

Housing Implementation Strategy Appendices

Appendix A
Build Out Rates

		Gross Commitments	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Total Completions	Total Dwellings Lapsed		Total Dwellings Not Yet Built	
Consent Date	2005/06	340	51	97	116	18	23	1							306	34		0	
	%Built		15	29	34	5	7	0								% Lapsed	10	% not built	
	2006/07	321		2	137	86	23	12	10						270	51		0	
	%Built			1	43	27	7	4	3							% Lapsed	16	% not built	0
	2007/08	614			33	84	221	89	47	65	21				560	54		0	
	% Built				5	14	36	14	8	11	3					% Lapsed	9	% not built	0
	2008/09	311				9	57	31	1	6	1		2		107	201		3	
	% Built					3	18	10	0	2	0		1			% Lapsed	65	% not built	1
	2009/10	506					4	142	53	89	54	40			382	124		0	
	%Built						1	28	10	18	11	8				% Lapsed	25	% not built	
	2010/11	90						1	56	17	2	1	1		78	12		0	
	%Built								1	62	19	2	1	1		% Lapsed	13	% not built	
	2011/12	164							12	18	15	33	1		79	85		0	
	%Built									7	11	9	20	1		% Lapsed	52	% not built	0
	2012/13	162								9	17	44	17	23	110	43		9	
	%Built										6	10	27	10	14	% Lapsed	27	% not built	6
	2013/14	359									8	59	140	108	315	21		23	
	%Built											2	16	39	30	% Lapsed	6	%not built	6
	2014/15	358										7	12	36	55	0		303	
	%Built												2	3	10	% Lapsed	0	% not built	85
2015/16	1180												10	92	102	0		1078	
%Built														1	8	% Lapsed	0	%not built	91
2016/17	358													15	15	0		343	
%Built														4	% Lapsed	0	% not built	96	
Total Completions during Financial Year			494	283	298	202	333	279	180	204	118	184	183	274					

Appendix B
Build Out Rates for Large Scale Sites

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
15/16	Eleanor House, 33-35 Eleanor Cross Road, Waltham Cross	Smith New Homes	24/04/15	31/03/17	31/03/17	40										0	40	12	23
13/14	Durkan House, 214-224 High Street, Waltham Cross	Galliard Homes	25/10/13	11/03/16	20/03/17	60								0	0	0	60	12	41
13/14	Former Everest Sports Ground, Andrews Lane, Cheshunt,	Crest Nicholson	11/11/13	16/01/14	12/08/16	96								0	39	51	6	31	33
13/14	Former Petron Amusements and Precision site, Salisbury Road, Hoddesdon	Hill Group	12/11/13	24/02/15	04/03/16	52								0	0	52	0	13	28
2012/13	Vacant- Closed Snooker Club, Conduit Lane	Sandhill Homes Ltd	12/07/2012	08/03/2013	25/02/2015	14							0	0	14	0	0	23	31
12/13	110-114 High Street, Hoddesdon	PCL Transport Ltd	28/12/2012	12/08/2015	01/03/2017	13							0	0	0	0	13	19	51
12/13	Land at 111-113 Crossbrook Street, Cheshunt	Paradigm Housing Group	24/01/2013	07/03/2017	03/03/2015	16							0	0	16	0	0	12	26
11/12	Part phase 3, Land at Cheshunt South Reservoir, Brookfield Lane West, Cheshunt	Crest Nicholson	23/08/11	23/05/13	11/11/14	20						0	0	2	18	0	0	18	39
11/12	The Old Manor House, High Road	Ellerbeck and Williamson	12/04/2011	02/05/2012	23/08/2013	10						0	0	10	0	0	0	15	28

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
11/12	Land at Hadleigh Court	Wybourne Limited	05/08/2011	29/09/2011	08/03/2013	10						0	10	0	0	0	0	18	19
11/12	Eugena House, Trust Road	W Jones	05/03/2012	08/03/2013	03/03/2015	11						0	0	0	11	0	0	24	36
10/11	Land rear of and adjacent to 10 and 12 Eaton Gardens, Wormley	Bellway	10/06/10	23/05/11	01/06/12	13					0	4	9	0	0	0	0	11	24
10/11	37 Eleanor Cross Road, Waltham Cross	Taylor Wimpey	25/08/10	29/07/10	04/11/11	35					0	35	0	0	0	0	0	16	37
09/10	Cheshunt Reservoir South, Brookfield Lane West, Turnford	Crest Nicholson	01/02/10	20/04/10	11/11/14	229				0	27	45	65	54	38	0	0	55	57
09/10	Corner of Lord Street and Taverners Way	Broxbourne Housing Association Ltd	25/11/2009	31/03/2010	31/03/2011	20				0	20	0	0	0	0	0	0	12	18
09/10	The Clockhouse Building	Ricotta	10/07/2009	28/02/2012	27/01/2014	12				0	0	0	12	0	0	0	0	23	54
09/10	The Bungalow, St Cross Chambers	St Cross Developments Ltd	22/10/2009	31/03/2010	31/03/2011	12				0	12	0	0	0	0	0	0	12	17
09/10	Land off Hertford Road, Hoddesdon	Barratt	06/07/09	31/03/10	31/03/11	55				0	55	0	0	0	0	0	0	12	20

FY	Address	Developer	Date Permission Granted	Date Work Started	Date Work Completed	Dwellings (Gross)	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Build Period (Months)	Time taken since permission granted (months)
08/09	Former WX Service Station	Cornerstone Property Ltd	26/03/2009	31/03/2010	31/03/2011	14			0	0	14	0	0	0	0	0	0	12	24
08/09	260-264 Turners Hill, Cheshunt	Broxbourne Housing Association	21/08/2008	31/03/2009	31/03/2010	22			0	22	0	0	0	0	0	0	0	12	19
08/09	201 & 205 High Road, Broxbourne	GG Properties UK Ltd	29/08/2008	31/03/2009	31/03/2010	13			0	13	0	0	0	0	0	0	0	12	19
07/08	Hertford Regional College, High Road	Belling Homes	23/07/07	31/03/08	27/09/13	225		0	13	70	19	45	64	20	0	0	0	66	70
07/08	Turnford Triangle, Turnford	London Merchant Securities PLC	09/11/2007	31/03/2009	31/03/2011	80		0	0	32	48	0	0	0	0	0	0	24	40
07/08	Land south of Cock Lane	Hubert C Leach Limited	27/04/2007	31/03/2008	31/03/2011	75		18	34	5	18	0	0	0	0	0	0	36	47
07/08	Grove House, 281 High Street	Urban Vision Land Developments Ltd	17/05/2007	31/03/2009	31/03/2010	30		0	0	30	0	0	0	0	0	0	0	12	34
07/08	9-11 High Street, Waltham Cross	Constable Homes	24/07/2007	31/03/2009	31/03/2010	37		0	0	37	0	0	0	0	0	0	0	12	32
06/07	Eleanor Cross Road (north) Waltham Cross	L W Developments	28/12/06	31/03/07	31/03/08	58	0	58	0	0	0	0	0	0	0	0	0	12	15