



Department for
Communities and
Local Government

Public Land for Housing programme 2015-20

Annual Report

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Department for Communities and Local Government
Fry Building
2 Marsham Street
London
SW1P 4DF
Telephone: 030 3444 0000

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Contents

Ministerial foreword	4
1. Introduction	5
2. Programme delivery	6
3. Departmental delivery	15
4. Monitoring the building of homes on land sold by the Public Land for Housing programmes	18
Annex A – Public Land for Housing programme 2015-20 Sites sold in 2015-16	20
Annex B – Public Land for Housing programme 2015-20 Sites sold in 2016-17 (Q1 and Q2)	24
Annex C – Public Land for Housing programme 2015-20 Location of sites sold in 2015-16	28
Annex D – Public Land for Housing programme 2015-20 Location of sites sold in 2016-17 (Q1 & Q2)	29
Annex E – Public Land for Housing programme 2011-15 Sites sold by the Homes and Communities Agency (outside London)	30

Ministerial foreword

Increasing the supply of land for new homes is central to this government's vision of a country that works for everyone. And as a major landowner the government has a crucial role to play in managing its estate more efficiently to secure best value for money for the taxpayer, boost growth and help support the building of new homes.

The government's commitment to release more of its surplus land for housing during the current Parliament was announced at Budget 2015, and the ambition to sell land for at least 160,000 homes by the end of March 2020 was set at the Autumn Statement in 2015. All landowning government departments and their arm's length bodies are included in the programme and their contribution to achieve the programme's objective is critical.

The current programme builds on the success of the first Public Land for Housing programme delivered in the previous Parliament. It saw the release of land for over 100,000 homes. We are determined to be more ambitious in this Parliament by not only releasing more land for housing but also by testing new approaches to developing land, for example by encouraging new entrants to the market to get construction started more quickly.

We want to be transparent about the progress being made. This document presents data for the first eighteen months of the programme to 30 September 2016. It shows that over 90% of land has been identified with departments carrying out strategic reviews to rationalise their estates. Government needs to continue to be ambitious in the year ahead so that we deliver on our commitment to release land to build much-needed new homes.

A handwritten signature in dark ink, appearing to read 'Gavin Barwell', with a long horizontal flourish extending to the right.

Gavin Barwell MP
Minister of State for Housing and Planning and Minister for London
Department for Communities and Local Government

1. Introduction

1.1 The government is committed to providing transparent information on the progress of the current Public Land for Housing programme. This report presents performance data covering the first eighteen months of the programme for the period 8 May 2015 – 30 September 2016. A further report will be published in July 2017 covering the second half of Year 2 (October 2016 – March 2017) and thereafter reports will be published annually each summer.

1.2 This report shows the progress made by departments in identifying and selling their surplus land for housing. It includes information showing all sites sold¹ in the current programme to date, their location, housing capacity and planning status at the point they were sold.

1.3 The government has also committed to publishing data on the progress in building homes on land sold in the 2011-15 Public Land for Housing programme and the current 2015-20 programme. This first report provides information for sites sold by the Homes and Communities Agency in the 2011 -15 programme. The report to be published in July 2017 will contain more data on the number of homes built on land sold by all landowning departments for both programmes, with additional data included in subsequent annual reports.

1.4 This report complements a Programme Handbook², which should be read in parallel with this document. The Handbook sets out in detail the aims and objectives of the programme, how progress will be monitored and the programme governance.

1.5 Chapter 2 sets out the action taken to confidently establish the programme in the first year and includes performance data for all government departments and their arm's length bodies participating in the programme. Chapter 3 provides a narrative on key activities the five largest landowning departments have undertaken to address challenges and support delivery of their commitments. The five major landowning departments³ are:

- Ministry of Defence
- Department for Transport
- Department for Communities and Local Government/ Homes and Communities Agency
- Department of Health
- Ministry of Justice

¹ See paragraph 2.11 for the definitions of terms used in this report.

² <https://www.gov.uk/government/publications/public-land-for-housing-programme-2015-to-2020-handbook>

³ Other landowning departments participating in the programme are the former Department for Business, Innovation and Skills and Department for Energy and Climate Change (now the Department for Business, Energy and Industrial Strategy), the Cabinet Office, the Department for Environment, Food and Rural Affairs and the Department for Education.

2. Programme delivery

Establishing the programme confidently

2.1 The government confirmed at Spending Review 2015 its ambition to sell surplus public land with capacity for at least 160,000 homes by 2020. This followed successful delivery of the 2011-15 Public Land for Housing programme through which surplus land with capacity for 109,000 homes against a target of 100,000 homes was sold. The current programme started on 8 May 2015, after the General Election.

2.2 Over the summer of 2015 the Department for Communities and Local Government worked with the major landowning departments listed below to agree stretching delivery commitments based on an analysis of their current and forecast surplus land holdings. Achieving the programme's overall ambition is the collective responsibility of all participating departments. Table 1 below shows the commitments agreed by each department's Secretary of State and announced at Spending Review in November 2015.

Department	Housing capacity of land to be sold
Ministry of Defence	55,000
Department for Transport	38,000
Department for Communities and Local Government/Homes and Communities Agency	36,000
Department of Health	26,000
Ministry of Justice	5,000

2.3 The programme moved quickly in summer 2015 to secure the necessary resources and capability within the Department of Communities and Local Government and the Homes and Communities Agency to oversee and monitor the programme. Governance arrangements were established, involving all landowning departments, HM Treasury and Cabinet Office to ensure effective programme oversight, support and challenge. A Permanent Secretaries' Steering Group provides additional oversight and the programme benefits from regular, six weekly discussions at meetings of the ministerial Housing Implementation Taskforce.

2.4 During the first eighteen months of the programme the Public Accounts Committee and National Audit Office⁴ have provided important external scrutiny. The Public Accounts Committee held three hearings. The first, in June 2015, looked at the 2011-15 programme. Sessions in January 2016 and September 2016 focused on the implementation of the current programme and how it will be managed. The National Audit Office reported in July 2016 noting the progress made by the Department for Communities and Local Government in setting up the current programme. The Public Accounts Committee

⁴ <http://www.parliament.uk/business/committees/committees-a-z/commons-select/public-accounts-committee/inquiries/parliament-2015/public-land-new-homes-further-progress-review-16-17/>

commented in September 2016 that the department had "...done a good job of beginning to pull together what was previously a bit of a scattered approach into something that has more coherence."

2.5 The programme has acted on the advice of the Public Accounts Committee and National Audit Office and made a number of changes to its delivery approach. This includes providing further clarity for departments on achieving value for money for their land sales and strengthening the evidence required to demonstrate planning certainty. A decision has also been taken to monitor the building of new homes on land sold in both the 2011-15 and current programmes which will help to demonstrate the programme's contribution to boosting growth and housing supply.

Year 1 and Year 2 priorities

2.6 Time was taken at the start of the 2015-20 programme to understand the priorities of the new government and how this would impact on operational functions and use of the public estate. Activity in Year 1 of the programme then focussed on the identification of sufficient land to meet programme targets. All Departments looked across their estates to identify sites surplus to their own operational needs and the broader needs of government. Work was then undertaken to prepare the land for sale.

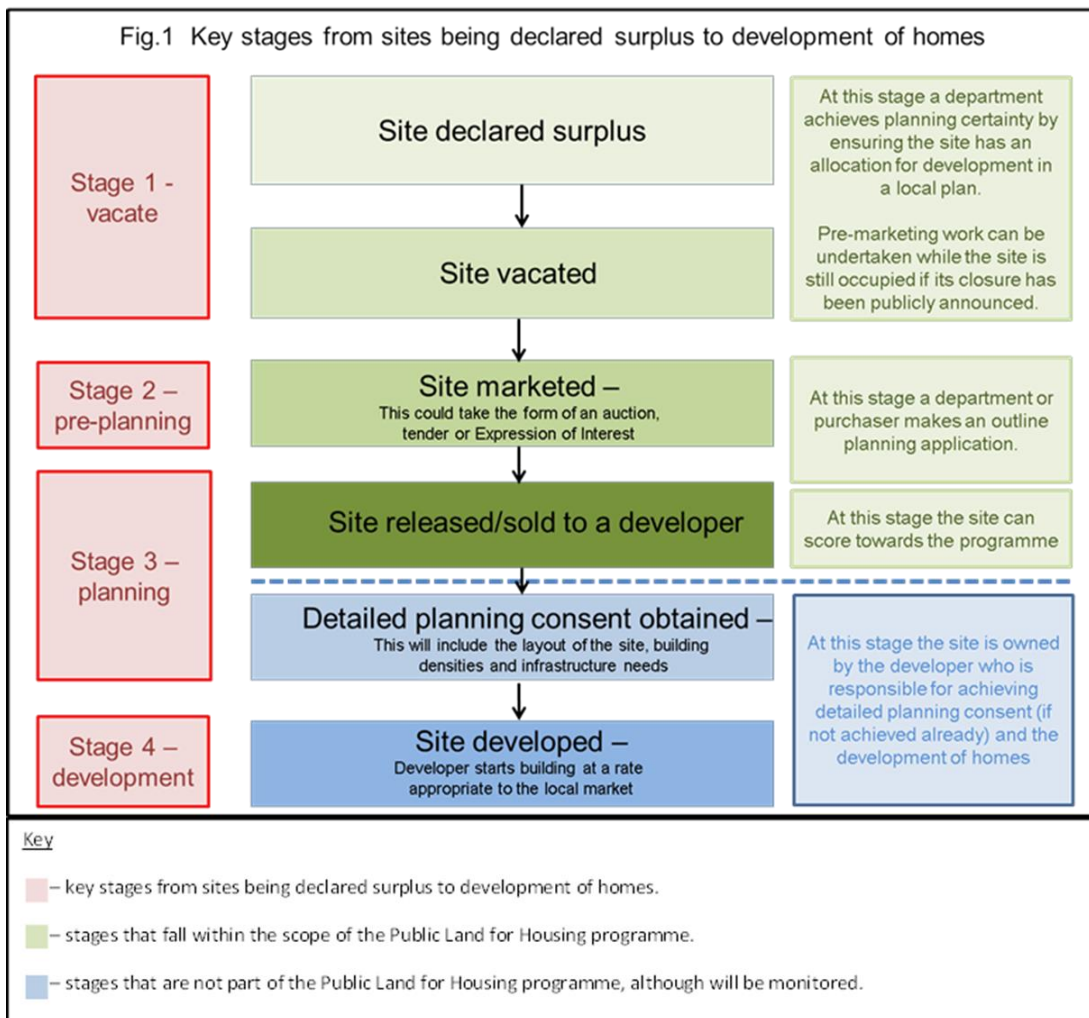
2.7 Preparing operational land for sale can be a complex task, linked to broader reform and delivery planning. Before land can be released for development there are several phases departments must work through. This is not always straightforward, and the process varies depending on the ownership and the previous use of the site. For example, land identified by the Ministry of Defence was dependent on a wider review of the future size and shape of the armed forces, and land identified by the Ministry of Justice was dependent on broader changes to court and prison provision in England. To support delivery, Departments are free to consult the Homes and Communities Agency for expert advice at any point – they are encouraged to do this as early as possible to maximise the chances of speedy delivery. The phases of site preparation are as follows:

- i. Stage 1 – site identification. First, departments identify land surplus to their operational needs and that of other government departments. This is often dependent on wider estate management planning and can involve the relocation of existing services and personnel to alternative sites, which may take time.
- ii. Stages 2 and 3 – risk assessment and mitigation. Sites are then 'de-risked' and prepared for disposal. For example, departments may need to secure a change of planning use, or to undertake works to the site prior to disposal, such as demolition of buildings or site decontamination. Departments assess whether it is better to undertake this work prior to marketing and disposal or to let the purchaser undertake the work as a condition of the sale. This is the stage at which outline planning permission is secured.
- iii. Stage 4 – disposal. Sites are released for housing through an open sales process or transferred to the Homes and Communities Agency for disposal or use by the Accelerated Construction programme. Departments consider the most effective way sites can be disposed of to support swift development, for

example by splitting larger sites into smaller 'parcels' to encourage Small and Medium-sized Enterprise (SME) builders into the market.

2.8 The focus in year 2 of the programme is on departments identifying additional sites to meet their targets and for contingency, driving land sales, identifying sites suitable for Accelerated Construction and de-risking and preparing more complex sites for the market. Preparation of more complex sites can involve the relocation of services and people to alternative sites, securing changes to planning use so that the land can be used for housing, and remediation works such as demolition of buildings or removal of contamination. The extent of preparatory work needed on sites identified for the programme means that land sales are expected to be back loaded towards the final years of the programme.

2.9 Once a site has been sold, developers obtain detailed planning consent prior to construction. The timing for this varies and can depend on, for example, local market conditions, planning issues and infrastructure requirements. A simplified flow chart is shown at Figure 1 which illustrates the process for a small site, from declaring it surplus and vacating it, through to the construction of new homes by developers. For larger sites, the process will be similar but the land may be marketed earlier and developed in phases by its new owner.



Overview of performance to date

Land identified

2.10 Departments have made progress in identifying land, although there is still more to do to meet targets and ensure delivery. By 30 September 2016 the total housing capacity of land either identified for sale or already sold by all departments contributing to the programme was 145,492 (91% of the programme ambition). This showed an increase from 119,928 (75% of the programme ambition) at the end of Year 1 and leaves land with capacity for 14,508 homes (9% of the programme ambition) unidentified at the end of the first six months of Year 2. Departments' delivery plans are kept under constant review to hold departments to account to ensure they can deliver their targets. Land is expected to move in and out of the programme as risks to delivery emerge or are resolved.

2.11 Figures 2 and 3 present information for all departments in the programme showing the total housing capacity of land sold, identified and unidentified at the end of Year 1 (2015/16) and the cumulative figure at the end of Q2 in Year 2 (2016/17). The following terms are used:

- 'land sold' refers to a site which has met all the criteria needed to contribute towards the programme and has been disposed of by either conditional or unconditional contract
- 'land identified' refers to a site which a department has included in its pipeline of surplus sites and is expected to count towards the programme
- 'land unidentified' refers to the housing capacity of land which departments still need to identify in order to meet their programme commitment.

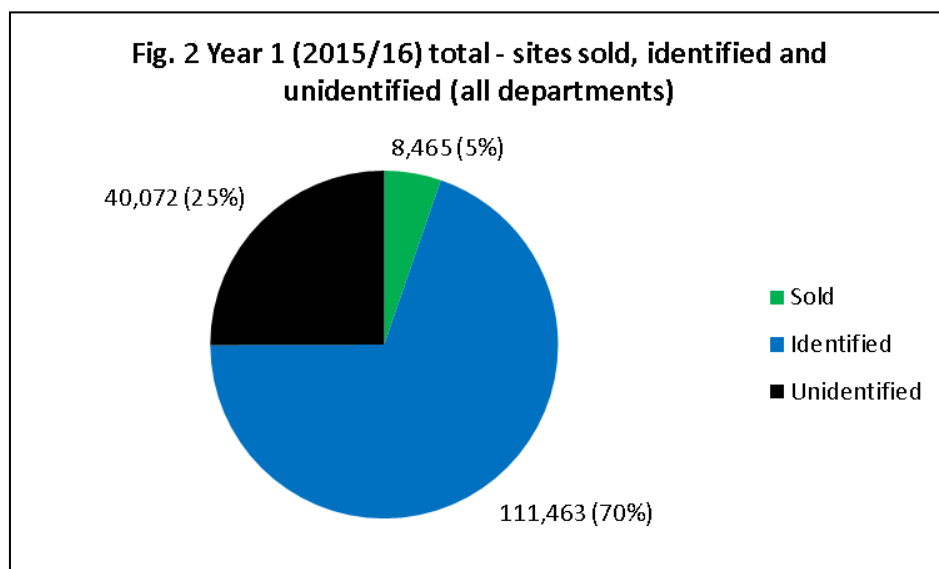
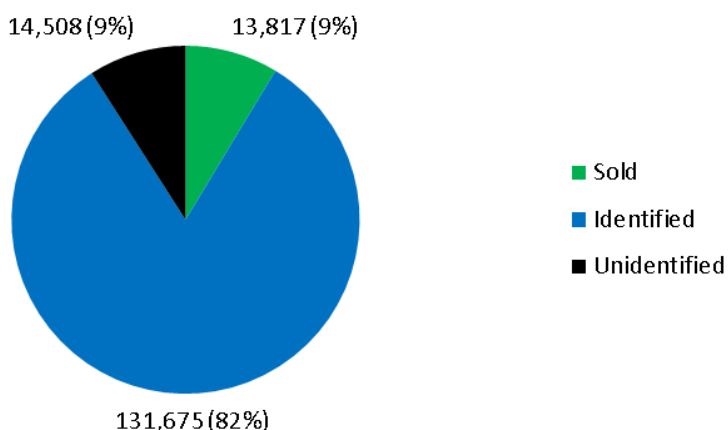


Fig. 3 Cumulative total at September 2016 - sites sold, identified and unidentified (all departments)



2.12 Table 2 shows that at the end of September 2016, departments have identified land which has not yet sold with capacity for 131,675 homes (82% of the programme ambition). The five largest landowning departments have increased the amount of land they have identified, helping them to get closer to their programme commitment.

Table 2: Housing capacity of sites identified but not yet sold by all departments

Department	Yr 1 (2015/16)	Cumulative total at end of Q2 Yr 2 (2016/17)
Ministry of Defence	39,172	41,803
Department for Transport	22,314	28,271
Department for Communities and Local Government/Homes and Communities Agency	32,247	34,133
Department of Health	14,975	23,954
Ministry of Justice	1,259	2,064
<i>Sub total</i>	109,967	130,225
Other departments	1,496	1,450
<i>Total</i>	111,463	131,675

Land sold

2.13 Overall, in the period May 2015 – September 2016 all departments sold land with capacity for 13,817 homes. The Homes and Communities Agency sold land with the largest housing capacity (6,618 homes, or 48% of the total sold), followed by Department of Health (3,516 homes, or 25%).

**Table 3: Housing capacity of sites sold
by the five largest landowning departments**

Department	Yr 1 (2015/16)	Yr 2 (Q1 and 2)	Cumulative total
Ministry of Defence	856	678	1,534
Department for Transport	71	1,602	1,673
Department for Communities and Local Government/Homes and Communities Agency	4,211	2,407	6,618
Department of Health	2,971	545	3,516
Ministry of Justice	135	0	135
<i>Sub total</i>	8,224	5,232	13,476
Other departments	221	120	341
Totals	8,465 ⁵	5,352	13,817

2.14 Departments cannot claim land as sold for housing for the purposes of the programme unless the following are in place:

- a signed conditional contract, development agreement or building licence with a private sector partner or a freehold transfer having taken place (whichever is sooner); and
- planning certainty that the site will be developed for housing. This could be positive commitment or support from the local planning authority, inclusion in a local plan, outline planning permission or full planning permission.

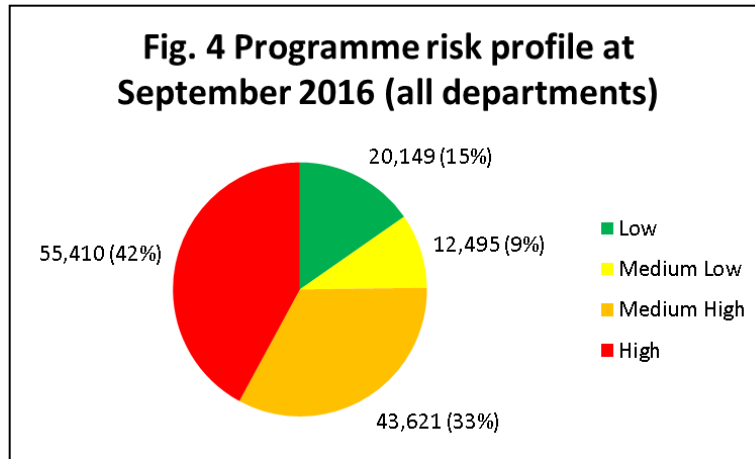
Risk profiles of land identified

2.15 All land identified for the programme is assessed in terms of risks to successful sale within the programme timescales. The risk ratings applied by departments for the programme are:

- Low - no issues prevent the exchange of contracts before 31 March 2020
- Medium/Low - minor issue(s) prevent the exchange of contracts before 31 March 2020 which can be resolved shortly
- Medium/High - several issues prevent exchange of contracts before 31 March 2020 which can be resolved shortly, or one issue which may take time to resolve
- High - one or more issues prevent exchange of contracts before 31 March 2020 which is/are very unlikely to be resolved.

⁵ Previously reported as 8,580 in the 2016 National Audit Office Report, but subsequently revised by the Homes and Communities Agency due to the removal of 115 units scored in the previous programme.

2.16 Figure 4 shows the risk profiles of the land identified for the programme overall at September 2016. Overall, this shows that a quarter (24%) of the land identified and not yet sold so far is rated 'low' or 'medium low' risk; one third (33%) 'medium high' risk; and two fifths (42%) 'high' risk.



Figures 5 – 10 show the risk profiles by department of land identified and not yet sold.

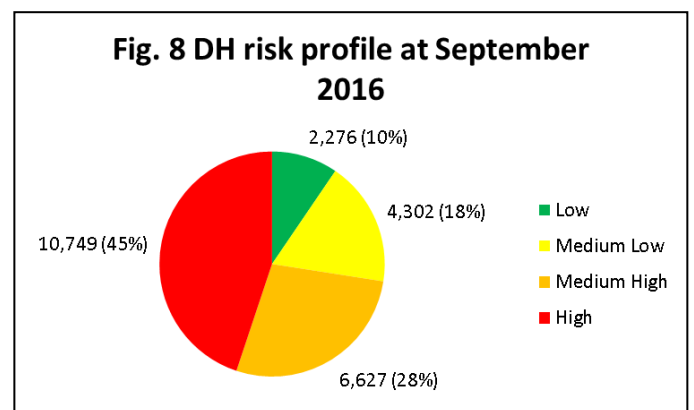
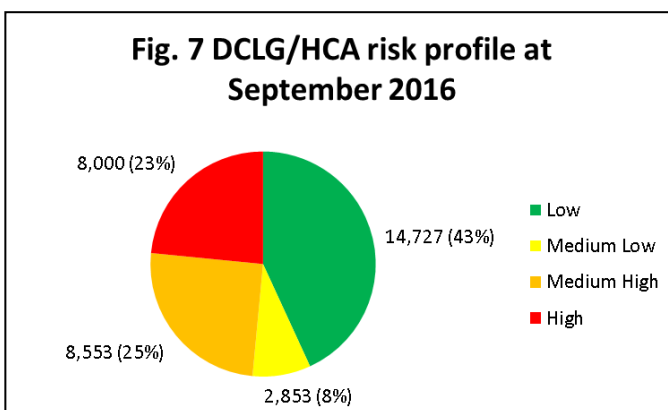
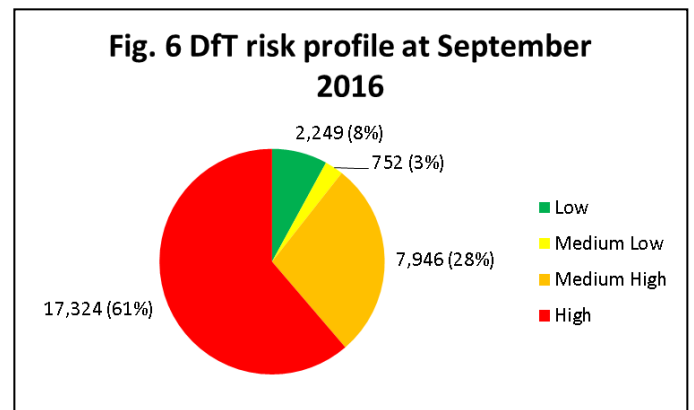
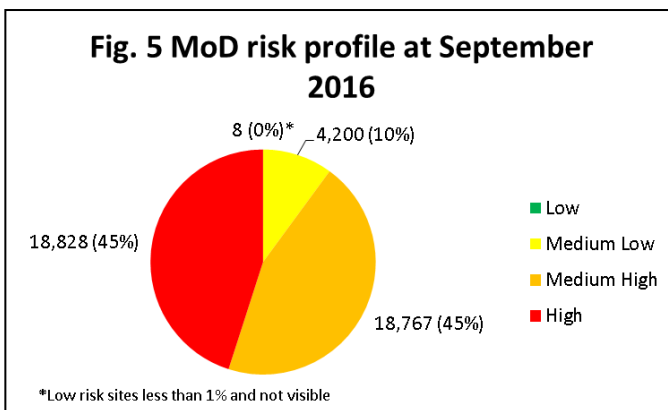


Fig. 9 MoJ risk profile at September 2016

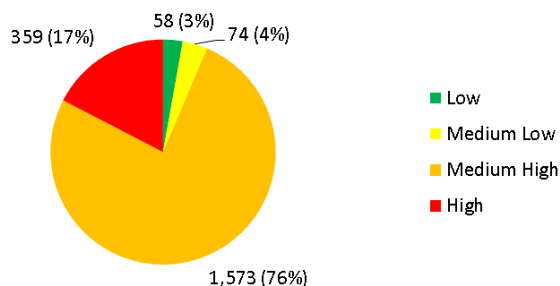
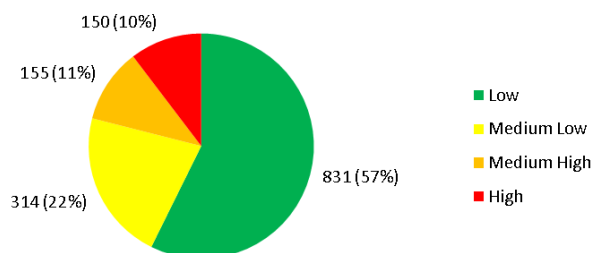


Fig. 10 Other departments risk profile at September 2016



Addressing risk

2.17 In Year 2 the programme has focussed on action to address the risk that sites will not be ready for sale by 2020. The Homes and Communities Agency offers a range of tools and resources to help departments reduce site risks. These include:

- Providing place-based intelligence, such as support with addressing local planning issues, and identifying links between land owned by central government and local authorities;
- Providing technical expertise such as detailed advice on the best approach to selling the land and access to a panel of housing developers.⁶

Site transfer

2.18 Departments are encouraged to transfer land to the Homes and Communities Agency (HCA) where the HCA is best placed to move sites quickly to market. By September 2016, 14 sites providing capacity for 4,000 homes had been transferred to the HCA.

Contingency sites

2.19 Departments are also continuing to find additional land, as a priority, to ensure that they can meet their targets should it not be possible to sell all high risk sites by March 2020. By September 2016 the Department of Health had identified land with capacity for an additional 1,500 homes above its target and the Homes and Communities Agency had identified land with capacity for an additional 550 homes above its target.

Accelerated Construction

2.20 In October 2016, Government announced a new Accelerated Construction programme with £1.7 billion of government investment to start building up to 15,000 homes within this Parliament, including on surplus land identified in the current programme. Departments are expected to work at pace to bring land forward for

⁶ <https://www.gov.uk/guidance/delivery-partner-panel-2>

Accelerated Construction as quickly as possible to ensure government meets this ambition.

2.21 The government will work directly with private sector partners, such as smaller and medium sized builders and contractors to build homes at up to double the usual pace, and encourage innovation including offsite construction technology. This will ensure housing is built as quickly as possible, help diversify the house builder market and help tackle the construction skills gap. The Accelerated Construction model reduces risk and barriers for departments by not requiring land to be purchased and by offering some planning and sales certainty.

3. Departmental delivery

3.1 All departments included in the programme are responsible for identifying and selling land towards the programme's objective and for meeting departmental delivery commitments. The process of reviewing their forward pipeline of sites is a continuing and ongoing process to ensure that all land suitable for housing can be sold quickly. Since the start of the programme the five largest landowning departments have undertaken strategic reviews of their estates and functions to identify surplus land.

Ministry of Defence

3.2 The publication of 'A Better Defence Estate'⁷ in November 2016 marked the culmination of several years' work looking at long-term plans to reduce the overall size of the defence estate. The review cites 91 sites which the Ministry of Defence intends to sell to the private sector by 2040, including 28 sites within England by 2020. Work is ongoing to establish whether additional sites could be accelerated for sale by 2020.

3.3 The Ministry of Defence continues to work on the transfer of a number of sites to the Homes and Communities Agency, including Wethersfield (Essex) which has housing capacity for up to 5,000 homes. In parallel, the sale of sites during 2017-18 is currently a key focus, including sites such as Blandford House (Hampshire) and Copthorne Barracks (Shropshire). Preparatory planning work is being undertaken to help de-risk sites scheduled to be delivered towards the end of the programme, such as Chetwynd Barracks (Nottinghamshire) which has capacity for over 1500 homes and Colchester Range (Essex) which has capacity for 2000 homes.

3.4 Further assessments of the estate are being undertaken including a review of the Training Estate and the Reserves Estate which may identify further surplus sites suitable for housing. These studies are expected to be completed during 2017.

Department for Transport

3.5 The Department for Transport has reviewed its estate and identified land suitable for housing and is managing the risks to enable it to be sold swiftly. The department continues to work closely with its arm's length bodies to deliver sites identified within their pipeline of surplus sites, in particular with Network Rail who will deliver the majority of the department's contribution with a number of sites transferring to the Homes and Communities Agency.

3.6 Some of Network Rail's sites are close to operational railways, which makes them more complicated to prepare for sale. There is also added risk due to the regulatory process that has to be completed before Network Rail's land can be declared surplus. Network Rail has recruited a team to focus on the de-risking and delivery of its pipeline, and continues to work with the Homes and Communities Agency to take advantage of their expertise. The department's arm's length bodies continue to review their estate on an

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https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/565858/20161107_MOD_Better_Defence_Estate_FINAL.pdf

ongoing basis to identify new opportunities for land that could be sold under the programme.

3.7 The department is working towards the delivery of up to 65 sites by the end of 2017-18, with the potential for around 8,000 homes. Ongoing prioritisation of sites for Accelerated Construction over this period is expected to enable more homes to be built on land from the department's estate within this Parliament.

3.8. Network Rail is close to concluding a contract with a regional housebuilder for the sale of a 17 hectare site at Horwich, near Bolton for development of 400 homes, which will help facilitate a wider regeneration scheme for 1,700 homes and employment use. Network Rail has been working closely with Bolton Metropolitan Borough Council and neighbouring land owners, and the site now benefits from outline planning consent for residential development, as part of the wider regeneration area. A detailed planning application will be submitted by Network Rail and the regional housebuilder during 2017.

Department for Communities and Local Government/Homes and Communities Agency

3.9 The Homes and Communities Agency has published bi-annual Land Development and Disposal Plans outlining the pipeline of potential development opportunities to be sold over the following year.

3.10 The plans include landholdings that have been identified as being of importance locally or nationally, and sites that have potential for housing development. These include Hardingstone Urban Extension (Northampton) - a 48-hectare site for over 1,000 new homes; Land at Eldon Whins (County Durham) – a 9-hectare site for 225 homes; and The Hythe in Colchester (Essex) – a 1-hectare mixed use site for 100 homes. A project manager is appointed to all sites to be sold and is responsible for co-ordinating the de-risking and delivery of sites. This includes site clearance and preparation for sale, achieving planning certainty and marketing the site.

3.11 The Homes and Communities Agency has continued to prepare sites for swift release into the market, for example by securing planning permission on sites before advertising to developers. This activity relates both to its own sites and those transferred to it from other departments. This includes Carr Lodge Farm (South Yorkshire) where the HCA secured planning consent for 1,600 new homes and constructed a spine road through the site to open up phases of development; and Omega (Cheshire) where planning consent was successfully achieved for 1,100 new homes on the largest mixed-use development in the North West.

3.12 Additional contingency land is identified through a continuous review of the Agency's commercial land portfolio to identify suitable land for housing.

Department of Health

3.13 The majority of the Health estate is owned by individual NHS and Foundation Trusts. Decisions around the sale of any surplus land or property are taken by Trusts locally, based on the clinical needs of the local population. The department's role is to provide leadership to NHS bodies, acting as a source of challenge and support, and developing

the right blend of incentives to ensure that the NHS uses its estate as efficiently as possible and sells what it no longer needs.

3.14 During this Parliament, land with capacity for 3,516 homes has been sold. This includes the sale of significant plots, such as Severalls Hospital (Essex), with capacity for an estimated 547 homes, and Littlemore Park (Oxford), with capacity for an estimated 270 homes. Going forward, the department has identified potential sites with capacity for a nearly 4,000 homes, forecast for sale in 2016-17 and 2017-18.

3.15 The department is employing a two-pronged approach to further drive the sale of surplus NHS land, focusing on proactively identifying land to build their pipeline and accelerating and de-risking sites that have already been identified. In spring 2016, the department undertook a comprehensive engagement exercise to build an accurate picture of land and property owned by the NHS. The department is now providing specialist property advice to NHS organisations to help them bring priority sites to market and address common barriers, including a lack of capability within NHS and Foundation Trusts to identify and sell surplus land, local planning constraints and a lack of capital within the NHS to fund remediation/infrastructure works necessary to prepare a site for sale.

Ministry of Justice

3.17 The department is investing nearly £1 billion to reform and modernise courts and tribunals and £1.3 billion to transform the prison estate. As part of the reforms, prisons that do not have a long term future and underused court buildings will be closed.

3.18 In February 2016, following a public consultation, the government announced that 86 courts and tribunals would close. This is expected to release enough land for up to 550 new homes. The current court disposal programme is progressing on time and on budget, however significant challenges regarding planning response times remain. The department is working actively with local authorities and other public sector bodies to address this.

3.19 The department is committed to selling a number of ageing prisons once new prison places have been built. Prison closures are, however, dependent on the trajectory of the prison population in the coming years. On 3 November 2016, the Secretary of State for Justice announced that the department will begin the process of submitting planning applications for new sites starting with Wellingborough (Northamptonshire) and Glen Parva (Leicestershire) and that sites at Dover (Kent) and Haslar (Hampshire) would not re-open as prisons. The Secretary of State also confirmed there will be a programme of closures over the next five years.

3.20 The sales of former prisons at Bullwood Hall (Essex) and Blundeston (Suffolk) have already contributed 135 homes towards the department's commitment, while former prisons at Holloway (London) and Reading (Berkshire) are being prepared for sale. The department is de-risking the sale of prisons by working actively with the local planning authorities and has already appointed professional property agents to work on its behalf.

3.21 The department has commissioned a follow-up review of its land holdings to identify additional land for sale and to provide a contingency within the programme. The review is expected to conclude in spring 2017.

4. Monitoring the building of homes on land sold by the Public Land for Housing programmes

4.1 At the Public Accounts Committee hearing in September 2016⁸, the Department for Communities and Local Government confirmed the decision by its ministers to monitor the progress of sites through the planning system, including the number of homes built, for both the 2011-15 and 2015-20 Public Land for Housing programmes.

4.2 There were nearly 950 sites sold under the 2011-15 programme and over the course of both programmes we anticipate that the total number of sites sold by government will exceed 2000. Given the large number of sites, and the need to ensure a consistent and robust approach, an external contractor is being appointed to undertake an annual data collection exercise.

4.3 Data will be collected to show the progress of a site through the planning system, when construction on a site has started, and the number of homes started and completed each year. Sites will continue to be monitored until completion.

4.4 Data will be reported at a site level and will include:

- the planning status
- full site details, including the postcode
- the estimated housing capacity when the site was sold
- the current planning status
- a planning reference number (where available) and
- the number of homes started and completed each year.

4.5 This report provides information at Annex E showing progress on building homes on land sold by the Homes and Communities Agency outside London during the 2011-15 Public Land for Housing programme. The process from a site being acquired by a private developer to starts on site can be a complex one and involve a number of risks which can significantly delay the development timeline of a site. The government is committed to speeding up and simplifying the planning system, and the Housing and Planning Act 2016 is a significant milestone to achieving this. Furthermore, the new Accelerated Construction programme, announced in October 2016, will use £1.7 billion of investment to begin building up to 15,000 homes within this Parliament on surplus public sector land.

⁸ <http://data.parliament.uk/writtenevidence/committeeevidence.svc/evidencedocument/public-accounts-committee/disposal-of-public-land-for-new-homes-further-progress-review/oral/37552.html>

4.6 The next Annual Report in July 2017 will provide further data on sites sold under the 2011-15 and 2015-20 programmes. Future reports will provide data for all land sold during the 2011-15 and 2015-20 programmes.

4.7 The Cabinet Office Government Property Unit will separately publish annually at a site level the gross receipt generated by all land and property sales, not just those sold as part of the Public Land for Housing programme. This supports the government's overall aim to increase transparency of the commercial terms of all government's land and property sales, as detailed in the *Government Review – making commercial terms of government land disposals more transparent* which will be published shortly.

4.8 Annexes A and B list all sites sold to date in the current programme. Annex A lists sites sold in 2015-16; annex B shows sites sold at September 2016. The location of each site sold is shown on in the maps at annexes C and D.

Annex A – Public Land for Housing programme 2015-20 Sites sold in 2015-16

Department	Site name	Postcode	Local Authority	Forecast housing capacity	Planning status at disposal*
MoD	Howe Barracks, Old Park Training Area - Housing	CT1 1JY	Canterbury	500	Outline
MoD	SFA New Build	N/A	N/A	289	Built
MoD	SLA New Build Normandy Barracks	HU17 7LX	East Riding of Yorkshire	48	Built
MoD	Catterick Garrison Misc - Shute Road Complex - Part	DL9 4SU	Richmondshire	19	Allocated in local plan
DfT	Federated House, Dorking	RH4 1SZ	Mole Valley	71	Change of use
HCA	Gedling Colliery Building Lease Area	NG4 4HF	Gedling	1050	Positive commitment of support from local authority
HCA	Parkside 2, Coventry	CV1 2JT	Coventry	398	Outline
HCA	Phase 4a Centenary Quay	SO19 9SS	Southampton	346	Outline
HCA	Eastway Development Site	PR2 9RN	Preston	300	Outline
HCA	Severalls Hospital - Colchester - Phase 2	CO4 5HG	Colchester	202	Outline
HCA	Land South of Elwick Road (inc Cattle Market and DC Site)	TN23 1LH	Ashford	153	Allocated in local plan
HCA	Victoria Road (South Hotel & Residential)	TN23 7RP	Ashford	150	Positive commitment of support from local authority
HCA	51-55, Great Ancoats Street - aka Selhide	M4 6JG	Manchester	150	Positive commitment of support from local authority
HCA	Tower Works Developable Site (904036) (904543)	LS11 5PS	Leeds	147	Full
HCA	Murray's Mills, Murray St incl New Mill, Old Mill & Decker Mill	M4 6JG	Manchester	125	Full
HCA	Res Dev Parcel N2 Cottam Hall	PR4 0WD	Preston	119	Outline
HCA	Middlefield, Dorridge	B93 0PF	Solihull	110	Allocated in local plan
HCA	66 Jersey St	M4 6JG	Manchester	100	Allocated in local plan
HCA	Bill Howarths Yard, 99-111 Jersey St and 30a Poland St	M4 6JG	Manchester	100	Allocated in local plan

Department	Site name	Postcode	Local Authority	Forecast housing capacity	Planning status at disposal
HCA	Land At Croston Road South - Phase 1	PR26 7QF	South Ribble	96	Outline
HCA	SMI Sector 13, St Marys Island, Chatham Maritime, Kent	ME4 3ER	Medway Towns	85	Full
HCA	PD fuels	PO2 8PE	Portsmouth	80	Outline
HCA	Donnington H - Phase III	TF2 7RY	Telford and Wrekin	79	Allocated in local plan
HCA	Land At Croston Road South - Phase 2	PR26 7QF	South Ribble	79	Outline
HCA	Plot Y&Z3, Castle Court Area	DT5 1BL	Weymouth and Portland	65	Allocated in local plan
HCA	New Little Mill, 54 Jersey St	M4 6JG	Manchester	60	Allocated in local plan
HCA	Former All Saints School Site	M18 8BR	Manchester	48	Outline
HCA	Bucknall Main Site	ST2 8LS	Stoke-on-Trent	43	Outline
HCA	Car Park At Kilnmead	RH10 1YD	Crawley	40	Allocated in local plan
HCA	German Warehouses, 11 Radium St, Ancoats Estate	M4 6JG	Manchester	35	Positive commitment of support from local authority
HCA	Land North Of Granville Road	TF2 7QD	Telford and Wrekin	22	Full
HCA	Belle Vue Ambulance Station	M12 5PW	Manchester	14	Outline
HCA	Former Well Road Car Park	PO32 6EZ	Isle of Wight	9	Full
HCA	Land at Clifton Road and Church Street	TN35 5AH	Hastings	5	Allocated in local plan
HCA	6 Loom Street aka the Ice Cream Factory	M4 6JG	Manchester	1	Full
DH	Old Severalls Hospital	CO4 5HG	Colchester	547	Outline
DH	Frenchay Hospital	BS16 1LE	South Gloucestershire	490	Outline
DH	The London Chest Hospital	E2 9JX	Tower Hamlets	450	Outline
DH	Littlemore Park	OX4 4FY	Oxford	270	Outline

Department	Site name	Postcode	Local Authority	Forecast housing capacity	Planning status at disposal
DH	St Clements Hospital	IP3 8LS	Ipswich	227	Outline
DH	Bucknall Hospital	ST2 8LD	Stoke-on-Trent	165	Full
DH	Cricket Field Grove	RG45 7ES	Bracknell Forest	145	Allocated in local plan
DH	Pontefract General Infirmary	WF8 1PL	Wakefield	124	Full
DH	Tindal Centre	HP20 1HU	Aylesbury Vale	112	Outline
DH	Little Plumstead Hospital, West site	NR1 35E	Broadland	109	Outline
DH	Countess of Chester Health Park (Land)	CH2 1UL	Cheshire West and Chester	90	Outline
DH	Frimley Children's Centre	GU16 7AD	Surrey Heath	63	Outline
DH	Sheldon Health Land Only	B26 2DS	Birmingham	30	Full
DH	Old Ivy Chimneys	CM8 1EN	Braintree	26	Full
DH	Eric Shepherd Administration	WD5 0HT	Three Rivers	20	Outline
DH	Land at Bob Dunn Way	DA1 5HN	Dartford	18	Outline
DH	Farnham Road Hospital	GU2 7LX	Guildford	14	Full
DH	Canterbury Ambulance Station	CT1 1NY	Canterbury	14	Full
DH	Land adjoining Bucknall Hospital	ST2 8LD	Stoke-on-Trent	12	Outline
DH	Pinetree Place	SS4 1NJ	Rochford	7	Full
DH	2-3, 4 Pitfields Chelmsford	CM2 9QY	Chelmsford	7	Full
DH	Moneyhull Hall Road	B30 3QJ	Birmingham	6	Outline
DH	1 & 2 Foxholme & Primrose Cottages	PO19 6WL	Chichester	4	Full
DH	68-69 Swanmore Road	PO33 2TF	Isle of Wight	3	Full

Department	Site name	Postcode	Local Authority	Forecast housing capacity	Planning status at disposal
DH	70-71 Swanmore Road	PO33 2TF	Isle of Wight	3	Full
DH	Abbey Road CMHT	NW8 0EH	Westminster	3	Full
DH	Stanley House	CT4 7PS	Canterbury	3	Full
DH	Queens Road Clinic 29-31 Queens Road	S71 1AN	Barnsley	2	Outline
DH	Conway House	BB5 1BS	Hyndburn	1	Full
DH	Fernwood Resource Centre	EX39 3BU	Torridge	1	Full
DH	14 Creffield Road	CO3 3JA	Colchester	1	Change of use
DH	61 Vernon Avenue	NG6 0AQ	Nottingham	1	Existing
DH	17 Quay Haven	SO31 7DE	Fareham	1	Full
DH	Audley House	ME19 5JA	Tonbridge and Malling	1	Allocated in local plan
DH	61 Rectory Lane	BL9 7TA	Bury	1	Existing
MoJ	HMP Blundeston	NR32 5BG	Waveney	75	Positive commitment of support from local authority
MoJ	HMP Bullwood Hall	SS5 4TE	Rochford	60	Outline
Other Departments	Various sites	N/A	N/A	221	N/A

Annex B – Public Land for Housing programme 2015-20 Sites sold in 2016-17 (Q1 and Q2)

Department	Site name	Postcode	Local Authority	Forecast housing capacity	Planning status at disposal*
MoD	Annington Homes SFA - various locations	N/A	N/A	392	Existing
MoD	SLA New Build	N/A	N/A	153	Existing
MoD	SLA New Build	N/A	N/A	125	Existing
MoD	Annington Homes SFA - various locations	N/A	N/A	8	Existing
DfT	Old Oak Common - Genesis	NW10 6RJ	Hammersmith and Fulham	605	Full
DfT	Manchester Victoria Fishdock	M3 1NX	Manchester	520	Full
DfT	Kidbrooke (Berkeley Homes)	SE3 9FD	Greenwich	306	Full
DfT	Wyvil Rd, Vauxhall	SW8 2TG	Lambeth	148	Full
DfT	Pasture Land at High Leigh, Kennedy Avenue, Hoddesdon, Hertfordshire County	EN11 8NN	Broxbourne	14	Outline
DfT	Southwark, Tanner Street	SE1 3PL	Southwark	9	Full
HCA	South Omega Zone 6	WA5 3XA	Warrington	915	Allocated in local plan
HCA	Chatham Maritime - SMI Final Sectors	ME4 3ER	Medway Towns	309	Outline
HCA	Loom St, Smith Arms, Express Motors	M4 6JG	Manchester	278	Allocated in local plan
HCA	Kingsmead South Site 3 and 4	MK4 4HQ	Milton Keynes	154	Outline
HCA	South Omega Zones 3 and 4	WA5 3XA	Warrington	100	Allocated in local plan

Department	Site name	Postcode	Local Authority	Forecast housing capacity	Planning status at disposal
HCA	Q&R Residential Phase 1	ME11 5HX	Swale	100	Allocated in local plan
HCA	South Omega Zone 5	WA5 3XA	Warrington	85	Allocated in local plan
HCA	The Beeches, Lincoln	TF8 7NY	Telford and Wrekin	85	Positive commitment of support from local authority
HCA	Whittle Hall Farm & Buildings	WA5 3AQ	Warrington	84	Full
HCA	Stockbridge Airco site 5 Murray Street, 73-83 Jersey Street and 74-90 Blossom Street	M4 6JG	Manchester	79	Allocated in local plan
HCA	Tomsett Way Sites (former Neats Court site)	ME11 5JS	Swale	60	Positive commitment of support from local authority
HCA	Limekilns, Wellington Street	L3 6JH	Liverpool	35	Outline
HCA	Site 18R Royal Quays, North Shore	NE29 6YJ	North Tyneside	34	Allocated in local plan
HCA	Hood St site 2-22 Hood St and 21-35 Jersey St (aka New Mill site)	M4 6JG	Manchester	31	Allocated in local plan
HCA	Priorslee East Plot D3 - Phase II	TF2 9GZ	Telford and Wrekin	25	Outline
HCA	Knowle Hospital	PO17 5LS	Winchester	19	Outline
HCA	Reserve Site 84	MK4 2AN	Milton Keynes	8	Allocated in local plan
HCA	Woodlands farm buildings	TF4 3QF	Telford and Wrekin	4	Full
HCA	Upton Cottages, Northampton	NN5 4UY	Northampton	2	Existing

Department	Site name	Postcode	Local Authority	Forecast housing capacity	Planning status at disposal
DH	Chase Farm Plot A Hospital	EN2 8JL	Enfield	138	Outline
DH	Withington Hospital (old site)	M20 2LR	Manchester	79	Outline
DH	QEII hospital	AL7 4HQ	Welwyn Hatfield	64	Full
DH	North Tyneside General Hospital (rear staff car park & adjacent fields)	NE29 8NH	North Tyneside	61	Full
DH	14 Stratford Road	WD17 4DG	Watford	38	Positive commitment of support from local authority
DH	Castle Hill House	BH14 0EN	Poole	36	Full
DH	Pershore Cottage Hospital (Retained)	WR10 1HZ	Wychavon	23	Full
DH	59 - 65 Whipton Barton Road	EX1 3NE	Exeter	22	Full
DH	Elmfield House	HX1 2QW	Calderdale	14	Full
DH	St Leonards Hospital	CO10 2RQ	Babergh	12	Full
DH	Kingswood CLDT	BS15 8PQ	South Gloucestershire	9	Full
DH	Bowhill The Drive	BN27 4EP	Wealden	8	Outline
DH	Disposal Red Gables - Trowbridge	BA14 7JE	Wiltshire	8	Full
DH	Craven Arms Ambulance Station	SY7 9QL	Shropshire	7	Full
DH	Stockburn Memorial Clinic	NN15 7QG	Kettering	6	Full
DH	Railton Road Health Centre	SE24 0LT	Lambeth	5	Outline
DH	Upton Clinic	CH2 1QJ	Cheshire West and Chester	5	Full

Department	Site name	Postcode	Local Authority	Forecast housing capacity	Planning status at disposal
DH	White Lodge Community Unit	WS11 1HN	Cannock Chase	3	Full
DH	Alex Stables Alexandra House	TN11 9LT	Tonbridge and Malling	2	Full
DH	Stockmead Nurses Bungalow, Lower Langford, Langford, Bristol	BS40 5JD	North Somerset	1	Full
DH	Ann Moss Way	SE16 2TL	Southwark	1	Full
DH	Disposal of Heath End Road building	CV10 7DJ	Nuneaton and Bedworth	1	Full
DH	Lambourne End Radio mast	RM4 11LX	Epping Forest	1	Outline
DH	St Waleric & Coach House	SO23 7BE	Winchester	1	Full
Other Departments	Various Sites	N/A	N/A	120	N/A

*Glossary of Terms

The programme uses the following terms to describe the planning status of sites at disposal:

Land sold

A site which has met all the criteria needed to contribute towards the programme and has been disposed of by either conditional or unconditional contract.

Full

The granting of full planning permission results in a decision on the detailed proposals of how a site can be developed.

Outline

Outline planning permission gives approval for the general principles of how a site can be developed, subject to conditions requiring the subsequent approval of one or more 'reserved matters', which include access, appearance, landscaping, layout and scale.

Change of use

The change of use of a building, for example, from an office to a shop. A planning application is usually required for a change of use. However, permitted development rights provide a simplified planning process for certain specified changes of use.

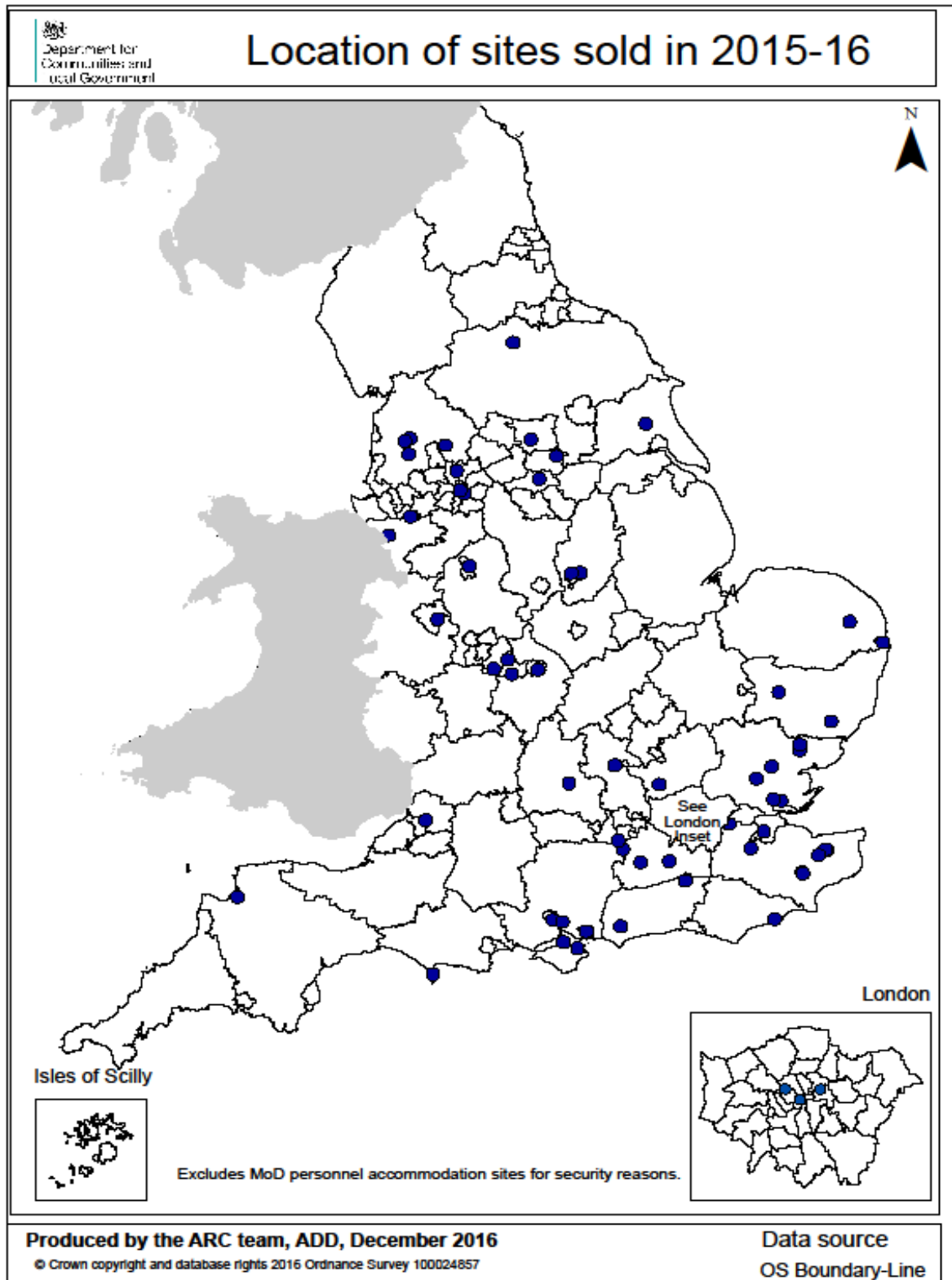
Allocated in local plan

Local Plans are the starting-point for considering whether planning applications can be approved. Local plans can indicate that specific sites are 'allocated' for particular purposes, such as housing. This gives a strong indication as to whether a particular land use may be acceptable on that site – however, it is a matter for the local authority to decide each application on its own merits.

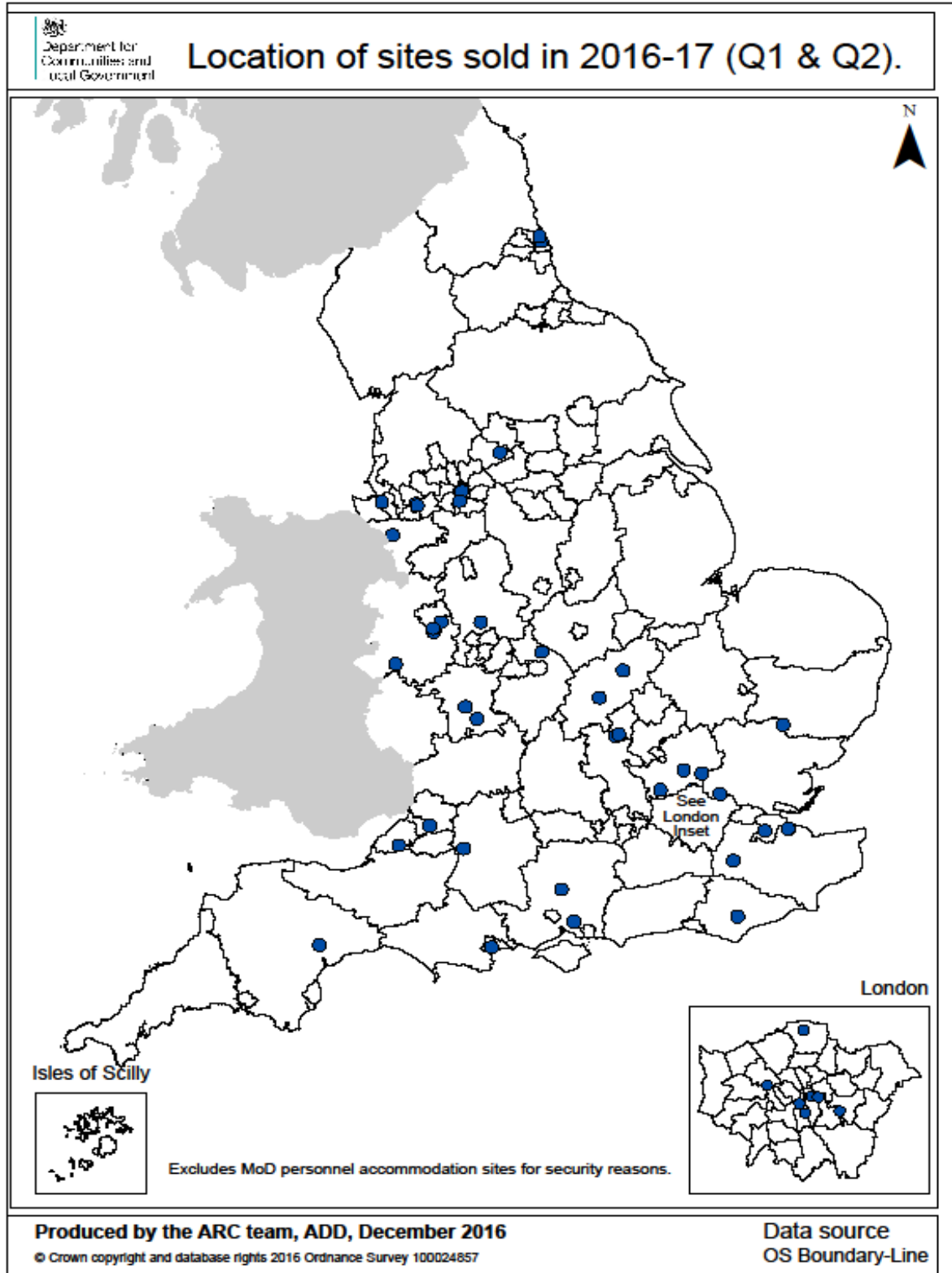
Positive commitment of support from local authority

Before submitting a planning application, a developer can seek pre-application advice from the local authority as to whether their proposal is likely to be granted planning permission.

Annex C – Public Land for Housing programme 2015-20



Annex D – Public Land for Housing programme 2015-20



Annex E – Public Land for Housing programme 2011-15

Sites sold by the Homes and Communities Agency (outside London)⁹

Site Name	Site Postcode	Local Authority	Disposal Year	Housing Capacity	Currently allocated in Local Plan? (Y/N)	Latest Planning Status (inc not required)	Date Planning Permission secured	Housing Capacity in Planning Permission ¹⁰	Started on site? (Y/N) ¹¹	Number of completions (30/9/16)	Reasons for no start on site and/or completions
Park Prewett (Northern Area)	RG24 9NB	Basingstoke and Deane	2011-12	300	Y	Outline application granted 13/00579/OUT	04/12/2015	300	N	0	No detailed planning consent agreed between the private developer and the local planning authority.
Severalls Hospital Site (phase 1)	CO4 5XN	Colchester	2011-12	248	Y	Full planning permission granted 152733	28/04/2016	248	Y	128	N/A
Land at the Sidings	PL33 9AX	Cornwall	2011-12	14	Y	Full planning permission granted E1/2009/01635	26/08/2011	14	Y	14	N/A
Buckland Mill	CT16 2AQ	Dover	2011-12	56	Y	Full planning permission granted 06/01455	30/09/2010	56	Y	12	N/A
Ancoats Urban Village	M4 6AN	Manchester	2011-12	135	Y	Full planning permission granted 079367/FO/2006/N1	06/12/2006	135	Y	135	N/A
St Mary's Island	ME4 3SR	Medway Towns	2011-12	42	Y	Full planning permission granted MC/07/1195; and MC/13/0441	21/09/2007; and 14/05/2013	42	Y	0	This site is part of a wider phased development (not all of which is on former public sector)

⁹ The information presented in this Annex has been taken from HCA internal management systems and planning applications from local planning authority websites.

¹⁰ Where this is a significant difference between the housing capacity estimate and the housing capacity in the planning permission this will be the result of the parcel of land sold being incorporated into a wider development, or where a planning application has been made for the a part of the site (this is indicated by * below) .

¹¹ A start on site is defined as an excavation for strip or trench foundations or for pad footings; digging out and preparation of ground for raft foundations; vibroflotation, piling, boring for piles or pile driving; or drainage work specific to the scheme/phase.

Site Name	Site Postcode	Local Authority	Disposal Year	Housing Capacity	Currently allocated in Local Plan? (Y/N)	Latest Planning Status (inc not required)	Date Planning Permission secured	Housing Capacity in Planning Permission ¹⁰	Started on site? (Y/N) ¹¹	Number of completions (30/9/16)	Reasons for no start on site and/or completions
											land), with earlier phases being completed first.
Westcroft (Site 16)	MK4 4JX	Milton Keynes	2011-12	57	Y	Full planning permission granted 12/01179/REM	06/08/2012	57	Y	57	N/A
Banbury Lane, Land at Upton	NN4 9DP	Northampton	2011-12	176	Y	Full planning permission granted N/2010/1064	31/03/2011	176	Y	171	N/A
Centenary Quay	SO19 9UE	Southampton	2011-12	168	Y	Full planning permission granted 11/01923/REM	16/03/2012	168	N	0	This site is part of a wider phased development (not all of which is on former public sector land), with earlier phases being completed first.
Daisy Bank, Donnington, Telford	TF2 9UQ	Telford and Wrekin	2011-12	35	Y	Outline application granted TWC/2012/0865	28/04/2015	35	N	0	No detailed planning consent agreed between the private developer and the local planning authority.
Land at Park Road	TF4 2BG	Telford and Wrekin	2011-12	22	Y	Outline application granted TWC/2010/0502	23/11/2010	N/A	N	0	Now to be delivered via the local authority through the Telford Growth Deal.
Land at Wellington Road	TF2 8NG	Telford and Wrekin	2011-12	50	Y	Outline application granted TWC/2011/0005	16/06/2011	N/A	N	0	
Marshbrook Way (Site A1)	TF2 8JH	Telford and Wrekin	2011-12	12	Y	Full planning permission granted TWC/2012/0408	17/07/2012	12	Y	12	N/A
Pool Hill Road	TF4 2NH	Telford and Wrekin	2011-12	15	Y	Outline application granted TWC/2011/0185	08/06/2011	N/A	N	0	Now to be delivered via the local authority through the

Site Name	Site Postcode	Local Authority	Disposal Year	Housing Capacity	Currently allocated in Local Plan? (Y/N)	Latest Planning Status (inc not required)	Date Planning Permission secured	Housing Capacity in Planning Permission ¹⁰	Started on site? (Y/N) ¹¹	Number of completions (30/9/16)	Reasons for no start on site and/or completions
											Telford Growth Deal.
Land at Bearbrook	HP19 8FU	Aylesbury Vale	2012-13	75	Y	Full planning permission granted 12/02600/ADP	08/03/2013	75	Y	75	N/A
Edgbaston Cricket Ground (land & buildings adjacent to)	B5 7SD	Birmingham	2012-13	22	Y	Full planning permission granted 2011/05161/PA	08/02/2012	212*	Y	22	N/A
Blackberry Hill Hospital	BS16 2EN	Bristol	2012-13	310	Y	Full planning permission submitted 16/05398/LA		305	N	0	No detailed planning consent agreed between the private developer and the local planning authority
Trevenson Park South Phase 1	TR15 3SL	Cornwall	2012-13	138	Y	Full planning permission granted W2/PA09/01593/O	26/05/2010	Linked to other parcel Trevenson Park South – including custom build (below)			
Charles Street	DA9 9AQ	Dartford	2012-13	2	Y	Full planning permission granted 13/00304/FUL	08/05/2013	2	Y	2	N/A
Carr Lodge Farm	DN4 8DY	Doncaster	2012-13	304	Y	Full planning permission granted 13/00073/REMM	25/03/2013	304	Y	84	N/A
Bentley	DN5 0PT	Doncaster	2012-13	170	Y	Full planning permission granted 12/00416/MAT & 12/00418/MAT	15/03/2012	170	Y	152	N/A
ABP Site - Humber Quays Phase 2	HU1 2DG	Kingston upon Hull	2012-13	41	Y	Full planning permission granted 13/00479/FULL	07/08/2013	32	N	0	This was a freehold sale and planning has now lapsed
Lancaster Moor Hospital	LA1 3SY	Lancaster	2012-13	389	Y	Full planning permission granted: 13/00653/REM; 13/00232/REM; 13/00153/REM; 14/00659/REM; 14/00324/FUL; 14/01011/REM; 15/00494/REM	27/09/2013; 07/06/2013; 16/05/2013; 28/07/2014; 08/07/2014; 12/11/2014; 04/08/2015	405	Y	239	N/A
73 High Street, Chatham	ME4 4EE	Medway Towns	2012-13	3	Y	Outline application granted MC/14/1821	26/08/2014	3	N	0	No detailed planning consent agreed

Site Name	Site Postcode	Local Authority	Disposal Year	Housing Capacity	Currently allocated in Local Plan? (Y/N)	Latest Planning Status (inc not required)	Date Planning Permission secured	Housing Capacity in Planning Permission ¹⁰	Started on site? (Y/N) ¹¹	Number of completions (30/9/16)	Reasons for no start on site and/or completions
											between the private developer and the local planning authority
Chatham Maritime	ME4 3JG	Medway Towns	2012-13	42	Y	See other Chatham parcel below (linked consent)					
Chatham Maritime	ME4 3JG	Medway Towns	2013-14	42	Y	Full planning permission granted MC/14/2417	24/09/2014	101	Y	84	N/A
Western Woodcraft, Frome	BA11 1RZ	Mendip	2012-13	36	Y	Outline application submitted 120416/004	27/09/2012	350*	N	0	No detailed planning consent agreed between the private developer and the local planning authority
Melrose Clinic	EX16 6RB	Mid Devon	2012-13	22	Y	Full planning permission granted 13/01358/MFUL	16/10/2013	23	Y	23	N/A
Middlehaven	TS2 1DG	Middlesbrough	2012-13	12	Y	Full planning permission granted M/RES/1223/14/P	31/03/2015	9	Y	0	Revised scheme with affordable units only – completions forecast in the coming months.
B4.4 Centre MK (Milton Keynes)	MK9 2FR	Milton Keynes	2012-13	400	Y	None			N	0	No detailed planning consent agreed between the private developer and the local planning authority
Oakgrove - Phase 1 (Main Site)	MK10 9SR	Milton Keynes	2012-13	231	Y	Full planning permission granted 11/02404/REM	05/03/2012	231	Y	230	N/A
Oakgrove - Phase 1 (Parcel	MK10 9SR	Milton Keynes	2012-13	64	Y	Full planning permission granted 12/00733/REM	07/09/2012	64	Y	50	N/A

Site Name	Site Postcode	Local Authority	Disposal Year	Housing Capacity	Currently allocated in Local Plan? (Y/N)	Latest Planning Status (inc not required)	Date Planning Permission secured	Housing Capacity in Planning Permission ¹⁰	Started on site? (Y/N) ¹¹	Number of completions (30/9/16)	Reasons for no start on site and/or completions
13/Middelton West)											
Plot 10 Ashford Crescent, Grange Farm 8	MK8 0NA	Milton Keynes	2012-13	1	Y	Full planning permission granted 12/01341/FUL	24/08/2012	1	Y	1	N/A
Plot 8 Ashford Crescent, Grange Farm 8	MK8 0NA	Milton Keynes	2012-13	1	Y	Linked to below consent	Linked to below consent	See below	Y	See below	N/A
Plot 9 Ashford Crescent, Grange Farm 8	MK8 0NA	Milton Keynes	2012-13	1	Y	Full planning permission granted 12/01639/FUL	24/08/2012	2*	Y	2	N/A
Lower Ouseburn East Bank	NE6 1LT	Newcastle upon Tyne	2012-13	76	Y	Full planning permission granted 2012/1277/01/DET	20/03/2013	76	Y	56	N/A
Booth Rise, Northampton	NN3 6HU	Northampton	2012-13	111	Y	Full planning permission granted 08/0214/FULWNN	29/03/2011	111	Y	29	N/A
Site F & G Phase 1 Upton – Northampton	NN5 4FR	Northampton	2012-13	401	Y	Full planning permission granted 11/0046/FULWNN	28/03/2012	401	Y	173	N/A
Cottam Hall Site K	PR4 0PE	Preston	2012-13	104	Y	Full planning permission granted 06/2013/0148	08/08/2013	104	Y	47	N/A
Kingsway Business Park, Rochdale	OL16 4FY	Rochdale	2012-13	300	Y	Full planning permission granted 10/D53925	28/02/2011	167*	Y	114	N/A
Castle College Northside, Sheffield	S2 2BZ	Sheffield	2012-13	84	Y	Full planning permission granted 12/03953/FUL	28/03/2013	84	Y	49	N/A
Hospital Crossings - Brindle Road	PR5 6AX	South Ribble	2012-13	46	Y	Full planning permission granted 07/2014/0608/FUL	01/09/2014	46	Y	46	N/A
South Shields Riverside (Circatex and Harton Staithes)	NE33 5EE	South Tyneside	2012-13	222	Y	Full planning permission granted ST/0081/13/FUL	29/04/2013	222	Y	120	N/A
Centenary Quay, Southampton	SO19 9EF	Southampton	2012-13	329	Y	Outline application granted 12/00474/FUL	12/12/2012	329	N	0	No detailed planning consent agreed between the private developer and

Site Name	Site Postcode	Local Authority	Disposal Year	Housing Capacity	Currently allocated in Local Plan? (Y/N)	Latest Planning Status (inc not required)	Date Planning Permission secured	Housing Capacity in Planning Permission ¹⁰	Started on site? (Y/N) ¹¹	Number of completions (30/9/16)	Reasons for no start on site and/or completions
											the local planning authority
Site 22 (5) Pattison, Washington	NE38 8FL	Sunderland	2012-13	84	Y	Full planning permission granted 11/03442/FUL	24/04/2012	83	Y	83	N/A
Station Road, Halwill Junction, Beaworthy, Devon	EX21 5XB	Torrige	2012-13	5	Y	Full planning permission granted 1/0901/2012/FULM	12/10/2012	13	Y	5	N/A
Bruche Training Centre, Warrington	WA1 3JR	Warrington	2012-13	220	Y	Full planning permission granted 2013/22541	06/12/2013	220	Y	79	N/A
Bickershaw Colliery (South)	WN7 4BB	Wigan	2012-13	474	Y	Full planning permission granted A/07/70356	14/04/2009	650	Y	133	N/A
Victoria Road (South), Ashford	TN23 7RP	Ashford	2013-14	9	Y	Outline application granted 16/01157/AS	01/08/2016	216*	N	0	N/A
Lee Chapel Lane	SS16 5NX	Basildon	2013-14	1	Y	Full planning permission granted 14/00411/FULL	19/05/2014	4	Y	4	N/A
The Marlowe Centre	CT1 2BP	Canterbury	2013-14	11	Y	Full planning permission granted CA//13/01270	17/10/2013	11	Y	11	N/A
Runwell Hospital, Wickford	SS11 7DY	Chelmsford	2013-14	575	Y	Full planning permission granted 12/01480/OUT	21/11/2013	575	Y	31	N/A
Graylingwell, Chichester	PO19 6EA	Chichester	2013-14	4	Y	Full planning permission granted 13/00907/REM	04/07/2013;	4	Y	4	N/A
Parkland Gateway Corby	NN17 2UN	Corby	2013-14	43	Y	Outline application granted 11/00163/OUT	01/05/2011	113*	N	0	No detailed planning consent agreed between the private developer and the local planning authority
Trevenson Park North	TR15 3SL	Cornwall	2013-14	130	Y	Full planning permission granted PA14/11730	16/02/2016	122	Y	0	Full planning permission granted recently, there are now starts

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											on site
Homesland Hospital	DL15 0SA	County Durham	2013-14	49	Y	Full planning permission granted APP/X1355/W/15/3003771	25/04/2016	49	Y	0	Full planning permission granted recently, there are now starts on site
Radford	CV6 3LL	Coventry	2013-14	14	Y	Full planning permission granted OUT/2012/1242	22/10/2012	14	Y	14	N/A
Ambulance/ Market site	RH11 7AG	Crawley	2013-14	4	Y	Full planning permission submitted PP-05286405V1		5	N	0	No detailed planning consent agreed between the private developer and the local planning authority
Forge Farm - North East Sector	RH10 3NQ	Crawley	2013-14	283	Y	Full planning permission granted CR/2013/0610/ARM; and CR/2014/007/ARM	14/03/2013 23/03/2015	297	Y	135	N/A
Brunel Place	RH10 1JB	Crawley	2013-14	22	Y	Full planning permission granted CR/2013/0632/RG3	12/02/2014	22	Y	22	N/A
Spencers Park	WA7 1QU	Dacorum	2013-14	357	Y	Full planning permission granted 4/02351/13/RES	26/06/2015	357	Y	25	N/A
Manor/Kingsway Hospital,	DE22 3XB	Derby	2013-14	700	Y	Full planning permission granted DER/07/08/01081; 10/12/01240; and 07/14/01024.	29/10/2014 20/06/2013 16/12/2010	680	Y	161	N/A
Daedalus Airfield	PO13 9FT	Fareham/Gosport	2013-14	104	Y	Full planning permission granted 13/00431/FULL	11/03/2014	101	Y	62	N/A
Sandymoor North	WA7 1QU	Halton	2013-14	219	Y	Full planning permission granted 14/00161/FUL	18/07/2014	219	Y	0	Full planning permission granted recently, development is now under way

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The Angle, Harlow	CM20 1DW	Harlow	2013-14	36	Y	Full planning permission granted APP/N1540/W/16/3146636	28/09/2016	69*	N	0	Full planning permission granted very recently
Wharfedale Hospital, Otley	LS21 2FD	Leeds	2013-14	132	Y	Full planning permission granted 15/9/00016/MOD	06/02/2015	61*	Y	57	N/A
Mere Bank	L17 1AE	Liverpool	2013-14	73	Y	Full planning permission granted 13F/1802	11/03/2014	78	Y	73	N/A
Bedgebury Place, Kents Hill - Re-development	MK7 6JQ	Milton Keynes	2013-14	32	Y	Full planning permission granted 13/02328/FUL	01/04/2014	40	Y	40	N/A
Former First School Shenley Brook End, Milton Keynes	MK5 7GX	Milton Keynes	2013-14	24	Y	Full planning permission granted 13/01619/FUL	11/03/2014	24	Y	24	N/A
Broughton A North (1-5,10)	MK10 9NY	Milton Keynes	2013-14	7	Y	Full planning permission granted 12/01549/FUL	19/10/2012	7	Y	7	N/A
Chase Ave Walton Park, Milton Keynes	MK7 7HP	Milton Keynes	2013-14	5	Y	Full planning permission granted 13/02569/OUT	30/07/2014	5	Y	0	Completions are forecast in the coming months
Kingsmead South - Sites 1 & 2 Disposal	MK4 4AN	Milton Keynes	2013-14	206	Y	Full planning permission granted 15/00699/REM	16/10/2015	206	Y	0	Full planning permission granted recently, there are now starts on site
Tattenhoe Park - Site 1 Disposal	MK4 4LH	Milton Keynes	2013-14	154	Y	Full planning permission granted 12/00969/MKPCR; 12/00968/MKPCR	05/11/2012 05/11/2012	154	Y	154	N/A
Killingworth Stores, Killingworth	NE27 0BZ	North Tyneside	2013-14	450	Y	Full planning permission granted 14/00730/FUL	23/01/2015	125*	Y	0	Development halted due to revised planning consent being sought between the private developer and local planning authority

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Prudhoe Hospital, Prudhoe	NE42 5NN	Northumberland	2013-14	350	Y	Full planning permission granted 14/04160/FUL	16/12/2014	404	Y	0	Full planning permission granted recently, completions forecast in the coming months
St Georges Hospital, Morpeth (part A&B)	NE61 2NW	Northumberland	2013-14	300	Y	see below (linked to other St Georges Hospital parcel)			Y		N/A
Trent Basin, Nottingham	NG2 4DS	Nottingham	2013-14	175	Y	Full planning permission granted 13/03029/PFUL3	30/06/2014	160	Y	0	Full planning permission granted recently, completions forecast in the coming months
Lancashire Land	PR3 2JE	Preston	2013-14	150	Y	Outline application granted 06/2013/0779	14/10/2014	150	Y	5	N/A
Northshore Regeneration (formerley Northbank)	TS18 2NE	Stockton-on-Tees	2013-14	47	Y	Full planning permission granted 12/1836/REM	27/07/2012	76*	Y	36	N/A
Cherry Knowle Hospital, Sunderland	SR2 0NB	Sunderland	2013-14	250	Y	Local Authority Strategic Growth site			N	0	No detailed planning consent agreed between the private developer and the local planning authority
Former Cherry Knowle Hospital	SR2 0NB	Sunderland	2013-14	520	Y	Local Authority Strategic Growth site			N	0	No detailed planning consent agreed between the private developer and the local planning authority

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Telford - Cuckoo Oak	TF7 4LU	Telford and Wrekin	2013-14	44	Y	Full planning permission granted TWC/2014/0010	07/07/2014	44	Y	44	N/A
Telford - Hadley Park West	TF7 4LU	Telford and Wrekin	2013-14	195	Y	Full planning permission granted TWC/2013/1003	11/04/2014	209	Y	77	N/A
Plots - Dark Lane - Priorslee - Telford	TF2 9NN	Telford and Wrekin	2013-14	8	Y	Full planning permission granted TWC/2012/0031	25/10/2012	6	N	0	This was a freehold disposal and the original planning consent lapsed. Revised application was submitted in Sept '16 for construction of a care home, decision pending.
Kingswood 8	WA5 7AA	Warrington	2013-14	99	Y	Full planning permission granted 2013/22269	07/11/2013	99	Y	86	N/A
Milford Hospital, Milford	GU7 1UJ	Waverley	2013-14	120	Y	Full planning permission granted WA/2012/1592	31/07/2013	120	Y	72	N/A
Nethermayne/Dry Street	SS16 5TU	Basildon	2014-15	566	Y	Full planning permission granted 15/00734/REM	04/09/2015	181*	Y	0	Freehold disposal with outline consent on a wider site that included non-HCA land. Future planning applications to be put forward for remainder
Icknield Port Loop	B16 0AA	Birmingham	2014-15	254	Y	Outline application granted 2011/07399/PA	20/09/2013	1150*	N	0	Parcel forms part of wider development site; awaiting detailed planning consent.
Knowle West Regeneration (Hengrove Way)	BS4 1UE	Bristol	2014-15	150	Y	Outline application granted 12/05289/M	17/06/2015	150	N	0	No detailed planning consent agreed

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and Jarmans)											between the private developer and the local planning authority
Marksbury Road (Kingsweir & Torpoint Dev Site)	BS3 5JQ	Bristol	2014-15	80	Y	Outline application granted 12/05581/P	20/06/2013	85	N	0	No detailed planning consent agreed between the private developer and the local planning authority
Central Ambulance Station	BS2 0JB	Bristol	2014-15	120	Y	Allocated in Local Plan			N	0	No detailed planning consent agreed between the private developer and the local planning authority
City Gateway (formerly Ashton Gate)	BS3 2BN	Bristol	2014-15	192	Y	Allocated in Local Plan			N	0	No detailed planning consent agreed between the private developer and the local planning authority
Magdalen Green & Former Day Nursery	CO1 2JR	Colchester	2014-15	94	Y	Allocated in Local Plan			N	0	Development has been delayed through planning. Awaiting revised planning outcome

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											between the private developer and local planning authority.
Devonshire Road Industrial Estate	LA18 4JS	Copeland	2014-15	60	Y	Full planning permission submitted 4/16/2340/0F1	26/09/2016		N	0	Full planning permission granted very recently
Trevenson Park South – including custom build	TR15 3SP	Cornwall	2014-15	144	Y	Full planning permission granted PA14/0641; W2/PA09/01593/O	30/01/2015 26/05/2010	355*	Y	98	N/A
Telford Place	RH10 1SY	Crawley	2014-15	59	Y	Allocated in local plan			N	0	Council to bring forward planning shortly
Carr Lodge Farm Phase 2	DN4 8DY	Doncaster	2014-15	25	Y	Full planning permission granted 14/00290/REMM	30/05/2014	26	Y	4	N/A
Askern Colliery	DN6 0BX	Doncaster	2014-15	227	Y	Full planning permission granted 13/01424/FULM	20/06/2014	227	Y	0	Full planning permission granted recently; completions forecast in the coming months
Quebec Barracks	GU35 0LA	East Hampshire	2014-15	100	Y	Full planning permission granted 28353/004	03/02/2015	100	Y	0	Full planning permission granted recently; completions forecast in the coming months
Moorgreen Hospital	SO30 3PY	Eastleigh	2014-15	120	Y	Full planning permission granted F/15/77247	23/09/2015	121	Y	0	Full planning permission granted recently; recent start on site
Northfleet Embankment	DA11 9NE	Gravesham	2014-15	12	Y	Full planning permission granted 20140545	09/09/2014	12	Y	12	N/A
Sandymoor North	WA7 1QU	Halton	2014-15	30	Y	Full planning permission granted 15/00453/FUL	12/09/2016	205*	Y	46	N/A
Beechwood	WA7 3JW	Halton	2014-15	16	Y	Full planning permission	17/09/2014	15	Y	0	Full planning

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Avenue						granted 14/00087/FUL					permission granted recently; completions forecast in the coming months
Sandymoor	WA7 1QW	Halton	2014-15	76	Y	Full planning permission granted 14/0057/FUL	16/03/2015	106	Y	0	Full planning permission granted recently; completions forecast in the coming months
GKN North Works	PO32 6FN	Isle of Wight	2014-15	225	Y	Full planning permission granted P/00771/10	23/12/2010	180	Y	3	N/A
GKN North Works	PO32 6FN	Isle of Wight	2014-15	8	Y	Outline application granted P/00762/14	11/08/2014	8	N	0	No detailed planning consent agreed between the private developer and the local planning authority
Moorpark Offices, Sewing Room	LA1 3SA	Lancaster	2014-15	70	Y	Full planning permission granted 15/00813/FUL	31/03/2016	62	Y	0	Full planning permission granted recently; recent start on site
Allerton Bywater MC	WF10 2AS	Leeds	2014-15	189	Y	Full planning permission granted 16/9/00110/MOD	23/05/2016	189	Y	189	N/A
City Wharf	WS14 9DZ	Lichfield	2014-15	24	Y	Full planning permission granted 14/00028/FULM	12/08/2014	24	Y	24	N/A
Edge Lane nos 353-355 and nos 73-81	L7 9LG	Liverpool	2014-15	18	Y	Full planning permission submitted PL/INV/2361/16		18	Y	18	N/A
Gorton Monastery, Manchester	M12 5XH	Manchester	2014-15	67	Y	Full planning permission granted 104446/FO/2013/N2	19/02/2014	67	Y	67	N/A
Oakgrove - Disposal	MK15 0AA	Milton Keynes	2014-15	391	Y	Full planning permission granted 14/00207/REM;	01/05/2014 04/12/2013	391	Y	241	N/A

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(remainder of site Phases 2, 3 & 4)						13/01924/REM					
Oakgrove - Disposal (remainder of site Phases 2, 3 & 4) Phase 2	MK15 0AA	Milton Keynes	2014-15	182	Y	Full planning permission granted 14/02178/REM	07/09/2012	183	Y	0	Started on site, completions forecast in the coming months
Former Westgate House	NE1 1TT	Newcastle-upon-Tyne	2014-15	259	Y	Full planning permission granted 2014/0667/01/DET	14/08/2014	259	Y	259	N/A
Avenue Coking Works	S42 6NB	North East Derbyshire	2014-15	265	Y	Outline application granted 12/00422/EIA	24/05/2012	275	N	0	No detailed planning consent agreed between the private developer and the local planning authority
Grimsby District General Hospital	DN33 1DS	North East Lincolnshire	2014-15	104	Y	Full planning permission granted DM/0947/14/FUL	04/03/2015	104	Y	10	N/A
Hitchin Hospital	SG5 2QU	North Hertfordshire	2014-15	19	Y	Full planning permission granted 15/01385/1	27/11/2015	19	Y	0	Full planning permission granted recently; recent start on site
Ashington General Hospital, Ashington	NE63 0DZ	Northumberland	2014-15	104	Y	Full planning permission granted 13/03856/FUL	16/10/2014	104	Y	104	N/A
St Georges Hospital, Morpeth Phase 2	NE612NW	Northumberland	2014-15	76	Y	Full planning permission granted 14/02750/FUL	23/06/2015	375*	Y	46	N/A
Cottam Hall - Residential Area	PR4 0WJ	Preston	2014-15	283	Y	Full planning permission granted 06/2015/0243	23/07/2015	283	Y	0	Full planning permission granted recently; Completions forecast in coming months
Cotgrave Colliery	NG12 3HA	Rushcliffe	2014-15	153	Y	see other Cotgrave parcel below (linked consent)					

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Cotgrave	NG12 3HA	Rushcliffe	2014-15	291	Y	Full planning permission granted 13/01973/REM	31/01/2014	450*	Y	94	N/A
Aintree Triangle	L9 8HF	Sefton	2014-15	109	Y	Full planning permission granted DC/2014/01655	14/12/2015	109	Y	0	Full planning permission granted recently; recent start on site
Maghull - Former Ashworth Hospital Site (South)	L31 1HQ	Sefton	2014-15	370	Y	Outline application granted DC/2014/00980	08/01/2015	370	N	0	No detailed planning consent agreed between the private developer and the local planning authority
Horsehay Land - Lightmoor	TF4 3BU	Telford and Wrekin	2014-15	200	Y	Full planning permission granted TWC/2014/1072	27/11/2015	200	Y	0	Full planning permission granted recently; recent start on site
Telford - Park Road, Malinslee	TF4 2AY	Telford and Wrekin	2014-15	75	Y	Full planning permission granted TWC/2015/0177	15/05/2015	81	Y	0	Revised scheme with affordable units only - Completions forecast in coming months.
Lightmoor Urban Village,	TF4 3TB	Telford and Wrekin	2014-15	150	Y	Full planning permission granted W2009/0118; W2009/0716; and TWC/2011/0506	09/04/09; 11/03/2010; and 02/09/2011	113	Y	0	Completions forecast in 2017/18 due to delays in meeting pre-commencement conditions.
Sites NE, Telford - Donnington	TF2 7QD	Telford and Wrekin	2014-15	16	Y	Full planning permission granted TWC/2013/0936	26/02/2014	25	Y	22	N/A
Gemini 16 - Residue	WA5 8WD	Warrington	2014-15	117	Y	Full planning permission granted 2015/26158	12/10/2015	113	Y	10	N/A
Bilston Urban Village	WV14 0JS	Wolverhampton	2014-15	367	Y	Allocated in Local Plan			N	0	No detailed planning consent agreed

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