



# Department for Levelling Up, Housing & Communities

## *Data release*

Regeneration and Housing Delivery

## Public Land for Housing Programme 2015-20

### Concluding Summary Report

## In this release:

- progress made by departments up to the end of the 2015-2020 Public Land for Housing programme, at the end of March 2020.
- information on progress on building homes on 1,625 sites across England disposed of through both the 2011-15 (PLHP1) and 2015-2020 (PLHP2) Public Land for Housing programmes by the end of March 2020
- Build out data and land release data correct as of 31 March 2020

### **NOTE:**

- This data is gathered for management purposes to track programme performance and monitor the number of homes brought to market on former public sector land sites. It is being released as management information and is in voluntary compliance with the Code of Practice for Statistics (see Annex B).
- **Annexes C, D and E** contain the data behind this document and are published separately as an excel spreadsheet.

**Release date:** August 2022

**Date of next release:** Data will be released on a half-yearly basis

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# Introduction

The Public Land for Housing programme 2015-20 aimed to release land from the central government estate for 160,000 homes by the end of March 2020 supporting the government's ambition to deliver 300,000 homes a year by the mid-2020s. This built on the 2011-15 Public Land for Housing programme, which released surplus government land for 109,000 homes. The programme formed an important part of the government's plans to boost the supply of homes as well as to ensure that the government estate is used efficiently.

At the start of the programme, in 2015, the five largest land-owning departments agreed a contribution towards the Public Land for Housing target, which they were responsible for delivering. The agreed contributions were:

Department	Agreed contribution (housing units)
Ministry of Defence (MoD)	55,000
Department for Transport (DfT)	38,000
Department for Levelling Up, Housing and Communities <sup>1</sup> /Homes England <sup>2</sup> (DLUHC/Homes England)	36,000
Department of Health and Social Care (DHSC) <sup>3</sup>	26,000
Ministry of Justice (MoJ)	5,000
Total	160,000

Other departments contributing to the programme included the Department for the Environment, Food and Rural Affairs (Defra); Department for Education (DfE); Department for Business, Energy and Industrial Strategy (BEIS); and the Cabinet Office (CO). Their combined contribution was to dispose of land with capacity for 1,400 homes.

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<sup>1</sup> Formerly the Ministry of Housing, Communities and Local Government

<sup>2</sup> Formerly known as the Homes and Communities Agency

<sup>3</sup> Previously the Department of Health

# Programme Performance on the 2015-20 Public Land for Housing Programme

## Performance summary

By the end of the programme in March 2020:

- 616 sites with capacity for over 61,000 homes had been released by all departments; and
- over 60,000 homes have been brought to market on land disposed through both the 2011-15 and 2015-20 programmes.

## Land disposed for housing

At the end of the programme, departments had disposed of land to the market with capacity for 61,302 homes (38% of target)<sup>4</sup>. This is broken down by:

- Land disposed directly to the market (capacity for 59,639 units) by all contributing departments; and
- Land transferred by departments to Homes England which has subsequently been disposed to the market (capacity for 1,663 units).

In addition to this, departments transferred land to Homes England for a further 5,708 units by the end of March 2020. Land transferred to Homes England does not immediately count towards the overall programme target, rather it is counted when Homes England dispose of it. However, the land transferred to Homes England does count towards individual departments' own targets for land release.

The ambition to release land with capacity for 160,000 homes was set at Spending Review 2015, and was based on a high-level assessment of the public estate. A risk-assessment of department's delivery pipelines in 2017 confirmed that the target was beyond reach within the programme timeframe, which was confirmed in the progress report, published in May 2019.

Where land originally forecast to be delivered by the end of March 2020 did not come forward, it was because it was either:

- no longer available for development for housing by the target deadline, for example because it had been repurposed to meet other needs such as schools; or

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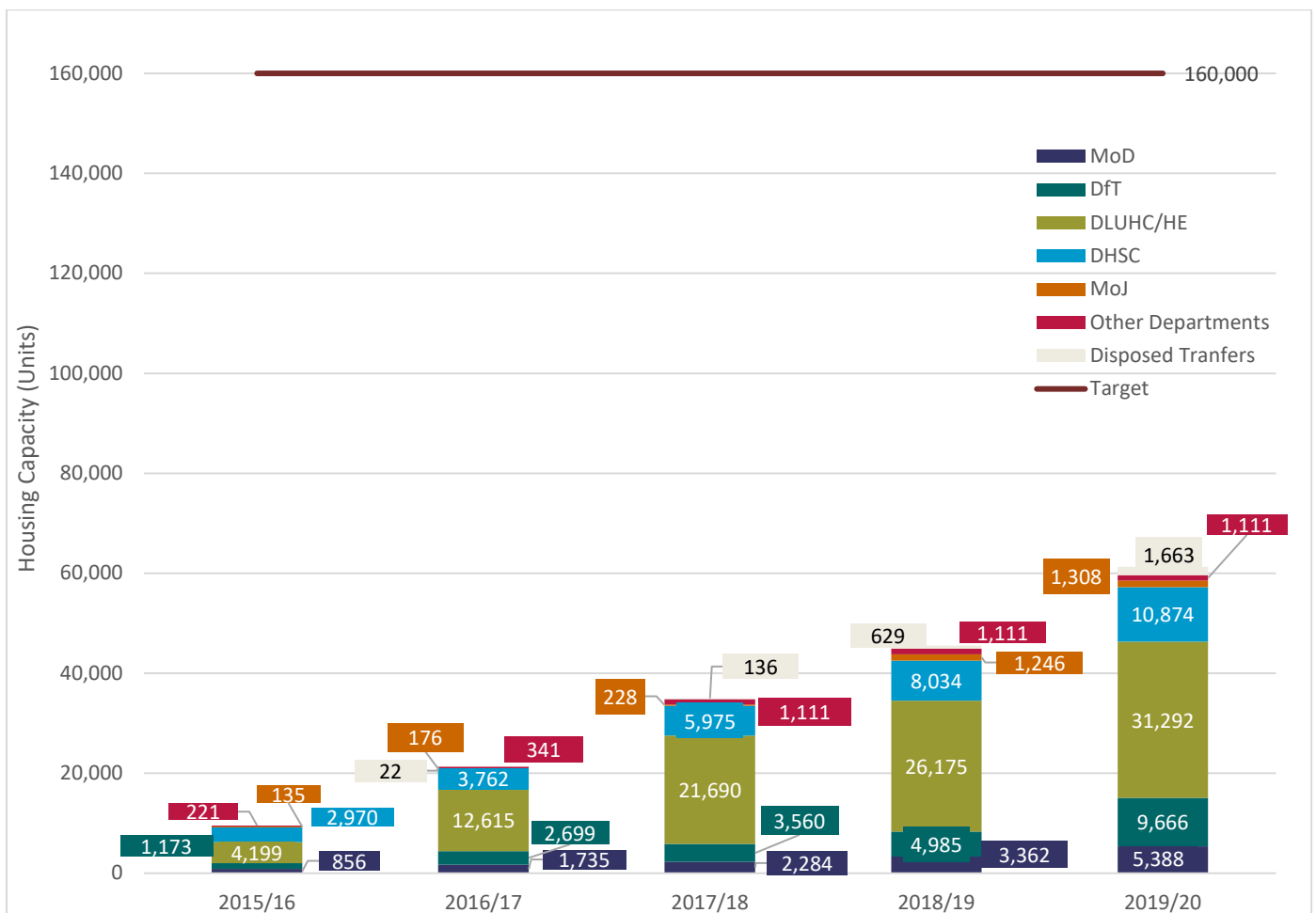
<sup>4</sup> The following need to be in place before a department records land as disposed of/scored/sold for housing under the programme:

- A conditional contract, development agreement or building licence with a private sector partner, housing association/registered provider or Local Authority (for the purpose of house building) is signed or freehold transfer takes place (whichever is sooner).
- 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, entry onto Part II of the Brownfield register, outline planning permission or full planning permission.

- delayed due to issues such as changing operational requirements, planning, re-provision constraints or environmental concerns.

Figure 1.1 (below) shows the cumulative annual housing capacity of land disposed directly to market by all departments during the programme, totalling 61,302. This includes the 1,663 units that were transferred to Homes England that they subsequently disposed to market. The numbers for individual departments below do not reflect the total number released by each department, because they do not account for land transferred to Homes England that was not disposed before the end of March 2020. Departments' individual performances are covered in Section 2.

**Figure 1.1: Cumulative housing capacity of land disposed of by all departments at the end of each year of the programme. This includes the land transferred to Homes England which they since disposed**



## **Releasing Public Sector Land**

Identifying and preparing Public Sector Land for sale is a time-consuming process and departments must consider a range of factors when identifying and preparing land for release. There are a range of practical considerations which can impact upon the quantum of land able to be released by government departments.

Departments faced a number of practical issues preventing release of land, making progress slower than hoped for. These include:

- Departmental targets were based on an assessment of all landholdings that could possibly be deemed surplus. Some of the land originally identified in departments' pipelines has now been assessed as having ongoing operational need.
- Some of the land identified for the programme is still being used for operational purposes and existing operations need to be decanted to other sites before the land can be released. Re-provision complexities mean that these will not come to fruition for some years. Re-provision costs can also make sites financially unviable to progress.
- Former operational land can be contaminated which requires costly and complex remediation.
- Planning delays, for example because there are Listed Buildings on the estate, or because of environmental constraints, introduce a further level of complexity and time to achieve the planning decisions on future use.
- Land originally identified for housing is sold for alternative use. To achieve best value from the sale of land, sites may be disposed of for commercial purposes; or local planning authorities make planning decisions based on need and sometimes consider land should be used for other local priorities such as new schools or employment.

## **Post-programme review**

A new, ambitious cross-government strategy, that will look at how public sector land is managed and released so it can be put to better use. This will include home building, improving the environment, contributing to net zero goals and injecting growth opportunities into communities across the country. The challenges faced by departments in releasing land will be considered, along with appropriate mitigations, as part of any new cross-government strategy

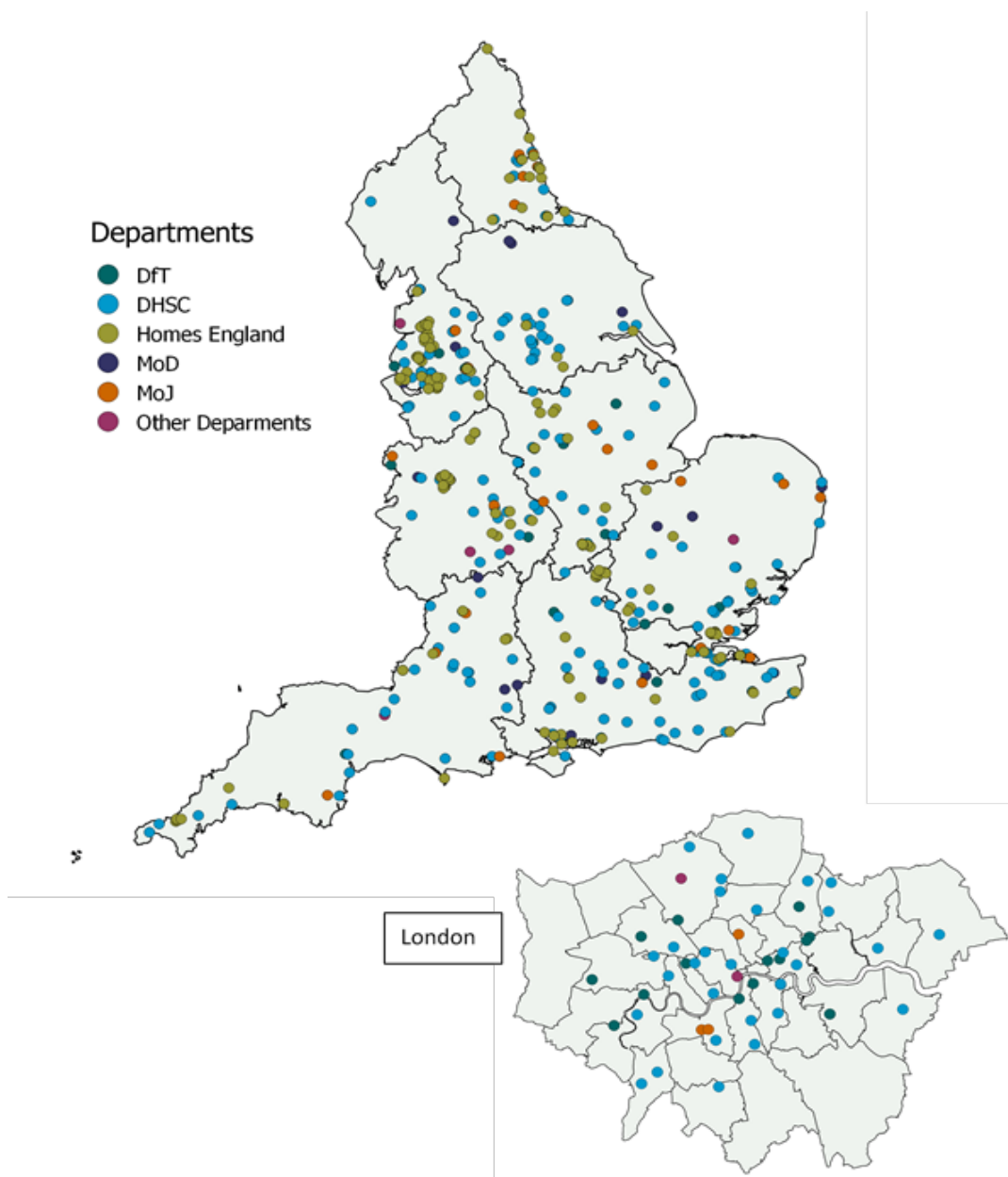
# Departmental delivery to end of the programme

All contributing departments were responsible for releasing land towards the programme's overall objectives, according to the individual plans and delivery commitments each had agreed.

A summary of the top five land-owning departments' performance to the end of March 2020 is set out in the following pages. A map of all sites disposed of throughout both programmes can be found below (Figure 2.1).

Departments have continued to dispose of land for housing since March 2020, though programme-level monitoring has concluded.

**Figure 2.1: Map of all sites disposed by departments during the programmes (2011-2020). Inset shows map disposed in London**



Underlying figures are available in Annex C.

# Department for Levelling Up, Housing and Communities/ Homes England

## Performance summary

By the end of the programme in March 2020, Homes England had disposed of land from its own pipeline with capacity for 31,292 homes.

**Figure 2.2: Cumulative housing capacity of land disposed by Homes England at the end of each year of the programme**



Source: quarterly returns from government departments.



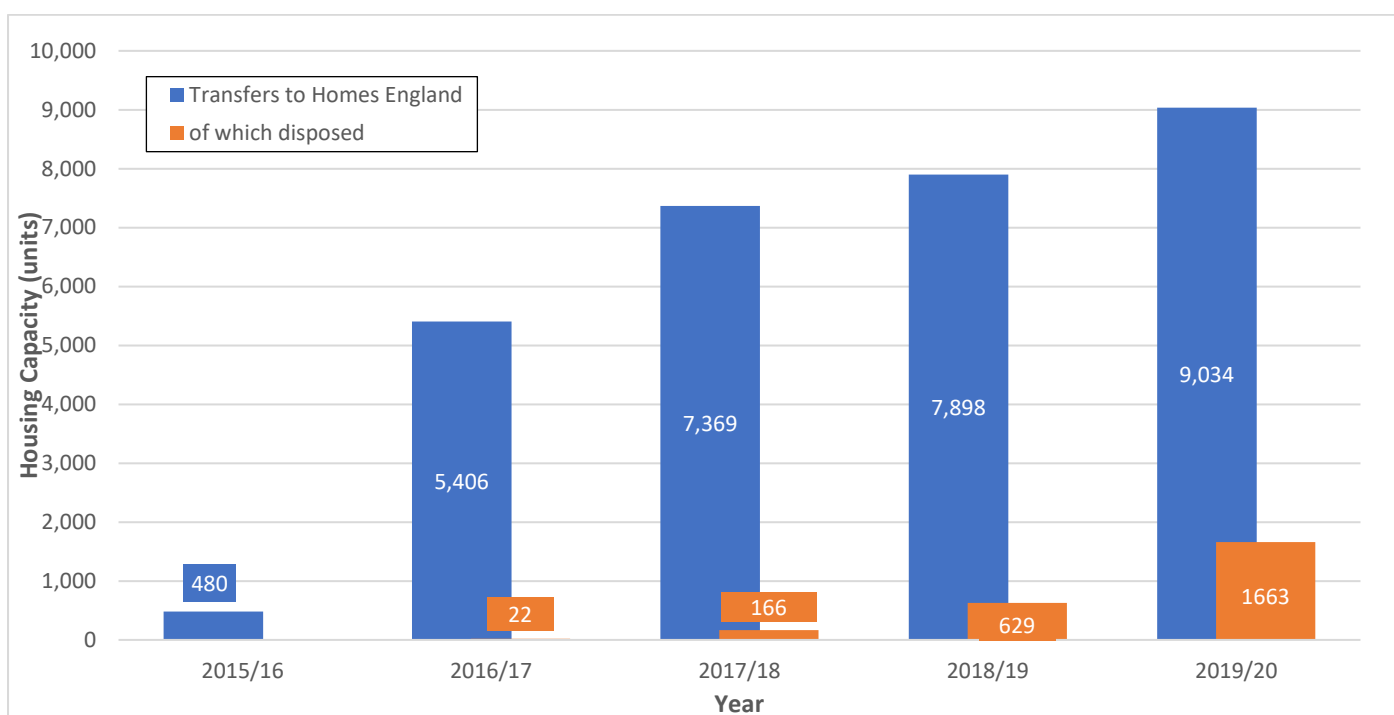
## Land transferred to Homes England for disposal

In addition to selling its own land for homes, Homes England continues to provide expertise to other government departments and receive transfers of developable and viable land to prepare for release to the market. In accepting the site, Homes England also becomes responsible for delivery of the site and its housing capacity.

Across the length of the programme, 73 sites with a combined capacity of over 9,000 homes transferred to Homes England from other departments.

This is shown in the chart below.

**Figure 2.3: Cumulative annual housing capacity figures of sites transferred to Homes England, reforecast by Homes England, with the actual units scored of those sites that have been disposed.**



Source: quarterly returns from government departments.

At the end of March 2020, Homes England had disposed 34 sites with capacity for 1,663 homes from its transfer pipeline. Homes England continues to work to dispose the remaining sites as part of their own disposal pipeline.

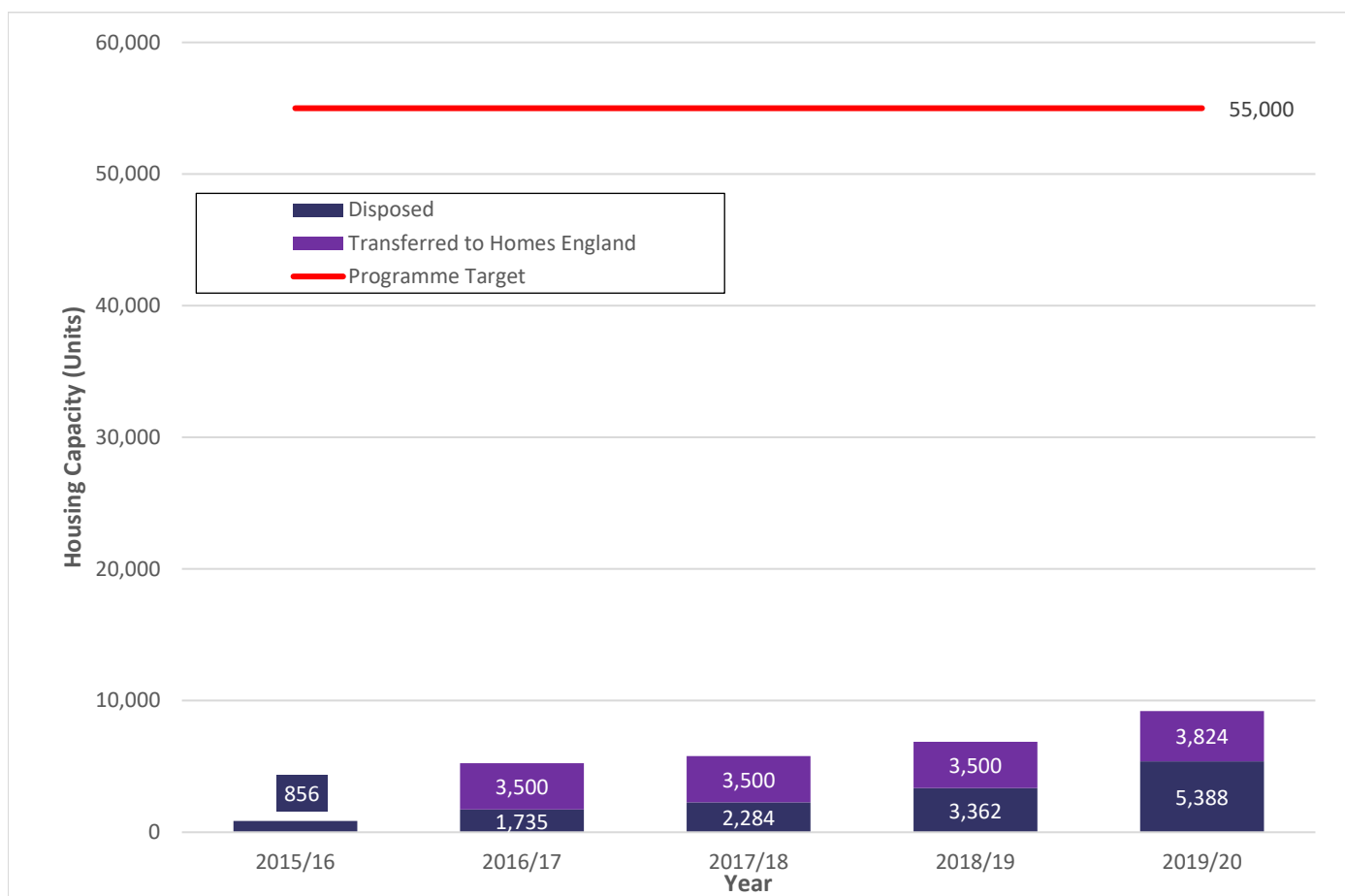
# Ministry of Defence

## Performance summary

By the end of March 2020, the Ministry of Defence (MoD) had:

- disposed of land with capacity for 5,388 homes; and
- transferred land with capacity for 3,824 homes to Homes England.

**Figure 2.4: Cumulative housing capacity of land disposed and transferred to Homes England by MoD at the end of each year of the programme.**



Source: quarterly returns from government departments.

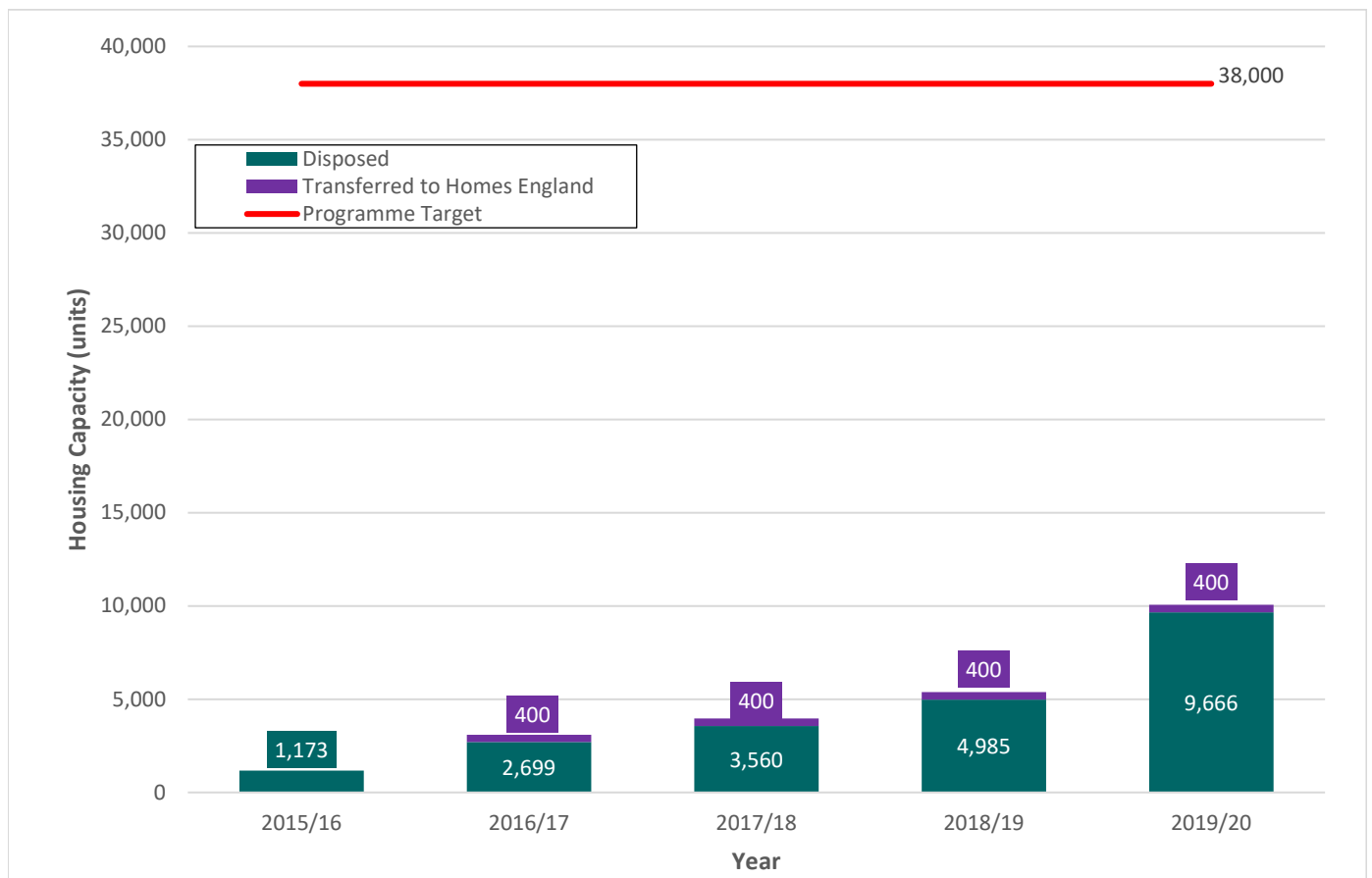
# Department for Transport

## Performance summary

By the end of March 2020 Department for Transport (DfT) had:

- disposed of land with capacity for 9,666 homes; and
- transferred land with capacity for 400 homes to Homes England.

**Figure 2.5: Cumulative housing capacity of land disposed and transferred to Homes England by DfT at the end of each year of the programme.**



Source: quarterly returns from government departments.

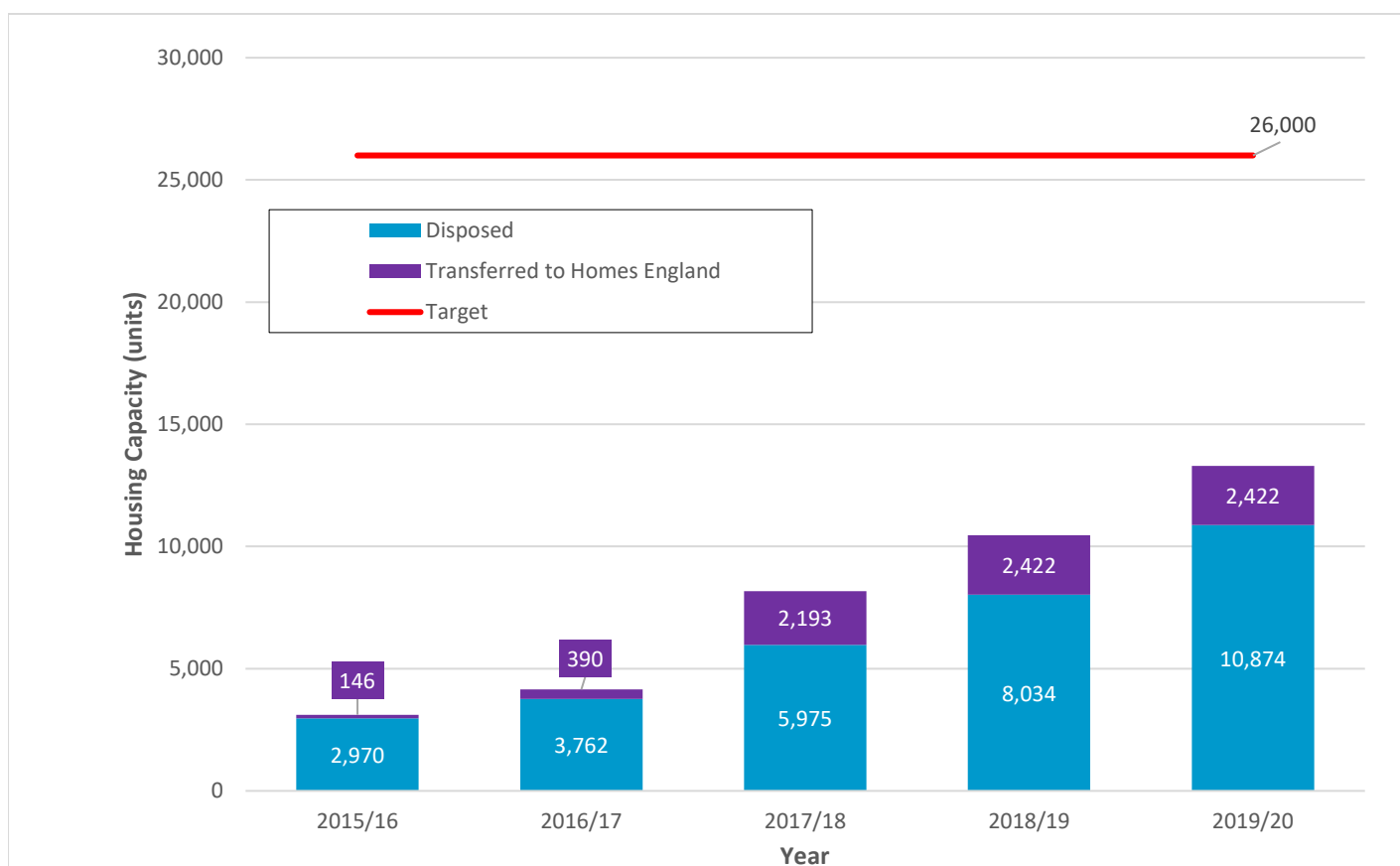
# Department of Health and Social Care

## Performance summary

By the end of March 2020 Department of Health and Social Care (DHSC) had:

- disposed of land with capacity for 10,874 homes; and
- transferred land with capacity for 2,422 homes to Homes England.

**Figure 2.6: Cumulative housing capacity of land disposed and transferred to Homes England by DHSC at the end of each year of the programme.**



Source: quarterly returns from government departments.

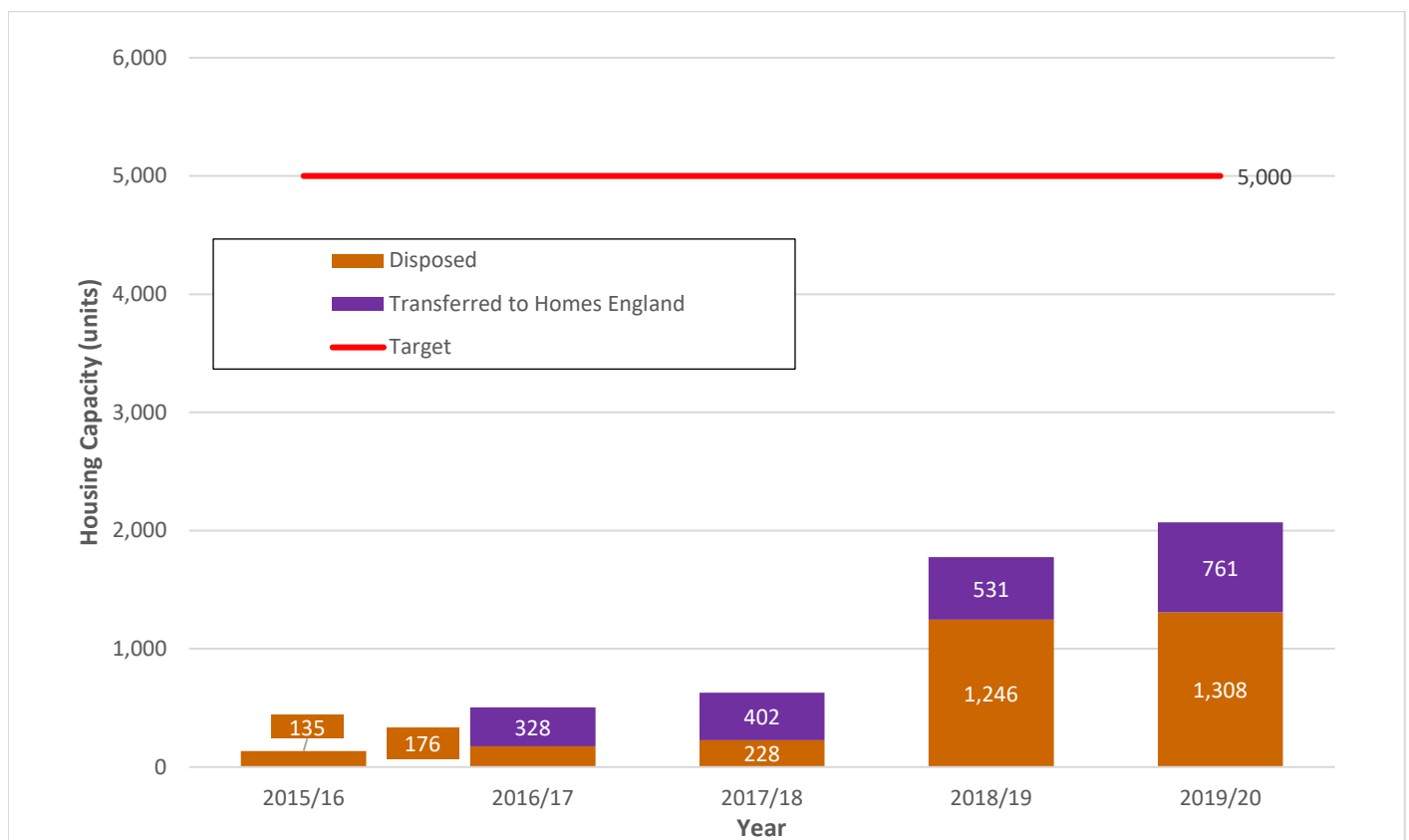
# Ministry of Justice

## Performance summary

By the end of March 2020 Ministry of Justice (MoJ) had:

- disposed of land with capacity for 1,308 homes; and
- transferred land with capacity for 761 homes to Homes England.

**Figure 2.7: Cumulative housing capacity of land disposed and transferred to Homes England by MoJ at the end of each year of the programme.**



Source: quarterly returns from government departments.

# Monitoring homes built on land released

In April 2017 DLUHC began to monitor the progress of sites disposed of through both the 2011-15 and 2015-20 Public Land for Housing programmes, in order to estimate the number of homes under construction and completed. A methodology was developed by Ordnance Survey (OS) to monitor sites through the planning system to completion. This is explained in more detail in Annex A.

A total of 1,746 sites, with capacity for 170,311 homes, were disposed of across both programmes by the end of March 2020.<sup>5</sup> The figures in this section cover 96% of sites released, totalling 1,682 sites with capacity for 165,540 homes. The exact extent of the public sector site boundaries for the remaining 4% of sites are ambiguous and therefore they have been excluded from the figures. Basic information is provided for these sites in Annex D. OS and DLUHC continue to investigate these sites to see if they can be included in future figures. It is likely that some sites continue to be excluded as relevant site information required is unlikely to be found or because some sites will be determined as duplicates.

Of the 1,682 sites, 48 sites have since been developed for commercial use, leaving 1,634 sites with forecast capacity for 159,005 homes being developed for housing.

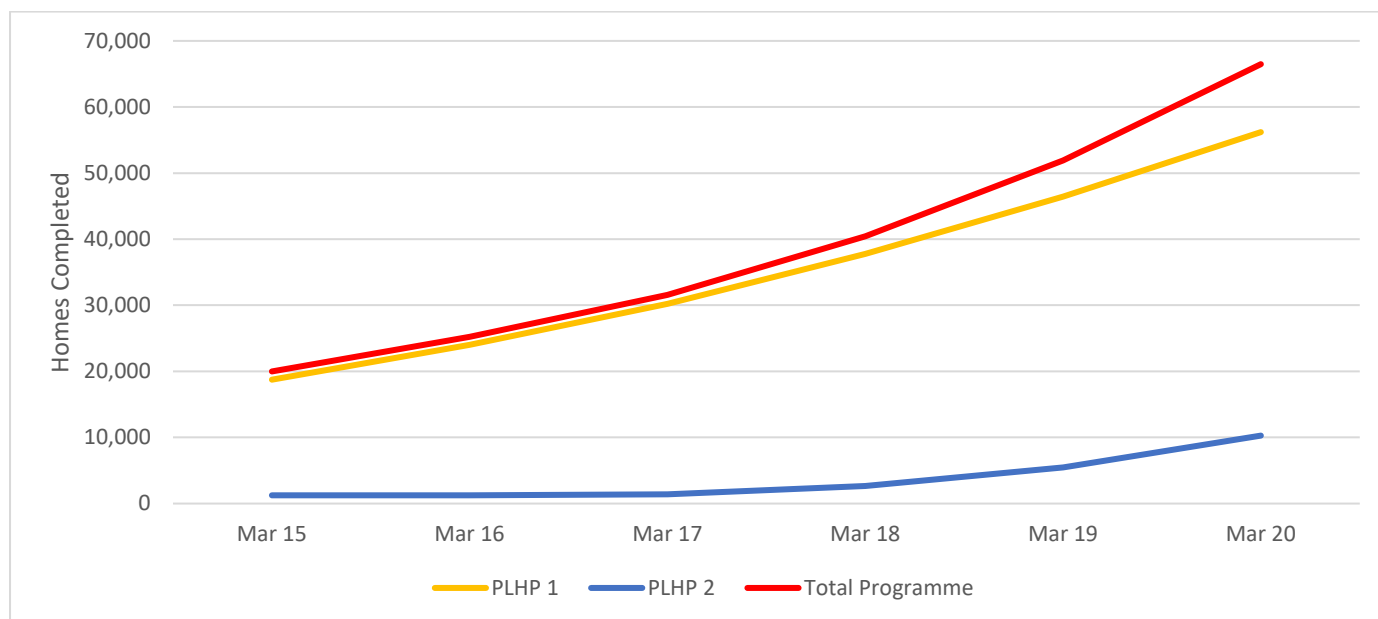
Key findings show that at the end of March 2020:

- 66,478 homes had been brought to market on former public sector sites. This is an increase of 14,581 homes since March 2019;
- of the homes built on former government sites across England, 24% (16,084 homes) were delivered in London, 21% (13,811 homes) in the South East, 12% (8,148 homes) in the Midlands and 20% (12,825 homes) in the North;
- homes were completed or underway at over 1,100 housing developments across England, up from 900 sites at the end of March 19; and
- 42% of sites (689) had been fully completed. This is an increase from 37% (513) at the same time last year.

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<sup>5</sup> The method deployed by Ordnance Survey required some sites to be separated out for monitoring purposes. A site split into two smaller sites will be counted as two sites in the data analysis.

**Figure 3.1: Trajectory of cumulative completions on Public Land for Housing Programme sites between March 2015 and March 2020**



Source: Underlying figures are available in Annex C.

### Homes Brought to Market on Former Public Sector Land

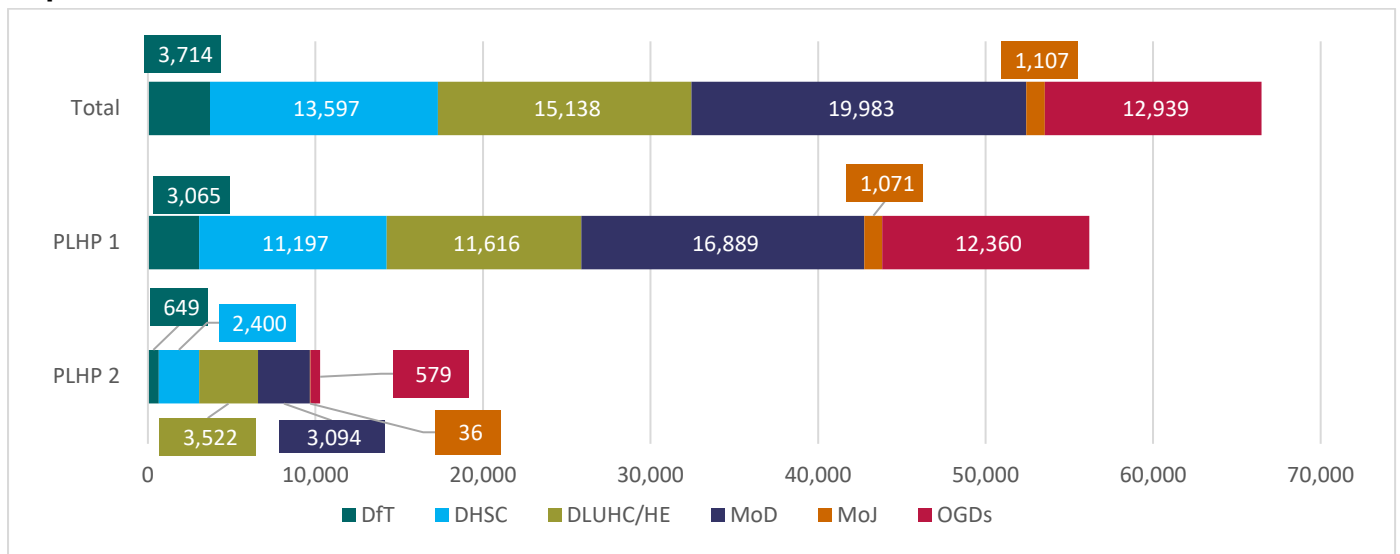
Table 2 below outlines the breakdown of the 66,478 homes brought to market and compares it with the figures at end of March 2019. Figure 3.2 below illustrates homes brought to market on former public sector land sites to the end of March 2020. Both of these are broken down by Table 2: Homes completed on 96% of former public sector land sites disposed through both programmes to the end of March 2020, broken down by department<sup>6</sup>.

**Table 2: Homes completed on 96% of former public sector land sites disposed through both programmes to the end of March 2020, broken down by department**

Department	Houses Brought to Market (March 2019)	Houses Brought to Market (March 2020)
Ministry of Defence	14,681	19,983
Department for Levelling Up, Housing and Communities/Homes England	11,518	15,138
Department of Health and Social Care	11,418	13,597
OGDs	10,359	12,939
Department for Transport	2,872	3,714
Ministry of Justice	986	1,107
<b>Total</b>	<b>51,834</b>	<b>66,478</b>

<sup>6</sup> Note that Homes England uses a different methodology and definitions for starts and completions. Homes England obtains evidence from the local authority or from the relevant partner under the Single Land programme every quarter. OS use an automated process using OS products and secondary data sources – see Annex A for further information.

**Figure 3.2: Homes brought to market on 96% of former public sector land sites disposed of from both programmes to the end of March 2020, broken down by programme and department**



Underlying figures are available in Annex C.

Charts in Figure 3.3 below show the construction of new homes completed by end of March 2020, by type and tenure. In some cases, property type and tenure are unknown due to completions data comprising of residential sales/built residential development (see Annex A for further details). The departments initially disposed of their sites as freehold; once land has been disposed and sale completed, developers may subsequently decide to release homes to market under leasehold arrangements.

Of the 66,478 homes completed; the tenure chart on the left of figure 3.3 (below) shows that:

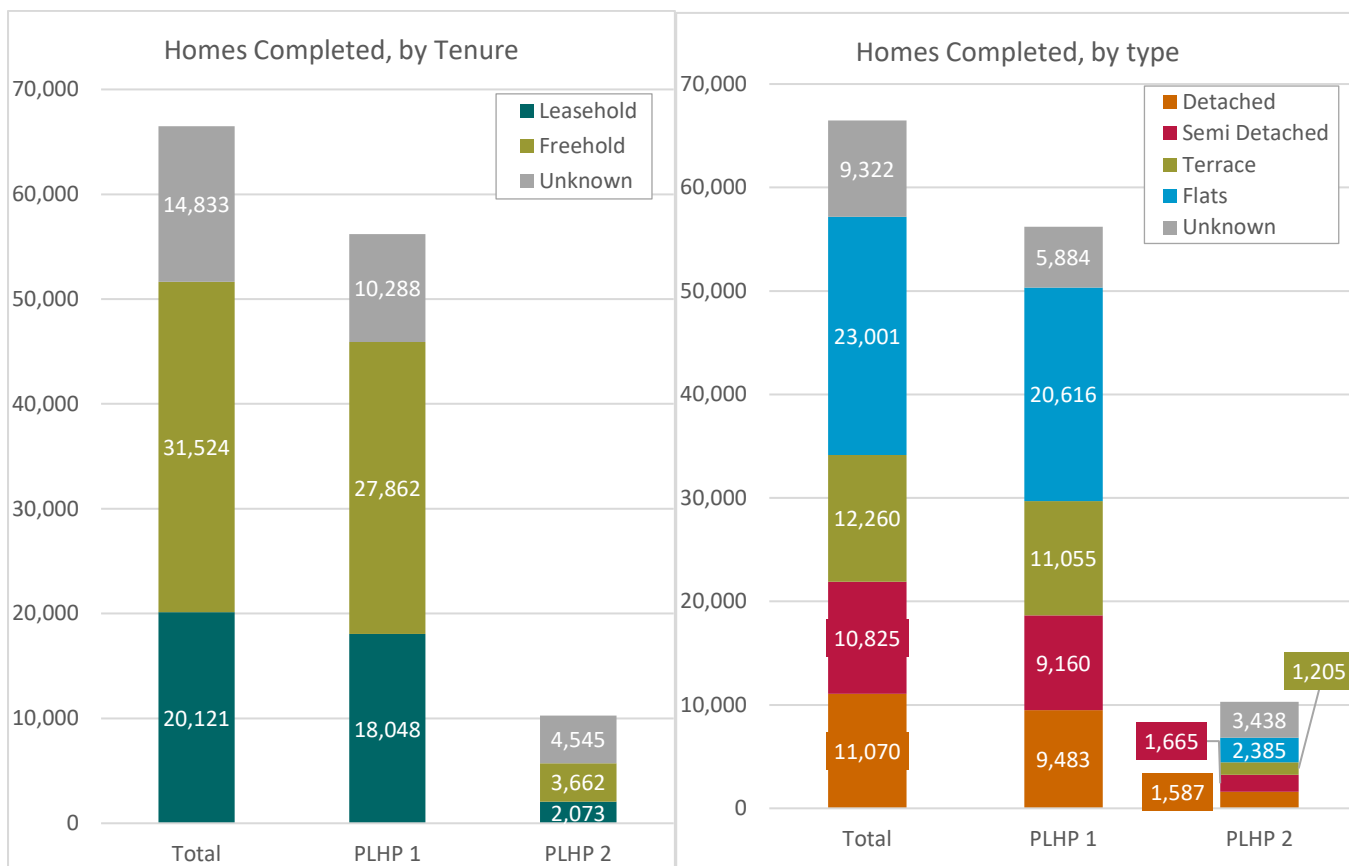
- 30% (20,121 homes) are leasehold, down from 31% (16,083 homes) at March 2019;
- 48% (31,524 homes) are freehold, up from 47% (24,590 homes) at March 2019; and
- 22% (14,833 homes) is unknown, the same proportion as at March 2019 (11,224 homes).

The type distribution across the 66,478 homes completed shown in the chart to the right of figure 3.3 (below) is as follows:

- detached homes contribute 17% (11,070 homes), up from 16% (8,556 homes) at March 2019;
- semi-detached homes contribute 16% (10,825 homes), the same proportion as at March 2019 (8,251 homes);
- terraced homes contribute 18% (12,260 homes), the same proportion as at March 2019 (9,357 homes);
- flats contribute 35% (23,001 homes), the same proportion as at March 2019 (18,171 homes); and
- Homes where the type is unknown is 14% (9,322 homes), down from 15% (7,563 homes) as at March 2019.



**Figure 3.3: The number of homes completed by the end of March 2020, by type and tenure.<sup>7</sup>**

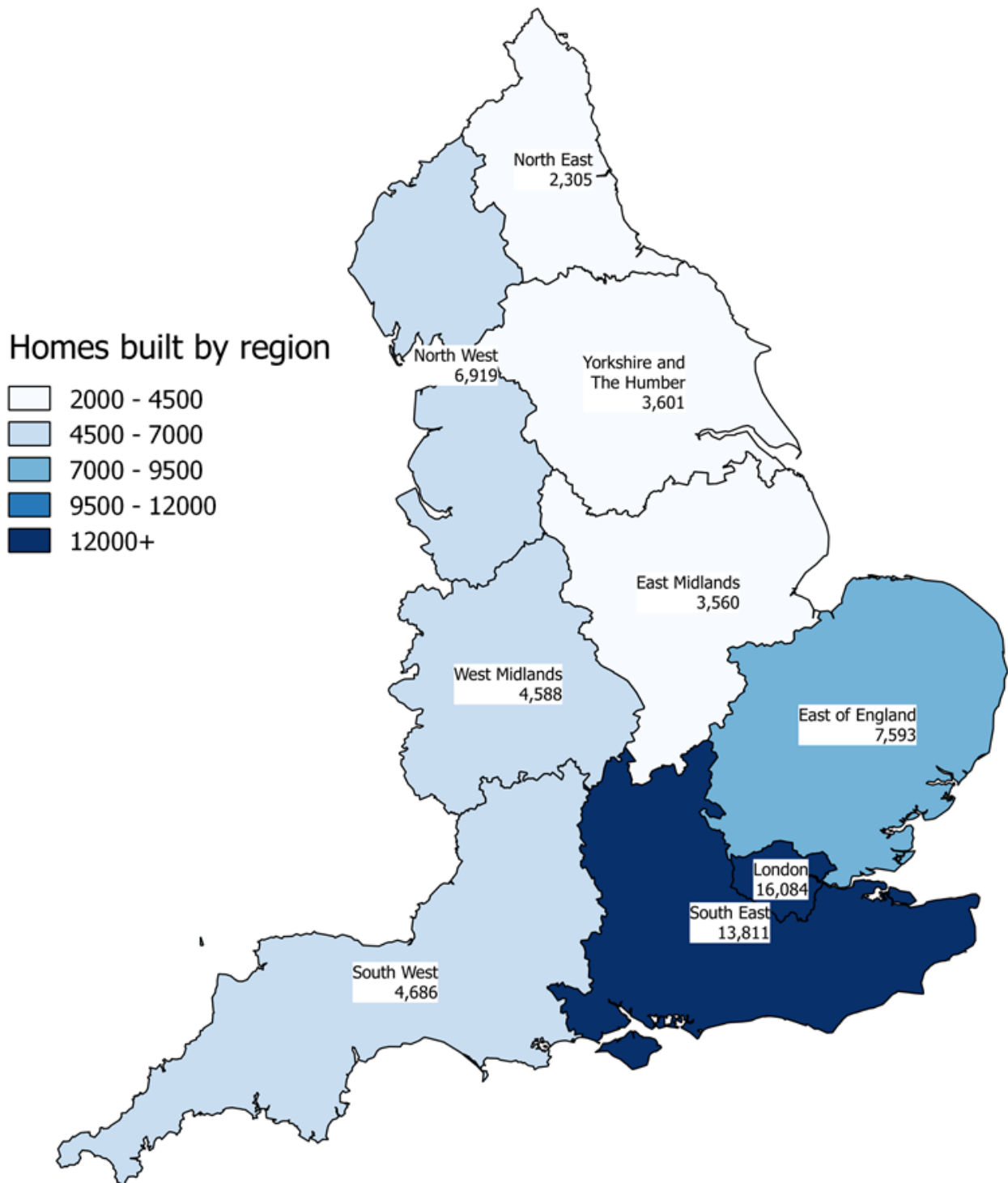


Source: Underlying figures are available in Annex C.

Figure 3.4 (below) shows the regional distribution of completions for both Public Land for Housing programmes combined. Homes have been delivered in every English region, with 45% (c29,900 homes) delivered in London and the South East. Over 30,000 homes have been delivered in other regions including 18% (12,825 homes) in the North, 12% (8,148 homes) in the Midlands, 11% (7,593 homes) in the East and 7% (4,686 homes) in the South West. A further 3,331 units are on sites in regions not known due to the site location being sensitive (e.g. service accommodation).

<sup>7</sup> Tenure information has been obtained from Land Registry.

**Figure 3.4: Regional distribution of number of homes completed on Public Land for Housing programme sites by end March 2020**

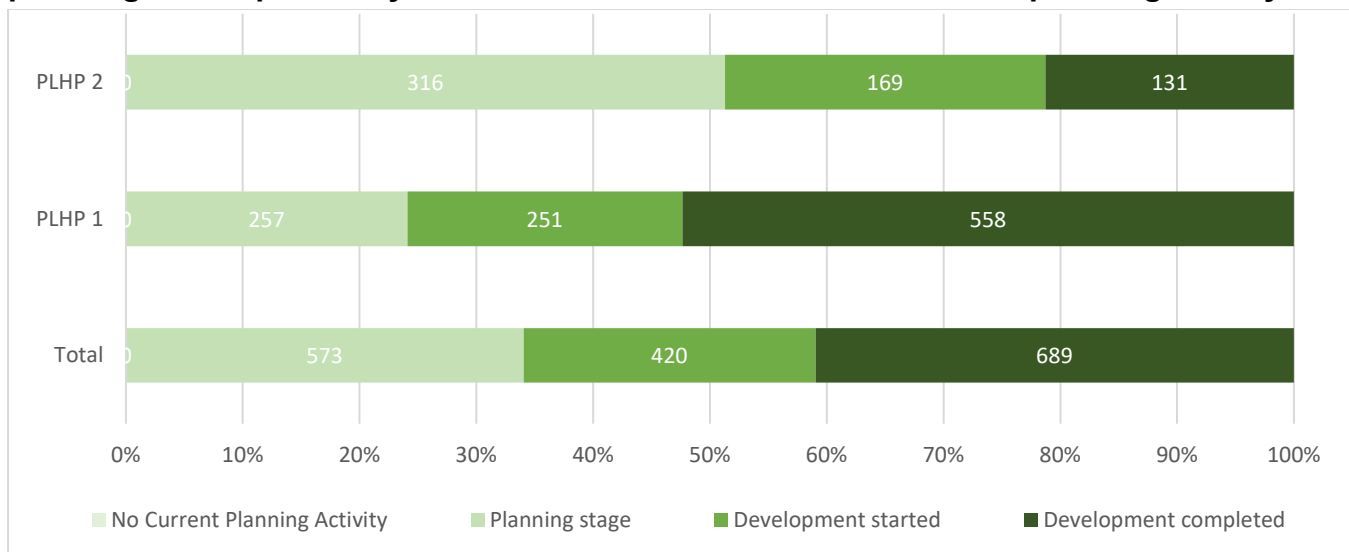


Underlying figures are available in Annex C.

# Progress of sites from disposal through the planning process to completion

Figures 3.5 and 3.6 show the distribution of sites and housing unit capacity at each stage of the planning and development process. This data is for the 96% of sites for which records are available.

**Figure 3.5: Distribution of scored Public Land for Housing programme sites through planning to completion by sites. There are no sites with no current planning activity.**

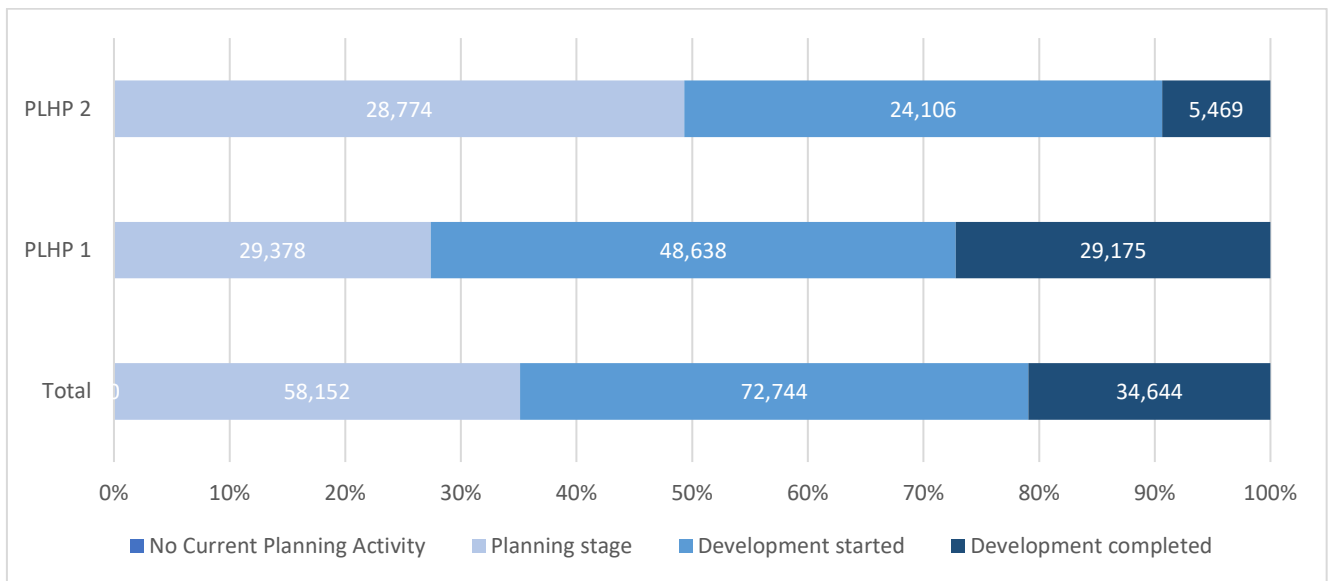


Underlying figures are available in Annex C.

Figure 3.5 shows that of the 1,682 sites disposed of across both programmes for which full data is available:

- 41% of sites (689) had been fully completed, up from 37% at March 2019;
- development is underway on 25% of sites (420);
- 34% of sites (525) are at planning stage; and
- no sites are without planning activity.

**Figure 3.6: Distribution of scored Public Land for Housing programme sites through planning to completion by sites by forecast units.**



Underlying figures are available in Annex C.

Note that housing capacity on sites can change from forecast figures to those agreed in planning applications. The completion figures are therefore different from the forecast figures indicated in Figure 3.6. Annex C provides more details on progress on all sites across both Public Land for Housing programmes.

# Affordable homes

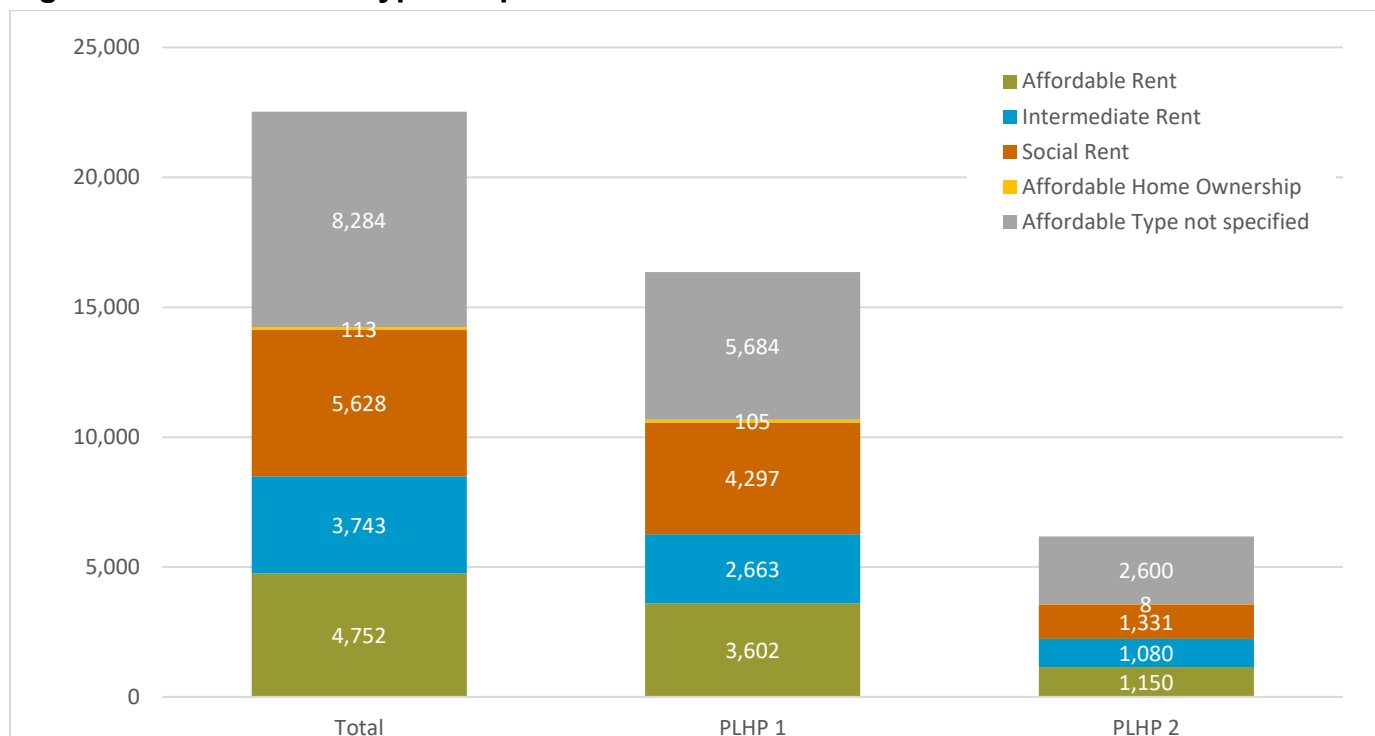
The data provides insight into the planned affordable housing capacity of sites disposed of through both programmes.

On the 1,634 sites disposed by end March 2020, the planned housing capacity amounts to 192,049 homes. Of these, 437 sites with capacity for 63,384 homes have been excluded from the figures in this section as these sites include private sector land as part of their planning applications. They have been excluded because it is not possible to determine how many of the planned affordable homes are to be built on the former public sector land parts of these developments. The figures do not therefore reflect performance across the programmes as a whole and report the likely minimum affordable homes that are expected to be delivered.

The data shows that across the remaining 1,192 sites with a planned capacity for c129,000 homes, 22,520 homes are expected to be affordable (18%). This is an increase from 19,873 at March 2019 and represents a higher proportion of homes as affordable (15%). The proportion of affordable homes are agreed between the local authority and developers.

The data also shows the distribution of the type of planned affordable homes, presented in Figure 3.7 below. Additionally, a further 112 homes have been taken to market as affordable home ownership.

**Fig. 3.7: Distribution of types of planned affordable homes**



Underlying figures are available in Annex C.

### **Future build-out data releases**

While the 2015-20 Public Land for Housing Programme has concluded, monitoring progress through the planning process to completion will continue for sites released through both the 2011-15 and 2015-20 programmes. Regular data releases will be published by DLUHC showing build-out progress.

# Annex A – Quality Assurance and Detailed Experimental Methodology

## **Part one- Quality assurance on land release data:**

Departments provide DLUHC with data on a site by site basis every quarter. It then goes through a thorough validation process undertaken by DLUHC/Homes England and Office of Government Property by scrutinising site-by-site the basis on which departments are scoring sites for the programme. This includes examining planning applications and boundary plan documents provided by departments, discussing and resolving any discrepancies, and then finalising the numbers to provide a programme-wide master-sheet that is used to report quarterly performance to the programme board.

## **Part two- Detailed experimental methodology for Public Land for Housing Programme monitoring information:**

### **Establishing the site boundary and extracting planning application data**

The monitoring information collected aims to ascertain the number of homes forecast, planned, under construction or built on central government land sold for housing. Ordnance Survey (OS), working with GeoPlace, was provided with the following information to help locate sites sold under both programmes:

- PLHP Programme number
- Site Name
- Address
- Site Postcode
- Local Authority
- Sold by (Department)
- Disposal Year (date)
- Forecast Housing Capacity at point of disposal
- Site boundary where provided by department

The planning portals of local authorities were queried to obtain further information about the sites. From the planning applications, details were then extracted on attributes such as planning permission dates and housing capacity in the planning application. Amendments to full planning applications may not have been captured for every site.

Where government land only makes up part of a larger development, the planning information captured refers to the larger development in the majority of cases. Completions were captured for the entire site covered by planning and a subset created for just the government land.

Detailed site information is not provided where ambiguity existed around the exact extent of the public sector site boundary (these sites are listed in Annex E), for example where;

- The complex nature of the way sites are parcelled up and sold off means there is potential for listed sites to overlap and be double counted, or

- Identification of all relevant planning application documents, historic mapping, and Land Registry records, for a given site proved difficult.<sup>8</sup>

## **Planned affordable homes**

The planning documents for each site were reviewed in order to determine whether the developer addressed affordable housing in their proposal and whether it formed part of the legal agreement between the local authority and developer via a Section 106.<sup>9</sup>

If affordable housing was included in the planning agreement, further investigation was carried out to determine the type of affordable housing being provided. Where the application did not specify the type of affordable housing being provided, data was categorised as 'Affordable Unknown' in a further column.

If the affordable housing provision was specified as a percentage, this was calculated from the total number of housing units provided by the application and rounded to the nearest whole number. If several types of affordable housing were covered by a single count or percentage in an application, this was split evenly between the types of housing and rounded to the nearest whole number.

Where a site has been flagged as part of a larger development and the remainder of the site is not included in the programme, the affordable housing figures included are for the whole development – not just the public sector land site that was sold but flagged as being partly built on government land. However, if all the land within the application boundary is included in the programme the affordable housing breakdown has been split evenly between the sites. However, if there are multiple government land sites within one application and all the land within the application boundary is included in the programme the affordable housing breakdown has been split evenly between the sites.

There are sites which do not have sufficient planning documents uploaded to the planning portal; on these sites affordable housing data was not collated.

## **Monitoring progress on homes built**

An innovative automated process was developed to monitor the progress of development within each site boundary. This process detects when building on each site began by using changes depicted in Ordnance Survey's Master Map of Great Britain (OS MasterMap Topography Layer). This gives an indication of which sites have started and when.

## **Work started on site and construction of homes**

Using OS MasterMap Topography Layer, the first building created on the site after the planning permission was secured is identified. This could be a garage or commercial building (not necessarily a house) but provides a strong indication of substantial work beginning on the site. If such a building is found, then the start date is set to the date on which the building was added to the map. To monitor housing starts and completions, residential addresses within AddressBase<sup>10</sup>

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<sup>8</sup> Disposing departments and local authorities have been contacted on a site-by-site basis in instances where uncertainty as to correct site boundary or planning application exists. In many cases, but not all, this has led to a resolution.

<sup>9</sup> <https://www.legislation.gov.uk/ukpga/1990/8/section/106>

<sup>10</sup> ADDRESSBASE® is the most comprehensive national geospatial address dataset collected by local authorities, compiled and enhanced by GeoPlace and published by Ordnance Survey.



associated with the new buildings created on the site were counted. Information relating to these addresses were gathered together, including:

- when the address was originally added to AddressBase;
- the date its associated building was created in OS MasterMap Topography Layer;
- the date the address was matched against Royal Mail's Postcode Address File; and
- the date the address was matched against Valuation Office Council Tax records.

The resulting data was then analysed in order to create the dwelling counts for each site. Housing starts were counted when a residential address record is first observed within a site boundary in OS MasterMap Topography Layer. The date the building was added to the map is used as the start date for the home<sup>11</sup>. Any addresses without a completion date and younger than two years, or a completion date after 31 April 2018, are classed as incomplete and therefore amount to the number of homes started but not completed.

Given the unavoidable time lag between change in the real world and changes appearing on the map, OS aims to capture all change relating to new residential properties within six months of that change occurring.

### **Conversion/change of use method**

Following the quality assurance process, a number of sites were found to be possible conversions/change of use rather than new built development. Sites that potentially had conversions/change of use development were verified by using the planning application description and then processed for completions. This was done by analysing all residential addresses within the site regardless of the date the building footprint was captured. The date that the first full complete address appears in the AddressBase database, verified with a postal address and/or a VOA reference is taken as the start date on site. However, in some cases the start date and completion date are the same.

### **Completion of homes**

Homes were considered to be complete if the address matched against either Royal Mail or Council Tax records. The earliest match date was used as the completion date for the home. If an address has no Royal Mail or Council Tax match, but both its building and its address were added to OS databases more than two years ago, then it was deemed to be complete and its completion date will be the latest date it was added to either database. In these instances, which apply to approximately 3% of all housing completions, because the address was capable of receiving mail in the opinion of the local authority, it remains sufficiently likely that the home is complete.<sup>12</sup>

A bespoke approach to counting completions is taken in the case of 'residential sales/ built residential development', which involve previously held public sector accommodation being sold

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<sup>11</sup> Note that Homes England define a start 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.

<sup>12</sup> Note that Homes England uses a different methodology when counting completions. They obtain evidence from the local authority or from the relevant partner under the Single Land Programme every quarter.

off directly as private housing or where new residential development for military personnel is already built. This includes:

- New Service Family Accommodation (SFA), which is new housing built on Ministry of Defence land for service personnel and their families;
- New Single Living Accommodation (SLA), which is new housing built on Ministry of Defence land for single service personnel comprising accommodation with communal living space and shared facilities; and
- A home previously leased to the Ministry of Defence by Anningtons and sold back to the market.

On these site's completions have been counted in line with forecast housing capacity.

Where the planned use of the site is identified as student accommodation and only the bedroom number is provided in the planning application, the number of completed bedrooms is captured unless addresses are grouped by unit rather than bedrooms. This figure is then divided by 4 based on 1 unit per 4 bedrooms in line with the technical handbook.

Sites are not included in the count towards completions totals where:

- It appears likely that government land formed only a proportion of a larger development, but the extent of the government land is unknown.<sup>13</sup>
- Complex relationships exist between the original site boundary sold by Government which cannot now be accurately determined and the planning applications that relate to that site. This may come to exist because of amalgamation of sites, phased approaches to development, or a mixture of the two.

### **Type and tenure of homes built**

Each address has a unique identifier called a UPRN (Unique Property Reference Number). This is used as a link to Land Registry data, from which OS was able to find the tenure of the home. In addition, ADDRESSBASE® contains a classification for each address, which usually provides the detailed property type for a given address (e.g. a detached house, terraced house, etc.). The count of homes within each of these different tenures and property types was used to populate as far as possible the relevant attributes in the dataset.

### **DLUHC checks on OS data**

Once data has been received from OS, DLUHC performs a further list of checks to ensure that the data provided is as robust as can be and any errors are either amended or flagged to be amended for future delivery. Checks are done across all categories of data provided and the data set is reviewed by DLUHC economists and statisticians before the final numbers are finalised and published.

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<sup>13</sup> The approach taken aims to only count homes built on public sector land itself, but it should be noted that public land released may have facilitated a wider development (for example sites released under the Programme may have undergone subsequent masterplan revisions after they were sold. Therefore, public sector land could have been used for a non-residential use and new homes developed on adjacent land).

# Annex B – Voluntary Compliance with the Code of Practice of Statistics

The Code of Practice for Statistics was published by the UK Statistics Authority in February 2018 to set standards for organisations in producing and publishing official statistics and ensure that statistics serve the public good.

Whilst the statistics in DLUHC's Public Land for Housing Programme Concluding Summary Report are not designated as official statistics, the principles of transparency of high-quality analytical outputs to inform decision making and the public underpin this data release.

<b>TRUSTWORTHINESS</b>	
<b>T1 Honesty and Integrity</b> People in organisations that release statistics should be truthful, impartial and independent, and meet consistent standards of behaviour that reflect the wider public good.	The data that underpin the Public Land for Housing Programme are provided by Civil Servants from all of the Government Departments involved, all of whom comply with the Civil Service Code and the Seven Principles of Public Life. Further data are gathered by Ordnance Survey a public corporation sponsored by the Department for Business, Energy & Industrial Strategy.
<b>T2 Independent decision making and leadership</b> Organisations should assign a Chief Statistician/Head of Profession for Statistics who upholds and advocates the standards of the Code, strives to improve statistics and data for the public good, and challenges their inappropriate use.	The contents of this release have been reviewed by statisticians and economists within the Housing and Planning Analysis Division within DLUHC who work under the supervision of DLUHC's Head of Profession for Statistics.
<b>T3 Orderly release</b> Organisations should commit to releasing their statistics in an open and transparent manner that promotes public confidence	These data releases have been, and will continue to be, published as soon as the department are confident that their contents are fit for purpose. We intend to move to an orderly release cycle for upcoming data releases.
<b>T4 Transparent processes and management</b> Organisations should have effective business processes and appropriate resources to support their statistical functions and be open about their plans, priorities and progress.	The methodology for monitoring is published alongside the data to ensure the process is transparent. All data regarding land release is initially provided by departments and supplemented with further information taken from local authority planning portals.
<b>T5 Professional Capability</b> People producing statistics should be appropriately skilled, trained and supported in their roles and professional development	The teams providing both the land release data and the buildout data are both skilled, trained and supported in their own areas of expertise. The final analysis of their data is checked by professional statisticians.
<b>T6 Data Governance</b> Organisations should look after people's information securely and manage data in ways that are consistent with relevant legislation and serve the public good.	The data are processed in accordance with the requirements of the Data Protection Act 2018. DLUHC has put in place a thorough governance process to ensure that the data are securely managed and reviewed before release.
<b>QUALITY</b>	
<b>Q1 Suitable data sources</b> Statistics should be based on the most appropriate data to meet intended uses. The impact of any data limitations for use should be assessed, minimised and explained	The data in this release is verified at source and originate primarily from the following providers: Local Authorities, Other Government Departments, Ordnance Survey (OS AddressBase and OS MasterMap) and the Land Registry (tenure data). Where the quality of the data is unclear, it is published separately with quality issues highlighted and any sites where the data quality is not sufficient are not included in the final numbers.

<p><b>Q2 Sound methods</b> Producers of statistics and data should use the best available methods and recognised standards, and be open about their decisions</p>	<p>Our data collection tools and processes have been tailored and refined to suit the requirements of this programme. Where there are issues with the data, we publish the data separately as an annex, flag the issues and provide an explanation on the efforts made to resolve them.</p>
<p><b>Q3 Assured quality</b> Producers of statistics and data should explain clearly how they assure themselves that statistics and data are accurate, reliable, coherent and timely.</p>	<p>All data are quality-assured prior to publication. DLUHC have a series of checks that are performed on the data prior to analysis. It is always DLUHC's objective to make sure that the quality of data improves and there are fewer sites where issues are outstanding at publication.</p>
<p><b>VALUE</b></p>	
<p><b>V1 Relevance to users</b> Users of statistics and data should be at the centre of statistical production; their needs should be understood, their views sought and acted on, and their use of statistics supported.</p>	<p>Understanding what has happened to public sector land once it has been disposed of is important to central government, local authorities and attracts public interest. We have listened to suggestions made by the Public Accounts Committee and other stakeholders and ensured that the data release meets their needs as far as possible.</p>
<p><b>V2 Accessibility</b> Statistics and data should be equally available to all, not given to some people before others. They should be published at a sufficient level of detail and remain publicly available.</p>	<p>We publish the compiled results as soon as the underlying data has been through all assurance processes. While the management information in this release is not subject to the statutory rules governing pre-release access, these rules have been considered by minimising the number of people required to ensure relevance and usefulness of the release.</p>
<p><b>V3 Clarity and insight</b> Statistics and data should be presented clearly, explained meaningfully and provide authoritative insights that serve the public good</p>	<p>Data are clearly presented and explained, with suitable visualisations. Methodology and definitions are made available at the start of the document.</p>
<p><b>V4 Innovation and improvement</b> Statistics producers should be creative and motivated to improve statistics and data, recognising the potential to harness technological advances for the development of all parts of the production and dissemination process.</p>	<p>This data release series started in February 2017 and has been progressively refined to provide greater clarity. In future, we intend to publish the data on a 6-monthly basis.</p>
<p><b>V5 Efficiency and proportionality</b> Statistics and data should be published in forms that enable their reuse. Producers should use existing data wherever possible and only ask for more where justified.</p>	<p>The burden placed on data providers has been considered in the context of the Government's 'New Burdens Doctrine', and DLUHC has worked to minimise the burden by using an approach which largely draws on data from Local Authority Planning Portals, thus, minimising the need for requesting data directly from Local Authorities. The OS process for monitoring data uses site codes for matching data, and data releases follow a consistent format with previous releases.</p> <p>As data on build out changes regularly over several years it has to be kept up to date. For purposes of efficiency once a site has been built-out according to programme guidelines it is no longer monitored.</p>

# Technical Notes

Information on Official Statistics is available via the UK Statistics Authority website:

<https://www.statisticsauthority.gov.uk/>

Information about statistics at DLUHC is available via the Department's website:

<https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities/about/statistics>



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