

Annex 3: Windfalls Analysis

Table 1: Historic Windfall Rates 2005 to 2015

| Year | Very Small Windfalls (net) | Small Windfalls (net) | Medium Windfalls (net) | Large Windfalls (net) | Conv/ COU (net) | Total (net) |
|---------------|-----------------------------------|------------------------------|-------------------------------|------------------------------|------------------------|--------------------|
| 2005/ 2006 | 107 | 70 | 86 | 43 | 146 | 452 |
| 2006/ 2007 | 155 | 125 | 7 | 10 | 91 | 388 |
| 2007/ 2008 | 96 | 91 | 21 | 23 | 72 | 303 |
| 2008/ 2009 | 135 | 29 | 13 | 74 | 71 | 322 |
| 2009/ 2010 | 32 | 3 | 10 | 17 | 62 | 124 |
| 2010/ 2011 | 49 | 29 | 19 | 172 | 60 | 329 |
| 2011/ 2012 | 28 | 5 | 15 | 21 | 41 | 110 |
| 2012/ 2013 | 26 | 0 | 5 | 12 | 55 | 98 |
| 2013/ 2014 | 36 | 17 | 0 | 45 | 52 | 150 |
| 2014/ 2015 | 15 | 26 | 0 | 0 | 96 | 137 |
| Totals | 679 | 395 | 176 | 417 | 746 | 2413 |

Table 2: Comparison of net windfall completions as a proportion of total net housing completions

| Year | Net Dwelling Gain | Net Windfall Completions | Proportion of Windfalls as a % of Overall Completions |
|------------------|-------------------|--------------------------|---|
| 2005-2006 | 906 | 452 | 49.89% |
| 2006-2007 | 798 | 388 | 48.62% |
| 2007-2008 | 523 | 303 | 57.93% |
| 2008-2009 | 451 | 322 | 71.40% |
| 2009-2010 | 507 | 124 | 24.46% |
| 2010-2011 | 514 | 329 | 64.01% |
| 2011-2012 | 321 | 110 | 34.27% |
| 2012-2013 | 482 | 98 | 20.33% |
| 2013-2014 | 345 | 150 | 43.48% |
| 2014-2015 | 507 | 137 | 27.02% |
| 2005-2015 | 5354 | 2413 | 45.07% |

Table 3: Types of Windfall and 10 yr average

| Size/Type of Windfall | Ten Year Total | Ten Year Average | Windfall Types Represented as a Proportion of Total Windfalls (%) |
|---|----------------|------------------|---|
| Very Small Windfalls (Less than 0.2 ha) | 679 | 67.9 | 28.14% |
| Small Windfalls (0.2 - 0.4 ha) | 395 | 39.5 | 16.37% |
| Medium Windfalls (0.4 - 1.0 ha) | 176 | 17.6 | 7.29% |
| Large Windfalls (> 1.0 ha) | 417 | 41.7 | 17.28% |
| Conversions/COU | 746 | 74.6 | 30.92% |
| Totals | 2413 | 241.3 | 100.00% |