

5 years delivery within the Central Development Area from 2017 to 2022.

Tenure	17/18	18/19	19/20	20/21	21/22
Private	503	462	517	531	356
Student*	985	346	293	213	318
Council/Housing association	8	0	15	0	72
Total	1496	808	825	744	746
Average	923				

* Student formula - 1 bed or Studio - 1 unit, more than 1 bed, divide total number of beds by 2.5 (or 3 for 2017-2018)

Explanation for differences between topic paper/MIQ figure

Within the Housing topic Paper and various MIQ answers particularly within the councils responses to Matter 6 - the council quoted 628 as the average total completions within the CDA for the last 5 years. However, following the inspectors request for additional information the planning authority have calculated that in fact the average is 923 per year.

This is due to two main issues: -

- The previous calculation was based on the five years from 2018 to 2023 whilst the new data is based from 2017 to 2022. In 2017-18 there was a extremely high rate of student completions which increased the average delivery.
- When the previous number of 628 was calculated it used a blanket formula for calculating student completions based on the above ratio. However, it was erroneously applied to all student completions, and this has been corrected in these new figures.