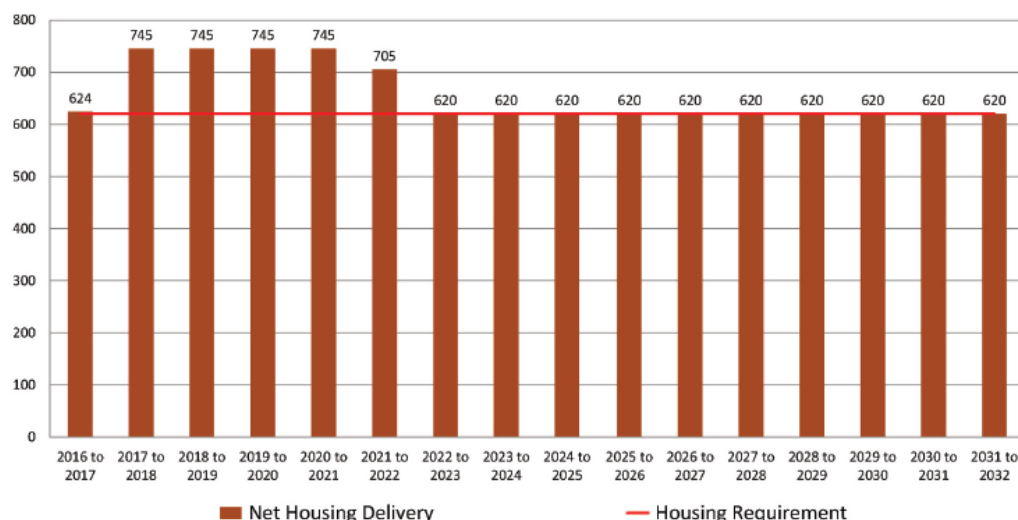


# Note to Accompany EXAM 43 – Hull City Council Annual Monitoring Report 2022-23

1. EXAM 43 is Hull City Council’s annual Authority Monitoring Report (AMR) covering the period 2022-23. Section 4 includes housing and Table 4.2 on page 34 sets out the number of net housing completions within the city over the period 2016/17 to 2022/23.
2. The overall provision of housing is detailed to be 5,268 dwellings, an average of 752 dwellings over the plan period. The Hull Local Plan housing requirement is 620 dwellings per annum. As such, housing delivery in Hull has provided 21% over the Local Plan requirement.
3. However, this over-provision was entirely planned for and expected as part of the City Council’s programme of development. Figure 5.1 of the Hull Local Plan shows expected over-delivery in the first part of the plan period (reproduced below). For the period 2016/17 to 2022/23, it expected delivery in the order of 4,929 dwellings, an average of 704 dwellings. As such, only a 7% over-provision is recorded against expectations. The trajectory then expects a level of 620 dwellings per annum from 2022/23 onwards.

## Hull Local Plan 2016 to 2032

Figure 5.1 Housing Trajectory



Source: Hull Local Plan 2016 to 2032 (page 56)

4. The latest 3-year average delivery rate in Hull is recorded at 608 dwellings per annum in Hull’s AMR. This corresponds with a significant increase in housebuilding activity in the East Riding (3-year average of 1,699 dwellings per annum compared with an average for the previous 5-year period of 1,151 – see page 8 of EXAM 15) and a corresponding increase in out migration from the city into the East Riding (see paragraphs 2.28 to 2.32 of EXAM 27).

5. In relation to the Housing Delivery Test (HDT), the latest performance for Hull is 195% (2019/20 to 2021/22). As the Hull Local Plan is over 5 years old, the HDT is based on the Local Housing Need figure derived using the standard method. For the purposes of the 2022 HDT, the housing need figure does not incorporate the 35% uplift required of selected urban authorities and included in the latest NPPF. This means Hull's performance has been measured on a housing need figure varying from 267 to 395 dwellings per annum, rather than the 620 dwellings per annum set out in the adopted Hull Local Plan.
6. The data shows that performance in Hull has been above the requirement, as anticipated in the City Council's Plan and is returning to levels in line with their housing trajectory. The HDT shows a healthy position but this is measured against a much lower level of housing than that contained in the adopted Hull Local Plan.