAD	68	27	Regeneration Fringe
3A-7 CROSSHALL STREET	67	67	City Centre
GRADWELL ST	61	61	City Centre
LAND BETWEEN JAMAICA ST & ST JAMES ST	60	24	City Centre / ZOO
SITE JUNCTION OF VAUXHALL RD / MIDGHALL ST / MARLBOROUGH ST	57	57	City Centre
4-14 OLDHAM STREET	54	22	City Centre
LAND AT CHATHAM PLACE	51	20	Rest of HMRI
STAPELEY RESIDENTIAL & NURSING HOME, NORTH MOSSLEY HILL ROAD	51	20	Rest of City

**Table 4.10: Five year supply on sites without planning permission at 1 April 2007**

Site/scheme	Location	Total capacity	5 year capacity	Comments
Former International Garden Festival site	Rest of HMR / Rest of City	1374	446	Extensive derelict former car parks and buildings used for 1984 International Garden Festival, the regeneration of which has been a long term priority for Liverpool. Live application at 1 April 07, subject to extensive pre-app and ongoing discussion. Permission subsequently granted May 07 for mixed-use scheme, including residential development and creation of a waterfront park. Called-in by government for inquiry November 07 - January 08. Developer - Langtree McLean.
Stanley Dock	Rest of HMR	935	535	Listed, former warehouse complex, allocated for a mix of uses in UDP, including residential. Application submitted March 07 following extensive pre-app discussions. Expected Committee date May 08. Developer - Kitgrove Ltd.
L1, Great George Street	City Centre	741	307	Major masterplanned City Centre redevelopment scheme to accommodate 741 dwellings in six phases and to complete in June 2014. Estimated £100m investment. Subject of extensive pre-app discussions by 1 April 07. Permission granted in Dec 07 for first phase development of 307 dwellings, due to start in April 08. Developer - Urban Splash.
Limekilns, Blackstock Street	ZOO	600	250	Masterplan in preparation at April 07, now completed. Outline application for 482 dwellings (1st phase) submitted Dec 07. Developer - English Partnerships.
Stonebridge	Regeneration Fringe	555	350	Identified as a Strategic Housing Site in New Housing SPD and a key part in the wider redevelopment of the Stonebridge/Croxtheth area. Subject of pre-app discussions by April 07. Outline application expected in March 08 for mix of apartments, townhouses, semis, detached, bungalows and affordable rented units. Developer - David McLean.
Via Verde, Leeds Street	ZOO	401	401	Extensive pre-app discussions by 1 April 07. Application subsequently received for 401 dwellings in April 07. Mix of 1 bed, 2 bed, 3 bed flats. Developer - Eldonian Group Ltd & Viride Holdings Ltd.
Former Littlewoods Building, Edge Lane	Rest of HMR	276	276	Extensive pre-app discussions and design competition by April 07, with Urban Splash appointed lead developer. Permission granted July 07 and S106 signed February 08. Mix of 1 bed, 2 bed, & 3 bed flats programmed for completion by April 2012. Developer - Urban Splash.
Belmont Grove	Rest of HMR	136	136	Site allocated for housing in UDP. Pre-application discussions ongoing at 1 April 07. Application subsequently submitted in July 07 and granted Dec 07. Developer - Miller Homes.
Princes Dock Site 3a	City Centre	133	133	Live application at 1 April 07. Permission subsequently granted for 133 flats in June 07. S106 agreement signed December 07. Part of ongoing redevelopment of former Princes Dock. Developer - Peel Holdings.
Sherford Close / Wood Lane	Regeneration Fringe	67	67	Outline Application for 8 x bungalows + 59 houses in March 07 being pursued by lead RSL, Lee Valley Housing, for Netherley / Belle Vale in Regeneration Fringe area. Subsequently approved in April 07. Developer - Lee Valley Housing.
Beech Street / Prescott Road	ZOO	51	51	PP for mixed-use scheme granted April 07. Key junction/frontage site in Zone of Opportunity. Revised scheme expected to increase capacity. Developer - CTP Limited.
Brownbill Bank	Regeneration Fringe	42	42	Live application at 1 April 07 pusued by Miller Homes with support of lead RSL for Netherley / Belle Vale, Lee Valley Homes. Permission granted in May 07 for 42 dwellings. Under construction by Dec 07. Due to be completed by October 08.
Bridport Street	City Centre	27	27	Live application at 1 April 07, subsequently granted permission June 07. Developer - Bidscape Developments, committed to delivering a second scheme in Bridport Street following completion of 16 flats in 2006.
Breckside Park	Rest of HMR	22	22	Live application at April 07. Permission subsequently granted June 07 for 18 flats, 4 bungalows. Developer - CTA Architects.
Fmr Montrose Club, Whitefield Road	ZOO	21	21	Live application at 1 April 07. Permission subsequently granted April 07 for 15 x 2 bed flats and 6 x 3 bed houses. Developer - Dragstone Ltd.
Whitefield Road	ZOO	19	19	Live application at 1 April 07. Permission subsequently granted Nov 07 for 15 flats, 4 houses. Developer - Whitefield Centre Ltd
<b>All sites</b>		<b>5400</b>	<b>3083</b>	

<b>Table 4.11: Five Year Supply 2007-2012</b>		
	<b>Capacity source</b>	<b>Dwgs</b>
A	Completions on planning permissions involving clearance	1878
B	Demolitions on planning permissions involving clearance	-2244
C	Net capacity on planning permissions involving clearance (B-C)	-366
D	Completions on other permissions under construction at 1 April 2007	6492
E	Completions on other permissions not started	4696
F	Completions on all other sites with planning permission (D+E)	11188
G	Other programmed demolitions	-762
H	Capacity on sites without permission at 1 April 2007	3083
	<b>Total identified five year supply (C+F+G+H)</b>	<b>13143</b>

<b>Table 4.12: Assessment of Five Year supply against current RSS</b>		
A	Net provision required in RSS period to date (2002-2007)	5550
B	Net provision delivered in RSS period to date (2002-2007)	6674
C	Net position at April 2007	1124
D	Total net provision required over RSS period 2002-2016	15540
E	Remaining provision required 2007-2016 (D minus B)	8866
F	Number of years remaining in RSS period	9
G	Remaining annualised provision required (E/F)	985
H	Five Year housing requirement 2007-2012 (Gx5)	4925
I	Total identified five year supply 2007-2012	13143
J	<b>Five Year supply surplus or deficit (I minus H)</b>	<b>8218</b>

<b>Table 4.13: Assessment of Five Year supply against draft RSS</b>		
A	Net provision required in RSS period to date (2003-2007)	7800
B	Net provision delivered in RSS period to date (2003-2007)	6394
C	Net position at April 2007	-1406
D	Total net provision required over draft RSS period 2003-2021	35100
E	Remaining provision required 2007-2021 (D minus B)	28706
F	Number of years remaining in RSS period	14
G	Remaining annualised provision required (E/F)	2050
H	Five Year housing requirement 2007-2012 (Gx5)	10250
I	Total identified five year supply 2007-2012	13143
J	<b>Five Year supply surplus or deficit (I minus H)</b>	<b>2893</b>

Table 4.14: Housing Trajectory 2002-2024 against current RSS housing figures	Actual					Projected																
	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Completions	1767	3110	2054	2999	3041	3564	3214	3620	2766	2983	2374	1970	1521	1363	1116	888	564	473	413	340	50	0
Demolitions	1487	1562	829	1482	937	630	650	606	525	595	560	268	370	211	193	148	187	113	114	0	0	0
Net change	280	1548	1225	1517	2104	2934	2564	3014	2241	2388	1814	1702	1151	1152	923	740	377	360	299	340	50	0
RSS annualised provision	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110	1110
Cumulative RSS annualised provision	1110	2220	3330	4440	5550	6660	7770	8880	9990	11100	12210	13320	14430	15540	16650	17760	18870	19980	21090	22200	23310	24420
Annual net change of RSS	-830	438	115	407	994	1824	1454	1904	1131	1278	704	592	41	42	-187	-370	-733	-750	-811	-770	-1060	-1110
Cumulative net change	280	1828	3053	4570	6674	9608	12172	15186	17427	19815	21629	23331	24482	25634	26557	27297	27674	28034	28333	28673	28723	28723
Cumulative net change of RSS provision	-830	-392	-277	130	1124	2948	4402	6306	7437	8715	9419	10011	10052	10094	9907	9537	8804	8054	7243	6473	5413	4303

Figure 4.2: Housing Trajectory 2002-2024 against current RSS housing figures

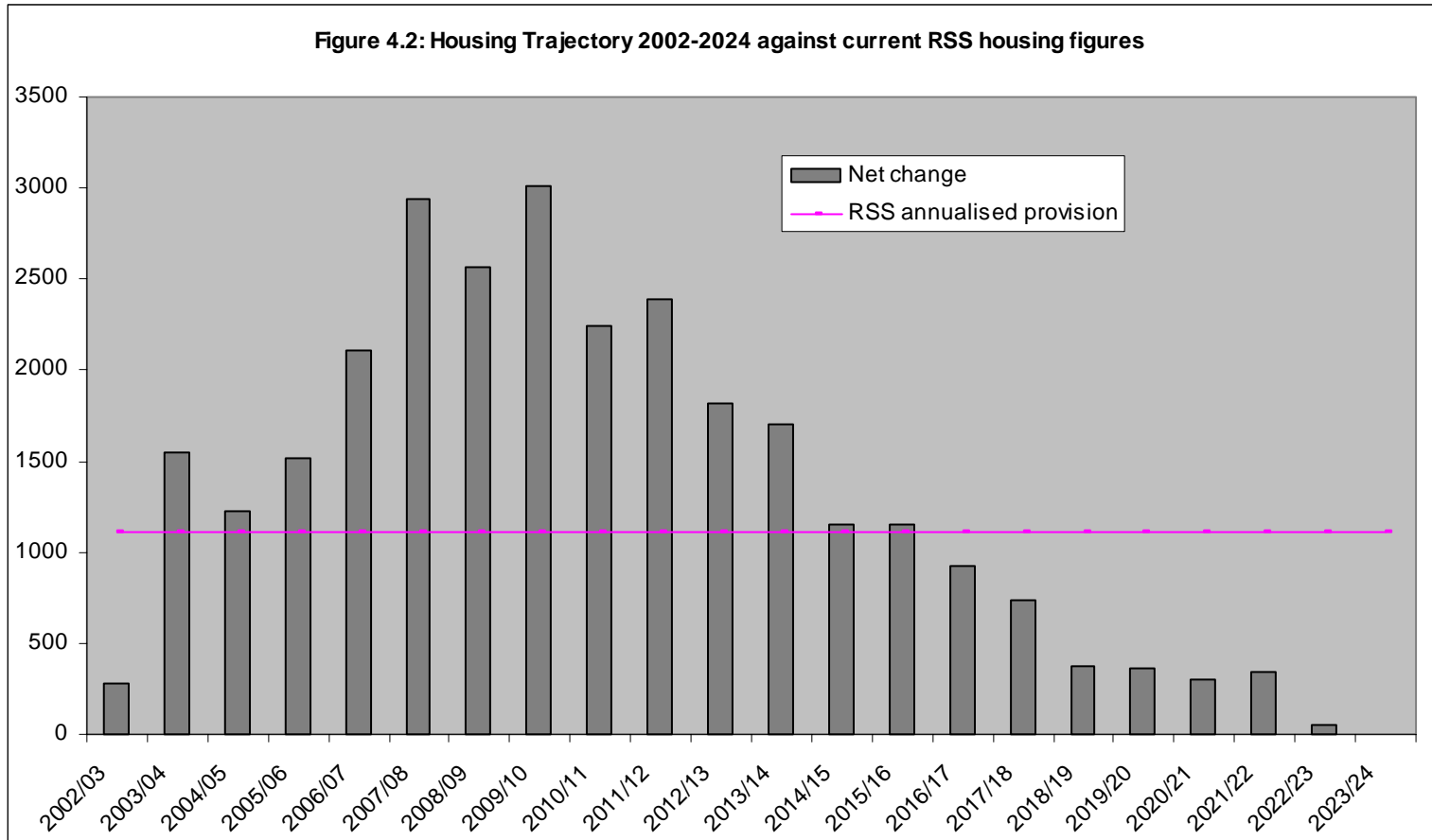


Table 4.15: Housing Trajectory 2003-2024 against draft RSS housing figures	Actual				Projected																
	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Completions	3110	2054	2999	3041	3564	3214	3620	2766	2983	2374	1970	1521	1363	1116	888	564	473	413	340	50	0
Demolitions	1562	829	1482	937	630	650	606	525	595	560	268	370	211	193	148	187	113	114	0	0	0
Net change	1548	1225	1517	2104	2934	2564	3014	2241	2388	1814	1702	1151	1152	923	740	377	360	299	340	50	0
RSS annualised provision	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950	1950
Cumulative RSS annualised provision	1950	3900	5850	7800	9750	11700	13650	15600	17550	19500	21450	23400	25350	27300	29250	31200	33150	35100	37050	39000	40950
Annual net change of RSS	-402	-725	-433	154	984	614	1064	291	438	-136	-248	-799	-798	-1027	-1210	-1573	-1590	-1651	-1610	-1900	-1950
Cumulative net change	1548	2773	4290	6394	9328	11892	14906	17147	19535	21349	23051	24202	25354	26277	27017	27394	27754	28053	28393	28443	28443
Cumulative net change of RSS provision	-402	-1127	-1560	-1406	-422	192	1256	1547	1985	1849	1601	802	4	-1023	-2233	-3806	-5396	-7047	-8657	-10557	-12507

Figure 4.3: Housing Trajectory 2003-2024 against draft RSS housing figures

