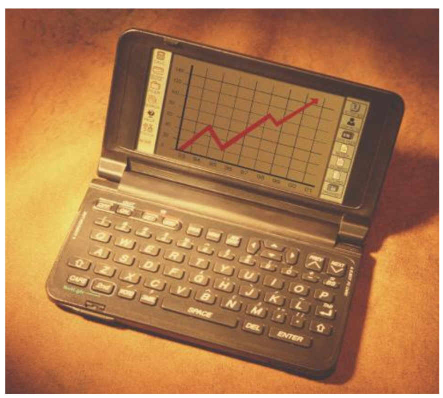
Authority Monitoring Report



TECHNICAL APPENDIX

2018/19

Published June 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: Average[1] House Prices in Dacorum and Hertfordshire

	Detached	Semi-Detached	Terraced	Flats / Maisonettes	Average
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

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

	2018	2017	2016	2015	2012	2007
Dacorum	11.20	11.17	9.93	9.77	8.34	8.22
Three Rivers	13.75	14.19	13.77	12.46	9.79	8.03
Watford	11.87	10.27	9.92	9.07	6.68	6.97

[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

Hertsmere	13.75	14.24	14.23	13.22	10.07	9.20
St Albans	12.68	13.06	12.63	11.74	9.36	9.09
Hertfordshire	11.19	11.05	10.44	9.71	7.92	8.08
England	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

	2018	2017	2016	2015	2012	2007
Dacorum	12.28	12.77	11.16	11.91	8.75	8.23
Three Rivers	13.67	13.85	13.42	13.14	10.01	7.65
Watford	12.53	12.66	11.09	10.98	8.04	8.70
Hertsmere	14.26	14.22	13.98	12.67	9.65	10.37
St Albans	16.82	16.59	16.69	15.01	12.47	11.09
Hertfordshire	12.10	12.18	11.46	10.65	8.71	8.81
England	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. Sustainable Development Strategy

(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	Total
Main Centre for Development and Change	Hemel Hempstead	268	281	168	158	516	354	263	157	243	386	559	433	364	**4,150**
% of Grand total		**67**	**73**	**40**	**67**	**86**	**79**	**90.7**	**71.2**	**64**	**58**	**77.3**	**73.9**	**73.8**	**71.1**
Market Town	Berkhamsted	81	74	156	46	45	37	-22	11	24	124	74	24	15	**689**
	Tring	19	6	35	1	10	9	25	10	35	50	60	11	15	**286**
	Northchurch	1	-8	26	6	1	26	1	-1	1	-1	1	62	1	**116**
Total		**101**	**72**	**217**	**53**	**56**	**72**	**4**	**20**	**60**	**173**	**135**	**97**	**31**	**1,091**
% of total		**25**	**19**	**52**	**22**	**9**	**16**	**1.4**	**9.1**	**16**	**26**	**18.7**	**16.6**	**6.3**	**18.7**
Large Village	Bovingdon	9	1	7	2	0	0	0	1	4	3	7	0	1	**35**
	Kings Langley	0	2	13	7	12	3	2	1	6	6	6	3	7	**68**
	Markyate	1	12	4	4	6	2	6	14	45	56	5	0	4	**159**
Total		**10**	**15**	**24**	**13**	**18**	**5**	**8**	**16**	**55**	**65**	**18**	**3**	**12**	**262**
% of Grand total		**3**	**4**	**6**	**5**	**3**	**1**	**2.8**	**7.3**	**14**	**10**	**2.5**	**0.5**	**2.4**	**4.5**
Small Village within the Green Belt	Chipperfield	6	0	0	0	7	1	1	0	1	7	0	0	4	**27**
	Flamstead	-1	1	0	0	0	0	0	0	0	0	0	-1	0	**-1**
	Potten End	0	-1	2	1	0	-1	2	0	-1	1	0	0	0	**3**
	Wigginton	0	1	0	0	0	1	1	0	-1	1	-1	0	1	**3**
Total		**5**	**1**	**2**	**1**	**7**	**1**	**4**	**0**	**-1**	**9**	**-1**	**-1**	**5**	**32**
% of total		**1**	**0**	**0**	**0**	**1**	**0**	**1.4**	**0**	**0**	**1**	**0**	**0**	**1.1**	**0.5**
Small Village within the Rural area	Aldbury	0	0	0	0	0	0	0	0	-1	1	0	0	0	**0**
	Long Marston	2	0	0	0	0	0	0	0	0	0	0	0	4	**6**
	Wilstone	0	0	0	0	0	-1	1	0	0	0	1	-2	3	**2**
Total		**2**	**0**	**0**	**0**	**0**	**-1**	**1**	**0**	**-1**	**1**	**1**	**-2**	**7**	**8**
% of Grand total		**1%**	**0**	**0**	**0**	**0**	**0**	**0.3**	**0**	**0**	**0**	**0**	**0**	**1.4**	**0.1**
Other Small Villages and the Country side		14	15	7	12	6	16	10	26	23	25	11	56	74	**295**
% of Grand total		**4**	**4**	**2**	**5**	**1**	**4**	**3.4**	**11.9**	**23**	**4**	**1.5**	**9.6**	**15.0**	**5.1**
Grand total		**400**	**384**	**418**	**237**	**603**	**447**	**290**	**219**	**379**	**659**	**723**	**586**	**493**	**5,838**

Note: All figures are net completions. Source: DBC Monitoring 2006-18

(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	
	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19
Primary Schools	625	572	100%	96	587	536	100%	96
Secondary Schools	718	544	94%	91	686	510	95%	92
Employment	607	549	97%	92	717	517	99%	93
GPs	628	554	98%	93	579	519	99%	93
Hospitals	571	534	91%	90	545	504	93%	90
Retail Centres	599	543	95%	91	567	512	97%	92

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

Table 5.2: Amount of New Residential Development within 30 minutes Public Transport Time 2018/19

Service	Gross Completions within 30 Minutes	% Accessibility	Net Completions within 30 Minutes	% Accessibility
Primary Schools	572	96%	536	96%
Secondary Schools	544	91%	510	92%
Employment	549	92%	517	93%
GPs	554	93%	519	93%
Hospitals	534	90%	504	90%
Retail Centres	543	91%	512	92%

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 2011-2019

Table 6.1 below gives information on annual floorspace change since 2011. Between 2011 and 2019, office floorspace fell by 59,000 sq. metres, whilst industry, storage and distribution space increased by 38,000 sq. metres. Points particularly worth noting are as follows:

- Only 20,000 sq. metres 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.
- The amount of new industry, storage and distribution floorspace completed 2011-2019 is much higher (154,000 sq. metres) than the figure for offices, but not sufficient to prevent a net loss of B1(c)/B2/B8 floorspace.

Table 6.1: Annual employment floorspace (sq. metres) change 2011-2019 by activity

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total 2011-2019
Floorspace gain									
Offices	1,380	1,161	1,209	3,872	1,192	8,466	1,543	1,210	20,033
Industry, storage and distribution	14,086	6,492	3,502	10,324	21,672	21,619	7,971	68,359	154,025
B-class total	15,466	7,653	4,711	14,196	22,864	30,085	9,514	69,569	174,058
Floorspace loss									
Offices	-22,965	-1,833	-10,993	-7,509	-11,998	-7,063	-7,433	-9,079	-78,873
Industry, storage and distribution	-26,209	-5,448	-20,283	-8,711	-18,117	-20,270	-8,678	-8,592	-116,308
B-class total	-49,174	-7,281	-31,276	-16,220	-30,115	-27,333	-16,111	-17,671	-195,181
Floorspace net change									
Offices	-21,585	-672	-9,784	-3,637	-10,806	1,403	-5,890	-7,869	-58,840
Industry, storage and distribution	-12,123	1,044	-16,781	1,613	3,555	1,349	-707	59,767	37,717
B-class total	-33,708	372	-26,565	-2,024	-7,251	2,752	-6,597	51,898	-21,123

Main sites where employment floorspace has changed 2011-2019

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

Table 6.2: Main changes in employment floorspace (sq. metres) 2011-2019

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,	Gubblecote				-4,056	Redevelopment for housing

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

Lukes Lane						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
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

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 and Dacorum Borough Council (The Forum)).
- The three largest new industry, storage and distribution schemes (totalling 24,000 sq. metres) were self-storage buildings, which do not meet normal B8 needs.
- In 2011-2012, over 27,000 sq. metres 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 development scheme, the Prologis site, has provided nearly 49,000 sq. metres of flexible B1/B2/B8 space. **Office to residential prior approval schemes**

Since 2014, there has been a total loss of nearly 25,000 sq. metres of office floorspace through office to residential prior approval schemes:

Table 6.3: Prior approval office to residential schemes, completions 2014-2019

Office floorspace lost (sq. metres)					
2014-2015	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**Total 2014-2019**
290	9,293	5,705	2,048	7,575	24,911

Almost all of this loss 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 2014-2019

Location	Floorspace lost (sq. metres)
Town centres (Berkhamsted, Hemel Hempstead and Tring)	16,677
General Employment Areas	7,194
Elsewhere	1,040
Total all schemes	24,911
Hemel Hempstead town centre	15,341
Maylands Business Park	1,902

Permitted but not started prior approval schemes for change of use from offices to housing at 1 April 2019 involve the loss of 27,800 sq. metres of office floorspace (Table 6.5). These schemes account for 88% of the total permitted office floorspace loss.

Completed and permitted prior approval schemes (if implemented) will result in the loss of over 44,000 sq. metres 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 sq. metres), this represents enough space for over 3,000 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. 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 (sq. metres)

Location	Floorspace lost 2014-2019	Permitted losses 01.04.19	Total	% of total
Town centres (Berkhamsted, Hemel Hempstead and Tring)	16,677	8,126	24,803	56
General Employment Areas	7,194	11,031	18,225	41

Elsewhere	1,040	267	1,307	3
Total all schemes	24,911	19,424	44,335	100
Hemel Hempstead town centre	15,341	7,297	22,698	51
Maylands Business Park	1,902	7,259	9,161	21

Dacorum Employment Land Supply on Major Sites

Table 6.6 below summarises the information on sites where there is thought to be a particularly high degree of uncertainty over whether employment losses or gains will actually occur.

Table 6.6: Major sites with high uncertainty over prospects for employment floorspace change (sq. metres)

Location	Settlement[4]	Offices		Industry, storage and distribution		Development prospects
		Gain	Loss	Gain	Loss	
Maylands Avenue/Wood Lane End (south east) Heart of Maylands, Sites 1 and 2 (SE area)	HH (Maylands)	1,480				One building (1,480 m^2) is proposed for either flats or offices subject to demand. High uncertainty over whether any new offices will be provided. .
Aviva Site, Maylands Avenue Maylands Gateway, Site 2	HH (Maylands)	2,787				The location of the offices (accessed via the retail park's car park) may not be commercially attractive.
Breakspear Way/ Green Lane/ Boundary Way (DBC site) Maylands Gateway Site 4	HH (Maylands)	20,000		10,000		The split between office and industrial/warehousing development is uncertain. 20,000 m2 offices and 10,000 m2 industry/warehousing is assumed, but office development may not be viable.
Paradise/Wood Lane	HH (Town centre)	5,000			-5,000	It is uncertain how much employment floorspace will be demolished or built on this 3 hectare site. Office development may not be viable and there may be pressure for most or all of the site to be redeveloped for housing.
Hemel Hempstead Station Gateway, London Road	HH	5,950			-1,445	Outline permission has been granted for 5,950 sq.m. offices at 499 & 501 London Road. However, it is uncertain if any offices will be built at the Station Gateway, as offices may not be viable and housing development may be proposed (in accordance with the Site Allocations DPD).

[4] See footnotes 3 and 4.

Hicks Road	Markyate			1,052		It is uncertain whether the new employment floorspace permitted under 4/01173/11/MFA will be built.
Total		35,217		11,052	-6,445	

(c) Supporting retailing and commerce

No further information provided.

(d) Economic Development Strategy

No further information provided.

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	
Total 13 year (net) completions		**5,838**
Remaining 12 year (net) completions 2019 - 2031 (10,750 – 5,838)		**4,912**
Annualised remaining requirement (4,912/12)		**409**
Actual Annual rate achieved (5,838/13)		**449**
Five year rate achieved 2014-19 (2840/5)		**568**

Source: DBC Residential Land Position Statement No. 46 1st April 2019

Table 7.2a: Core Strategy 5-year housing land supply calculations (1st April 2019 to 31st March 2024) - 5% Buffer

5 year requirement for 2019/20 – 2023/24: Unadjusted housing target (1,025 x 5) = 5,125 Plus Shortfall = 0 Plus 5% buffer on shortfall (5% of 0) = 0 Plus 5% buffer brought forward from later in plan period (5% of 5,125) = 256	**5,381**
Annual adjusted 5 year requirement (5,381 / 5)	**1,076**
Projected supply 2019/20 - 2023/24	**4,059**
No. of years supply (4,059/ 1,076)	**3.8**

Source: DBC Residential Land Position Statement No. 46 1st April 2019

Table 7.2b: Core Strategy 5-year housing land supply calculations (1st April 2019 to 31st March 2024) - 20% Buffer

5 year requirement for 2019 – 2024: Unadjusted housing target (1,025 x 5) = 5,125 Plus Shortfall = 0 Plus 20% buffer on shortfall (20% of 0) = 0 Plus 20% buffer brought forward from later in plan period (20% of 5,125) = 1,025	**6,150**
Annual adjusted 5 year requirement (6,150 / 5)	**1,230**
Projected supply 2019/20 - 2023/24	**4,059**
No. of years supply (4,059 / 1,230)	**3.3**

Source: DBC Residential Land Position Statement No. 46 1st April 2019

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**
Total	**5,069**	**79%**	**4,488**	**77%**

Source: DBC Residential Land Position Statement No. 46 1st April 2019
Note: Total gross completions 2006-19 = 6,436 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		
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		
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**

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**
2006-19	**149.775**	**4,738**	**31.6**

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 2006-2019

	Houses	Flats	Total
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**
	2,681	**3,727**	**6,408**

Source: HCC Monitoring

Table 7.7: Completions (gross) by nos. of bedrooms 2006-2019

	1-bed	2-bed	3-bed	4-bed	5-bed	6-bed or more	Not known	Total
20118/19	**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	**1,494**	**2,761**	**1,119**	**685**	**296**	**49**	**30**	**6,434**

Source: HCC Monitoring

Table 7.8: Gross Affordable Housing Provision 2006 – 2019 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%**
Total	**5,838**	**1,618**	**27.7%**
Annual rate of provision 2006/07 – 2018/19	**449**	**124**	**27.6%**

Source: HCC/DBC Monitoring 2006/19

Table 7.9: Total supply of Affordable housing by type

	Social Rented	Shared Ownership	Affordable 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**
Total 2006-19	**894**	**442**	**282**	**312**	**1,930**

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.