

Analysis of Responses to 2020 Request for Housing Delivery Estimates

E-mailed requests were made on 17th April 2020 to all developers/applicants/agents involved in housing approvals granted prior to 1st April 2020 with a capacity of 10 or more homes asking for estimated completion and delivery rates and any potential issues that may cause future delays in the site's progress.

Responses were received from 41 (97.6%) of the 42 sites that fell within this threshold - with 37 e-mailed responses received and 4 site contacts confirmed details by phone.

24 (57.1%) of the responders made no further comments other than confirming their anticipated delivery programme for their sites.

12 (28.6%) respondents referred to the Covid-19 pandemic as being a likely factor that would adversely affect their delivery programmes. Some of the main points raised are summarised below:

- Two large developers Persimmon Homes and Barratt/David Wilson Homes that are currently involved in 3 major housing developments within the City had halted work on their sites at the time of the survey and we were informed that as many as 85% of all staff had been furloughed.
- Due to new working practices, especially on sites with restricted working space, delays were envisaged on several of these sites.
- The delivery and supply of materials due to Covid-19 was raised by one respondent as having the potential to push back the delivery programme on their site.
- Previously provided delivery estimates for one site were revised and pushed back by up to one year due to the impact of Covid-19 on the housing development
- Delivery estimates provided by one agent were subject to new working conditions determined by future government guidance
- A housing site was on hold until the economic climate became clearer, hopefully later in the year

4 (9.5%) of the responders made reference to potential funding concerns (both from public and private sources) that may well impact on delivery timescales.

There were a number of individual comments made to specific development sites, these are summarised below;

- An agent informed that land that is currently operational may well become part of the overall development area and this could increase both the capacity and delivery rates for this particular site
- A developer involved in a site had gone into liquidation at Christmas 2020 (prior to Covid-19) and the applicant was considering how to proceed
- An alternative application had recently been submitted on a site previously consented for residential use - The new application is for a hotel development and is still pending consideration.

- A site previously consented for residential use had gone on the market and any new owners may not proceed with the approved scheme.
- A party wall issue may hinder the completion estimate for one development scheme involving change of use.

Analysis of Responses to 2021 Request for Housing Delivery Estimates

Delays in conducting housing site visits to establish the end of year 2020/21 monitoring results were experienced due to the impact of Covid-19 working arrangements. As a result e-mailed requests were also delayed and sent on 2nd June 2021 to all developers/applicants/agents involved in housing approvals granted prior to 1st April 2021 with a capacity of 10 or more homes asking for estimated completion and delivery rates and any potential issues that may cause future delays in the site's progress.

Responses were received from 29 (87.8%) of the 33 sites that fell within this threshold - with 25 e-mailed responses received and 4 site contacts confirmed details by phone or verbally at site visits.

24 (57.1%) of the responders made no further comments other than confirming their anticipated delivery programme for their sites.

12 (28.6%) respondents referred to the Covid-19 pandemic as being a likely factor that would adversely affect their delivery programmes. Some of the main points raised are summarised below: