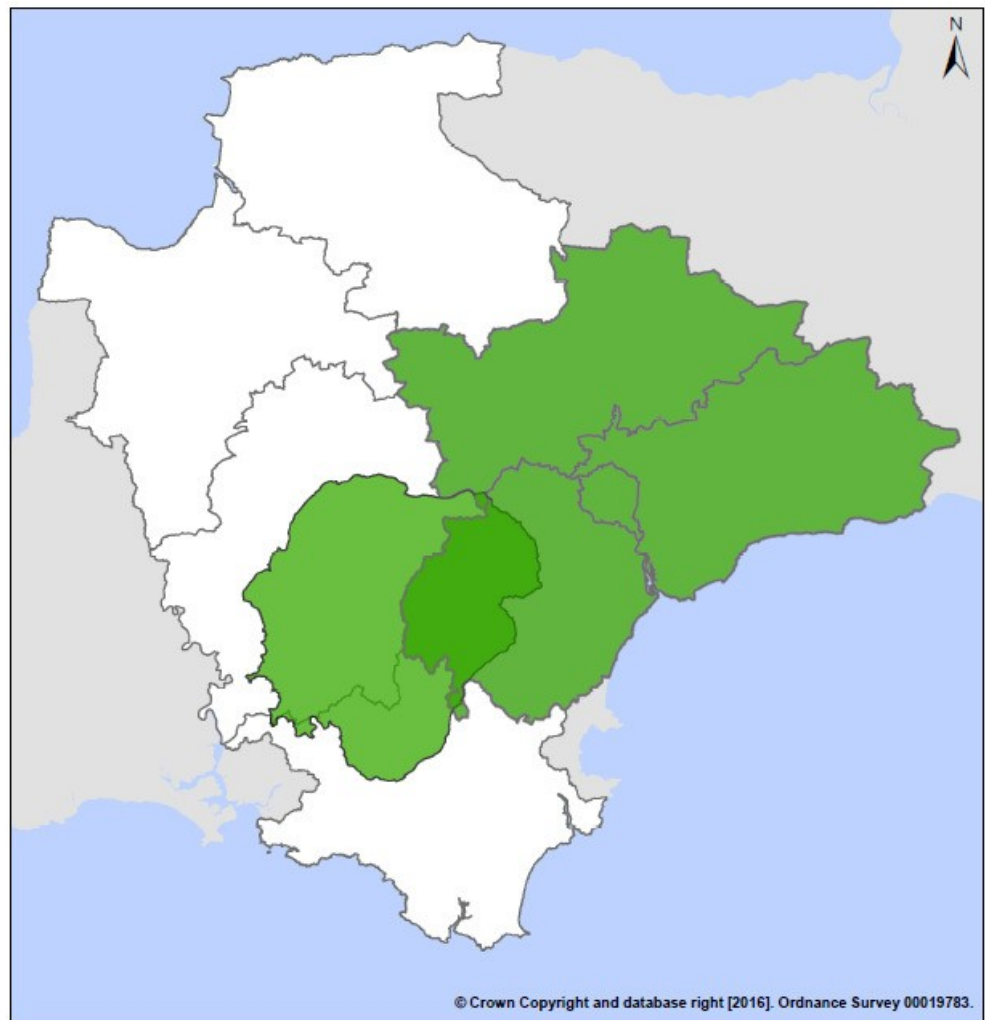


HELAA Methodology



Revised May 2021



- Each self-contained home, where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use, will be counted in the housing supply figures as a single dwelling. In terms of specialist accommodation for older people, this type of housing will include extra care, assisted living, retirement and sheltered housing;
- Every 1.8 bedspaces provided in institutional housing for older people will be counted in the housing supply figures as a single dwelling. This ratio is based on the national average number of adults in all households, derived from the 2011 Census.⁶

Determining housing potential of windfall sites

- 7.6** Windfall sites are considered to be any site that is/has not been allocated in an adopted or emerging Local Plan / LDF / Neighbourhood Plan. Local authorities may make an allowance for windfall sites if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Where such circumstances exist, and where there is a likely insufficient number of dwellings through the HELAA to meet development plan provision totals, a windfall allowance may be used.
- 7.7** In the past, partner authorities have applied slightly different approaches to calculating future windfall supply. However, a standardised approach has now been developed that can be used by the partner authorities for calculating the likely supply of windfall sites in future years. This approach is set out in full in Appendix 4.

Calculating delivery rates of development sites

- 7.8** Unlike housing sites, a delivery model has not been developed to consider the rate at which other development sites such as employment could be built out. This will instead be considered on a case by case basis informed by discussions with the site proposer and advice provided by the HELAA panel. Anticipated delivery rates will be recorded within the HELAA report and used to develop a delivery trajectory which will be important for planning policy monitoring purposes.

⁶ The ratio will be revised when the results of the 2021 Census become available.

Appendix 1: Standard model for calculating housing delivery rates

Size of site (no. of dwellings)	Commencement of Sites				Build out rate
	Sites where dwellings are under construction	Small sites with consent	Major sites with detailed consent	Major sites with outline consent, sites with Permission in Principle, unconsented sites that are allocated in the Development Plan or are identified on the Brownfield Register and unconsented suitable sites	
1-9 dwellings (assumes one developer)	Year 1	Year 1	N/A	Year 6*	1 st year - 25 dwellings maximum 2 nd year onward - 50 dwellings per year maximum
10-500 dwellings (assumes one developer)	Year 1	N/A	Year 2	Year 6*	1 st year - 25 dwellings maximum 2 nd year onward - 50 dwellings per year maximum
501-1000 dwellings (assumes two developers)	Year 1	N/A	Year 3	Year 6*	1 st year - 25 dwellings maximum 2 nd year onward - 100 dwellings per year maximum
1001+ dwellings (assumes three developers)	Year 1	N/A	Year 3	Year 6*	1 st year - 25 dwellings maximum 2 nd year onward - 150 dwellings per year

NB. These figures provide a general guideline. Different commencement dates or build out rates may be chosen for selected sites by the HELAA panel or partner authorities if there is evidence to support this.

* Unless there is clear evidence that housing completions will begin on site within five years.

Appendix 4: Determining housing potential of windfall sites

The approach assesses net windfall completions per annum over the previous 5 years depending on availability of data, takes an average (mean) over that timeframe to identify a basic net annual windfall projection going forwards, then subtracts windfall supply already in the system.

Windfall completions and projections are required to exclude “garden sites” as directed by the NPPF. However, this approach also recommends excluding windfall completions on sites of 20 or more gross dwellings. This reflects the fact that overall historical windfall completions are likely to have been uplifted by larger sites permitted prior to current Local Plan periods and/or not being able to demonstrate five year land supply which are perhaps less likely to be realised going forwards. This sets out a conservative approach to windfall projections that accords with the NPPF requirement.

Process:

1. Identify total net windfall completions per annum in each of the previous 5 years.
2. Subtract completions on garden sites and sites of more than 20 (gross) dwellings to give eligible net annual windfall completions.
3. Take an average (mean) across the 5 year period to give the basic net annual windfall projection.
4. Subtract projected windfall completions which already have permission or are otherwise counted in the supply (e.g. resolution to grant permission) from the basic net annual windfall projection to give the final projected windfall allowance for each year of the housing trajectory.

Worked example:

Gross site size	Total net windfall dwelling completions		
	1-20	21+	TOTAL
2006/07	187	10	197
2007/08	135	17	152
2008/09	125	5	130
2009/10	130	2	132
2010/11	135	8	143
2011/12	156	5	161
2012/13	134	9	143
2013/14	181	12	193
2014/15	180	20	200
2015/16	178	18	196

	Eligible net windfall dwelling completions (exc. 21+ gross sites and garden sites)		
Gross site size	1-20	21+	TOTAL
2006/07	153	N/A	153
2007/08	123	N/A	123
2008/09	93	N/A	93
2009/10	113	N/A	113
2010/11	109	N/A	109
2011/12	125	N/A	125
2012/13	102	N/A	102
2013/14	137	N/A	137
2014/15	148	N/A	148
2015/16	153	N/A	153
Average (rounded)	126	N/A	126

	Year				
Five year supply	1	2	3	4	5
Total sites with permission	208	135	167	244	265
<i>Of which sites of 20 or less gross dwellings and not on garden sites</i>	194	121	28	2	0
Total sites with resolution to grant subject to S106	0	12	7	0	0
<i>Of which sites of 20 or less gross dwellings and not on garden sites</i>	0	12	3	0	0
Basic windfall projection (A)	126	126	126	126	126
Total eligible net windfalls in the system (B)	194	133	31	2	0
Adjusted windfall projection (A-B)	0	0	95	124	126