

Cardiff Replacement LDP Examination

Housing Numbers

Action Point HS1.2

Council to explain why the last 3 years of the Housing Trajectory (Appendix 7) show negative figures and comment on what this means for the LDP housing target.

Council Response

The Council can clarify the minus figure reflects over-provision, rather than under-supply as might be assumed from a minus value.

The table shows that the requirement of 24,000 homes could be met by Yr 13 (i.e. 24,688 anticipated completions). The negative value results from the Excel formula and perhaps in hindsight could have been set to zero thereafter, or clarified in a footnote. The formula is as follows: dwelling requirement (24,000) minus anticipated cumulative completions at 2036 (27,242) which equals a value of -3,242.

Ultimately it reflected the assumed forecasting of different components at the time of preparation, and Cardiff's large existing landbank (both large brownfield pipeline and greenfield allocations from current Plan being built out). The figure is considered in para 7.3 of [RLDP-12-Background-Technical-Paper-1-Housing-ENGLISH.pdf](#):

"A summary of the housing supply to 2036 which incorporates the totality of the components discussed in this paper can be found in the table below. Row 23 indicates a Net Housing Supply of 29,429 homes, which represents a surplus of 5,429 units over and above the Plan requirement of 24,000 homes. Having regard to the Anticipated Annual Build Rate factored into the Housing Trajectory, an anticipated cumulative total of 27,232 homes will be built over the LDP period to 2036. Once allowances are made for changes in existing stock due to demolitions and changes of use as noted in this paper, Row 24 indicates that a surplus of 2,640 homes above the dwelling requirement continues to exist. It is therefore considered that no additional allocations, beyond those put forward in the Deposit Plan, are required to deliver the LDP's Dwelling Requirement."