

Housing Land Audit Report 2023 to 2024

Introduction

This update provides an overview of North Ayrshire's Housing Land Audit (HLA) for the period April 2023 to March 2024. It includes details of housing completions for the 12 months up to 31 March 2024 and the future delivery programming of our housing sites.

The Housing Land Audit monitors housing sites with a capacity of four or more new houses and identifies and quantifies the land available for housing in North Ayrshire. Following engagement with the industry body, Homes for Scotland confirmed their agreement of our 2023 to 2024 HLA on 23 July 2024.

In January 2025, the Scottish Government published [guidance for planning authorities to support preparation of Housing Land Audits](#). While this audit pre-dates the publication of the guidance, in line with the Feedback Paper published in August 2023, we have made changes to our approach to undertaking the HLA, including:

- sites included in the HLA restricted to:
 - sites allocated within the [Adopted Local Development Plan](#)
 - sites with an extant planning permission for new homes, including sites with planning permission in principle
 - sites under construction
 - sites within the relevant [Strategic Housing Investment Plan \(SHIP\)](#)
- completions certificate data from the Council's Building Standards service have been used as the main source of data collection for calculating completions data
- future completions are programmed over 10-years (previously 5+2 year)
- reference is no longer made to 'effective' and 'non effective' sites

Small sites (under 4 units) are not yet part of the HLA and there the completions figures included within.

The audit is accompanied by a [webmap](#). The housing sites that make up our established supply are shown outlined in red on the map. Sites that were completed in the year 2023 to 2024 are shown with a green outline. Sites that have been removed from the supply this year are shown with a yellow outline.

Housing Land Audit datasets, including GIS shapefiles are available to download from our [Open Data Portal](#).

Headlines

- 309 new homes were completed during 2023 to 2024. There were 109 affordable units and 200 private units
- there were four new sites added this year, eight sites completed and there were 38 active sites at 31 March 2024

- in addition to the completed sites, 12 sites have been removed from the Housing Land Supply.
- 2962 homes are programmed to be completed over the next 10 years
- the total Housing Land Supply is 6,329

Completions

The total number of new homes built during 2023 to 2024 was 309. This represents a reduction of 134 units compared to the previous year and is below the five-year average of 394.

Private sector completions were 200, an increase of 17 on 2022 to 2023. Market housing delivery over the last 5-years has remained relatively stable at between 180 and 210 per year. The locality with the highest number of completions remains Irvine, with 86 completions in 2023 to 2024. The first private sector completions for 4 years were recorded in the Garnock Valley and there were 14 completions on Arran.

The number of affordable homes delivered by the public sector (North Ayrshire Council and Registered Social Landlords) has been more variable year-to-year. COVID restrictions largely putting a halt to construction – there were only 39 completions during 2020 to 2021 – and the availability of funding have impacted deliver, albeit more social housing (1013 units) has been built in North Ayrshire over the last 5 years than private housing (958).

There were 109 social houses build during 2023 to 2024, a reduction from 206 in the previous 12 months.

Competed sites

The following sites were competed during the audit year:

- **NA0649A** Tarryholme, Irvine – 77 units (total)
- **NA1122A** Irvine Harbourside (NAC) – 71 units
- **NA1203** Green Street, Saltcoats – 24 units
- **NA1178** Afton Court, Stevenson – 6 units
- **NA1223** 21 Station Road, Stevenston – 6 units
- **NA1201** Largs Police Station – 12 units
- **NA1120** Middleton Road, Irvine (Annick Gardens) – 200 units
- **NA0666** Glenraig, Lamlash – 20 units

Approvals

A total of 760 new homes were approved during 2023 to 2024. Four new sites have been added to the Housing Land Supply:

Programming

Over the next 10 years from 2023 to 2024, to 2027 to 2028, we expect to deliver 2,962 new homes across North Ayrshire.

Year	Private	Social	Total
2024/25	293	128	421
2025/26	357	138	495
2026/27	293	195	488
2027/28	277	140	417
2028/29	269	81	350
2029/30	230	33	263
2030/31	198	0	198
2031/32	117	0	117
2032/33	115	0	115
2033/34	98	0	98
Total	2247	715	2962

Programming versus actual completions

In last year's Housing Land Audit we programmed, based on market intelligence and HLA data analysis, that 372 units would be completed during the 2023 to 2024 period. The actual completions recorded for 2023 to 2024 fell short by 63 units.

Housing Land Supply

As of 1 April 2023, 109 sites made up North Ayrshire's Housing Land Supply with a remaining capacity of 6767 new homes. 49% of this land supply is found within the Irvine and Kilwinning sub-market area.

Deleted sites

The following sites have been removed from the Housing Land Audit as they did not meet the requirements for inclusion (i.e. under construction, with an extant planning permission or allocated in LDP2) and/or have been assessed as not likely to deliver new homes over the next 10-years.

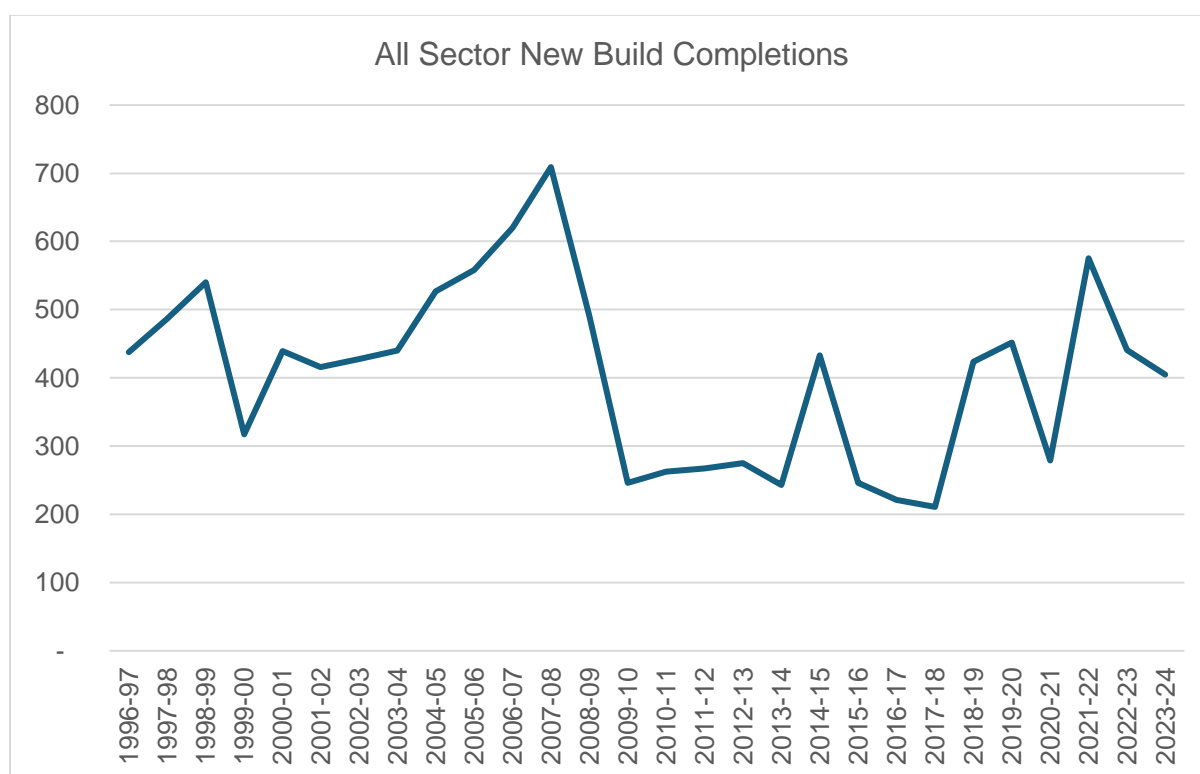
- **NA0539** Ladeside Gardens (Mill Road), Kilbirnie – 41 units
- **NA1118** North Gailes Golf Club, Irvine – 30 units
- **NA1207** Fergushill Road, Kilwinning – 6 units
- **NA1025** 39 Glasgow Street, Millport – 5 units
- **NA1058** Balvonie House, South-West of grounds, Skelmorlie – 4 units
- **NA0864** St Georges Church, Lamlash – 14 units
- **NA1060** Smith Avenue, Glengarnock – 33 units
- **NA0546A** Bridgend Mill, Dalry – 26 units
- **NA0546** Bridgend, Dalry – 23 units

In addition, three sites marked confidential in the SHIP (totalling 64 units) have also been deleted from the Housing Land Audit at this time.

Long-term completions

The graph below uses [housing statistics](#) collated by the Scottish Government providing long-term data on housing completions and new housing supply in North Ayrshire, based on quarterly NB1 and NB2 returns for council and private house building completions, annual Stock 4 return on conversions and information from the Affordable Housing Investment Programme (AHIP) on housing association new build and refurbishment.

Over a 28-year period, an average of 407 new homes have been completed in North Ayrshire per annum. There has been significant variation in annual delivery during this period, notably increasing delivery up until the 2007 to 2008 global financial crisis which led to a sharp fall in completions, from a high of 709 in 2007 to 2008 to 246 two years later (2009 to 2010). COVID has interrupted what appears to be an upward trend in completions after a period of lower delivery between 2009 and 2018.



North Ayrshire's third Local Development Plan

North Ayrshire Council is preparing its third Local Development Plan, LDP3. National planning policy seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes that meet the diverse housing needs of people and communities. An Evidence Paper has been prepared, setting out evidence in relation to housing in North Ayrshire, our analysis of the evidence and view on its implications for LDP3, including the number of new homes the new plan

should deliver. This paper includes a more detailed analysis of housing need, housing delivery and housing land in North Ayrshire.

The Evidence Paper and further details about the preparation of LDP3 can be found at our [online LDP3 hub](#).