

# **National Planning Framework 4**

**North Ayrshire**

**Minimum All-Tenure Housing Land Requirement**

**ASSESSMENT REPORT**

**Scottish Government**

**Planning & Architecture Division and Housing & Social Justice**

**September 2021**

## CORE OUTPUTS ASSESSMENT

### 1 Locally Adjusted Estimate

	Initial Default Estimate	Locally Adjusted Estimate
North Ayrshire	450	2,900

The adjusted estimate is 2,900 units. It is primarily driven by existing housing need. The Council benchmarks this to a 10 year (2010-2019) completion rate of 3,123 units based on Scottish Government data ([Housing statistics quarterly update: new housebuilding and affordable housing supply - gov.scot \(www.gov.scot\)](#)) and high rates of completions in recent years based on their Housing Land Audit (HLA) and programmed delivery rates in the HLA.

### 2 Household Projections (Newly-Forming Households)

The National Records of Scotland (NRS) 2018-based principal household projection was initially used by the Council. The single year data is generated correctly within the Excel Calculator.

A supplementary submission recognised that adopting the NRS high migration variant would align with NAC's policy aspirations of increasing the population in North Ayrshire, for example through the implementation of Local Development Plan (LDP) 2, and the anticipated impact of the Ayrshire Growth Deal. The Council's draft Housing Need and Demand Assessment (HNDA) includes an 'Economic Resilience' scenario which adopts the high migration figures to take a more optimistic view based on a positive outcome from local economic recovery strategies. This increase household projection to 50.

#### Household Projection: Default Compared to Adjusted Estimate

	Default	Adjusted	MATHLR
North Ayrshire	0	7	50

**3 Existing Housing Need**

The Council propose an alternative existing housing need estimate of 2,300. This is sourced from the North Ayrshire Housing Register. At November 2020 there were a total of 6,500 households on the register and when transfer applicants have been removed together with applicants with no housing points, this leaves a net figure of 2,300 applicants who are in need of a new unit of social housing.

**Existing Need: Default Compared to Adjusted Estimate As Well As MATHLR**

	Default	Adjusted	MATHLR
North Ayrshire	350	2,300	2,300

**4 Flexibility Allowance**

North Ayrshire use the urban flexibility of 25%.

**CORE PROCESSES ASSESSMENT**

**1 Using the Response Template and Excel Calculator**

The Response Template has been used to make the case for change, word limits are not exceeded and its completion is correct. A copy of the adjusted Excel Calculator has been provided.

**2 Housing Market Partnership (HMP) and Stakeholders Involvement**

The HMP is made up of Council planning and housing officers who agreed the adjusted estimate.

Stakeholders consulted were:

- North Ayrshire Council (NAC), Economic Policy Senior Manager
- NAC Research Analyst
- Homes for Scotland, Director of Planning
- RDK Construction Ltd Managing Director
- Cunninghame Housing Association, Executive Director of Development Services
- Cunninghame Housing Association, Development Manager

They indicated that the locally adjusted estimate benchmarked appropriately against the completion rate. Reference was made that the estimate does not

	<p>account for potential activity and investment, the pro-active approach of LDP2 and the impact of the Ayrshire Growth Deal.</p> <p>Homes for Scotland expressed a view that the initial estimate was too low and that need and household projection should be increased. They believe the 2019 completion figures should be considered, rather than the 10-year average. HfS members building homes in North Ayrshire are confident the local market could sustain annual completions of approx. 450 new homes a year.</p>
<p><b>3</b></p>	<p><b>Joint Housing and Planning Senior Official Sign-Off</b></p> <p>Signed-off by senior planning and housing officers from North Ayrshire Council.</p>
<p><b>4</b></p>	<p><b>Statistical Evidence</b></p> <p>The Council has used some robust some sources of statistical evidence to support their case including:</p> <ul style="list-style-type: none"> <li>• Scottish Government completions data</li> <li>• NRS 2018-based household projections (principal)</li> </ul> <p>They have also used some in-house sources including:</p> <ul style="list-style-type: none"> <li>• North Ayrshire Housing Register</li> <li>• HLA past and programmed completions</li> </ul>
<p><b>5</b></p>	<p><b>Policy Evidence</b></p> <p>The authority highlight their ambitious social house building programme being delivered through the Strategic Housing Investment Plan and the importance of private sector house building to support economic and population growth. They refer to their Local Development Plan taking an approach to stimulate the housing market and thereby promote other house building. Reference is made to the indicative Regional Spatial Strategy looking to rebalance the housing market and the changes to living and working bought about by the coronavirus pandemic providing an opportunity to create attractive places to live and meet needs locally.</p>

**MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)**

For the reasons specified above, the proposed MATHLR is:

	<b>MATHLR</b>
<b>North Ayrshire</b>	2,950