

5 year housing land supply at 1 April 2019

	5 - year housing land supply - 'Maidstone Hybrid' method	Dwellings (net)	Dwellings (net)
1	Objectively Assessed Need (OAN) 2011 - 2031	17,660	
2	Annual need 17,660/20 years	883	
3	Delivery target 01.04.11 to 31.03.19 (883 x 8 years)	7,064	
4	Minus completed dwellings 01.04.11 to 31.03.19	6,437	
5	Shortfall against target 01.04.11 to 31.03.19	627	
6	Annual delivery of shortfall 627/7 years (Maidstone Hybrid)	90	
7	Five-year delivery target 01.04.19 to 31.03.24 (883x5)	4,415	
8	Plus shortfall against OAN 90x5 years	450	
9	5% buffer (Housing Delivery Test @ November 2018 112%)	243	
10	Total five year housing land target at 01.04.19		5,108
11	Five-year land supply at 01.04.19		6,469
12	Surplus		1,361
13	No. years' worth of housing land supply (5,108/5 = 1,022; 6,469/1,022 = 6.3)		6.3