

Coventry housing trajectory 2021-41

Housing supply type	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
Past completions	3,818	1674	1859	805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross new build	3,447	1,426	1,430	749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net conversions & change of use	520	252	432	203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolitions	-149	-4	-3	-147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extant planning permissions	0	0	0	0	1,114	1,820	1,846	1,419	1,717	968	551	759	612	571	417	385	217	217	224	30
Under construction	0	0	0	0	1,245	1,624	1,497	632	566	379	30	0	0	0	0	0	0	0	0	0
Detailed consent	0	0	0	0	27	276	299	574	1,000	235	182	247	50	38	0	0	0	0	0	0
Outline consent	0	0	0	0	0	0	50	213	151	354	339	512	562	533	417	385	217	217	224	30
Permitted development	0	0	0	0	-158	-80	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Identified indicative capacity (without consent)	0	0	0	0	0	0	148	159	0	53	736	868	933	805	961	958	472	355	437	287
Adopted Allocations 2017 Plan	0	0	0	0	0	0	0	0	0	110	171	343	243	230	225	230	125	45	130	0
Proposed Allocations	0	0	0	0	0	0	148	159	0	-57	565	525	502	387	548	540	160	123	120	100
Other identified capacity	0	0	0	0	0	0	0	0	0	0	0	0	188	188	188	188	187	187	187	187
Total annual completions	3,818	1,674	1,859	805	1,114	1,820	1,994	1,778	1,917	1,221	1,487	1,827	1,745	1,576	1,578	1,543	889	772	861	517
Actual net completions	3,818	1,674	1,859	805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forecasted net completions	0	0	0	0	1,114	1,820	1,994	1,578	1,717	1,021	1,287	1,627	1,545	1,376	1,378	1,343	689	572	661	317
Windfall allowance	0	0	0	0	0	0	0	200	200	200	200	200	200	200	200	200	200	200	200	200
Total cumulative completions	3,818	5,492	7,351	8,156	9,270	11,090	13,084	14,862	16,779	18,000	19,487	21,314	23,059	24,635	26,213	27,756	28,645	29,417	30,278	30,795
HEDNA annualised need	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455
Annualised need + 5% buffer	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,528
Cumulative need	1,455	2,910	4,365	5,820	7,275	8,730	10,185	11,640	13,095	14,550	16,005	17,460	18,915	20,370	21,825	23,280	24,735	26,190	27,645	29,100
Cumulative over/under delivery vs need	2,363	2,582	2,986	2,336	1,995	2,360	2,899	3,222	3,684	3,450	3,482	3,854	4,144	4,265	4,388	4,476	3,910	3,227	2,633	1,695
Remaining plan need + 5% buffer	26,737	25,063	23,204	22,399	21,285	19,465	17,471	15,693	13,776	12,555	11,068	9,241	7,496	5,920	4,342	2,799	1,910	1,138	277	-240
Annualised need adjusted for rolling over/under supply + 5% buffer	1,528	1,407	1,392	1,365	1,400	1,419	1,390	1,344	1,308	1,252	1,256	1,230	1,155	1,071	987	868	700	637	569	277
5YHLS at 1 April based on HEDNA need 1455 adjusted for over/under supply	6.37	5.47	5.79	5.87	6.59	6.60	6.53	6.68	6.91	7.01	7.40	7.74	7.53	7.37	7.58	7.94				
5YHLS 1 April based on HEDNA need + 5% buffer adjusted for rolling over/under supply	6.07	5.17	5.45	5.50	6.16	6.15	6.04	6.12	6.27	6.27	6.54	6.72	6.35	5.94	5.72	5.28				

5YHLS 2027-32	Qty	+5% buffer
Local housing need 2021-2041 (HEDNA)	29,100	30,555
Net completions 2021-27	11,090	
Remaining need 2027-41	18,010	19,465
Remaining annualised need 2027-41	1,286	1,390
5-year need 2027-2032	6,432	6,754
Deliverable supply 2027-2032	8,397	
5-year housing land supply at 31/03/2027	6.53	6.04

Housing trajectory summary

Supply type	Past	1-5 (27/28 to 31/32)	6-10 (32/33 to 36/37)	11+ (37/38 to 40/41)	Total
Past completions	11,090	0	0	0	11,090
<i>Completions 2021/22</i>	<i>3,818</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>3,818</i>
<i>Completions 2022/23</i>	<i>1,674</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,674</i>
<i>Completions 2023/24</i>	<i>1,859</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,859</i>
<i>Completions 2024/25</i>	<i>805</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>805</i>
<i>Expected Completions 2025/26</i>	<i>1,114</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,114</i>
<i>Expected Completions 2026/27</i>	<i>1,820</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1,820</i>
Commitments	0	6,501	2,744	688	9,933
<i>Under construction</i>	<i>0</i>	<i>3,104</i>	<i>0</i>	<i>0</i>	<i>3,104</i>
<i>Detailed consent</i>	<i>0</i>	<i>2,290</i>	<i>335</i>	<i>0</i>	<i>2,625</i>
<i>Permitted development</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Outline consent</i>	<i>0</i>	<i>1,107</i>	<i>2,409</i>	<i>688</i>	<i>4,204</i>
Identified indicative capacity (without consent)	0	1,096	4,525	1,551	7,172
<i>Adopted Allocations 2017 Plan</i>	<i>0</i>	<i>281</i>	<i>1,271</i>	<i>300</i>	<i>1,852</i>
<i>Proposed Allocations</i>	<i>0</i>	<i>815</i>	<i>2,502</i>	<i>503</i>	<i>3,820</i>
<i>Other identified sites</i>	<i>0</i>	<i>0</i>	<i>752</i>	<i>748</i>	<i>1,500</i>
Windfall allowance at 200 dpa	0	800	1,000	800	2,600
Total supply	11,090	8,397	8,269	3,039	30,795

Coventry annualised housing trajectory 2021-41

