

5 year housing land supply at 1 April 2018

	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 31.03.18 (883 x 7 years)	6,181	
4	Minus completed dwellings 01.04.11 to 31.03.18	5,291	
5	Shortfall against target 01.04.11 to 31.03.18	890	
6	Annual delivery of shortfall 890/8 years (Maidstone Hybrid)	111	
7	Five-year delivery target 01.04.18 to 31.03.23	4,415	
8	Plus shortfall against OAN 111x5 years	556	
9	5% buffer (4,415+556 = 4,971 x 5%)	249	
10	Total five year housing land target at 01.04.18		5,220
11	Five-year land supply at 01.04.18		6,777
12	Surplus		1,557
13	No. years' worth of housing land supply (5,220/5 =1,044 ; 6,777/1,044 = 6.5)		6.5