	<p>REPORT TO PROPERTY, HOUSING AND PUBLIC HEALTH PORTFOLIO TO BE HELD ON 17 JULY 2008</p> <p>(ALSO PLANNING AND DEVELOPMENT COMMITTEE TO BE HELD ON 23 JULY 2008)</p>						
	<table> <tr> <td>Key Decision</td> <td>YES or NO</td> </tr> <tr> <td>Cabinet Portfolio Holder</td> <td>Cllr Mrs J Mortimer</td> </tr> </table>	Key Decision	YES or NO	Cabinet Portfolio Holder	Cllr Mrs J Mortimer		
Key Decision	YES or NO						
Cabinet Portfolio Holder	Cllr Mrs J Mortimer						
<p>Corporate Priority</p>	<table> <tr> <td>Date of Decision/ Referral to O&S</td> <td>17 July 2008</td> </tr> <tr> <td>Deadline for call-in 5.00pm</td> <td>22 July 2008</td> </tr> <tr> <td>Implementation Date (if no call-in)</td> <td>23 July 2008</td> </tr> </table>	Date of Decision/ Referral to O&S	17 July 2008	Deadline for call-in 5.00pm	22 July 2008	Implementation Date (if no call-in)	23 July 2008
Date of Decision/ Referral to O&S	17 July 2008						
Deadline for call-in 5.00pm	22 July 2008						
Implementation Date (if no call-in)	23 July 2008						

REPORT OF HEAD OF REGENERATION AND PLANNING SERVICES - HRPS/08/17 AND THE HEAD OF ENVIRONMENTAL SERVICES - HES/08/49

WARDS AFFECTED: ALL

SUBJECT: HOUSING MONITORING PERFORMANCE APRIL 2007-MARCH 2008

RECOMMENDATION (S):

1. The housing monitoring information contained in Appendix 1 to this report be noted; and
2. Public access to the monitoring information be maintained.

REASON FOR RECOMMENDATION (S):

To ensure that Members and the public are fully informed of progress with housing development, issues arising and measures being taken to address those issues.

HIGHLIGHTED RISKS:

If current issues and trends in housing are not identified, Strategies may, as a result, fail to acknowledge new issues and address them quickly and appropriately.

If issues are not identified, the Local Development Framework (Housing Policy) would not be based on up to date information and thus may not deliver on important issues; e.g. Brownfield development and affordability.

1. INTRODUCTION

- 1.1 The Council's Town Planning and Housing Services are responsible for facilitating the delivery of housing in accordance with a range of strategies and plans. To ensure that delivery is kept on target, a number of key indicators are monitored on an ongoing basis. Housing monitoring reports are prepared for the consideration of the relevant Cabinet Member on a regular basis. An annual report is also made to the Planning and Development Committee and the Housing, Land and Property Portfolio Individual Cabinet Member Meeting with officers.
- 1.2 This is the annual report setting out updated information on the delivery of housing in the Borough for the period April 2007 to March 2008.

2. CORPORATE OBJECTIVES AND THE COMMUNITY PLAN

- 2.1 The monitoring of housing is particularly relevant to the following aims:
 - Aim 2 Building prosperous communities.
 - Aim 3 Creating healthy and vibrant communities.
 - It is also particularly relevant to 'Ensuing affordable and decent homes' which is one of the Council's top priorities.

3. BACKGROUND AND ISSUES

- 3.1 The procedures for collecting, monitoring and disseminating housing information were agreed at the Cabinet meeting in October 2003. The current issues (and situation with the housing market) are set out in the appended Housing Annual Report for April 2007 - March 2008.
- 3.2 This housing monitoring report is part of the Council's Performance Management System and information obtained will be used to inform progress with national and local indicators and targets.

4. CONSULTATION

- 4.1 Consultation has been undertaken between planning and housing officers and a copy of the updated information for this period will also be placed on the Council's web-site and made available in paper form on request.

5. ASSESSMENT

- 5.1 The report indicates that, with the exception of affordable housing, performance is broadly in line with strategic requirements and Government targets. The report states how the Council is examining and addressing the issue of insufficient affordable units being created. It also highlights that whilst brownfield targets are currently being met, this is likely to become more difficult over time as a result of the higher levels of development required through Regional Spatial Strategy, the Government's removal of the ability to include windfall development in housing trajectories and the resulting need to allocate more greenfield sites. Whilst brownfield development currently remains a BVPI target, recent discussions with Government Office for the Yorkshire and Humber have concluded that the delivery of housing is regarded as more important than the brownfield target; i.e. if we do not have sufficient previously developed land to re-use we will have to allocate larger areas of greenfield land which will inevitably result in poorer performance against current BVPI targets.

6. IMPLICATIONS

(a) Policy

- 6.1 The monitoring information will be useful in considering the future review of Council strategies and policies, in particular the Local Development Framework.

(b) Legal

- 6.2 The Town and County Planning Act places a duty on Local Planning Authorities to monitor the social, economic and environmental characteristics of their area. There is a specific duty to prepare an Annual Monitoring Report (AMR) for the Local Development Framework and the information in this report will be an important input to the AMR.

(c) Environmental and Sustainable Development

- 6.3 Information gained through continuous monitoring will help officers work towards sustainable housing development by informing future housing policy on issues including the re-use of brownfield land, reducing car dependency (parking standards) and the density of development (i.e. the more efficient use of land).

(d) Others

6.4 I have considered whether the following implications arise from this report and am satisfied that there is no identified implication that will arise from this decision:

Financial
Staffing
Crime and Disorder
Health and Safety.
Co-operation with Health Authorities
Equality and Diversity Implications
Human Rights Act 1998

7. ACTION PLAN

7.1 The following actions were previously resolved and remain relevant.

Key objective: Maintain up-to-date information systems.

Target: Ongoing, but at least annually.

Key Objective: Report to Cabinet Member on a regular basis.

Target: Report every year.

Key Objective: Disseminate monitoring information.

Target: Place information on Council's web-site and make available in paper form on request.



Pauline Elliott
Head of Regeneration and
Planning Services



Andy Skelton
Head of Environmental Services

Author: Miss Katja Luerding Planning Services
Telephone No: 01723 232480
Fax No: 0870 1913997
E-mail address: katja.luerding@scarborough.gov.uk

Background Papers:
The documents referred to in the report.

24 June 2008

Appendix 1 of Report

SCARBOROUGH BOROUGH COUNCIL

**SCARBOROUGH BOROUGH
LOCAL PLAN
HOUSING PROGRESS
ANNUAL REPORT
(APRIL 2007 – MARCH 2008)**



Support for Good Development

Planning and Building Standards

April 2008



A great place to live, work & play

Scarborough Borough Council Forward Planning Section

Housing Progress Annual Report April 2007 to March 2008

1.0 Purpose

- 1.1 The purpose of this report is to provide the annual update on housing progress in the Scarborough Borough Local Plan area (that is the Borough outside the North York Moors National Park) for the period April 2007 to the end of March 2008.

2.0 Trends

- 2.1 The report covers the new housing allocation, which is set by the RSS, and covers the period 2004 - 2026. The allocation was originally proposed to increase over time as follows:

- 2004-11 = 430 Dwellings a year
- 2011-16 = 430 Dwellings a year
- 2016 - 21 = 560 Dwellings a year

This resulted in a requirement for 7960 dwellings.

The allocation of housing was increased in the adopted RSS which now sees an acceleration in housing numbers to:

- 2004 – 2008 = 430 Dwellings a year
- 2008 – 2026 = 560 Dwellings a year

The overall requirement is now 11,800 dwellings for the period 2004-26.

- 2.2 Since 2004, the rate of housing development has increased (an average of 434 dwellings a year from April 2004 - March 2008) due to the continuing high level of windfall development. The overall performance April 2004- March 2008 is therefore slightly above the draft RSS allocation (see Appendix graph 1).

- 2.3 The current position is as follows:

- The RSS allocation to March 2008 = 1720 dwellings (430x4)
- Actual net completions to March 2008 = 1736 dwellings

2.4 Since the last monitoring report, a Housing Market Assessment has been completed. The conclusions of the Housing Market Assessment are that:

- Affordability is a serious issue. Only 3.1% of newly forming households could afford to buy on the open market;
- There are six market areas within the Borough:

Scarborough Town	North York Moors National Park
Filey/Hunmanby Area	Southern Parishes
Whitby/Sleights	Northern Parishes;

- More people move into the Borough than move out, but those that do move, predominantly move to East Riding, Ryedale or York;
- Managing demographic change, through providing a wide variety range of choice in housing options, will become an increasingly important issue. ONS projections suggest that the proportion of the population of the Borough aged over 60 will continue to grow, so that by 2026, 40.2% of people will be in this age group;
- Between April 2007- March 2012 it has been calculated that there is an annual shortfall of 620 affordable dwellings in the Borough as a whole, equating to 3,100 over the five years.

3.0 Completions/Demolitions

3.1 During the year 2007-08 a gross total of 322 dwellings was completed consisting of:

- 106 dwellings from conversions
- 216 new build dwellings.

3.2 This was offset by:

- 4 dwellings lost by conversions to other uses or enlarged residential units.
- 29 dwellings already existed prior to being converted to extra residential units.
- 7 dwellings demolished.

3.3 This gave a net:

- Increase in dwellings April 2007 to March 2008 of 282 dwellings.

4.0 Windfall

4.1 During the year 2007/08 Scarborough Borough has again seen considerable windfall development. Gross completions have been made up of 242 windfall dwellings and 80 from committed or allocated sites in the Local Plan (Woodlands Drive, Scarborough and Land at River Meadows, Overgreen View, Burniston). This equates to a windfall rate this year of 75%.

5.0 Density of Development *

5.1 An overall density of development of 37.4 dwellings per hectare has been achieved for this year, and this compares favourably to the national minimum target of 30 dwellings per hectare. The density of dwellings created from conversions is 76.36 dwellings per hectare. The density of new build (31.01 dwellings per hectare) meets the national target of 30 dwellings per hectare.

5.2 The new measure for the Annual Monitoring Report and for RSS monitoring is a breakdown of the number of dwellings developed at one of the following rates; Less than 30 dwellings per hectare (dph), Between 30 and 50 dph, More than 50 dph. The split for 2007/08 is as follows:

- 105 dwellings (39 %) developed on schemes of less than 30 dwellings per hectare;
- 14 dwellings (5.2 %) developed on schemes of between 30 and 50 dwellings per hectare; and
- 150 dwellings (55.8 %) developed on schemes of more than 50 dwellings per hectare.

Of the dwellings developed on schemes of less than 30 dwellings per hectare, the majority are infill developments on individual plots.

*The figures for density are for completed schemes only (i.e. where all plots are complete).

6.0 Greenfield/Brownfield Split

6.1 Of the gross completions (April 2007 to March 2008), 87 dwellings were on Greenfield sites and 235 brownfield. For the year 2007/08 the Brownfield figure is therefore: $235/322 \times 100 = 72.98 \%$.

6.2 This figure is down on the previous year but still remains above the Government target of 60% and the draft RSS target of 65%. The Authority's long-term performance with achieving brownfield development remains excellent with the cumulative rate from April 2004 to date at 81.5 %. Notwithstanding this, it is possible that the proportion of Brownfield development will fall in upcoming years owing to the increased RSS housing allocation combined with the Governments

restriction on including windfall sites in housing projections and the subsequent requirement to allocate significant areas for housing. These allocations are likely to be made up of significant areas of Greenfield land.

7.0 Affordable Units

7.1 During this year 38 affordable units have been completed which represents 11.8% of gross completions in that period. The average provision has been 6.12% of total completions between April 2004 and March 2008 the current period of measurement under the draft RSS. The poor performance from 2004-2008 is the result, largely, of the preponderance of windfall sites in the total supply of dwellings (see paragraph 4.1), most of which were below the level for negotiation of affordable housing. This has been addressed through the revised Affordable Housing Supplementary Planning Document (see paragraph 7.2) and during this year the number of affordable completions has started to rise.

7.2 This year's figure is up on the previous year but the issue of affordable housing is continuing to receive further examination through the following:

- A revised Supplementary Planning Document on Affordable Housing was approved by the Borough Council in September 2007, and sets out proposals to increase the number of housing developments that will be expected to incorporate elements of affordable housing, and increase the proportion of affordable housing to be negotiated on those sites.
- Affordable Housing Priority Action Group.
- Rural Housing Enabler has helped identify exceptions sites within villages.
- The allocating of S106 Commuted Sums to affordable schemes,:
- Housing Strategy.
- Preferred partnering with Registered Social Landlords
- Housing Market Assessment.
- A review of Borough Council property to consider the release for affordable housing has been undertaken in the northern area and will be expanded to cover Scarborough and other areas during 2008/09.

7.3 In addition to completions this year there are currently a number of schemes where affordable units have been negotiated and these include:

- Muston Road, Filey (58 affordable units);
- Albemarle Crescent, Scarborough (5 affordable units);
- Chubb Hill, Whitby (12 affordable units);

- Creamery Site, Whitby (16 affordable units);
- Highfield Road, Whitby (8 affordable units);
- Olivers Heights, Scarborough (4 affordable units).

8.0 Car Parking Standard

8.1 The achieved overall car parking standard for new build development and conversions for this year equates to 1.07 spaces per dwelling. The previous national maximum standard of 1.50 spaces per dwelling has been removed from PPS3, however, the Borough Council will examine these standards when reviewing policy in the LDF. The figure is an average for all development and has been achieved following numerous residential developments within the central districts, particularly Scarborough, which have, in line with national guidance, provided little or no off-street parking.

9.0 Size and Type of Dwellings

9.1 Information is gathered on the size and type of dwellings completed. During the period April 2007 – March 2008, completed schemes have consisted of the following types of dwellings:

Detached	Semi-detached	Terraced	Flat
33	28	27	171

Bedrooms	Houses / Bungalow	Flats	Total	Percentage (this year)
1	1	58	59	22.8%
2	41	108	149	57.5%
3	28	4	32	12.4%
4+	18	1	19	7.3%
Total	88	171	259	100%
Percent	34%	66%	100%	

NOTE: The figures in these tables will not tally with the gross completions as the information refers to fully completed schemes only.

9.2 Completions in 2007-8 have provided a high percentage of smaller properties, with 80% of developments being one or two bedroom properties. In the previous year, 70% of properties completed were 1-2 bedroom properties. Furthermore two-thirds of properties developed in 2007/8 were flats (see Appendix graph 5). The lower end of the private market has been adequately catered for with small starter unit type dwellings but the need for a wider mix of dwelling types to meet other sections of need is continuing to be reviewed through the LDF, informed by the findings of the Housing Market Assessment.

10.0 Grants of Planning Permission

- 10.1 An additional 769 new build dwellings (gross 780 dwellings) were granted permission during the period April 2007 to March 2008. Of these, 479 units were through outline consents.
- 10.2 An additional 171 dwellings through conversions (gross 211) were granted permission during the same period.
- 10.3 A number of permissions expired or were superseded during this period resulting in the loss of 145 available units. A further 9 planning applications were granted for the loss of 12 residential units to other uses, or lost by multiple houses/flats being combined.

11.0 Availability

- 11.1 There are now a total of 1714 dwellings with planning permission (1347 new build and 367 conversions).
- 11.2 At least an additional 1233 dwellings can be accommodated on the remaining Local Plan allocated sites. These sites are:
 - Ha1 and Ha2 – Middle Deepdale, Scarborough (1,200 potential dwellings)
 - Ha10 – Bell's Yard, Seamer (20 potential dwellings) and
 - Ha12 – Burlyn Road, Hunmanby (13 potential dwellings).

In simple terms this equates, in addition to properties with planning permission, to 5.26 years supply. This, however, is over-simplistic and new guidance in PPS3 suggests that Strategic Housing Land Availability Assessments should be carried out to assess the housing supply in more detail. These should make projections over a 15-year period and set out when sites could come forward to establish a more accurate and deliverable housing supply. This assessment is currently in progress and is linked to the production of the Core Strategy DPD and Housing Allocations DPD.

12.0 House Prices

*All information in this report relating to house prices is sourced from the Land Registry (Crown Copyright Reserved). House Price data in this report is subject to crown copyright protection.

- 12.1 Information on house prices in the Borough has been collated and analysed for the period since formal adoption of the current Local Plan (April 1999) to the end of March 2008. The information has been compared to the National, Regional and County figures and also broken down further to contrast the trends in house prices within the Whitby, Filey and Scarborough areas. These smaller areas have been based on the former Local Plan areas using an aggregate of

Postcodes. However, as postcode boundaries do not accord fully with the former Local Plan areas, the information is not a 100% fit and some figures may be skewed slightly as some parts of the National Park are included, where it is recognised that house prices tend to be higher.

12.2 The table below shows house prices and increases for Scarborough Borough, North Yorkshire, Yorkshire and the Humber and England and Wales for the year April 2007 to March 2008.

House Prices – Jan/Mar 2007 to Jan/Mar 2008

		Jan-Mar 07	Jan-Mar 08	Increase	%age Increase
Detached	Scarborough Borough	£271,573	£260,086	-£11,487	-4.23
	North Yorkshire	£326,441	£338,902	£12,461	3.82
	Yorkshire and Humber	£256,356	£269,311	£12,955	5.05
	England and Wales	£324,028	£342,895	£18,867	5.82
Semi-Detached	Scarborough Borough	£164,300	£172,621	£8,321	5.06
	North Yorkshire	£189,715	£205,389	£15,674	8.26
	Yorkshire and Humber	£143,358	£149,147	£5,789	4.04
	England and Wales	£189,887	£197,833	£7,946	4.18
Terraced	Scarborough Borough	£141,223	£152,621	£11,398	8.07
	North Yorkshire	£165,540	£173,146	£7,606	4.59
	Yorkshire and Humber	£114,376	£116,965	£2,589	2.26
	England and Wales	£168,578	£174,208	£5,630	3.34
Flat / Maisonette	Scarborough Borough	£115,474	£134,544	£19,070	16.51
	North Yorkshire	£146,593	£150,774	£4,181	2.85
	Yorkshire and Humber	£131,703	£129,297	-£2,406	-1.83
	England and Wales	£194,907	£201,424	£6,517	3.34
All Properties	Scarborough Borough	£164,232	£177,995	£13,763	8.38
	North Yorkshire	£212,685	£225,900	£13,215	6.21
	Yorkshire and Humber	£150,719	£154,729	£4,010	2.66
	England and Wales	£210,287	£218,595	£8,308	3.95

12.3 National house prices have continued to rise and the previously reported trend of the North of the country experiencing greater rises than the South would appear to be continuing in Yorkshire and the

Humber and in North Yorkshire. Scarborough Borough has experienced a 8.38% increase in average house prices over the previous 12 months compared to the national average of 3.95%. Detached properties in the Borough have seen a slight drop in house prices whilst flats have seen a large increase.

- 12.4 Notwithstanding this, prices are still considerably behind the national average with £218,595 being the England and Wales average and £177,995 being the Borough average. Average house prices have risen in Scarborough Borough (1999-2008) by 194% which is significantly higher than the national figure of 143%.
- 12.5 Graphs are appended showing the trends in house prices within the Borough compared to the national and regional picture (Graphs 7 and 8 in Appendix).
- 12.6 On a more localised level, the Whitby area remains the most expensive location for housing (average price £204,312). Scarborough house prices are now the lowest (average this year of £148,674), with Filey (including Hunmanby) occupying the middle ground (average this year of £182,578). During the plan period to date the percentage increases in average property prices in each area are: Whitby – 199%, Filey – 234% and Scarborough – 172%.
- 12.7 Also shown overleaf is a comparison of the rural areas of the Borough against the averages for Scarborough and England and Wales. Overall, all property values are higher than the Borough average. The western villages (East and West Ayton, Brompton, Wykeham and Snainton) have an overall value which is 14.97% more than the Borough average whilst the reported values for the Whitby area are a significant 42.58% higher. However, it should be noted that the large Whitby area increase is based solely on Detached properties, as the other property types in this area attracted no sales or fewer than three sales in the reporting period. The overall Borough property values (with the exception of the Whitby area, for reasons previously reported) are lower than the England and Wales average. The overall southern area value - which includes figures for all property types and therefore offers a good comparison - are valued on average at 15.94% lower than the national average. With regards specific property types, the values of Detached properties in all rural areas are lower than the Borough average, with those in Hunmanby being 16.98% lower. Detached properties in the rural areas are also all significantly lower than the England and Wales average, with even the highest reported rural area value for this type of property (Whitby area) being 25.99% lower than the national average. It is worth noting that the number of '£0' entries (those signifying no sales, or fewer than three sales in the reporting period) is higher than in previous years and this reflects the national slowdown in property sales.

12.8 It should be noted, however, that owing to the smaller number of sales within these postcode areas, the figures may not be 100% accurate and greater fluctuations can be witnessed on a bi-annual basis. Also, prices are not available for individual villages and the larger postcode areas which cover, for example, the western villages also includes some areas of the National Park, which has historically been a more expensive area.

Comparison of House Prices in Rural Areas – Jan/Mar 2008

	YO14 0 (inc Hunmanby, Muston, part Filey)	YO14 9 (inc Reighton, Speeton, Grinstead, part Filey)	YO13 9 (inc western villages and part NYMNP)	YO22 5 (inc Ruswarp, Sneaton, Sleights and part NYMNP)	Scarborough Borough	England and Wales
Detached	£215,931	£233,778	£242,928	£253,787	£260,086	£342,895
Semi-Detached	£149,244	£227,277	£165,714	£0	£172,621	£197,833
Terraced	£0	£126,278	£206,166	£0	£152,621	£174,208
Flat/Maisonette	£0	£115,900	£0	£0	£134,544	£201,424
Overall	£180,626	£183,764	£204,647	£253,787	£177,995	£218,595

* Where a figure of £0 is shown this indicates that no sales of that type of property occurred or there were fewer than 3 during the current period.

Appendix A

Adopted Affordable Housing SPD

The revised SPD now proposes the following thresholds and percentages as a basis for negotiation:

No. Dwellings	Scarborough	Whitby/Filey	Other villages
15+	40%	40%	50%
10-14	40%	40%	50%
5-9	25%	40%	50%
2-4	-	-	50%

Note – The Scarborough market area is for this purpose is defined as the wards of Central, Castle, Northstead, North Bay, Newby, Woodlands, Stepney, Falsgrave, Ramshill and Weaptoness with the Parishes of and Eastfield and Osgodby.

Where the percentage of affordable units would not give rise to an exact number of dwellings, a financial contribution would be made to make up the remaining shortfall. For example 11 units at 40% would be 4.4 units, and the contribution would be 0.4 unit, based on the proportionate cost of providing the unit on site.

The Borough Council's preference for the location of affordable housing is for it to be on-site provision. Off-site provision will only be considered in exceptional circumstances, and then would need to be located in a suitable location, preferably in the same Ward or Parish.

Appendix B – Graphs and Tables

Table 1 Housing Completions and Availability (April 2004-March 2008)

Scarborough Borough Local Plan - Housing Completions and Availability (April 2004 - March 2008)

Period	Completions																			Available ²	
	Gross New Build	Gross Conversions	Gross Greenfield	Gross Brownfield	Gross Total	Demolitions	Losses to Other Uses and Smaller Number of Dwellings	Original Units Prior to Conversions to Greater Number of Res Units	Net Completions	Cumulative Net Completions	RSS Housing Requirement	Cumulative RSS Housing Requirement	Annual Over or Under Supply	Cumulative Supply	Cumulative Greenfield	Cumulative Brownfield	%age Brownfield	No Affordable	%age Affordable	New Build	Conversions
4/04 - 3/05	275	202	171	306	477	13	8	16	440	440	430	430	10	10	171	306	64.2%	53	11.1%	807	433
4/05 - 3/06	274	150	59	365	424	1	4	9	410	850	430	860	-20	-10	230	671	86.1%	24	5.7%	820	459
4/06 - 3/07	287	369	31	625	656	2	6	44	604	1454	430	1290	174	164	261	1296	95.3%	0	0.0%	821	292
4/07 - 3/08	216	106	87	235	322	7	4	29	282	1736	430	1720	-148	16	348	1531	73.0%	38	11.8%	1347	367
TOTAL	1052	827	348	1531	1879	23	22	98													

Total Affordable Units (2004 to date)¹ =

115

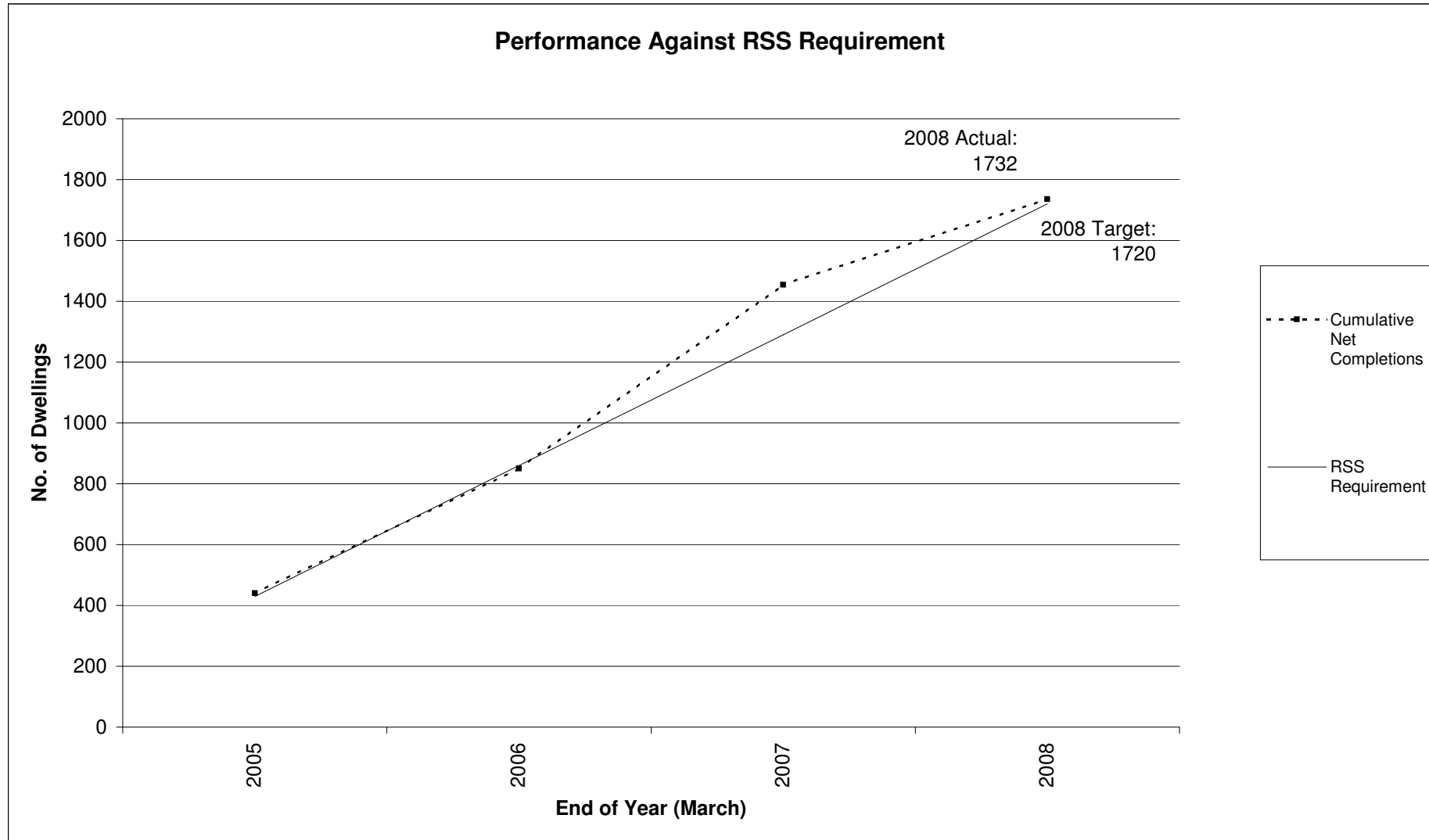
Affordable Percentage (2004 to date) =

6.12%

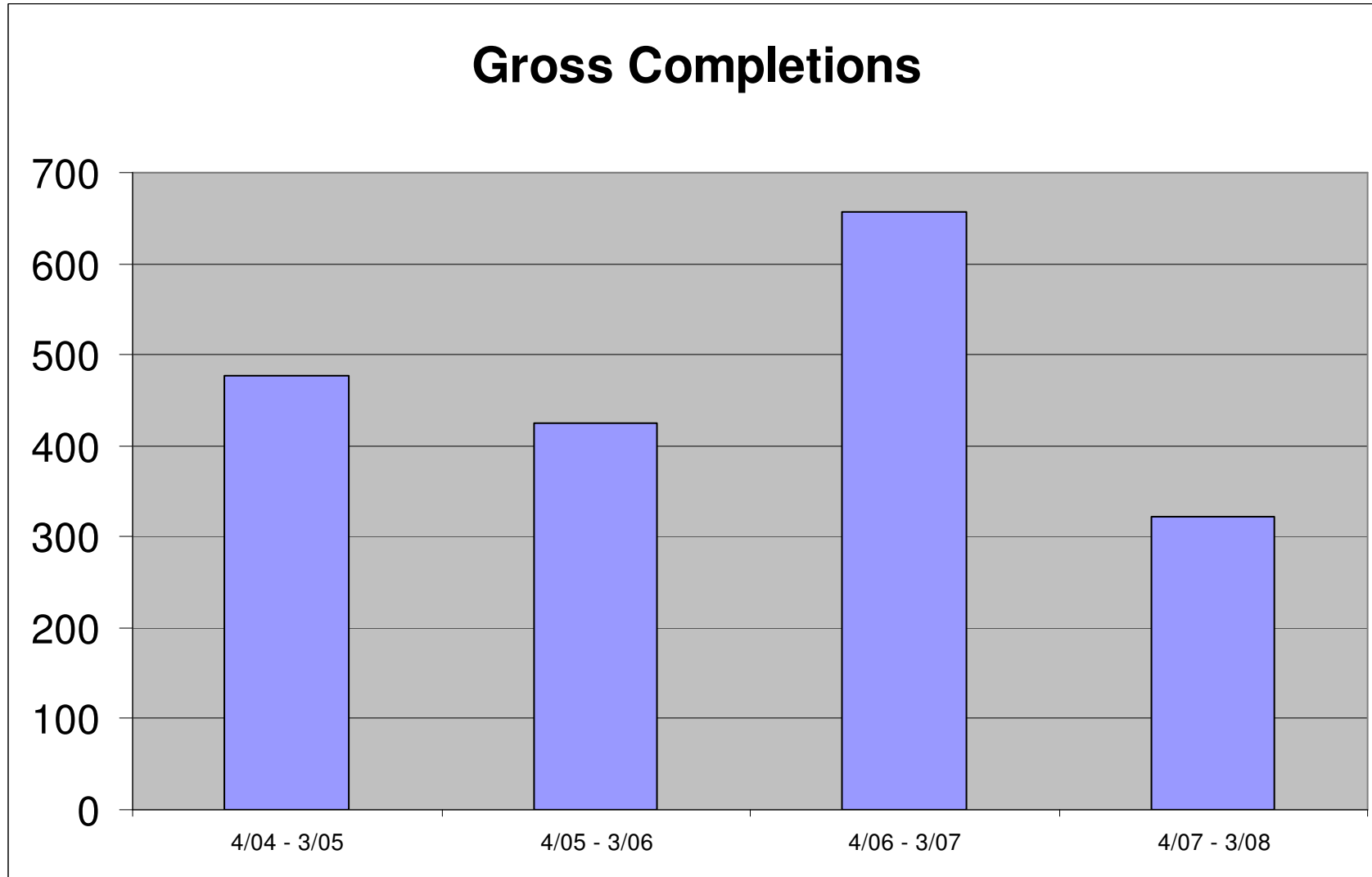
Brownfield Percentage (2004 to date) =

81.48%

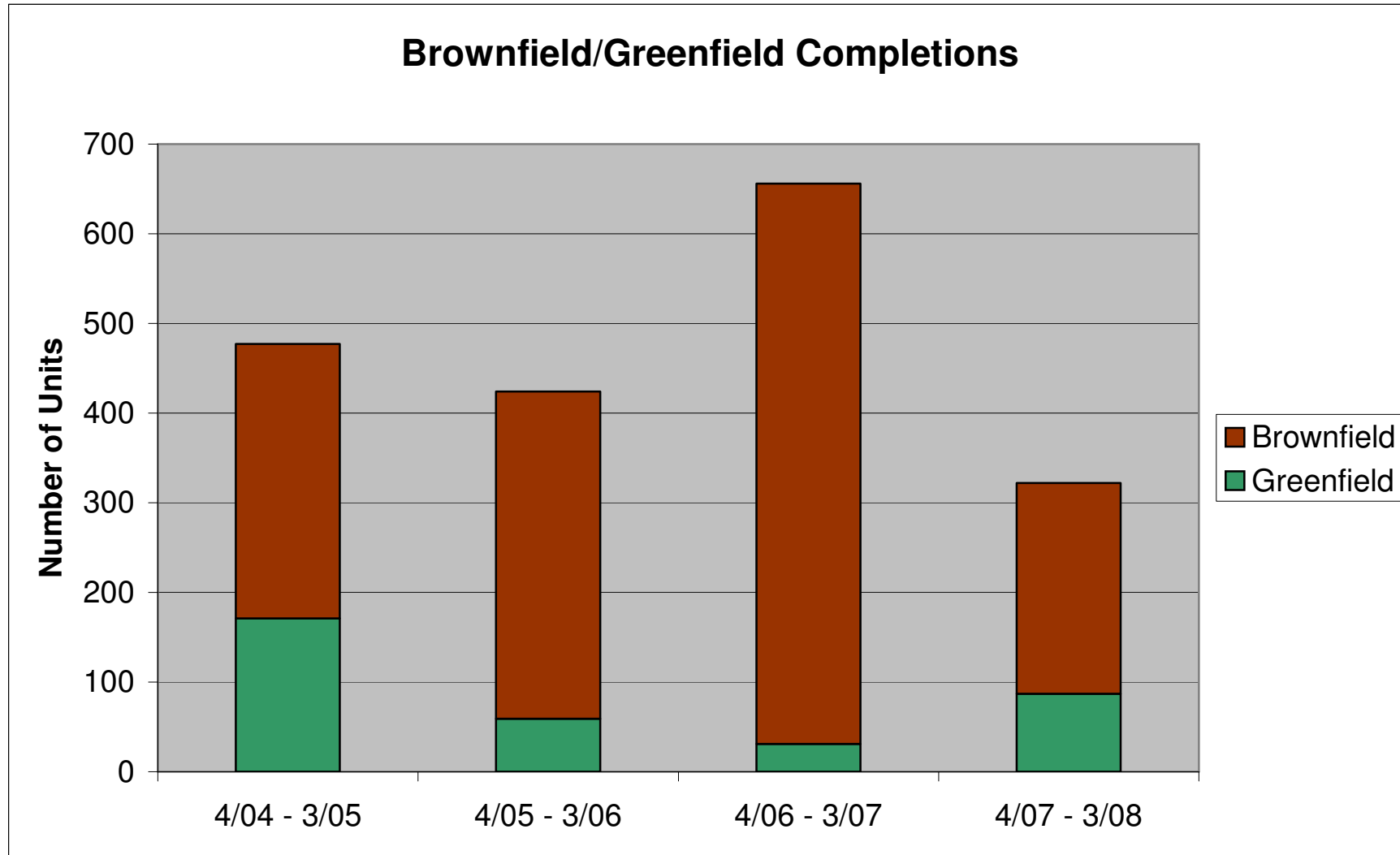
Graph 1 Performance Against RSS Requirement 2004 -2026



Graph 2 Gross Completions



Graph 3 Brownfield/Greenfield Completions



Graph 4 Affordable Units

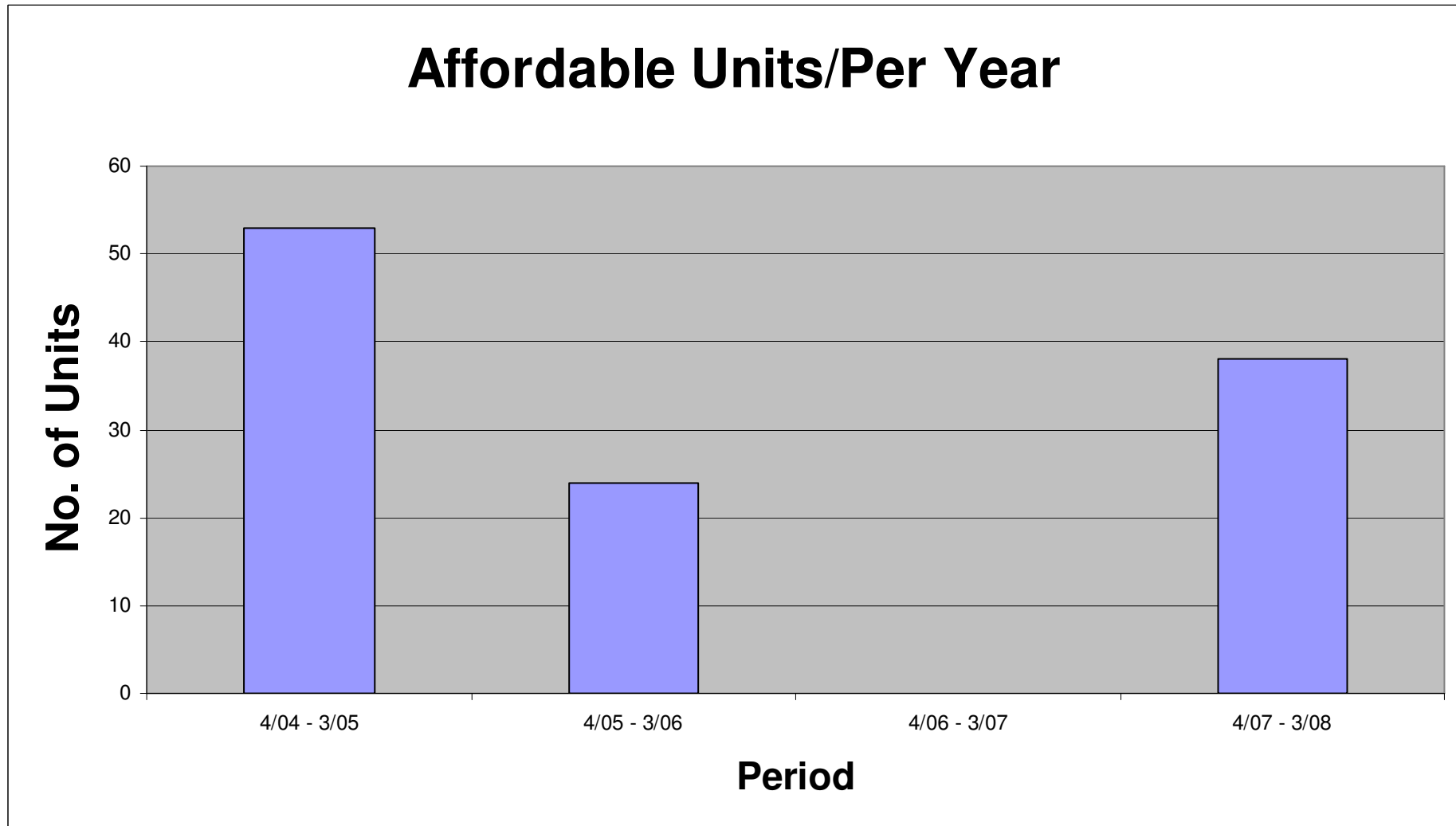


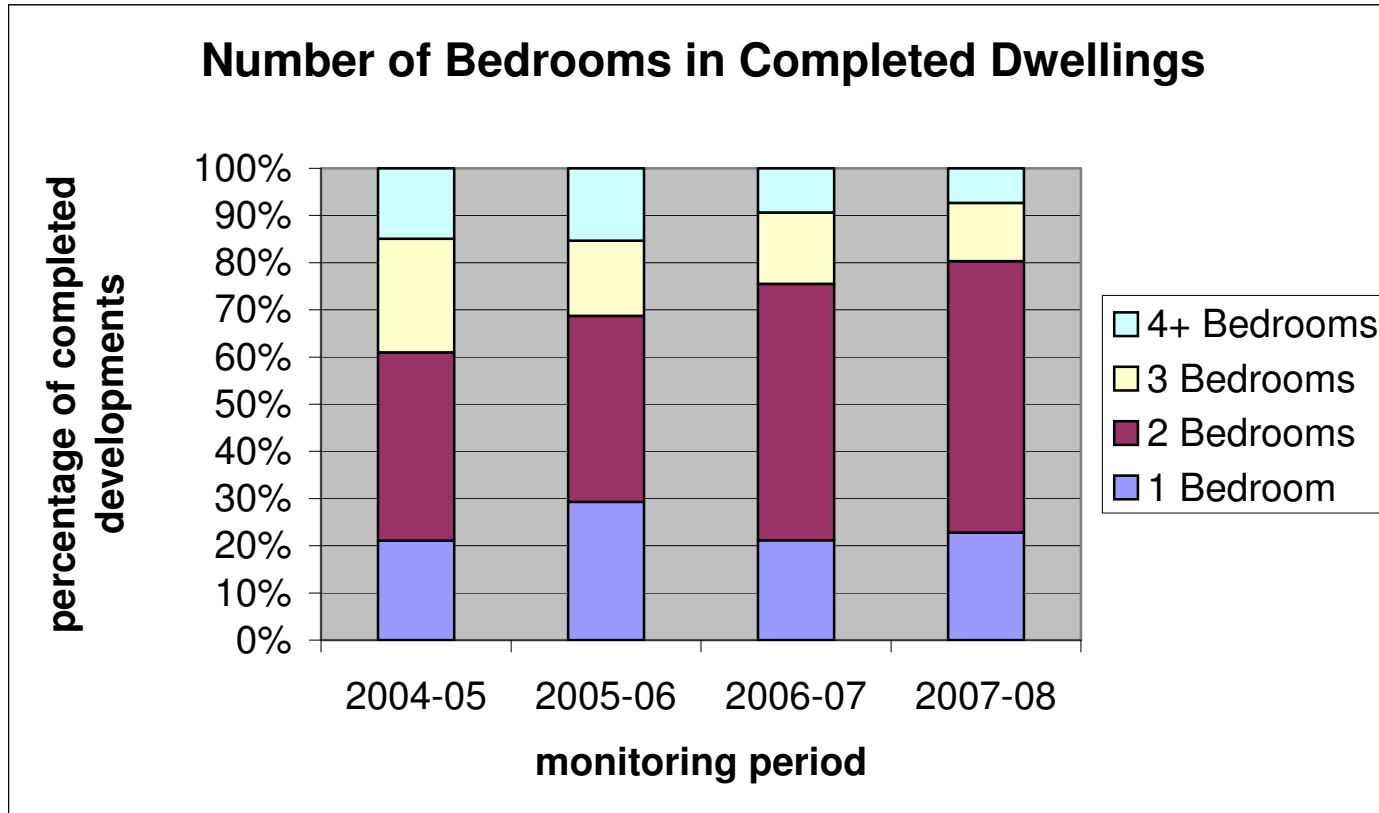
Table 2 – Housing Completions and Availability by Parish 2007/08

Parish	No. of Completions				Total Completions	Available				Total Available
	New Build		Conversion			New Build		Conversion		
	Greenfield	Brownfield	Greenfield	Brownfield		Greenfield	Brownfield	Greenfield	Brownfield	
Reighton	0	0	0	2	2	11	9	1	2	23
Hunmanby	0	2	0	0	2	3	6	0	1	10
Filey	0	14	0	7	21	300	4	0	11	315
Folkton	0	3	0	0	3	0	2	1	0	3
Muston	0	0	0	0	0	0	0	0	0	0
Lebberston	0	0	0	0	0	0	1	0	0	1
Gristhorpe	0	0	0	0	0	0	0	0	0	0
Cayton	0	0	0	0	0	1	1	0	0	2
Seamer	4	0	0	0	4	1	4	0	0	5
Irton	0	4	0	2	6	0	1	0	0	1
East Ayton	0	2	0	0	2	0	1	0	0	1
West Ayton	0	0	0	0	0	0	0	0	0	0
Wykeham	0	0	0	0	0	0	0	0	0	0
Brompton	0	0	0	0	0	0	0	0	0	0
Snainton	0	3	0	3	6	0	2	0	2	4
Scalby	0	1	0	0	1	3	25	2	1	31
Burniston	11	1	0	0	12	16	13	0	0	29
Cloughton	0	0	0	0	0	0	0	0	1	1
Scarborough	70	76	0	66	212	15	457	0	282	754
Osgodby	0	0	0	0	0	90	2	0	0	92
Eastfield	0	0	0	0	0	0	0	0	0	0
Eskdaleside	0	2	0	0	2	0	26	0	1	27
Whitby	2	21	0	26	49	7	335	0	62	404
Sandsend	0	0	0	0	0	0	11	0	0	11
Total	87	129	0	106	322	447	900	4	363	1714

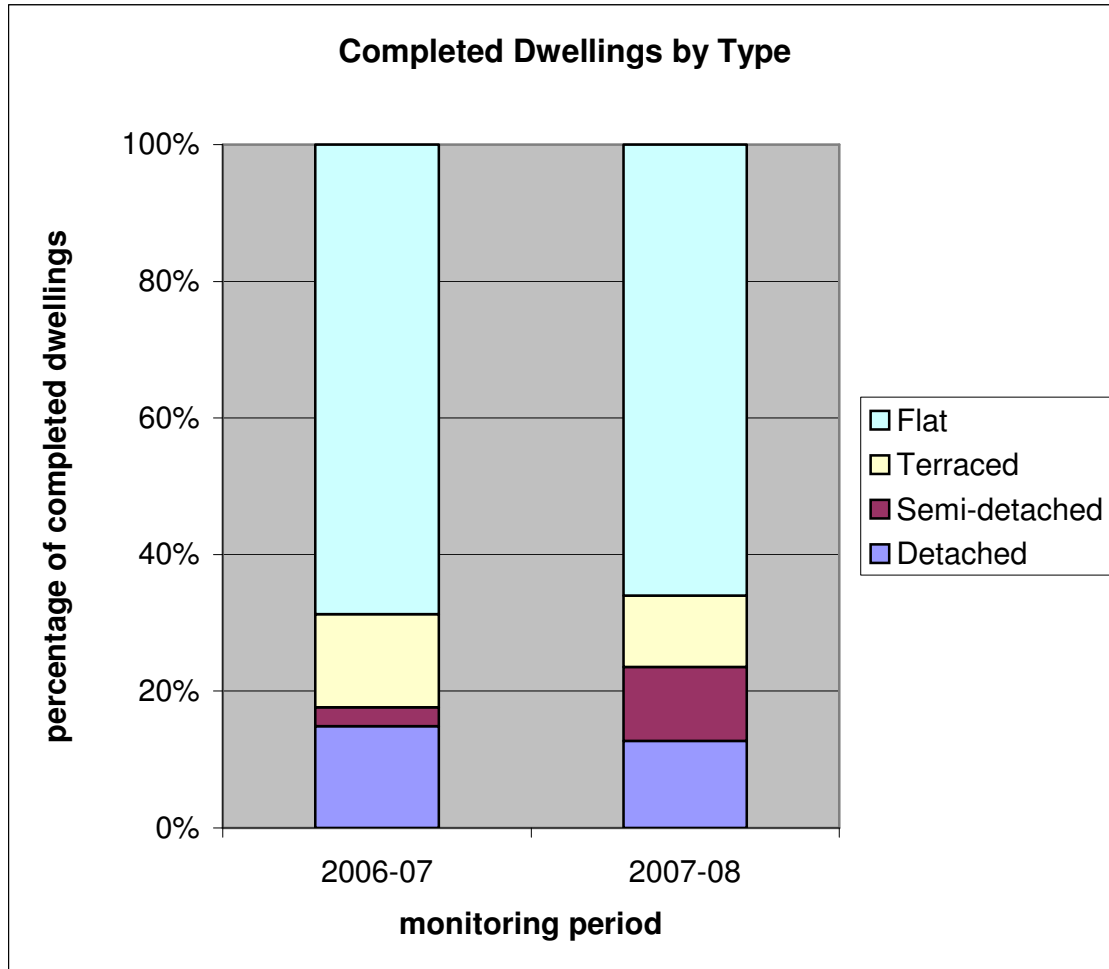
Table 3 – Density, Car Parking Provision, Affordable Housing and Brownfield Provision by Parish 2007/08

Parish	Total Area	Density	Car Parking Spaces	Car Parking (per dwelling)	Affordable	Brownfield No.	Brownfield %age
Reighton	0.06	33.33	1	0.50	0	2	100%
Hunmanby	0.25	8.00	3	1.50	0	2	100%
Filey	0.539	38.96	15	0.71	0	21	100%
Folkton	0.187	16.04	5	1.67	0	3	67%
Muston	0	#DIV/0!	0	#DIV/0!	0	0	#DIV/0!
Lebberston		-	0	-	0	0	-
Gristhorpe		-		-		0	-
Cayton		-		-		0	-
Seamer	0.24	16.67	4	1.00	0	0	0%
Irton	0.43	13.95	7	1.17	0	6	100%
East Ayton	0.176	11.36	3	1.50	0	2	100%
West Ayton		-		-		0	-
Wykeham		-		-		0	-
Brompton		-		-		0	-
Snainton	0.3524	17.03	7	1.17		6	100%
Scalby	0.06	16.67	2	2.00	0	1	100%
Burniston	0.05	240.00	2	0.17	0	1	8%
Cloughton		-		-		0	-
Scarborough	4.137	51.24	198	0.93		142	67%
Osgodby		#DIV/0!		#DIV/0!	0	0	#DIV/0!
Eastfield		-		-		0	-
Eskdaleside	0.091	21.98	4	2.00	0	2	100%
Whitby	0.628	78.03	36	0.73	0	47	96%
Sandsend		#DIV/0!		#DIV/0!	0	0	#DIV/0!

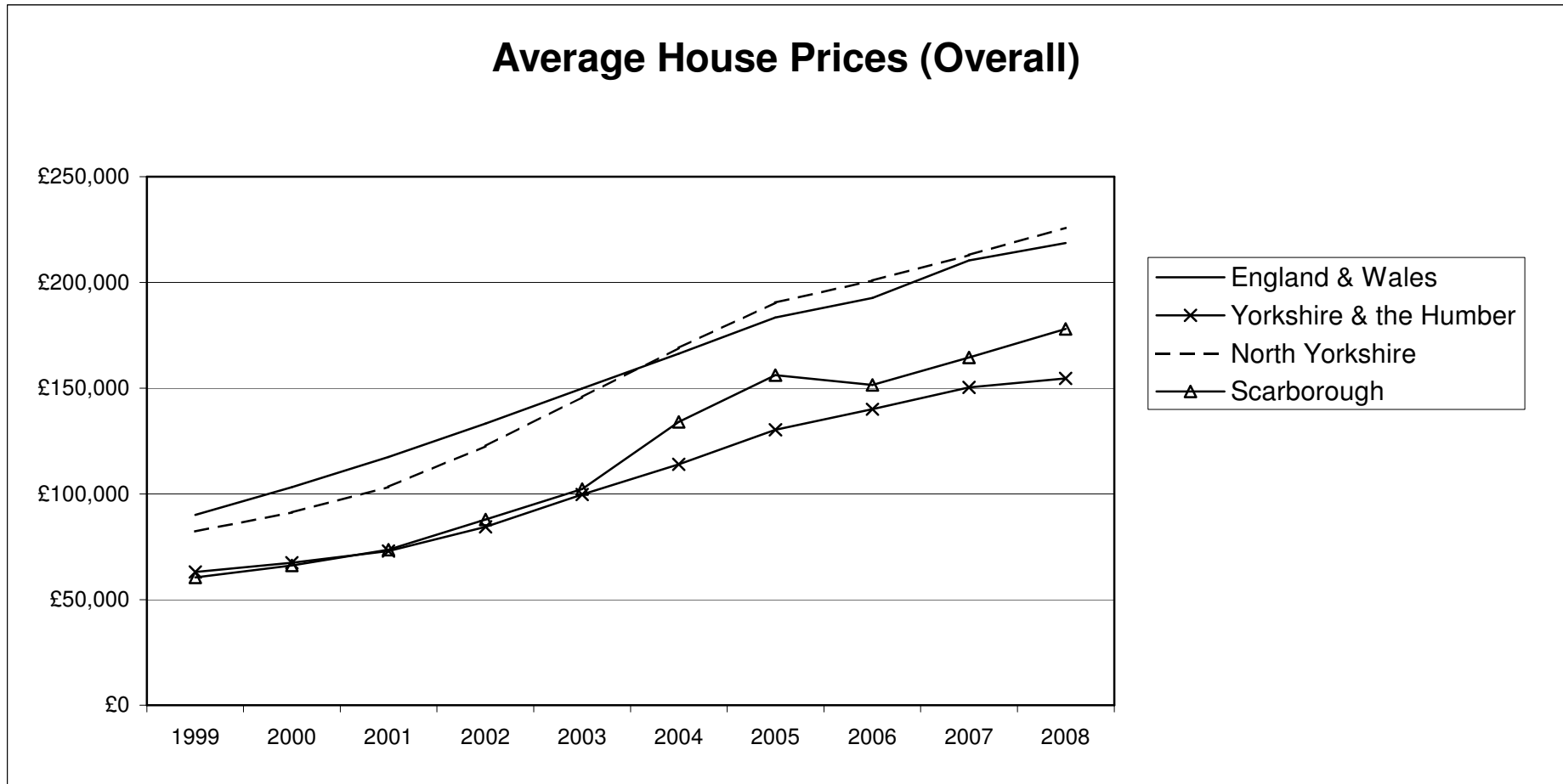
Graph 5 Number of Bedrooms in Completed Dwellings



Graph 6 Completed Dwellings by Type



Graph 7 Overall Average House Prices



Graph 8 House Prices by Area



Appendix C of Report

Risk Matrix

Issue/Risk	Consequences if allowed to happen	Likelihood	Impact	Mitigation	Mitigated Likelihood	Mitigated Impact
Strategies may become out of date and not deliver the Council's priorities.	Current issues and trends in housing not identified and Strategies may as a result, fail to acknowledge new issues and address them quickly and appropriately.	Likely	Medium	Continual monitoring and analysis of housing information to inform and update relevant Council Strategies.	Not Likely	Low
Local Development Framework may not deliver Council's priorities.	Local Development Framework (Housing Policy) not based on up to date information and thus may not deliver on important issues; e.g. brownfield development and affordability.	Likely	Major	Continual monitoring and analysis of housing information to inform preparation of Local Development Framework.	Not Likely	Low