



Affordable Housing trajectory

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Melton
Borough
Council

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1. Introduction

- 1.1. Over the five-year period between financial years 2018/19 – 2022/23, the number of affordable housing dwellings delivered was 377. This is 165 dwellings more than the affordable housing target and 25 dwellings more than the evidenced affordable housing need.
- 1.2. Approximately 40% delivery has been in Melton Mowbray and 60% in the villages. Affordable housing delivery has generally aligned with the distribution of market housing delivery in both the rural areas and the town of Melton Mowbray.
- 1.3. The delivery of affordable housing at the Sustainable Neighbourhoods will likely change the urban/rural balance the other way as per the development strategy in the adopted plan. However, there are viability concerns regarding the provision of affordable homes in the Sustainable Neighbourhoods due to the high costs of strategic highways and education infrastructure, resulting in the required 15% affordable housing of the total housing being dramatically reduced. The revised figure will be known once the viability assessment is concluded.
- 1.4. Homes England have stated that, in principle, they may be able to assist with funding for the development of the remaining affordable housing which cannot be met by the developers due to evidenced viability reasons. However, this would not be for the full amount of any shortfall. An affordable housing registered provider (either a housing association or the Council) would need to apply to Homes England for this and, if successful, would receive a percentage of the full cost per affordable dwelling.

2. Target Delivery of Affordable Housing

Affordable housing need over the whole Local Plan period (2011-2036)	1750 (70 dwellings per annum)
Affordable housing target over the whole Local Plan period (following whole plan viability assessment)	1300 (52 dwellings per annum) 21.22 % of the total planned housing (6,125 dwellings)

	Total housing target amount (dwellings per annum)	Affordable housing target amount (dwellings per annum)	
2011-2021	170	36	(170dpa of total housing is 69% of the average 245dpa) Therefore, 36dpa affordable housing is calculated at the same rate - 69% of the average of 52dpa)
2021-2026	245	52	1,300 (total affordable housing target) over the Local Plan period divided by 25years (Local Plan period) = 52dpa
2026-2036	320	68	(320dpa is 131% of 245dpa) Therefore, the affordable housing is calculated at the same rate - (131% of the average of 52dpa = 68dpa)

3. Delivery against targets

a) 2018/19-2020/21 (36 dpa):

	Target	Delivered	Difference
<i>Affordable Housing for Rent (80%)</i>	86	114	28
<i>Affordable Home Ownership (20%)</i>	22	89	67
<i>Total Affordable Housing</i>	108	203	95

b) 2021/22-2022/23 (52dpa):

	Target	Delivered	Difference
<i>Affordable Housing for Rent (80%)</i>	83	84	1
<i>Affordable Home Ownership (20%)</i>	21	90	69
<i>Total Affordable Housing</i>	104	174	70

c) Totals (2018-2023)

	Target	Delivered	Difference
TOTALS (2018-2023)	212	377	165

Total affordable housing delivery in Melton Mowbray: 148

Total affordable housing delivery in villages: 229

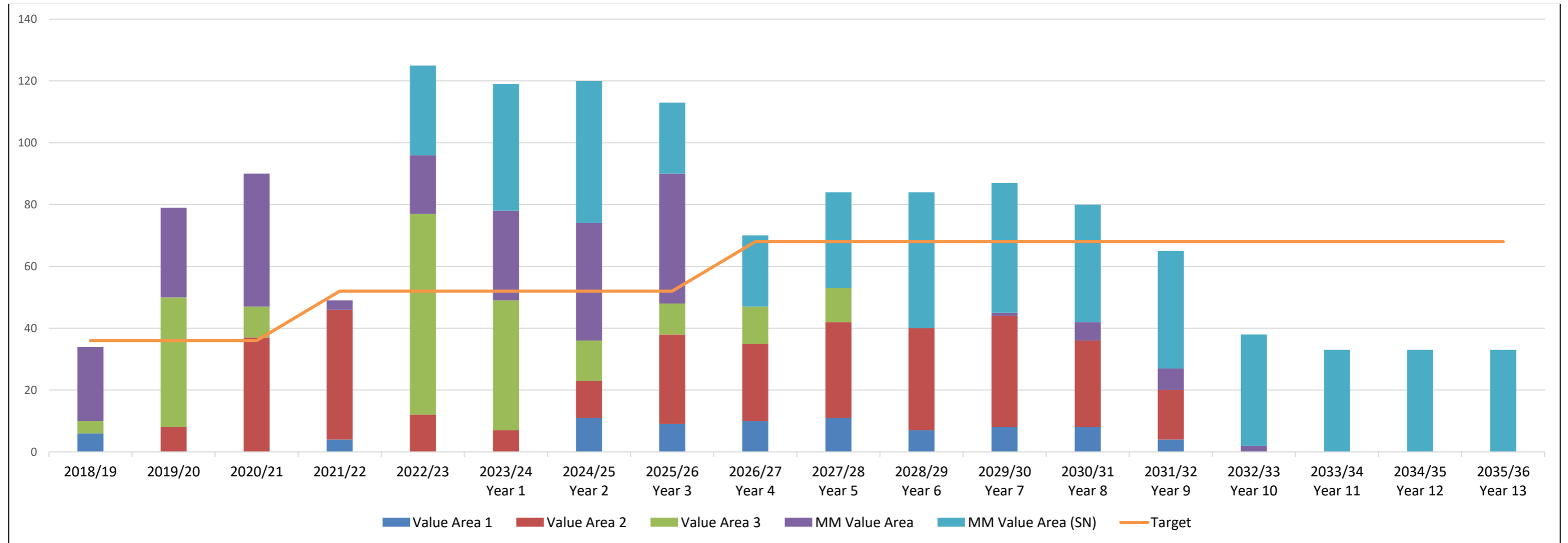
- 3.1. Overall number of affordable dwellings delivered in the 5-year period between 1st April 2018 – 31st March 2023: **377** (average of 75 dwellings per year over the 5-year period). This is 165 dwellings more than the affordable housing target and 25 dwellings more than the evidenced affordable housing need.

4. Factors which can cause discrepancies with the recording of the data

- a. Date of completion (completion of build) is different to the date of handover (this can be the date of the legal transfer to a housing association)
- b. Date of handover can sometimes be different to the date of occupation (could be legally transferred to a housing association but not let or sold and so not occupied).
- c. Tenure could change from affordable housing to market housing if the properties cannot be sold and vice versa. Tenure could also change within affordable housing, for example, rented to shared ownership or vice versa.
- d. A property could be sold and occupied but not registered with the Land Registry due to delays and so delay in the Council receiving the legal paperwork.
- e. Properties funded through Homes England v. planning requirements.
- f. Different methods and timescales for collecting data: Local Authority Housing Statistics (LAHS); Homes England (HE) data; Council internal data
- g. Developers not informing us about sales of Discounted Market properties within the relevant financial year.
- h. Affordable housing bought from the general open market in addition to the planning required amount.

5. Affordable housing trajectory

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24 Year 1	2024/25 Year 2	2025/26 Year 3	2026/27 Year 4	2027/28 Year 5	2028/29 Year 6	2029/30 Year 7	2030/31 Year 8	2031/32 Year 9	2032/33 Year 10	2033/34 Year 11	2034/35 Year 12	2035/36 Year 13	Total	Beyond 2036
Value Area 1	6	0	0	4	0	0	11	9	10	11	7	8	8	4	0	0	0	0	78	0
Value Area 2	0	8	37	42	12	7	12	29	25	31	33	36	28	16	0	0	0	0	316	0
Value Area 3	4	42	10	0	65	42	13	10	12	11	0	0	0	0	0	0	0	0	209	0
MM Value Area	24	29	43	3	19	29	38	42	0	0	0	1	6	7	2	0	0	0	243	0
MM Value Area (SN)	0	0	0	0	29	41	46	23	23	31	44	42	38	38	36	33	33	33	490	79
Completions	34	79	90	49	125														377	
Commitments						119	120	113	70	84	84	87	80	65	38	33	33	33	959	79
Target	36	36	36	52	52	52	52	52	68	68	68	68	68	68	68	68	68	68	1048	



6. Methodology

- 6.1. Figures as contained within the affordable housing trajectory have been collated using the [5-Year Housing Land Supply & Housing Trajectory \(July 2023\)](#) as a basis for our estimated projections.
- 6.2. Where a percentage or figure has been agreed for affordable housing on site, this figure has been used against the estimated future completions as published in the 5-year land supply (July 2023).
- 6.3. Where data is not yet available, a percentage has been applied based on location as defined in the [Affordable Housing Value Areas \(figure 6\)](#), to projections as published in the 5-year land supply (July 2023).
- 6.4. Where projections have been provided by developers, these have been applied as appropriate.