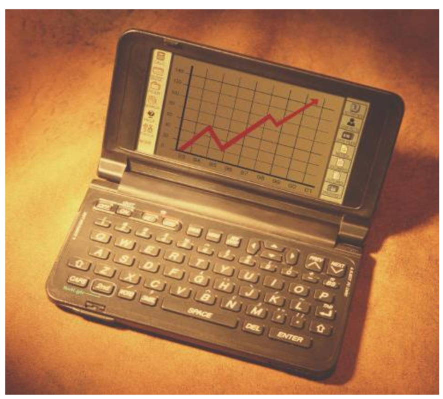
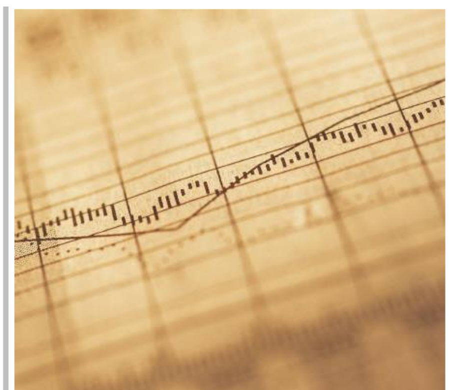
DACORUM BOROUGH COUNCIL

Authority Monitoring Report

TECHNICAL APPENDIX

2019/20

Published December 2021

1. Executive Summary and Headline Results

No further information.

2. Introduction to the Authority Monitoring Report

No further information.

3. Local Development Scheme, Policy Implementation and Duty to Cooperate

No further information.

4. Borough Portrait

Table 4.1: Median[1] House Prices in Dacorum and Hertfordshire

	Detached	Semi-Detached	Terraced	Flats / Maisonettes	Median
2020*					
Dacorum	£690,000	£450,000	£345,000	£239,250	£380,000
Hertfordshire	£690,000	£457,250	£353,000	£254,000	£395,000
2019					
Dacorum	£792,400	£486,800	£372,800	£262,600	£450,100
Hertfordshire	£808,800	£494,300	£381,800	£278,600	£463,300
2018					
Dacorum	£785,000	£501,300	£373,900	£262,100	£465,100
Hertfordshire	£815,300	£498,600	£381,000	£280,800	£466,300
2017					
Dacorum	739,700	463,900	372,100	273,500	437,700
Hertfordshire	769,000	485,700	372,800	263,400	435,000
2016					
Dacorum	759,600	476,400	355,600	239,500	404,100
Hertfordshire	756,200	466,800	359,400	251,100	417,700

Source: Data produced by Herts Insight © Crown copyright 2017
*Note: * Median house prices paid over the period April 2019-March 2020*

[1] To the nearest 100 for 1st quarter. Taken 8/11/2017. http://atlas.hertslis.org/dataviews/view?viewId=977
This data is updated every month using the latest transaction data from HM Land Registry so the more recent data (2012 onwards) may change if new transaction data becomes available

Table 4.2: Ratio of median house prices to residence-based earnings

	2019	2018	2017	2016	2015	2012	2007
Dacorum	11.39	11.20	11.17	9.93	9.77	8.34	8.22
Three Rivers	14.53	13.75	14.19	13.77	12.46	9.79	8.03
Watford	10.63	11.87	10.27	9.92	9.07	6.68	6.97
Hertsmere	12.68	13.75	14.24	14.23	13.22	10.07	9.20
St Albans	12.77	12.68	13.06	12.63	11.74	9.36	9.09
Hertfordshire	11.54	11.19	11.05	10.44	9.71	7.92	8.08
England	7.27	8.04	7.91	7.72	7.53	6.76	7.14

Source: Data produced by the ONS (median residence based earnings/median house price affordability ratio) https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian

Table 4.3: Ratio of median house prices to workplace-based earnings

	2019	2018	2017	2016	2015	2012	2007
Dacorum	12.21	12.28	12.77	11.16	11.91	8.75	8.23
Three Rivers	13.67	13.67	13.85	13.42	13.14	10.01	7.65
Watford	12.06	12.53	12.66	11.09	10.98	8.04	8.70
Hertsmere	12.21	14.26	14.22	13.98	12.67	9.65	10.37
St Albans	16.09	16.82	16.59	16.69	15.01	12.47	11.09
Hertfordshire	11.91	12.10	12.18	11.46	10.65	8.71	8.81
England	7.83	8.04	7.91	7.72	7.52	6.77	7.15

Source: Data produced by the ONS (median workplace based earnings/median house price affordability ratio https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian

5. <u>Sustainable Development Strategy</u>

(a) Promoting sustainable development

Table 5.1: Distribution of housing by type of settlement

		06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total
Main Centre for Development and Change	**Hemel Hempstead**	268	281	168	158	516	354	263	157	243	386	559	433	364	329	**4,479**
% of Grand total		**67**	**73**	**40**	**67**	**86**	**79**	**90.7**	**71.2**	**64**	**58**	**77.3**	**73.9**	**73.8**	**67.3**	**70.8**
Market Town	**Berkhamsted**	81	74	156	46	45	37	-22	11	24	124	74	24	15	19	**708**
	Tring	19	6	35	1	10	9	25	10	35	50	60	11	15	10	**296**
	Northchurch	1	-8	26	6	1	26	1	-1	1	-1	1	62	1	0	**116**
Total		**101**	**72**	**217**	**53**	**56**	**72**	**4**	**20**	**60**	**173**	**135**	**97**	**31**	**29**	**1,120**
% of total		**25**	**19**	**52**	**22**	**9**	**16**	**1.4**	**9.1**	**16**	**26**	**18.7**	**16.6**	**6.3**	**5.9**	**17.7**
Large Village	**Bovingdon**	9	1	7	2	0	0	0	1	4	3	7	0	1	14	**49**
	Kings Langley	0	2	13	7	12	3	2	1	6	6	6	3	7	37	**105**
	Markyate	1	12	4	4	6	2	6	14	45	56	5	0	4	0	**159**
Total		**10**	**15**	**24**	**13**	**18**	**5**	**8**	**16**	**55**	**65**	**18**	**3**	**12**	**51**	**313**
% of Grand total		**3**	**4**	**6**	**5**	**3**	**1**	**2.8**	**7.3**	**14**	**10**	**2.5**	**0.5**	**2.4**	**10.4**	**4.9**
Small Village within the Green Belt	**Chipperfield**	6	0	0	0	7	1	1	0	1	7	0	0	4	5	**32**
	Flamstead	-1	1	0	0	0	0	0	0	0	0	0	-1	0	0	**-1**
	Potten End	0	-1	2	1	0	-1	2	0	-1	1	0	0	0	0	**3**
	Wigginton	0	1	0	0	0	1	1	0	-1	1	-1	0	1	0	**3**
Total		**5**	**1**	**2**	**1**	**7**	**1**	**4**	**0**	**-1**	**9**	**-1**	**-1**	**5**	**5**	**37**
% of total		**1**	**0**	**0**	**0**	**1**	**0**	**1.4**	**0**	**0**	**1**	**0**	**0**	**1.1**	**1.0**	**0.6**
Small Village within the Rural area	**Aldbury**	0	0	0	0	0	0	0	0	-1	1	0	0	0	0	**0**
	Long Marston	2	0	0	0	0	0	0	0	0	0	0	0	4	0	**6**
	Wilstone	0	0	0	0	0	-1	1	0	0	0	1	-2	3	0	**2**
Total		**2**	**0**	**0**	**0**	**0**	**-1**	**1**	**0**	**-1**	**1**	**1**	**-2**	**7**	**0**	**8**
% of Grand total		**1%**	**0**	**0**	**0**	**0**	**0**	**0.3**	**0**	**0**	**0**	**0**	**0**	**1.4**	**0**	**0.1**
Other Small Villages and the Country side		14	15	7	12	6	16	10	26	23	25	11	56	74	75	**370**
% of Grand total		**4**	**4**	**2**	**5**	**1**	**4**	**3.4**	**11.9**	**23**	**4**	**1.5**	**9.6**	**15**	**0.15**	**5.8**
Grand total		**400**	**384**	**418**	**237**	**603**	**447**	**290**	**219**	**379**	**659**	**723**	**586**	**493**	**489**	**6,327**

Note: All figures are net completions. Source: DBC Monitoring 2006-20

(b) Enabling convenient access between homes, jobs and facilities

Table 5.2: Accessibility of new development

Service	Gross Completions within 30 Minutes		% Accessibility		Net Completions within 30 Minutes		% Accessibility	
	2018/19	2019/20	2018/19	2019/20	2018/19	2019/20	2018/19	2019/20
Primary Schools	572	490	96	94	536	458	96	94
Secondary Schools	544	423	91	81	510	395	92	81
Employment	549	481	92	92	517	454	93	93
GPs	554	483	93	93	519	454	93	93
Hospitals	534	447	90	86	504	423	90	87
Retail Centres	543	469	91	90	512	443	92	91

Note: Public Transport includes buses, trains and walking
Source: HCC monitoring/Trac modelling

Table 5.3: Amount of New Residential Development within 30 minutes Public Transport Time 2019/20

Service	Gross Completions within 30 Minutes	% Accessibility	Net Completions within 30 Minutes	% Accessibility
Primary Schools	490	94%	458	94%
Secondary Schools	423	81%	395	81%
Employment	481	92%	454	93%
GPs	483	93%	454	93%
Hospitals	447	86%	423	87%
Retail Centres	469	90%	443	91%

Note:
Public Transport includes buses, trains and walking
Defined in the Local Development Framework Core Output Indicators update 1/2005
The result 100000000 indicates that the model has found that the development is not within 30 minutes public transport time and/or outside of the 7am - 9am Monday morning period
Percentages rounded to nearest 1%

(c) Securing quality design

No further information provided.

6. Strengthening Economic Prosperity

(a) Creating jobs and full employment

No further information provided.

(b) Providing for offices, industry, storage and distribution

Annual employment floorspace change 2015-2020

Table 6.1 below shows annual floorspace change over the last five years. Between 2015 and 2020, office floorspace fell by 27,000 sqm, but industry, storage and distribution space increased by 48,000 sqm. Points particularly worth noting are as follows:

- Only 13,000 sqm of new office floorspace was completed over this period, a very low figure.
- There was a net loss of office floorspace every year except 2016-2017.
- A high amount of new industry, storage and distribution floorspace was completed (124,000 sqm), considerably more than the loss of existing B1(c)/B2/B8 floorspace (76,000 sqm).

Table 6.1: Annual employment floorspace (sqm) change 2015-2020 by activity

					2015-2016	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**Total 2015-2020**
Floorspace gain										
Offices					1,192	8,466	1,543	1,210	389	12,800
Industry, storage and distribution					21,672	21,619	7,971	68,359	4,047	123,668
B-class total					22,864	30,085	9,514	69,569	4,436	136,468
Floorspace loss										
Offices					-11,998	-7,063	-7,433	-9,079	-4,273	=39,846
Industry, storage and distribution					-18,117	-20,270	-8,678	-8,592	-20,291	-75,948
B-class total					-30,115	-27,333	-16,111	-17,671	-24,564	-115,794
Floorspace net change										
Offices					-10,806	1,403	-5,890	-7,869	-3,884	-27,046
Industry, storage and distribution					3,555	1,349	-707	59,767	-16,244	47,720

B-class total					-7,251	2,752	-6,597	51,898	-20,128	20,674

Main sites where employment floorspace has changed 2011-2020

The table below shows the sites where a loss or gain of over 2,500 sqm of B-class floorspace has been completed since 2011.

Table 6.2: Main changes in employment floorspace (sqm) 2011-2020

Location	Settlement	Offices		Industry, storage and distribution		Description
		Gain	Loss	Gain	Loss	
2011-2012						
Lord Alexander House, Waterhouse Street	HH[2] (town centre)		-4,020			Change of use offices to residential, community hall and A2/D1; roof extension
Former Northgate site, Boundary Way	HH (Maylands[3])		-17,500			Demolition of office buildings damaged in Buncefield explosion
Golden West Foods Ltd, Boundary Way	HH (Maylands)				-10,163	Demolition of industrial buildings damaged in Buncefield explosion
Land at Breakspear House, Maylands Avenue	HH (Maylands)				-5,175	Demolition of warehouse
2013-2014						
Between Hemel One and Pentagon Park (Plot B), Boundary Way	HH (Maylands)			2,622		Construction of data centre unit
2014-2015						
Adj. Technologies House, Wood Lane End (Henkel)	HH (Maylands)	3,779				Office HQ building
Former Royal Mail Sorting Office, Paradise Industrial Estate, Park Lane	HH (town centre)			7,011		Self-storage building and housing
2015-2016						
Former Express Dairy, Riversend Road	HH			9,703		Self-storage building
Corner Hall (Brindley House, Brunel Court and Clifton Court (part))	HH		-3,244			Change of use offices to residential (prior approval)
Swan Court, Waterhouse Street	HH (town centre)		-3,111			Change of use offices to residential (prior approval)
Drew House and The Factory, Ebberns Road	HH				-2,900	Redevelopment for residential use
Former egg packing facility, Lukes Lane	Gubblecote				-4,056	Redevelopment for housing and business units
2016-2017						
Century House, 100 Maxted Road	HH (Maylands)	1,570	-1,350	7,250	-4,850	Remodelling and extensions (Smiths Detection)
The Forum, Marlowes	HH (town centre)	6,326				Council offices, voluntary services offices and library

[2] HH = Hemel Hempstead
[3] Maylands = Maylands Business Park, Hemel Hempstead

Maylands Point, Maylands Avenue	HH (Maylands)			5,761		Two industrial units
Bourne End Mills Industrial Estate, Bourne End Lane	Bourne End			6,407	-10,993	Redevelopment to provide B1(c), B2 and B8 floorspace
2017-2018						
47 Maylands Avenue	HH (Maylands)			6,375		Storage and distribution building (self-storage)
Gas Works, London Road	HH				-6,876	Demolition of buildings
2018/19						
Bryanston Court, Selden Hill	HH (town centre)		-5,778			Change of use offices to residential (prior approval)
The Campus, Maylands Avenue	HH (Maylands)			23,358		Data storage facility
Prologis Site, Maylands Gateway, Maylands Avenue	HH (Maylands)			40,847		Flexible commercial floorspace in use classes B1c /B2 / B8
2019/20						
Spring Park, Maylands Avenue, Hemel Hempstead	HH (Maylands)			4,047		Six industrial units
Hamilton House, Marlowes, Hemel Hempstead	HH (town centre)			-3,340		Change of use offices to residential (prior approval)
Zoffany House, 74-78 Wood Lane End, Hemel Hempstead	HH (Maylands)			-5,290		Demolition of buildings prior to housing development
Wood Lane House, 66 Wood Lane End, Hemel Hempstead	HH (Maylands)			-6,780		Demolition of building prior to housing development

Key points to note from Table 6.2 are as follows:

- Only two large new office buildings have been constructed, both for particular occupiers (Henkel on Maylands Business Park and Dacorum Borough Council (The Forum)).

- Three large new self-storage buildings have provided a total of 24,000 sqm of floorspace classified under ‘industry, storage and distribution’. However, these buildings do not meet normal B8 needs.

- In 2011-2012, over 27,000 sqm of floorspace was lost on sites damaged by the 2005 Buncefield explosion. These sites have since been re-occupied.

- There have been some other significant losses of employment floorspace, partly through office to residential prior approval schemes (see below).

- The largest employment development scheme, the Prologis site in Maylands Gateway, has provided nearly 49,000 sqm of flexible B1/B2/B8 space.

<u>Office to residential prior approval schemes</u>

Since 2014, there has been a total loss of over 28,200 sqm of office floorspace through office to residential prior approval schemes:

Table 6.3: Prior approval office to residential schemes, completions 2014-2020

		Office floorspace lost (sqm)				
2014/15	**2015/16**	**2016/17**	**2017/18**	**2018/19**	**2019/20**	**Total 2014-2020**
290	9,293	5,705	2,048	7,575	3,340	28,251

Most of this loss (20,000 sqm) was in the town centres (mainly Hemel Hempstead) or General Employment Areas as shown in Table 6.4 below:

Table 6.4: Prior approval office to residential schemes, location of completions 2014-2020

Location	Floorspace lost (sqm)
Town centres (Berkhamsted, Hemel Hempstead and Tring)	20,017
General Employment Areas	7,194
Rest of Dacorum	1,040
Total all schemes	28,251
Hemel Hempstead town centre	18,748
Maylands Business Park	1,902

Permitted but not started prior approval schemes for change of use from offices to housing at 1 April 2020 involve the loss of 21,700 sqm of office floorspace (Table 6.5). These schemes account for 93% of the total permitted office floorspace loss.

Completed and permitted prior approval schemes (if implemented) will result in the loss of nearly 50,000 sqm of office floorspace. This is a major factor in Dacorum’s employment land supply. Using Homes England’s guidance on office employment densities (1 worker per 14.4 sqm gross external area), this represents enough space for around 3,500-4,000 office jobs.

97% of the completed and permitted losses from prior approval schemes are in the town centres or General Employment Areas. Indeed, 51% of the losses are in Hemel Hempstead town centre, causing a significant decline in the town centre’s role as an office centre. More than half of the losses in the General Employment Areas are on Maylands Business Park.

Table 6.5: Prior approval office to residential schemes completed and permitted (sqm)

Location	Floorspace lost 2014-2020	Permitted losses 01.04.20	Total	% of total
Town centres (Berkhamsted, Hemel Hempstead and Tring)	20,017	7,572	27,589	55
General Employment Areas	7,194	14,630	21,824	44
Rest of Dacorum	1,040	267	1,307	3
Total all schemes	28,251	21,657	49,908	100 [4]
Hemel Hempstead town centre	18,748	6,743	25,491	51
Maylands Business Park	1,902	9,601	11,503	23

(c) Supporting retailing and commerce

No further information provided.

(d) Economic Development Strategy

No further information provided.

[4] Percentages add up to 102%, because one site (Park House, Park Lane, Hemel Hempstead) is both within a town centre and General Employment Area.

7. Providing homes and community services

(a) Providing Homes

Table 7.1: Housing Completions compared to total required over the Plan period: 2006-2031

25 Year Core Strategy Requirement 2006-2031		**10,750**
	Net Completions	
April 2006 – March 2007	400	
April 2007 – March 2008	384	
April 2008 – March 2009	418	
April 2009 - March 2010	237	
April 2011 - March 2011	603	
April 2011 - March 2012	447	
April 2012 - March 2013	290	
April 2013 - March 2014	219	
April 2014 - March 2015	379	
April 2015 - March 2016	659	
April 2016 - March 2017	723	
April 2017 – March 2018	586	
April 2018 – March 2019	493	
April 2019 – March 2020	489	
Total 14 year (net) completions		**6,327**
Remaining 11 year (net) completions 2020 - 2031 (10,750 – 6,327)		**4,423**
Annualised remaining requirement (4,423/11)		**402**
Actual Annual rate achieved (6,327/14)		**452**
Five year rate achieved 2015-20 (2,950/5)		**590**

Source: DBC Residential Land Position Statement No. 47 1st April 2020

Table 7.2a: 5-year housing land supply calculations (1st April 2020 to 31st March 2025) - 5% Buffer

Requirement 2019/20	1,025
Completions 2019/20	489
Shortfall over 2019/20 requirement (1,025-489)	536
5 year requirement for 2020 – 2025:	
Unadjusted housing target (1,023 x 5)	5,115
Shortfall 2019/20	536
Plus 5% buffer brought forward from later in plan period and on shortfall (5% of (5,115+536))	283
Total	5,934
Annual adjusted 5 year requirement (5,934/5)	1,187
Projected supply 2020/21 - 2024/25	3,823
No. of years supply (3,823/1,187)	3.2

Table 7.2b: 5-year housing land supply calculations (1st April 2020 to 31st March 2025) - 20% Buffer

Requirement 2019/20	1,025
Completions 2019/20	489
Shortfall over 2019/20 requirement (1,025-489)	536
5 year requirement for 2020 – 2025:	
Unadjusted housing target (1,023 x 5)	5,115
Shortfall 2019/20	536
Plus 20% buffer brought forward from later in plan period and on shortfall (20% of (5,115+536))	1,130
Total	6,781
Annual adjusted 5 year requirement (6,781/5)	1,356
Projected supply 2020/21 - 2024/25	3,823
No. of years supply (3,823/1,356)	2.8

Table 7.3: Proportion dwellings on previously developed land

Period	Gross completions on PDL	% of total	Net completions on PDL	% of total
2006/07	476	99	407	99
2007/08	458	98	376	98
2008/09	440	95	396	95
2009/10	243	94	220	93
2010/11	563	89	527	87
2011/12	407	85	377	84
2012/13	250	69	176	61
2013/14	126	50	91	42
2014/15	295	72	264	70
2015/16	611	87	570	86
2016/17	472	62	432	60
2017/18	388	62	351	60

2018/19	340	64	301	61
2019/20	**435**	**83**	**403**	**82**
Total	**5,504**	**79%**	**4,891**	**77%**

Source: DBC Residential Land Position Statement No. 47 1st April 2020
Note: Total gross completions 2006-20 = 6,958 dwellings

Table 7.4: Proportion of new build dwellings completions in the year by density and number of new dwellings per hectare

Period 2009/10	**No.**	**%**
Less than 30 dph	39	16.5
Between 30-50 dph	58	24.5
Greater than 50 dwellings dph	140	59
Total	236	100
% of development at densities ≥ 30 dph		**83.5**
Period 2010/11	**No.**	**%**
Less than 30 dph	32	5
Between 30-50 dph	44	7
Greater than 50 dwellings dph	560	88
Total	636	100
% of development at densities ≥ 30 dph		**95**
Period 2011/12	**No.**	**%**
Less than 30 dph	38	9
Between 30-50 dph	34	8
Greater than 50 dwellings dph	351	83
Total	423	100
% of development at densities ≥ 30 dph		**91**
Period 2012/13	**No.**	**%**
Less than 30 dph	83	29
Between 30-50 dph	70	24
Greater than 50 dwellings dph	134	47
Total	287	100
% of development at densities ≥ 30 dph		**71**
Period 2013/14	**No.**	**%**
Less than 30 dph	78	38
Between 30-50 dph	84	41
Greater than 50 dwellings dph	42	21
Total	204	100
% of development at densities ≥ 30 dph		**62**
Period 2014/15	**No.**	**%**
Less than 30 dph	88	24
Between 30-50 dph	94	26
Greater than 50 dwellings dph	179	50
Total	361	100
% of development at densities ≥ 30 dph		**76**
Period 2015/16	**No.**	**%**
Less than 30 dph	123	22

Between 30-50 dph	62	11
Greater than 50 dwellings dph	368	67
Total	553	100
% of development at densities ≥ 30 dph		**78**
Period 2016/17	**No.**	**%**
Less than 30 dph	124	19
Between 30-50 dph	202	30
Greater than 50 dwellings dph	344	51
Total	670	100
% of development at densities ≥ 30 dph		**81**
Period 2017/18	**No.**	**%**
Less than 30 dph	145	27
Between 30-50 dph	166	31
Greater than 50 dwellings dph	227	42
Total	538	100
% of development at densities ≥ 30 dph		**73**
Period 2018/19	**No.**	**%**
Less than 30 dph	114	27
Between 30-50 dph	119	28
Greater than 50 dwellings dph	188	45
Total	421	100
% of development at densities ≥ 30 dph		**73**
Period 2019/20	**No.**	**%**
Less than 30 dph	165	42
Between 30-50 dph	31	8
Greater than 50 dwellings dph	198	50
Total	394	100
% of development at densities ≥ 30 dph		**58**

Note: These figures exclude demolitions Source: DBC monitoring

Table 7.5: Average density of new build dwellings built on finally completed sites

Year	Site Areas in total (Ha)	Number of dwellings completed on the sites (Gross)	Density of Development dwellings/ha
2006/07	10.71	382	36
2007/08	14.37	400	28
2008/09	9.19	347	38
2009/10	8.08	227	28
2010/11	12.35	586	47
2011/12	6.476	389	60
2012/13	9.51	183	19
2013/14	8.406	141	17
2014/15	11.19	264	24
2015/16	15.78	447	28
2016/17	14.6	654	45
2017/18	20.2	419	21
2018/19	8.913	299	34
2019/20	**39.04**	**670**	**17**
2006-20	**188.815**	**5408**	**29**

1 Sites recorded: this is a proportion of all completions in the year
2 This figure excludes the John Dickson site. If this site is included, the average density is 47dph
Source: DBC Monitoring Note: Average density- dwellings per hectare over all new build sites

Table 7.6: Completions (gross) by type of property 2006-2020

	Houses	Flats	Total
2019/20	**249**	**273**	**522**
2018/19	266	266	**532**
2017/18	352	266	**618**
2016/17	311	453	**764**
2015/16	243	440	**683**
2014/15	212	199	**411**
2013/14	184	70	**254**
2012/13	190	174	**364**
2011/12	206	270	**476**
2010/11	92	544	**636**
2009/10	92	167	**259**
2008/09	177	282	**459**
2007/08	182	290	**472**
2006/07	174	306	**480**
	2,930	**4,000**	**6,930**

Source: HCC Monitoring

Table 7.7: Completions (gross) by nos. of bedrooms 2006-2020

	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed or more	Not known	Total
2019/20	**123**	**179**	**108**	**40**	**19**	**3**	**50**	**522**
2018/19	107	206	115	92	8	2	2	**532**
2017/18	144	184	160	86	38	5	11	**628**
2016/17	154	349	130	96	30	5	0	**764**
2015/16	161	325	111	56	30	0	17	**700**
2014/15	93	144	75	70	26	3	0	**411**
2013/14	37	73	77	40	23	4	0	**254**
2012/13	90	141	78	31	22	2	0	**364**
2011/12	141	162	97	66	4	5	0	**475**
2010/11	218	335	44	22	16	1	0	**636**
2009/10	66	114	21	40	14	4	0	**259**
2008/09	94	218	77	41	26	3	0	**459**
2007/08	94	252	71	28	23	4	0	**472**
2006/07	95	258	63	17	36	11	0	**480**
Total	**1,617**	**2,940**	**1,227**	**725**	**315**	**52**	**80**	**6,956**

Source: HCC Monitoring

Table 7.8: Gross Affordable Housing Provision 2006 – 2020 relative to Total (net) Housing

Period	Total Housing	Affordable Housing Provision	
		Number	Proportion
2006/7	400	137	34.3%
2007/8	384	126	32.8%
2008/9	418	148	35.4%
2009/10	237	96	35.2%
2010/11	603	60	10%
2011/12	447	117	26.2%
2012/13	290	92	31.7%
2013/14	219	27	12.3%
2014/15	379	128	33.8
2015/16	659	203	30.8%
2016/17	723	135	18.7%
2017/18	586	232	39.6%
2018/19	493	117	23.7%
2019/20	**489**	**162**	**33.1%**
Total	**6,327**	**1,780**	**28.1%**

Period	Total Housing	Affordable Housing Provision	
		Number	Proportion
Annual rate of provision 2006/07 – 2019/20	**452**	**127**	**28.1%**

Source: HCC/DBC Monitoring 2006/20

Table 7.9: Total supply of Affordable housing by type

	Social Rented	Shared Ownership	Affordable Rented	Intermediate Rented	First Buy / Home Buy	Total
2006/07	59	78	-	-	-	137
2007/08	53	73	-	-	-	126
2008/09	92	56	-	-	-	148
2009/10	35	61	-	-	-	96
2010/11	53	7	-	-	-	60
2011/12	90	5	22	-	32	149
2012/13	43	24	25	-	58	150
2013/14	7	11	9	-	96	123
2014/15	41*	20	67	-	126	254
2015/16	126	26	51	-	n/a	203
2016/17	104	8	23	-	n/a	135
2017/18	98	53	81	-	n/a	232
2018/19	93	20	4	-	n/a	117
2019/20	**12**	**2**	**108**	**40**	n/a	**162**
Total 2006-20	**906**	**444**	**390**	**40**	**312**	**2,092**

Note: Intermediate homes include shared equity and key worker housing.
** Includes a contribution of 41 social rented units from a hostel development (The Elms) in Hemel Hempstead.*
Source: DBC monitoring

(b) Meeting community needs

No further information provided.

8. Looking after the Environment

(a) Enhancing the natural environment

No further information provided.

(b) Conserving the natural environment

No further information provided.

(c) Using resources efficiently

No further information provided.

9. Implementation and delivery

No further information provided.