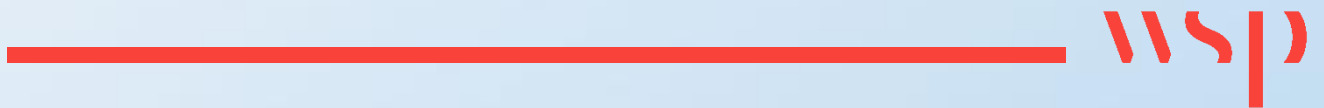


Appendix A

CORE STRATEGY BACKGROUND PAPER





St. Helens
Council

Local Development Framework

Core Strategy Background Paper Housing

May 2011



Table 2 Housing Completions (Gross) 2003/04-2009/10

Year	Dwellings	PDL	GF
2003/04	871	90.82%	9.18%
2004/05	896	87.83%	12.17%
2005/06	549	85.61%	14.39%
2006/07	637	91.52%	8.48%
2007/08	496	98.19%	1.81%
2008/09	441	99.3%	0.7%
2009/10	401	96.68%	3.32%
Total	4,291		
Average	613 p.a.	91.91% p.a.	8.09% p.a.

5.20 Table 3 below highlights the number of demolitions which have taken place between 2003/04 and 2009/10. Demolitions are calculated through NHBC and the Council's own Building Control returns. As the housing target is a net requirement (i.e. inclusive of demolitions), the monitoring of demolitions provides an effective method of monitoring net completions. 672 demolitions took place between 2003/04 and 2009/10. Although it would be inappropriate to predict future Helena Partnerships demolitions based on historic trends (529), there were 143 historic private demolitions, an average of 20.4 p.a. ($143 \div 7$). 27 demolitions are planned (22 Helena Partnerships, 5 private) to occur between 2010/11 and 2014/15, an average of 5.4 p.a. ($27 \div 5$). Therefore a figure of 26 demolitions p.a. has been applied ($20.4 + 5.4 = 25.8$, rounded up to the nearest whole unit). The total demolitions allowance for the period 2003-2027 is therefore 1,114 (i.e. $672 + (17 \times 26)$), or the equivalent of approximately two year's of required housing supply.

Table 3 Housing Demolitions 2003/04-2009/10

Year	Helena	Private	Total
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
Total to date	529	143	672
Planned	22	5	27
Total	551	150	701