

Appendix B

HOUSING POSITION PAPER 2013





Local Development Framework

Housing Land Position Statement

April 2003 - March 2013



4. Demolitions and Conversions

4.1 Table 4.1 below illustrates the number of housing demolitions which have taken place between 1st April 2003 and 31st March 2013 and those that are planned to occur in the future. The table also shows conversions of existing housing into non-residential uses (e.g. the change of use of a house to retail), as this effectively has the same negative effect on net completions. The information is broken down into those undertaken by Registered Providers of Social Housing (RPs) and private individuals/developers. A comprehensive table of demolitions and conversions at the street level is shown in Appendix 5.

Table 4.1 Housing Demolitions 2003/04-2012/13

Year	RP Demolitions and Conversions	Private Demolitions and Conversions	Total Demolitions and Conversions
2003/04	234	6	240
2004/05	84	29	113
2005/06	7	12	19
2006/07	6	31	37
2007/08	8	52	60
2008/09	190	11	201
2009/10	0	2	2
2010/11	16	10	26
2011/12	5	7	12
2012/13	21	35	56
Subtotal	571	195	766
Planned	1	5	6
Total	572	200	772

4.2 Demolitions and conversions are recorded from the annual completions survey. As the housing target is a net requirement, the monitoring of demolitions and conversions is a crucial task and helps the Council to understand how the existing housing stock is changing.

4.3 Table 4.1 demonstrates that 56 demolitions and conversions took place in 2012/13, the highest witnessed since 2008/09. These losses were largely attributable to two schemes. One involved the loss of 28 units from the conversion of two newly-built, but unoccupied, blocks of apartments to a residential care home (Concourse Way, Parr). The other involved the demolition of 19 sheltered houses and apartments (Hazel Grove, West Park). A total of 772 demolitions and conversions have taken place over the last ten years, with the majority (74%) carried out by RPs.

4.4 Despite past trends, RPs have confirmed that their clearance programmes are reducing and likely to remain low up until at least 2015. Table 4.1 shows that there is only one planned loss, which is for the conversion of a flat to a community room by Helena Partnerships. Similarly, the Council's Housing Strategy team have confirmed that the availability of future funding to support private clearance is considered to be non-existent for the foreseeable future. The only private losses proposed are one demolition (to facilitate the creation of a warehouse) and four conversions to alternative uses (such as an office). There is no information currently available on any other specific demolition programmes.