

## Assumptions used in Projecting Future Completions on Sites with Planning Permission

### Small sites

1. Where the developer or agent has been unresponsive and no market information has been forthcoming from the developer survey, the following assumptions have been applied in preparing the trajectory:
  - Single dwellings – assume complete within 4 years of start date or date permission granted
  - 2-4 dwellings - assume complete within 5 years of start date or date permission granted.
  - 5 dwellings - assume complete within 5-6 years of start date or date permission granted.
  - If no start date and planning permission has been in place for 3 years and not extended, assume it will not come forward.
  - Assume 30 dwellings per annum from small windfalls.
2. If there is a start on site but there has been no evidence of activity on site in the form of completions for more than 5 years, then it has been assumed that the site has been abandoned and that it will not come forward.

### Larger sites

1. In most cases it has been possible to get new information from the developer or agent as part of the house builder survey during winter 2014/15 and this, and any more up to date information, has informed the trajectory. However, where this has not been available, sites with more than one developer are assumed to build out at 1 ½ times the rate forecast for other sites. All sites of 250 dwellings or more will be assumed to have more than one developer active, unless there is information to the contrary (excl. RSLs).
2. Maximum completions forecast for any site in any year will be as follows, unless contrary information provided by the house builder. This reflects views of the SHLAA Steering Group in March 2015 and forward forecast build out rates as indicated in house builder survey responses from December 2014 / January 2015.

Year	Expected dwelling delivery rate agreed by Steering Group March 2015
2016/17	35
2017/18	33
2018/19	35
2019/20	35
2020/21	35
2020/26	35*

\*It is not clear from the minutes of the SHLAA Steering Group on 12<sup>th</sup> March 2015 what the annual build out rate is expected to be beyond 2020. This is an Item for discussion on 17<sup>th</sup> July 2015.