London Plan Annual Monitoring Report 4

February 2008

MAYOR OF LONDON

Contents

Executive Summary

1. 2007 has been a landmark year for planning in London. Important steps have been made in implementing the policies of the London Plan and many of the plan's Key Performance Indicators in Appendix 1 show positive trends.

2. The Further Alterations to the London Plan were subject to an Examination in Public and were published in February 2008 and known as the London Plan (Consolidated with Alterations since 2004).

3. In terms of development, there has been continued investment in housing across the city since the last AMR was published. The original housing target has been exceeded by a substantial margin, with over 31,000 additional units delivered in 2006/7. This is particularly important as it demonstrated the deliverability of the new housing target of 30,500 units which applies from April 2007.

4. There has been progress on several major development schemes anticipated in the London Plan. Work has continued apace planning for the 2012 Olympics and Paralympics with the granting of outline planning permission and the subsequent pursuance of details. Outline planning permission was also granted for Kings Cross.

5. There has been progress on two major transport projects that underpin the London Plan. Crossrail and Thameslink both got the go ahead from Government in 2007. Other important schemes realised real progress too with the opening of the CTRL to St Pancras and construction work on the East London Line.

Scope and Purpose

6. This is the fourth Annual Monitoring Report (AMR4). The AMR is the central component of the statutory monitoring process required to assess the effectiveness of the London Plan. It takes account of national monitoring indicators, as well as those set out in the plan and others which illuminate more specific challenges for London.

7. As with previous AMRs, AMR4 assesses the overall performance of the plan relative to key issues and trends reported during 2007. The figures in the Appendices generally relate to the period April 2006-March 2007, although in some cases it is only previous years' data that are available. The report draws on many data sources, but of particular importance is the London Development Database. Where possible a time series of data is given to help show trends. The Appendices also note that there are some areas where proxy data have to be used, where data are not up to date or not available at all.

8. The experience gained in preparing the previous 3 AMRs has led to some changes in the Key Performance Indicators for the London Plan. These will not be reported on until AMR5 in February 2009 and have recently been published in the revised London Plan (Feb 2008). The notable changes are the alteration of the housing target to 30,500 dwellings per annum with effect from April 2007, the addition of 2 Indicators on Health, one on childcare and one on education and the tweaking of a number of sustainability related Indicators to reflect new environmental targets.

9. The scope of the Annual Monitoring Report is outlined in chapter 6B of the London Plan. In line with this, it has been drafted to reflect the overall policy direction of the plan and does not attempt to measure and monitor each of its policies individually. The AMR will continue to be useful in keeping the London Plan under review and up to date.

10. This London Plan Annual Monitoring Report should not be confused with either the Mayor's Annual Report or the State of the Environment Report.

11. The Mayor's Annual Report is required by the GLA Act 1999. The sixth report was published in May 2007 covering the period 2006/07 and describes the Mayor and GLA's objectives and targets, performance in the sixth year of operation, how well the Authority has engaged with Londoners in setting these objectives and how it will review and improve its operation to deliver best value to Londoners. The report is available on the website www.london.gov.uk

12. The State of the Environment Report is also required by the GLA Act 1999 and must be produced every 4 years. The first Report was published in May 2003 and is available on the website. In 2007 the second State of the Environment Report was published, it is available at http://www.london.gov.uk/mayor/environment/soereport.jsp and reports progress on many aspects of London's environment. The State of Environment Report is a valuable source of detailed environmental data covering 36 specific indicators. There is some limited overlap with some of the key performance indicators detailed in Appendix 1 of this report.

Overview

13. A simplified assessment of the plan's performance against its 25 Key Performance Indicators (KPI) is given in Table 1 below. A fuller description of the indicators is given in Appendix 1.

Table 1 Summary Progress against Key Performance Indicators

KPI	Progress	Comment
1 Increasing the proportion of development taking place on previously developed land. A minimum five per cent improvement over each five-year period.	+	Ahead of target and an increased on last year.
2 Increasing the density of residential development. Over 95 per cent of development to comply with the housing density location and SRQ matrix	+	Ahead of target and an increased on last year
3 Protection of open space. No net loss of open space designated for protection in UDPs due to new development.	=	A gain of 5ha of open space through developments in protected areas but a lack of information on unprotected sites
4 An increased supply of new homes. At least 23 000 units per year.	+	Another increase in completions to 137% of target.
5 An increased supply of affordable homes. Completion of 50 per cent of new homes as affordable homes each year 2004–2016.	=	Up 20% on last year to completion of 9200 units, which is below the 50% target but takes into account other policy objectives.
6 Net increase in the proportion of London residents working in London	=	Only reliably reported through the census.
7 Ensure that there is sufficient development capacity in the office market	+	Current ratio is 4.8 x completion rate, although notable that this is almost half of last year's rate.
8 Direction of economic and population growth to follow the indicative sub-regional allocations and fulfill the priority to east London	+	Significant progress in some Opportunity Areas over the past year.
9 Age specific unemployment rates for BME groups to be no higher than for the white population by 2016, 50 per cent reduction of the difference by 2011	-	Improvement in absolute terms but gap is widening. Target unlikely to be met as it represents broad social aim
10 Percentage of lone parents dependant on income support to be no higher than the UK average by 2016, 50 per cent reduction of the difference by 2011.	-	Improvement in absolute terms but gap is widening. Target unlikely to be met as it represents broad social aim
11 Improvements in performance against all agreed floor targets.	+	Generally positive trends with around 75% of targets representing improvements
12 Use of public transport per head grows faster than use of the private car per head	+	Target being comfortably achieved as public transport use has grown and private transport use has reduced
13 From 2001-2011, 15 per cent reduction in traffic in the congestion charging zone, zero traffic growth in inner London, and traffic	+	Overall decline of 5% use of private vehicles since 2001.

growth in outer London reduced to no more than 5 per cent.		
14 A five per cent increase in passengers and freight transported on the Blue Ribbon Network from 2001-2011	=	Passenger services are significantly up while freight cargo is down but showing signs of increasing again.
15 50 per cent increase in public transport capacity between 2001 – 2021, with interim increases to reflect Table 6A.2.	+	On target with existing and planned investment in public transport.
16 Regular assessment of the adequacy of transport capacity to support development in opportunity and intensification areas.	+	Being done progressively as major development sites progress.
17 Increase in the number of jobs located in areas with high PTAL values	+	Generally positive trend although analysed using surrogate data.
18 No net loss of designated Sites of Importance for Nature Conservation over the plan period.	-	Slight losses in designated sites
19 Increase in household waste recycled or composted At least 25 per cent by 2005. At least 30 per cent by 2010. At least 33 per cent by 2015	-	2005 targets still be missed by 13 boroughs.
20 Achievement of quantified requirement for waste treatment facilities	=	Achievement of facilities yet to be fully tested.
21 75% (16 million tonnes) of London's waste treated or disposed of within London by 2010	=	Dependent on KPI 20.
22 Reduce emissions to 23 per cent below 1990 levels by 2016.	=	9% reduction by 2003 gives a reasonably optimistic chance of meeting 23% target by 2016
23 Production of 945GWh of energy from renewable sources by 2010 including at least six large wind turbines	=	Lack of reliable data making assessment difficult.
24 No net loss of functional flood plain.	+	No known development on floodplain although data is not supported by robust evidence
25 Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London.	+	Steady if slight improvements on 2004 levels. Figures were re-calculated this year by English Heritage.

+ Indicator showing positive trend

- Indicator showing negative trend

= Indicator showing neutral trend (may be lacking data)

14. The London Plan was first published in February 2004. It has been re-published on 19th February 2008 with consolidated alterations since 2004. Its policies are becoming better understood by all stakeholders and are increasingly reflected in the quality, nature and scale of new development across London. However, there is still some way to go before the strategic direction of development in London is in proper 'general conformity' with the plan's policies. For example, changes to the planning system introduced by the Planning and Compulsory Purchase Act 2004 were intended to ensure that the old Unitary Development Plans (some of which have been in place for more than 10 years) would be re-written within 3 years. However, many boroughs have encountered delays in producing their Development Plan Documents and this is slowing down the translation of strategic policy into local policy documents.

15. Nevertheless the tables contained within Appendix 1 of this report demonstrate that many of the key monitoring targets for the London Plan are being met. In particular the delivery of new housing has continued to be significantly above historic pre-London Plan levels at over 31 000 units in 2006/7. This is particularly significant as it demonstrates the ability to achieve the target of 30,500 which the amended London Plan sets and which will be monitored against from April 2007 and will be reported in AMR5.

16. The London Plan also has a vital role in co-ordinating and securing the necessary infrastructure to support London's growth. This infrastructure covers transport, utilities, education, health and social facilities. The Mayor has sought to engage with the providers of these facilities to ensure that their plans complement the statutory, over-arching framework provided by the London Plan. While there is still work to be done in this area, especially in terms of social infrastructure, there is an increasing level of integration between strategic planning and infrastructure delivery. These issues will be explored further in a series of Sub regional Implementation Frameworks to be published during 2008/9.

17. Outline planning permission has been granted for the Olympic and Paralympic Games in 2012. Whilst this leaves a large amount of detailed planning work to be resolved over the next year, it marks a major stage in the progress toward hosting the events. Up to date progress can be checked on the Olympic Delivery Authority website http://www.london2012.com/index.php and the London Development Agency Website http://www.lda.gov.uk/server/show/nav.00100h003

18. 2007 has seen major progress in keeping the London Plan up to date. The Further Alterations to the London Plan were subject to an Examination in Public during June and July 2007. The EIP Panel report was been received and the amended London Plan, which also includes the Early Alterations was published in February 2008. A new web based version of the Plan's policies is also available http://www.london.gov.uk/thelondonplan . The Mayor intends to keep the London Plan under review and has indicated his willingness to carry out further alterations when necessary.

19. There has been major progress on some of the key transport projects which underpin London's sustainable growth. The Government has confirmed the go ahead for two major rail projects within London, Crossrail and Thameslink. The construction of the East London Line upgrade and extension is progressing toward the opening of the first phase in 2010.

20. In terms of housing provision, the new target of 30,500 has applied since April 2007. AMR 5 will report on progress against that target. The 2006-7 monitoring figure of 31,432 dwellings represents a major advance in housing delivery and a level of delivery which will need to be maintained over future years in order to continue to meet London Plan targets. Private sector house prices have continued to grow above the general rate of inflation over the year although there have been variations and some slight decreases in prices reported in certain markets. Further integration of housing and planning activity will be supported by the Mayor's new housing powers and his new Housing Strategy.

Progress against the London Plan's Six Objectives

Objective 1 To accommodate London's growth within its boundaries without encroaching on open spaces.

21. The London Plan is clear that development should make the most efficient use of land, be focused on already used land and should not encroach upon parks, Green Belt, designated open spaces and other environmental assets such as rivers and canals.

22. The London Development Database figures indicate that of the housing development permitted in 2006/7, the vast majority, 98% of all units, were permitted on previously developed land. This year's AMR also contains reliable figures on completions, this shows 97% being delivered on previously developed land. These figures put London far ahead of all other UK regions and well above the national 60% target (see Tables 7 & 8 in Appendix 1 for more detailed breakdown).

23. Densities for planning permissions across London have increased again in 2006/7 to 137 units/hectare. For the first time this year there is also a reliable figure for completions. This shows a slight, but expected lag behind permissions with a figure of 127 dwellings/hectare. The trend here is steadily upward, although a small number of boroughs with already low densities have recorded a reduction.

Objective 2 To make London a better city for people to live in.

24. The provision of an adequate supply of new homes, particularly affordable homes, is a central plank of the London Plan. The Housing Capacity Study 2004 was a key input to the Early Alterations of the London Plan and provided an authoritative basis for increasing the annual target from 23,000 to 30,500 from April 2007. Performance against this higher target will be reported from AMR5 in February 2008. It is recognised that this target is a challenging one but 2006/7 delivery of 31,432 homes demonstrates that it is achievable. There continues to be a generous pipeline of planning approvals to support further growth, with over 59,000 more units granted permission in 2006/7.

25. This monitoring is suggesting that the London Plan policy is working in increasing housing provision. It will need to remain the focus of attention in order to continue this level of provision and continue to meet the 30,500 target. It is notable that any significant slow down in the housing market is likely to have the effect of increasing the number of vacant properties, thereby reducing the available homes.

26. Of the 28,737 new homes constructed 9,209 units were affordable. This is an increase of 20% compared to the previous year and represents 34% of new build. The effective operation of planning policy, together with the public subsidy available through the Housing Corporation has maintained this level of affordable housing provision. London Plan policies are progressing delivery in the right direction but a continued focus on affordable housing is required to move closer to the Mayor's target of 50% of overall provision. The updating of the affordability thresholds for social and intermediate housing is given in Appendix 7.

27. In 2007 the Government formally passed responsibility to the Mayor for drawing up a statutory housing strategy for London and setting the broad direction of public housing investment across the city. The Mayor's Draft Housing Strategy, http://www.london.gov.uk/mayor/housing/strategy/index.jsp published for initial consultation in September 2007, includes a Strategic Housing Investment Plan which will deliver 50,000 affordable homes over the 2008-11 spending period and align the funding priorities of major public sector investors in London. The Mayor will also chair the London board of the new Homes and Communities Agency, ensuring a stronger and more coherent approach to supporting new housing and renewal in London. Appendix 8 of this year's AMR contains the Housing Provision in London Annual Monitor, which was previously published as a separate document

Objective 3 To make London a more prosperous city.

28. London's economy has continued its' recent strong growth and grew at an annualised rate of 4.6 per cent in Q3 2007 (Experian Business Strategies). This was faster than the growth rate of the UK economy as a whole at 3.2 per cent (Experian Business Strategies). Particularly strong growth was seen in the financial and business services sectors. However, the credit crunch and recent financial market uncertainty will slow this strong growth rate down. 2008 is expected to see slower growth than 2007, with the downside risks associated with a possible recession in the US.

Objective 4 To promote social inclusion and tackle deprivation and Discrimination

29. An important aspect of the London Plan is its broad focus on issues wider than land use. The Key Performance Indicators under this objective aim to ensure that the gap between disadvantaged groups and the rest of London is narrowed. This is a challenging aim but one that is essential to ensure a sustainable future for a diverse city. The positive news is that the indicators such as the proportion of single parents on income support and unemployment rates amongst BME communities are coming down. The disappointing news is that these rates are also coming down in the baseline communities, rest of GB and white population respectively, therefore the gap, ie the inequality is continuing or even widening.

30. It is encouraging that the "floor targets" measured by government for the most deprived boroughs show improvement in many areas. It is notable that the levels of employment have not gone up in several boroughs and whilst there is a limit to the direct influence that the London Plan can have on this, the Mayor is seeking further powers in relation to the Learning and Skills Councils within London.

31. During 2007 the Mayor published Planning for Equality and Diversity in London Supplementary Planning Guidance http://www.london.gov.uk/mayor/strategies/sds/spg-planning-for-diversity.jsp, Health Issues in Planning Best Practice Guidance http://www.london.gov.uk/mayor/strategies/sds/bpg-health.jsp and Wheelchair Accessible Housing BPG http://www.london.gov.uk/mayor/strategies/sds/bpg-wheelchair-acc-housing.jsp

32. The establishment of a Children and Young People's Unit at the GLA has provided a strategic resource to identify the needs of children and young people within London. The Mayor has included affordable childcare as one of his priorities for S106 agreements.

Objective 5 To improve London's accessibility.

33. 2007 has been a year of major progress toward implementing many of the large scale public transport projects that the Mayor advocates, these are briefly set out below. There has also been a continued trend of increased use of public transport both in absolute terms and in relation to use of the private car. In particular there has been a continued fall in the number of vehicles on the London's roads. Since 2001 there has been a drop of 5% in private vehicle use against a 15% increase in public transport across London. There has been steady progress on the major transport projects in London as set out below.

34. **Crossrail** – The Bill has entered the House of Lords committee stage and is on course for Royal Assent in summer 2008. A major step forward occurred in October 2007 when the Prime Minister announced that the funding package had been agreed. Construction work is expected to begin in 2010 and be completed in 2017.

35. **East London Line** – Construction work has continued on the first phase between Dalston Junction and, via a short connection at New Cross Gate, Crystal Palace and West Croydon. This work is still on target for completion in June 2010 with the further extension of services to Highbury and Islington to be commenced in February 2011. Phase two will extend the line west to Clapham Junction via a new spur from Surrey Quays to Queens Road Peckham. The line will form part of the London Overground network.

36. **DLR and extensions** – 2007 has seen considerable progress on DLR upgrades with the opening of a new station at Langdon Park and the completion of tunneling work for the Woolwich Arsenal extension, this is expected to open in February 2009. The extension of the DLR to Stratford International station is on course for completion in mid 2010 and the preferred route for the Dagenham Dock extension has been finalized.

37. The **Channel Tunnel Rail Link** project opened on time in November 2007. The renovation and extension of St Pancras station has been very well received and all Eurostar International services now use this station. The domestic services using the route to access North Kent are expected to commence in 2009. Services are planned to be altered during the Olympic and Paralympic Games to provide extra capacity to Stratford, this will be known as the Javelin service.

38. **Thameslink**– Funding for the Thameslink project was announced in summer 2007 and construction work has begun on stations outside London. The major construction works at Blackfriars, Farrringdon and Borough Viaduct will begin in January 2009 and the major re-modelling of the tracks to the east of London Bridge will commence in late 2012. The scheme is expected to be complete by 2015 but in the interim will offer major capacity increases prior to the 2012 Olympics.

39. **Thames Gateway Bridge** – In July 2007 the Government announced that it wishes to hear more evidence of the implications of the scheme and will re-open the Public Inquiry. A date for the reopening of the public inquiry has not yet been set, but TfL estimates this will be in Spring 2009.

40. **Tram and light transit schemes** –The East London Transit project between Ilford and Dagenham via Barking town centre is due to open in Autumn 2009. The Greenwich Waterfront Transit scheme is proposed to be operational from Autumn 2011, this will run between North Greenwich and Abbey Wood, via Woolwich and Thamesmead. The two services will form the Thames Gateway Transit as they would be linked by the proposed Thames Gateway Bridge. In November 2007 £100 million was allocated from the Community Infrastructure Fund to invest in 13 local transport schemes. Given the positive decision on Crossrail and the benefits that it brings for public transport in west London, a decision on the West London Tram is being put on hold. TfL and the local boroughs will work together to address the problem of improving public transport on the Uxbridge Road, via an effective bus-based solution rather than a tram. TfL have completed consultation on the Cross River Tram.

Objective 6 To make London a more attractive, well-designed and green city

41. The London Plan contains policies to ensure that London's development is sustainable. This is of fundamental importance to achieving the Mayor's Vision. It includes promoting excellence in urban design, protection of biodiversity and open spaces, improving air quality, minimising noise and other pollution, promoting sustainable waste handling and minimising the use of resources. The Further Alterations to the London Plan, published in February 2008, have reinforced many of these policy areas and set a clear agenda both for reducing CO_2 emissions and for addressing the inevitable climate change impacts that London will face.

42. The Mayor together with Richard Rogers, his Chief Advisor on Architecture and Urbanism, launched the 100 public spaces programme in July 2002. These will be delivered through a programme of partnership projects over the coming years. 5 projects have now been completed, and a further 40 announced. All 100 projects will be announced by 2012. Details of the Mayor's 100 Public Spaces Programme are available at: http://www.london.gov.uk/mayor/auu/publications.jsp#100ps

43. The Government announced the go ahead for the Thames Tideway Sewer project in March 2007. This £2bn project will be delivered in two phases. A planning application for the first phase is expected in Spring 2008 and completion of the final project is programmed for 2020.

44. The Low Emission Zone was introduced in February 2008. It covers virtually all of London and affects commercial vehicles. Further details can be found at www.tfl.gov.uk/lezlondon

45. The Mayor is also preparing a Climate Change Adaptation Strategy which will be a first for a world city . It sets out to address the inevitable impacts that Climate Change will have on London and policies and actions to ensure that London can continue to successfully function. It will be published for public consultation in the summer of 2008.

46. The Mayor is working to improve opportunities to enjoy contact with nature in the Areas of Deficiency in access to nature. Habitat enhancement work is progressing on 16 sites spread across London; when these projects are completed the Areas of Deficiency in access to nature will be reduced by 5 sq km and some 200 000 Londoners will have improved access to nature. Some of the projects, such as two river restoration projects, are long-term in nature. When they reach fruition the Areas of Deficiency will be decreased still further.

Progress on the Sub Regional Implementation Frameworks (SRIF)

47. The Examination in Public Panel Report endorsed the Mayor's proposal to alter sub regional implementation of the London Plan. Therefore the Mayor and GLA family are now working to the new sub regional boundaries as set out below.

48. A key element of this work is to develop a SRIF for each of the 5 sub regions. The SRIFs will be more implementation focused than their predecessor Sub Regional Development Frameworks and will contain tables of actions aimed at assisting in the delivery of London Plan targets. SRIFs will also replace the LDA's Sub Regional Economic Development Frameworks.

Timetable for SRIF production

Informal discussions/data gathering	January – June 2008
Draft SRIF for consultation	July – Sept 2008
Final SRIF documents on website	Early 2009
Regular updates	On going – on line

Figure 1 New London sub- regions

Progress on Supplementary Planning Guidance, Best Practice Guidance and other Mayoral Strategies.

49. Following the publication of the London Plan, the Mayor has been producing a series of Supplementary Planning Guidance (Table 2) and Best Practice Guidance (Table 3) notes to inform implementation of strategic policy. The Mayor has also produced a number of other Strategies which cover important themes for London's future, see Table 4 below. With the publication of the consolidated London Plan in February 2008, it can be expected that more of the other Mayoral Strategies will be reviewed to take account of relevant spatial changes..

50. Though slower than originally anticipated, progress through 2007-8 has been good with 5 SPGs and 3 BPGs being published in their final form. An updated position is given below. In addition TfL are due to publish a Technical note on Travel Plans and Design For London will publish Urban Design Principles and Public Realm Strategy

Table 2 List of London Plan Supplementary Planning Guidance

Supplementary Planning Guidance Title	Consultation draft	Final Document
Accessible London: achieving an inclusive environment	July 03	April 04
Housing Provision (inc Affordable Housing)	Dec 04	Nov 05
Sustainable Design and Construction	March 05	May 06
Land for Transport Functions	May 06	March 07
View Management Framework	April 05	July 07
Planning for Equality and Diversity in London	Dec 06	Oct 07
East London Green Grid Framework	Nov 06, Aug 07	Feb 08
Providing for Children and Young People's Play and Informal Recreation	Oct 06	March 08
Industrial Capacity (second draft)	Oct 07	2008
Renewable Energy	Summer 08	2008/9
Town Centres, Retail and Leisure	Summer 08	2008/9

Note specific months indicate definite publication dates, generic dates indicate anticipated publication dates.

Table 3 List of London Plan Best Practice Guidance

Best Practice Guidance Title	Consultation draft	Final Document
Guide to preparing Open Space Strategies	June 03	March 04
Safeguarded Wharves on the River Thames Implementation Report		Jan 05
Development Plan Policies for biodiversity	Oct 04	Nov 05
Tomorrow's Suburbs	Feb 05	June 06
Control of dust & emission from construction and demolition		Nov 06
Managing the night time economy	June 06	March 07
Health issues in Planning	June 06	June 07
Wheelchair Accessible Housing		Sept 07
Improving Access to Nature Implementation Report	Mar 07	Feb 08
Regional Sports Facilities	2008	2008/9

Note specific months indicate definite publication dates, generic dates indicate anticipated publication dates.

Table 4 List of Mayoral Strategies

Mayoral Strategies Title	Final Document
Rough Sleepers – From Street to Stability	March 01
Transport – Mayor's Transport Strategy	July 01
Economic – Success Through Diversity 1st Review - Sustaining Success	July 01 Jan 05
Domestic Violence – 1 in 4 **2nd London Domestic Violence Strategy**	Nov 01 Nov 05
Alcohol/Drugs – Alcohol and Drugs in London	Jan 02
Biodiversity – Connecting with London's Nature	July 02
Air Quality – Cleaning London's Air	Sept 02
Municipal Waste – Rethinking Rubbish in London **Review of Municipal Waste Strategy – (draft)**	Aug 03 Summer 08
Childcare – Towards Affordable Good Quality Childcare For All	Nov 03
Children and Young People – Making London Better for all Children and Young People	Jan 04
Spatial Development – The London Plan **Revised London Plan**	Feb 04 Feb 08
Energy – Green Light to Clean Power	Feb 04
Ambient Noise – Sounder City	March 04
Culture – London Cultural Capital	April 04
Food Strategy Healthy and Sustainable Food for London	May 06
London Tourism Vision	May 06
Older People's Strategy - **Valuing Older People **Annual Report & Action Plan	Sept 06 Sept 07
Business Waste Management Strategy (draft)	Feb 08
Climate Change Adaptation Strategy	2008
Water Strategy (draft)	2008

Regular updates can be viewed on www.london.gov.uk

Progress on Major Developments

51. Appendix 4 contains a summary of progress on implementing development for each of the Opportunity Areas and Areas for Intensification identified in the London Plan, as amended in February 2008. In many cases development has progressed, with existing planning permissions being implemented. In many cases existing masterplans or frameworks are being re-visited in light of the London Plan policies and sites are being examined to determine if they can be used more effectively. In a minority of cases, area development frameworks are yet to begin in earnest.

52. During 2007 there has been a great deal of planning work to deliver the Olympic and Paralympic Games, see the Olympic Delivery Authority for more details: http://www.london2012.com/en/. Planning permission was granted in August 2007 for three planning applications covering:

- Site Preparation
- Olympic Facilities and their Legacy transformation
- Olympic Village (part) and Legacy residential use of Clays Lane Estate

Since then work has continued on more detailed design and the discharging of numerous conditions.

53. Outline Planning permission has been granted for development on the railway lands north of Kings Cross station. This will see the development of a large area that has been in limbo for some 40 years and will end a cycle of decline and blight that has affected a wider area. The Kings Cross Masterplan won the Mayor's Planning Award for 2007. Planning permission is also being sought for the redevelopment of Brent Cross-Cricklewood in an imaginative scheme that would transform this out of centre shopping mall into a London Plan compliant town centre. This scheme won the London Planning Awards Best Conceptual Project category in 2007.

54. Growth Area Funding (GAF) has been announced for the 5 London boroughs (Enfield, Hackney, Haringey, Redbridge, Waltham Forest) within the London Stansted Cambridge Peterborough growth corridor.

Summary of Mayoral Planning Activity

55. Under the terms of the Town & Country Planning (Mayor of London) Order 2000, the Mayor must be consulted on "strategic" planning applications ("Strategic" is defined in the Order). The Mayor can comment on the merits or otherwise of particular applications and has the power to direct a borough to refuse planning permission. The Mayor does not have the power to direct a borough to grant planning permission. The Mayor is consulted at the same time the application is submitted to the Local Planning Authority (LPA) and will issue his initial views (Stage 1). If the LPA are minded to grant planning permission, it must give the Mayor 14 days to decide whether or not to direct refusal of that application; this is known as his final decision (Stage 2).

56. Table 5 below shows that the number of strategic planning referrals has increased significantly, by 30% during 2007. This increase to 341 applications is in contrast to a roughly consistent pattern over the past 4 years. In many cases several decisions may be made in relation to one particular site. The reasons for this include re-submission of a planning application, duplicate planning applications, applications covering more than one borough or applications that return to the Mayor for his final decision.

57. From April 2008 the Mayor will assume new planning powers. Theses will enable the Mayor to determine strategic planning applications as well as direct boroughs to refuse applications as is currently the case. The threshold limits for the scale of development constituting a referable planning application are also being altered. The new Mayoral powers are expected to add around 35 additional referable planning applications per year, on current trends. Further detail on the implementation of these powers will be given in AMR5 in February 2009.

Table 5 Planning Applications Referred to the Mayor

Borough	2000 - 2003	2004	2005	2006	2007	Total
City	43	14	15	16	20	108
Barking & Dagenham	28	5	3	4	11	51
Barnet	6	9	4	1	8	28
Bexley	11	3	7	6	8	35
Brent	23	5	3	3	3	37
Bromley	38	10	6	6	3	63
Camden	7	4	4	6	7	28
Croydon	32	8	9	6	13	68
Ealing	39	6	6	2	8	61
Enfield	14	12	6	3	4	39
Greenwich	29	10	13	12	28	92
Hackney	26	8	4	10	7	55
Hammersmith & Fulham	22	13	4	7	8	54
Haringey	3	4	6	3	4	20
Harrow	5	3	4	4	5	21
Havering	25	3	10	7	2	47
Hillingdon	46	13	13	12	15	99
Hounslow	20	8	7	7	7	49
Islington	5	11	5	5	13	39
Kensington & Chelsea	8	1	1	2	6	18
Kingston upon Thames	10	6	3	0	4	23
Lambeth	28	7	9	13	7	64
Lewisham	14	2	10	4	9	39
Merton	21	6	5	3	3	38
Newham	28	19	27	19	28	121
Redbridge	8	2	0	4	1	15
Richmond uponThames	15	4	5	3	4	31
Southwark	53	18	11	21	13	116
Sutton	7	2	2	3	7	21
Tower Hamlets	61	31	37	36	41	206
Waltham Forest	8	4	3	4	0	19
Wandsworth	19	6	9	14	11	59
Westminster	29	16	14	15	33	107
Totals	731	273	265	261	341	1871

Note: shading is only to ease reading across the table
Source GLA PDU

64 Following Planning and Compulsory Purchase Act 2004 all local authorities are now required to produce a local development framework. The local development framework is a portfolio of local development documents, comprising development plan documents, which are subject to three stages of statutory consultation and an independent examination into the 'soundness' of the plan and supplementary planning documents, which are subject to one statutory round of consultation and no examination.

65 Every London borough produced an original local development scheme by April 2005, which set out the range of local development documents that would make up the boroughs Local

Development Framework and a timescale for producing these. Twenty six boroughs submitted revised local development schemes during 2007. Although it is not a statutory requirement for boroughs to consult the Mayor on draft revisions to the local development scheme most boroughs have done so, which is welcomed. Where necessary the Mayor has made comments to the Government Office for London.

66 All London borough local development documents are required to be in general conformity with the London Plan in accordance with Section 24(1)(b) of the Planning and Compulsory Purchase Act 2004. Boroughs are required to consult the Mayor at each statutory stage in the process of preparation of development plan documents. They are also required to formally request the Mayor's opinion on general conformity at the same time as the document is submitted to the Secretary of State for examination.

67 Boroughs are also required to consult the Mayor on supplementary planning documents to the extent that the council thinks he is affected by the document. The Mayor has indicated to boroughs the types of documents he wishes to be consulted on (affordable housing, transport, planning obligations, sustainable development, environmental protection and climate change, waste and planning briefs for sites which could result in referable applications). During 2007 the Mayor responded to 36 SPG consultations.

68 Appendix 6 summarizes all the development plan related consultations that the Mayor has responded to in 2007.

69 In order to achieve general conformity of UDPs and local development documents the Mayor has worked proactively with the boroughs, commenting on and holding meetings to discuss informal drafts of documents and meeting to discuss the Mayor's response to consultation.

70 At the start of 2008 three boroughs (Lambeth, Southwark and Westminster) were still working towards adoption of a replacement UDP. The Mayor responded to two consultations on further modifications (one of which was a Modification proposed to address a Direction requested by the Mayor and issued by the Secretary of State and the other in response to objections made by the Mayor and Government Office). These UDPs have now been adopted.

71 Councils with UDPs adopted before September 2004 had to submit requests to the Secretary of State to extend the life of UDP policy, which otherwise would have automatically expired on the 27 September 2007. All twenty-one boroughs in this situation sought to save at least some of their policies. The Mayor was concerned that in some cases boroughs were seeking to save policies that were not in general conformity with the London Plan and therefore made representations to the Secretary of State (via the Government Office). In key areas such as affordable housing, density, safeguarding wharves, sustainable development, lifetime homes and wheelchair housing, tall buildings, waste, renewable energy, energy efficiency and parking standards, the Government Directed that policies should not be saved, in line with the Mayor's representations, thus deleting out of date policies that were not in general conformity with the London Plan.

72 There are nine boroughs who have yet to reach issues and options stage for their Core Strategy. However, they are all boroughs with a recently adopted UDP and/or are producing other DPDs in advance of the Core Strategy. Two boroughs (Tower Hamlets and Islington) have been directed by the Secretary of State to withdraw their core strategies after Submission stage (at the boroughs request) and will therefore have to begin the process again.

73 In 2007 the Mayor responded to nineteen issues and options documents (including eight core strategies) and nineteen preferred options consultations (including eight core strategies). GLA officers have also responded to informal drafts of documents in a number of instances. The Mayor gave an opinion of general conformity on thirteen DPDs from five boroughs, Havering, Redbridge, Islington, Hounslow and Brent. Of these, 3 DPDs were in general conformity, the others were not. He also made a number of other representations based on the other tests of soundness.

74 As a result of representations submitted by the Mayor and the Government Office for London to the Islington Core Strategy an exploratory meeting was held by the Inspector, prior to the commencement of the hearing sessions of the examination, to enable the Council to understand the risks of the document being found unsound. The Mayor concluded that the DPD was not in general conformity with the London Plan in respect of a number of matters including the need to include the London Plan housing target for the borough. GLA officers participated in the exploratory meeting, following which the Inspector concluded the issue of the housing numbers was a potential 'show stopper' and that the Council should seriously consider whether to continue and only if very convincing arguments based on existing evidence could be made. As a result of this Islington decided to ask the Secretary of State to direct the Council to withdraw the DPD, which has now been done.

75 Hearing sessions for examinations into Havering's Core Strategy and Development Policies DPD and Site allocations DPD and Redbridge's Core Strategy were held in July 2007. The GLA participated in all of these except that for Havering's Site Allocations DPD.

76 The Inspector examining Havering's Core Strategy and Development Policies DPD has published her interim report, which covers just the Core Strategy. In that she concludes that the core strategy is in general conformity with the London Plan except in respect of matters relating to the level of affordable housing and waste management/sites. The Inspector has made recommendations, including the inclusion of a 50% affordable housing target, which will bring the document into general conformity, which the Mayor supports. The final report, which will include her conclusions and recommendations relating to the development policies part of the DPD, is expected to be published in early 2008.

77 The Inspector for the Redbridge Core Strategy has concluded that the housing target must be changed to include a commitment to the London Plan housing requirement of 9050 units to 2017. As the Core Strategy can meet this target for the first 5 years, but not beyond there needs to be a commitment to review housing provision in 5 years and to meet any future London Plan requirement.

Table 6 – Progress with Core Strategy Development Plan Documents

Core Strategy Stage	No. of boroughs	Boroughs
Core Strategy Issues and Options yet to be published	9	Barnet [1, 2] Bromley [1, 2] Croydon[2] Greenwich[2] Haringey[2] Kingston upon Thames [1] Lambeth[2] Southwark [1,2] Waltham Forest[2]
Have published Core Strategy Issues and Options	10	Camden [2] Bexley Ealing Enfield Hackney Harrow Hounslow[1] Kensington & Chelsea Sutton Westminster[2]
Have published Core Strategy Preferred Options	9	Barking & Dagenham Corporation of London Hammersmith & Fulham Hillingdon Lewisham Merton Newham Richmond upon Thames Wandsworth
Core Strategy Submitted to Secretary of State	5	Brent Havering Islington [3] Redbridge Tower Hamlets[3]

[1] Are progressing other development plan documents in advance of the Core Strategy (which have reached at least Issues and Options stage).
[2] Recently adopted UDP (in 2006/07)
[3] Subsequently Withdrawn following a Direction from the Secretary of State

Note: Most boroughs are progressing other DPDs at the same time as their Core Strategy

London Development Database

58. The London Development Database is the key data source for monitoring planning permissions and completions in London. Data is entered by each of the 33 local planning authorities and the GLA provides a co-ordinating, consistency and quality management role. The database monitors each planning permission through to completion or expiry. Its strength lies in the ability to

manipulate data in order to produce various specific reports. The data can also be exported to GIS systems to give a further level of spatial analysis.

59. The Annual Monitoring Report will continue to focus on the key data sets that are needed to monitor the overall performance of the London Plan. In addition specific reports can be generated relating to particular projects, research or issues that arise. Boroughs are also able to adapt parts of the system for borough specific monitoring requirements as well as providing a consistent monitoring approach across all 33 London boroughs. This AMR has utilised more data on completions than previous years and this gives a useful comparison between planning permissions and completions.

London Planning Awards 2007

60. The Mayor, London First and the Royal Town Planning Institute run the annual London Planning Awards scheme to showcase good planning practice in London. This is aimed at both the projects and the people behind the projects. 2007 was the fifth year that the Awards have been run and introduced two new categories; Excellence in Affordable Housing Delivery and Best New Public Space. The list of the winners is given in Appendix 3. Entry forms for the 2008 London Planning Awards will be available around June 2008 with a deadline for submissions of around the middle of August 2008.

Update on inter regional issues.

61. The Advisory Forum on Regional Planning for London, the South East and the East of England (the Inter-Regional Forum) meets three times a year to consider significant cross regional issues. Nicky Gavron, London Assembly Member and Deputy Mayor, is Forum Chair on the Mayor's behalf through to the end of 2008. In 2007 the Forum considered the following topics: developing markets for recyclates, climate change, and demographic and economic projections. Work commissioned by the Forum on approaches to growth across the three regions is currently underway and will report in the Spring of 2008.

62. The London Plan underscores the importance of London's links to other parts of the UK and particularly to the two adjoining regions of East of England and South East England. All three EiP Panel Reports have now called for a comprehensive review of regional planning across the three regions and in 2008 the Forum will be considering how to take this forward

London Plan Alterations

63. The London Plan has been through two Alterations processes, known as the Early Alterations and the Further Alterations. Both were limited in the areas that they covered and both have been subject to Examination in Public. The London Plan has been reprinted in February 2008 consolidating the two sets of changes into one document together with the parts of the London Plan which have remained un-changed. http://www.london.gov.uk/thelondonplan

64. The Mayor has made it clear that he intends to keep the London Plan up to date and is prepared to consider further round of alterations should the need arise. The AMRs are an important element in this process.

Review of Mayoral Powers

65. The GLA Act 2007 was published in October 2007 and gives the Mayor additional powers, principally in relation to Planning, housing, health and climate change. With regard to planning, the key change is that the Mayor (from 6th April 2008) will have the power to take over the role of the planning authority for strategic planning applications, ie he can determine applications positively in addition to his current power of directing refusal.

66. The detailed working of the GLA Act will be resolved in the replacement of Circular 1/2000 and the Town & Country Planning (Mayor of London) Order, both of which were out for consultation by Government until February 2008 see link for details http://www.gos.gov.uk/gol/Planning/624901/?a=42496

Looking to the Future

67. London Plan continues to provide the clear, authoritative strategic policy directions necessary to coordinate the spatial development of London. It has been a major material consideration in many high profile planning decisions, as well as informing those on more local proposals, which cumulatively are of strategic importance. It is coordinating the new suite of borough Development Plan Documents to address strategic objectives as well as more local concerns. It also provides the framework for long term development and investment in London's infrastructure.

68. The alterations to the London Plan that were published in February 2008 indicate the Mayor's keen intent to keep the London Plan up to date. 2008 will be a year of significant change with the introduction of the new Mayoral powers and the implementation of the altered London Plan.

69. AMR 5 will report on the updated Key Performance Indicators that are being published in the London Plan 2008.

Annual Monitoring Report Appendix 1 – Key Performance Indicators

The London Plan set out 25 Key Performance Indicators. These are intended to enable monitoring of the overall thrust of the London Plan's suite of policies rather than to identify the impact of single policies. The Key Performance Indicators are reported below under the most relevant of the London Plan's six objectives.

Objective 1 to accommodate London's growth within its boundaries without encroaching on open spaces

Key Performance Indicator 1
Increasing the proportion of development taking place on previously developed land.

Target
A minimum five per cent improvement over each five-year period.

Table 7 Percentage of development on previously developed land within London

Year	% of development approved on previously developed land within London		% of development completed on previously developed land within London	
	By site area	By no. of units	By site area	By no. of units
2000	89% ODPM			
2001	90% ODPM			
2002	90% ODPM			
2003	94% ODPM			
2004	96% LDD			
2005	95.8% LDD			
2006	96.6% LDD	98%	95.4%	96.9%

Sources:
ODPM - all completed development
LDD - residential planning permissions granted during financial years

Performance against this target is an improvement over last year. Table 8 below gives more detailed analysis and shows that 23 boroughs are achieving over 99% of planning approvals and 18 boroughs 100% of residential unit completions on previously developed land. Of the units completed on Greenfield sites, the majority came from a small number of larger exceptional schemes.

Table 8 Percentage of development on previously developed land within London

Borough	ODPM figs %	LDD figs %			
		By site area		By units	
	2001- 2004	2004/5	2005/6	2006/7 approved	2006/7 completed
City	100	100	100	100.0	100.0
Barking & Dagenham	80	52	86.2	99.4	47.6
Barnet	91	99.6	97.6	98.7	98.6
Bexley	82	79.9	91.8	100.0	90.7
Brent	84	91.2	91.0	95.7	98.2
Bromley	91	96.7	97.8	90.8	96.7
Camden	92	100	100.0	100.0	100.0
Croydon	98	98.2	100.0	99.9	100.0
Ealing	81	100	93.0	100.0	100.0
Enfield	89	100	99.7	96.4	100.0
Greenwich	92	99.4	95.2	100.0	100.0
Hackney	99	100	96.9	100.0	88.7
Ham & Fulham	99	100	100.0	100.0	100.0
Haringey	100	99.1	100.0	98.8	100.0
Harrow	83	100	100.0	100.0	100.0
Havering	94	95.1	98.3	99.9	97.3
Hillingdon	90	100	80.8	72.7	100.0
Hounslow	90	99.7	80.0	99.9	100.0
Islington	99	100	97.5	99.7	98.2
Kensington & Chelsea	96	100	100.0	100.0	100.0
Kingston u Thames	93	96.0	100.0	100.0	95.8
Lambeth	91	100	99.6	100.0	100.0
Lewisham	98	100	97.6	99.3	100.0
Merton	100	99.2	100.0	100.0	98.9
Newham	75	99.9	98.3	99.6	100.0
Redbridge	96	79.6	86.5	90.8	100.0
Richmond u Thames	97	80.9	95.7	100.0	95.0
Southwark	96	100	99.1	99.8	100.0
Sutton	98	99.8	99.2	92.5	94.6
Tower Hamlets	97	92.8	91.9	97.8	95.1
Waltham Forest	89	100	100.0	99.2	95.9
Wandsworth	100	100	100.0	100.0	100.0
City of Westminster	100	100	100.0	100.0	100.0
London	**93**	**96.0**	**95.8**	**98.0**	**96.9**

Sources:
ODPM - annual average of all development on previously developed land
LDD - residential planning permissions granted on previously developed land during financial years.

Key Performance Indicator 2
Increasing the density of residential development
Target
Over 95 per cent of development to comply with the housing density location and SRQ matrix

Table 9 Density of Residential development by borough

Borough			Average density planning units/hectare			
	Average density 1999-2002	Average density 2001-2004	permissions			Completions
			2004-5	2005-6	2006-7	2006-7
City	245	960	586	363	498	338
Barking & Dag	43	70	82	123	203	110
Barnet	43	54	70	113	94	67
Bexley	30	32	75	55	95	47
Brent	47	71	107	163	200	103
Bromley	28	31	69	33	43	40
Camden	92	77	169	155	297	399
Croydon	41	47	85	82	114	81
Ealing	68	63	100	177	123	213
Enfield	41	48	85	86	51	78
Greenwich	43	48	120	102	161	143
Hackney	88	103	200	255	253	243
Ham & Fulham	68	71	175	196	166	125
Haringey	72	84	139	116	135	179
Harrow	30	53	93	73	113	78
Havering	39	46	73	95	59	63
Hillingdon	37	46	60	48	86	49
Hounslow	53	69	82	105	154	113
Islington	99	93	194	380	321	161
Ken & Chelsea	93	120	138	203	168	138
Kingston u Thames	39	54	88	98	45	85
Lambeth	82	102	152	183	201	146
Lewisham	55	81	127	168	149	118
Merton	51	65	100	111	78	104
Newham	64	97	173	261	275	170
Redbridge	30	60	129	135	150	126
Rich u Thames	48	58	99	93	81	73
Southwark	88	102	225	248	287	254
Sutton	43	49	83	60	65	78
Tower Hamlets	113	138	299	483	409	236
Waltham Forest	38	44	129	127	129	142
Wandsworth	65	93	128	138	183	135
Westminster	116	144	202	263	154	306
LONDON	**59**	**64**	**125**	**131**	**137**	**127**

Sources: cols 2-3 ODPM, cols 4-7 LDD

On a London wide basis densities are increasing and helping to contribute to a sustainable use of land. Bromley continues to grant planning permission at the lowest densities in London. Three boroughs, Enfield, Havering and Kingston have recorded a substantial drop in the density of permissions towards an unacceptably low level. It will be important in AMR5 to examine these boroughs to determine whether this is a one off drop or a worrying trend.

In terms of the Key Performance Indicator 2 the London Plan is having the intended effect in encouraging more efficient use of land. Analysis of 2006/7 planning permissions show that 50% were within the relevant density ranges. However, for the larger developments (over 15 units) this drops and there is an increase in the proportion of developments that are above the range. This trend is to be expected given that this would exclude the smaller developments which achieve lower densities.

Table 10

	Density of developments in relation to SRQ range			
Financial Year	**2004/05**	**2005/06**	**2006/7 over 15 units**	**2006/7 all units**
Within Range	31%	28%	39%	50%
Above range	62%	65%	58%	32%
Below Range	8%	7%	3%	18%

Source: LDD
Figures don't total 100% due to rounding

Key Performance Indicator 3
Protection of open space
Target
No net loss of open space designated for protection in UDPs due to new development.

The figures shown in Table 11 below indicate that through planning permissions that affect protected open space, there has been a net gain of 5ha in 2006/7. Hillingdon and Bromley experienced the highest losses although these boroughs are amongst those where losses have a lower impact.

It is important to note that there is no current method of consistently reporting on the un-protected areas of open space that are affected by development. Under PPS17 boroughs are required to audit and assess their open spaces. Table 12 below sets out Borough's progress with their open space audits as at May 2007.

Table 11 Changes in designated open space due to new development or change of use 2006/07 (hectares)

Borough	Area of open space lost	Area of open space gained	Net change
Barking & Dagenham	0.346	0.000	**-0.346**
Barnet	1.071	0.258	**-0.813**
Bexley	0.000	0.000	0.000
Brent	0.560	0.000	**-0.560**
Bromley	34.129	28.710	**-5.419**
Camden	0.169	4.980	**4.811**
Corporation of London	0.000	0.087	**0.087**
Croydon	0.077	1.590	**1.513**
Ealing	0.251	0.023	**-0.228**
Enfield	0.399	0.000	**-0.399**
Greenwich	0.000	1.454	**1.454**
Hackney	0.000	0.000	0.000
Hammersmith & Fulham	0.081	1.002	**0.921**
Haringey	0.270	0.000	**-0.270**
Harrow	0.000	0.000	0.000
Havering	0.012	0.856	**0.844**
Hillingdon	17.603	12.918	**-4.685**
Hounslow	0.024	5.500	**5.476**
Islington	0.070	0.016	**-0.054**
Kensington & Chelsea	0.011	0.010	**-0.001**
Kingston upon Thames	0.317	0.000	**-0.317**
Lambeth	0.671	3.334	**2.663**
Lewisham	0.395	0.000	**-0.395**
Merton	0.000	0.000	0.000
Newham	0.716	0.000	**-0.716**
Redbridge	4.228	3.063	**-1.165**
Richmond upon Thames	0.000	0.000	0.000
Southwark	0.403	0.578	**0.175**
Sutton	1.266	0.506	**-0.760**
Tower Hamlets	0.371	0.104	**-0.267**
Waltham Forest	0.042	0.000	**-0.042**
Wandsworth	0.114	3.422	**3.308**
Westminster	0.000	0.000	0.000
	63.596	**68.411**	**4.815**

Source:
LDD – all planning relevant permissions
* This column only records losses of designated open space.
**It is not currently know how much of the additional open space is/will be designated as protected open space.

Table 12 Borough Progress on Open Space Audits (as at May 2007)

Progress	No.	Borough	Date
Completed an Open Space Strategy	13	Barking & Dagenham Brent Camden Croydon Ealing Haringey Lambeth Lewisham Merton Richmond u Thames Southwark Tower Hamlets Westminster	2003 2004 2006 2005 2003 2006 2004 2005 2005 2004 2006 2006 2006
Open Space Strategy under Preparation	9	City Hackney Harrow Havering Newham Redbridge Sutton Waltham Forest Wandsworth	 2006 2006 2005 2006 2006
Other strategy in place	8	Barnet Bexley Bromley Enfield Greenwich Hillingdon Hounslow K&C	2004 1999 1996 2006 2005 2002 2005 2006
No Open Space Strategy	3	H&F Islington Kingston	

Objective 2 to make London a better city for people to live in

Key Performance Indicator 4

An increased supply of new homes

Target

Completion of at least 23,000 new homes a year between 2004–2016. With the publication of the Early Alterations to the London Plan in December 2006, this target increased to 30,500 new homes a year 2007-2016. The new target will apply for monitoring purposes on data from April 2007 onwards, which will be reported in AMR5 (Feb 2009).

Performance below for 2006/7 is measured against the target of 2004 London Plan (23,000 homes a year) which applied during this period.

Table 13 Number of housing completions by borough 2006/7

	Conventional	Non self-contained	Vacancies returning to use	TOTAL	Target (2004 London Plan)	Delivery (% of Target)
Barnet	575	4	431	**1,010**	890	113%
Camden	381	-172	32	**241**	850	28%
Enfield	691	-2	7	**696**	660	105%
Hackney	1,186	0	-18	**1,168**	720	162%
Haringey	894	0	274	**1,168**	970	120%
Islington	1,767	-99	193	**1,861**	900	207%
Westminster	963	220	39	**1,222**	970	126%
NORTH SUB-TOTAL	**6,457**	**-49**	**958**	**7,366**	**5,960**	**124%**
Barking and Dagenham	530	51	451	**1,032**	510	202%
City of London	29	14	1	**44**	110	40%
Havering	791	0	-433	**358**	350	102%
Newham	878	0	-31	**847**	890	95%
Redbridge	1,017	-50	9	**976**	540	181%
Tower Hamlets	2,370	-46	413	**2,737**	2,070	132%
Waltham Forest	673	-69	-70	**534**	460	116%
NORTH-EAST SUB-TOTAL	**6,288**	**-100**	**340**	**6,528**	**4,930**	**132%**
Bexley	241	0	-494	**-253**	280	-90%
Bromley	836	0	92	**928**	570	163%
Greenwich	1,042	-18	176	**1,200**	800	150%
Lewisham	358	0	788	**1,146**	870	132%
Southwark	1,967	197	143	**2,307**	1,480	156%
SOUTH-EAST SUB-TOTAL	**4,444**	**179**	**705**	**5,328**	**4,000**	**133%**
Croydon	1,121	20	83	**1,224**	850	144%
Kingston upon Thames	313	8	-83	**238**	340	70%
Lambeth	1,120	-36	-509	**575**	1,450	40%
Merton	426	0	550	**976**	430	227%
Richmond upon Thames	221	-6	-61	**154**	270	57%
Sutton	262	0	140	**402**	370	109%
Wandsworth	1,282	0	-32	**1,250**	820	152%
SOUTH-WEST SUB-TOTAL	**4,745**	**-14**	**88**	**4,819**	**4,530**	**106%**
Brent	914	-10	152	**1,056**	680	155%
Ealing	1,325	-76	626	**1,875**	650	288%
Hammersmith and Fulham	623	11	-39	**595**	400	149%
Harrow	706	10	79	**795**	330	241%
Hillingdon	188	588	112	**888**	440	202%
Hounslow	1,437	843	-250	**2,030**	470	432%
Kensington and Chelsea	163	65	-76	**152**	540	28%
WEST SUB-TOTAL	**5,356**	**1,431**	**604**	**7,391**	**3,510**	**211%**
TOTAL	**27,290**	**1,447**	**2,695**	**31,432**	**22,930**	**137%**

In 2006/7, 31,432 net additional homes were provided; 137% of the 23,000 original London Plan target which applied at the time. This also represents 104% of the London Plan target of 30,500 which applies from April 2007. Though performance was exceeded in all sub-regions, it was best in West sub-regions at 212% of the original London Plan target.

It is worth noting that the LDD counts units demolished as a negative upon completion of an individual planning consent, while the actual units built are counted each year during this period. Housing provision figures in Lewisham and Sutton for the single year 2006/7 incorporate a significant number of demolitions which occurred in previous years. These figures are therefore not representative of single year completions for 2006/7 in these boroughs (especially for affordable housing), More detail is contained in Appendix 8 (Housing Provision Monitor).

Table 14 Housing Completion trends

Year	Total housing unit completions
2002	21,531
2003/4	24,608
2004/5	27,364
2005/6	28,309
2006/7	31,432

Sources: 2002 GLA Annual Housing Provision Monitor (calendar year), 2003-7 London Development Database (LDD) residential completions (financial years).

Table 15 Residential planning approvals (no. of dwellings)

	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7
North	7,511	6,195	10,630	7,740	12,127	16,502	16,125
North East	6,269	5,589	10,162	8,717	15,434	14,445	8,504
South East	6,860	5,605	8,923	15,872	9,007	5,691	13,195
South West	6,556	7,301	7,926	7,608	9,018	9,191	12,599
West	6,446	6,154	7,450	5,017	14,616	9,443	8,943
TOTAL	**33,642**	**30,844**	**45,091**	**44,954**	**60,202**	**55,272**	**59,366**

Source: LDD - residential planning permissions. Differences with previously published data are due to continuous updating of LDD system.

In 2006/7 a further 59,366 units were added to the pipeline of planning permissions to produce a cumulative pipeline of outstanding permissions for 140,400 dwellings. This positive contribution to housing supply includes a number of large schemes which will take a number of years to build out, but which will add significantly to housing provision in coming years. It should be noted, however, that some planning permissions are not built, or subsequent approvals are given, meaning that these levels of residential developments are not directly transferable into the number of dwellings that are completed.

Key Performance Indicator 5

An increased supply of affordable homes

Target

Completion of 50 per cent of new homes as affordable homes each year 2004–2016.

Delivery of the London Plan target is met by new affordable conventional completions. These increased by 20% between 2005/6 and 2006/7 to 9,209 homes or 34% of all conventional completions. Table 16 shows individual borough performance in delivery of affordable housing. However, as mentioned above, the single year data for some boroughs (Lewisham and Sutton in particular) is reduced by inclusion of demolitions relating to Estate Renewal schemes which have occurred across a number of years. The three year average affordable completions provide the most reliable indication of borough performance in affordable housing delivery.

In addition to affordable housing delivery through conventional completions an increased supply of affordable homes is being delivered by the activities of housing associations in purchase and rehabilitation of existing properties (totaling 210 additional affordable homes in 2006/7), Open Market Homebuy and temporary social housing (Table 17). While these are not counted towards the London Plan target they are important in delivering the Mayor's Housing Strategy.

While there are still a range of affordable housing target figures most boroughs now reflect the strategic 50% target for affordable housing provision. A number of boroughs use the London Plan policy, which forms part of the development plan, if their own UDP policies were not saved beyond September 2007. Barking and Dagenham, Lewisham, Bromley and Bexley have the lowest affordable housing targets. The Mayor continues to seek early review of targets through the LDF process of all boroughs not conforming with London Plan policy.

Table 16 Affordable Housing Out-turn (three year totals)

		Total net affordable conventional completions				Affordable as % of total net conventional completions (all tenures)			
		2004/05	2005/06	2006/07	**3-year total**	2004/05	2005/06	2006/07	**3-year average**
North	Barnet	172	308	45	**525**	18%	40%	8%	**23%**
North	Camden	193	178	204	**575**	34%	29%	54%	**36%**
North	Enfield	308	210	223	**741**	82%	22%	32%	**36%**
North	Hackney	269	185	493	**947**	33%	23%	42%	**34%**
North	Haringey	271	450	312	**1033**	32%	85%	35%	**45%**
North	Islington	172	491	534	**1197**	28%	67%	30%	**38%**
North	Westminster	187	365	118	**670**	35%	29%	12%	**24%**
North Total		**1572**	**2187**	**1929**	**5688**	**33%**	**38%**	**30%**	**34%**
North East	Barking and Dagenham	217	247	167	**631**	47%	50%	32%	**42%**
North East	City of London	83	0	0	**83**	52%	0%	0%	**35%**
North East	Havering	123	85	178	**386**	27%	27%	23%	**25%**
North East	Newham	347	388	420	**1155**	59%	42%	48%	**48%**
North East	Redbridge	230	175	310	**715**	33%	28%	30%	**30%**
North East	Tower Hamlets	314	1126	833	**2273**	13%	44%	35%	**31%**
North East	Waltham Forest	115	206	228	**549**	29%	42%	34%	**35%**
North East Total		**1429**	**2227**	**2136**	**5792**	**27%**	**41%**	**34%**	**34%**
South East	Bexley	72	58	115	**245**	36%	60%	48%	**46%**
South East	Bromley	107	254	150	**511**	14%	41%	18%	**23%**
South East	Greenwich	354	200	398	**952**	17%	11%	38%	**19%**
South East	Lewisham*	388	92	-81*	**399**	77%	10%	See Note*	**22%**
South East	Southwark	527	369	739	**1635**	33%	32%	38%	**35%**
South East Total		**1448**	**973**	**1321**	**3742**	**28%**	**21%**	**30%**	**26%**
South West	Croydon	551	248	558	**1357**	83%	37%	50%	**55%**
South West	Kingston upon Thames	165	18	66	**249**	31%	5%	21%	**21%**
South West	Lambeth	208	438	220	**866**	26%	41%	20%	**29%**
South West	Merton	100	134	152	**386**	29%	19%	36%	**26%**
South West	Richmond upon Thames	216	91	32	**339**	37%	10%	14%	**20%**
South West	Sutton*	265	58	-123*	**200**	61%	12%	*See Note**	**17%**
South West	Wandsworth	341	151	240	**732**	23%	11%	19%	**18%**
South West Total		**1846**	**1138**	**1145**	**4129**	**38%**	**21%**	**24%**	**27%**
West	Brent	266	216	642	**1124**	73%	21%	70%	**49%**
West	Ealing	363	237	622	**1222**	79%	39%	47%	**51%**
West	Hammersmith and Fulham	248	101	458	**807**	57%	32%	74%	**59%**
West	Harrow	89	131	211	**431**	16%	29%	30%	**25%**
West	Hillingdon	126	118	46	**290**	52%	24%	24%	**31%**
West	Hounslow	120	303	635	**1058**	21%	63%	44%	**43%**
West	Kensington and Chelsea	8	65	64	**137**	3%	31%	39%	**21%**
West Total		**1220**	**1171**	**2678**	**5069**	**42%**	**33%**	**50%**	**43%**
	London	**7515**	**7696**	**9209**	**24420**	**33%**	**31%**	**34%**	**33%**

Source: LDD (total net conventional completions and affordable completions 2006/7 only) and Housing Corporation (affordable completions 2004-6).

* = Note: Single year data for Lewisham and Sutton (2006/7) is affected by LDD counting of demolitions in a single year and completions across multiple years. See Housing Provision Monitor at Appendix 8.

Table 17 2006/7 Affordable Housing Delivery

		New Affordable Housing Stock						Other Affordable Housing	
		Net New-Build (Conventional Supply)			Existing Properties (purchase/rehab)				
		Social	Intermediate	TOTAL	Social	Intermediate	TOTAL	Open Market Homebuy	Temporary Social Housing (rehab)
North	Barnet	8	37	**45**	0	0	**0**	10	0
North	Camden	31	173	**204**	101	3	**104**	37	0
North	Enfield	59	164	**223**	75	0	**75**	32	33
North	Hackney	370	123	**493**	27	13	**40**	32	11
North	Haringey	79	233	**312**	5	0	**5**	24	5
North	Islington	244	290	**534**	37	8	**45**	35	14
North	Westminster	16	102	**118**	16	22	**38**	41	0
North Total		**807**	**1,122**	**1,929**	**261**	**46**	**307**	**211**	**63**
North East	Barking and Dagenham	142	25	**167**	6	0	**6**	9	0
North East	City of London	0	0	**0**	0	0	**0**	8	0
North East	Havering	55	123	**178**	13	0	**13**	25	0
North East	Newham	271	149	**420**	464	3	**467**	39	0
North East	Redbridge	245	65	**310**	119	0	**119**	20	14
North East	Tower Hamlets	394	439	**833**	3	0	**3**	34	3
North East	Waltham Forest	89	139	**228**	39	0	**39**	21	32
North East		**1,196**	**940**	**2,136**	**638**	**3**	**641**	**156**	**49**
South East	Bexley	71	44	**115**	11	0	**11**	26	0
South East	Bromley	48	102	**150**	11	1	**12**	33	0
South East	Greenwich	185	213	**398**	91	44	**135**	61	67
South East	Lewisham*	21	-102	**-81***	55	5	**60**	48	53
South East	Southwark	359	380	**739**	34	0	**34**	88	34
South East Total		**684**	**637**	**1,321**	**202**	**50**	**252**	**256**	**154**
South West	Croydon	132	426	**558**	27	0	**27**	49	27
South West	Kingston upon Thames	17	49	**66**	1	0	**1**	20	1
South West	Lambeth	74	146	**220**	26	0	**26**	57	0
South West	Merton	44	108	**152**	17	0	**17**	14	4
South West	Richmond upon Thames	19	13	**32**	0	0	**0**	6	0
South West	Sutton*	137	-260	**-123***	0	0	**0**	21	0
South West	Wandsworth	206	34	**240**	4	0	**4**	49	4
South West Total		**629**	**516**	**1,145**	**75**	**0**	**75**	**216**	**36**
West	Brent	176	466	**642**	3	0	**3**	25	0
West	Ealing	428	194	**622**	33	155	**188**	29	0
West	Hammersmith and Fulham	221	237	**458**	0	17	**17**	17	0
West	Harrow	223	-12	**211**	0	0	**0**	13	0
West	Hillingdon	3	43	**46**	0	0	**0**	24	0
West	Hounslow	403	232	**635**	0	0	**0**	22	0
West	Kensington and Chelsea	0	64	**64**	0	2	**2**	19	0
West Total		**1,454**	**1,224**	**2,678**	**36**	**174**	**210**	**149**	**0**

Sources: Conventional Completions from London Development Database, existing properties and other affordable housing information from Housing Corporation. 'Existing Properties' refers to purchases of existing homes by housing associations, funded by the Housing Corporation. It includes a small number of units already owned by housing associations but being funded for repairs.
* = Single year data for Lewisham and Sutton (2006/7) is affected by LDD counting of demolitions in a single year and completions across multiple years. See Housing Provision Monitor at Appendix 8.

Table 18 Borough Affordable Housing Completions (2004/5-2006/7 average)

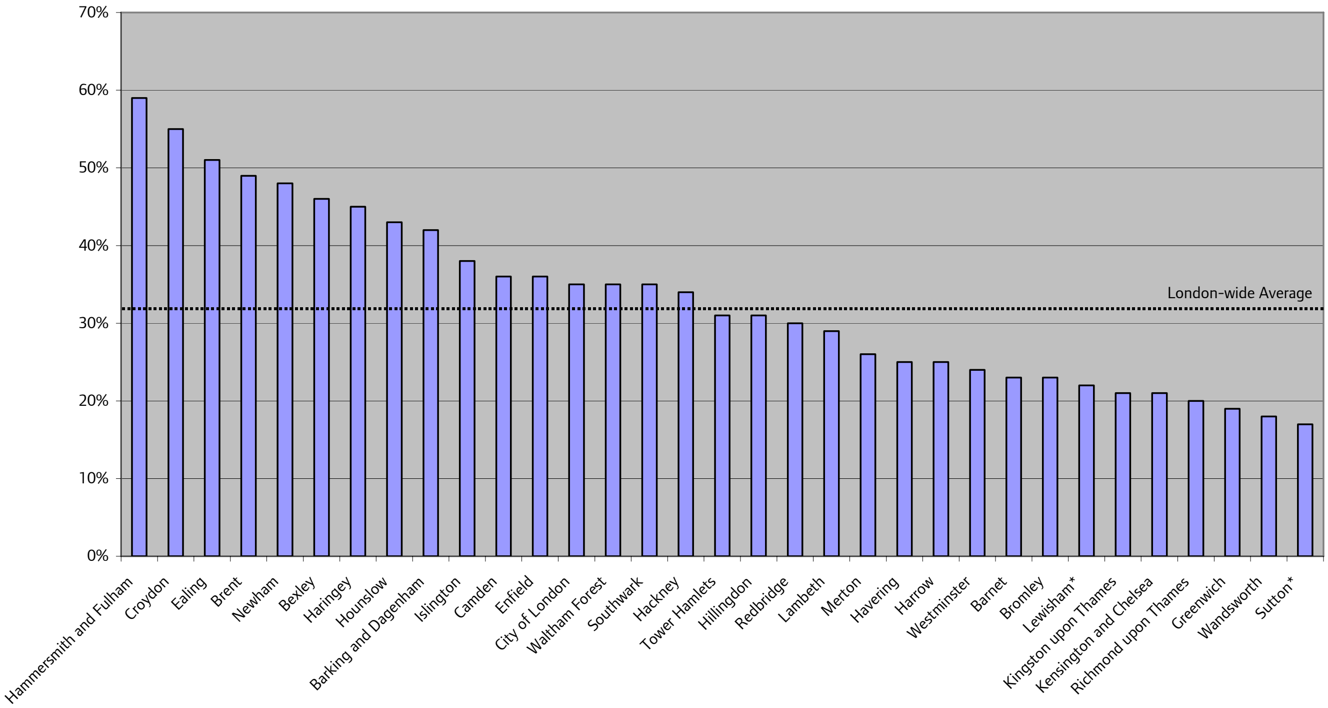


Table 19 Affordable housing policy by borough (ranked by average affordable housing out turn 2003/4-2006/7)

Borough	Borough Policy Target (or practice) as at 2002	Borough policy target as at January 2008	Out-turn 2004/5 to 2006/7
Hammersmith & Fulham	65% proposed	65%	59%
Enfield	25%	LP*	36%
Haringey	30%	50%	45%
Sutton	25%	LP*	17%
City	None	LP*	35%
Barking & Dagenham	25%	LP*	42%
Waltham Forest	40%	50%	35%
Lewisham	30%	35%	22%
Ealing	50%	50%	51%
Croydon	40%	40% (50% on large sites)	55%
Hackney	25%	50%	34%
Islington	25%	50% (interim guidance note)	38%
Lambeth	35-50%	40% (50% with grant)	29%
Hillingdon	25%	LP*	31%
Hounslow	50%	LP*	43%
Newham	25%	LP*	48%
Southwark	25%	50%	35%
Bromley	20%	35%	23%
Redbridge	25%	LP* (50% revised core strategy policy consultation)	30%
Camden	50% proposed	50%	36%
Brent	30-50%	50%	49%
Tower Hamlets	25-33%	LP*	31%
Merton	30%	LP*	26%
Kensington & Chelsea	33%	LP*	21%
Barnet	30%	50%	23%
Richmond u Thames	40%	40%	20%
Harrow	30%	LP*	25%
Westminster		50% (30% in CAZ)	24%
Havering	None	LP* (50% revised core strategy policy consultation)	25%
Greenwich	35%	35% (50% on large sites)	19%
Kingston u Thames	50%	50% (starting point)	21%
Bexley	25%	35%	46%
Wandsworth	None	LP* (33% proposed)	18%

LP* = Borough using London Plan Strategic Target (50% across London), usually when UDP policies were not saved beyond September 2007.

Objective 3 to make London a more prosperous city

Key Performance Indicator 6
Increasing sustainability and social inclusion by increasing the proportion of London residents working in jobs in London over the plan period.
Target
Net increase in the proportion of London residents working in London.

Comprehensive statistics relating to this target are available through the census and are given in the table below. This data is only collected every 10 years. It shows a small percentage increase in the proportion of London workers who live within London against absolute net increases in those working both within and outside London.

Table 20 Workers in London 2001

	Total workers	Living in London	Living outside London	% of workers living in London
1991	3,349,350	2, 676,620	672,730	79.9%
2001	3,805,655	3,083,116	722,539	81%

Table 22 Londoners Out-commuting 1991-2001

	Workers out commuting	% change in out commuting
1991	149,820	-
2001	236,018	57.5% increase

Source: 1991, 2001 Census

Table 23 Londoners Out-commuting 2001-2006

	Workers out commuting	Yearly % change in out commuting
2000	257 000	-
2001	254 000	-1.5%
2002	264 000	+4.0%
2003	285 000	+8.0%
2004	275 000	-3.6%
2005	281 000	+2.5%
2006	331 000	+17.5%
2007	321,000	-3.0%
Total change 2000-2007		**+24.7**

Source: Labour Force Survey - note this data is based on a sample survey rather than full census survey. (see London Travel Report 2007 table 7.2.2)

Although out commuting remains a relatively small proportion of the total London resident workforce, there has been a marked 25%) increase since 2000 in the number of people out-commuting.

Key Performance Indicator 7
Ensure that there is sufficient development capacity in the office market
Target
Stock of office planning permissions to be at least three times the average rate of starts over the previous three years.

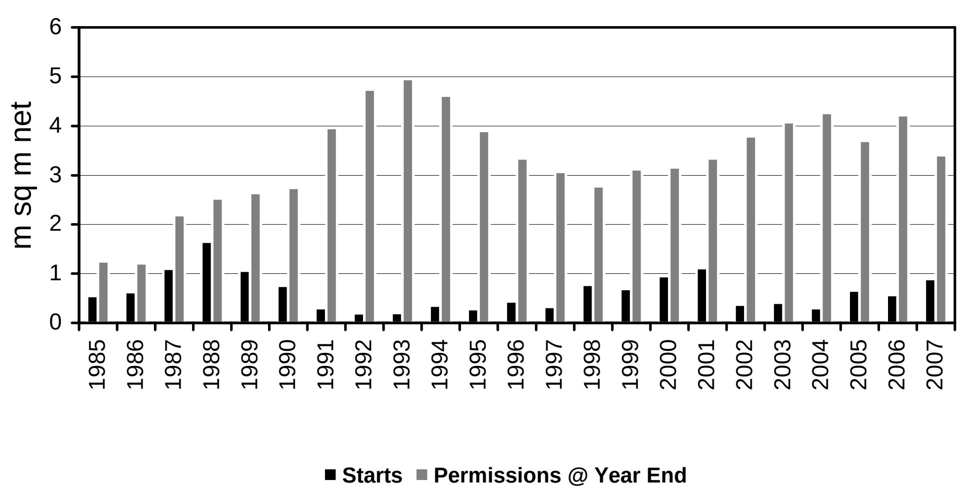
Ratio of permission to average three years starts at end 2007 = **4.8 : 1**

In terms of aggregate volume of permissions, the planning pipeline is being maintained at a level above the minimum ratio of 3:1. The ratio has steadily reduced since the end of 2004, consistent with a higher level of starts during the current office construction cycle, with 2.1 million sq metres commenced in three years.

Starts in 2007, at 0.89 million sq metres, were the highest in central London since 2001, in spite of the emergence of the 'credit crunch' in the second half of the year whose impact is more likely to be felt in 2008 and possibly 2009. By volume, starts were concentrated in the City where around 80% of construction was speculative, and there was a return to construction at Canary Wharf, but this was largely pre-let driven. Starts in the West End continued to be lower than in the City in spite of rents being at twice City levels, but developments in the West End tend to be sub-10,000 sq metres. The impact of the 'credit crunch' on both the raising of development finance and both current and expected future demand from financial and related occupiers is likely to produce a reduction in starts in 2008.

The high rate of starts contributed to a reduction in the volume of permissions in central London from 4.2 million sq m at the end of 2006 to 3.4 million sq m in 2007. This reduction had an impact on the ratio of permissions to starts. The level of potential office supply across London and its sub-markets will continue to be closely monitored, but the volume of permissions is likely to increase in 2008 relative to the market's expectation of a reduction in construction starts.

Office starts and year-end permissions, 1985-2007



Source: EGi London Offices, CCR, Ramidus Consulting

Table 23 Ratio of planning permission to 3 year average starts

Year	Ratio of planning permission to 3 year average starts
2003	6.4:1
2004	12:1
2005	8:1
2006	8.4:1
2007	4.8:1

Source: Chippendale Commercial Research, 2007

Key Performance Indicator 8
Direction of economic and population growth to follow the indicative sub-regional allocations and fulfill the priority to east London
Target
Development in Opportunity Areas and Areas for Intensification for each sub-region measured against the Chapter 5 indicative figures in the London Plan.

Significant progress has been made in progressing development at several of the London Plan Opportunity Areas. Kings Cross has received outline planning permission within LB Camden and is progressing toward an appeal on the Islington part of the site. The scheme also won the Mayor's Planning Award at the 2007 London Planning Awards. Brent Cross/Cricklewood, is progressing towards a planning application during 2008 following adoption of a UDP chapter with LB Barnet, this scheme won the Best Conceptual Project at the 2007 London Planning Awards. Rapid progress is being made with developments in and around the Lower Lea Valley in relation to the Olympics and other development projects. More detailed progress on each Opportunity Area and Area for Intensification will be reported through the SRIFs in summer 2008.

Objective 4 to promote social inclusion and tackle deprivation and discrimination

Key Performance Indicator 9
Increased employment opportunities for those suffering from disadvantage in the employment market

Target
Age specific unemployment rates for black and minority ethnic groups to be no higher than for the white population by 2016, 50 per cent reduction of the difference by 2011.

Table 24
Age specific unemployment[1] rates for White and BAME groups, Greater London, 2006

	All persons		White groups		BAME groups		Ratio
	Unemp-loyed	Rate (%)	Unemp-loyed	Rate (%)	Unemp-loyed	Rate (%)	BAME /White
All working age	**285,000**	**7.8**	**135,000**	**5.4**	**149,000**	**13.2**	**2.5**
Age 16-24	94,000	18.5	50,000	15.0	44,000	25.1	1.7
Age 25-44	134,000	6.6	55,000	4.1	79,000	11.8	2.9
Age 45-59/64	57,000	5.1	31,000	3.7	26,000	9.2	2.5

Source: Annual Population Survey 2006

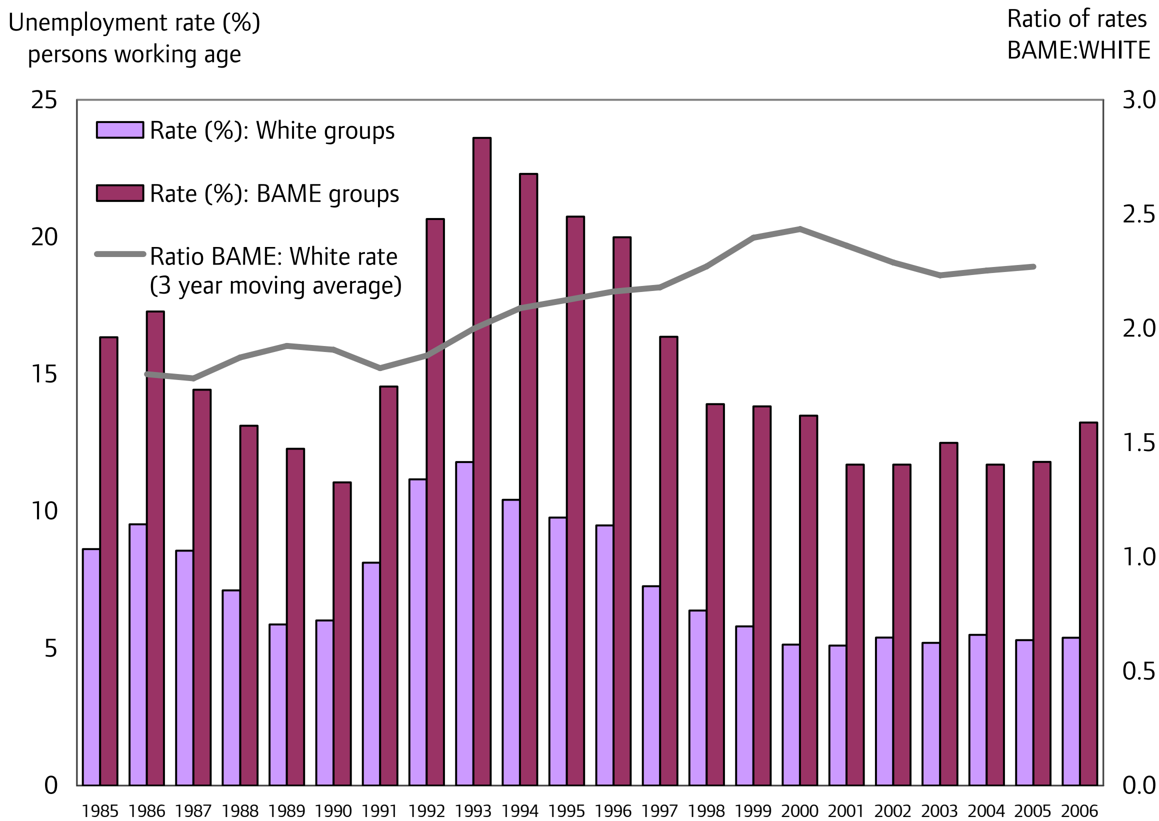
Notes: The APS is a sample survey, so all estimates are subject to a degree of sampling variability.

Londoners from Black, Asian and minority ethnic (BAME) groups are more than twice as likely as those from White groups to be unemployed. The gap in rates persists within different age groups and data are not significantly different to rates in previous AMRs.

Analysis of longer term trend data (1985-2006) suggests the gap in unemployment rates between White and BAME groups has persisted over time despite falls in the general level of unemployment. As the data are estimates, and subject to a considerable degree of sampling variability, it is difficult to come to firm conclusions about progress in the short term. Data will need to be monitored in the longer term in order to assess progress on this challenging indicator.

While data presented here relate to aggregations of minority ethnic groups, it is fully recognised that within the BAME population there is huge variation in unemployment rates. 2001 Census data shows that rates ranged from 5.9 per cent for Indian Londoners up to 20.5 per cent among Bangladeshi Londoners. Rates were also high for Black Londoners (12.3-17.6 per cent).

[1] The definition of unemployment used here is the ILO measure (International Labour Organisation) which relates to people not in work, who had actively looked for work in the last four weeks and who were available to start work in the next two weeks. Rates express the number unemployed as a proportion of the labour force (ie the economically active population).



Source: Office for National Statistics, Labour Force Survey & Annual Population Survey

Unemployment rates by ethnicity, Greater London 1985-2005

Key Performance Indicator 10
Increased employment opportunities for those suffering from disadvantage in the employment market

Target Percentage of lone parents dependant on income support to be no higher than the UK average by 2016, 50 per cent reduction of the difference by 2011.

Table 25 Lone parents on Income Support as % of all lone parent families

	Greater London		Great Britain		
Quarter	Lone parents families on IS	As % of lone parent families	Lone parents Families on IS	As % of lone parent families	Difference in percentage points (London-GB)
May 2001	183,300	64.5	997,500	56.3	8.2
May 2002	181,200	62.4	972,500	53.3	9.1
May 2003	182,400	61.4	970,100	51.9	9.6
May 2004	180,000	59.1	924,000	48.7	10.4
May 2005	177,900	56.8	887,900	45.9	10.9
May 2006	178,700	55.7	869,700	44.1	11.5
May 2007	175,700	53.9	855,800	42.9	11.0

Sources: GLA calculations based on data from Department of Work and Pensions; (Department of) Communities & Local Government and the General Register Office for Scotland.

Lone parent families in London are more likely to be dependant on Income Support relative to the national average. Since 2001, the proportion of lone parent families on Income Support has reduced in both London and GB[2], but the gap between the two has remained wide.

Key Performance Indicator 11
Improving performance against Neighbourhood Renewal floor targets as a co-ordinated approach to tackling deprivation
Target
Improvements in performance against all agreed floor targets.

There are now 15 separate "floor targets" which assess how the most deprived local authorities in England are performing on fundamental quality of life factors. The floor targets cover education attainment, crime, health and employment rates. There are 21 London boroughs out of the 91 local authorities that are covered by the targets. The relevant boroughs are Barking and Dagenham, Barnet, Brent, Camden, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith & Fulham, Haringey, Islington, Kensington & Chelsea, Lambeth, Lewisham, Newham, Southwark, Tower Hamlets, Waltham Forest, Wandsworth, and Westminster. Data is usually given up to 2006/7 and the full range of results can be viewed at http://www.fti.neighbourhood.gov.uk/page.asp?id=5

In summary 75% of the 15 floor targets show an improvement from on the previous year across the 21 boroughs. The targets relating to education, health, housing and overall crime generally show an improvement. Burglary and Robbery rates are very mixed with around half the boroughs showing increases and employment levels in half of the boroughs have dropped.

Objective 5 to improve London's accessibility

Key Performance Indicator 12
Achieve a reduced reliance on the private car and a more sustainable modal split for journeys
Target
Use of public transport per head grows faster than use of the private car per head.

Table 26 Public and private transport indexes

Year	Public Transport index	Private Transport Index
2001	100.0	100.0
2002	102.6	100.1
2003	108.6	99.8
2004	112.7	98.1
2005	112.1	96.5
2006	114.9	95.1

Note: figures adjusted from previous AMRs due to revisions to population data but the overall picture remains similar.
Source: Transport for London

[2] GB has been used as the national comparator as data were not available for the UK.

The numbers of journeys are taken from the time series compiled for the 2006 London Travel Report. This includes all journeys to, from or within Greater London, including travel by commuters and visitors. For consistency the population estimates include in-commuters and visitors (derived from the Labour Force Survey and the International Passenger Survey, respectively).

The results show a 15% increase in public transport journeys per head between 2001 and 2006, compared with a 5% decrease in car journeys per head. 2006 saw a continuing drop in the use of the car and an increase in the use of public transport, following a dip in 2005 that has been put down to the impact of the London bombings in July 2005.

Key Performance Indicator 13
Achieve a reduced reliance on the private car and a more sustainable modal split for journeys
Target
From 2001-2011, 15 per cent reduction in traffic in the congestion charging zone, zero traffic growth in inner London, and traffic growth in outer London reduced to no more than 5 per cent.

London Plan Policy 3C.16 - 'Tackling congestion and reducing traffic' - sets out targets for reductions in weekday traffic growth for different areas of London. Monitoring by Transport for London within the area of the Congestion Charging Zone has shown that levels of traffic (for vehicles of four or more wheels) fell by 15 per cent between 2002 and 2003 and continued to decline to a level of up to 20% below 2002 by 2005. Available indicators of traffic circulating within the charging zone for 2006 again suggest broadly stable or slightly declining traffic levels compared with the previous year. The average level of traffic (vehicles with four or more wheels) entering the charging zone during charging hours was almost unchanged between 2005 and 2006, which represented an overall reduction of 21% compared to pre-charging levels in 2002.

Estimates from DfT's National Traffic Census indicate that, in Inner London (outside Central London), annual traffic on major roads increased by 3% between 2005 and 2006 reversing the declines of the previous 5 years. However, traffic was still 4% lower in 2006 than in 2001. In Outer London, traffic levels on major roads showed no net change between 2001 and 2006.

Key Performance Indicator 14
Achieve a reduced reliance on the private car and a more sustainable modal split for journeys
Target
A five per cent increase in passengers and freight transported on the Blue Ribbon Network from 2001-2011.

Table 27 Passengers on the River Thames

Year	Number of Passengers[1]	% increase on previous year
April 2000 – March 2001	1 573 830	-
April 2001 – March 2002	2 011 736	28%
April 2002 – March 2003	2 030 385	1%
April 2003 – March 2004	2 123 820	4.6%
April 2004 – March 2005	2,343,280	10.3%
April 2005 – March 2006	2,373,350	1%
April 2006 - March 2007	2,746,700	15.7%

Source: TfL London River Services

Note [1] Figures are for passenger journeys on boat operators using TfL London River Services Piers and the Thames Clippers Savoy to Woolwich Arsenal service. This excludes a number of other services working from independent piers. Figures also include passengers on charter boats. Ticket sales count both single and return tickets as one journey on all services except Thames Clippers which are passenger journeys.

The table shows that the number of passengers on the Thames is steadily increasing over the baseline situation in 2001. Following the events of 7 July 2005, passenger numbers on tourist services fell significantly, but have now recovered to previous levels. Passenger numbers on the riverbus services have shown significant growth since July 2005. In November 2007, Thames Clippers riverbus service was expanded to run between Waterloo (BA London Eye) and the O2 at a 15 minute frequency throughout the day and every 30 minutes in the late evening. It is anticipated that the number of passengers carried on the Thames will continue to show strong growth.

Table 28 Cargo trade on the River Thames

Year	Tonnes of Cargo	% increase on previous year
2001	10 757 000	-
2002	9 806 000	9% decrease
2003	9 236 000	6% decrease
2004	8 743 000	5% decrease
2005	9,288,000	6% increase
2006	9,337,000	0.5% increase

Source: Port of London Authority.

The Table shows a marginal increase in the amount of cargo handled within the London part of the Port of London during 2006. This still means that there has been a net decrease of 13.2% overall from the baseline year of 2001. Given this figure this indicator will be particularly important to monitor whether there is a reversal of recent trends. This is significant in the context of the number of major construction projects over the coming years which have the potential to utilize the river for bulk cargo transport, for example the Olympics, Crossrail and the Thames Tideway sewer.

Key Performance Indicator 15

Increase in public transport capacity

Target

50 per cent increase in public transport capacity between 2001 – 2021, with interim increases to reflect Table 6A.2.

The London Plan aims for a 5% increase in public transport capacity between 2001 and 2006. This interim target has been achieved with a 6% increase in capacity, giving a good indication that the longer term 50% target can be met. Clearly this will be dependent upon some major infrastructure programmes such as Crossrail, Thameslink and East London Line. 2007 saw major advances toward the delivery of each of those projects. The increases in public transport capacity were delivered to meet the 6% increase so far include substantial increases in bus capacity, seventh carriage for Jubilee line trains, increased capacity on the Waterloo & City line the opening of the DLR branch to London City Airport and additional peak rail services on the Gospel Oak to Barking Line, West London Line and North London Line.

Key Performance Indicator 16
Increase in public transport capacity
Target
Regular assessment of the adequacy of transport capacity to support development in opportunity and intensification areas.

An initial assessment of the adequacy of public transport capacity at each of the Opportunity Areas and Areas for Intensification was carried out to inform the sub-regional development frameworks (SRDFs), published in 2005. Summary details of infrastructure provision for the opportunity and intensification areas can be found in Annex 2 of the relevant final SRDF, published in May 2006. This work will be updated in 2008 with the publication of the Sub Regional Implementation Plans to replace SRDFs.

Key Performance Indicator 17
Increase in the number of jobs located in areas with high PTAL values
Target
GLA and TfL will investigate the practicality of monitoring growth of jobs in high PTAL areas compared to low PTAL areas by the time of publication of the second Annual Monitoring Report.

Using land use classes as a rough proxy for employment densities, the London Development Database has been used in combination with a GIS system to generate a matrix of types of employment development permitted within three groupings of public transport accessibility.

The results are shown in the table below. B1 uses, which include office development are heavily focused within the more accessible areas (PTAL zones 5 and 6) whereas B2 and B8 uses are much less prevalent in such locations. This is in line with the general trend of providing such uses in the more appropriate and sustainable locations.

Likewise, the majority of B2 and B8 uses are being provided in the locations with the lowest public transport accessibility (PTAL zones 0 and 2). This is because a key requirement for such developments is often access to the national motorway network and/or strategic rail/port freight facilities. It is notable that some 17% of B1 uses are located in the lowest PTAL zones but it must be remembered that B1 uses also include light industry and research/development uses which may well seek edge or out of centre locations.

A comparison with previous years data indicates that last year there was a similar focus of B1 uses in high PTAL zones, and an increase on the 2004/5 data.

Table 29 Employment floorspace permitted by PTAL zone

2006/7 data

Accessibility (PTAL Group)	Employment floorspace by land use class 2006/7					
	B1 m^2	B1 %	B2m^2	B2 %	B8 m^2	B8%
Low (0 to 2)	114,519	17.3%	51,378	79.8%	97,459	78.4%
Medium (3 to 4)	57,936	8.7%	6,906	10.7%	18,960	15.2%
High (5 to 6)	488,498	73.9%	6,068	9.4%	7,827	6.3%
Totals	660,953	100%	63,352	100%	124,246	100%

2005/6

Accessibility (PTAL Group)	Employment floorspace by land use class 2005/6					
	B1 m^2	B1 %	B2m^2	B2 %	B8 m^2	B8%
Low (0 to 2)	221,231	15.6	179,073	92.8	322,280	86.1
Medium (3 to 4)	99,669	7.0	10,700	5.5	23,193	6.2
High (5 to 6)	1,098,795	77.4	3,179	1.6	28,852	7.7
Totals	1,419,695	100	192,952	100	374,325	100

2004/5

Accessibility (PTAL Group)	Employment floorspace by land use class 2004/5					
	B1 m^2	B1 %	B2 m^2	B2 %	B8 m^2	B8 %
Low (0-2)	829 402	39.55	168 283	88.83	208 938	90.44
Med (3-4)	183 336	8.74	17 828	9.41	16 335	7.07
High (5-6)	1 084 480	51.71	3325	1.76	5760	2.49
Totals	2 097 218	100%	189 436	100%	231 033	100%

Source LDD

Notes

PTAL – Public Transport Accessibility Level
B1 - Offices, light industry, research and development uses.
B2 – General Industrial uses
B8 – Storage and distribution uses including warehouses.
The table relates to total permissions including new build, extensions and change of use.

Objective 6 to make London a more attractive, well-designed and green city

Key Performance Indicator 18

Protection of biodiversity habitat

Target

No net loss of designated Sites of Importance for Nature Conservation over the plan period.

Table 30 Changes in protected habitat due to new development

Borough	Protected area affected by dev (ha)	Comment	Net Change (ha)
Barking & Dagenham	0.258	Lost to school development	-0.258
Barnet	0.290	Lost to residential and sports development	-0.290
Bromley	20.78	COU to cemetery	0
Lambeth	0.014	Lost to residential	-0.014
Redbridge	1.000	Cycle circuit development not affecting	0
Sutton	0.760	Lost to residential	-0.760
Total			**-1.322**

Source: London Development Database

Several relatively small net losses have been recorded during 2006/7. The most notable loss relates to a residential development in LB Sutton. By way of mitigation this development is due to implement improvements to surrounding habitats. The Mayor has recently published a Implementation report on improving Access to Nature. Many of the improvements arise from upgrades to existing habitats to enhance their value rather than necessarily increasing their size.

Key Performance Indicator 19
Increase in household waste recycled or composted
Target
At least 25 per cent by 2005.
At least 30 per cent by 2010. (will be 35% from April 2007 following Early Alterations)
At least 33 per cent by 2015. (will be 45% from April 2007 following Early Alterations)

The targets for this indicator has changed as a result of the publication of the London Plan Early Alterations in December 2006 and will be monitored against from April 2007 and will be reported against in AMR5.

London's household recycling rate for 2006/7 was 22.9%. This represents a continuation of the increase that has been seen over the past few years. However, the target is a considerable way below the 25% target for 2005 and as Table 34 shows London now has a lower recycling rate than any other English Region. This is particularly disappointing as London was close to the average rate only a few years ago.

Furthermore the recently published Further Alterations to the London Plan step up the targets for 2010 and 2015 in line with the Mayor's Municipal Waste Strategy. The Government is also seeking to alter the recycling targets nationally and is proposing a 50% target by 2020 through its Consultation on the Review of England's Waste Strategy 2006.

In 2006/7 some 13 London Boroughs are still missing their targets for 2005. Some boroughs such as Croydon, Hounslow and Hammersmith & Fulham are still missing those expired targets by a substantial margin.

Table 31 London's Household waste recycling rate 1996/97 – 2005/06

Year	Household Recycling Rate (%)
1996/97	6.1
1997/98	7.0
1998/99	7.6
1999/2000	9.0
2000/1	9.0
2001/2	9.4
2002/3	10.9
2003/4	13.3
2004/5	17.6
2005/6	20.7
2006/7	22.9

Source: DEFRA
http://www.defra.gov.uk/environment/statistics/wastats/archive/mwb200607.xls - 'Table 5'!A1

Table 32 London waste authority household recycling rates

Waste authority	2002-3 (%)	2003-4 (%)	2004-5 (%)	2005-6 (%)	2005-6 Target*	2006-7 (%)
Barking & Dagenham	2.2	6.7	14.0	16.6	18	21.08
Barnet	12.1	16.7	19.9	27.47	27	29.47
Bexley	22.0	20.6	30.7	37.71	30	40.00
Brent	6.6	8.5	14.0	20.01	18	21.52
Bromley	15.4	20.1	23.3	27.25	21	31.85
Camden	16.1	19.1	25.2	27.14	30	28.05
City of London	14.5	19.0	14.3	18.1	18	28.19
Croydon	13.1	14.1	13.0	16.17	30	20.11
Ealing	10.6	11.7	15.2	19.28	30	24.92
Enfield	11.7	15.6	23.6	27.29	27	29.64
Greenwich	9.4	12.0	19.0	21.66	18	23.61
Hackney	2.6	6.9	12.2	16.21	18	19.57
Hammersmith & Fulham	8.5	15.3	19.6	21.49	24	23.63
Haringey	4.4	8.8	14.3	19.23	18	24.72
Harrow	9.4	13.1	18.8	26.7	24	27.70
Havering	6.7	9.6	15.5	17.81	27	20.43
Hillingdon	19.5	23.9	27.2	27.7	21	30.64
Hounslow	15.1	15.7	17.4	19.25	30	19.62
Islington	5.8	8.1	11.0	18.29	18	23.50
Kensington & Chelsea	7.9	16.4	18.1	19.94	30	24.28
Kingston-u-Thames	19.1	18.5	18.3	23.97	30	23.90
Lambeth	10.9	10.5	16.5	22.15	21	23.10
Lewisham	7.3	8.4	10.2	12.2	18	15.75
Merton	15.0	14.8	20.3	22.59	27	25.05
Newham	4.2	5.5	6.2	10.13	18	13.53
Redbridge	10.0	12.3	15.5	17.34	21	18.60
Richmond-u-Thames	20.5	22.0	23.8	28.59	30	31.71
Southwark	4.7	7.1	10.8	14.96	18	18.46
Sutton	19.3	25.5	27.9	29.07	30	30.26
Tower Hamlets	3.4	5.1	7.4	8.85	18	11.75
Waltham Forest	10.2	11.8	18.1	21.85	18	27.51
Wandsworth	10.5	17.5	17.2	20.96	24	22.87
Westminster	11.5	13.2	15.3	18.29	18	20.38
East London Waste Authority	6.1	8.0	12.5	15.25	18	18.37
North London Waste Disposal Authority	9.6	12.7	18.3	20.89	18	23.09
West London Waste Authority	13.9	17.0	20.1	24.59	27	27.53
Western Riverside Waste Authority	11.5	14.8	17.6	22.03	24	23.68

Notes: Shading indicates boroughs still missing the 2005/6 Target in 2006/7
* Best Value Monitoring Target

Source: Defra

http://www.capitalwastefacts.com/LondonData/Targetsandperformance/tabid/59/Default.aspx

Table 33 Regional household recycling rates 2000/01 to 2005/06 (percentage)

Region	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7
North East	4.1	5.2	6.6	12.2	15.4	21.1	26.4
North West	7.5	9.2	11.3	14.2	19.2	23.8	28.9
Yorkshire & Humber	7.3	8.9	11.2	14.5	18.6	21.8	26.9
East Midlands	13.1	13.7	15.1	19.3	26.3	31.8	35.6
West Midlands	9.1	10.2	13.0	15.7	19.9	25.1	28.6
East	15.2	17.4	19.4	23.4	29.8	34.1	38.3
London	9.0	9.3	10.9	13.3	17.6	20.7	22.9
South East	16.4	17.7	19.6	22.8	26.1	29.2	33.1
South West	14.9	16.6	18.6	21.4	26.6	31.4	37.2
England	**11.2**	**12.5**	**14.5**	**17.8**	**22.5**	**26.7**	**30.9**

Source: *DEFRA*
http://www.defra.gov.uk/environment/statistics/wastats/archive/mwb200607.xls - 'Table 5'!A1

Table 34 Total Municipal Waste in London

Household waste from:	2000/01	2001/02	2002/03	2003/04	2004/05'	2005/06	2006/07
Regular household collection	2,231	2,262	2,216	2,201	2,081	2,112	2,111
Other household sources	336	310	298	274	306	277	256
Civic amenity sites	520	519	497	411	328	250	246
Household recycling	304	317	367	445	581	687	776
Total household	3,390	3,408	3,379	3,331	3,297	3,326	**3,390**
Non household sources (excl. recycling)	1,008	996	1,024	962	1,011	810	761
Non household recycling	40	33	43	49	62	76	67
Total municipal waste	**4,438**	**4,438**	**4,446**	**4,342**	**4,370**	**4,213**	**4,218**

Source: *DEFRA*
http://www.defra.gov.uk/environment/statistics/wastats/archive/mwb200607.xls#'Table 3 '!A1

Key Performance Indicator 20
Increase in household waste recycled or composted
Target
Achievement of quantified requirement for waste treatment facilities (once established in SRDFs).

Following the publication of the Recycling and Recovery facilities Sites investigation in London report in July 2005, the table below sets out the area of land required within each borough to manage waste over coming years. Progress against these indicative figures will be monitored in the SRIFs.

Table 35 Indicative land demand for waste management and recycling

Borough	2006-2011	2011-2016	2016-2021	2006-2021
Barnet	2	2	2	6
Camden	2	2	1	5
Enfield	0	0	0	0
Hackney	0	0	1	1
Haringey	1	2	1	4
Islington	2	2	1	5
Westminster	0	2	1	3
North sub-region	**7**	**10**	**7**	**24**
Barking and Dagenham	8	4	3	15
City of London	1	1	0	2
Havering	0	0	2	2
Newham	9	4	2	15
Redbridge	3	2	1	6
Tower Hamlets	6	3	2	11
Waltham Forest	0	1	1	2
North East sub-region	**27**	**15**	**11**	**53**
Bexley	0	0	2	2
Bromley	0	6	2	8
Greenwich	1	7	2	10
Lewisham	0	0	0	0
Southwark	0	6	2	8
South East sub-region	**1**	**19**	**8**	**28**
Croydon	6	2	1	9
Kingston-upon-Thames	4	1	1	6
Lambeth	5	2	1	8
Merton	4	2	1	7
Richmond-upon-Thames	4	2	1	7
Sutton	1	1	1	3
Wandsworth	7	2	2	11
South West sub-region	**31**	**12**	**8**	**51**
Brent	4	2	1	7
Ealing	8	3	2	13
Hammersmith and Fulham	6	2	1	9
Harrow	4	1	1	6
Hillingdon	4	2	2	8
Hounslow	6	2	2	10
Kensington and Chelsea	4	1	1	6
West sub-region	**36**	**13**	**10**	**59**
London	**102**	**69**	**44**	**215**

Note: Figures based on assumption that there is no net loss of existing waste management capacity in accordance with

London Plan policy 4A.24. The figures may not sum due to rounding. Source: URS (2007) and GLA, based on July 2007 apportionment update by Jacobs Babtie, Land Use Consultants and SLR Consulting Ltd

Key Performance Indicator 21
Increased regional self-sufficiency for waste
Target
75% (16 million tonnes) of London's waste treated or disposed of within London by 2010

The most recent estimates (2005) are that 60% of London's waste was treated within London.

In 2005 London had a total capacity for managing 24 million tones of waste. By the end of 2006 that capacity had increased to 25.1 million tones. In practice not all facilities are used to their maximum capacity and some of London's waste is still managed outside London.

Key Performance Indicator 22
Reduce carbon dioxide emissions
Target
Reduce emissions to 23 per cent below 1990 levels by 2016.

Reporting against this target has not changed from AMR3 as energy use and Carbon Dioxide emissions were only reliably surveyed in 1991 and 2003. These show that overall CO_2 emissions are down by 9%, representing a positive policy direction. However within this there are varying trends. Population has increased by 8.5%. This has reduced the impact of total savings that have been achieved. The tones/resident figure shows a good level of reduction in line with the 2016 target. Within that reduction transport and commercial/industrial uses have decreased the most. The most worrying aspect of this target is that domestic energy use has increased by 30% between 1990 and 2003. This has only resulted in a 4% increase in CO_2 emissions due to the switch to cleaner energy production methods, notably gas.

Table 36 London CO_2 Emissions 1991-2003

	1990*	1991*	2003*	% change
Domestic	15 817	16 949	16 445	**+4%**
Commercial/industrial	19 715	19 932	17679	**-10%**
Transport	12 585	12 280	9 541	**-24%**
Total	48 117	49 160	43 665	**-9%**
Tonnes/resident	7.08	7.2	5.91	**-17%**

*Figures in 000s tonnes
Sources:
2003 Figures from London Energy and CO2 Emissions Inventory
1991 Figures from London Energy Study
1990 Figures back casted from 1991 figures

Key Performance Indicator 23
Increase in energy generated from renewable sources
Target
Production of 945GWh of energy from renewable sources by 2010 including at least six large wind turbines.

Reporting against this Indicator has not changed since AMR3 as there is no new data. The baseline position at 2001 was that London had capacity for 460Gwh of renewable energy generation. This comprised; 414 GWh electricity generation and 46 GWh heat generation. A new inventory of renewable energy generation will be prepared.

A new inventory of renewable energy generation was due to be available from April 2006 however this was not resourced and is subsequently still not available as was expected in previous AMRs. The GLA is implementing a monitoring system for strategic planning applications which will record the capacity to produce renewable energy.

A one off review of strategic planning applications by London South Bank University illustrated that approximately 9.6% of energy demand was being met by renewable sources in 2005/6. The London Energy Partnership is also due to publish a Wind and Biomass Study in the near future.

Key Performance Indicator 24
Ensure a sustainable approach to flood management.
Target
No net loss of functional flood plain.

The Environment Agency has confirmed that it is not aware of any development that has resulted in a net loss of functional floodplain (as defined by PPS25) over the past year (April 2006 to March 2007).

PPS25 now places a requirement on boroughs to identify functional floodplain through their Strategic Flood Risk Assessments (SFRA). However, many of the SFRAs are still in progress and therefore an accurate picture of the area of functional floodplain in London is not yet available. Functional floodplain is defined in PPS25 as Zone 3b - land where water has to flow or be stored in times of flood and would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency. However, as the majority of London is defended, only a very small area of functional floodplain exists within London. This is mainly associated with fluvial flood risk on the tributaries of the River Thames. In addition, PPS25 limits development in this zone to water-compatible uses and some essential infrastructure so loss of functional floodplain is unlikely.

The current target is therefore not well suited to monitoring a sustainable approach to flood risk management and the revision to this target to be published in February 2008 version of the London Plan will not be well suited either.

Table 37 Progress of Boroughs preparing Strategic Flood Risk Appraisals (December 2007)

London Borough	Status
Brent	Completed Level 1 and 2
Havering	Completed Level 1 and 2
Hounslow	Completed Level 1 and 2
City of Westminster	Completed Level 1
Barking and Dagenham	In progress
Barnet	In progress
Bexley	In progress
Bromley	In progress
Camden	In progress
City of London	In progress

Croydon	In progress
Ealing	In progress
Enfield	In progress
Hackney	In progress
Hammersmith and Fulham	In progress
Haringey	In progress
Harrow	In progress
Hillingdon	In progress
Islington	In progress
Kensington and Chelsea	In progress
Kingston upon Thames	In progress
Lambeth	In progress
Lewisham	In progress
Merton	In progress
Newham	In progress
Richmond upon Thames	In progress
Southwark	In progress
Sutton	In progress
Tower Hamlets	In progress
Waltham Forest	In progress
Wandsworth	In progress
Redbridge	Commissioning consultants
Greenwich	Not started
Greater London Authority (Regional Flood Risk Appraisal)	Draft June 2007

Key Performance Indicator 25
Protecting and improving London's heritage and public realm
Target
Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London.

Table 38 Proportion of Listed Building entries at Risk in London

	2004	2005	2006	2007
Total No. of Listed Buildings entries	18 274	18 316	18 348	18 390
No of Listed Buildings at Risk (entries)	563	556	532	516
Proportion at Risk	3.08%	3.03%	2.89%	2.80%

Source: English Heritage
Note 1 The information has been calculated on a slightly different basis to previous years and the figures for previous years have been revised in this the above table.
Note 2 The No. of Listed Building entries and at risk excludes Scheduled Ancient Monuments and cemeteries and churchyards.

English Heritage has published a Register of Buildings at Risk in Greater London annually since 1991, containing information on all listed buildings known to be at risk from neglect, decay, under-use or redundancy. The number of entries on the Register is less than that of the individual items at risk because some entries relate to a group of listed buildings (e.g. terrace of houses). The 2007 Register reported that in London, including Schedule Ancient Monuments, cemeteries and churchyards there are 541 entries, which represent 622 items. The 622 items comprise listed buildings at risk, of which 24 were listed Grade I, 57 Grade II* and 516 Grade II; 6 Scheduled Ancient Monuments and 19 cemeteries and churchyards. There has been a small decrease in the proportion of buildings at risk on the previous year.

The Register of Buildings at Risk is available on
http://www.english-heritage.org.uk/server/show/nav.1424

Annual Monitoring Report Appendix 2 – Contextual Indicators

Chapter 6 of the London Plan indicated a number of contextual indicators relating to London's development, economy, environment, social and health status. The main part of the Annual Monitoring Report sets the overall context for London. There is also a huge amount of data available from both the GLA and other sources. The list of links below should enable anyone researching these subjects access to the most up to date data.

Regular Briefings from the GLA Data Management and Analysis Group

2007-01	DCLG 2003-based Projections of Households for Greater London	John Hollis
2007-02	Claimant Count Model 2007: Technical Note	Lorna Spence /Caroline Hall
2007-03	Commuting in London	Gareth Piggott
2007-04	Who Benefits?	Lovedeep Vaid
2007-05	Disabled People and the Labour Market in London	Lorna Spence
2007-06	Demography Team Workplan 2007/08	Demography Team
2007-07	Education Team Workplan 2007/08	Education Team
2007-08	Social Exclusion Data Team Workplan 2007/08	Social Exclusion Team
2007-09	Child Poverty in London: 2007 Update	Lorna Spence /Lovedeep Vaid
2007-10	Summary of Social Trends 2007	Elizabeth Williams
2007-11	Census Information Note 2007-1	Eileen Howes
2007-12	GLA 2006 Round Ward Population Projections	Caroline Hall /John Hollis
2007-13	Borough and sub-regional demographic profiles 2007	Caroline Hall
2007-14	GLA 2006 Round Ethnic Group Population Projections	Baljit Bains /Ed Klodawski
2007-15	GIS Team Workplan 2007/08	Gareth Baker
2007-16	Key Facts for Diverse Communities	Baljit Bains
2007-17	A profile of Londoners by housing tenure	Lorna Spence
2007-18	Londoners and the Labour Market: key facts	Lorna Spence
2007-19	Benefit Claimants 2006	Lovedeep Vaid
2007-22	ONS model based income estimates 2004-05	Lovedeep Vaid

A full list of DMAG Briefings is available to via the GLA's website at:
http://www.london.gov.uk/gla/publications/factsandfigures.jsp

For more information on the London Development database either email Paul.Bowdage@london.gov.uk or phone 0207 983 4650.

GLA Economics reports:
These are all available on the website
http://www.london.gov.uk/mayor/economic_unit/glaepublications.jsp or via www.london.gov.uk

London Sustainable Development Commission

Full details can be seen on the website www.london.gov.uk under the Sustainability menu.

London Energy Partnership
Full details can be found on the website
http://www.london.gov.uk/mayor/environment/energy/partnership-steering-group/energypartnership.jsp

Other data sources

Municipal Waste Management Survey produced annually by DEFRA covering the previous Financial year. More up to date London specific data is available on: www.capitalwastefacts.com

Transport data
Various transport data can be found at the following sites:
http://www.tfl.gov.uk/tfl/reports_library_stats.shtml

http://www.tfl.gov.uk/tfl/ltr2003/congestion-charging.shtml
Contains details of vehicles entering the congestion charging zone.

http://www.dft.gov.uk/stellent/groups/dft_transstats/documents/page/dft_transstats_026295.hcsp

Department for Education and Skills
Various data and studies on education and skills can be found at the following sites:
http://www.dfes.gov.uk/nvq/links.shtml

http://www.dfes.gov.uk/trends/index.cfm?fuseaction=home.showIndicator&cid=5&iid=36

Department of Environment Food and Rural Affairs
Various data and studies on the environment can be found at the following sites:
http://www.defra.gov.uk/corporate/opengov/accessinfo.htm

HM Treasury
Various data and studies on the economy can be found at the following sites:
http://www.hm-treasury.gov.uk/spending_review/spend_sr02/

Office of the Deputy Prime Minister
http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/sectionhomepage/odpm_planning_page.hcsp
Contains details of land use change and national planning statistics.

http://www.neighbourhood.gov.uk/targets2002/targets-overview.asp
Contains details of National Neighbourhood Renewal Floor Targets and links to other Government websites where these will be implemented and monitored.

Appendix 3

London Planning Awards 2007

Best personal contribution to planning in London

Winner	**Bob West**, LB Camden
Commended	Brian Waters

Best built project

Winner	**New Street Square**, New Fetter lane, EC4
Commended	Cardinal Place, Victoria

Best conceptual project

Winner	**Brent Cross/Cricklewood** – A New Town Centre
Commended	**Tottenham Hale Urban Masterplan**

Best community based planning initiative

Winner	**Somerset Court**, St Mary & St Pancras School
Commended	Spa Fields

Best New Public Space

Winner	**Bishops Square**
Commended	Queen Street Central Plaza

Excellence in Affordable Housing Delivery

Winner	**Rubicon** Greenwich/Deptford
Commended	Crossways, Devons Road, Tower Hamlets

Mayor's Award for planning excellence

Kings Cross Central
Submitted by Argent (Kings Cross)

Appendix 4
Schedule of Progress on Opportunity Areas and Areas for Intensification

Name of Location	Progress at Feb 2008
North London	
King's Cross	Planning permission granted within LB Camden and subject to appeal within LB Islington. Winner of Mayor's Planning Award 2007.
Paddington	Mostly developed although Hammersmith & City Line upgrade dependent on further development. Queen Mary hospital redevelopment not now progressing.
Euston	LB Camden will develop an Opportunity Area Framework. Pre application discussions with Network Rail.
Tottenham Court Road	Design for London leading masterplan, also covering Holborn, with LB Camden, Westminster and TfL.
Victoria	Major Planning application submitted but undergoing revisions.
Upper Lee Valley including Tottenham Hale	GLA, LDA and 3 boroughs and NLSA in partnership to progress a wide framework for consultation in March 2008. Tottenham Hale Masterplan commended in London Planning Awards 2007 and first phases of development now underway,
Cricklewood/Brent Cross	Specific chapter in the Barnet UDP, agreed by Mayor, will form the Opportunity Area Framework. Vision won Best Conceptual Project in London Planning Awards 2007 and a planning application is expected in early 2008.
Colindale	LB Barnet progressing an Action Area Plan, needs to link to development opportunities in Brent.
Arsenal/Holloway	Last stages of Lough Road and Highbury Stadium conversion being built out. Winners of Mayor's Planning Award 2006.
Mill Hill East	LB Barnet progressing an Action Area Plan with GLA on Steering Group.
Haringey Heartlands/Wood Green	Planning application expected in early 2008, including provision for spine road.
West Hampstead interchange	No planning Framework in place. Substantial technical issues development over rail lands and with rail franchise holders.
Holborn	See Tottenham Court Road
Farringdon/Smithfield	See City Fringe.

Name of Location	Progress at Feb 2008
North East London	
Isle of Dogs	Draft Opportunity Area Framework broadly agreed but Action Area Plan within Tower Hamlets LDF has been withdrawn due to issues with the Core Strategy.
City Fringe	New Opportunity Area Planning Framework going to consultation in February 2008.
Lower Lea Valley, inc Stratford	Opportunity Area Framework published in February 2007 Outline planning applications for Olympics development granted in August 2007 and now pursuing details and conditions. Pura Foods development now under construction. Minoco Wharf application submitted. Peruvian Wharf permission granted for river served aggregates depot and CPO action progressing. Stratford Area Masterplan submitted following outline determination of Olympics developments.
Royal Docks	Various large sites have masterplans and planning permissions. 2006 saw progress with Silvertown Quays planning permission and winning a London Planning Award. LB Newham examining dock basins and Crossrail contributions being sought from new developments.
London Riverside	Work now being led by London Thames Gateway Development Corporation. Outline planning permission in existence for Barking Riverside. Detailed routing of DLR extension to Dagenham Dock still under investigation. Planning application expected in May 2008 in respect of Beckton STW expansion.
Ilford	Revised Action Area Plan produced in 2006. Crossrail project now confirmed. Joint ventures to redevelop old Town Hall and Kenneth Moore Theatre.
South East London	
London Bridge	LB Southwark re-drafting the Opportunity Area Framework taking into account relationship with Waterloo and Elephant & Castle. Planning permission for Thameslink granted and demolition works underway for Shard of Glass developments.
Elephant and Castle	Opportunity Area Framework adopted as SPG by LB Southwark. TfL undertaking traffic modeling for gyratory. There are now 4 consented major redevelopment schemes in the area and some are under contruction.
Deptford Creek/ Greenwich Riverside	LB Lewisham and Greenwich are preparing a joint strategy document for Deptford Creek. Most development sites are now being built out.
Lewisham- Catford – New Cross	LB Lewisham using the North Lewisham Framework as the basis for the AAP. Lewisham Gateway development permitted and Catford Dog Track scheme proposed.
Greenwich Peninsula & Charlton Riverside West	Planning permission granted 2003. Implementation now underway with regular applications for pursuant details

	and discharge of conditions.
Name of Location	**Progress at Feb 2008**
Woolwich, Thamesmead & Charlton Riverside East	2500 residential units approved in 2006 but now subject of revised application of up to 3000 units and planning application for Town Hall site submitted. DLR extension to Woolwich on course to open in Feb 2009.
Bexley Riverside	Borough leading Opportunity Area Framework with involvement from GLA, LDA and TfL although little in progress so far.
Canada Water/Surrey Quays	LB Southwark Masterplan in place and a series of development proposals coming through on that basis.
Kidbrooke	Draft SPD consulted on in Oct 2007, setting out proposals for 4400 homes. Expected to be finalised in 2008.
South West London	
Waterloo	Opportunity Area Framework published in September 2007 and endorsed by LB Lambeth.
Vauxhall/Nine Elms/ Battersea	Opportunity Area Framework being progressed by LB Lambeth and Wandsworth. Draft expected around end of 2008.
Croydon	LB Croydon developing a new Opportunity Area Framework.
South Wimbledon/ Colliers Wood	LB Merton have commissioned a study of the area's potential to report in mid 2008.
West London	
Heathrow (including Hayes, West Drayton, Southall, Feltham, Bedfont Lakes and Hounslow)	LDA funding towards an Opportunity Area Framework but lack of resources in LB Hounslow and Hillingdon stalling progress.
Park Royal/Willesden Junction	Joint Opportunity Area Framework between LB Brent, LB Ealing, LB H&F, Park Royal Partnership, GLA, LDA and TfL approved by the Mayor in Feb 2008.
Wembley	Opportunity Area Framework adopted by LB Brent as SPG and endorsed by Mayor. Stadium complete and first housing phases underway.
White City	Joint borough, developer, GLA framework adopted as SPG by LBHF and endorsed by Mayor. LB H&F extending the scope to the White City Estate.

Appendix 5 National Regional Planning Guidance Indicators.

The DCLG has published a revised set of Core Output Indicators. The list below set these out and how the London Plan AMR addresses each of them. This is a revised list to those found in previous AMRs.

No.	National Indicator	London Plan Approach
Business Development		
1a.	Amount of land developed for employment by type: by local authority area.	See borough AMRs
1b.	Amount of land developed for employment by type, which is in development and/or regeneration areas defined in the Regional Spatial Strategy (RSS).	See borough AMRs
1c.	Percentages of 1a by type, which is on previously developed land: by local authority area.	See borough AMRs
1d.	Employment land supply by type: by local authority area.	See borough AMRs
Housing		
2a	Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the RSS period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the RSS period or over a ten year period from its publication, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	KPI 4
2b	Percentage of new and converted dwellings on previously developed land.	KPI1
2c	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare: by local authority area.	See borough AMRs
2d	Affordable housing completions: by local authority area.	KPI5
Transport		
3	Percentage of completed non-residential development complying with the car-parking standards set out in the Regional Transport Strategy (RTS): by local authority area.	See borough AMRs
Regional Services		
4a	Amount of completed retail, office and leisure development respectively: by local authority area.	See borough AMRs
4b	Percentage of completed retail, office and leisure development respectively in town centres.	See borough AMRs
Minerals		
5a	The production of primary land won aggregates	See borough AMRs

	(tonnes): by minerals planning authority.	
5b	The production of secondary/recycled aggregates (tonnes): by minerals planning authority	See borough AMRs
Waste		
6a	Capacity of new waste management facilities by type: by waste planning authority.	Data not held
6b	Amount of municipal waste arising and managed by management type and the percentage each management type represents of the total waste managed: by waste planning authority.	KPI 19
Flood Protection and Water Quality		
7	Number of planning permissions, by local authority area, granted contrary to the advice of the Environment Agency on grounds of flood defence or water quality.	See borough AMRs
Biodiversity		
8	Change in areas and populations of biodiversity importance, including: (i) priority habitats and species (by type); and (ii) areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	KPI 18
Renewable Energy		
9	Renewable energy capacity (MW) installed by type: by local authority area.	KPI 23

Appendix 6 Mayoral activity on Development Plans

LDFs/UDPs Commented on during 2006:	
UDPs	DPDs
Waltham Forest UDP - Further Modifications Greenwich UDP - Modifications Westminster UDP - Further Modifications Camden UDP - Modifications Barnet UDP – Further Modifications Croydon UDP - Modifications Lambeth UDP - Inspector's Report Haringey UDP Modifications Greenwich UDP Further Modifications Southwark UDP – Inspector's Report Bromley UDP Further Modifications Westminster UDP Further Modifications (direct from TfL) Southwark UDP Proposed Modifications Southwark UDP Modifications Lambeth UDP Modifications	Hammersmith & Fulham Core Strategy – Issues & Options Hammersmith & Fulham Generic DC policies – Issues & Options Hammersmith & Fulham Site Allocations – Issues & Options Barking & Dagenham Core Strategy - Issues & Options Barking & Dagenham Borough-wide DC policies - Issues & Options Barking & Dagenham Site Allocations - Issues & Options Merton Core Strategy - Issues & Options Merton Generic DC policies - Issues & Options Merton Site Allocations - Issues & Options Bromley Town Centre Area Action Plan (Bromley) – Preferred Options Havering Core Strategy – Preferred Options Havering Generic DC policies – Preferred Options Havering Site Allocations – Preferred Options Islington Core Strategy - Preferred Options Hackney Core Strategy and DC policies – Issues and Options Hounslow Employment DPD – Preferred Options Brentford AAP (Hounslow) - Preferred Options Finsbury Park AAP (Islington) – Preferred Options Newham Core Strategy – Preferred Options Royal Docks & Thameside West AAP (Newham) – Preferred Options Ealing Core Strategy – Issues & Options Ealing Core Site Allocations - Issues and Options Merton Core Strategy Issues and Options (Further Consultation) Merton Generic DC policies - Preferred Options (Further Consultation) Merton Site Allocations - Preferred Options (Further Consultation) Romford AAP (Havering) Issues and Options Kingston AAP (Kingston) further pre-submission consultation City of London Core Strategy - Issues and Options Ilford Town Centre APP (Redbridge) – Preferred Options Islington Development Control DPD - Issues and Options Islington Site Allocations DPD - Issues and Options Kensington & Chelsea Site Allocations DPD -Issues and Options Romford Town Centre AAP (Havering) – Preferred Options Gants Hill Town Centre AAP (Redbridge) – Issues and Options Harrow Core Strategy - Issues and Options Harrow Sites Allocations Issues and Options
SPDs	
Bexley Affordable housing - SPD Porters Way (Hillingdon) - SPD Ealing - SPDs (first tranche) Sutton Affordable Housing – SPD Merton Planning Obligations – SPD Hackney Planning Obligations SPD Redbridge SPDs (first tranche) Westminster Planning Obligations SDP Hillingdon Access SPD Sutton Planning Obligations SPD Islington Nags Head Town Centre SPD Kensington & Chelsea Access Design Guide SPD Princess Louise Hospital Planning Brief (Kensington & Chelsea) SPD Tottenham Hale Urban Centre Masterplan (Haringey) SPD Westminster Open Spaces Strategy SPD Archway SPD – (Islington) (consultation on options prior to formal consultation) Islington Urban Design SPD Camden Supplementary Planning Guidance SPD Wembley West End (Brent) SPD Barnet Affordable Housing SPD Southwark Planning Obligations SPD (Informal) Hackbridge (Sutton) SPD Bexley Sustainable Design & Construction SPD (Informal) Bromley Affordable housing SPD	
OTHER	

Havering Sustainable Construction Interim Planning Guidance Romford Town Centre (Havering) – Interim Planning Guidance Blackhorse Lane IPG (Waltham Forest) Westminster Entertainment SPG Berwick Street Westminster SPG	Sutton Core Strategy - Issues and Options Brent Core Strategy - Preferred Options Wandsworth Core Strategy - Issues and Options (further consultation) Wandsworth Site Allocations DPD – Issues and Options (further consultation) Bexley Core Strategy – Issues and Options Tower Hamlets Core Strategy & Development Control DPD - Submission Leaside Area Action Plan - Submission City Fringe Area Action Plan - Submission Isle of Dogs Area Action Plan - Submission

During 2006 the Mayor sought a direction from the Secretary of State to modify a UDP in three boroughs (Barnet, Greenwich, and Bromley). Directions were subsequently issued to Greenwich, in respect of waste safeguarding, and Bromley, in respect of housing density. The Direction to Bromley resulted in a further modification. Unfortunately, the Direction for Greenwich was subsequently withdrawn without further modifications being prepared. This was done to enable the borough to adopt the UDP before the 21 July 2006 deadline after which plans adopted without a strategic environmental assessment could have been subject to legal challenge. Because of this, and because of Directions not being issued on other matters requested, the Mayor wrote to fours boroughs (Barnet, Bromley, Camden and Greenwich) to formally state that the adopted UDPs were not in general conformity with the London Plan.

This strategic environmental assessment deadline was a spur for a number of boroughs and seven out of the ten UDPs were adopted by the 21 July 2006. The remaining three should be adopted early in 2007.

The remaining 23 boroughs have been making progress in replacing their UDPs with Local Development Frameworks. However, in the majority of cases progress has been slower than anticipated in the original development scheme. This slippage has been caused by a number of factors, including: unexpected delays in preparing strategic environmental assessments; an unprecedented number of boroughs changing political control in the May local elections; insufficient allocation of resources, and; the 'fall-out' from of the first two core strategies in the country that were examined being found unsound (in Stafford and Lichfield).

Two boroughs (Kingston and Hounslow) have progressed on Area Action Plans or topic based development plan documents in advance of their core strategy. Of the remaining 21 all but Enfield have now progressed to at least issues and options for the core strategy. In 2006 the Mayor responded to 11 core strategy issues and options documents (seven of these also consulted on development control and or site allocations development plans documents as well). The Mayor also responded to four core strategy preferred options consultations (one of these also consulted on development control and site allocations development plans documents as well). The Mayor also responded to six area action plan and one topic based preferred options consultations.

Only two boroughs (Tower Hamlets and Havering) have submitted their Core Strategy and Development Control document to the Secretary of State for examination. Havering also submitted its Sites Allocation document and Tower Hamlets submitted three area action plans. The Mayor has provided an opinion on general conformity on the Tower Hamlets documents, concluding that the documents are not in general conformity on a limited number of policy areas. He has also made a number of other representations based on the other tests of soundness. He will give an opinion on general conformity to Havering when the consultation ends in January 2007. A number of other boroughs were due to submit documents to the Secretary of State towards the end of 2006. However, in light of the Stafford and

Lichfield decisions these have been delayed. For the same reason some boroughs have carried out further issues and options consultation, which the Mayor has responded to.

As stated in the main AMR, supplementary planning documents must also be in general conformity with the London Plan and boroughs should consult the Mayor for an opinion on general conformity where appropriate. The Mayor responded to 24 consultations in 2006. The Mayor also responded to five consultations on non-statutory documents (such as interim planning guidance notes).

Appendix 7 Affordability Thresholds for Social and Intermediate housing

This Appendix relates to Policy 3A.8 of the London Plan Consolidated with Alterations Since 2004 (Paragraph 3.37) and updates the affordability thresholds as at February 2008

Social Housing

There are three criteria in the definition of social housing:

- Housing is affordable in that rents are no greater than target rents as set by Government for local authority and housing association and co-operative tenants. Service charges should not be so great as to make a tenancy unaffordable for a household with an income of less than £17,600 on the basis of rents and service charges not exceeding 30% of net household income.
- Social housing should be accessed on the basis of housing need.
- Social housing should be available as such on a long-term basis

It follows that privately rented housing could be considered as social housing where these criteria are met. This would normally only be the case where such provision operated under an accreditation or licensing scheme where nominations of tenants were either made by the local authority or under a framework of priorities agreed with the local authority.

Rented accommodation, which is let on the basis of short-term lets (tenancies or licences of under 5 years) should not be treated as social housing. Rented housing which is not available on the basis of housing need, and is allocated on the basis of other criteria, for example criteria related to the employment function of members of the household, should not be considered as social housing. Housing which is provided on a temporary basis should not be considered as social housing.

Intermediate Housing

Intermediate provision is sub-market housing, where costs, including service charges, are above target rents for social housing, but where costs, including service charges, are affordable by households on incomes of less than £58,600 This figure has been up-dated from the London Plan (2004) figure of £40,000 and will continue to be reviewed on an annual basis to reflect changes in income house-price ratios.

This category can include shared ownership, sub-market rent provision and market provision , including key worker provision, where this affordability criterion is met and where provision is appropriate to meeting identified requirements.

For the criterion that provision is affordable to be met, the purchase price must be no greater than 3.5 times the household income limit specified above (i.e. no greater than £205,000 at February 2007 prices), or the annual housing costs, including rent and service charge, should be no greater than 40% of net household income. (This is to reflect a different level of disposable income, relative to lower income households dependent on social housing). In the case of two or multiple income households, lenders will generally lend at lower multipliers in relation to incomes of household members other than the highest income earner, and consequently market access will generally be more restricted for such households.

Further technical advice on application of affordability criteria is included in the GLA London Housing Requirements Study (December 2004).

Local Planning Authorities should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit, and provides a range of dwelling types in terms of a mix of unit sizes (measured by number of bedrooms), and that average housing costs, including service charges, to households for whom intermediate housing is provided are affordable by households on annual incomes of £38,000 pa (i.e. the midpoint of the £17,600- £58,600 range). On this basis, average housing costs, including service charges, would be about £900 a month or £210 a week (housing costs at 40% of net income, net income being assumed to be 70% of gross income). This figure could be used for monitoring purposes.

Appendix 8 Housing Provision in London 2006/7: Annual Monitor

1. Introduction

1.1. The2004 London Plan set a target of at least 23,000 homes to be provided in London each year. Early Alterations to the London Plan, published in December 2006, increased the target to 30,500 homes each year. This target applies for monitoring purposes to data from April 2007. The data in this Monitor relate to 2006/7 and are therefore assessed against the 2004 target.

1.2. The plan also sets out a commitment to monitor carefully achievement of these targets. This Housing Provision Monitor is one of a series addressing this commitment and complements the London Plan Annual Monitoring Report. It is based largely on borough returns to the London Development Database (LDD). This was established with government support and is widely regarded as the most authoritative source of information on housing provision in London. Further details of the monitoring process and its results are set out in more detail in Section 3 below, and tables and figures are included at Section 4.

2. Summary of Results

2.1. How many new homes, what type and where?

2.1.1 In net terms, 31,650[3] homes were completed in London in 2006/7[4] – well above the London Plan (2004) target of 23,000, and showing strong progress in delivering the monitoring target of 30,500 pa which will apply from April 2007. Completions comprised 27,500 self-contained ('conventional') dwellings, nearly 1,500 non-self contained units (for example hostels and student accommodation) and 2,700 long-term vacant homes returning to use. The net completions figures take into account demolitions. The gross number of new conventional homes actually built in London in 2006/7 is 33,000.

2.1.2 In 2000, the year the GLA was established, only 19,500 net self-contained dwellings were completed. Since the Mayor's London Plan was formally published, net output has increased from 21,000 in 2003/4 to 22,900 in 2004/5 and 24,000 in 2005/6. The current figure (27,500) is the highest level of output since 1988. Figure HPM2 (Section 6) shows total conventional completions against conventional supply targets in housing capacity studies over the last fifteen years. It also shows significant increases in planning approvals for new homes, above the monitoring targets.

2.1.3 In 2006/7 34% of new provision was affordable housing (9,400 units), 49% of which is social rented. In addition to these new units almost 2,800 additional affordable homes were provided through conversion of market to affordable housing. Information on development proposals and starts suggests that the social rented housing delivery is likely to increase compared to intermediate, with 11,600 and 7,400 approvals respectively in 2006/7. While smaller dwellings continue to dominate overall new provision (36% studio/1 bed, 49% 2 bed – of total completions), more larger units are being developed in the social rented sector (24% 3 or more bedrooms).

2.1.4 All sub-regions exceeded their target set out in the London Plan (2004). On average over the

[3] These figures are rounded. See section 3 for more detailed figures.
[4] See section 3 for details of adjustments made to reflect completions in Sutton and Lewisham in 2006/7

last three years Tower Hamlets (2,470 dwellings) and Greenwich (1,630) have made the largest individual contributions to London-wide provision[5], followed by Southwark (1,520), Wandsworth (1,360), and Islington (1,050). Together these five boroughs account for around a third of new provision. Cumulatively, the smaller contributions of other boroughs are therefore critical to achievement of the London wide target. It is essential that the 13 boroughs which have not, on average, achieved their targets over this period make their contributions to meeting London's housing needs.

2.2. What's going to happen in the future?

2.2.1 As a short-term indicator of potential future completions, the 2006/7 figure for net 'starts' (32,709) is above that in previous years (2005/6: 29,100; 2004/5: 29,900). For the longer term, the 2006/7 level of planning approvals (59,366) is significantly higher than previous years (2005/6: 51,100; 2004/5: 51,500). This has contributed to the generous overall pipeline of approvals for homes not yet started, which stood at 140,000 dwellings by the end of financial year 2006/7.

3. Detailed Results

3.1. Detailed Results: Introduction

3.1.1. Information on housing permissions, starts and completions is taken from the London Development Database system. As the LDD system covers all planning consents, the figures in this report are based on recorded schemes rather than on aggregate data. They are more accurate than data published in previous years, and than CLG (Communities and Local Government) data, which relies on quarterly borough returns which are sometimes incomplete. Data used in this report relate to data input by boroughs onto the LDD system as at 16 December 2007. It therefore excludes any units subsequently reported by boroughs.

3.1.2. The London Plan housing target adopted in February 2004 of 23,000 homes a year, (and the Early Alterations: 30,500 homes a year) relate to net additions to housing supply from all sources. This includes net gain from new build, conversion of existing residential premises and change of use of non-residential premises. It also includes output from non self-contained accommodation and a component of supply from long-term private vacant properties returning to use.

3.1.3. LDD separately records output of self-contained and non self-contained accommodation (halls of residence and hostels) and these data are used in this report. However, data on long term private sector vacants returning to use is not monitored through LDD and is therefore sourced separately. It is recognised that monitoring of long term private sector vacants returning to use can be problematic. The most reliable data for this source is from returns provided by boroughs to CLG through the annual Housing Strategy Statistical Annex return (HSSA)[6]. This monitor uses provisional data for 2006/7 compared to 2005/6 from Section A of the HSSA which counts private sector units vacant for six months or more (which are not vacant for regeneration purposes). The draft Housing Strategy states that the Mayor will investigate the accuracy of the method of reporting these

3.1.4. The LDD data for completions includes all units within a scheme completed in this financial year.

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[5] Data refers to net conventional supply

[6] Data available at http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthorityhousing/dataforms/

However, demolitions of existing units are counted upon full completion of the whole scheme/planning permission. In the case of large developments, particularly large Estate Renewal schemes, this can cause statistical anomalies in single-year net figures, although records accurate net completions over the life of the scheme (i.e. where completions have been counted over a number of years, but where existing units demolished are counted in a single, final, year). Significant anomalies to single year data are noted within this Monitor. While there are no plans at present to amend the way in which such demolitions are counted, the GLA will continue to keep under review the most appropriate way of monitoring completed units.

3.2. Residential planning approvals (Table HPM1)

3.2.1. Net residential planning approvals in 2006/7 included 58,115 self contained homes, higher than previous years figures of 51,115 (2005/6) and 51,477 (2004/5). This represents an increase in residential planning approvals in London over the last few years, and is more than double the figure of 25,883 achieved in 2001. In addition there were approvals for 1,262 net non self contained bedspaces (halls of residence and hostels) in London in 2006/7.

3.2.2. Monitoring of permissions is net of units lost from redevelopment or conversion. Gross residential permissions in 2006/7 were 66,389 self contained units and 6,995 non self contained bedspaces – a total of 73,384 units, an increase on the gross approvals in 2005/6 of 62,236 units.

3.3. Completions (Table HPM2)

3.3.1 Self contained completions (Table HPM3)

3.3.1.1 Net self-contained residential completions in 2006/7 comprised 27,516[7] homes, an increase on previous years (24,009 in 2005/6; 22,885 in 2004/5). This represents 144% of the conventional supply (self contained homes) component of the housing target[8] of 19,095 home (and meets the new housing target[9] which will apply from April 2007).

3.3.2 Non self-contained completions

3.3.2.1 Net non self-contained completions (halls of residence and hostels) in 2006/7 created 1,447 bedspaces (compared to 466 in 2005/6, 3,440 in 2004/5). This is below the component of the London Plan (2004) target[10]. However, it is primarily because a number of hostels have been redeveloped as self contained accommodation, leading to a loss of hostel bedspaces. While 960 new hostel bedrooms were provided, 903 existing rooms were lost – a net gain of only 57 rooms.

3.3.3 Vacant properties returning to use

[7] Net conventional supply in 2006/7 from LDD data is 27,290 units. This includes demolition of units in some cases which have occurred in previous years. In Sutton and Lewisham demolitions from large Estate Renewal schemes which have occurred over a number of years have been counted in this financial year (See Para 3.1.4). New units, however, have been counted each year from start to completion of the planning permission. The figures and in tables in this Housing Provision Monitor apportion demolitions on these schemes pro-rata from start to completion of the permission so as not to provide unrealistic single year figures for Sutton and Lewisham.

[8] 1999 Housing Capacity Study, and London Plan, 2004.

[9] The 30,500 homes target published in December 2006 comprises conventional supply, non self contained and vacant units returning to use. The conventional supply component of the target (see Early Alterations, Annex 1) is 27,597 units.

[10] The non self contained supply component of the London Plan 2004 target is 2,605 units.

3.3.3.1 Local authority returns to CLG[11] show an overall Londonwide reduction in long term private sector voids in the financial year 2006/7 of 2,695 units, shown in Table HPM2, twice the current target[12]. However the figures for boroughs vary widely, with some boroughs showing significant decreases in vacants and others showing significant increases. It is probable that some borough returns are based on inadequate monitoring or indicate a change of data source or methodology. This concern as to the unreliability of data is shared by the Government and the Mayor. The draft Housing Strategy recognises this and states that, with partners, the Mayor will investigate the accuracy of the method of reporting figures for the number of empty homes[13].

3.4 Housing starts

3.4.1 The LDD shows net starts in 2006/7 of 32,709 self contained units (compared with (2005/6) 29,064 and (2004/5) 29,926). This gives an average of 30,566 starts per year over the three years, which is 60% above this component of the London Plan target[14] and 11% above the target which will apply from next year[15]. This is a positive indicator that the new target will be delivered. However, housing starts in particular are susceptible to changes in the housing market. This may impact on the number of starts in future years.

3.5 Borough completions relative to targets:

3.5.1. Conventional supply

3.5.1.1 Table HPM5 compares 2006/7 conventional completions with the conventional component of the borough targets. Londonwide, output was 144% of the conventional component of the target. Performance was best in West London at 186% of target. North East and South East achieved 148% and 141% respectively. North and South West achieved 130% and 128% respectively.

3.5.1.2 Output varies between years. Table HPM6 therefore give 3 year averages for the last 3 years 2004/5 to 2006/7 with Londonwide output at 130% of target. This is a sounder basis for comparing borough and sub-regional performance against target. On this basis, South East and West London have performed best on conventional output – at 146% and 138% of the conventional component of the target. South West and North East achieved 134% and 133% of target component respectively and North London achieved 113%. Individual borough performance, however, has varied widely with Kensington and Chelsea achieving just 42% of target while Richmond achieved 231% of their target.

3.5.2 Total supply

3.5.2.1 The London Plan total supply targets include components relating to non-conventional supply and long term private sector vacants (see paragraph 3.1.2 above). Output fluctuates widely between years. Data on non self-contained output comes from the LDD and is reliable, however data supplied by boroughs on long term private sector vacants is less reliable.

3.5.2.2 Table HPM2 shows sub-regional and borough performance in relation to London Plan targets in

[11] Returns to Question 7.2 of HSSA (see paragraph 3.1.3 above) for private sector vacant units (excluding those vacant for regeneration purposes) for 2006/7 compared to the same question returns 2005/6. Responses to this question were provided by all boroughs for both 2005/6 and 2006/7.

[12] The vacants returning to use component of the target in the 1999 Housing Capacity Study (2004 London Plan target) is 1,236 homes per year. The new monitoring target (see Early Alterations, Annex 1) is 1,317 units.

[13] Chapter 1, Paragraph 38, The Draft Mayor's Housing Strategy, September 2007, GLA.

[14] The conventional supply component of the target in the 2004 London Plan is 19,095 units.

[15] The conventional supply component of the target (see Early Alterations, Annex 1) is 27,597 units.

2006/7. Output overall was 138% of the existing 23,000 target (and 104% of the new 30,500 target adopted in the London Plan alterations). Performance in all sub-regions exceeded targets. In some boroughs performance has been affected by significant increases in long term private sector vacant properties, reducing supply gains from conventional and non self-contained completions. Such fluctuations in vacancies can often be attributed to difficulties in monitoring.

3.6. Supply from new build, conversions and change of use

3.6.1. The components of conventional supply[16] are summarised as follows:

	Gross completions	Pre-existing units	Net completions
New Building	24,790	3,168	21,662
Conversions	4,565	2,167	2,398
Change of Use	3,652	156	3,496
Total	**33,007**	**5,491**	**27,516**

3.6.2. Table HPM3 shows that the majority of conventional completions are new-build (79%). In 2006/7 less than 9% of overall completions were from conversions of existing homes. 13% of net completions were from change of use.

3.7. Tenure, mix and bedroom size

3.7.1. In net terms, 17% of units completed were recorded as social housing, 17% as intermediate and 66% as market provision. 9,209 affordable units (social rented and intermediate) were completed in 2006/7. This includes those units identified on the LDD as affordable, but excludes additional properties which have been transferred or purchased for social or intermediate use separately. Further detail on overall affordable supply is set out in Table HPM7.

3.7.2. In gross terms, a greater proportion of social rented (7,102 units, 22%) than intermediate (4,816 units, 15%) were completed as new or replacement provision in 2006/7. Overall gross conventional completions provided 33,007 units (see Table HPM8).

3.7.3. An additional 2,775 affordable units were also provided through purchase and rehabilitation of existing properties, the open market homebuy scheme and rehabilitation of properties for temporary social housing. While these do not contribute towards the London Plan 50% target they are an important element of additional supply.

3.7.4 Table HPM6 shows that over the three years 2004/5-6/7 the delivery of affordable housing has increased. West London delivered the greatest number affordable homes as a percentage of new supply (43%) although North East and North London have delivered the highest number of units (5,792 and 5,688 respectively).

3.7.5 Table HPM9 shows that a greater proportion of affordable housing approved in 2006/7 is likely to be social rented than intermediate. Of 58,115 net approvals, 9,029 (16%) were for social rented homes and 7,381 (13%) for intermediate homes. However while this results in a lower proportion of affordable housing as a result of the higher level of total approvals the proportion in individual schemes may be amended before completion.

[16] This includes an adjustment to apportion long term demolitions in Sutton and Lewisham as set out in paragraph 3.3.1.1

3.7.6 Table HPM10 shows that the majority of units completed in 2006/7 were two bedroom units. The greatest need for larger units is in the social rented sector. The proportion of social rented units that had three bedrooms (17% of social rented completions) or more (8% 4+ bedrooms) was greater than the proportion of market or intermediate units. Most intermediate and market units had one or two bedrooms.

4. Tables and Charts

Figure HPM1: Total 2006/7 Housing Supply against London Plan target, ranked by delivery as percentage of target[17]

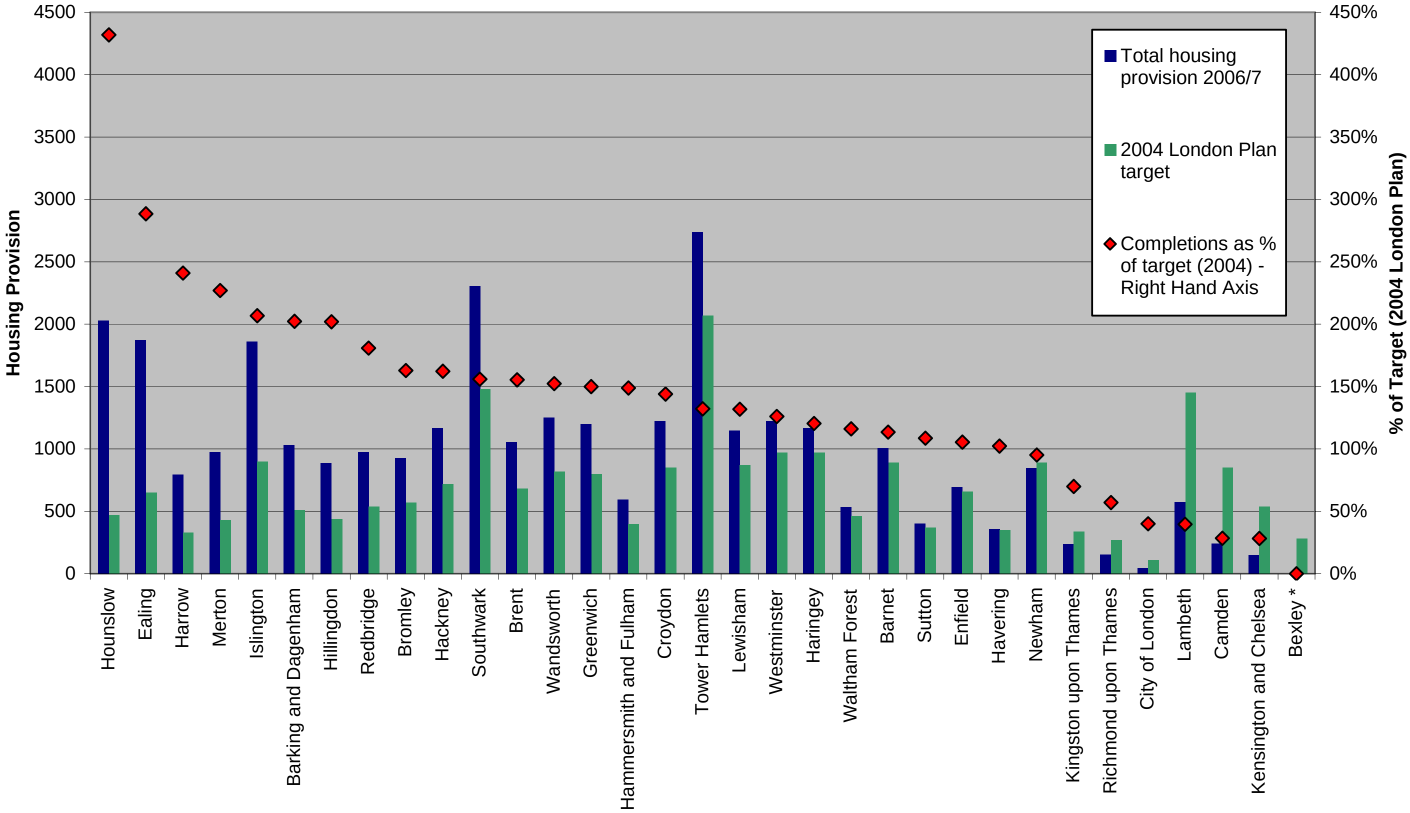
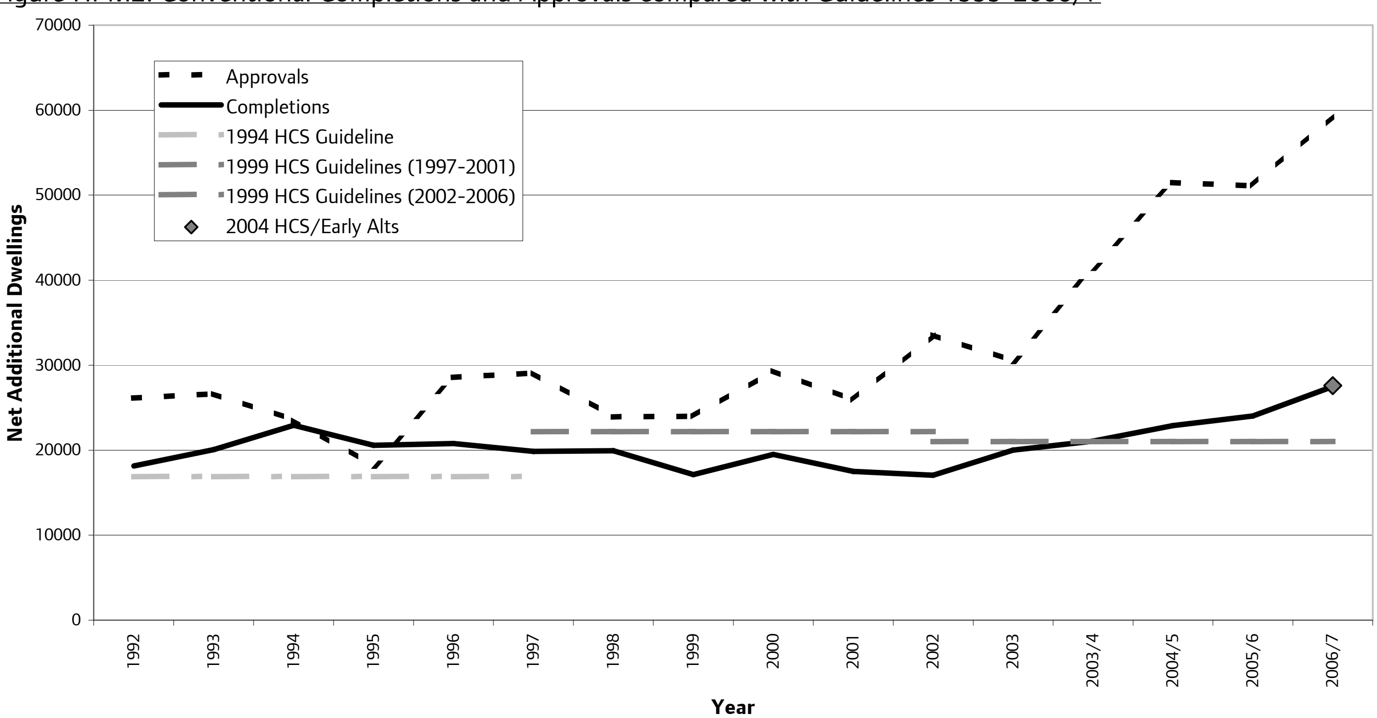


Figure HPM2: Conventional Completions and Approvals compared with Guidelines 1999-2006/7



[17] * = Bexley housing completions totalled 241 units from conventional and non-self contained, however a significant increase in long term vacant properties resulted in negative overall provision (-253 units)

Table HPM1: 2006/7 Conventional Planning Approvals

Borough	New Build			Conversions			Change of Use			All		
	New	Existing	Net	New	Existing	Net	New	Existing	Net	New	Existing	Net
Barnet	4,885	1,442	**3,443**	326	149	**177**	94	6	**88**	5,305	1,597	**3,708**
Camden	2,835	214	**2,621**	247	232	**15**	950	8	**942**	4,032	454	**3,578**
Enfield	730	32	**698**	226	109	**117**	58	6	**52**	1,014	147	**867**
Hackney	1,817	88	**1,729**	290	122	**168**	164	7	**157**	2,271	217	**2,054**
Haringey	371	12	**359**	331	126	**205**	62	3	**59**	764	141	**623**
Islington	2,037	58	**1,979**	456	130	**326**	305	9	**296**	2,798	197	**2,601**
Westminster	520	68	**452**	197	156	**41**	361	36	**325**	1,078	260	**818**
NORTH SUB-TOTAL	**13,195**	**1,914**	**11,281**	**2,073**	**1,024**	**1,049**	**1,994**	**75**	**1,919**	**17,262**	**3,013**	**14,249**
Barking and Dagenham	570	8	**562**	64	27	**37**	11	18	**-7**	645	53	**592**
City of London	69	0	**69**	7	4	**3**	112	11	**101**	188	15	**173**
Havering	1,015	54	**961**	34	13	**21**	20	3	**17**	1,069	70	**999**
Newham	1,311	50	**1,261**	93	45	**48**	123	5	**118**	1,527	100	**1,427**
Redbridge	1,283	19	**1,264**	155	79	**76**	208	6	**202**	1,646	104	**1,542**
Tower Hamlets	3,503	118	**3,385**	71	34	**37**	224	15	**209**	3,798	167	**3,631**
Waltham Forest	516	18	**498**	337	164	**173**	101	3	**98**	954	185	**769**
NORTH-EAST SUB-TOTAL	**8,267**	**267**	**8,000**	**761**	**366**	**395**	**799**	**61**	**738**	**9,827**	**694**	**9,133**
Bexley	597	14	**583**	19	8	**11**	24	0	**24**	640	22	**618**
Bromley	1,762	202	**1,560**	147	61	**86**	125	17	**108**	2,034	280	**1,754**
Greenwich	6,723	116	**6,607**	73	32	**41**	63	7	**56**	6,859	155	**6,704**
Lewisham	1,092	82	**1,010**	254	107	**147**	115	3	**112**	1,461	192	**1,269**
Southwark	2,864	63	**2,801**	160	86	**74**	120	3	**117**	3,144	152	**2,992**
SOUTH-EAST SUB-TOTAL	**13,038**	**477**	**12,561**	**653**	**294**	**359**	**447**	**30**	**417**	**14,138**	**801**	**13,337**
Croydon	2,391	82	**2,309**	396	142	**254**	249	20	**229**	3,036	244	**2,792**
Kingston upon Thames	210	30	**180**	101	59	**42**	22	0	**22**	333	89	**244**
Lambeth	5,678	1,217	**4,461**	693	301	**392**	202	18	**184**	6,573	1,536	**5,037**
Merton	471	54	**417**	222	105	**117**	51	7	**44**	744	166	**578**
Richmond upon Thames	489	56	**433**	192	123	**69**	54	3	**51**	735	182	**553**
Sutton	512	38	**474**	110	45	**65**	44	23	**21**	666	106	**560**
Wandsworth	2,948	29	**2,919**	405	263	**142**	337	12	**325**	3,690	304	**3,386**
SOUTH-WEST SUB-TOTAL	**12,699**	**1,506**	**11,193**	**2,119**	**1,038**	**1,081**	**959**	**83**	**876**	**15,777**	**2,627**	**13,150**
Brent	1,455	8	**1,447**	136	106	**30**	27	2	**25**	1,618	116	**1,502**
Ealing	699	28	**671**	265	127	**138**	64	19	**45**	1,028	174	**854**
Hammersmith and Fulham	431	109	**322**	166	75	**91**	53	1	**52**	650	185	**465**
Harrow	1,230	107	**1,123**	230	112	**118**	55	7	**48**	1,515	226	**1,289**
Hillingdon	2,060	82	**1,978**	67	27	**40**	30	4	**26**	2,157	113	**2,044**
Hounslow	833	54	**779**	66	25	**41**	882	1	**881**	1,781	80	**1,701**
Kensington and Chelsea	325	34	**291**	185	188	**-3**	126	23	**103**	636	245	**391**
WEST SUB-TOTAL	**7,033**	**422**	**6,611**	**1,115**	**660**	**455**	**1,237**	**57**	**1,180**	**9,385**	**1,139**	**8,246**
TOTAL	54,232	4,586	**49,646**	6,721	3,382	**3,339**	5,436	306	**5,130**	66,389	8,274	**58,115**
% of Total			85%			6%			9%			100%

Table HPM2: 2006/7 Total completions against target

Borough	Conventional				Non Self-		Total	2004 London Plan		LP Further Alts	
	Market	*Interm.*	*Soc Rent*	**Total**	cont.	Vacants	**Supply**	Target	Supply	Target	Supply
Barnet	*530*	*8*	*37*	575	4	431	**1,010**	890	113%	2,055	49%
Camden	*177*	*31*	*173*	381	-172	32	**241**	850	28%	595	41%
Enfield	*470*	*59*	*164*	691	-2	7	**696**	660	105%	395	176%
Hackney	*694*	*370*	*123*	1,186	0	-18	**1,168**	720	162%	1,085	108%
Haringey	*598*	*79*	*233*	894	0	274	**1,168**	970	120%	680	172%
Islington	*1,264*	*244*	*290*	1,767	-99	193	**1,861**	900	207%	1,160	160%
Westminster	*856*	*16*	*102*	963	220	39	**1,222**	970	126%	680	180%
NORTH SUB-TOTAL	***4,589***	***807***	***1,122***	**6,457**	**-49**	**958**	**7,366**	**5,960**	**124%**	**6,650**	**111%**
Barking and Dagenham	*363*	*142*	*25*	530	51	451	**1,032**	510	202%	1,190	87%
City of London	*43*	*0*	*0*	29	14	1	**44**	110	40%	90	49%
Havering	*617*	*55*	*123*	791	0	-433	**358**	350	102%	535	67%
Newham	*460*	*271*	*149*	878	0	-31	**847**	890	95%	3,510	24%
Redbridge	*707*	*245*	*65*	1,017	-50	9	**976**	540	181%	905	108%
Tower Hamlets	*1,538*	*394*	*439*	2,370	-46	413	**2,737**	2,070	132%	3,150	87%
Waltham Forest	*449*	*89*	*139*	673	-69	-70	**534**	460	116%	665	80%
NORTH-EAST SUB-TOTAL	***4,177***	***1,196***	***940***	**6,288**	**-100**	**340**	**6,528**	**4,930**	**132%**	**10,045**	**65%**
Bexley	*127*	*71*	*44*	241	0	-494	**-253**	280	-90%	345	-73%
Bromley	*688*	*48*	*102*	836	0	92	**928**	570	163%	485	191%
Greenwich	*644*	*185*	*213*	1,042	-18	176	**1,200**	800	150%	2,010	60%
Lewisham*	*439*	*21*	*56*	516	0	788	**1,304**	870	150%	975	134%
Southwark	*1,228*	*359*	*380*	1,967	197	143	**2,307**	1,480	156%	1,630	142%
SOUTH-EAST SUB-TOTAL	***3,126***	***684***	***795***	**4,602**	**179**	**705**	**5,486**	**4,000**	**137%**	**5,445**	**101%**
Croydon	*572*	*132*	*426*	1,121	20	83	**1,224**	850	144%	1,100	111%
Kingston upon Thames	*254*	*17*	*49*	313	8	-83	**238**	340	70%	385	62%
Lambeth	*914*	*74*	*146*	1,120	-36	-509	**575**	1,450	40%	1,100	52%
Merton	*278*	*44*	*108*	426	0	550	**976**	430	227%	370	264%
Richmond upon Thames	*189*	*19*	*13*	221	-6	-61	**154**	270	57%	270	57%
Sutton*	*385*	*137*	*-192*	330	0	140	**470**	370	127%	345	136%
Wandsworth	*1,042*	*206*	*34*	1,282	0	-32	**1,250**	820	152%	745	168%
SOUTH-WEST SUB-TOTAL	***3,634***	***629***	***584***	**4,813**	**-14**	**88**	**4,887**	**4,530**	**108%**	**4,315**	**113%**
Brent	*276*	*176*	*466*	914	-10	152	**1,056**	680	155%	1,120	94%
Ealing	*705*	*428*	*194*	1,325	-76	626	**1,875**	650	288%	915	205%
Hammersmith and Fulham	*165*	*221*	*237*	623	11	-39	**595**	400	149%	450	132%
Harrow	*513*	*223*	*-12*	706	10	79	**795**	330	241%	400	199%
Hillingdon	*161*	*3*	*43*	188	588	112	**888**	440	202%	365	243%
Hounslow	*802*	*403*	*232*	1,437	843	-250	**2,030**	470	432%	445	456%
Kensington and Chelsea	*121*	*0*	*64*	163	65	-76	**152**	540	28%	350	43%
WEST SUB-TOTAL	***2,743***	***1,454***	***1,224***	**5,356**	**1,431**	**604**	**7,391**	**3,510**	**211%**	**4,045**	**183%**
TOTAL	*18,269*	*4,770*	*4,665*	27,516	1,447	2,695	**31,658**	**22,930**	**138%**	**30,500**	**104%**
% of Total				87%	5%	9%	100%				

Note: Conventional total includes a small number of completions where tenure not defined; 22,930 target rounded to 23,000 in 2004 London Plan

* = Sutton and Lewisham adjustment (see paragraphs 3.1.4 / 3.3.1.1)

Table HPM3: 2006/7 Conventional Planning Completions

Borough	New Build			Conversions			Change of Use			All		
	New	Existing	Net	New	Existing	Net	New	Existing	Net	New	Existing	Net
Barnet	521	61	**460**	93	23	**70**	46	1	**45**	660	85	**575**
Camden	313	0	**313**	22	13	**9**	61	2	**59**	396	15	**381**
Enfield	687	118	**569**	127	58	**69**	58	5	**53**	872	181	**691**
Hackney	1,119	242	**877**	103	29	**74**	235	0	**235**	1,457	271	**1,186**
Haringey	685	39	**646**	329	131	**198**	53	3	**50**	1,067	173	**894**
Islington	1,621	206	**1,415**	335	145	**190**	166	4	**162**	2,122	355	**1,767**
Westminster	431	12	**419**	138	116	**22**	541	19	**522**	1,110	147	**963**
NORTH SUB-TOTAL	**5,377**	**678**	**4,699**	**1,147**	**515**	**632**	**1,160**	**34**	**1,126**	**7,684**	**1,227**	**6,457**
Barking and Dagenham	642	124	**518**	21	11	**10**	2	0	**2**	665	135	**530**
City of London	17	0	**17**	3	3	**0**	24	12	**12**	44	15	**29**
Havering	828	46	**782**	15	7	**8**	1	0	**1**	844	53	**791**
Newham	1,004	234	**770**	142	64	**78**	41	11	**30**	1,187	309	**878**
Redbridge	991	7	**984**	54	23	**31**	2	0	**2**	1,047	30	**1,017**
Tower Hamlets	2,525	340	**2,185**	32	15	**17**	168	0	**168**	2,725	355	**2,370**
Waltham Forest	607	113	**494**	201	85	**116**	63	0	**63**	871	198	**673**
NORTH-EAST SUB-TOTAL	**6,614**	**864**	**5,750**	**468**	**208**	**260**	**301**	**23**	**278**	**7,383**	**1,095**	**6,288**
Bexley	227	7	**220**	15	7	**8**	14	1	**13**	256	15	**241**
Bromley	796	133	**663**	63	19	**44**	140	11	**129**	999	163	**836**
Greenwich	897	27	**870**	21	11	**10**	165	3	**162**	1,083	41	**1,042**
Lewisham*	563	200	**363**	157	55	**102**	56	5	**51**	776	260	**516**
Southwark	1,976	198	**1,778**	117	71	**46**	148	5	**143**	2,241	274	**1,967**
SOUTH-EAST SUB-TOTAL	**4,459**	**565**	**3,894**	**373**	**163**	**210**	**523**	**25**	**498**	**5,355**	**753**	**4,602**
Croydon	849	79	**770**	257	90	**167**	195	11	**184**	1,301	180	**1,121**
Kingston upon Thames	235	11	**224**	86	50	**36**	54	1	**53**	375	62	**313**
Lambeth	574	10	**564**	603	273	**330**	234	8	**226**	1,411	291	**1,120**
Merton	368	21	**347**	134	63	**71**	14	6	**8**	516	90	**426**
Richmond upon Thames	179	26	**153**	139	105	**34**	37	3	**34**	355	134	**221**
Sutton*	681	580	**101**	250	31	**219**	12	2	**10**	943	613	**330**
Wandsworth	1,113	46	**1,067**	304	188	**116**	106	7	**99**	1,523	241	**1,282**
SOUTH-WEST SUB-TOTAL	**3,999**	**773**	**3,226**	**1,773**	**800**	**973**	**652**	**38**	**614**	**6,424**	**1,611**	**4,813**
Brent	834	8	**826**	117	80	**37**	53	2	**51**	1,004	90	**914**
Ealing	754	41	**713**	216	107	**109**	510	7	**503**	1,480	155	**1,325**
Hammersmith and Fulham	546	3	**543**	95	48	**47**	35	2	**33**	676	53	**623**
Harrow	537	126	**411**	201	90	**111**	191	7	**184**	929	223	**706**
Hillingdon	207	26	**181**	22	20	**2**	6	1	**5**	235	47	**188**
Hounslow	1,363	80	**1,283**	57	15	**42**	116	4	**112**	1,536	99	**1,437**
Kensington and Chelsea	100	4	**96**	96	121	**-25**	105	13	**92**	301	138	**163**
WEST SUB-TOTAL	**4,341**	**288**	**4,053**	**804**	**481**	**323**	**1,016**	**36**	**980**	**6,161**	**805**	**5,356**
TOTAL	24,790	3,168	**21,622**	4,565	2,167	**2,398**	3,652	156	**3,496**	33,007	5,491	**27,516**
% of Total			79%			9%			13%			100%

* = Sutton and Lewisham adjustment (see paragraphs 3.1.4 / 3.3.1.1)

Table HPM4: 2006/7 Conventional Starts

Borough	New Build			Conversions			Change of Use			All		
	New	Existing	Net	New	Existing	Net	New	Existing	Net	New	Existing	Net
Barnet	145	8	**137**	74	18	**56**	22	1	**21**	241	27	**214**
Camden	312	1	**311**	155	109	**46**	708	6	**702**	1,175	116	**1,059**
Enfield	437	13	**424**	105	49	**56**	36	3	**33**	578	65	**513**
Hackney	1,251	131	**1,120**	69	17	**52**	22	0	**22**	1,342	148	**1,194**
Haringey	270	4	**266**	293	104	**189**	44	5	**39**	607	113	**494**
Islington	2,758	173	**2,585**	266	109	**157**	191	6	**185**	3,215	288	**2,927**
Westminster	827	87	**740**	180	146	**34**	389	35	**354**	1,396	268	**1,128**
NORTH SUB-TOTAL	**6,000**	**417**	**5,583**	**1,142**	**552**	**590**	**1,412**	**56**	**1,356**	**8,554**	**1,025**	**7,529**
Barking and Dagenham	697	8	**689**	29	14	**15**	8	1	**7**	734	23	**711**
City of London	24	0	**24**	3	1	**2**	27	0	**27**	54	1	**53**
Havering	492	26	**466**	28	10	**18**	6	1	**5**	526	37	**489**
Newham	2,471	52	**2,419**	108	53	**55**	49	9	**40**	2,628	114	**2,514**
Redbridge	632	4	**628**	25	11	**14**	126	0	**126**	783	15	**768**
Tower Hamlets	3,109	327	**2,782**	46	23	**23**	61	2	**59**	3,216	352	**2,864**
Waltham Forest	457	299	**158**	186	85	**101**	49	0	**49**	692	384	**308**
NORTH-EAST SUB-TOTAL	**7,882**	**716**	**7,166**	**425**	**197**	**228**	**326**	**13**	**313**	**8,633**	**926**	**7,707**
Bexley	321	19	**302**	14	6	**8**	41	1	**40**	376	26	**350**
Bromley	453	87	**366**	61	24	**37**	56	8	**48**	570	119	**451**
Greenwich	621	95	**526**	109	32	**77**	19	1	**18**	749	128	**621**
Lewisham	763	111	**652**	142	55	**87**	49	0	**49**	954	166	**788**
Southwark	1,671	67	**1,604**	84	37	**47**	90	4	**86**	1,845	108	**1,737**
SOUTH-EAST SUB-TOTAL	**3,829**	**379**	**3,450**	**410**	**154**	**256**	**255**	**14**	**241**	**4,494**	**547**	**3,947**
Croydon	1,375	56	**1,319**	327	120	**207**	344	9	**335**	2,046	185	**1,861**
Kingston upon Thames	207	13	**194**	118	63	**55**	90	0	**90**	415	76	**339**
Lambeth	591	19	**572**	488	196	**292**	105	3	**102**	1,184	218	**966**
Merton	1,111	23	**1,088**	164	77	**87**	35	7	**28**	1,310	107	**1,203**
Richmond upon Thames	511	30	**481**	119	85	**34**	64	5	**59**	694	120	**574**
Sutton	672	63	**609**	74	31	**43**	17	19	**-2**	763	113	**650**
Wandsworth	1,754	38	**1,716**	359	228	**131**	322	3	**319**	2,435	269	**2,166**
SOUTH-WEST SUB-TOTAL	**6,221**	**242**	**5,979**	**1,649**	**800**	**849**	**977**	**46**	**931**	**8,847**	**1,088**	**7,759**
Brent	490	7	**483**	129	72	**57**	82	7	**75**	701	86	**615**
Ealing	406	40	**366**	203	89	**114**	28	6	**22**	637	135	**502**
Hammersmith and Fulham	585	214	**371**	102	51	**51**	95	1	**94**	782	266	**516**
Harrow	368	53	**315**	175	83	**92**	24	2	**22**	567	138	**429**
Hillingdon	1,836	52	**1,784**	25	12	**13**	17	0	**17**	1,878	64	**1,814**
Hounslow	1,559	199	**1,360**	56	27	**29**	119	4	**115**	1,734	230	**1,504**
Kensington and Chelsea	261	11	**250**	184	182	**2**	161	26	**135**	606	219	**387**
WEST SUB-TOTAL	**5,505**	**576**	**4,929**	**874**	**516**	**358**	**526**	**46**	**480**	**6,905**	**1,138**	**5,767**
TOTAL	29,437	2,330	**27,107**	4,500	2,219	**2,281**	3,496	175	**3,321**	37,433	4,724	**32,709**
% of Total			83%			7%			10%			100%

Table HPM5: 2006/7 Total completions against target

Borough	Conventional				2004 Target	
	Market	Intermediate	Social rented	Total	Conv Component	
Barnet	530	8	37	575	**740**	78%
Camden	177	31	173	381	**750**	51%
Enfield	470	59	164	691	**560**	123%
Hackney	694	370	123	1,186	**565**	210%
Haringey	598	79	233	894	**720**	124%
Islington	1,264	244	290	1,767	**680**	260%
Westminster	856	16	102	963	**970**	99%
NORTH SUB-TOTAL	**4,589**	**807**	**1,122**	**6,457**	**4,985**	**130%**
Barking and Dagenham	363	142	25	530	**445**	119%
City of London	43	0	0	29	**105**	28%
Havering	617	55	123	791	**320**	247%
Newham	460	271	149	878	**720**	122%
Redbridge	707	245	65	1,017	**500**	203%
Tower Hamlets	1,538	394	439	2,370	**1,825**	130%
Waltham Forest	449	89	139	673	**345**	195%
NORTH-EAST SUB-TOTAL	**4,177**	**1,196**	**940**	**6,288**	**4,260**	**148%**
Bexley	127	71	44	241	**265**	91%
Bromley	688	48	102	836	**555**	151%
Greenwich	644	185	213	1,042	**730**	143%
Lewisham*	439	21	56	516	**560**	92%
Southwark	1,228	359	380	1,967	**1,165**	169%
SOUTH-EAST SUB-TOTAL	**3,126**	**684**	**795**	**4,602**	**3,275**	**141%**
Croydon	572	132	426	1,121	**670**	167%
Kingston upon Thames	254	17	49	313	**245**	128%
Lambeth	914	74	146	1,120	**1,069**	105%
Merton	278	44	108	426	**405**	105%
Richmond upon Thames	189	19	13	221	**245**	90%
Sutton*	385	137	-192	330	**365**	90%
Wandsworth	1,042	206	34	1,282	**775**	165%
SOUTH-WEST SUB-TOTAL	**3,634**	**629**	**584**	**4,813**	**3,774**	**128%**
Brent	276	176	466	914	**485**	188%
Ealing	705	428	194	1,325	**545**	243%
Hammersmith and Fulham	165	221	237	623	**295**	211%
Harrow	513	223	-12	706	**260**	272%
Hillingdon	161	3	43	188	**380**	49%
Hounslow	802	403	232	1,437	**390**	368%
Kensington and Chelsea	121	0	64	163	**520**	31%
WEST SUB-TOTAL	**2,743**	**1,454**	**1,224**	**5,356**	**2,875**	**186%**
TOTAL	18,269	4,770	4,665	27,516	19,169	144%
% of Total						

* = Sutton and Lewisham adjustment (see paragraphs 3.1.4 / 3.3.1.1)

Table HPM6: Net total and affordable conventional completions in London, 2004/05 to 2006/07

	Total net conventional completions				*London Plan Conv. Target (x3)*	Conv. delivery as % of	Total net affordable conventional completions				Affordable as % of total			
	2004/05	2005/06	2006/07	**3-year tota**			2004/05	2005/06	2006/07	**3-year tota**	2004/05	2005/06	2006/07	3-year total
Barnet	973	768	575	**2,316**	*2,220*	104%	172	308	45	**525**	18%	40%	8%	**23%**
Camden	574	624	381	**1,579**	*2,250*	70%	193	178	204	**575**	34%	29%	54%	**36%**
Enfield	374	973	691	**2,038**	*1,680*	121%	308	210	223	**741**	82%	22%	32%	**36%**
Hackney	810	805	1,186	**2,801**	*1,695*	165%	269	185	493	**947**	33%	23%	42%	**34%**
Haringey	860	530	894	**2,284**	*2,160*	106%	271	450	312	**1,033**	32%	85%	35%	**45%**
Islington	620	736	1,767	**3,123**	*2,040*	153%	172	491	534	**1,197**	28%	67%	30%	**38%**
Westminster	527	1,260	963	**2,750**	*2,910*	95%	187	365	118	**670**	35%	29%	12%	**24%**
NORTH SUB-TOTAL	**4,738**	**5,696**	**6,457**	**16,891**	***14,955***	**113%**	**1,572**	**2,187**	**1,929**	**5,688**	**33%**	**38%**	**30%**	**34%**
Barking and Dagenham	461	495	530	**1,486**	*1,335*	111%	217	247	167	**631**	47%	50%	32%	**42%**
City of London	160	48	29	**237**	*315*	75%	83	0	0	**83**	52%	0%	0%	**35%**
Havering	455	310	791	**1,556**	*960*	162%	123	85	178	**386**	27%	27%	23%	**25%**
Newham	591	919	878	**2,388**	*2,160*	111%	347	388	420	**1,155**	59%	42%	48%	**48%**
Redbridge	706	636	1,017	**2,359**	*1,500*	157%	230	175	310	**715**	33%	28%	30%	**30%**
Tower Hamlets	2,465	2,575	2,370	**7,410**	*5,475*	135%	314	1,126	833	**2,273**	13%	44%	35%	**31%**
Waltham Forest	392	492	673	**1,557**	*1,035*	150%	115	206	228	**549**	29%	42%	34%	**35%**
NORTH-EAST SUB-TOTAL	**5,230**	**5,475**	**6,288**	**16,993**	***12,780***	**133%**	**1,429**	**2,227**	**2,136**	**5,792**	**27%**	**41%**	**34%**	**34%**
Bexley	200	96	241	**537**	*795*	68%	72	58	115	**245**	36%	60%	48%	**46%**
Bromley	759	617	836	**2,212**	*1,665*	133%	107	254	150	**511**	14%	41%	18%	**23%**
Greenwich	2,082	1,774	1,042	**4,898**	*2,190*	224%	354	200	398	**952**	17%	11%	38%	**19%**
Lewisham*	503	916	516	**1,935**	*1,680*	115%	388	92	77	**557**	77%	10%	15%	**29%**
Southwark	1,596	1,165	1,967	**4,728**	*3,495*	135%	527	369	739	**1,635**	33%	32%	38%	**35%**
SOUTH-EAST SUB-TOTAL	**5,140**	**4,568**	**4,602**	**14,310**	***9,825***	**146%**	**1,448**	**973**	**1,479**	**3,900**	**28%**	**21%**	**32%**	**27%**
Croydon	662	669	1,121	**2,452**	*2,010*	122%	551	248	558	**1,357**	83%	37%	50%	**55%**
Kingston upon Thames	538	333	313	**1,184**	*735*	161%	165	18	66	**249**	31%	5%	21%	**21%**
Lambeth	804	1,069	1,120	**2,993**	*3,207*	93%	208	438	220	**866**	26%	41%	20%	**29%**
Merton	346	698	426	**1,470**	*1,215*	121%	100	134	152	**386**	29%	19%	36%	**26%**
Richmond upon Thames	583	893	221	**1,697**	*735*	231%	216	91	32	**339**	37%	10%	14%	**20%**
Sutton*	438	502	330	**1,270**	*1,095*	116%	265	58	-55	**268**	61%	12%	-17%	**21%**
Wandsworth	1,490	1,315	1,282	**4,087**	*2,325*	176%	341	151	240	**732**	23%	11%	19%	**18%**
SOUTH-WEST SUB-TOTAL	**4,861**	**5,479**	**4,813**	**15,153**	***11,322***	**134%**	**1,846**	**1,138**	**1,213**	**4,197**	**38%**	**21%**	**25%**	**28%**
Brent	363	1,039	914	**2,316**	*1,455*	159%	266	216	642	**1,124**	73%	21%	70%	**49%**
Ealing	460	602	1,325	**2,387**	*1,635*	146%	363	237	622	**1,222**	79%	39%	47%	**51%**
Hammersmith and Fulham	437	316	623	**1,376**	*885*	155%	248	101	458	**807**	57%	32%	74%	**59%**
Harrow	561	447	706	**1,714**	*780*	220%	89	131	211	**431**	16%	29%	30%	**25%**
Hillingdon	244	499	188	**931**	*1,140*	82%	126	118	46	**290**	52%	24%	24%	**31%**
Hounslow	570	481	1,437	**2,488**	*1,170*	213%	120	303	635	**1,058**	21%	63%	44%	**43%**
Kensington and Chelsea	281	211	163	**655**	*1,560*	42%	8	65	64	**137**	3%	31%	39%	**21%**
WEST SUB-TOTAL	**2,916**	**3,595**	**5,356**	**11,867**	***8,625***	**138%**	**1,220**	**1,171**	**2,678**	**5,069**	**42%**	**33%**	**50%**	**43%**
TOTAL	**22,885**	**24,813**	**27,516**	**75,214**	***57,507***	**131%**	**7,515**	**7,696**	**9,435**	**24,646**	**33%**	**31%**	**34%**	**33%**

* = Sutton and Lewisham adjustment (see paragraphs 3.1.4 / 3.3.1.1)

Table HPM7: Delivery of Affordable Homes in 2006/7

		New Affordable Housing Stock						Other Affordable Housing	
		Net New-Build (Conventional Supply)			Existing Properties (purchase/rehab)				
		Social	Intermediate	TOTAL	Social	Intermediate	TOTAL	Open Market Homebuy	Temporary Social Housing (rehab)
North	Barnet	8	37	**45**	0	0	**0**	10	0
	Camden	31	173	**204**	101	3	**104**	37	0
	Enfield	59	164	**223**	75	0	**75**	32	33
	Hackney	370	123	**493**	27	13	**40**	32	11
	Haringey	79	233	**312**	5	0	**5**	24	5
	Islington	244	290	**534**	37	8	**45**	35	14
	Westminster	16	102	**118**	16	22	**38**	41	0
North Total		**807**	**1,122**	**1,929**	**261**	**46**	**307**	**211**	**63**
North East	Barking and Dagenham	142	25	**167**	6	0	**6**	9	0
	City of London	0	0	**0**	0	0	**0**	8	0
	Havering	55	123	**178**	13	0	**13**	25	0
	Newham	271	149	**420**	464	3	**467**	39	0
	Redbridge	245	65	**310**	119	0	**119**	20	14
	Tower Hamlets	394	439	**833**	3	0	**3**	34	3
	Waltham Forest	89	139	**228**	39	0	**39**	21	32
North East		**1,196**	**940**	**2,136**	**638**	**3**	**641**	**156**	**49**
South East	Bexley	71	44	**115**	11	0	**11**	26	0
	Bromley	48	102	**150**	11	1	**12**	33	0
	Greenwich	185	213	**398**	91	44	**135**	61	67
	Lewisham*	21	-102	**-81***	55	5	**60**	48	53
	Southwark	359	380	**739**	34	0	**34**	88	34
South East Total		**684**	**637**	**1,321**	**202**	**50**	**252**	**256**	**154**
South West	Croydon	132	426	**558**	27	0	**27**	49	27
	Kingston upon Thames	17	49	**66**	1	0	**1**	20	1
	Lambeth	74	146	**220**	26	0	**26**	57	0
	Merton	44	108	**152**	17	0	**17**	14	4
	Richmond upon Thames	19	13	**32**	0	0	**0**	6	0
	Sutton*	137	-260	**-123***	0	0	**0**	21	0
	Wandsworth	206	34	**240**	4	0	**4**	49	4
South West Total		**629**	**516**	**1,145**	**75**	**0**	**75**	**216**	**36**
West	Brent	176	466	**642**	3	0	**3**	25	0
	Ealing	428	194	**622**	33	155	**188**	29	0
	Hammersmith and Fulham	221	237	**458**	0	17	**17**	17	0
	Harrow	223	-12	**211**	0	0	**0**	13	0
	Hillingdon	3	43	**46**	0	0	**0**	24	0
	Hounslow	403	232	**635**	0	0	**0**	22	0
	Kensington and Chelsea	0	64	**64**	0	2	**2**	19	0
West Total		**1,454**	**1,224**	**2,678**	**36**	**174**	**210**	**149**	**0**
London		**4,770**	**4,439**	**9,209**	**1,212**	**273**	**1,485**	**988**	**302**

* = Sutton and Lewisham adjustment (see paragraphs 3.1.4 / 3.3.1.1)

Table HPM8: 2006/7 Gross conventional completions

Borough	Market	Intermediate	Social	**Total**	Intermediate (% of total)	Social (% of total)	All Affordable (% of total)
Barnet	594	8	58	**660**	1%	9%	10%
Camden	192	31	173	**396**	8%	44%	52%
Enfield	616	59	197	**872**	7%	23%	29%
Hackney	723	370	364	**1,457**	25%	25%	50%
Haringey	755	79	233	**1,067**	7%	22%	29%
Islington	1,394	280	448	**2,122**	13%	21%	34%
Westminster	992	16	102	**1,110**	1%	9%	11%
NORTH SUB-TOTAL	**5,266**	**843**	**1,575**	**7,684**	**11%**	**20%**	**31%**
Barking and Dagenham	380	142	143	**665**	21%	22%	43%
City of London	44	0	0	**44**	0%	0%	0%
Havering	634	55	155	**844**	7%	18%	25%
Newham	538	271	378	**1,187**	23%	32%	55%
Redbridge	737	245	65	**1,047**	23%	6%	30%
Tower Hamlets	1,678	395	652	**2,725**	14%	24%	38%
Waltham Forest	543	89	239	**871**	10%	27%	38%
NORTH-EAST SUB-TOTAL	**4,554**	**1,197**	**1,632**	**7,383**	**16%**	**22%**	**38%**
Bexley	141	71	44	**256**	28%	17%	45%
Bromley	774	48	177	**999**	5%	18%	23%
Greenwich	659	185	239	**1,083**	17%	22%	39%
Lewisham*	507	21	248	**776**	3%	32%	35%
Southwark	1,292	361	588	**2,241**	16%	26%	42%
SOUTH-EAST SUB-TOTAL	**3,373**	**686**	**1,296**	**5,355**	**13%**	**24%**	**37%**
Croydon	743	132	426	**1,301**	10%	33%	43%
Kingston upon Thames	308	18	49	**375**	5%	13%	18%
Lambeth	1,191	74	146	**1,411**	5%	10%	16%
Merton	364	44	108	**516**	9%	21%	29%
Richmond upon Thames	293	19	43	**355**	5%	12%	17%
Sutton*	451	137	355	**943**	15%	38%	52%
Wandsworth	1,276	206	41	**1,523**	14%	3%	16%
SOUTH-WEST SUB-TOTAL	**4,626**	**630**	**1,168**	**6,424**	**10%**	**18%**	**28%**
Brent	360	176	468	**1,004**	18%	47%	64%
Ealing	818	428	234	**1,480**	29%	16%	45%
Hammersmith and Fulham	216	221	239	**676**	33%	35%	68%
Harrow	623	223	83	**929**	24%	9%	33%
Hillingdon	186	3	46	**235**	1%	20%	21%
Hounslow	830	409	297	**1,536**	27%	19%	46%
Kensington and Chelsea	237	0	64	**301**	0%	21%	21%
WEST SUB-TOTAL	**3,270**	**1,460**	**1,431**	**6,161**	**24%**	**23%**	**47%**
TOTAL	**21,089**	**4,816**	**7,102**	**33,007**	**15%**	**22%**	**36%**

* = Sutton and Lewisham adjustment (see paragraphs 3.1.4 / 3.3.1.1)

Table HPM9: 2006/7 Conventional and Non self-contained Planning Approvals

Borough	Conventional				Non self-contained
	Market	Intermediate	Social rented	Total	
Barnet	*3,628*	*119*	*-39*	3,708	-76
Camden	*2,275*	*442*	*861*	3,578	1,550
Enfield	*744*	*96*	*27*	867	-2
Hackney	*1,418*	*215*	*421*	2,054	27
Haringey	*514*	*75*	*34*	623	0
Islington	*1,865*	*191*	*545*	2,601	450
Westminster	*666*	*34*	*118*	818	-73
NORTH SUB-TOTAL	***11,110***	***1,172***	***1,967***	**14,249**	**1,876**
Barking and Dagenham	*349*	*79*	*164*	592	0
City of London	*173*	*0*	*0*	173	0
Havering	*712*	*103*	*184*	999	5
Newham	*833*	*374*	*220*	1,427	-61
Redbridge	*1,239*	*111*	*192*	1,542	-605
Tower Hamlets	*2,816*	*306*	*509*	3,631	-4
Waltham Forest	*564*	*66*	*139*	769	36
NORTH-EAST SUB-TOTAL	***6,686***	***1,039***	***1,408***	**9,133**	**-629**
Bexley	*511*	*42*	*65*	618	0
Bromley	*1,270*	*171*	*313*	1,754	-97
Greenwich	*4,271*	*1,181*	*1,252*	6,704	-11
Lewisham*	*989*	*99*	*181*	1,269	5
Southwark	*1,899*	*577*	*516*	2,992	-25
SOUTH-EAST SUB-TOTAL	***8,940***	***2,070***	***2,327***	**13,337**	**-128**
Croydon	*1,763*	*414*	*615*	2,792	-104
Kingston upon Thames	*203*	*8*	*33*	244	-14
Lambeth	*3,358*	*806*	*873*	5,037	-67
Merton	*485*	*10*	*83*	578	24
Richmond upon Thames	*448*	*37*	*68*	553	0
Sutton*	*436*	*14*	*110*	560	0
Wandsworth	*2,621*	*588*	*177*	3,386	-391
SOUTH-WEST SUB-TOTAL	***9,314***	***1,877***	***1,959***	**13,150**	**-552**
Brent	*1,063*	*191*	*248*	1,502	-8
Ealing	*590*	*136*	*128*	854	-3
Hammersmith and Fulham	*205*	*145*	*115*	465	-22
Harrow	*939*	*254*	*96*	1,289	93
Hillingdon	*1,511*	*159*	*373*	2,044	617
Hounslow	*1,042*	*300*	*359*	1,701	-6
Kensington and Chelsea	*304*	*38*	*49*	391	24
WEST SUB-TOTAL	***5,654***	***1,223***	***1,368***	**8,246**	**695**
TOTAL	*41,704*	*7,381*	*9,029*	58,115	1,262
% of total conventional	72%	13%	16%	100%	

* = Sutton and Lewisham adjustment (see paragraphs 3.1.4 / 3.3.1.1)

Table HPM10: 2006/7 Units (gross) by bedroom size and tenure

London	1 Bed	2 Bed	3 Bed	4+ Bed	**Total**
Social	2,130	3,250	1,184	538	**7,102**
Interediate	2,229	2,212	347	28	**4,816**
Market	7,565	10,642	1,957	925	**21,089**
Total	**11,924**	**16,104**	**3,488**	**1,491**	**33,007**
%	1 Bed	2 Bed	3 Bed	4+ Bed	**Total**
Social	30%	46%	17%	8%	**100%**
Interediate	46%	46%	7%	1%	**100%**
Market	36%	50%	9%	4%	**100%**
Total	**36%**	**49%**	**11%**	**5%**	**100%**

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Hindi

यदि आप इस दस्तावेज की प्रति अपनी
भाषा में चाहते हैं, तो कृपया निम्नलिखित
नंबर पर फोन करें अथवा नीचे दिये गये
पते पर संपर्क करें

Vietnamese

Nếu bạn muốn có văn bản tài liệu
này bằng ngôn ngữ của mình, hãy
liên hệ theo số điện thoại hoặc địa
chỉ dưới đây.

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি
(কপি) চান, তা হলে নীচের ফোন্ নম্বরে
বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος
εγγράφου στη δική σας γλώσσα, παρακαλείστε να
επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυ-
δρομικά στην παρακάτω διεύθυνση.

Urdu

اگر آپ اِس دستاویز کی نقل اپنی زبان میں
چاھتے ھیں، تو براہ کرم نیچے دئے گئے نمبر
پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

Turkish

Bu belgenin kendi dilinizde
hazırlanmış bir nüshasını
edinmek için, lütfen aşağıdaki
telefon numarasını arayınız

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى
الاتصال برقم الهاتف أو مراسلة العنوان
أدناه

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ
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