MAYOR OF LONDON

LONDON PLAN ANNUAL MONITORING REPORT 15 2017/18

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All data is from the Mayor's London Development Database (LDD) except where stated.

https://maps.london.gov.uk/map/?ldd

Copies of this document are available to download from http://www.london.gov.uk

The data tables are available to download from the London Datastore at

https://data.london.gov.uk/dataset/london-plan-amr-15-tables-and-data

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Executive Summary

i. This Annual Monitoring Report (AMR) provides information about progress being made in implementing the policies and addressing the objectives of the London Plan by showing how London is performing against 24 Key Performance Indicators (KPIs) identified in Chapter 8 of the Plan. Although this is the 15th AMR published by the Mayor, it is the third one that monitors the policies introduced in the 2015 London Plan using the slightly modified set of KPI targets introduced through that Plan.

ii. Chapter 2 provides greater detail on each of the 24 KPIs, and Table 1.1 summarises progress against each of them. The KPIs are not policies; they have been chosen as yardsticks to show the direction of travel in implementing the London Plan, and the extent of change, to help monitor progress and identify areas where policy changes may need to be considered.

iii. The London Plan sets six strategic objectives to be delivered by its detailed policies. These are that London should be:

- Objective 1 - A city that meets the challenges of economic and population growth
- Objective 2 - An internationally competitive and successful city
- Objective 3 - A city of diverse, strong, secure and accessible neighbourhoods
- Objective 4 - A city that delights the senses
- Objective 5 - A city that becomes a world leader in improving the environment
- Objective 6 - A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities

iv. Different KPIs contribute to measuring the performance of the London Plan against these six objectives:

- Objective 1 – KPIs 1, 2, 4, 5, 6, 12, 14
- Objective 2 – KPIs 2, 7, 8, 9, 10, 12, 17, 24
- Objective 3 – KPIs 2, 5, 10, 11, 12, 15
- Objective 4 – KPIs 1, 3, 15, 19, 22, 23, 24
- Objective 5 – KPIs 1, 3, 18, 19, 20, 21, 22, 23
- Objective 6 – KPIs 1, 13, 14, 15, 16, 17

v. Twelve of the 24 KPI targets have been exceeded, met or are heading in the right direction. Table 1.1 provides an overview of the performance of all KPIs. The performance against the individual London Plan objectives is summarised below.

Objective 1 - A city that meets the challenges of economic and population growth

vi. An above-target 99 per cent of new residential developments in London have been built on previously developed land in 2017/18. Net provision of new homes was 32,083, of which 4,703 were affordable. 35 per cent of developments fall within the London Plan density matrix range.

Objective 2 - An internationally competitive and successful city

vii. London's employment rate has continued to rise since 2009 and is now over 74 per cent. Over 600,000m^2 of office floorspace was started in 2018, and the office pipeline remains above the benchmark. The rate of loss of industrial land was 73 hectares, 36 hectares above the monitoring benchmark.

Objective 3 - A city of diverse, strong, secure and accessible neighbourhoods

viii. The employment rate gap between the BAME and white population stands at 13.2 percentage points, while lone parents claiming income support in London is 1.3 percentage points lower than in England and Wales. Employment in Outer London rose by 2.1 per cent. The average class size in primary schools dropped slightly to 27.3 from 27.5. Net affordable housing completions from planning permissions have been significantly below the numeric target, with the three-year average affordable homes share down by a further 2 percentage points.

Objective 4 - A city that delights the senses

ix. The proportion of designated heritage assets at risk has decreased. Progress has been made against the 2020 river restoration target, with over 60 per cent now achieved. 11 hectares of designated open space was lost last year (some of which was previously developed), down by 2 hectares on the previous year. In terms of cycling, the mode share remained at 2.3 per cent.

Objective 5 - A city that becomes a world leader in improving the environment

x. The proportion of municipal waste going to landfill has fallen again and is now below 10 per cent, but the amount of municipal waste being recycled has decreased slightly since 2016/17. Major planning applications referred to the Mayor achieved an average CO_2 emissions reduction of 40.5% beyond that required by Building Regulations. The estimated generation of energy from renewable sources increased by another 3 per cent, but is still well below target. There has been a loss of less than 3 hectares of protected habitat based on development approvals, lower than previous year's figure of 3 hectares.

Objective 6 - A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities

xi. There was a small drop in public transport usage last year with private transport usage remaining steady. More than 80 per cent of B1 development occurred in locations with high public transport access levels, well above the target. London's waterways saw a decrease in both passenger and freight transport on the Thames in 2017/18 compared to the previous year.

Table 1.1 Key performance overview

KPI	KPI Target	Trend	Comment
1	Maintain at least 96 per cent of new residential development to be on previously developed land	+	99 per cent of new homes approved on previously developed land
2	Over 95 per cent of development to comply with the housing density location and the density matrix	-	59 per cent of homes approved at densities above the range in the density matrix
3	No net loss of open space designated for protection in Local Development Frameworks due to new development	+	Planning permissions granted on 11 hectares of protected open space (some of which is previously developed)
4	Average completion of a minimum of 42,000 net additional homes per year	-	32,083 completions, 76 per cent of benchmark
5	Completion of 17,000 net additional affordable homes per year	-	4,703 affordable units completed
6	Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (split by gender)	**N/A**	Data unavailable
7	Increase in the proportion of working age London residents in employment 2011-2031	+	Employment rate up to 74.3 per cent from 73.9 per cent
8	Stock of office permissions to be at least three times the average rate of starts over the previous three years	+	Stock of permissions to starts ratio at 5.1:1
9	Release of industrial land to be in line with benchmarks in the Industrial Capacity SPG	-	73 hectares of industrial land approved for release against a benchmark of 36.7 hectares
10	Growth in total employment in Outer London	+	Jobs increased by 2.1 per cent

KPI	KPI Target	Trend	Comment
11	Reduce employment rate gap between BAME groups and the white population; and reduce the gap between lone parents on income support in London versus England and Wales average	-	Despite an increase in the number of people in employment, the gap has widened Gap has widened compared to UK average
12	Reduce the average class size in primary schools	+	Average class size down to 27.3 from 27.5
13	Use of public transport per head grows faster than use of private car per head	-	Slight decrease in public transport index while private transport index has remained unchanged
14	Zero car traffic growth for London as a whole	-	Slight increase in traffic levels in London, although still 8 per cent below 2001 baseline
15	Increase in share of all trips by bicycle from 2 per cent in 2009 to 5 per cent by 2026	=	Cycle journeys remain at 2.3 per cent of mode share
16	A 50 per cent increase in passengers and freight traffic transported on the Blue Ribbon Network from 2011-2021	-	Decrease in both passenger journeys and freight carried but the increase in passenger journeys since 2011 remains above 50 per cent
17	Maintain at least 50 per cent of B1 development in PTAL zones 5-6	+	81 per cent of B1 floorspace in areas of PTAL 5 or 6
18	No net loss of Sites of Importance for Nature Conservation	+	2.85 hectares included in planning permissions, slightly less than in the previous year
19	At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2026	+	Proportion of municipal waste to landfill down to 9.6 per cent from 12.5 per cent

KPI	KPI Target	Trend	Comment
20	Annual average % carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and in all developments by 2019	+	Average CO_2 emissions reduction of 40.5% beyond that required by Building Regulations
21	Production of 8,550 GWh of energy from renewable sources by 2026	=	Increase to 1,081 GWh from 1,048 GWh
22	Increase in total area of green roofs in the CAZ	+	Area of green roofs in the Central Activities Zone continues to increase, assessed at over 290,000m² in 2017
23	Restore 15km of rivers and streams 2009-2015 with an additional 10km by 2020	=	530 metres restored in 2018
24	Reduction in proportion of designated heritage assets at risk as a % of the total number of designated heritage assets in London.	+	Decrease in the per cent of both conservation areas and scheduled monuments at risk

Chapter 1 - Introduction

1

1

Scope and Purpose of the AMR

1.1 This is the 15th London Plan Annual Monitoring Report (AMR 15). Section 346 of the Greater London Authority (GLA) Act 1999 places a duty on the Mayor to monitor implementation of his Spatial Development Strategy (the London Plan) and collect data about issues relevant to its preparation, review, alteration, replacement or implementation. The AMR is the central document in the monitoring process and in assessing the effectiveness of the London Plan. It is important for keeping the London Plan under review and as evidence for plan preparation.

1.2 While this is the 15th AMR published by the Mayor of London, it is the eighth that uses the six strategic objectives and the suite of 24 Key Performance Indicators (KPIs) introduced in the London Plan published in July 2011. These were slightly modified through the revised Plan published in March 2015. The amended targets are listed below:

- KPI 4 – Target net additional homes figure changed from 32,210 to 42,000
- KPI 5 – Target net additional affordable homes figure changed from 13,200 to 17,000
- KPI 19 – Target date for zero biodegradable and recyclable waste to landfill brought forward from 2031 to 2026
- KPI 21 – Target production figure of 8,550 GWh of energy from renewables included

1.3 The AMR does not attempt to measure and monitor each Plan policy, as this would not recognise the complexity of planning decisions which are based on a range of different policies. It could also be unduly resource intensive and would raise considerable challenges in setting meaningful indicators for which reliable data would be available. However, these indicators together do give a detailed picture of how London is changing, and of the significant contribution the planning system is making to meeting these changes.

1.4 Although the KPIs form the core of the AMR, it should be recognised that a wide range of factors outside the sphere of influence of the London Plan influence the KPIs. The inclusion of additional relevant performance measures and statistics helps to paint a broader picture of London's performance (see chapter 3).

1.5 Paragraph 8.18 of the London Plan clarifies that the target for each indicator should be regarded as a benchmark, showing the direction and scale of change. These targets contribute to measuring the performance of the objectives set out in Policy 1.1 and paragraph 1.53 of the London Plan but do not represent additional policy in themselves.

1.6 Whilst recognising longer-term trends where available, the focus of the monitoring in this AMR is on the year 2017/18.

1.7 This report draws on a range of data sources, but the GLA's London Development Database (LDD) is of central importance (see further details about LDD in the following section). The LDD is a "live" system monitoring planning permissions and completions. It provides good quality, comprehensive data for the GLA, London boroughs and others involved in planning for London. In addition to the LDD, this report draws on details provided by the GLA's Intelligence Unit, the GLA's Transport and Environment Teams, the GLA's Housing and Land, Transport for London (TfL), Historic England, the Environment Agency and the Port of London Authority.

1.8 To make this document more readable, some of the tables have been shortened, for example time series have been limited or existing and proposed data have been excluded when net totals are shown. The full data tables are available to download from the London Datastore.

The London Development Database

1.9 The London Development Database Automation project aims to replace the existing Development Database, providing a more comprehensive, up to date, and accurate dataset that will transform the way people view what's being built in their area and across London.

1.10 As well as changing the LDD itself, we are also changing the way applications are submitted through the planning portal. This is to ensure the additional information is captured up front and can therefore be passed to our systems automatically, reducing the burden on London boroughs to provide this information manually. We are currently working towards a go-live date in early 2020.

1.11 In the meantime, the current LDD system is still running. The following resources are available:

- Lists of planning permissions can be downloaded from the London Datastore
- Planning permissions can be viewed on a map on the Mayor's website
- An SQL extract of the entire database is also available to download

Chapter 2 - Performance Against Key Performance Indicator Targets

2

2

Key Performance Indicator 1

Maximise the proportion of development taking place on previously developed land

Target: Maintain at least 96% of new residential development to be on previously developed land

2.1 This KPI looks at the proportion of residential planning permissions granted on previously developed land. The figures in Table 2.1 and Table 2.2 are shown both by number of units and by site area, although the proportion by number of units is the key measure. The percentages are arrived at by looking for a net loss of greenfield open space on the permission. The area of greenfield land that is lost is then deducted from the proposed residential site area to produce a percentage that is applied to the proposed units. Where both residential and non-residential uses are proposed, the greenfield area is divided proportionately between the two uses.

2.2 99 per cent of units approved during 2017/18 were on brownfield land, 3 percentage points above the 96 per cent target.

Table 2.1 Development on brownfield land

Year	% of Development Approved on Previously Developed Land		% of Development Completed on Previously Developed Land	
	By Units	By Site Area	By Units	By Site Area
2006/07	98.6%	98.0%	97.2%	96.5%
2007/08	97.3%	96.7%	96.6%	94.8%
2008/09	98.1%	96.6%	98.9%	98.1%
2009/10	97.3%	96.8%	98.8%	97.9%
2010/11	96.8%	95.3%	97.1%	95.7%
2011/12	99.0%	97.4%	97.6%	95.0%
2012/13	98.2%	97.8%	95.7%	95.3%
2013/14	98.4%	97.2%	97.0%	96.6%
2014/15	97.4%	96.7%	98.7%	96.7%
2015/16	98.7%	98.6%	98.1%	97.2%
2016/17	98.0%	97.5%	98.3%	96.6%
2017/18	99.1%	98.1%	99.4%	98.7%

Table 2.2 Development on brownfield land by borough 2017/18

Borough	% of Development Approved		% of Development Completed	
	By Units	By Site Area	By Units	By Site Area
Barking and Dagenham	94.1%	95.7%	98.4%	94.1%
Barnet	99.5%	99.1%	97.2%	95.6%
Bexley	92.3%	87.0%	95.4%	92.1%
Brent	99.9%	99.7%	100.0%	100.0%
Bromley	86.4%	89.1%	99.7%	99.5%
Camden	100.0%	100.0%	100.0%	100.0%
City of London	100.0%	100.0%	100.0%	100.0%
Croydon	100.0%	100.0%	100.0%	100.0%
Ealing	96.5%	95.8%	99.8%	99.9%
Enfield	100.0%	99.9%	96.6%	98.1%
Greenwich	97.3%	97.2%	99.5%	99.6%
Hackney	100.0%	100.0%	100.0%	100.0%
Hammersmith and Fulham	100.0%	100.0%	100.0%	100.0%
Haringey	98.2%	97.0%	99.7%	99.5%
Harrow	100.0%	100.0%	99.1%	97.6%
Havering	97.2%	89.4%	95.6%	89.6%
Hillingdon	100.0%	100.0%	100.0%	100.0%
Hounslow	100.0%	100.0%	100.0%	100.0%
Islington	100.0%	100.0%	98.9%	99.5%
Kensington and Chelsea	100.0%	100.0%	100.0%	100.0%
Kingston upon Thames	100.0%	100.0%	96.6%	95.0%
Lambeth	99.9%	99.9%	99.5%	98.9%
Lewisham	99.8%	99.6%	100.0%	100.0%
Merton	94.4%	93.6%	99.9%	99.8%
Newham	100.0%	100.0%	99.9%	99.3%
Redbridge	100.0%	100.0%	100.0%	100.0%
Richmond upon Thames	100.0%	100.0%	100.0%	100.0%
Southwark	100.0%	100.0%	100.0%	100.0%
Sutton	99.5%	98.5%	96.4%	97.4%
Tower Hamlets	100.0%	100.0%	100.0%	100.0%
Waltham Forest	100.0%	100.0%	100.0%	100.0%
Wandsworth	100.0%	100.0%	100.0%	100.0%
Westminster	100.0%	100.0%	100.0%	100.0%
London	99.1%	98.1%	99.4%	98.7%

Key Performance Indicator 2

Optimise the density of residential development

Target: Over 95% of development to comply with the housing density location and the density matrix (London Plan Table 3.2)

2.3 Table 2.3 and Table 2.4 compare the residential density achieved for each scheme against the density range set out in the Sustainable Residential Quality (SRQ) matrix in the London Plan, taking into account both the site's Public Transport Access Level (PTAL) and its setting as defined in the 2013 Strategic Housing Land Availability Assessment. All units in residential approvals, for which a site area could be calculated, are included. Density is calculated by dividing the total number of units (gross) by the residential site area. In mixed use schemes, the area allocated to non-residential uses and to open space is subtracted from the total site area to give the residential site area. The percentages are based on total units rather than schemes. The same PTAL is calculated for all units on a site within a permission based on the location provided for the scheme as a whole. This will usually be towards the centre of the site.

2.4 For approvals, compliance during 2017/18 has decreased to 35 per cent. For schemes of 15 units or more, 30 per cent of approved units are in schemes within the range set out in the SRQ matrix. This is consistent with reporting in previous AMRs which shows that the majority of approved developments in London have been delivered at densities beyond those recommended in the density matrix for every year since the commencement of the London Plan in 2004 apart from 2012/13. This is indicative of the fact that the density matrix was only meant to be a conceptual and indicative tool of what could be developed on a site.

2.5 Land in London is a scarce resource. It is important that land is used appropriately and that schemes are designed to suit local circumstances and are deliverable. The new draft London Plan therefore takes a new design-led approach to density, focusing on the importance of design, management and infrastructure capacity, rather than predetermined density ranges to manage the density of residential development in London.

Table 2.3 Residential approvals compared to the density matrix – all schemes

Financial year	% of Units Approved		
	Within Range	Above Range	Below Range
2006/07	39%	57%	5%
2007/08	25%	71%	3%
2008/09	35%	60%	5%
2009/10	36%	59%	5%
2010/11	45%	52%	4%
2011/12	37%	58%	4%
2012/13	45%	51%	4%
2013/14	39%	55%	6%
2014/15	32%	61%	7%
2015/16	52%	44%	4%
2016/17	43%	51%	6%
2017/18	35%	59%	6%

Table 2.4 Residential approvals compared to the density matrix – schemes of 15 units or more

Financial year	% of Units Approved in Schemes 15+		
	Within Range	Above Range	Below Range
2006/07	40%	59%	1%
2007/08	23%	76%	1%
2008/09	32%	66%	2%
2009/10	35%	62%	3%
2010/11	44%	54%	2%
2011/12	37%	60%	3%
2012/13	46%	53%	2%
2013/14	38%	58%	4%
2014/15	31%	63%	5%
2015/16	53%	45%	2%
2016/17	40%	58%	2%
2017/18	30%	68%	2%

Key Performance Indicator 3

Minimise the loss of open space

Target: No net loss of open space designated for protection in Local Development Frameworks (LDFs) due to new development

2.6 Table 2.5 shows planning approvals in 2017/18 on protected open space, and the amount of protected open space that would be lost if they are implemented. The types of open space protection are:

- Green Belt
- Metropolitan Open Land (MOL)
- Local Open Spaces
- Other Designated Protection (covering any borough specific designations)

These are different from the designations for nature conservation recorded in Key Performance Indicator 18.

2.7 The potential loss of protected open space approved during 2017/18 was 11.14 hectares, less than the 14 hectares recorded in 2016/17. This includes previously developed open space and includes financing for improvements to existing open space. An area of 3.97 hectares (36 per cent) of this potential development is in the Green Belt, 1.335 hectares (12 per cent) is on MOL and 5.834 hectares (52 per cent) is on open space that has another local designation.

2.8 The borough that has granted permission for the largest potential loss of open space is Havering (2.68 hectares). Redbridge (1.875 hectares), Bexley (1.47 hectares), Merton (1.2 hectares) and Hounslow (1.09 hectares) have also permitted losses of over a hectare.

2.9 The biggest single potential recorded loss is for the redevelopment of a 1.6 hectare site currently occupied by derelict agricultural buildings within the Green Belt in Havering (reference P2045.16). In Bexley, permission 17/00577/OUTM permits the construction of 60 residential units on 1.47 hectares of Local Open Space which will help to finance the improvement to the remaining open space, while 15/P4305 permits the construction of 90 residential units on 1.2 hectares of Local Open Space to help finance improvements to the existing residential estate and the remaining open space. The largest non-residential scheme is in Redbridge (reference 4984/16) which permits the construction of a new 1,260 place academy school on 1.115 hectares of existing playing fields.

2.10 All data for this KPI is extracted from the LDD. The table shows the planning permissions that have been granted for buildings or works that will affect a protected open space. Changes to protected open space are made through the preparation or review of the local plan and are not part of the planning permission process. For this reason gains are only recorded in very exceptional circumstances, although re-provision within a planning permission is considered when calculating the loss.

Table 2.5 Open space designated for protection in planning permissions granted during 2017/18 by borough (hectares)

Borough	Green Belt	MOL	Local and Other	Total potential loss
Barking and Dagenham	0	0.650	0	0.650
Barnet	0.142	0	0	0.142
Bexley	0	0	1.470	1.470
Bromley	0.052	0	0	0.052
Croydon	0	0	0.039	0.039
Ealing	0.009	0.461	0.415	0.885
Havering	2.680	0	0	2.680
Hounslow	1.087	0.007	0	1.094
Kensington and Chelsea	0	0.014	0	0.014
Kingston upon Thames	0	0.203	0	0.203
Lambeth	0	0	0.750	0.750
Merton	0	0	1.200	1.200
Redbridge	0	0	1.875	1.875
Sutton	0	0	0.085	0.085
Total	3.970	1.335	5.834	11.139

Key Performance Indicator 4

Increase supply of new homes

Target: Average completion of a minimum of 42,000 net additional homes per year

2.11 This target comprises three elements:

- conventional completions of self-contained houses and flats
- the non-conventional supply of student bedrooms, care homes and non-self-contained accommodation in hostels and houses in multiple occupation
- long-term empty properties (referred to as 'vacants') returning to use

2.12 This is the third AMR to monitor the targets introduced in the 2015 London Plan. The first two elements are monitored using LDD data, the third uses Council Tax data published by MHCLG. The components of the target at planning authority level can be found in Annex 4 of the London Plan. The number of long-term vacant properties returning to use is calculated using the government's housing live table 615, by taking the net change in the number of long-term empty properties (longer than six months). The data covers the period to October each year, so does not align to the reporting period in the AMR, but represents the best source of information available.

2.13 Net conventional completions stand at 31,851, non-conventional completions at 2,476 and there was an increase of 2,244 in the number of long-term vacant properties. The net total of 32,083 represents 76 per cent of the 42,388-target introduced in the 2015 London Plan. 2017/18 therefore sees a return to levels seen prior to the peak years of 2015/16 (40,981) and 2016/17 (44,681).

2.14 As ever, there is considerable variation between London's planning authorities with 13 exceeding their benchmark for the year. For example, the 1,886 completions in Hammersmith and Fulham represents 183 per cent of their target and the 600 in Sutton is 165 per cent of theirs. By contrast a net figure of 173 is just 6 per cent of the target for Southwark and the City of London records a net loss of 150. The change in the number of long-term vacant properties (vacants) significantly affects the delivery figures for many authorities, with 25 seeing a net loss of supply as a result of an increase in vacants. Southwark saw an increase of 638 vacants make a big dent in their net completions figure, although the total conventional completions of 818 is still only 30 per cent of the benchmark for the year. The City also saw an increase in their vacant properties, but the more significant factor is the net loss of 202 non-self-contained rooms for a gain of 74 self-contained units in permission 14/00322/FULMAJ.

2.15 In numeric terms, the borough with the highest total net completions is Barnet (2,149) followed by Wandsworth (2,051). These are the only two boroughs recording over 2,000 net completions, with a further 11 authorities recording over 1,000.

2.16 When looking just at conventional completions, both Croydon and Tower Hamlets joined Barnet and Wandsworth in delivering over 2,000 units.

2.17 There were significant gains in non-self-contained rooms in Brent (1,266), Kingston upon Thames (729) and Waltham Forest (592), primarily in the form of student accommodation. Meanwhile 14 authorities record a loss of non-self-contained units, the biggest loss being in Westminster (-353), followed by the City of London (-202).

2.18 The London Plan target figures are the annual expression of long-term benchmarks, and delivery in individual years will vary over the development cycle. It is recognised in paragraph 1.1.37 of the Housing Supplementary Planning Guidance (SPG) that housing supply has the potential to be ‘lumpy’ due to the phasing of key sites.

2.19 Non-conventional bedrooms are considered as one unit when measuring against the London Plan housing targets. The draft London Plan proposes a ratio of 3:1, so three non-self-contained rooms would be equivalent to a single self-contained unit.

Table 2.6 Number of net housing completions by borough 2017/18

Borough	Net Conv	Net Non-conv.	Vacants*	Total	London Plan Target	% of Target
Barking and Dagenham	591	0	9	600	1,236	49%
Barnet	2,360	-194	-17	2,149	2,349	91%
Bexley	276	66	-13	329	446	74%
Brent	695	1,266	-51	1,910	1,525	125%
Bromley	573	20	93	686	641	107%
Camden	940	-91	-68	781	889	88%
City of London	138	-202	-86	-150	141	Net loss
Croydon	2,079	-16	-257	1,806	1,435	126%
Ealing	1,457	39	-49	1,447	1,297	112%
Enfield	386	0	-109	277	798	35%
Greenwich	1,900	33	-230	1,703	2,685	63%
Hackney	1,145	70	-8	1,207	1,599	75%
Hammersmith and F.	1,530	305	51	1,886	1,031	183%
Haringey	1,200	-16	-78	1,106	1,502	74%
Harrow	699	26	374	1,099	593	185%
Havering	277	-22	-136	119	1,170	10%
Hillingdon	871	124	-73	922	559	165%
Hounslow	913	0	24	937	822	114%
Islington	370	-3	23	390	1,264	31%
Kensington and Chelsea	335	-53	115	397	733	54%
Kingston upon Thames	217	729	-24	922	643	143%
Lambeth	1,545	1	-186	1,360	1,559	87%
Lewisham	527	73	-176	424	1,385	31%
London Legacy DC	990	0	0	990	1,471	67%
Merton	646	-24	-16	606	411	147%
Newham	858	-7	-185	666	1,994	33%
Redbridge	466	10	5	481	1,123	43%
Richmond upon Thames	381	-10	-144	227	315	72%
Southwark	818	-7	-638	173	2,736	6%
Sutton	697	119	-216	600	363	165%
Tower Hamlets	2,003	19	-86	1,936	3,931	49%
Waltham Forest	714	592	-39	1,267	862	147%
Wandsworth	2,110	-18	-41	2,051	1,812	113%
Westminster	1,144	-353	-12	779	1,068	73%
London	31,851	2,476	-2,244	32,083	42,388	76%

* All long term vacants returning to use. Source MHCLG live table 615

Key Performance Indicator 5

An increased supply of affordable homes

Target: Completion of 17,000 net additional affordable homes per year

2.20 This KPI measures the completion of affordable units as granted in planning permissions recorded on the London Development Database (LDD). It is a net figure for conventional completions of new homes, with unit losses deducted from the total. The tenure of the completed units is as set out in the s106 legal agreement. It does not attempt to measure acquisitions of units by Housing Associations or transfers of stock post-completion.

2.21 Table 2.7 shows that during 2017/18 a net total of 4,703 affordable units were completed. This represents a decrease of 2,191 from 2016/17.

2.22 In percentage terms, the share of affordable housing has fallen from 17 per cent to 15 per cent of net housing supply.

2.23 Net affordable housing output can vary considerably from year to year, particularly at a local level so Table 2.7 also shows average affordable housing output as a proportion of overall conventional housing provision over a three-year period. Between 2015/16 and 2017/18 affordable housing output averaged 17 per cent of total provision.

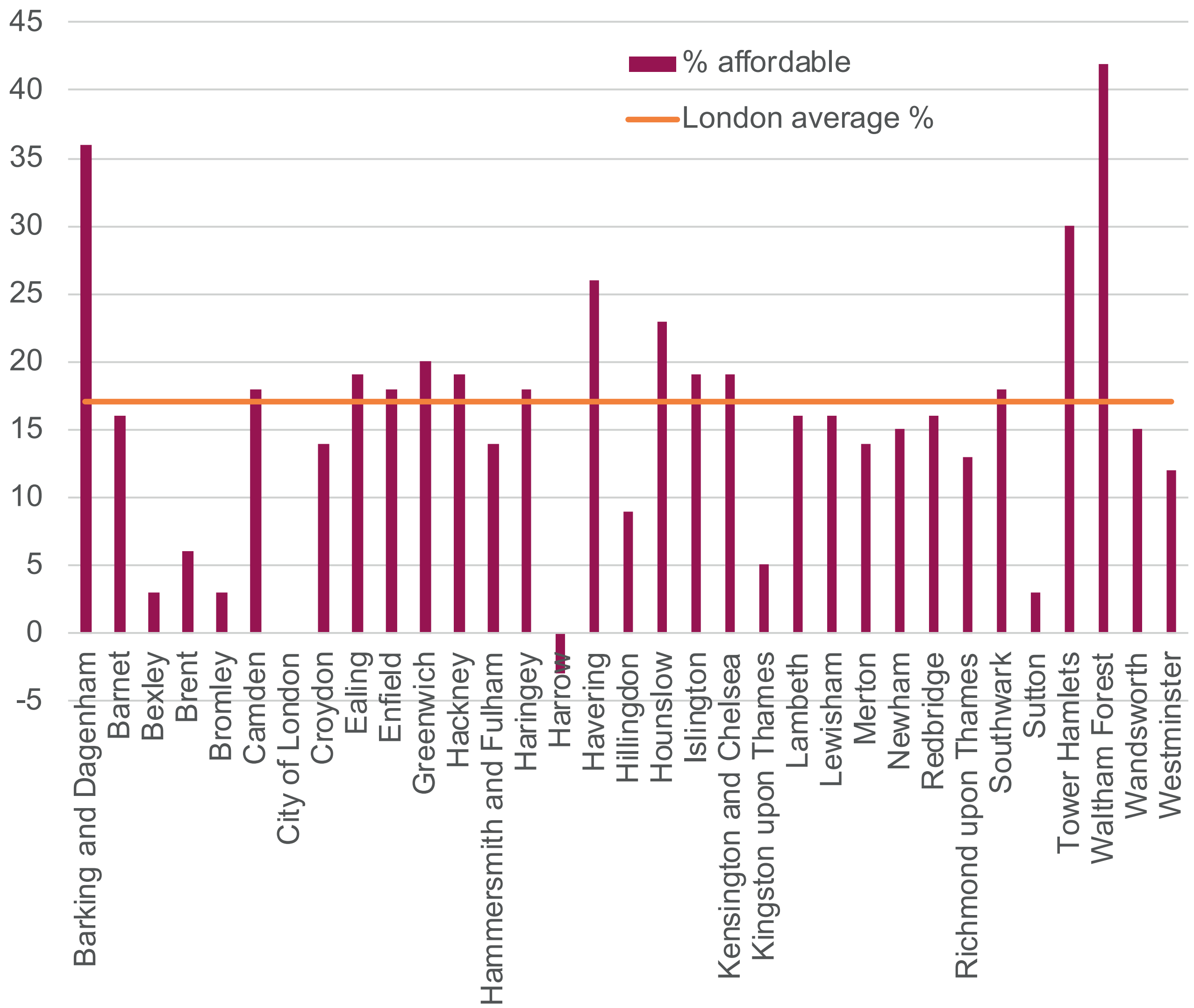
2.24 Figure 2.1 shows the three-year average performance of individual boroughs relative to the London-wide average of 17 per cent. Over the three years, Waltham Forest has reported the highest share of affordable housing with an average of 42 per cent of their delivery being affordable, due in part to the good delivery percentage in 2015/16. In absolute terms, Tower Hamlets have completed the most affordable homes. Their total of 2,616 is almost twice as many as delivered in Greenwich which has the second highest completion figure. Only five authorities (Tower Hamlets, Greenwich, Waltham Forest, Wandsworth and Barnet) have completed over 1,000 affordable units during this three-year period.

2.25 The low level of affordable housing in the residential pipeline was noted in the previous AMR, so a low level of affordable completions was expected this year. Policies requiring affordable housing do not normally apply to schemes of less than 10 units or to those obtained through permitted development rights, so it is only through major schemes that the pipeline of affordable units can be increased.

Table 2.7 Affordable housing output as a proportion of overall conventional housing provision over the three years 2015/16 to 2017/18

Borough	Total Net Conventional Affordable Completions				Affordable as % of Total Net Conventional Supply			
	2015 /16	2016 /17	2017 /18	Total	2015 /16	2016 /17	2017 /18	All Years
Barking and Dagenham	325	199	191	715	41%	32%	32%	36%
Barnet	205	470	341	1,016	12%	21%	14%	16%
Bexley	-148	180	0	32	-136%	22%	0%	3%
Brent	52	281	-147	186	5%	21%	-21%	6%
Bromley	10	45	7	62	1%	5%	1%	3%
Camden	184	140	252	576	19%	11%	27%	18%
City of London	0	0	0	0	0%	0%	0%	0%
Croydon	383	331	248	962	19%	12%	12%	14%
Ealing	236	339	146	721	22%	27%	10%	19%
Enfield	52	302	-11	343	8%	34%	-3%	18%
Greenwich	827	-29	523	1,321	33%	-1%	28%	20%
Hackney	246	232	261	739	17%	20%	23%	19%
Hammersmith and Fulham	35	148	237	420	9%	14%	15%	14%
Haringey	62	148	253	463	10%	20%	21%	18%
Harrow	-94	3	27	-64	-10%	0%	4%	-3%
Havering	601	52	7	660	35%	9%	3%	26%
Hillingdon	118	59	66	243	13%	7%	8%	9%
Hounslow	172	251	244	667	22%	22%	27%	23%
Islington	222	99	72	393	21%	14%	19%	19%
Kensington and Chelsea	67	23	73	163	20%	12%	22%	19%
Kingston upon Thames	-7	15	29	37	-2%	5%	13%	5%
Lambeth	138	192	294	624	10%	17%	19%	16%
Lewisham	237	303	47	587	15%	19%	9%	16%
Merton	91	86	83	260	13%	19%	13%	14%
Newham	423	365	76	864	29%	15%	4%	15%
Redbridge	98	52	122	272	19%	7%	26%	16%
Richmond upon Thames	99	41	41	181	18%	9%	11%	13%
Southwark	120	552	183	855	9%	23%	22%	18%
Sutton	9	10	37	56	2%	2%	5%	3%
Tower Hamlets	886	1,164	566	2,616	36%	27%	28%	30%
Waltham Forest	670	307	151	1,128	69%	30%	21%	42%
Wandsworth	519	378	202	1,099	18%	17%	10%	15%
Westminster	180	156	82	418	20%	12%	7%	12%
London	7,018	6,894	4,703	18,615	20%	17%	15%	17%

Figure 2.1 Affordable housing - three year average performance by borough



Key Performance Indicator 6

Reducing health inequalities

Target: Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (shown separately for men and women)

2.26 The figures for this KPI target were in the past calculated by the GLA using ONS mortality data and ONS mid-year estimates. However, after 2013 ONS stopped publishing the mortality data, meaning life expectancy can no longer be calculated. Alternative data sources are not available. Therefore, this KPI target cannot currently be monitored.

Key Performance Indicator 7

Sustaining economic activity

Target: Increase in the proportion of working age London residents in employment 2011–2031

2.27 Table 2.8 shows that during 2018 London saw its employment rate rise to 74.3 per cent, up 0.4 of a percentage point on the previous year. The employment rate for both London and the UK has risen year-on-year, following a downturn between 2009 and 2011. This has taken London's employment rate to its highest annual average level since records began in 1992.

2.28 London has traditionally had an employment rate below the national average, however the gap has closed significantly in recent years, and the difference is now only 0.7 of a percentage point.

2.29 The data in Table 2.8 includes further revisions made by ONS in 2019. The data has been re-weighted in line with the latest ONS estimates, which provides more accurate population information than was previously available.

Table 2.8 Working age London residents in employment by calendar year

			Employment Rate %		
Year	London Working Age Residents in Employment	London Residents of Working Age	London	UK	Difference
2004	3,433,700	5,039,000	68.1	72.5	-4.4
2005	3,476,500	5,112,400	68.0	72.5	-4.5
2006	3,528,500	5,183,500	68.1	72.4	-4.3
2007	3,608,400	5,262,000	68.6	72.4	-3.8
2008	3,699,400	5,351,500	69.1	72.1	-3.0
2009	3,695,600	5,443,400	67.9	70.6	-2.7
2010	3,719,200	5,524,000	67.3	70.1	-2.8
2011	3,787,900	5,630,500	67.3	69.8	-2.5
2012	3,866,800	5,670,000	68.2	70.5	-2.3
2013	3,977,500	5,722,500	69.5	71.2	-1.7
2014	4,128,900	5,789,600	71.3	72.3	-1.0
2015	4,278,400	5,867,700	72.9	73.4	-0.5
2016	4,363,700	5,920,900	73.7	73.8	-0.1
2017	4,388,100	5,937,200	73.9	74.7	-0.8
2018	4,475,000	6,024,100	74.3	75.0	-0.7

Source: Annual Population Survey - includes self-employment.

Key Performance Indicator 8

Ensure that there is sufficient development capacity in the office market

Target: Stock of office planning permissions should be at least three times the average rate of starts over the previous three years

The ratio

2.30 In this edition of the AMR, we continue to use data from both EGi London Offices and the LDD. According to the EGi data, the ratio of planning permissions granted (PPGs) to average three years starts at end-2018 fell to 5.1:1 (Table 2.9). This compares to 2017's ratio of 5.4, reflecting a rise in construction starts and a fall in PPGs during 2018.

2.31 The ratio rose dramatically in 2009-2011, largely in response to the global financial crisis, when a large number of scheme starts can be assumed to have been delayed. It has since steadily fallen to its current level. In the most recent set of comparable figures for the two databases, for 2017, the ratio of PPGs to starts was 5.4:1 according to EGi and 3.0:1 according to LDD.

Table 2.9 Ratio of planning permissions to three year average starts in central London*

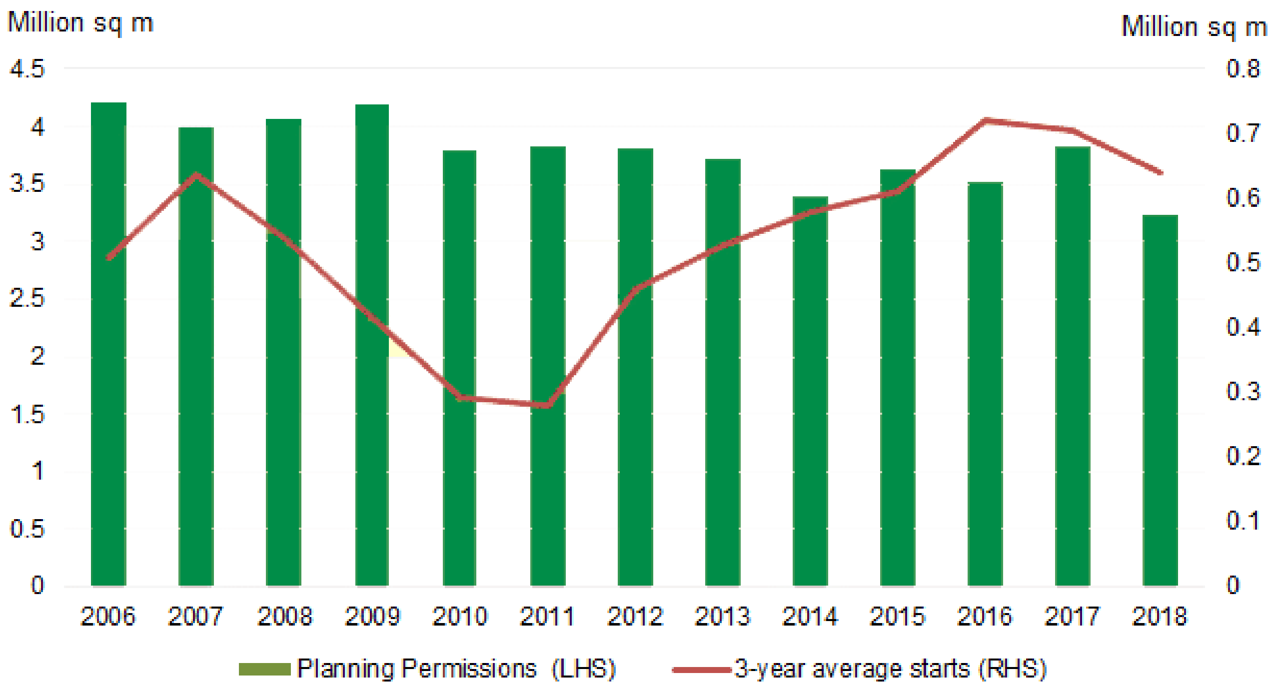
Year	EGi	LDD
2004	11.9:1	6.4:1
2005	8.1:1	7.4:1
2006	8.3:1	8.7:1
2007	6.3:1	4.7:1
2008	7.5:1	4.1:1
2009	10.0:1	7.0:1
2010	13.0:1	11.6:1
2011	13.5:1	8.0:1
2012	8.3:1	3.9:1
2013	7.1:1	4.5:1
2014	5.9:1	3.2:1
2015	6.0:1	3.8:1
2016	4.9:1	3.6:1
2017	5.4:1	3.0:1
2018	5.1:1	n/a

Source: Ramidus Consulting, EGi London Offices, London Development Database
*Central London is defined here as Camden, City of London, City of Westminster, Hackney, Hammersmith and Fulham, Islington, Kensington and Chelsea, Lambeth, Southwark, Tower Hamlets and Wandsworth.

2.32 The LDD ratio has, for the first time in this time series, reached the benchmark ratio of 3.0. Having risen sharply in the years immediately following the global financial crisis (mirroring the EGi data), the ratio has fallen steadily since, remaining below 4.0 since 2014. In 2017, there was a rise in starts and a smaller rise in PPGs. If LDD data follow EGi data in 2018, then a reduction in PPGs and a sharp rise in starts should see further downward pressure on the ratio.

2.33 In order to illustrate the changing relationship between PPGs and starts, Figure 2.2 shows the level of starts since just before the global financial crisis, through to 2018. As can be seen, average three year starts fell sharply following the recession. Starts lifted again in 2012, rising for four years, before faltering after the EU referendum. Since then the three-year average has been falling. A distinct fall in PPGs during 2018 reinforced downward pressure on the ratio.

Figure 2.2 Comparison of planning permissions granted and three-year average starts, central London, 2006-2018



Source: Ramidus Consulting, EGi London Offices

2.34 Final permissions and starts data from LDD for 2018 are not yet available, hence the absence of a ratio for that year. In addition to different handling of starts on some schemes, variation in the ratios can be accounted for by the different definitions used in the datasets[1]. It is known that the EGi database provides a more comprehensive coverage than LDD and, in particular, contains a much greater amount of data on the refurbishment market – around 13 per cent of development activity is refurbishment.

Starts and permissions

2.35 Based on EGi data, Figure 2.3 shows that 2018 saw starts of 606,000m², an increase on the starts total of 446,159 m² in 2017[2]. The 2018 starts figure is comfortably above the ten-year average of 530,000m². When compared to the very long run, it is slightly lower than the 1985-2018 average of 628,000m². The three-year average for starts over the period 2016-2018 is 628,000m², lower than the 2017 figure of 706,000m².

2.36 Part of the explanation for the rise in starts during 2018 might lie in the fact that starts fell sharply in 2017 following the EU Referendum in 2016, reflecting a fall in investor confidence. It might be, therefore, that the 2018 figure represents something of a 'catch-up' phenomenon.

2.37 Reflecting the rise in starts overall, the number of large schemes starting also increased. While in 2017 there were just seven starts of 20,000m² or

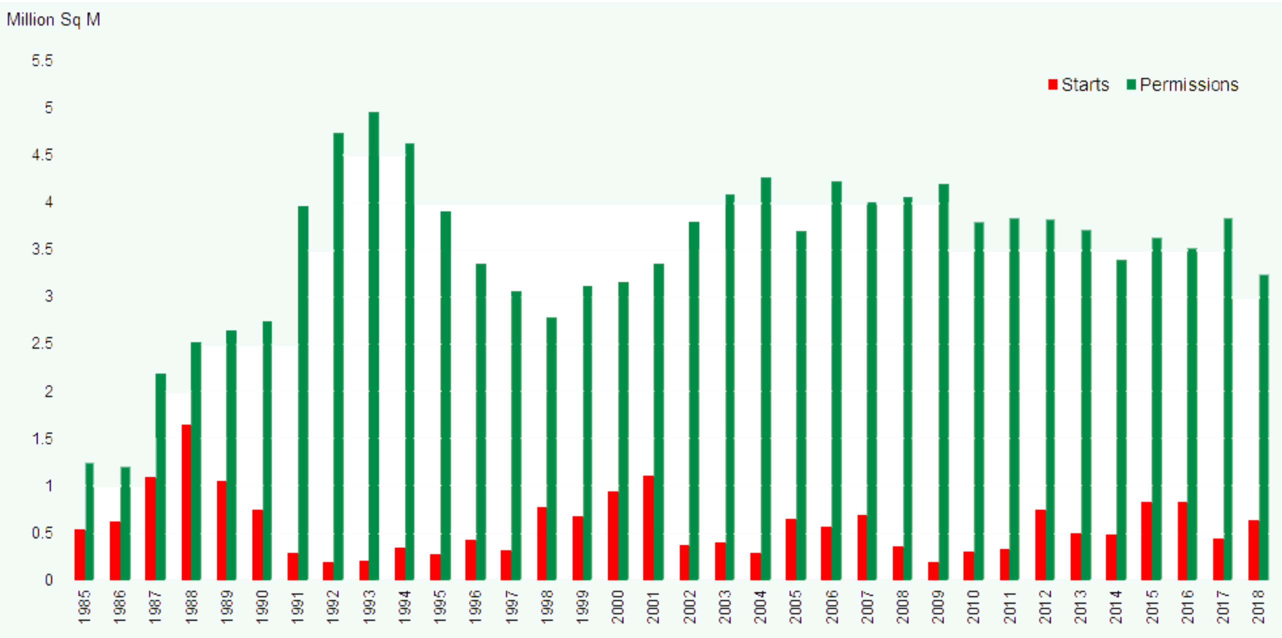
1 EGi data for permissions are based on planning committee decisions which are a precursor to discussion on the content of S106 agreements, whereas LDD waits for a decision letter to be issued which does not happen until the legal agreement has been signed. LDD data has a minimum threshold of 1,000m² gross, whereas the threshold in EGi data is 500m² gross. LDD data exclude refurbishments where the existing building is already in office use, These are included by EGi. In addition EGi data for starts are based on observed construction of new or refurbished space, whereas LDD records whether work is started in a legal sense, so can include demolition works as starts where these, in effect, activate the permission. Over the period 2004-2016 LDD office floorspace permissions average approximately 40% of those covered by EGi. The LDD figure provides a useful measure of the store of permissions available to facilitate the immediate responsiveness of developers to changes in demand, whereas the EGi figure gives a broader measure of activity by developers in the office market (accepting that some of the permissions in that dataset may never come to fruition).

2 All figures cited are m² net internal area.

more, in 2018 this rose to ten, including: 10 Bank Street, E14 (99,800m²); 21 Moorfields, EC2 (50,400m²), and Battersea Park, SW11 (4,446,800m²). The latter two schemes are pre-leased to Deutsche Bank and Apple Corporation, respectively.

2.38 Unimplemented office permissions at year end 2017 totalled 3,833,215m² according to the EGi data (compared to 3,517,880m² at the end of 2016). The 2017 figure compares to a ten-year average of 3,780,000m².

Figure 2.3 Office starts and year-end permissions in central London, 1985-2017



Source: Ramidus Consulting, EGi London Offices

2.39 There are 15 outstanding permissions comprising 50,000m² or more. Three of these are in Docklands, at North Quay (222,000m²); Riverside (185,000m²) and 1 Park Place (81,700m²). There is one at King's Cross on York Way (166,600m²); two to the west of the CAZ at Gateway Site, White City (50,500m²) and Warwick Road, Earl's Court (67,800m²); and two on the Southbank, at Kirtling Street, Battersea (73,800M²) and York Road (74,300m²).

2.40 The remaining seven all have EC addresses: 1 Undershaft (105,500m²); 19-21 Billiter Street (105,000m²); 100 Leadenhall Street (81,600m²); Worship Street/ Curtain Road (71,800m²); 6-8 Bishopsgate (66,300m²); 20 Ropemaker Street (50,800m²) and Royal Mint (50,500m²).

Office market overview

2.41 The Central London market has been operating against the backdrop of Brexit for over two years, with the attendant uncertainty, and projections of job losses in the many tens of thousands. However, with just three months to go before the UK's initial planned exit from the EU, the impact had been slight. A large-scale survey (including 134 of the largest international banks, insurers and asset managers), undertaken by news agency Reuters in September 2018, found that only 630 UK-based finance jobs had moved overseas. Moreover, the same survey found that, even in the event of a 'hard Brexit', job losses could be as few as 5,800[3].

2.42 Despite the uncertainties surrounding Brexit, the London office market remained remarkably resilient.

Development and vacancy

2.43 Construction completions across Central London totalled around 320,000m² to Q3 in 2018 (down by around one-third from the same point in 2017). Almost half of the approximately 800,000m² under construction at the year-end was pre-leased. The combination of strong take-up and subdued development activity ensured that vacancy rates remained low in the core markets. Both the City and West End were running at 4.0-4.5 per cent by the close of 2018.

2.44 The lack of new development beyond the Central Activities Zone (CAZ) remains a concern as commercial development and residential development compete for land. As noted in the previous AMR update, there is a particular concern over the impact of Permitted Development Rights and the loss of secondary, affordable space, typically occupied by smaller businesses in those central area fringe locations lying just beyond the CAZ.

Investment

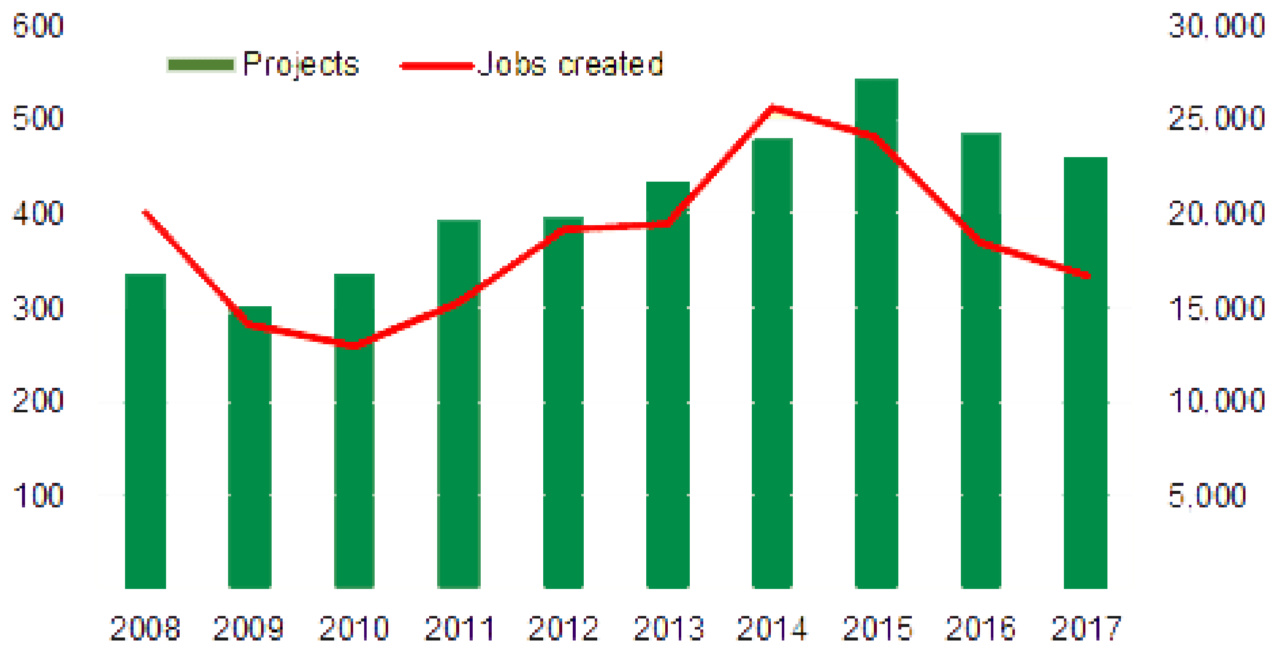
2.45 As an expression of market confidence, investment levels have also performed well. In 2017, Central London investment amounted to £17.4bn (compared to £12.9bn in 2016). The first three quarters of 2018 saw £12.2bn

[3] Reported on Reuters' web site at: https://uk.reuters.com/ Accessed on 26 September 2018

of investment[4]. In particular, interest from overseas investors has remained strong.

2.46 Beyond investment in real estate, London continues to attract high levels of foreign direct investment (FDI). Figure 2.4 shows that between 15,000 and 25,000 new jobs have been created through FDI in the capital each year since 2011.

Figure 2.4 Foreign direct investment projects and jobs created in London 2008 - 2017



Source: fDi Markets and Financial Times Limited, cited on the London Datastore

4 JLL (2018) Central London Office Market Report Q4 2018

Take-up

2.47 Central London office take-up for the whole of 2018 reached 14.6million ft² (1.35million m²), compared to 13.8million ft² (1.28million m²) in 2017. The 2018 figure is 14 per cent higher than the long-term average and the highest level since 2014, according to research from property advisor Knight Frank. At the same time, data from JLL also found that take-up within the City of London reached its highest levels in three years, with letting activity in the Square Mile reaching 6.5million ft² (600,000m²) in the past year[5].

2.48 There were nine deals of 10,000 m² or more in 2018, including Facebook's pre-let of 60,000m² at King's Cross. The flexible space market had another strong year, accounting for around 130,000m² of take-up (albeit lower than the 210,000m² taken by the sector in 2017). WeWork alone took approximately 68,000m² of space (down from 126,000m² in 2017), taking its total London footprint to over 300,000m² in 40 buildings. It is now London's largest private sector occupier.

2.49 The technology, media and telecoms sector continued to grow, accounting for around 30 per cent of take-up; while life sciences are showing signs of significant growth in London.

Summary

2.50 London's office market has remained resilient despite the uncertainties surrounding Brexit. Thus, London's office jobs have been growing. Employment in the four key office sectors (Information and Communications, Finance and Insurance, Real Estate and Professional) has grown by 68,000 (from 1,782,000 to 1,850,000) since the referendum; with around 10 per cent of this growth in Finance and Insurance[6].

2.51 Of course, events leading up to and potentially beyond Britain's departure from the EU could stretch this resilience further, but it might also be that wider economic factors have a growing role to play as economic activity across the eurozone begins to falter in the face of global economic headwinds.

5 Reported by PropertyWire, on 10 January 2019 'Office Take-up in central London reaches highest level since 2014'

6 ONS (2018) Workforce Jobs by Region and Industry Jobs05, published 11 December 2018

2.52 But, for the time being, the outlook is also relatively benign. London's Gross Value Added growth rate is forecast to be 1.9 per cent in 2018 (down from 2.7 per cent in 2017). This is expected to slow slightly to 1.6 per cent in 2019, before climbing back to 1.9 per cent in 2020. At the same time, London is forecast to see increases in the number of workforce jobs in 2019 and 2020 (by 0.5 per cent and 0.7 per cent, respectively)[7].

7 GLA Economics (2018) London's Economic Outlook: Autumn 2018 Mayor of London

Key Performance Indicator 9

Ensure that there is sufficient employment land available

Target: Release of industrial land to be in line with benchmarks in the Industrial Capacity SPG

2.53 Table 2.10 shows an estimated total of 73 hectares of industrial land release recorded in planning approvals in 2017/18. As observed in previous years, the East London sub-region contributed the largest area for transfer to other uses, with 30.9 hectares making up 42 per cent of total release. Waltham Forest permitted the highest single release figure, 11.6 hectares contributing 15.9 per cent of total release. Enfield (8.1 hectares), Harrow (7.7 hectares) and Havering (7.3 hectares) are the other boroughs that are contributing at least 10 per cent of the total release.

2.54 The largest individual site transfers of industrial land include:

- The former Kodak site in Harrow (7.6 hectares in two consents)
- Phase 1 of the Meridian Water development in Enfield (7.2 hectares)
- The Dovers Corner industrial estate in Havering (5.86 hectares)
- The Bywaters site in Waltham Forest (5.5 hectares)
- The East Ham industrial estate in Newham (3 hectares)

2.55 The SPG benchmark was exceeded in all of London’s sub-regions, by the greatest proportion in North London where 14.7 hectares is more than four times the benchmark.

2.56 Exceeding the benchmarks has been driven primarily by pressure for residential development. These findings reinforce the need for a new approach to managing industrial capacity in London, and this has been taken forward in the draft new London Plan.

Table 2.10 Industrial land release (hectares) in planning approvals 2001-2017/18

Sub-region	Annual Average Release			Annual Release			London Plan/SPG Annual Benchmark 2011-2031
	2001-2006	2006-2011	2011/12-2014/15	2015/16	2016/17	2017/18	
Central	6	5	9	4.1	10.3	3.2	2.3
East	57	54	31.4	25.7	27.5	30.9	19.4
North	2	2	4.2	1.2	6.1	14.7	3.4
South	11	4	14	6.3	18.4	7.6	4.4
West	10	18	28.2	3.6	9.4	16.5	7.2
London	86	83	86.8	40.9	71.7	73.0	36.7

Source: LDD, London Plan (March 2016) and SPG Land for Industry and Transport.

2.57 Note that the figures in Table 2.10 include planning approvals that involve the loss of industrial or warehousing uses and do not include the transfer of other types of uses to industrial related ones, so these figures could be overstating the loss of employment land.

2.58 Research commissioned by the GLA indicates that there will be positive net demand for industrial land in London over the period 2016 to 2041, mostly driven by strong demand for logistics to service growth in London's economy and population. Based on this evidence, the draft new London Plan addresses the need to retain sufficient industrial, logistics and related capacity by seeking, as a general principle, no overall net loss of industrial floorspace capacity across London in designated Strategic Industrial Locations and Locally Significant Industrial Sites.

Key Performance Indicator 10

Employment in Outer London

Target: Growth in total Employment in Outer London

2.59 Table 2.11 shows estimates of the total number of jobs, including self-employed, from 2004 to 2017, in the whole of London and in the Outer London boroughs. In 2017 the proportion in outer London was 38 per cent, the same as in the previous two years.

2.60 In 2011 the number in Outer London had fallen by 81,000 from its 2008 peak. However, since 2011 there has been a strong recovery in employment, increasing by almost 315,000 between 2011 and 2017 (16.3 per cent). It grew by 2.1 per cent in the last year alone. However, this represents a weaker rise since 2011 than in inner London (21.8 per cent) and, therefore, in London overall (19.6 per cent).

Table 2.11 Number (thousands) and percentage of jobs in Outer London, 2004-2017

Year	Outer London	All of London	% in Outer London
2004	1,941	4,609	42%
2005	1,957	4,706	42%
2006	1,987	4,759	42%
2007	1,969	4,815	41%
2008	2,008	4,957	41%
2009	1,937	4,843	40%
2010	1,937	4,826	40%
2011	1,928	4,912	39%
2012	2,010	5,111	39%
2013	2,059	5,263	39%
2014	2,126	5,494	39%
2015	2,142	5,603	38%
2016	2,196	5,751	38%
2017	2,243	5,876	38%

Source: GLA Economics analysis of Office for National Statistics data
Jobs figures are thousands.

2.61 Estimates of employee jobs by borough are calculated by applying borough shares of total London employee jobs from the ONS Business Register and Employment Survey (BRES) to the London total employee jobs component of ONS Workforce Jobs (WFJ). Self-employed jobs are calculated by applying estimates of borough shares of London's total self-employed jobs from the

Annual Population Survey (APS) data to the London total self-employed jobs component of WFJ. Employee and self-employed jobs are then added together for an estimate of total employment.

2.62 From 2015 the coverage of the ONS Standard Business Survey Population was extended to include a population of solely Pay as You Earn (PAYE) based businesses. The overall impact that including PAYE units had on BRES total employee estimates is relatively small (0.7 per cent in 2015) but there is variation at a local level. To maintain consistency with previous years, we have adjusted our historic (2004-2014) borough employee shares to account for the increase in coverage based on two versions of 2015 data released by the ONS. More information can be found on the Office for National Statistics website. GLA Economics will be doing further work to investigate the impact of the changes on our historic estimates of employee jobs by borough and sector in the coming months.

Key Performance Indicator 11

Increased employment opportunities for those suffering from disadvantage in the employment market

Target: Reduce the employment rate gap between Black, Asian and Minority Ethnic (BAME) groups and the white population and reduce the gap between lone parents on income support in London versus the average for England and Wales

Employment Rates for White and BAME Groups

2.63 Table 2.12 shows that employment rates for both white and Black, Asian and Minority Ethnic (BAME) groups continue to increase. The gap between employment rates for white and BAME Londoners fell year-on-year between 2011 and 2016 from 14.8 to 12.3 percentage points. However, since then the gap has increased to 13.2 percentage points.

2.64 The data in Table 2.12 includes further revisions made by ONS in 2018. The data has been re-weighted in line with the latest ONS estimates, which provides more accurate population information than was previously available.

Table 2.12 Employment rates for white and BAME groups, aged 16-64, by calendar year

Year	All Persons		White Groups		BAME Groups		Employment Rate Gap White / BAME
	In Employment	Rate %	In Employment	Rate %	In Employment	Rate %	
2004	3,433,700	68.1	2,518,200	73.4	907,600	56.8	16.6
2005	3,476,500	68.0	2,502,400	73.4	968,600	57.1	16.3
2006	3,528,500	68.1	2,489,900	73.6	1,031,200	57.7	15.9
2007	3,608,400	68.6	2,495,600	73.7	1,108,800	59.4	14.3
2008	3,699,400	69.1	2,554,500	74.4	1,140,700	59.6	14.8
2009	3,695,600	67.9	2,566,600	73.6	1,122,500	57.7	15.9
2010	3,719,200	67.3	2,507,600	72.3	1,204,100	58.9	13.4
2011	3,787,900	67.3	2,512,900	73.0	1,268,600	58.2	14.8
2012	3,866,800	68.2	2,554,400	73.7	1,309,000	59.5	14.2
2013	3,977,500	69.5	2,627,500	75.0	1,346,400	60.8	14.2
2014	4,128,900	71.3	2,712,600	76.8	1,408,400	62.7	14.1
2015	4,278,400	72.9	2,737,800	78.2	1,531,300	65.0	13.2
2016	4,363,700	73.7	2,787,500	78.6	1,570,400	66.3	12.3
2017	4,388,100	73.9	2,831,200	78.8	1,553,200	66.4	12.4
2018	4,475,000	74.3	2,871,600	79.6	1,594,100	66.4	13.2

Source: Annual Population Survey

2.65 Note that due to changes in the ethnicity questions on the Annual Population Survey during 2011 these estimates cannot be reliably viewed as a time series. They can, however, be used to estimate the relative levels of economic activity of different ethnic groups.

Lone parents on income support

2.66 Table 2.13 shows that since 2014 lone parents in London have been less likely to be claiming income support than the national average. In 2018 lone parents in London were 1.3 percentage points less likely to be claiming income support than the national average, compared to 0.7 percentage points less likely in 2017. In contrast, lone parents in London were 9.0 percentage points more likely to be claiming income support than the national average in 2006.

Table 2.13 Lone parents on income support in London versus England and Wales

	London		England and Wales		
Annual Report	Lone Parent Families on IS	As % of Lone Parent Families	Lone Parent Families on IS	As % of Lone Parent families	Difference
2006	162,770	46.0	709,370	37.0	9.0
2007	160,450	45.0	702,580	36.0	9.0
2008	152,520	40.0	679,150	34.0	6.0
2009	141,720	37.0	662,660	33.0	4.0
2010	129,100	33.0	624,330	30.0	3.0
2011	109,200	28.0	547,600	27.0	1.0
2012	102,590	27.1	531,020	25.0	2.1
2013	83,050	22.8	459,910	22.1	0.7
2014	73,300	20.2	436,730	21.3	-1.1
2015	66,440	17.1	406,630	19.8	-2.7
2016	62,450	17.8	383,710	19.7	-1.9
2017	56,150	18.7	356,170	19.4	-0.7
2018	50,590	16.3	320,770	17.6	-1.3

Source: DWP's Work and Pensions Longitudinal Study extracted from NOMIS, denominators are number of lone parents with dependent children taken from ONS Labour Force Survey April-June.

Key Performance Indicator 12

Improving the provision of social infrastructure and related services

Target: Reduce the average class sizes in primary schools

2.67 The Department for Education figures in Table 2.14 show that the average class size in one teacher classes in state funded primary schools across London fell by 0.2 from 2017 to 2018. After remaining stable for three years from 2013 to 2015 at 27.8, the London average has dropped in each of the last three years to 27.3 pupils per class in 2018.

2.68 Over the period from 2009 to 2018, they have increased slightly from 27 to 27.3 pupils. During this time, 24 London boroughs have seen an increase in the average number of pupils per class and nine have decreased.

2.69 Updated school place demand projections were published in March 2018 which suggest that London will need to find places for an additional 4,800 children each year over the decade to 2027/28. The full report and data can be found at https://data.london.gov.uk/dataset/pan-london-school-place-demand.

2.70 The draft new London Plan requires boroughs to identify sites for future education facilities through the Development Plan process. It also recognises that there is a funding gap in terms of the capital funding required for new primary and secondary school places in the capital, with increased Government contributions and other new funding sources required to meet need.

Table 2.14 Average size of one teacher classes

Borough	2009	2012	2013	2014	2015	2016	2017	2018	Change 2009 to 2018
Barking and Dagenham	27.2	27.9	28.3	28	28.3	28.7	28.2	27.8	0.6
Barnet	27.6	28	28.2	28.4	28.5	28.2	28.2	28.1	0.5
Bexley	27.8	28.3	28.5	28.4	28.5	28.5	28.7	28.4	0.6
Brent	27.8	28.6	28.7	28.9	28.4	28.4	28.3	27.4	-0.4
Bromley	27.7	28.3	28.4	28.3	28.4	28.2	28.1	28.1	0.4
Camden	26.6	27.5	27.5	27.6	27.7	27.9	27.5	27.2	0.6
City	24.7	24.7	25.9	25.9	24.4	-	-	24.3	-0.4
Croydon	27.7	28.2	28.2	28.2	28	28	27.4	27.3	-0.4
Ealing	27.2	28	28.3	28	28.2	27.9	27.7	27.4	0.2
Enfield	28.6	28.8	28.8	28.7	28.4	28.4	27.9	28	-0.6
Greenwich	26.2	27	27.1	27.4	27.9	27.7	27.7	27.6	1.4
Hackney	25.8	26.3	26.2	26.8	26.9	26.8	26.2	26.5	0.7
Hammersmith and Fulham	26.2	26.8	26.1	26.1	26	25.6	25.9	25.8	-0.4
Haringey	27.5	27.9	28.2	28	28.1	28.2	27.8	28	0.5
Harrow	26.9	28.5	28.8	29.8	29.4	29	28.9	28.4	1.5
Havering	27.4	28.2	28.6	28.4	28	28.1	28.1	28.2	0.8
Hillingdon	27.2	27.5	27.9	28	28.1	28.1	28.1	27.7	0.5
Hounslow	27.4	28.4	28.4	28.1	28.1	28.2	28.2	28	0.6
Islington	25.5	26.4	26.3	26.6	26.7	27	26.8	26.6	1.1
Kensington and Chelsea	25.7	27	26.7	26.7	26.7	26.3	25.4	25.8	0.1
Kingston	27.1	27.5	27.7	27.6	27.7	27.7	27.7	27.5	0.4
Lambeth	25.6	26.3	26.6	26.3	26.1	26.2	26.1	25.8	0.2
Lewisham	26.3	26.9	27.2	27.4	27.2	27	26.9	26.8	0.5
Merton	27	27.9	27.7	27.8	27.1	27.1	26.8	26.3	-0.7
Newham	27	28.1	27.9	26.6	27.4	29.6	27.5	27.5	0.5
Redbridge	29.1	29.6	29.1	29.3	29.2	28.3	29.3	29	-0.1
Richmond	26.9	27.9	28.2	28.5	28.2	25.9	28.2	28	1.1
Southwark	24.6	25.8	26.3	26.4	26.1	28.7	25.3	25.4	0.8
Sutton	27.7	28.5	28.7	28.8	28.8	27	28.3	28.1	0.4
Tower Hamlets	26.3	27.7	27.6	27.7	27.5	27.3	26.9	26.7	0.4
Waltham Forest	28.1	28.5	28.2	28.4	27.8	25.3	27.3	26.9	-1.2
Wandsworth	25.3	26.3	25.9	25.8	26	25	25.7	25.7	0.4
Westminster	25.4	26.6	26	25.6	25.3	27.7	25	24.6	-0.8
London	27	27.7	27.8	27.8	27.8	27.7	27.5	27.3	0.3

Source: Department for Education https://www.gov.uk/government/statistics/schools-pupils-and-their-characteristics-january-2018

Key Performance Indicator 13

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

2.71 Since 2001, use of public transport per head has grown by over 30 per cent, although there was a decrease of 1 per cent in the latest year, following a 3 per cent decline in the previous year. Private transport use per head has decreased by almost 25 per cent since 2001, although there was no change in the latest year.

2.72 The indices in Table 2.15 are derived from the time series of journey stages per head compiled for the Travel in London Report 11 (TfL City Planning November 2018). This includes all travel to, from or within Greater London, including travel by commuters and visitors.

2.73 Total daily journey-stages in 2017 were 31.5 million, a slight decrease of 0.1 per cent on 2016, and 5.9 million higher than in 2001.

Table 2.15 Public and private transport indexes

Year	Public Transport Index	Private Transport Index
2001	100	100
2002	103.1	99.5
2003	108	97
2004	113.8	95.1
2005	112	92.9
2006	114.7	92.1
2007	124.3	89
2008	128.1	86.7
2009	127.5	86.1
2010	127.7	83.6
2011	130.7	81.7
2012	132.7	80.5
2013	134.2	78.8
2014	136.7	78.5
2015	136.7	76.7
2016	132.4	75.2
2017	130.8	75.2

Source: Transport for London (TfL) City Planning, Strategic Analysis

2.74 The draft new London Plan includes a number of measures to support a strategic target of 80 per cent of all journeys in London to be made by foot, cycle or public transport by 2041.

Key Performance Indicator 14

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: Zero car traffic growth for London as a whole

2.75 Table 2.16 shows that road traffic volumes across London are down by 8 per cent on 2001 levels (15 per cent in Inner London and 5 per cent in Outer London). Between 2016 and 2017, traffic volumes for London as a whole have increased by 0.1 per cent, with an increase in Inner London of 0.6 per cent and a slight decrease of 0.1 per cent in Outer London.

Table 2.16 Traffic (billion vehicle kilometres, all vehicles) in London

Year	2001	2011	2012	2013	2014	2015	2016	2017
All roads:								
Greater London	32.26	29.11	28.9	28.82	29.33	29.23	29.52	29.54
Inner London (excl. City and Westminster)	8.98	7.82	7.57	7.42	7.52	7.5	7.6	7.65
Outer London	22.04	20.28	20.35	20.43	20.81	20.72	20.91	20.9
All roads index (2001=100)								
Greater London	100	90.2	89.6	89.3	90.9	90.6	91.5	91.6
Inner London (excl. City and Westminster)	100	87.1	84.3	82.6	83.7	83.5	84.6	85.1
Outer London	100	92	92.3	92.7	94.4	94	94.9	94.8

Source: TfL City Planning, Travel in London Report 11, section 7.2

Key Performance Indicator 15

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: Increase the share of all trips by bicycle from 2% in 2009 to 5% by 2026

2.76 Table 2.17 shows that in 2017 there were 720,000 cycle journey stages in London on an average day, a slight decrease of 0.8 per cent on 2016. Since 2009 there has been a 40 per cent increase in cycle stages, equivalent to a 0.5 percentage point increase in the share of all trips by bicycle.

Table 2.17 Cycle journey stages and mode shares

Year	Daily Cycle Stages (millions)	Cycle Mode Share (Percentage)
2001	0.32	1.2
2002	0.32	1.2
2003	0.37	1.4
2004	0.38	1.4
2005	0.42	1.6
2006	0.47	1.7
2007	0.47	1.6
2008	0.49	1.7
2009	0.51	1.8
2010	0.54	1.9
2011	0.57	1.9
2012	0.58	1.9
2013	0.59	1.9
2014	0.65	2.1
2015	0.67	2.1
2016	0.73	2.3
2017	0.72	2.3

Source: TfL City Planning, Travel in London Report 11, Tables 2.2 and 2.4. A cycle trip is defined as a one-way movement to achieve a specific purpose that is conducted entirely by bike. A cycle journey stage includes these trips, but also shorter cycle legs undertaken as part of a longer trip using another mode – for example, cycling to a station to catch a train. Cycle journey stages therefore give a best indication of total cycling activity.

2.77 The draft new London Plan sets out a variety of measures to support more cycling in line with the aim of achieving a mode share target of 80 per cent of trips being made by public transport or active travel. This includes increased cycle parking and cycle networks.

Key Performance Indicator 16

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: A 50% increase in passengers and freight transported on the Blue Ribbon Network from 2011-2021

Passengers

2.78 Table 2.18 includes figures for passenger journeys on all river boat services on the Thames – River Bus, River Tours, Charter Services and Woolwich Ferry passengers. 2017/18 saw a 5.7 per cent decrease in the number of passenger journeys on the river Thames. This is against the context of passenger numbers having increased rapidly since the baseline year, with year on year growth only interrupted by small declines in 2011/12 and 2012/13. Despite the drop in 2017/18, the increase in the number of passenger journeys per year since 2011 remains above the 50 per cent benchmark target.

Table 2.18 Passengers on the River Thames

Year	Number of Passengers	% Change	% Change Since 2011 Baseline
2000/01	1,573,830		
2001/02	1,739,236	10.5%	
2002/03	2,030,300	16.7%	
2003/04	2,113,800	4.1%	
2004/05	2,343,276	10.9%	
2005/06	2,374,400	1.3%	
2006/07	5,260,157	121.5%	
2007/08	5,337,368	1.5%	
2008/09	6,179,889	15.8%	
2009/10	6,298,933	1.9%	
2010/11	6,621,116	5.1%	
2011/12	6,602,707	-0.3%	-0.3%
2012/13	6,277,244	-4.9%	-5.2%
2013/14	8,411,200	34.0%	27.0%
2014/15	10,022,668	19.2%	51.4%
2015/16	10,300,864	2.8%	55.6%
2016/17	10,620,123	3.1%	60.4%
2017/18	10,016,805	-5.7%	51.3%

Source: TfL London Rivers Services
Woolwich Ferry passenger numbers were only included in the count from 2006/2007. This partly explains the 122 per cent increase on 2005/2006 figures.

From 2013/14 onwards, a new passenger counting system linked to the Automatic Identification System (AIS) on-board vessels has been used to give a clearer reflection of the total number of passenger journeys on the Thames. This partly explains the 34 per cent increase from 2012/13 figures.

Freight

2.79 In 2018, cargo trade on the River Thames was 10,619,000 tonnes, which represents a 14 per cent decrease on the comparable figure for 2017. The reason for the decrease over the year was a substantial reduction in volumes of aggregates within that part of the Port of London situated in the capital. As aggregates are the dominant cargo type handled at wharves in London, it has had a disproportionate effect on the total throughput. There was also a linked and corresponding reduction in the movement of aggregates between terminals on the river, although the full effect of this downturn was mitigated by increases in the volume of containerised waste (for the second year running) and growing volumes of cargoes associated with the Thames Tideway Tunnel project.

2.80 The data in Table 2.19 is a combination of inter-port trade, cargo handled at terminal in Greater London that either enters or leaves the Port of London across the Seaward Limits, and intra-port trade, cargo handled at terminals in Greater London that has its origin or destination at other terminals within the Port of London or the Seaward Limits.

2.81 The Port of London Authority (PLA) launched the 2035 Vision for the Tidal Thames[8] in May 2016, setting out goals and priority actions for achieving safe and sustainable growth in passenger and freight transport on the Thames. The 2035 Vision sets out clear targets, including doubling the number of passengers travelling by river to 20 million per year and the movement of over 4 million tonnes of freight between wharves (excluding volumes associated with major infrastructure projects). The GLA and TfL are working closely with the PLA to identify opportunities to continue to grow passenger and freight movement on the Thames.

8 https://www.pla.co.uk/assets/finalpassengertransportstudy.pdf

Table 2.19 Cargo trade on the River Thames within Greater London

Year	Tonnes of Cargo	% Change	% Change Since 2011 Baseline
2001	10,757,000		
2002	9,806,000	-8.8%	
2003	9,236,000	-5.8%	
2004	8,743,000	-5.3%	
2005	9,288,000	6.2%	
2006	9,337,000	0.5%	
2007	8,642,000	-7.4%	
2008	9,312,000	7.8%	
2009	8,146,000	-12.5%	
2010	7,754,000	-4.8%	
2011	9,022,000	16.4%	
2012	8,715,000	-3.4%	-3.4%
2013	11,087,000	27.2%	22.9%
2014	11,969,000	8.0%	32.7%
2015	10,633,000	-11.2%	17.9%
2016	11,376,000	7.0%	26.1%
2017	12,385,000	8.9%	37.3%
2018	10,619,000	-14.3%	17.7%

Source: Port of London Authority

Key Performance Indicator 17

Increase in the number of jobs located in areas of high PTAL values

Target: Maintain at least 50% of B1 development in PTAL zones 5-6

2.82 This indicator aims to show that high-density employment generators such as offices are mainly located in areas with a Public Transport Accessibility Level (PTAL) of 5 or 6; 6 being the highest and 0 the lowest. The floorspaces are gross, meaning that associated losses are not subtracted. The data is taken from the LDD which has a threshold for data submission of 1,000m^2 for B1 uses, so schemes proposing less than this are not recorded.

2.83 Table 2.20 shows that 81 per cent of all B1 Business floorspace approved during 2017/18 is in areas with a PTAL of 5 or 6. This is well above the benchmark target of 50 per cent and 14 percentage points above the previous year's figure. When just offices are considered, the figure rises to 83 per cent, up 9 percentage points on the previous year.

2.84 One of the reasons for the high proportion of all B1 floorspace being in areas of high PTAL is the low quantity of B1 floorspace for uses other than offices being recorded. In 2016/17, other B1 uses (such as light industrial, research and development) made up 9 per cent of all B1 floorspace approved in London, while in 2017/18 they accounted for just 3 per cent. In planning terms, all these uses fall within the same use class so the breakdown between them does not need to be specified at application stage. It is not known whether any assumptions are being made about the proposed use when it is not specified by the applicant, although it is clear the vast majority of B1 floorspace approved in the capital is proposed for office use.

2.85 As seen in previous years, most of the office floorspace approved during 2017/18 was in the CAZ, and all of this is in areas with a PTAL of 5 or 6. However, the 55 per cent of approved floorspace in the CAZ is lower than the 62 per cent recorded in 2016/17. The proportion in Outer London is 11 per cent, down 1 percentage point on 2016/17, meaning that 32 per cent is in Inner London boroughs (but outside CAZ), up from 25 per cent in 2016/17.

2.86 As noted above, the figures are based on gross approvals of 1,000m^2 or more. When losses to change of use or demolition are considered, approvals during 2017/18 result in a net gain of 417,000m^2 of B1 floorspace. However, this is entirely due to growth in areas with good transport accessibility, mainly in Inner London. The outer London boroughs show a loss of around 48,000m^2 of B1 floorspace, and areas with a PTAL of 4 or less would see a loss of

180,000m^2 from schemes approved in 2017/18. Office floorspace accounts for approximately 88 per cent of this loss.

Table 2.20 B1 Floorspace by PTAL level - all permissions 2017/18

PTAL Level	All B1		Offices (B1a)	
	Floorspace (M^2)	%	Floorspace (M^2)	%
5 or 6	1,276,298	81%	1,276,298	83%
4 or less	307,723	19%	255,164	17%
Total floorspace	1,584,021		1,531	

Key Performance Indicator 18

Protection of biodiversity habitat

Target: No net loss of Sites of Importance for Nature Conservation (SINCs)

2.87 Table 2.21 shows planning permissions granted during 2017/18 within SINCs, and the amount of the SINC that would be lost if they are implemented. The following categories of SINC are recorded:

- Statutory Site of Special Scientific Interest
- Site of Metropolitan Importance
- Site of Borough Grade I Importance
- Site of Borough Grade II Importance
- Site of Local Importance

Open Space protection designations such as Green Belt, MOL and Local Open Space are addressed in Key Performance Indicator 3.

2.88 A total of seven approvals were recorded during 2017/18 on SINCs. The total area covered is just over 2.85 hectares, a slight decrease on the 3 hectares recorded in 2016/17 and well below the 9.27 hectares in 2015/16. The table includes a brief description of the proposal.

2.89 All data for this KPI is taken from the LDD. The table shows the planning permissions that have been granted for buildings or works that will affect a SINC and the area that would be lost if they are implemented. Changes to SINCs are made through the preparation or review of Local Plans and are not part of the planning permission process. For this reason, gains are only recorded in very exceptional circumstances, although re-provision within a planning permission is considered when calculating the loss.

Table 2.21 Loss of protected habitat in planning approvals 2017/18

Borough	Borough Reference	Nature Conservation Type	Area (hectares)	Description
Barking and Dagenham	16/01990/FUL	Site of Metropolitan Importance	0.650	Provision of youth hub constitutes exceptional circumstances for development on part of larger open space
Ealing	161452FUL	Site of Local Importance	0.415	Open space has dual designation as LSIS which was considered the more significant designation, with the residential development improving the setting of the adjacent open space more than an industrial use
Ealing	172220FUL	Statutory (SSSI, Local Nature Reserve)	0.461	Redevelopment and restoration of grade II listed Twyford Abbey as a school will include new structures within existing grounds which are protected, but not currently accessible to the public
Havering	P1474/13	Site of Metropolitan Importance	0.250	Replacement of existing uninhabitable dwelling with a larger dwelling on a different part of a Green Belt site

Borough	Borough Reference	Nature Conservation Type	Area (hectares)	Description
Hounslow	01359/F/P7	Site of Local Importance	0.325	Restoration and conversion of Grade II listed building as a hotel, includes new buildings on adjacent park land
Lambeth	16/07054/FUL	Site of Borough Grade 1 Importance	0.750	The provision of a purpose-built publicly accessible library to house an internationally important collection of literature at a site of major historic significance within the Central Activities Zone

Key Performance Indicator 19

Increase in municipal waste recycled or composted and elimination of waste to landfill by 2031

Target: At least 45% of waste recycled or composted by 2015 and 0% of biodegradable or recyclable waste to landfill by 2026

2.90 Table 2.22 shows the total amount of local authority collected waste has declined by 815,000 tonnes since 2002. 9.6 per cent of London's waste was disposed to landfill in 2017/18.

2.91 The table also shows London's recycling rate for local authority collected waste increasing steadily since 2002/03, when it was 9 per cent. Having reached 30 per cent in 2011/12, it has remained stable at around that level over the past seven years, missing the 2015 target of 45%. There is also still some way to go towards reaching the target of 50 per cent by 2025 set out in the Mayor's London Environment Strategy (2018).[9]

2.92 Increased recycling will be helped by, amongst other things, a transition to a more circular economy (supported by draft new London Plan policies) and introducing a minimum level of recycling service that all waste authorities need to meet by 2020.

2.93 Where this KPI mentions municipal waste, it is referring to local authority collected waste.

[9] https://www.london.gov.uk/what-we-do/environment/london-environment-strategy

Table 2.22 Waste treatment methods of London's local authority collected waste (thousands of tonnes)

Method	2002/03		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Landfill	3,163		911	889	754	751	463	347
(%)	71.00%		25.50%	24.40%	21%	20.30%	12.50%	9.57%
Incineration with EfW	872		1,462	1,525	1680	1,708	1,966	2,020
(%)	20.00%		40.90%	41.90%	46%	46.10%	52.90%	55.63%
Incineration without EfW	1		0	0	0	20	26	27
(%)	0.00%		0.00%	0.00%	0%	0.50%	0.70%	0.75%
Recycled/ composted	410		1,088	1,110	1107	1,096	1,117	1,091
(%)	9.00%		30.40%	30.50%	30%	29.60%	30.10%	30.06%
Other#	0		115	116	122	131	145	145
(%)	0.00%		3.20%	3.20%	3%	3.50%	3.90%	3.99%
Total	4,446		3,576	3,640	3,662	3,705	3,716	3,631

Other includes material sent for other treatment processes including mechanical sorting, biological or specialist treatment

Source: Department for Environment, Food and Rural Affairs

https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables

Key Performance Indicator 20

Reduce carbon dioxide emissions through new development

Target: Annual average % carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and all developments by 2019

2.94 Policy 5.2 of the London Plan sets CO2 emission reduction targets for new buildings. To meet the target, applicants are required to use the energy hierarchy and set out the carbon reductions achieved at each of the following stages:

- Be lean: use less energy
- Be clean: supply energy efficiently
- Be green: use renewable energy

2.95 As well as supporting investment in energy efficiency, the development of heat networks and the deployment of renewable technologies, the policies may also enable additional benefits for building occupants through provision of affordable energy and increased security of energy supply, while minimising the impact on the existing energy network.

2.96 The CO_2 reduction targets are expressed as minimum improvements over the carbon targets set for buildings in national Building Regulations, which serves as a baseline (see Table 2.26). When revised Building Regulations came into effect on 6 April 2014, the London Plan CO_2 target was recalibrated to take into account the changes to the baseline. A percentage target of 35 per cent beyond the new national standards across both residential and non-domestic buildings was then applied by the Mayor.

2.97 From 1 October 2016, the London Plan target for new major residential developments was raised to zero carbon. From 2020 the zero-carbon target will also apply to non-residential development. While the priority remains for developments to reach carbon reduction targets on-site, the policy stipulates that any shortfalls should be met through a cash-in-lieu contribution to the relevant borough into a carbon offset fund, or through an off-site carbon reduction project agreed between the borough and the developer.

2.98 The 2017 Energy Monitoring Report presents the results for calendar year 2017 against the CO_2 targets for the 129 major development applications referred to the Mayor for approval. All of these applications were assessed against the most recent national building regulations (specifically Part L 2013 of Building Regulations). The majority of applications made in 2017 were required to meet a 35 per cent carbon reduction beyond Part L 2013, but for 23 applications with a residential element that were submitted on or after October 2016, the domestic zero-carbon target applied.

2.99 Overall performance against the Mayor's carbon reductions target improved considerably compared with the previous year. Cumulatively the overall reduction in CO_2 emissions is estimated to be 40.5 per cent more than required by Building Regulations, compared with 35.7 per cent in 2016. For non-domestic buildings the overall reduction was 41.6 per cent, while domestic buildings reached 38.7 per cent, both of which comfortably exceed the Mayor's target of a 35 per cent carbon reduction against Building Regulations. This equates to a CO_2 emission reduction of just over 37,000 tonnes per annum, which is broadly equivalent to the savings achieved from retrofitting loft insulation in more than 60,000 existing houses.

Table 2.23 On-site CO_2 emission reductions from applications approved in 2017 and assessed against the target of a 35% improvement on Part L of 2013 Building Regulations

Target	Regulated CO_2 emissions	Cumulative regulated CO_2 emissions reductions relative to Part L 2013 Building Regulations	
	(tCO_2/year)	(tCO_2/year)	(per cent)
Baseline	91,597	-	-
After energy efficiency	77,141	14,456	15.8
After energy efficiency & heat networks	58,853	32,744	35.7
After energy efficiency, heat networks & renewables	54,544	37,053	40.5

2.100 Of the 23 applications where the zero-carbon target applied, an overall saving of 39.7 per cent was achieved. This compares favourably to a 36.7 per cent saving for the 56 applications with a residential element that were submitted before the zero carbon homes policy took effect on 1 October 2016 (and were therefore only required to meet the 35 per cent target).

Key Performance Indicator 21

Increase in energy generated from renewable sources

Target: Production of 8,550 GWh of energy from renewable sources by 2026

2.101 This renewable energy generation target has been developed using data in the previous Mayor's Decentralised Energy Capacity Studies, which marked out the role renewables could play in our future energy mix by 2026. The renewable energy generation figure includes the potential energy production from various electricity and heat supply technologies, including photovoltaics, wind, hydro, biomass and energy from waste; as well as solar thermal, ground, air and water source heat pumps.

2.102 The most authoritative datasets for energy generated in London from renewable energy sources are provided by the Department for Business Energy and Industrial Strategy (BEIS). Table 2.24 shows the generation of electricity from renewables in London for 2011-2017. Generation has increased to 1,081 GWh from 765 GWh in 2011, but remains well below the 2026 target. However, there are other initiatives being introduced to increase renewable energy generation, such as the Mayor's Solar Action Plan.

Table 2.24 Estimate of annual renewable energy installed capacity and generation in London electricity: 2011-2017

Year	Capacity (MW)/ Generation (GWh)	Wind and Wave	Landfill Gas	Sewage Gas	Other Bio-energy	Photo-voltaics	Total
2011	Total (MW)	4	26	36	166	25	256
	Total (GWh)	8	155	82	513	7	765
2012	Total (MW)	4	26	39	167	43	280
	Total (GWh)	11	165	78	594	35	882
2013	Total (MW)	4	26	39	169	54	292
	Total (GWh)	12	178	84	588	41	902
2014	Total (MW)	11	26	54	173	68	331
	Total (GWh)	15	179	78	559	57	888
2015#	Total (MW)	11	26	54	192	96	368
	Total (GWh)	20	169	88	648	75	996
2016#	Total (MW)	11	26	59	193	111	380
	Total (GWh)	15	165	141	647	93	1,048
2017	Total (MW)	11	26	52	193	113	395
	Total (GWh)	17	154	148	660	102	1,081

Updated with amended data released in September 2018
https://www.gov.uk/government/statistics/regional-renewable-statistics
Source: Regional Statistics 2003-2017: Installed Capacity, Department for Business Energy and Industrial Strategy, and Regional Statistics 2003-2017: Generation, Department for Business Energy and Industrial Strategy

Key Performance Indicator 22

Increase in Urban Greening

Target: Increase total area of green roofs in the CAZ

2.103 In 2014 the GLA, working with the Green Roof Consultancy, used 2013 aerial imagery to map all visible green roofs in the CAZ. A total of 678 green roofs covering an area of over 175,000m² (17.5 hectares) were identified. An update based on 2015 aerial imagery identified additional coverage of 47,000m² (4.7 hectares) taking the total coverage in the CAZ to 220,000 m² (22 hectares), an increase of 27 per cent. A further assessment based on 2017 imagery indicates that the total is now over 290,000 m² (29 hectares).

2.104 The most recent information including details of the range of sizes and types of green roof in the CAZ is available at https://livingroofs.org/wp-content/uploads/2019/04/CAZ-INFORGRAPHIC-FINAL-2019a.pdf.

2.105 Further improvements in the resolution of aerial imagery, and the ability to analyse it, will allow the monitoring of green roofs across the whole of London in the future. Consequently, the scope of this KPI will be reviewed following the publication of the new London Plan.

Key Performance Indicator 23

Improve London's Blue Ribbon Network

Target: Restore 15km of rivers and streams* 2009 - 2015 and an additional 10km by 2020 (*defined as main river by the Environment Agency – includes larger streams and rivers but can also include smaller watercourses of local significance)

2.106 The initial target to restore 15km of rivers and streams by 2015 has been achieved.

2.107 The current target of an additional 10km of river restoration by 2020 is proving a more challenging objective. Most opportunities for river restoration are reliant on major regeneration schemes or investment in the upgrade of flood defences or catchment scale flood management schemes; consequently, the year on year delivery varies depending on which schemes are brought forward. Nevertheless, 2,645m of river was restored in 2017 and 530m in 2018; this included projects such as naturalising concrete channels and de-culverting.

2.108 According to the data collated by the Environment Agency through the London Rivers Restoration Group (LRRG)[10], it is evident that community-based river corridor enhancement projects remain a significant complementary activity to more formal river restoration. During 2017/18, over 17,000m of river corridor were enhanced. The enhancements included channel-narrowing, removal of weirs, invasive species control, and the establishment of additional riverine habitat through tree planting and wetland creation within 10 metres of the channel.

[10] The London Rivers Restoration Group is part of the Catchment Partnerships in London hosted by river environment charity, Thames21

Table 2.25 River restoration in London 2000 to 2018

Year	Restoration (metres)	Cumulative Restoration (metres)	Cumulative Change Since 2008 Baseline	Cumulative Change Since 2015 Baseline
2000	680	680		
2001	150	830		
2002	600	1,430		
2003	2,300	3,730		
2004	500	4,230		
2005	0	4,320		
2006	100	4,330		
2007	5,100	9,430		
2008	2,000	11,430		
2009	1,500	12,930	1,500	
2010	1,808	14,738	3,308	
2011	3,519	18,257	6,827	
2012	3,000	21,257	9,827	
2013	2,395	23,652	12,222	
2014	1,030	24,682	13,252	
2015	2,490	27,172	15,742	
2016	3,010	30,182		3,010
2017	2,645	32,827		5,655
2018	530	33,357		6,185

Source: Rivers and Streams Habitat Action Plan Steering Group and the London Catchment Partnership

Key Performance Indicator 24

Protecting and improving London's heritage and public realm

Target: Reduction in the proportion of designated heritage assets at risk as a % of the total number of designated heritage assets in London

2.109 Table 2.26 shows that the number of designated heritage assets in London has increased from 2017 to 2018. There are 93 new listed buildings, two more scheduled monuments and two more registered parks and gardens. The number of World Heritage Sites and conservation areas have remained constant.

2.110 The percentage of conservation areas recorded as being at risk has decreased by 1 percentage point to 7 per cent. There has also been a 1 percentage point decrease in the proportion of scheduled monuments at risk, which now stands at 16 per cent. There has been no change in the other classes of designated assets. None of London's World Heritage Sites or registered battlefields are at risk.

2.111 For details on individual designated assets, Historic England provide a summary document with the number and condition of all designated assets. They have also produced a Heritage at Risk 2018 summary for London.

Table 2.26 Number and condition of designated heritage assets

Asset	2015		2016		2017		2018	
	Number	% at Risk	Number	% at Risk	Number	% at Risk	Number	% at Risk
World Heritage Sites*	4	0	4	0	4	0	4	0
Listed Buildings	18,936	2.59	19,020	3	19,081	3	19,174	3
Conservation Areas	1,021	6	1,026	7	1,025	8	1,027	7
Scheduled Monuments	158	19.6	162	17	165	17	165	16
Registered Parks and Gardens	150	6	151	7	151	7	153	7
Registered Battlefield	1	0	1	0	1	0	1	0

*designated by UNESCO
Source: Historic England

Chapter 3 - Additional Performance Measures and Statistics

3

Housing and Design

Housing Provision Annual Monitor 2017/18

Introduction

3.1 This report provides further detail on housing provision in London, adding to that provided in the tables in the main body of the Annual Monitoring Report. It is based on data provided by London's planning authorities to the London Development Database (LDD). The LDD was established by the GLA in 2004 with the support of government and the London boroughs and is widely regarded as the most authoritative source of information on housing provision in London.

3.2 This section deals with housing provision as defined for the purpose of monitoring the London Plan. There are three elements to the housing supply target in the current London Plan:

- The 'conventional supply' is new homes from new build, conversions of existing residential buildings or changes of use. This definition only includes dwellings that are fully self-contained; meaning they have kitchen and bathroom facilities behind their own lockable front door.
- The 'non-conventional', or 'non-self-contained' supply is any other form of living accommodation that does not meet the definition of 'self-contained'. It includes bedrooms in student halls, large houses in multiple occupation (HMOs), hostels, shared or co-living accommodation and care homes.
- Long-term vacant properties returning to use are obtained from the Council Tax Base and reported by the Ministry of Housing, Communities and Local Government (MHCLG). These contribute to the housing targets in Annex 4 of the London Plan so are mentioned in relation to completions, but are not applicable to approvals, starts or the pipeline.

3.3 All figures are usually 'net' (losses of existing units are subtracted from the gains) unless otherwise stated. The main exceptions are figures showing number of bedrooms, residential densities and compliance with accessibility standards, which are all calculated on gross figures (losses are not subtracted from the total).

3.4 The reporting year used by the LDD and throughout this report begins on 1 April and runs to 31 March the following year, which is often referred to as the Financial Year (FY) in LDD data reports. FY2017 therefore runs from 01/04/2017 to 31/03/2018. To make it clearer we have used the form 2017/18 rather than FY2017 in this report.

3.5 Tenure types are generally taken from the s106 legal agreement associated with a permission, but in some cases they may be updated to reflect the final tenure split when the scheme is implemented, for example if a site, or all of the residential units, are acquired by a housing association for affordable housing prior to completion. Tenure changes after completion are not recorded on the LDD.

3.6 A separate definition of affordable housing delivery is used by central government and the Mayor for the purposes of monitoring his affordable homes programme. This counts the gross number of affordable homes delivered through conventional supply or acquisitions of existing properties and includes changes in tenure that are not linked to the planning system so are not captured by LDD. Completion in relation to this definition is triggered by payment of grant and may therefore be recorded at a different point in time. The Affordable Housing Monitor covers affordable housing delivery according to the London Housing Strategy (2018) definition.

3.7 The statistics are based on the details of planning applications approved by London's 35 planning authorities. This includes the 32 London Boroughs, the City of London, the London Legacy Development Corporation (LLDC) and the Old Oak and Park Royal Development Corporation (OPDC). The LDD records all planning consents that propose a loss or a gain of residential units. This includes Full and Outline planning permissions, but also variations to these, whether through details / reserved matters consents, s73 Minor Material Amendments or formal Variations to s106 agreements may also be recorded.

3.8 Changes of use to residential through Section 3 of the General Permitted Development Order (GPDO) are also recorded, whether or not prior approval is required. Where prior approval is required (as is the case for Class O office to residential changes), the relevant class from the GPDO is recorded. Other classes (e.g. Class G ancillary retail to residential) may be recorded as s192 Certificates of Proposed Lawful Development rather than by the class in the GPDO. Note that the streamlined prior approvals process means that applicants do not need to submit full details of the proposed scheme, so it is not always possible for the local authority to fill in all the details normally recorded on the LDD. These gaps in the data can occasionally lead to totals not matching across tables in this report. S191 Certificates of Existing Lawful Use are included where the change in units identified by the consent has not previously been identified in the local authority's housing stock figures. Temporary permissions are not included in these figures.

3.9 The time series data has been updated for this AMR and uses the definitions outlined in the preceding paragraphs.

3.10 Data in all tables is shown by the London borough (including the City of London) where the development is located, rather than by planning authority. The only exception is Table 3.6, 'Total net completions against London Plan benchmark 2017/18' which includes LLDC as it has its own housing target in the London Plan. The borough has been used in the remaining tables to allow consistency with previous AMRs.

3.11 While some individual schemes are referenced in this report, it is only intended to give a brief overview to the London situation. More detailed information at a local level can be found in borough AMRs. All the data used to compile this report is also available on the London Datastore.

3.12 Although the data in the LDD is supplied by the boroughs, the information presented here may be different from that found in the borough AMRs. This can be due to the timing of when the data is extracted, as the LDD is a live system that is continually updated and adjusted to reflect the best information available. There are also occasional differences in the way data is recorded, for example the way completions are allocated to particular years. The LDD ensures that the data is collected using the same methodology across London without affecting the ability of boroughs to reflect local circumstances in their own AMRs.

Table 3.1 Key statistics and findings

Status	Summary of findings
Completions	There were 31,851 net conventional housing completions in London in 2017/18, a decrease of over 28 per cent on completions in 2016/17. It remains above the average since 2004/05.
	In addition, 2,476 non-self-contained units were completed, a 45 per cent decrease on the previous year.
	The number of long-term vacant dwellings in London increased by 2,244.
	The resulting total of 32,083 completions is 76 per cent of the 42,388 benchmark for the annual provision of new housing in the London Plan 2015 and a 28 per cent decrease on 2016/17.
	New-build (including extensions) accounted for 78 per cent of net conventional supply, conversions 5 per cent and changes of use 18 per cent. This latter figure is down from a peak of 23 per cent in the previous year.
	15 per cent of net completions in 2017/18 were affordable. Over the last three years net conventional affordable housing completions through planning consents amounted to 18,615 homes. This represents 17 per cent of total completions.
	Across all tenures, gross conventional housing supply was dominated by one or two bedroom homes, 38 per cent were one bedroom or studio units and 42 per cent had two bedrooms. The remaining 20 per cent had three bedrooms or more. The proportion of homes with three bedrooms or more was highest in Social Rented housing, at 37 per cent of the total.
	25 per cent of gross affordable homes completed in 2017/18 had three or more bedrooms, down slightly from 27 per cent in 2016/17.
Approvals	Net conventional housing approvals during 2017/18 were 65,134. This is down on the revised total of 77,472 approvals in 2016/17.
	18 per cent of net units approved were affordable, the same as in the previous year.
	Non-self-contained approvals were 4,000.

Status	Summary of findings
Starts	LDD records 46,204 net conventional starts and 4,341 net non-self-contained starts in 2017/18. (See paragraph 3.51 for the definition of a start).
	22 per cent of net units in schemes started during 2017/18 were affordable housing. This is higher than the proportion for both approvals and completions.
Pipeline	As of 31 March 2018, the net conventional housing pipeline consisted of 276,959 homes. This is a slight decrease from 281,037 (revised) in the previous year.
	63 per cent of units in the pipeline are in schemes that are recorded as 'under construction'.
	The pipeline of non-self-contained accommodation at 31 March 2018 was 10,866 units, down for the sixth year in a row. Of the units in the current pipeline, 82 per cent are in schemes that are under construction.

Completions

3.13 Table 3.2 and Figure 3.1 show the latest data on completions by year. Total completions for 2017/18 were 32,083, a 28 per cent drop from the 2016/17 total of 44,681 (revised from 45,505 in the last AMR). This amounts to 76 per cent of the 42,388 benchmark in the London Plan.

3.14 Total housing provision, as monitored in the London Plan, consists of three elements: conventional housing supply, non-self-contained accommodation, and long-term empty homes returning to use, often referred to as 'Vacants'. KPI 4 in Chapter 2 and Table 3.6 show housing provision at local authority level compared to the housing targets in Annex 4 of the 2016 London Plan. Table 3.7 shows the delivery by borough compared to the housing targets over the last three years.

3.15 During 2017/18, the LDD records 36,270 completions and 4,419 unit losses giving a total for net conventional housing completions of 31,851. This is a 21 per cent decrease from the 40,553 net conventional completions in 2016/17, ending the upward trend each year since 2010/11 when conventional completions were below 20,000. It is only the third year to see over 30,000 completions in London since LDD began monitoring in 2004 and is lower only than 2016/17 and 2015/16.

3.16 The net total non-self-contained completions for 2017/18, were 2,476, a 45 per cent decrease on the 4,520 in 2016/17.

3.17 The non-self-contained element of the benchmark is comprised of bedrooms in student halls of residence, hostels, large houses in multiple occupation and care homes. The latter was introduced in the 2015 plan, bringing our definition in line with that used for Communal Accommodation category in the annual Housing Flows Reconciliation return to the Ministry of Housing, Communities and Local Government. For the purposes of monitoring the London Plan the number of separate bedrooms is counted, even if they contain more than one 'bed-space'.

3.18 The number of 'vacants', as measured by the Council Tax Base and reported by MHCLG, increased from 20,237 to 22,481 between 2017 and 2018, resulting in a net decrease in the housing supply figures of 2,244 homes.

3.19 When these three elements are combined, the total supply is 32,083. This is 12,598 below the revised total of 44,681 for 2016/17, a drop of 28 per cent. It is 10,305, or 24 per cent, below the 42,388 annual benchmark in the London Plan.

3.20 Table 3.5 shows conventional completions by year. Completions of 31,851 represent a drop of 21 per cent since 2016/17, following rises of 15 per cent last year and 23 per cent between 2014/15 and 2015/16. The figure for 2017/18 remains above the average since 2004 of nearly 28,000 conventional completion per year.

3.21 As ever, completions are not spread evenly across the London boroughs. The borough with the largest number of conventional completions in both gross and net terms is Barnet with 2,587 gross and 2,360 net housing completions. Three other planning authorities recorded over 2,000 net completions. The next highest total, 2,110, is in Wandsworth, followed by 2,079 in Croydon and 2,003 in Tower Hamlets. Greenwich recorded 1,900 net conventional completions. At the other end of the scale, net conventional completions in the City of London are 138. Kingston upon Thames (217), Bexley (276) and Havering (277) all had net completions below 300.

3.22 The LDD records all losses in the final year of scheme completion, while gains can be spread over several years. 2017/18 saw the loss of 271 units at Durand Close in Sutton (planning reference C2006/56803), for which the first unit completions were in 2011/12, while the redevelopment of Bronte and Fielding House in Brent (reference 120454) records a loss of 196 in this year.

Newham has recorded the loss of 126 homes under reference 15/03286/PREDEM, a consent for the demolition only, therefore separating the loss from any future gains on the site.

3.23 Table 3.9 shows conventional completions by tenure for 2017/18. Total net affordable housing completions were 4,703, representing 15 per cent of total completions. Of these the tenure split is 60 per cent intermediate, 30 per cent Affordable Rent and 10 per cent at social rented level. The borough with the highest proportion of affordable housing in their net housing supply was Barking and Dagenham at 32 per cent. Table 3.10 shows the same but for permissions to which affordable housing policies apply. Of these, 20 per cent are affordable and the borough with the highest percentage is Redbridge where 48 per cent of 212 completions are recorded as being affordable.

3.24 Table 3.11 shows total net conventional affordable supply by borough over the last three years, which shows that affordable completions have fallen each year both in numeric terms and as a proportion of total supply. The three-year average is down to 17 per cent, from 21 per cent in the previous three-year cycle. The borough with the highest three-year average is Waltham Forest at 42 per cent, helped by the 69 per cent figure in 2015/16. It is the only borough with a three-year average of over 40 per cent, while Barking and Dagenham (36 per cent) and Tower Hamlets (30 per cent) are the only others with 30 per cent or more. At the other end of the scale, the City of London recorded a net 0 per cent affordable completions over the three-year cycle, and Harrow have a net loss, -64 units. This is due to a net loss of affordable housing in 2015/16. Brent (-147) and Enfield (-11) recorded net losses of affordable homes in 2017/18.

3.25 It is important to remember that losses on a permission are all recorded in the same year while gains can be spread over several years, which can have a significant impact on the annual figures for any individual borough. The use of the three-year average serves to reduce the impact of these anomalies, but they can still show up in the figures. This is the case for Harrow where the completion of the Apple Grove consent (reference P/3171/06) contributes to a net loss in three-year figures, despite delivering an overall increase in affordable housing. The low three-year average across London is a matter which the current Mayor has made a clear commitment to address. However, it will take several years before most of the referable planning permissions granted under the current administration make it through to completion. Of the units completed between 01/04/2016 and 31/03/2018, 92 per cent were approved before May 2016, which marked the start of the current Mayor's administration.

3.26 Table 3.12 breaks down net conventional affordable supply in the last three years into social rented, intermediate and Affordable Rent. Over the three-year period, net conventional affordable housing supply amounted to 18,615 homes, with social rented units accounting for 20 per cent of these, intermediate products 48 per cent and Affordable Rent units 33 per cent. This continues the trend from social rented to Affordable Rent seen in previous AMRs. The borough that has provided the highest number of affordable completions is Tower Hamlets where the total of 2,616 is almost twice the next highest, 1,321 in Greenwich. Although LDD allows a wide range of tenures to be recorded, including London Affordable Rent, it is a concern that the various terms are sometimes used interchangeably, leading to some units being incorrectly classified. The delivery of London Affordable Rent units is shown in Table 3.37.

3.27 Table 3.8 shows the split of total gross conventional completions in 2017/18 across London as a whole by tenure and number of bedrooms. The figures are presented in gross terms as the number of bedrooms for homes lost or replaced is sometimes difficult to obtain and there are enough gaps in the data to prevent the calculation of meaningful net figures. One-bed (including studios and bedsits) and two-bed properties make up most of the supply, accounting for 38 per cent and 42 per cent of the total respectively. The remaining 20 per cent have three bedrooms or more (the measure used as a proxy for family housing). However, the profile of supply varies with tenure. Homes with three bedrooms or more make up 37 per cent of social rented supply and 33 per cent of Affordable Rent homes. However, they make up just 19 per cent of market homes and 13 per cent of intermediate homes.

3.28 Table 3.13 shows the gross conventional supply of housing by borough and number of bedrooms while Table 3.14 shows the same for affordable housing only. Across London, 7,109 homes with three bedrooms or more were completed. The boroughs that provided the highest percentage of three or more bed housing was Kensington and Chelsea where three or more bed homes made up 40 per cent of total completions, followed by Westminster with 31 per cent. Both are inner London boroughs. The boroughs with the lowest percentage of completions with three bedrooms or more, Croydon (251, 11 per cent), Harrow (90, 11 per cent) and Hillingdon (111, 12 per cent), are all in outer London.

3.29 Looking just at affordable housing with three or more bedrooms, 1,427 family homes represent 25 per cent of total affordable completions. The low total number of affordable completions in several boroughs leads to a wide variation in the percentages at borough level. For example, 17 units in Havering make up 65 per cent of the total. Bexley, Bromley, the City of London and Kingston upon Thames recorded no completions of affordable homes with three bedrooms or more.

3.30 There are three development types for conventional housing supply recorded in the LDD; new-build (including extensions that create new residential units), conversions (changes to the number of units in properties already in residential use) and changes of use (for example gains from industrial or commercial uses and losses to non-C3 uses). Table 3.15 shows gross and net conventional supply by type for each borough. Across London, 78 per cent of net completions are new build, 17.5 per cent changes of use and 4.5 per cent from residential conversions. Changes of use accounted for 23 per cent in 2016/17.

3.31 While residential conversions are not a major source of completions in many boroughs, there are some where they make a significant contribution. They contributed 15 per cent of completions in Enfield, 13 per cent in Haringey and Ealing, and 10 per cent in Redbridge. Contrastingly they contributed a net loss in five boroughs, including Kensington and Chelsea, Richmond upon Thames and Westminster, all for the fourth year in a row. Camden and Kingston upon Thames also saw small losses through residential conversion.

3.32 Completions by permission type are shown in Table 3.16. Since 2015/16 all types of consent that permit a change in the number of homes have been recorded on the LDD, including permitted development (such as office, retail and storage and distribution to residential), Certificates of Proposed Lawful Development and amendments to existing consents or legal agreements where they permit a change that affects the numbers in the LDD. Due to their numerical significance, office to residential prior approvals (Class O, formerly J) are shown, while all other prior approvals are grouped together with s192 Certificates of Proposed Lawful Development under the heading of ‘Other prior approvals’. Amendments, including variations to legal agreements, are also grouped together.

3.33 Full permissions account for 58 per cent of all completions, while Outline consents (for which no further details or reserved matters needed to be entered on the LDD) account for 6 per cent and Details/Reserve Matters make up 16 per cent. This rise from around 7 per cent in the previous two years may reflect the increased use of reserved matters to help keep track of complex redevelopment on the system, as much as any change in their use in the planning process. The same goes for amendments to consented schemes, which make up 9 per cent of completions compared to 4 per cent in the previous two years. Further analysis may be required to understand if these changes reflect anything other than changes in monitoring practice. Prior approvals of various types make up 10 per cent of all completions, down from nearly 17 per cent in 2016/17. The decrease in the completions through office to residential prior approvals is significant and is reflected in the drop in completions through changes of use. The impact of other types of prior approval remains at less than 1 per cent, but that is in part to do with de-conversions through s192 certificates of proposed lawful development within this category. Excluding these losses, other prior approvals contributed 196 completions, up from 151 in 2016/17.

3.34 The average density of new housing completions in London, as shown in Table 3.17, is 146 dwellings per hectare (dph). This is slightly higher than the 139 dph in 2016/17 and an average of approximately 129 dph for the years from 2008/09 to 2016/17. As would be expected, the lowest densities are found in the outer London boroughs. Bromley (52 dph), Enfield (65 dph), Kingston upon Thames (66 dph) and Hillingdon (67 dph) recorded the lowest overall density. In total nine boroughs recorded a density below 100 dph. Over the time-series, an average of 11 boroughs have a density below 100 dph. The highest density, both in 2017/18 and across the time-series, is in the City of London. The 369 dph recorded in 2017/18 is below their average of over 500 dph for the time-series. Completions in Tower Hamlets show a density of 362 dph and in Wandsworth they were 361 dph. This is well above Wandsworth's average across the time-series of 155 dph. Greenwich recorded a density of 300 dph, which is again higher than seen in previous years.

3.35 Densities are calculated by dividing the gross total residential units by the sum of the residential site areas. This means that the value entered for the site area on an individual permission can potentially have a significant impact on the density for the whole borough, and even for London as a whole if the area entered is high enough. Site areas can be difficult to calculate, particularly on mixed use schemes and those being delivered in phases, and are often recalculated as more information becomes available, such as when details of later phases are approved. This means that the density of approvals is particularly volatile, but completions are also subject to change.

3.36 The net total of non-self-contained units completed during 2017/18 (Table 3.18) is 2,476. As has been seen recent years, this is based on the increase in student accommodation. A net total of 2,969 student rooms were completed in nine boroughs. 1,257 rooms were completed in Brent, 757 in Kingston upon Thames and 527 in Waltham Forest. In total 2,581 student rooms were completed in outer London compared to 388 in Inner London (including the Central Activities Zone).

3.37 In contrast to the large gains in student rooms, there was a decrease of 69 rooms in C2 care homes and of 424 rooms from hostels and large HMOs. This can at least in part be attributed to a continued move towards more self-contained provision and improvements to the existing housing stock leading to low-quality non-self-contained units being replaced by new self-contained flats.

3.38 The number of long-term vacant properties is derived from the Council Tax Base and is published by the Ministry of Housing, Communities and Local Government in Housing Live Table 615. The data included in this report is broken down by borough (meaning there is no separate total for the London Legacy Development Corporation) and it covers the period from 2 October 2017 to 1 October 2018, so does not exactly match the time-period used for the rest of the data. However it remains the best source of net data available. Long-term empty homes are defined as those dwellings which had been unoccupied and substantially unfurnished for over six months. Since April 2012 there has been local discretion over the level of Council Tax discount that vacant properties receive, and since April 2013 local authorities have also been able to charge a Council Tax premium of up to 50 per cent on properties vacant for more than two years. It is not known what impact this has had on the recording of vacant properties.

3.39 The number of long-term vacant properties (vacants) increased from 20,237 in October 2017 to 22,481 in October 2018, meaning a negative net impact of 2,244 units on housing supply. Southwark recorded an increase of 638 vacant homes, the highest number from the 25 boroughs that recorded an increase (and therefore a loss of housing supply). Of the eight boroughs that saw a decrease in the number of vacant properties (so an increase in housing supply), the 374 in Redbridge was the highest.

Approvals

3.40 During 2017/18, net conventional housing approvals were 65,134 and non-self-contained approvals were 4,000.

3.41 Annual approvals include all units in planning permissions that are granted during the year, unless they are superseded by a revision to the scheme within the same year. Many of the permissions granted will be renewals of existing permissions, revisions to previously approved schemes or provide details of the phasing of outline permissions. For this reason, approvals from different years cannot simply be added together to give a cumulative total, however they are comparable year on year.

3.42 Table 3.3 shows the time series of net approvals at London level since 2004/05. Net conventional housing approvals during 2017/18 currently stand at 65,134. This is down for the third year in a row, but still above the levels commonly found during the 2000s.

3.43 Despite the overall drop, approvals in Outer London have risen for the fourth year in a row and make up 60 per cent of all approvals in 2017/18, which is well above the long-term average of 41 per cent. 11 per cent of approvals were in the Central Activities Zone and 38 per cent were in the rest of Inner London. There have been large variations in these proportions in previous years, so it is too early to say if this is in any way indicative of a long-term trend.

3.44 Table 3.19 show approvals by borough and tenure and Table 3.22 shows approvals by permission type. The borough to approve the highest number of units is Wandsworth, which granted permission for 5,738. Of these, approximately 72 per cent are in the Vauxhall, Nine Elms and Battersea Opportunity Area, providing or amending details from previously approved applications. In total, over 81 per cent of units approved in Wandsworth are in either Details / Reserved Matters or Variations to earlier permissions. 5,557 units were approved in Newham, including 2,198 approved by the London Legacy Development Corporation. Barnet approved 4,814 units, of which 48 per cent are in Details, Reserved Matters or Variations to earlier permissions. This is well above the London average of around 22 per cent. Croydon (4,659) and Ealing (4,584) also approved in excess of 4,000 net units.

3.45 The largest residential approval was 1,965 units at Greenford Green in Ealing (164694FUL). This supersedes a much smaller scheme for 565 units on the former GlaxoSmithKlein site, and incorporates the adjacent Sunblest site into a single, larger development. Wandsworth approved three consents in excess of 1,000 units, 2015/4499, 2017/1680 and 2017/5353, for a total of 3,868 homes. All are within the Vauxhall, Nine Elms and Battersea Opportunity Area. The only other approval for over 1,000 units was 15/00358/OUT, an Outline consent for 1,224 homes for private rent at Cherry Park in Newham.

3.46 Of the homes approved in 2017/18, 82 per cent are for market sale or rent, 11 per cent intermediate sale or rent, 5 per cent Affordable Rent and 2 per cent social rented. This total of 18 per cent affordable is the same as recorded in the previous year. The boroughs recording the highest percentage of affordable units in approvals are Tower Hamlets (37 per cent), Southwark (33 per cent) and Camden (31 per cent). When only looking at schemes to which affordable housing policies apply (Table 3.20), nearly 24 per cent of units are affordable. It should be noted that the tenure of the units may change during the life of a scheme. For example, the tenure may not have been defined on some outline permissions, so the number of affordable units may increase as details of the later phases are submitted. The tenure of approved units can also change at any time before completion, for example as the result of negotiations between developers and planning authorities or by subsequent transfer of units to a housing association.

3.47 Gross approvals by number of bedrooms is shown in Table 3.21. 18 per cent of homes approved in 2016/17 have three or more bedrooms, the threshold to qualify as family housing. This is down from 20 per cent in 2016/17.

3.48 The average density of new housing approvals, shown in Table 3.23, is 154 dph, a decrease on last year’s 168 dph. This has been adjusted up from 153 dph reported in the last AMR, so there is a possibility that further checking of site areas will lead to a revision in the data for this year. As ever there is wide variation between boroughs. For the fourth year in a row, the highest density is in Wandsworth (461 dph) followed by Tower Hamlets (430 dph). The lowest densities are found in Bromley (34 dph) and Havering (48 dph).

3.49 Table 3.24 shows a net total of 4,000 non-self-contained rooms were approved during 2017/18 in London. This is made up of a net gain of 3,414 student bedrooms and 589 hostel/HMO bedrooms and a loss of three care home bedrooms. This is an increase on the 3,299 approved in 2016/17 and continues the trend of student rooms making up the majority of net supply.

Starts

3.50 Total net conventional starts in 2017/18 were 46,204, while non-self-contained starts were 4,341.

3.51 In the LDD a 'start' is the point at which a planning permission can no longer lapse due to the acknowledgement of a legal start on site. This can be triggered by demolition of existing buildings or preparatory works on site and does not mean the start of physical construction work on an individual building. It may be several years between a scheme start and the completion of the final units, particularly on large schemes. Annual starts include all units in planning permissions that are started during the year unless they are superseded by a revision to the scheme within the same year. Many of the permissions started will be for revisions to previously approved schemes or provide details of the phasing of outline permissions that have already been started in previous years. As with approvals, starts from different years cannot simply be added together to give a cumulative total. They are however comparable year on year.

3.52 It is important to note that boroughs are still reporting difficulties in identifying starts on site and that some starts only get picked up when work is well under way, or upon scheme completion (particularly in the case of conversions or changes of use where there may be little or no external evidence of the work, and on the non-self-contained supply).

3.53 The total of 46,204 net conventional starts is a 37 per cent decrease on the revised figure for 2016/17 of 73,181.

3.54 Table 3.25 shows net conventional housing 'starts' by tenure. 78 per cent of net starts were for market units, 12 per cent intermediate units, 6 per cent Affordable Rent and 4 per cent for social rent. The total of 22 per cent affordable units is a slight increase on the 18 per cent in 2016/17. When only considering permissions to which affordable housing policies apply, shown in Table 3.26, 26 per cent are affordable.

3.55 Table 3.27 shows gross starts by number of bedrooms. As in previous years most of the units recorded as started have less than three bedrooms, with 41 per cent being one bedroom or studio units, 41 per cent having two bedrooms and 18 per cent having three bedrooms or more. The borough starting the highest number of family sized homes is Newham.

3.56 Table 3.28 shows net conventional starts by permission type. 66 per cent of starts are in Full permissions, Outlines make up 7 per cent, Details and Reserved Matters make up 12.5 per cent and amendments to schemes a further 5.5 per cent, while prior approvals make up about 7 per cent.

3.57 Table 3.29 shows that there was a net total of 4,341 non-self-contained units in schemes that were started in 2017/18, a substantial increase on the 757 reported in the previous year. 3,885 of these are student rooms, nearly 90 per cent of the total.

The pipeline of new homes

3.58 The total net conventional pipeline at 31 March 2018 was 276,959 homes, and the non-self-contained pipeline was 10,866 rooms.

3.59 The 'pipeline' of housing supply comprises homes which have been granted planning permission but are not yet completed. It is broken down into homes that are 'not started' and those that are 'under construction'. It is important to bear in mind the definition of a start above. The 'under construction' pipeline shows the capacity in schemes on which work has technically started but should not be used to infer that work has begun on all the dwellings in those schemes. The annual flow of planning approvals for new homes adds to the pipeline, while units are removed when they are either completed, superseded by a new scheme or pass their lapse date without a start being made.

3.60 Table 3.4 shows the net pipeline as at the end of each financial year (31 March) at London level since 2004/05. The number of units in the pipeline at the end of 2017/18 fell for the first time since the time series began. However, at just under 277,000 units, there is still capacity within the planning system to deliver more than six years of supply at the target level in the London Plan 2016. Just over 40 per cent of units in the pipeline are in Outer London boroughs, 12 per cent in the CAZ and 48 per cent in the rest of Inner London. These shares are relatively close to the long-term trend.

3.61 Table 3.30 shows the planning pipeline for conventional residential units as of 31 March 2018. At the end of the year there were 101,505 units (net) in schemes which have been granted planning permission but on which construction had not started and 175,454 units (net) in schemes under construction. This means that the number of units in schemes that are not started has dropped while the number in schemes that are under construction has risen, despite the slight drop in the total. As a result, the proportion of units in schemes that are started is up to 63 per cent.

The borough with the most units in the pipeline is Tower Hamlets (27,382) followed by Newham (24,547) and Greenwich (24,348).

3.62 The tenure of the units in the pipeline (net) can be seen in Table 3.31 while Table 3.32 shows existing, proposed and net tenure. Note that London Affordable Rent is included in the social rented column while the other tenures in Table 3.31 are included in the Intermediate category. The proportion of affordable units across London rose to 17.5 per cent, up from 16 per cent at the end of 2016/17. This ends a long period of steady decline, but the low level of affordable units in the pipeline is likely to take several years to address. The proportion of affordable units in schemes not started is only 16 per cent, down from 17 per cent at the end of the previous year. The borough with the highest proportion of affordable units in the pipeline is Barking and Dagenham, where 4,353 affordable units make up 30.5 per cent of the pipeline. In Islington, 1,100 units make up 29 per cent of the total net pipeline. In terms of units, Newham have 5,499 units (22 per cent of total) and Tower Hamlets have 5,086 units (18 per cent of their total). Table 3.33 shows the pipeline just for permissions to which affordable housing policies apply. When considering just these permissions, 20 per cent of net units are affordable.

3.63 Table 3.34 shows the gross conventional pipeline by number of bedrooms. 21 per cent of units for which the information is available will provide three bedrooms or more, while 39 per cent are studios or one bedroom units and 40 per cent are two bed units.

3.64 Table 3.35 shows the net pipeline by permission type. This shows that 50 per cent of units were in full permissions, 29 per cent in Outlines, 10 per cent in Details or Reserved matters, 6 per cent in amendments and 5 per cent in the various types of prior approval. Note that hybrid applications (part full, part outline) are usually included in the Outline category.

3.65 The net pipeline of non-self-contained units as at 31 March 2018, as shown in Table 3.36, was 10,866. Of these, 82 per cent are in schemes that were under construction. This means there are fewer than 2,000 non-self-contained rooms in permissions that were not started.

Gypsy and traveller sites

3.66 Two permissions for new pitches for gypsies and travellers were recorded in 2017/18 in London. P0950/17 permits five new pitches on railway sidings in Havering and 15/10101/FUL created one new pitch in Kingston upon Thames. 15/10101/FUL is the only recorded completion during the year.

3.67 The planning pipeline at 31 March 2018 contained permissions for 11 additional pitches, five in each of Havering and Hounslow and one in Bexley.

3.68 Note that traveller pitches are monitored as part of the overall residential supply. In addition to being recorded here, they contribute to the residential totals elsewhere in this report.

Tables and charts

Table 3.2 Net housing supply in London

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Conventional	24,606	26,749	28,739	35,358	40,553	31,851
Non-Conventional	2,991	4,325	4,432	4,490	4,520	2,476
Vacants back in use*	2,018	1,057	-120	1,070	-392	-2,244
Total	29,615	32,131	33,051	40,918	44,681	32,083

* All long term vacants returning to use from the GOV.UK Housing Live Table 615.

Figure 3.1 Total housing delivery (including non-self-contained supply and long term vacant properties returning to use)

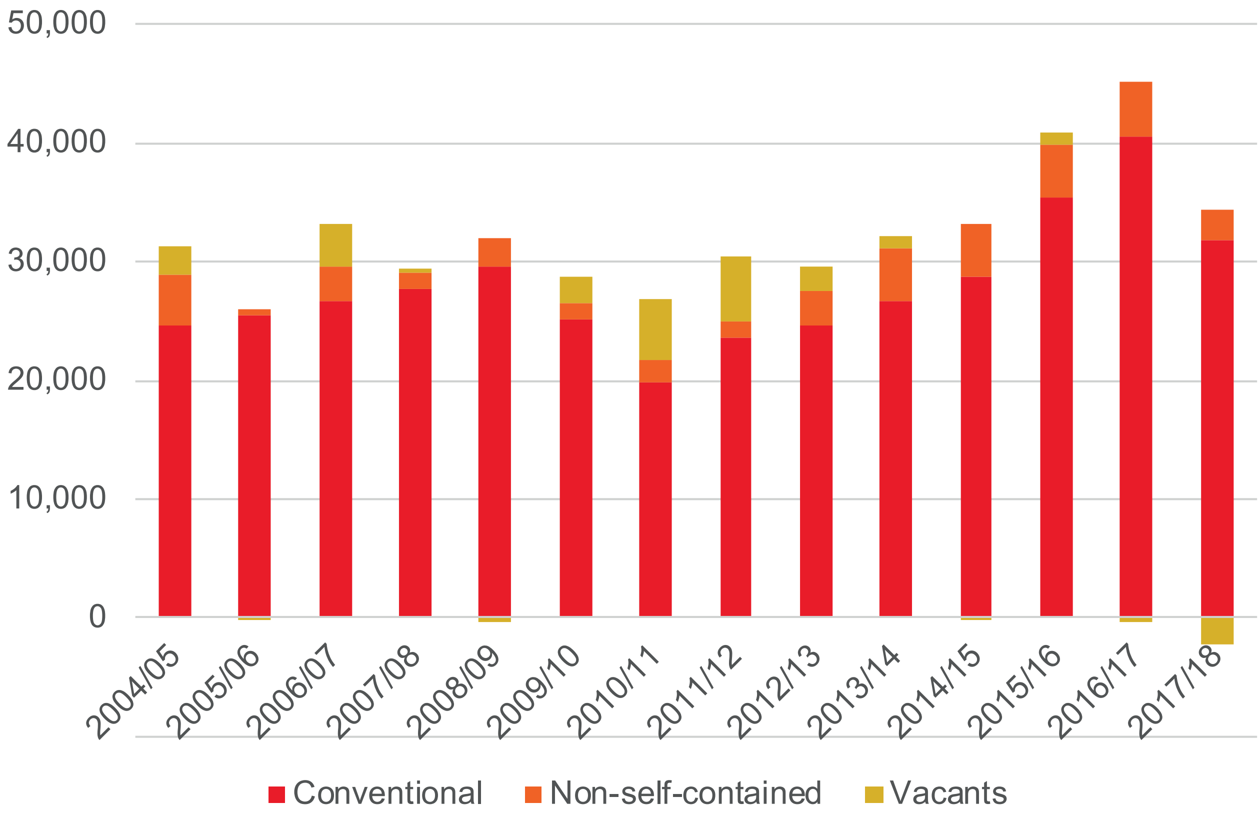


Table 3.3 Net conventional housing approvals

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Central Activities Zone	8,882	12,025	19,896	8,241	13,730	7,454
Inner	21,735	33,254	44,749	39,789	27,515	18,480
Outer	13,379	26,775	25,777	30,596	36,227	39,200
London Total:	43,996	72,054	90,422	78,626	77,472	65,134

Figure 3.2 Net conventional housing approvals 2004/05 to 2017/18

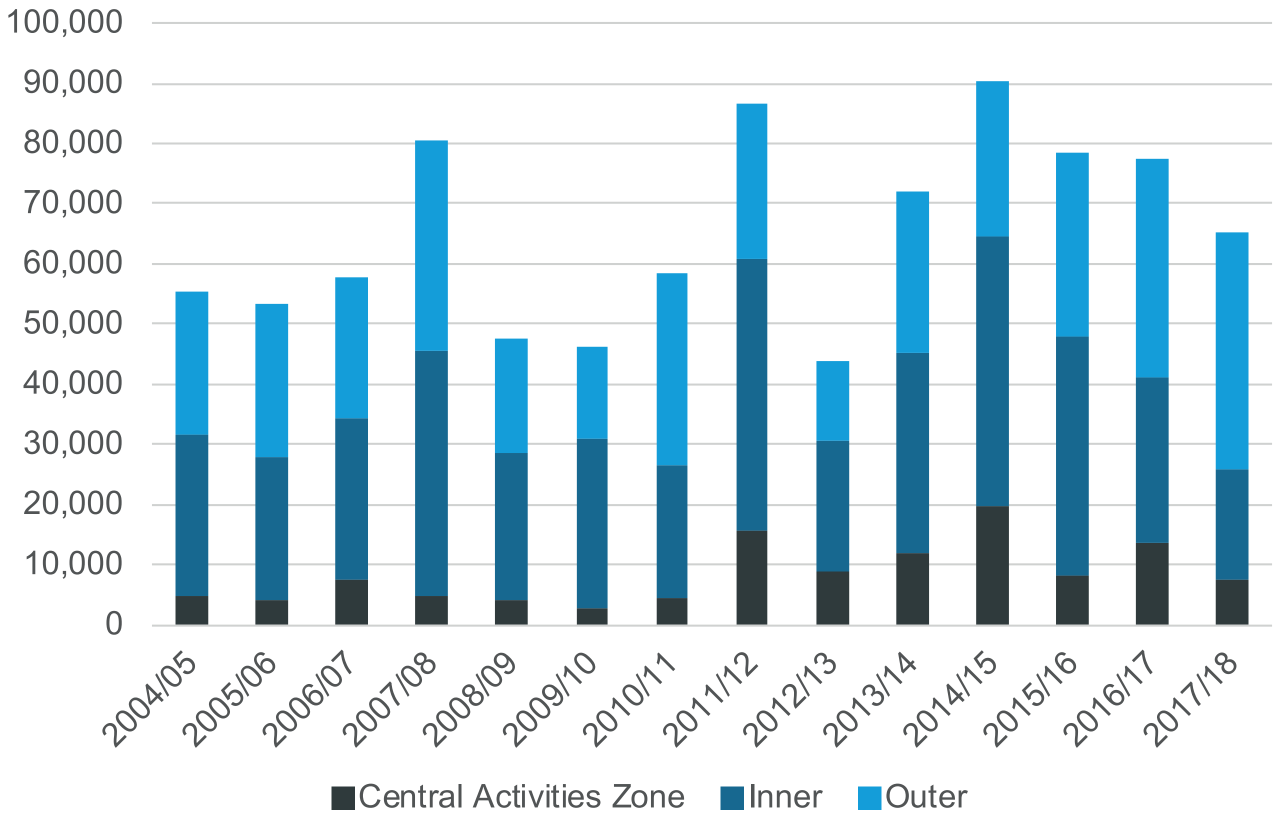


Table 3.4 Net conventional housing pipeline in London at end of financial year (31 March)

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Central Activities Zone	29,477	36,853	38,589	37,973	37,301	32,677
Inner	107,337	119,019	128,052	133,229	134,219	131,854
Outer	84,351	90,084	94,863	101,282	109,517	112,428
London Total:	221,165	245,956	261,504	272,484	281,037	276,959

Figure 3.3 Conventional housing pipeline at year end 2004/05 to 2017/18

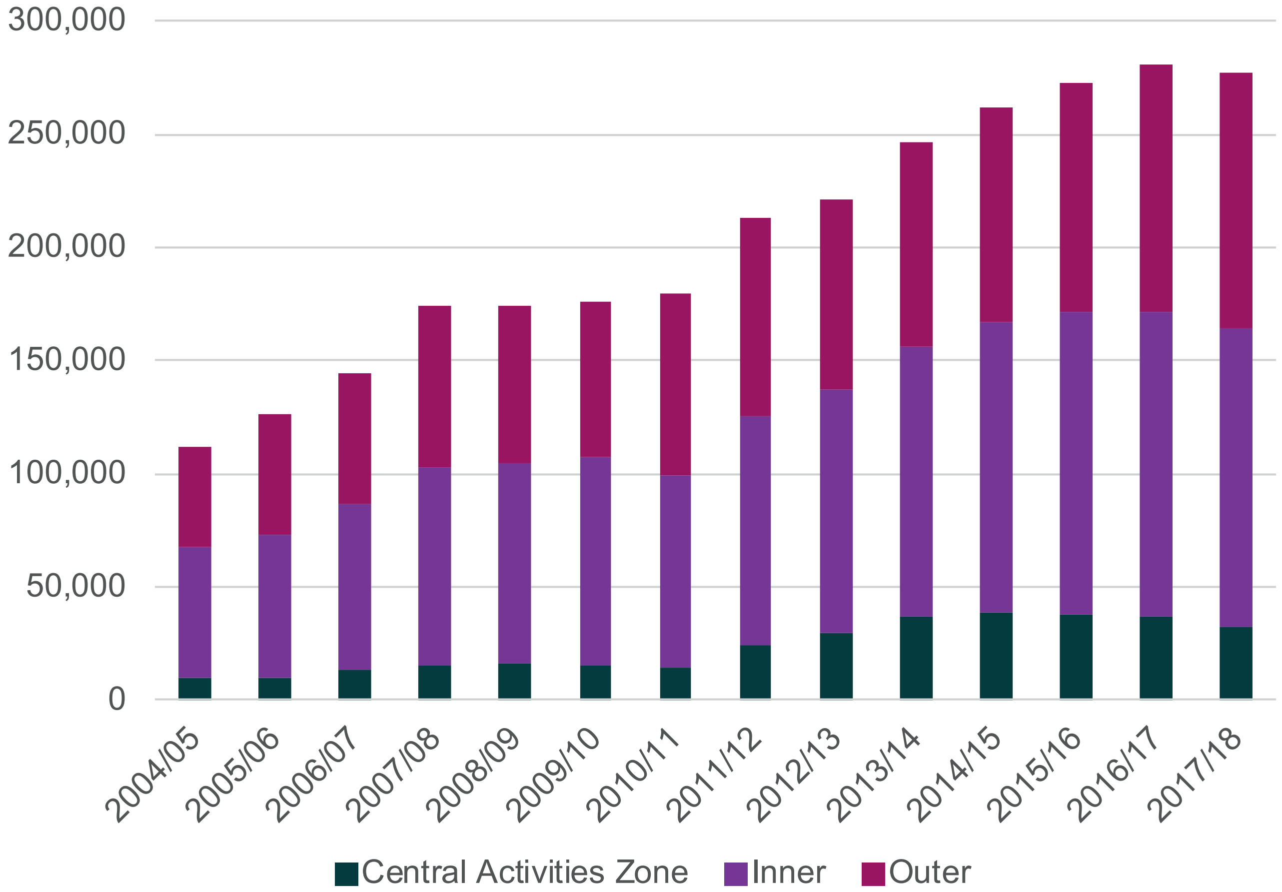


Table 3.5 Net conventional housing completions

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Central Activities Zone	1,568	2,131	2,574	3,647	4,314	4,179
Inner	11,564	12,623	12,361	15,127	17,612	12,174
Outer	11,474	11,995	13,804	16,584	18,627	15,498
All boroughs	24,606	26,749	28,739	35,358	40,553	31,851

Figure 3.4 Net conventional housing completions 2004/05 to 2017/18

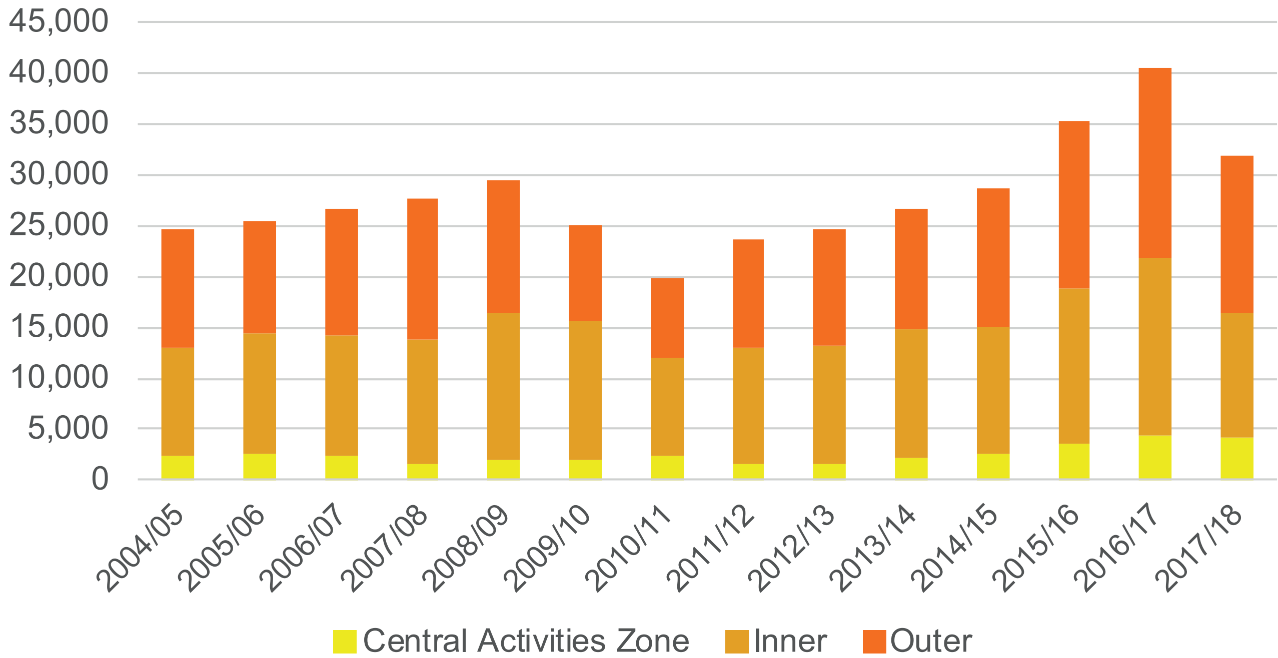


Table 3.6 Total net completions against London Plan benchmark 2017/18

Borough	Net conven-tional	Net non-conv	Vacants*	Total	London Plan target	% of target
Barking and Dagenham	591	0	9	600	1,236	49%
Barnet	2,360	-194	-17	2,149	2,349	91%
Bexley	276	66	-13	329	446	74%
Brent	695	1,266	-51	1,910	1,525	125%
Bromley	573	20	93	686	641	107%
Camden	940	-91	-68	781	889	88%
City of London	138	-202	-86	-150	141	Net loss
Croydon	2,079	-16	-257	1,806	1,435	126%
Ealing	1,457	39	-49	1,447	1,297	112%
Enfield	386	0	-109	277	798	35%
Greenwich	1,900	33	-230	1,703	2,685	63%
Hackney	1,145	70	-8	1,207	1,599	75%
Hammersmith and Fulham	1,530	305	51	1,886	1,031	183%
Haringey	1,200	-16	-78	1,106	1,502	74%
Harrow	699	26	374	1,099	593	185%
Havering	277	-22	-136	119	1,170	10%
Hillingdon	871	124	-73	922	559	165%
Hounslow	913	0	24	937	822	114%
Islington	370	-3	23	390	1,264	31%
Kensington and Chelsea	335	-53	115	397	733	54%
Kingston upon Thames	217	729	-24	922	643	143%
Lambeth	1,545	1	-186	1,360	1,559	87%
Lewisham	527	73	-176	424	1,385	31%
London Legacy DC	990	0	0	990	1,471	67%
Merton	646	-24	-16	606	411	147%
Newham	858	-7	-185	666	1,994	33%
Redbridge	466	10	5	481	1,123	43%
Richmond upon Thames	381	-10	-144	227	315	72%
Southwark	818	-7	-638	173	2,736	6%
Sutton	697	119	-216	600	363	165%
Tower Hamlets	2,003	19	-86	1,936	3,931	49%
Waltham Forest	714	592	-39	1,267	862	147%
Wandsworth	2,110	-18	-41	2,051	1,812	113%
Westminster	1,144	-353	-12	779	1,068	73%
London	31,851	2,476	-2,244	32,083	42,388	76%

* All long term vacants returning to use from the GOV.UK Housing Live Table 615.

Figure 3.5 Total housing provision by year as a percentage of London Plan housing targets

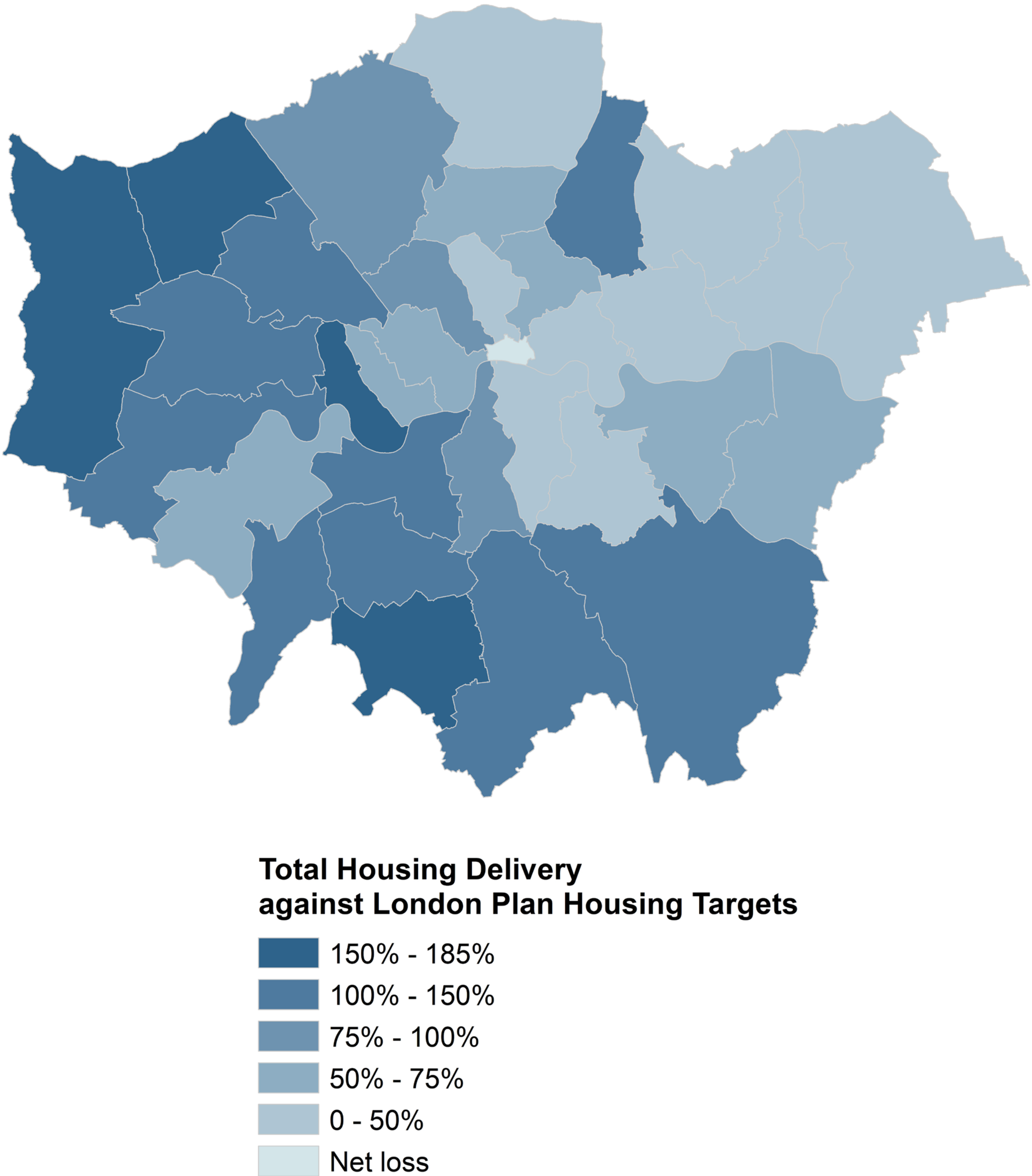


Table 3.7 Total net completions against London Plan benchmark for the three year period 2015/16 to 2017/18

Borough	Total net completions	Total expected by benchmark	Delivery compared to benchmark
Barking and Dagenham	1,693	3,708	46%
Barnet	6,375	7,047	90%
Bexley	1,317	1,338	98%
Brent	6,297	4,575	138%
Bromley	2,481	1,923	129%
Camden	3,572	2,667	134%
City of London	-180	423	-43%
Croydon	6,499	4,305	151%
Ealing	4,565	3,891	117%
Enfield	1,824	2,394	76%
Greenwich	6,163	8,055	77%
Hackney	4,982	4,797	104%
Hammersmith and Fulham	3,318	3,093	107%
Haringey	2,624	4,506	58%
Harrow	2,130	1,779	120%
Havering	2,405	3,510	69%
Hillingdon	2,773	1,677	165%
Hounslow	3,034	2,466	123%
Islington	3,829	3,792	101%
Kensington and Chelsea	830	2,199	38%
Kingston upon Thames	1,503	1,929	78%
Lambeth	5,298	4,677	113%
Lewisham	3,940	4,155	95%
London Legacy DC	1,997	4,413	45%
Merton	1,729	1,233	140%
Newham	4,932	5,982	82%
Redbridge	1,603	3,369	48%
Richmond upon Thames	1,237	945	131%
Southwark	4,182	8,208	51%
Sutton	1,688	1,089	155%
Tower Hamlets	9,241	11,793	78%
Waltham Forest	3,106	2,586	120%
Wandsworth	7,478	5,436	138%
Westminster	3,217	3,204	100%
London	117,682	127,164	93%

Table 3.8 Gross conventional housing completions by tenure and number of bedrooms 2017/18

Dwellings	1 bed	2 beds	3 beds	4 beds or more	Total
Social Rented	373	648	496	99	1,616
Intermediate	1,183	1,314	331	26	2,854
Affordable Rent	406	547	343	135	1,431
Market	11,993	12,697	3,968	1,711	30,369
All tenures	13,955	15,206	5,138	1,971	36,270
Unit Tenure	**1 bed**	**2 beds**	**3 beds**	**4 beds or more**	**% 3 or more**
Social Rented	23%	40%	31%	6%	37%
Intermediate	41%	46%	12%	1%	13%
Affordable Rent	28%	38%	24%	9%	33%
Market	39%	42%	13%	6%	19%
All tenures	38%	42%	14%	5%	20%

Table 3.9 Net conventional completions by tenure 2017/18

Borough	Market	Social Rented	Interme-diate	Affordable Rent	Net % affordable
Barking and Dagenham	400	0	155	36	32%
Barnet	2,019	20	176	145	14%
Bexley	276	0	0	0	0%
Brent	842	-217	52	18	-21%
Bromley	566	0	7	0	1%
Camden	688	89	112	51	27%
City of London	138	0	0	0	0%
Croydon	1,831	13	108	127	12%
Ealing	1,311	-4	108	42	10%
Enfield	397	-14	3	0	-3%
Greenwich	1,377	131	294	98	28%
Hackney	884	97	128	36	23%
Hammersmith and Fulham	1,293	11	223	3	15%
Haringey	947	72	144	37	21%
Harrow	672	-63	60	30	4%
Havering	270	-8	15	0	3%
Hillingdon	805	13	12	41	8%
Hounslow	669	78	129	37	27%
Islington	298	58	14	0	19%
Kensington and Chelsea	262	66	2	5	22%
Kingston upon Thames	188	9	20	0	13%
Lambeth	1,251	81	106	107	19%
Lewisham	480	14	28	5	9%
Merton	563	7	47	29	13%
Newham	1,772	-154	198	32	4%
Redbridge	344	12	85	25	26%
Richmond upon Thames	340	0	2	39	11%
Southwark	635	89	79	15	22%
Sutton	660	-195	180	52	5%
Tower Hamlets	1,437	190	58	318	28%
Waltham Forest	563	36	87	28	21%
Wandsworth	1,908	0	142	60	10%
Westminster	1,062	2	65	15	7%
London	27,148	433	2,839	1,431	15%

Table 3.10 Net conventional completions in major planning permissions by tenure 2017/18

Borough	Market	Social Rented	Interme-diate	Affordable Rent	Net % affordable
Barking and Dagenham	323	0	155	36	37%
Barnet	1,555	20	176	145	18%
Bexley	136	0	0	0	0%
Brent	600	-218	49	18	-34%
Bromley	255	0	6	0	2%
Camden	589	82	112	51	29%
City of London	119	0	0	0	0%
Croydon	466	11	109	127	35%
Ealing	773	5	107	41	17%
Enfield	155	-38	3	0	-29%
Greenwich	1,237	129	294	98	30%
Hackney	515	94	125	36	33%
Hammersmith and Fulham	1,034	11	223	3	19%
Haringey	509	67	128	35	31%
Harrow	337	-63	60	24	6%
Havering	131	2	10	0	8%
Hillingdon	628	11	12	41	9%
Hounslow	328	78	129	37	43%
Islington	17	51	14	0	79%
Kensington and Chelsea	223	68	0	5	25%
Kingston upon Thames	15	10	21	0	67%
Lambeth	867	81	106	107	25%
Lewisham	336	10	28	3	11%
Merton	363	0	47	29	17%
Newham	1,803	-169	198	32	3%
Redbridge	117	0	85	25	48%
Richmond upon Thames	156	0	2	37	20%
Southwark	393	88	74	15	31%
Sutton	410	-195	180	52	8%
Tower Hamlets	1,177	189	58	318	32%
Waltham Forest	340	0	87	28	25%
Wandsworth	1,589	0	140	56	11%
Westminster	961	-7	60	15	7%
London	18,457	317	2,798	1,414	20%

Figure 3.6 Net affordable housing delivery by tenure 2017/18

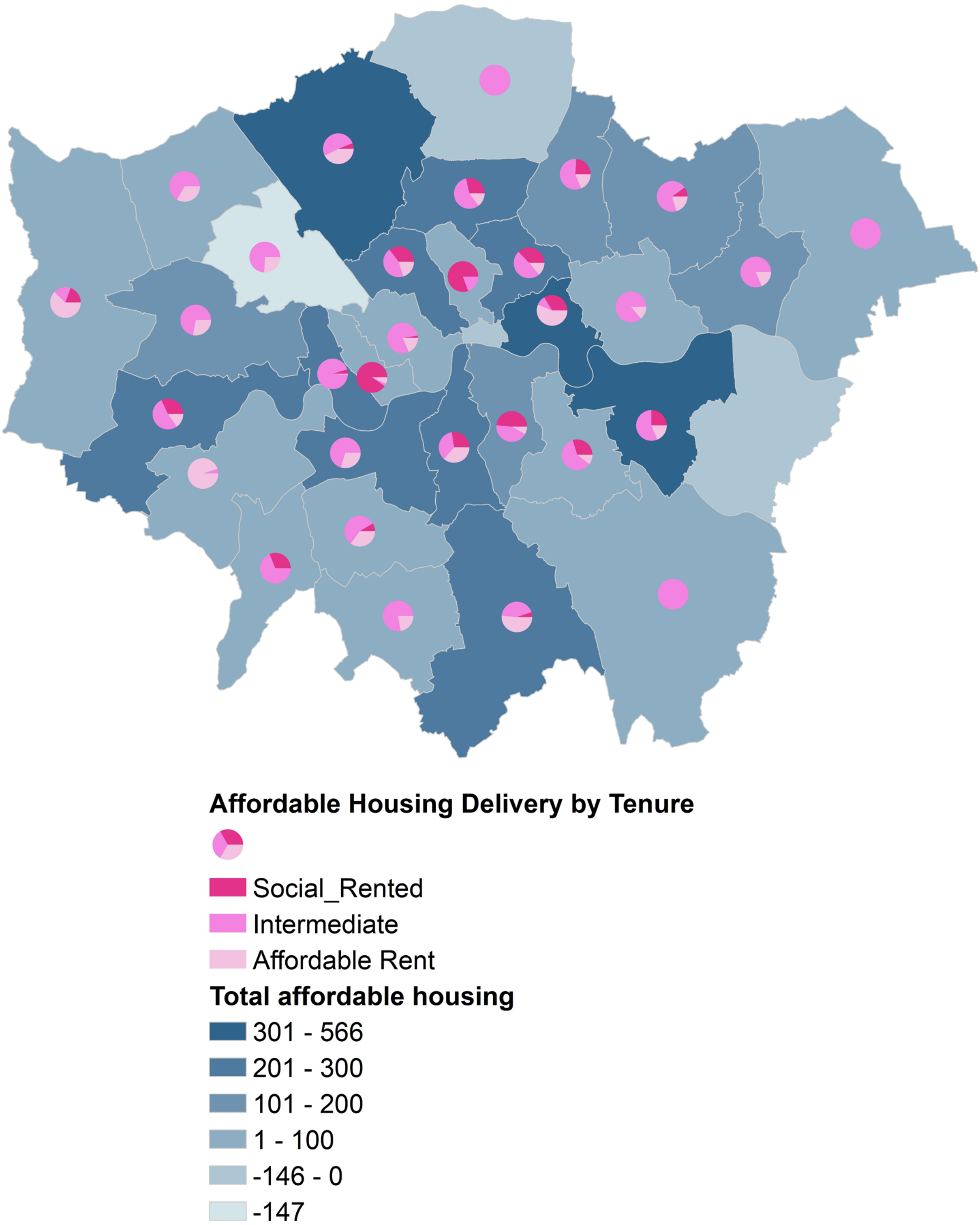


Table 3.11 Affordable housing completions as a proportion of total net conventional supply 2015/16 to 2017/18

Borough	Affordable as % of net conventional supply			Average over 3 year cycle
	2015/16	2016/17	2017/18	
Barking and Dagenham	41%	32%	32%	36%
Barnet	12%	21%	14%	16%
Bexley	-136%	22%	0%	3%
Brent	5%	21%	-21%	6%
Bromley	1%	5%	1%	3%
Camden	19%	11%	27%	18%
City of London	0%	0%	0%	0%
Croydon	19%	12%	12%	14%
Ealing	22%	27%	10%	19%
Enfield	8%	34%	-3%	18%
Greenwich	33%	-1%	28%	20%
Hackney	17%	20%	23%	19%
Hammersmith and Fulham	9%	14%	15%	14%
Haringey	10%	20%	21%	18%
Harrow	-10%	0%	4%	-3%
Havering	35%	9%	3%	26%
Hillingdon	13%	7%	8%	9%
Hounslow	22%	22%	27%	23%
Islington	21%	14%	19%	19%
Kensington and Chelsea	20%	12%	22%	19%
Kingston upon Thames	-2%	5%	13%	5%
Lambeth	10%	17%	19%	16%
Lewisham	15%	19%	9%	16%
Merton	13%	19%	13%	14%
Newham	29%	15%	4%	15%
Redbridge	19%	7%	26%	16%
Richmond upon Thames	18%	9%	11%	13%
Southwark	9%	23%	22%	18%
Sutton	2%	2%	5%	3%
Tower Hamlets	36%	27%	28%	30%
Waltham Forest	69%	30%	21%	42%
Wandsworth	18%	17%	10%	15%
Westminster	20%	12%	7%	12%
London	20%	17%	15%	17%

Figure 3.7 Affordable housing as a percentage of total housing delivery in 2017/18

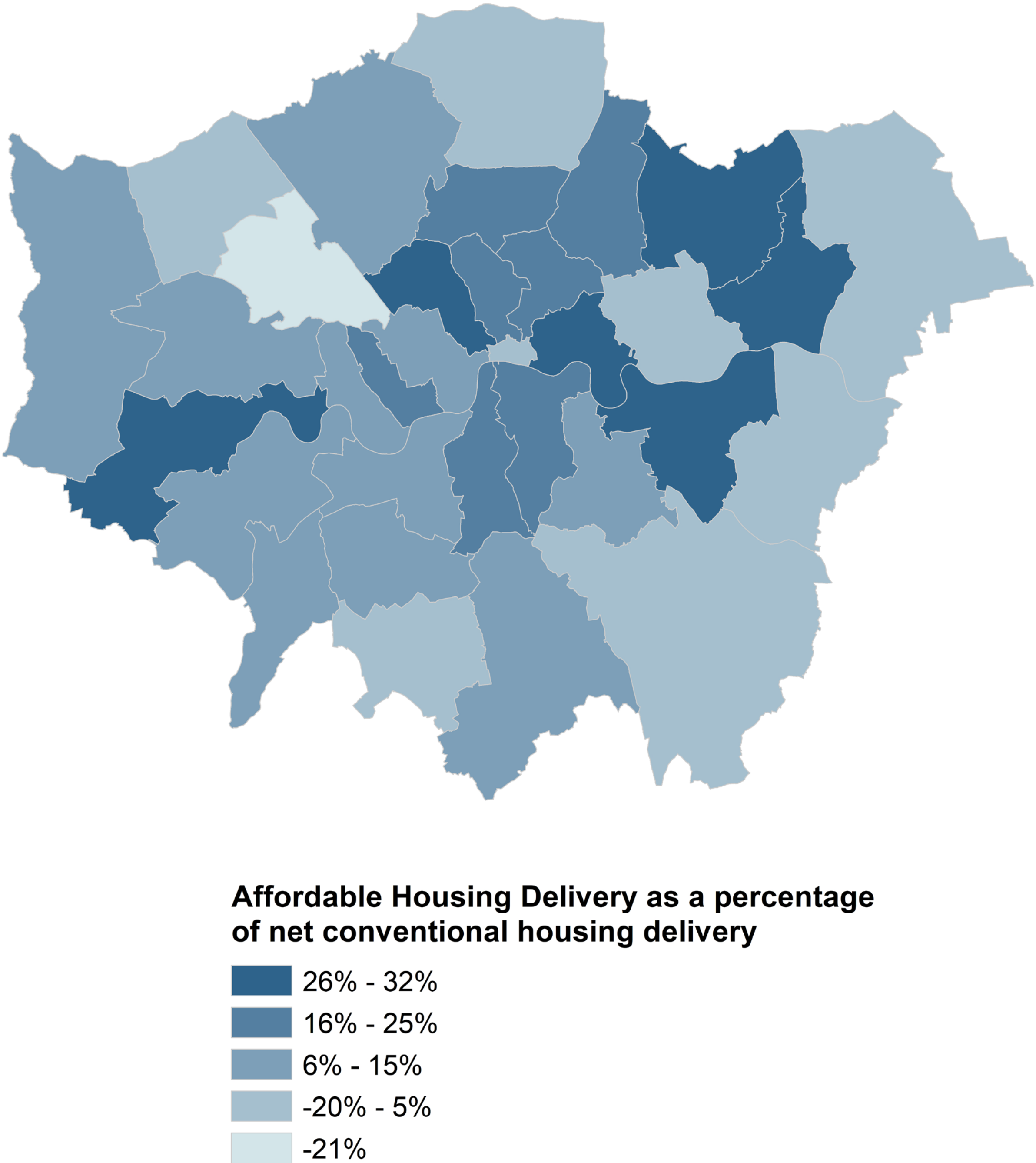


Table 3.12 Net conventional affordable housing completions by tenure 2015/16 to 2017/18

Borough	Total 2015/16 to 2017/18			Total affordable
	Social Rented	Intermediate	Affordable Rent	
Barking and Dagenham	139	263	313	715
Barnet	206	380	430	1,016
Bexley	-402	155	279	32
Brent	-17	96	107	186
Bromley	22	15	25	62
Camden	185	301	90	576
City of London	0	0	0	0
Croydon	78	319	565	962
Ealing	255	363	103	721
Enfield	-4	204	143	343
Greenwich	285	788	248	1,321
Hackney	211	384	144	739
Hammersmith and Fulham	30	338	52	420
Haringey	172	194	97	463
Harrow	-275	120	91	-64
Havering	367	159	134	660
Hillingdon	72	52	119	243
Hounslow	243	307	117	667
Islington	258	135	0	393
Kensington and Chelsea	120	31	12	163
Kingston upon Thames	15	22	0	37
Lambeth	-110	444	290	624
Lewisham	281	222	84	587
Merton	21	174	65	260
Newham	106	543	215	864
Redbridge	61	102	109	272
Richmond upon Thames	119	17	45	181
Southwark	294	392	169	855
Sutton	-220	212	64	56
Tower Hamlets	819	744	1,053	2,616
Waltham Forest	36	446	646	1,128
Wandsworth	173	703	223	1,099
Westminster	153	233	32	418
London	3,693	8,858	6,064	18,615

Table 3.13 Gross conventional housing completions by number of bedrooms 2017/18

Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3 or more
Barking and Dagenham	203	295	75	22	595	16%
Barnet	867	1,179	321	220	2,587	21%
Bexley	109	108	42	44	303	28%
Brent	477	426	126	42	1,071	16%
Bromley	223	266	79	79	647	24%
Camden	348	483	217	54	1,102	25%
City of London	67	53	18	14	152	21%
Croydon	1,106	890	136	115	2,247	11%
Ealing	806	831	157	66	1,860	12%
Enfield	156	266	100	40	562	25%
Greenwich	681	885	302	74	1,942	19%
Hackney	454	517	277	39	1,287	25%
Hammersmith and Fulham	670	593	305	157	1,725	27%
Haringey	507	648	143	76	1,374	16%
Harrow	468	284	57	33	842	11%
Havering	74	118	97	24	313	39%
Hillingdon	255	534	74	37	900	12%
Hounslow	469	324	76	72	941	16%
Islington	240	136	49	13	438	14%
Kensington and Chelsea	144	173	156	59	532	40%
Kingston upon Thames	117	90	14	34	255	19%
Lambeth	681	702	220	72	1,675	17%
Lewisham	258	230	54	20	562	13%
Merton	254	323	102	53	732	21%
Newham	727	1,072	363	101	2,263	21%
Redbridge	253	205	47	29	534	14%
Richmond upon Thames	174	177	42	62	455	23%
Southwark	295	400	131	30	856	19%
Sutton	406	426	136	40	1,008	17%
Tower Hamlets	821	857	372	75	2,125	21%
Waltham Forest	277	401	76	23	777	13%
Wandsworth	901	881	446	69	2,297	22%
Westminster	467	433	328	83	1,311	31%
London	13,955	15,206	5,138	1,971	36,270	20%

Table 3.14 Gross conventional affordable housing completions by number of bedrooms 2017/18

Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3 or more
Barking and Dagenham	76	78	22	15	191	19%
Barnet	96	160	61	24	341	25%
Bexley	0	0	0	0	0	0%
Brent	37	43	26	4	110	27%
Bromley	0	7	0	0	7	0%
Camden	72	82	69	13	236	35%
City of London	0	0	0	0	0	0%
Croydon	76	138	31	13	258	17%
Ealing	60	148	44	23	275	24%
Enfield	4	28	4	0	36	11%
Greenwich	209	245	84	9	547	17%
Hackney	106	110	49	3	268	19%
Hammersmith and Fulham	62	21	14	0	97	14%
Haringey	72	149	24	5	250	12%
Harrow	23	36	26	7	92	36%
Havering	0	9	17	0	26	65%
Hillingdon	18	22	22	4	66	39%
Hounslow	134	104	28	3	269	12%
Islington	25	40	13	2	80	19%
Kensington and Chelsea	22	33	33	1	89	38%
Kingston upon Thames	21	10	0	0	31	0%
Lambeth	128	125	34	7	294	14%
Lewisham	6	21	10	10	47	43%
Merton	23	41	21	2	87	26%
Newham	65	135	108	4	312	36%
Redbridge	63	52	7	0	122	6%
Richmond upon Thames	5	17	14	5	41	46%
Southwark	53	94	32	8	187	21%
Sutton	68	163	55	24	310	25%
Tower Hamlets	135	171	202	59	567	46%
Waltham Forest	41	76	22	12	151	23%
Wandsworth	65	58	76	3	202	39%
Westminster	57	18	19	0	94	20%
London	1,822	2,434	1,167	260	5,683	25%

Table 3.15 Net conventional completions by development type 2017/18

Borough	New build	Change of use	Conversion	Total
Barking and Dagenham	501	87	3	591
Barnet	1,967	293	100	2,360
Bexley	245	13	18	276
Brent	543	122	30	695
Bromley	383	176	14	573
Camden	858	91	-9	940
City of London	1	133	4	138
Croydon	1,017	920	142	2,079
Ealing	1,000	269	188	1,457
Enfield	253	76	57	386
Greenwich	1,509	341	50	1,900
Hackney	947	99	99	1,145
Hammersmith and Fulham	1,276	181	73	1,530
Haringey	917	121	162	1,200
Harrow	415	221	63	699
Havering	238	37	2	277
Hillingdon	726	113	32	871
Hounslow	589	321	3	913
Islington	138	201	31	370
Kensington and Chelsea	272	79	-16	335
Kingston upon Thames	98	121	-2	217
Lambeth	1,317	148	80	1,545
Lewisham	459	36	32	527
Merton	362	281	3	646
Newham	1,878	-75	45	1,848
Redbridge	270	148	48	466
Richmond upon Thames	261	131	-11	381
Southwark	718	61	39	818
Sutton	531	121	45	697
Tower Hamlets	1,851	140	12	2,003
Waltham Forest	570	76	68	714
Wandsworth	1,946	115	49	2,110
Westminster	795	368	-19	1,144
London	24,851	5,565	1,435	31,851

Table 3.16 Net conventional housing completions by permission type 2017/18

Borough	Full	Outline	Reserved matters	Prior approvals	S191	All types
Barking and Dagenham	110	191	227	62	1	591
Barnet	1,238	13	917	188	4	2,360
Bexley	185	2	76	13	0	276
Brent	421	0	190	84	0	695
Bromley	419	22	0	132	0	573
Camden	724	0	213	3	0	940
City of London	138	0	0	0	0	138
Croydon	954	67	193	861	4	2,079
Ealing	481	421	347	154	54	1,457
Enfield	333	2	0	42	9	386
Greenwich	1,155	428	263	43	11	1,900
Hackney	763	282	69	8	23	1,145
Hammersmith and Fulham	1,425	0	0	92	13	1,530
Haringey	1,059	0	0	26	115	1,200
Harrow	425	27	41	200	6	699
Havering	195	0	48	34	0	277
Hillingdon	228	309	229	87	18	871
Hounslow	520	9	88	294	2	913
Islington	183	0	0	171	16	370
Kensington and Chelsea	315	0	0	-1	21	335
Kingston upon Thames	132	3	-2	82	2	217
Lambeth	679	0	707	108	51	1,545
Lewisham	493	0	0	9	25	527
Merton	409	0	177	57	3	646
Newham	554	0	1,362	-115	47	1,848
Redbridge	347	0	1	82	36	466
Richmond upon Thames	291	0	0	88	2	381
Southwark	502	0	293	15	8	818
Sutton	311	0	307	78	1	697
Tower Hamlets	1,324	0	569	100	10	2,003
Waltham Forest	517	0	111	32	54	714
Wandsworth	574	216	1,245	58	17	2,110
Westminster	1,141	0	0	0	3	1,144
London	18,545	1,992	7,671	3,087	556	31,851

Reserved Matters includes all amendments. Certificates granted under S192 are included in prior approvals

Table 3.17 Density of residential completions by borough (dwellings per hectare) 2012/13 to 2017/18

Borough	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Barking and Dagenham	166	151	71	130	108	199
Barnet	93	85	76	66	108	94
Bexley	98	64	107	69	62	77
Brent	137	130	110	169	198	175
Bromley	49	31	35	55	56	52
Camden	178	165	163	154	225	178
City of London	376	808	478	298	444	369
Croydon	82	77	97	177	116	173
Ealing	101	121	101	105	127	126
Enfield	73	97	67	72	71	65
Greenwich	156	102	201	238	150	300
Hackney	242	235	246	235	255	195
Hammersmith and Fulham	223	275	173	184	156	176
Haringey	164	112	125	235	134	143
Harrow	95	83	82	75	128	101
Havering	48	37	53	96	51	89
Hillingdon	101	53	54	57	68	67
Hounslow	55	119	116	115	148	135
Islington	207	216	227	293	350	266
Kensington and Chelsea	157	112	163	155	107	128
Kingston upon Thames	67	52	72	70	96	66
Lambeth	157	200	165	172	180	189
Lewisham	134	174	145	284	177	128
Merton	132	93	62	94	98	100
Newham	253	307	280	203	246	286
Redbridge	84	87	61	128	120	91
Richmond upon Thames	101	96	67	84	86	72
Southwark	165	190	230	180	317	171
Sutton	97	50	53	96	127	108
Tower Hamlets	230	310	278	232	372	362
Waltham Forest	133	115	132	112	150	131
Wandsworth	163	112	210	172	168	361
Westminster	213	218	187	234	194	208
London	129	127	125	128	139	146

Table 3.18 Net non-self-contained housing completions by use 2017/18

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	Total rooms
Barking and Dagenham	0	0	0	0
Barnet	11	-205	0	-194
Bexley	0	66	0	66
Brent	1,257	0	9	1,266
Bromley	0	20	0	20
Camden	0	8	-99	-91
City of London	0	0	-202	-202
Croydon	0	-16	0	-16
Ealing	0	0	39	39
Enfield	0	0	0	0
Greenwich	33	0	0	33
Hackney	103	-18	-15	70
Hammersmith and Fulham	306	0	-1	305
Haringey	0	0	-16	-16
Harrow	0	21	5	26
Havering	0	-10	-12	-22
Hillingdon	29	-3	98	124
Hounslow	0	0	0	0
Islington	0	0	-3	-3
Kensington and Chelsea	0	-40	-13	-53
Kingston upon Thames	757	23	-51	729
Lambeth	12	-42	31	1
Lewisham	0	73	0	73
Merton	0	0	-24	-24
Newham	0	-13	6	-7
Redbridge	0	0	10	10
Richmond upon Thames	0	0	-10	-10
Southwark	0	0	-7	-7
Sutton	0	87	32	119
Tower Hamlets	0	12	7	19
Waltham Forest	527	-16	81	592
Wandsworth	0	-16	-2	-18
Westminster	-66	0	-287	-353
London	2,969	-69	-424	2,476

Table 3.19 Net conventional approvals by tenure 2017/18

Borough	Market	Social Rented	Interme-diate	Affordable Rent	Net % affordable
Barking and Dagenham	1,293	43	78	0	9%
Barnet	3,962	163	347	342	18%
Bexley	548	0	22	45	11%
Brent	2,887	72	392	211	19%
Bromley	568	16	14	11	7%
Camden	425	45	62	88	31%
City of London	109	9	0	0	8%
Croydon	3,655	82	757	195	22%
Ealing	3,378	-30	1,024	212	26%
Enfield	1,524	-350	459	0	7%
Greenwich	1,043	54	138	167	26%
Hackney	1,201	111	153	0	18%
Hammersmith and Fulham	1,055	63	237	66	26%
Haringey	1,509	11	350	59	22%
Harrow	1,999	2	137	199	14%
Havering	1,215	60	59	16	10%
Hillingdon	2,120	20	48	57	6%
Hounslow	2,431	46	54	72	7%
Islington	373	103	33	0	27%
Kensington and Chelsea	177	0	0	0	0%
Kingston upon Thames	559	10	28	13	8%
Lambeth	1,414	32	147	149	19%
Lewisham	378	59	7	2	15%
Merton	1,252	15	100	85	14%
Newham	4,671	209	437	240	16%
Redbridge	985	28	0	10	4%
Richmond upon Thames	470	0	23	31	10%
Southwark	1,216	307	251	58	34%
Sutton	316	23	0	0	7%
Tower Hamlets	1,720	123	564	311	37%
Waltham Forest	2,271	-1	468	130	21%
Wandsworth	4,663	180	587	308	19%
Westminster	1,912	84	193	0	13%
Total	53,299	1,589	7,169	3,077	18%

Table 3.20 Net conventional approvals in major planning permissions by tenure FY2017/18

Borough	Market	Social Rented	Interme-diate	Affordable Rent	Net % affordable
Barking and Dagenham	1,128	33	78	0	9%
Barnet	2,374	154	347	342	26%
Bexley	188	0	16	38	22%
Brent	1,686	49	393	208	28%
Bromley	117	16	14	11	26%
Camden	228	44	62	88	46%
City of London	99	0	0	0	0%
Croydon	2,044	40	711	195	32%
Ealing	2,514	-30	1,024	212	32%
Enfield	1,194	-359	459	0	8%
Greenwich	867	54	138	167	29%
Hackney	914	115	154	0	23%
Hammersmith and Fulham	740	67	238	66	33%
Haringey	1,096	11	351	59	28%
Harrow	1,113	0	135	199	23%
Havering	753	51	59	16	14%
Hillingdon	1,048	14	48	57	10%
Hounslow	1,053	38	54	72	13%
Islington	88	101	33	0	60%
Kensington and Chelsea	100	0	0	0	0%
Kingston upon Thames	333	6	28	13	12%
Lambeth	1,046	28	147	148	24%
Lewisham	65	50	2	2	45%
Merton	901	16	100	85	18%
Newham	4,342	209	437	240	17%
Redbridge	713	17	0	10	4%
Richmond upon Thames	317	0	23	27	14%
Southwark	922	298	251	58	40%
Sutton	88	5	0	0	5%
Tower Hamlets	1,343	108	560	310	42%
Waltham Forest	1,961	-20	468	130	23%
Wandsworth	4,141	165	587	308	20%
Westminster	1,773	69	190	0	13%
London	37,289	1,349	7,107	3,061	24%

Table 3.21 Gross conventional housing approvals by number of bedrooms 2017/18

Borough	Number of Bedrooms					% 3+
	1	2	3	4+	Total	
Barking and Dagenham	696	617	144	8	1,465	10%
Barnet	2,452	1,945	673	206	5,276	17%
Bexley	272	269	125	13	679	20%
Brent	1,945	1,258	484	51	3,738	14%
Bromley	234	279	105	96	714	28%
Camden	292	303	139	42	776	23%
City of London	71	42	10	0	123	8%
Croydon	2,715	1,575	550	80	4,920	13%
Ealing	2,442	1,930	528	64	4,964	12%
Enfield	611	1,317	519	165	2,612	26%
Greenwich	495	737	323	21	1,576	22%
Hackney	704	707	433	62	1,906	26%
Hammersmith and Fulham	615	960	202	73	1,850	15%
Haringey	973	800	260	50	2,083	15%
Harrow	1,239	1,012	196	33	2,480	9%
Havering	403	605	294	102	1,404	28%
Hillingdon	1,253	732	280	84	2,349	15%
Hounslow	1,776	802	154	8	2,740	6%
Islington	299	211	65	10	585	13%
Kensington and Chelsea	145	71	57	34	307	30%
Kingston upon Thames	254	306	87	38	685	18%
Lambeth	847	786	216	40	1,889	14%
Lewisham	269	168	67	35	539	19%
Merton	570	613	328	87	1,598	26%
Newham	2,195	1,988	1,363	82	5,628	26%
Redbridge	540	425	123	18	1,106	13%
Richmond upon Thames	184	194	142	68	588	36%
Southwark	858	957	314	30	2,159	16%
Sutton	156	140	71	23	390	24%
Tower Hamlets	1,946	1,322	537	85	3,890	16%
Waltham Forest	1,234	1,257	446	65	3,002	17%
Wandsworth	1,890	2,795	948	316	5,949	21%
Westminster	1,023	935	631	170	2,759	29%
London	31,599	28,060	10,817	2,259	72,729	18%

Table 3.22 Net conventional housing approvals by permission type 2017/18

Borough	Full	Outline	Reserved matters	Prior approvals	S191	All types
Barking and Dagenham	317	855	153	88	1	1,414
Barnet	1,466	4	2,355	985	4	4,814
Bexley	256	72	126	161	0	615
Brent	2,464	0	227	871	0	3,562
Bromley	401	128	1	79	0	609
Camden	602	0	0	18	0	620
City of London	118	0	0	0	0	118
Croydon	4,084	14	0	587	4	4,689
Ealing	3,416	2	749	363	54	4,584
Enfield	525	975	0	124	9	1633
Greenwich	843	5	517	26	11	1,402
Hackney	1,376	0	27	39	23	1,465
Hammersmith and Fulham	1,232	0	92	84	13	1421
Haringey	1,041	560	104	109	115	1,929
Harrow	593	0	1,110	628	6	2,337
Havering	697	377	0	276	0	1350
Hillingdon	814	6	598	809	18	2,245
Hounslow	924	0	487	1,190	2	2,603
Islington	290	0	31	172	16	509
Kensington and Chelsea	159	0	0	-3	21	177
Kingston upon Thames	552	7	1	48	2	610
Lambeth	1,496	32	0	163	51	1,742
Lewisham	275	0	20	125	26	446
Merton	1,292	3	36	118	3	1452
Newham	2,883	1,225	1,373	29	47	5,557
Redbridge	940	0	1	46	36	1,023
Richmond upon Thames	484	0	0	38	2	524
Southwark	1,044	3	763	14	8	1,832
Sutton	282	0	8	48	1	339
Tower Hamlets	2,169	0	367	172	10	2,718
Waltham Forest	1,613	730	388	83	54	2,868
Wandsworth	902	2	4,662	155	17	5,738
Westminster	2,162	6	0	19	2	2,189
London	37,712	5,006	14,196	7,664	556	65,134

Reserved Matters includes all amendments. Certificates granted under S192 are included in prior approvals

Table 3.23 Density of residential approvals by borough (dwellings per hectare) 2012/13 to 2017/178

Borough	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Barking and Dagenham	67	71	100	239	137	202
Barnet	93	93	86	113	111	112
Bexley	64	98	57	95	112	77
Brent	134	193	150	165	200	191
Bromley	40	31	40	59	54	34
Camden	189	133	188	165	110	150
City of London	447	440	340	316	315	256
Croydon	121	164	102	139	100	135
Ealing	94	119	123	88	185	210
Enfield	91	75	73	118	64	76
Greenwich	233	265	283	201	182	230
Hackney	118	245	417	217	188	133
Hammersmith and Fulham	219	391	275	210	150	277
Haringey	146	109	143	138	153	173
Harrow	93	65	130	116	169	142
Havering	57	47	66	48	79	48
Hillingdon	53	60	85	91	75	87
Hounslow	78	138	120	166	145	215
Islington	193	236	360	167	414	265
Kensington and Chelsea	163	140	189	147	160	142
Kingston upon Thames	34	61	86	53	106	98
Lambeth	226	216	341	203	281	244
Lewisham	127	141	212	154	153	79
Merton	46	76	101	97	91	105
Newham	151	176	297	224	297	217
Redbridge	71	102	111	148	175	172
Richmond upon Thames	54	88	86	92	68	85
Southwark	366	296	222	163	162	182
Sutton	57	149	117	112	112	69
Tower Hamlets	192	456	452	550	396	430
Waltham Forest	128	142	142	107	157	183
Wandsworth	222	347	328	354	402	461
Westminster	195	193	165	186	214	211
London	131	158	182	160	168	154

Table 3.24 Net non-self-contained housing approvals by use 2017/18

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	Total rooms
Barking and Dagenham	0	0	0	0
Barnet	12	-24	8	-4
Bexley	0	0	0	0
Brent	23	-45	-23	-45
Bromley	0	0	9	9
Camden	165	0	-4	161
City of London	619	0	0	619
Croydon	0	-89	-28	-117
Ealing	1,106	19	149	1,274
Enfield	0	62	12	74
Greenwich	0	0	8	8
Hackney	0	4	15	19
Hammersmith and Fulham	17	0	0	17
Haringey	0	1	15	16
Harrow	0	47	24	71
Havering	0	-46	0	-46
Hillingdon	0	0	-16	-16
Hounslow	0	33	0	33
Islington	257	-20	57	294
Kensington and Chelsea	0	13	-36	-23
Kingston upon Thames	228	10	-3	235
Lambeth	578	-95	94	577
Lewisham	0	0	-9	-9
Merton	0	0	0	0
Newham	0	0	184	184
Redbridge	7	13	166	186
Richmond upon Thames	49	0	0	49
Southwark	0	0	0	0
Sutton	0	-34	-1	-35
Tower Hamlets	0	0	17	17
Waltham Forest	353	-19	-16	318
Wandsworth	0	140	-7	133
Westminster	0	27	-26	1
London	3,414	-3	589	4,000

Table 3.25 Net conventional starts by tenure 2017/18

Borough	Market	Social Rented	Interme-diate	Affordable Rent	% Affordable
Barking and Dagenham	1045	163	6	78	19%
Barnet	1,637	47	96	177	16%
Bexley	843	0	245	91	28%
Brent	2,284	130	215	364	24%
Bromley	316	0	0	6	2%
Camden	709	138	16	37	21%
City of London	109	0	0	0	0%
Croydon	1,672	12	93	440	25%
Ealing	3,579	28	276	1,146	29%
Enfield	154	12	0	0	7%
Greenwich	654	61	60	107	26%
Hackney	1,064	13	13	83	9%
Hammersmith and Fulham	1,775	156	45	204	19%
Haringey	1,227	8	36	113	11%
Harrow	910	2	11	79	9%
Havering	568	9	0	25	6%
Hillingdon	1,188	26	36	66	10%
Hounslow	512	5	123	128	33%
Islington	859	67	144	179	31%
Kensington and Chelsea	399	-38	0	23	-4%
Kingston upon Thames	445	4	7	14	5%
Lambeth	970	23	57	83	14%
Lewisham	1,276	22	106	156	18%
Merton	351	9	58	90	31%
Newham	2,489	309	256	499	30%
Redbridge	330	20	9	17	12%
Richmond upon Thames	396	0	30	0	7%
Southwark	1,132	76	58	182	22%
Sutton	331	12	0	0	3%
Tower Hamlets	1,802	196	416	253	32%
Waltham Forest	1,869	-18	171	352	21%
Wandsworth	1,521	115	11	289	21%
Westminster	1,794	172	41	299	22%
London	36,210	1,779	2,635	5,580	22%

Table 3.26 Net conventional starts in major planning permissions by tenure 2017/18

Borough	Market	Social Rented	Interme-diate	Affordable Rent	% Affordable
Barking and Dagenham	962	149	6	78	19%
Barnet	1,161	45	87	177	21%
Bexley	680	0	245	92	33%
Brent	2,049	124	214	364	26%
Bromley	104	0	0	6	5%
Camden	623	137	16	37	23%
City of London	99	0	0	0	0%
Croydon	489	3	87	360	48%
Ealing	2,884	28	276	1,146	33%
Enfield	4	11	0	0	73%
Greenwich	544	58	60	107	29%
Hackney	787	3	13	80	11%
Hammersmith and Fulham	1,596	156	45	204	20%
Haringey	836	-7	34	103	13%
Harrow	464	1	5	74	15%
Havering	424	13	0	25	8%
Hillingdon	795	17	36	67	13%
Hounslow	487	5	123	128	34%
Islington	636	55	144	179	37%
Kensington and Chelsea	327	-38	0	21	-5%
Kingston upon Thames	236	0	7	14	8%
Lambeth	563	19	56	83	22%
Lewisham	1,109	20	106	156	20%
Merton	113	0	58	89	57%
Newham	2,303	310	256	499	32%
Redbridge	146	14	0	17	18%
Richmond upon Thames	222	0	30	0	12%
Southwark	1,022	65	58	182	23%
Sutton	83	0	0	0	0%
Tower Hamlets	1,619	196	415	252	35%
Waltham Forest	1,599	-28	171	352	24%
Wandsworth	1,166	98	3	289	25%
Westminster	1,658	167	41	297	23%
London	27,790	1,621	2,592	5,478	26%

Table 3.27 Gross conventional housing starts by number of bedrooms 2017/18

Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3+
Barking and Dagenham	580	523	130	70	1,303	15%
Barnet	765	936	384	133	2,218	23%
Bexley	444	464	269	58	1,235	26%
Brent	1,281	1,369	423	51	3,124	15%
Bromley	111	189	40	41	381	21%
Camden	355	437	180	28	1,000	21%
City of London	59	41	10	0	110	9%
Croydon	1,358	780	205	70	2,413	11%
Ealing	2,638	2,134	564	85	5,421	12%
Enfield	115	82	51	10	258	24%
Greenwich	368	362	142	67	939	22%
Hackney	491	536	315	30	1,372	25%
Hammersmith and Fulham	821	1,427	217	42	2,507	10%
Haringey	719	604	207	35	1,565	15%
Harrow	605	427	57	19	1,108	7%
Havering	181	357	123	24	685	21%
Hillingdon	580	511	225	51	1,367	20%
Hounslow	298	432	61	0	791	8%
Islington	729	395	144	17	1,285	13%
Kensington and Chelsea	427	299	144	70	940	23%
Kingston upon Thames	156	185	90	81	512	33%
Lambeth	489	557	180	37	1,263	17%
Lewisham	631	689	231	51	1,602	18%
Merton	202	203	82	78	565	28%
Newham	1,298	1,301	910	93	3,602	28%
Redbridge	206	151	69	12	438	18%
Richmond upon Thames	164	180	102	36	482	29%
Southwark	560	812	208	16	1,596	14%
Sutton	194	120	52	14	380	17%
Tower Hamlets	1,804	1,214	541	100	3,659	18%
Waltham Forest	983	1,208	400	71	2,662	18%
Wandsworth	677	1,137	237	52	2,103	14%
Westminster	873	872	607	129	2,481	30%
London	21,163	20,936	7,603	1,671	51,367	18%

Table 3.28 Net conventional housing starts by permission type 2017/18

Borough	Full	Outline	Reserved matters	Prior Approvals	S191	All types
Barking and Dagenham	808	36	405	42	1	1,292
Barnet	1,583	8	175	187	4	1,957
Bexley	797	221	126	35	0	1,179
Brent	2,326	0	570	97	0	2,993
Bromley	266	5	12	39	0	322
Camden	896	0	0	4	0	900
City of London	109	0	0	0	0	109
Croydon	1,496	9	9	699	4	2,217
Ealing	3,458	0	1,127	390	54	5,029
Enfield	145	0	0	12	9	166
Greenwich	826	0	0	45	11	882
Hackney	1,081	0	27	42	23	1,173
Hammersmith and Fulham	746	1347	4	70	13	2180
Haringey	607	505	104	53	115	1,384
Harrow	662	0	0	334	6	1,002
Havering	452	1	106	43	0	602
Hillingdon	593	0	451	254	18	1316
Hounslow	765	0	0	1	2	768
Islington	109	0	959	165	16	1249
Kensington and Chelsea	173	0	193	-3	21	384
Kingston upon Thames	264	0	106	98	2	470
Lambeth	986	0	9	87	51	1,133
Lewisham	291	1131	72	41	25	1,560
Merton	459	2	0	44	3	508
Newham	1,788	0	1,708	10	47	3,553
Redbridge	290	0	0	50	36	376
Richmond upon Thames	345	0	0	79	2	426
Southwark	675	0	763	2	8	1,448
Sutton	221	0	0	121	1	343
Tower Hamlets	2,226	0	332	99	10	2,667
Waltham Forest	2,300	0	0	20	54	2374
Wandsworth	776	1	1,050	104	5	1,936
Westminster	2,299	1	0	3	3	2,306
London	30,818	3,267	8,308	3267	544	46,204

Reserved Matters includes all amendments. Certificates granted under S192 are included in prior approvals

Table 3.29 Net non-self-contained housing starts by use 2017/18

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	Total rooms
Barking and Dagenham	0	0	0	0
Barnet	12	17	11	40
Bexley	18	80	0	98
Brent	1,198	14	-1	1,211
Bromley	0	14	0	14
Camden	0	0	-202	-202
City of London	619	0	0	619
Croydon	0	-130	35	-95
Ealing	1,106	0	95	1,201
Enfield	0	0	0	0
Greenwich	33	0	0	33
Hackney	0	-14	353	339
Hammersmith and Fulham	0	0	0	0
Haringey	64	11	2	77
Harrow	0	-52	25	-27
Havering	0	0	0	0
Hillingdon	0	0	0	0
Hounslow	0	29	0	29
Islington	257	0	15	272
Kensington and Chelsea	0	13	-31	-18
Kingston upon Thames	0	10	-48	-38
Lambeth	578	-62	33	549
Lewisham	0	0	0	0
Merton	0	0	0	0
Newham	0	0	18	18
Redbridge	0	0	0	0
Richmond upon Thames	0	18	0	18
Southwark	0	0	10	10
Sutton	0	-32	20	-12
Tower Hamlets	0	0	9	9
Waltham Forest	0	0	0	0
Wandsworth	0	114	7	121
Westminster	0	25	50	75
London	3,885	55	401	4,341

Table 3.30 Net conventional pipeline at 31/03/2018

Borough	Not started	Started	Total Pipeline
Barking and Dagenham	2,857	11,381	14,238
Barnet	6,857	6,898	13,755
Bexley	1,732	1572	3,304
Brent	3,484	7,568	11,052
Bromley	1,252	1,174	2,426
Camden	1,435	3,230	4,665
City of London	38	806	844
Croydon	5,314	4,011	9,325
Ealing	3,747	8,759	12,506
Enfield	2,476	771	3,247
Greenwich	2,211	22,137	24,348
Hackney	2,641	5,857	8,498
Hammersmith and Fulham	5,397	6,977	12,374
Haringey	1,924	3,347	5,271
Harrow	3,571	2,282	5,853
Havering	1,675	1091	2,766
Hillingdon	1,535	2,966	4,501
Hounslow	5,210	2,929	8,139
Islington	423	3,342	3,765
Kensington and Chelsea	371	2,779	3,150
Kingston upon Thames	1,258	1013	2,271
Lambeth	1,962	5,806	7,768
Lewisham	6,672	4,287	10,959
Merton	1,804	602	2,406
Newham	15,796	8,751	24,547
Redbridge	1,463	1,627	3,090
Richmond upon Thames	321	976	1,297
Southwark	3,493	8,238	11,731
Sutton	454	1,807	2,261
Tower Hamlets	7,552	19,830	27,382
Waltham Forest	1,643	3,076	4,719
Wandsworth	2,322	14,033	16,355
Westminster	2,615	5,531	8,146
London	101,505	175,454	276,959

Table 3.31 Net conventional pipeline by tenure at 31/03/2018 (full tenure breakdown)

Tenure	Total pipeline
Market	228,306
Social Rented	6,091
London Affordable Rent	97
Affordable Rent	14,355
Discount Market Rent	294
Discount Market Sale	164
London Living Rent	149
Starter Home	48
Other Intermediate	28,765
All tenures	276,959

Table 3.32 Net conventional pipeline by tenure at 31/03/2018

Borough	Market	Social Rented	Interme-diate	Affordable Rent	Total % affordable
Barking and Dagenham	9,885	1,455	2,520	378	31%
Barnet	12,778	-423	865	535	7%
Bexley	2,590	-393	423	684	22%
Brent	8,275	1,122	1,335	320	25%
Bromley	2,229	51	85	61	8%
Camden	3,599	655	326	85	23%
City of London	808	9	0	27	4%
Croydon	7,520	91	1,194	520	19%
Ealing	10,667	-1,296	2,625	510	15%
Enfield	3,008	-465	611	93	7%
Greenwich	19,367	1,058	1,765	2,158	20%
Hackney	7,560	-558	1,353	143	11%
Hammersmith and Fulham	10,155	1,014	1,104	101	18%
Haringey	4,442	34	431	364	16%
Harrow	4,977	-35	386	525	15%
Havering	2,897	-265	102	32	-5%
Hillingdon	4,281	32	105	83	5%
Hounslow	6,691	112	663	673	18%
Islington	2,665	538	369	193	29%
Kensington and Chelsea	2,708	243	199	0	14%
Kingston upon Thames	2,065	18	147	41	9%
Lambeth	6,454	12	730	572	17%
Lewisham	8,887	434	749	889	19%
Merton	2,044	-13	217	158	15%
Newham	19,048	1223	2,529	1,747	22%
Redbridge	2,532	204	199	155	18%
Richmond upon Thames	1135	28	61	73	12%
Southwark	10,819	-992	1,631	273	8%
Sutton	1,994	120	32	115	12%
Tower Hamlets	22,296	1,188	2,019	1,879	19%
Waltham Forest	3,806	21	641	251	19%
Wandsworth	13,386	522	1,812	635	18%
Westminster	6,738	444	882	82	17%
London	228,306	6,188	28,110	14,355	18%

Table 3.33 Net conventional pipeline in major planning permissions by tenure at 31/03/2018

Boroughs	Market	Social Rented	Interme-diate	Affordable Rent	Total % affordable
Barking and Dagenham	9,553	1,425	2,520	376	31%
Barnet	9,787	-454	865	519	9%
Bexley	1,865	-393	412	677	27%
Brent	6,247	1,003	1,336	385	30%
Bromley	1,165	50	85	61	14%
Camden	2,754	636	327	101	28%
City of London	744	0	0	27	4%
Croydon	4,371	54	1,067	505	27%
Ealing	8,749	-1,294	2,625	507	17%
Enfield	2,371	-469	606	93	9%
Greenwich	18,905	1,054	1,759	2,158	21%
Hackney	6,832	-566	1,353	143	12%
Hammersmith and Fulham	9,546	1,014	1,103	101	19%
Haringey	3,786	21	428	360	18%
Harrow	3,383	-40	379	516	20%
Havering	1,979	-281	102	22	-9%
Hillingdon	2,690	7	101	96	7%
Hounslow	4,333	102	662	673	25%
Islington	2,332	515	369	193	32%
Kensington and Chelsea	2,481	241	192	0	15%
Kingston upon Thames	1,490	12	147	41	12%
Lambeth	5,710	9	730	571	19%
Lewisham	8,003	458	744	889	21%
Merton	1,340	-22	216	158	21%
Newham	18,386	1,215	2,529	1,747	23%
Redbridge	1,808	183	199	146	23%
Richmond upon Thames	688	22	61	66	18%
Southwark	9,772	-1,033	1,629	273	8%
Sutton	1,392	102	32	115	15%
Tower Hamlets	20,852	1,167	2,015	1,878	20%
Waltham Forest	3,067	-8	641	251	22%
Wandsworth	12,186	471	1,812	627	19%
Westminster	5,759	439	870	74	19%
London	194,326	5,640	27,916	14,349	20%

Table 3.34 Gross conventional housing pipeline by number of bedrooms at 31/03/2018

Borough	Number of Bedrooms						
	1	2	3	4+	Not known	Total	% 3+
Barking and Dagenham	3,256	7,281	3,748	1,606	0	15,891	34%
Barnet	6,418	7,117	2,806	831	18	17,190	21%
Bexley	1,287	1,559	818	184	1	3,849	26%
Brent	4,801	4,670	2,005	304	1	11,781	20%
Bromley	939	1,138	296	312	0	2,685	23%
Camden	2,129	2,439	1,078	330	0	5,976	24%
City of London	408	365	72	6	0	851	9%
Croydon	5,001	3,288	1,085	383	30	9,787	15%
Ealing	6,665	7,725	2,510	763	0	17,663	19%
Enfield	1,161	2,093	1,018	378	0	4,650	30%
Greenwich	11,387	9,705	3,931	340	0	25,363	17%
Hackney	4,226	4,324	2,177	461	588	11,776	22%
Hammersmith and Fulham	5,115	4,941	2,180	555	1,470	14,261	19%
Haringey	2,601	1,943	775	213	12	5,544	18%
Harrow	2,488	2,869	546	242	0	6,145	13%
Havering	1,136	1,290	634	248	0	3,308	27%
Hillingdon	2,324	1,670	545	210	0	4,749	16%
Hounslow	4,180	3,144	994	154	8	8,480	14%
Islington	1,579	1,915	562	142	0	4,198	17%
Kensington and Chelsea	1,467	1,370	823	370	0	4,030	30%
Kingston	935	973	353	236	0	2,497	24%
Lambeth	3,499	4,172	1,402	228	0	9,301	18%
Lewisham	3,191	3,547	914	298	3,500	11,450	11%
Merton	967	1,085	468	210	0	2,730	25%
Newham	7,366	7,209	5,025	716	4,324	24,640	23%
Redbridge	1,436	1,342	368	120	1	3,267	15%
Richmond	456	591	281	140	1	1,469	29%
Southwark	5,701	7,164	2,655	843	0	16,363	21%
Sutton	929	1,063	403	124	1	2,520	21%
Tower Hamlets	13,831	10,612	4,302	671	666	30,082	17%
Waltham Forest	1,960	2,172	846	145	0	5,123	19%
Wandsworth	5,291	8,188	3,215	735	0	17,429	23%
Westminster	3,408	3,489	2,326	669	66	9,958	30%
London	117,538	122,453	51,161	13,167	10,687	315,006	20%

Table 3.35 Net conventional housing pipeline by permission type at 31/03/2018

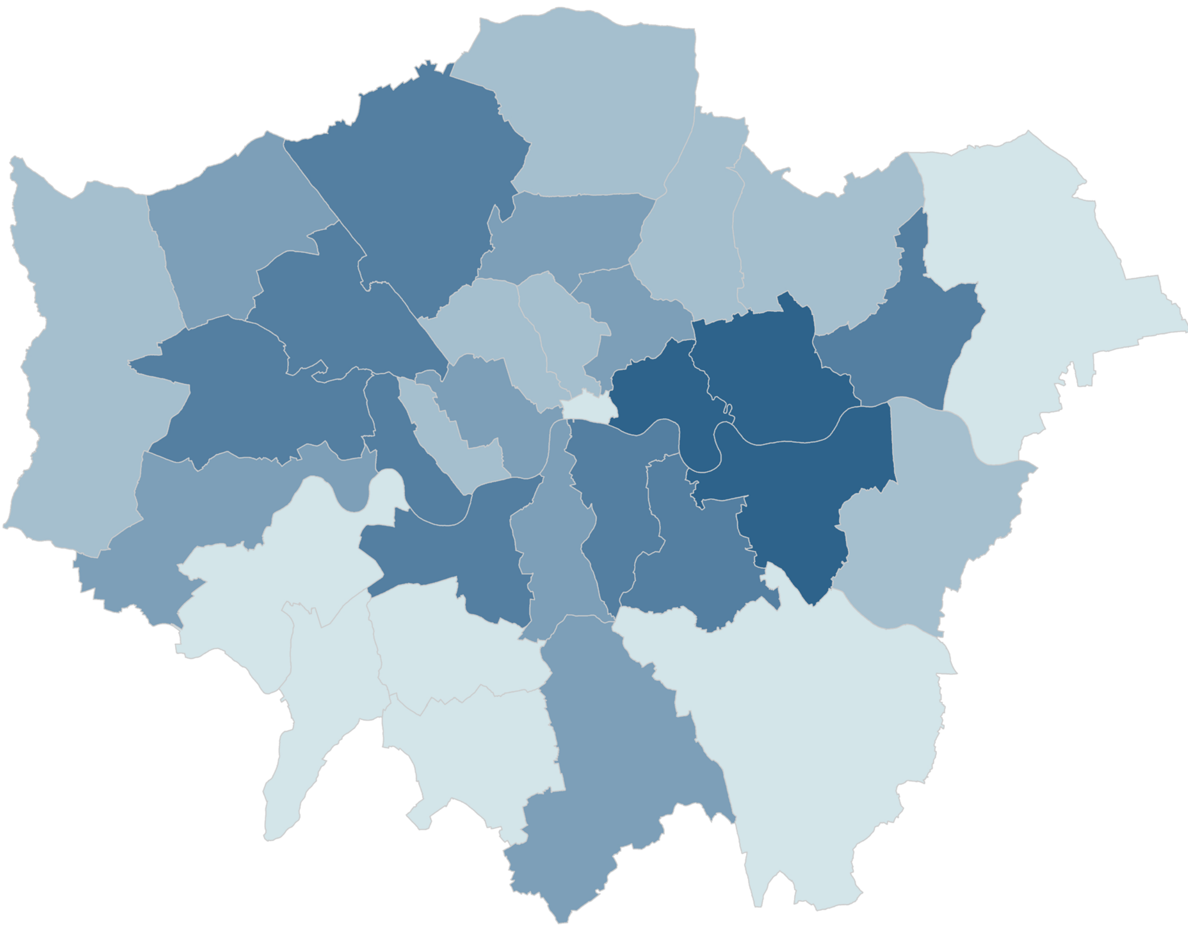
Borough	Full	Outline	Reserved Matters	Prior Approvals	All permission types
Barking and Dagenham	1,796	10,801	1,532	109	14,238
Barnet	6,418	2,450	3,137	1,750	13,755
Bexley	1,509	1,178	384	233	3,304
Brent	5,754	2,679	1,237	1,382	11,052
Bromley	1,721	327	12	366	2,426
Camden	3,666	576	282	141	4,665
City of London	453	0	391	0	844
Croydon	7,128	511	148	1,538	9,325
Ealing	6,415	3,484	1,749	858	12,506
Enfield	1,555	1,488	0	204	3,247
Greenwich	6,061	16,601	1,632	54	24,348
Hackney	4,274	2,381	1,758	85	8,498
Hammersmith and Fulham	8,214	3,004	984	172	12,374
Haringey	3,246	1,774	104	147	5,271
Harrow	2,261	1,067	1,358	1,167	5,853
Havering	1,992	545	-250	479	2,766
Hillingdon	1,592	663	1,138	1,108	4,501
Hounslow	4,411	1,122	805	1,801	8,139
Islington	2,769	0	965	31	3,765
Kensington and Chelsea	2,027	344	779	0	3,150
Kingston upon Thames	1,910	12	146	203	2,271
Lambeth	4,983	795	1,812	178	7,768
Lewisham	2,508	7,502	528	421	10,959
Merton	2,139	16	36	215	2,406
Newham	10,144	8,795	5,516	92	24,547
Redbridge	2,448	2	371	269	3,090
Richmond upon Thames	1,102	0	0	195	1,297
Southwark	7,388	3,119	1,085	139	11,731
Sutton	1,299	1	680	281	2,261
Tower Hamlets	16,067	4,606	6,027	682	27,382
Waltham Forest	3,443	730	277	269	4,719
Wandsworth	4,260	3,781	7,906	408	16,355
Westminster	7,572	6	459	109	8,146
London	138,525	80,360	42,988	15,086	276,959

Reserved Matters includes all amendments. Certificates granted under S192 are included in prior approvals

Table 3.36 Net non-self-contained pipeline at 31/03/2018

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	All NSC
Barking and Dagenham	0	218	0	218
Barnet	12	57	19	88
Bexley	48	80	0	128
Brent	1,729	69	-50	1,748
Bromley	-28	-16	30	-14
Camden	173	-8	-400	-235
City of London	619	0	0	619
Croydon	0	-98	89	-9
Ealing	1,141	-55	71	1,157
Enfield	-347	69	11	-267
Greenwich	857	-227	1	631
Hackney	237	14	342	593
Hammersmith and Fulham	17	10	0	27
Haringey	64	-14	25	75
Harrow	0	116	74	190
Havering	0	-18	0	-18
Hillingdon	0	133	983	1,116
Hounslow	0	33	-9	24
Islington	257	-21	-37	199
Kensington and Chelsea	0	152	-257	-105
Kingston upon Thames	245	-7	4	242
Lambeth	1,106	-53	32	1,085
Lewisham	253	46	-9	290
Merton	0	-36	0	-36
Newham	1,396	0	153	1,549
Redbridge	7	81	166	254
Richmond upon Thames	49	-175	0	-126
Southwark	770	-72	-1	697
Sutton	0	21	7	28
Tower Hamlets	468	0	21	489
Waltham Forest	353	-19	5	339
Wandsworth	0	102	-7	95
Westminster	0	-32	-173	-205
London	9,426	350	1,090	10,866

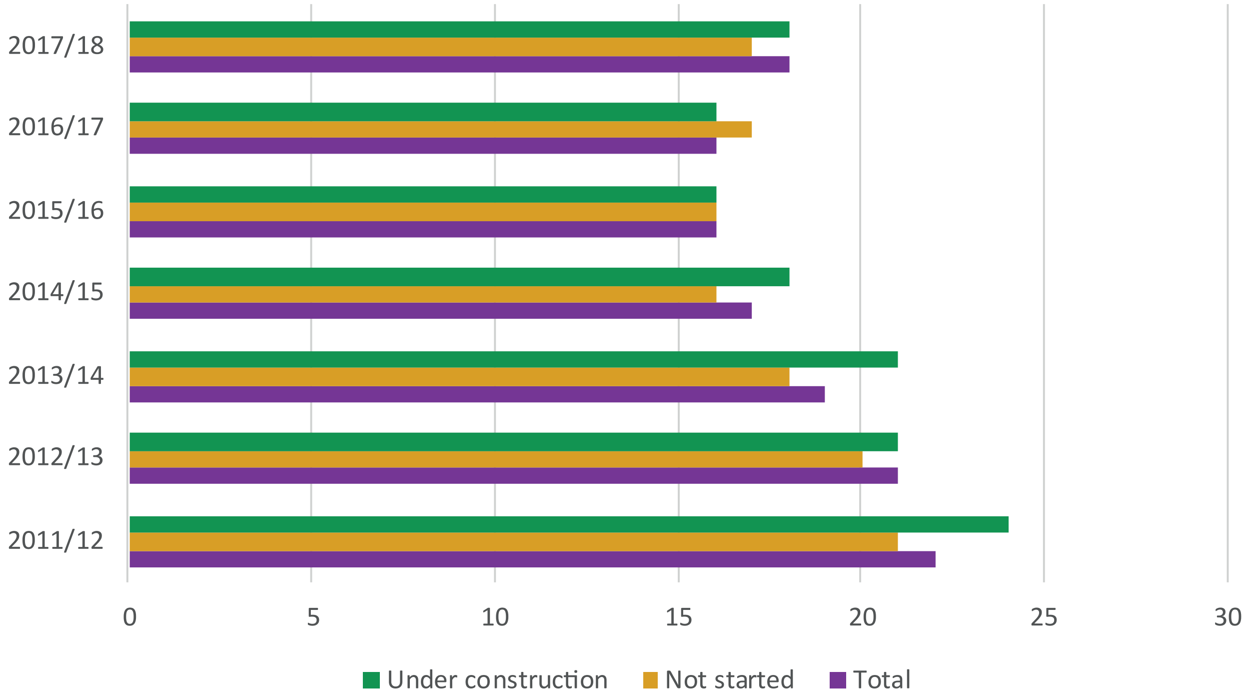
Figure 3.8 Net conventional housing pipeline at 31/03/2018



Net conventional housing pipeline

- 20,001 - 27,382
- 10,001 - 20,000
- 5,001 - 10,000
- 3,001 - 5,000
- 844 - 3,000

Figure 3.9 Percentage of affordable housing in the pipeline at year end 31/03/2012 to 31/03/2018



Affordable Housing Delivery Monitor

3.69 The measure of affordable housing delivery used in the Mayor's London Housing Strategy is very different from the measure of housing provision used in the London Plan. Affordable housing delivery is measured in gross terms and includes acquisitions of existing private sector homes for use as affordable housing. It is therefore often higher than the net provision of affordable housing in planning terms reported in the main body of the Annual Monitoring Report (AMR) and the Housing Provision Monitor.

3.70 The data source for monitoring affordable housing delivery targets is the set of statistics on affordable housing supply published by the Ministry for Housing, Communities and Local Government. MHCLG no longer publishes regional statistics but has provided the GLA with updated figures at London level.

3.71 These statistics are compiled from a range of sources. Most of the affordable housing delivery in London in recent years has been funded by the Greater London Authority, but the statistics also include units provided without any public funding.

3.72 Table 3.37 shows affordable housing delivery in London by type in the five years 2013/14 to 2017/18. Over this period a total of 47,497 affordable homes were delivered, of which 9,700 were social rented housing, 347 London Affordable Rent, 21,131 other Affordable Rent and 16,243 intermediate housing (the remaining 76 being of unknown tenure). The recent volatility in this series reflects the increasingly stop-start nature of government affordable housing funding programmes.

3.73 Table 3.38 breaks the 2017/18 data down by borough.

Table 3.37 Affordable housing delivery by type

Affordable Housing	2013/14	2014/15	2015/16	2016/17	2017/18
Social rented	3,591	3,157	1,062	1,149	741
London Affordable Rent	0	0	0	0	348
Affordable Rent	2,404	9,633	2,808	3,164	3,191
Intermediate	3,385	5,439	1,919	2,705	2,851
Unknown tenure	0	0	0	0	4
Total	9,380	18,229	5,789	7,018	7,135

See MHCLG live table 1000 and statistical release for full notes and definitions

Table 3.38 Affordable delivery in London by tenure 2017/18

Borough	Social rented	London Affordable Rent	Affordable Rent	Interme-diate	Total
Barking and Dagenham	45	0	225	50	320
Barnet	8	14	79	136	237
Bexley	0	5	65	66	136
Brent	0	33	36	59	128
Bromley	0	0	4	84	88
Camden	24	82	108	115	329
City of London	0	0	19	0	19
Croydon	0	0	124	31	155
Ealing	0	0	225	154	379
Enfield	25	0	105	75	205
Greenwich	10	0	46	259	315
Hackney	225	0	59	26	310
Hammersmith and Fulham	0	5	46	23	74
Haringey	0	0	56	107	163
Harrow	0	0	14	37	51
Havering	0	0	4	25	29
Hillingdon	17	0	45	0	62
Hounslow	0	41	174	104	319
Islington	0	0	48	25	73
Kensington and Chelsea	0	32	25	0	57
Kingston upon Thames	0	1	31	24	56
Lambeth	0	0	196	111	307
Lewisham	47	0	210	72	329
Merton	0	0	29	101	130
Newham	25	34	70	328	457
Redbridge	0	0	83	86	169
Richmond upon Thames	0	0	32	0	32
Southwark	60	12	144	202	418
Sutton	11	0	62	115	188
Tower Hamlets	162	68	484	136	850
Waltham Forest	35	0	302	75	412
Wandsworth	0	0	7	147	154
Westminster	47	21	34	78	180
London	741	348	3,191	2,851	7,131

Source: MHCLG

Intermediate Housing

3.74 Paragraph 3.61 of the 2016 London Plan sets out the income thresholds for intermediate housing and states that these will be updated on an annual basis in the London Plan AMR. Paragraph 4.7.8 of the 2017 draft new London Plan states that the thresholds will be reviewed and updated where necessary in the AMR.

3.75 In the 2016 AMR, to reflect government's approach to shared ownership, a single £90,000 household income was introduced for intermediate housing; in effect removing the previous higher income cap for families in larger homes. However, recognising the different role that intermediate rented products play in meeting affordable housing need compared to shared ownership products, and to ensure those rented products are genuinely affordable in line with the Mayor's London Living Rent product, the cap for intermediate rented products was reduced to a household income of £60,000 per annum. These thresholds have not been changed in this AMR.

3.76 Therefore, while the costs (including service charges) of intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the National Planning Policy Framework and London Plan definition of affordable housing) should be affordable to households on incomes of £90,000 or less, the costs for all intermediate rented products (including London Living Rent, Discounted Market Rent, Affordable Private Rent and Intermediate Rent) should be affordable to households on incomes of £60,000 or less.

3.77 For dwellings to be considered affordable, annual housing costs, including mortgage payments (assuming reasonable interest rates and deposit requirements[11]), rent and service charge, should be no greater than 40 per cent of a household's net income.

3.78 Local planning authorities should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit average housing costs (including service charges for Shared Ownership and Discounted Market Sale homes), should be affordable by households on annual incomes of £56,200 a year. This is calculated as the mid-point of the

[11] The Affordable Housing and Viability Supplementary Planning Guidance advises that a repayment mortgage of 25 years with a 90 per cent loan to value ratio should be assumed for shared ownership

upper income threshold of £90,000 and a lower threshold of £22,400 that was derived by increasing the previous year's threshold by RPI. This lower threshold has also not been increased in this AMR.

3.79 On this basis, average housing costs for Shared Ownership and Discounted Market Sale, including service charges, should be no more than £1,311 a month or £303 a week (calculated on the basis of 40 per cent of net income, with net income being assumed to be 70 per cent of gross income of 56,200), the same as in the previous AMR. Similarly, for intermediate rent products average housing costs, including service charges should be affordable by households with an annual income of £41,200, resulting in maximum housing costs of £11,536 a year, which is £961 a month or £222 a week.

3.80 These figures could be used for monitoring purposes, and the income caps are also applied by the GLA to determine eligibility for GLA funded intermediate products.

Local Affordable Housing Policies

3.81 Paragraph 50 of the National Planning Policy Framework (March 2012) requires all boroughs which have identified a need for affordable housing to set out policies for meeting this need. London Plan Policy 3.11 states that targets should be consistent with the overall strategic target of at least 17,000 affordable homes in London each year (this target relates to the 2015 London Plan, increased from 13,200 in the 2011 Plan). Boroughs are free to set targets in absolute or percentage terms. The London Plan sets out a range of issues boroughs should consider (for example, capacity, viability, balanced communities). Table 3.39 shows adopted and emerging borough affordable housing targets.

Table 3.39 Affordable housing policy by planning authority

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Barking and Dagenham	Core Strategy 2010 Development Management Policies 2011	Use London Plan Policy		30% intermediate 70% affordable rent
Barnet	Core Strategy and Development Management Policies 2012	40% for sites of 10 units or more (0.4 hectares or more)	n/a	60% social rented 40% intermediate
Bexley	Core Strategy 2012	50% and a minimum of 35%	n/a	70% social rented 30% intermediate
Brent	Core Strategy July 2010 Development Management Polices November 2016	50%	Reg 18 Stage 2 December 2018. Threshold approach set at 35% with strategic target of 50%	Adopted 70% social rented 30% intermediate Emerging 70% social/ affordable rented 30% intermediate

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Bromley	January 2019	35% provision for sites of 11 dwellings or more than 1,000m²	n/a	60% social-rented 40% intermediate
Camden	July 2017	50% on 25 or more units Sliding scale on fewer than 25 units starting at 2% for one home and increasing by 2% for each additional home	n/a	60% social rented 40% intermediate
City of London	January 2015	30% provision for sites of 10 dwellings or more on site and 60% off site	35% on-site / 60% off-site. No overall strategic target of 50%	60% social/ affordable rent 40% intermediate including key worker housing
Croydon	February 2018	50% subject to viability	Probably OK with threshold approach as set out in London Plan	60% social rented 40% intermediate
Ealing	Core Strategy April 2012	50% for developments of 10 or more dwellings	n/a	60% social/ affordable rented; 40% intermediate

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Enfield	Core Strategy 2010 Development Management Policies 2014	40% provision for sites with 10 or more dwellings; developments with fewer than 10 units, a contribution towards off site affordable housing required based on borough wide target of 20%	Reg I8 consultation December 2018. Threshold approach set at 35% with strategic target of 50%	70% social rented 30% intermediate
Greenwich	Core Strategy July 2014 and updated August 2016	35% provision for sites of 10 dwellings or more than 0.5 hectares	n/a	70% social/ affordable rented 30% intermediate
Hackney	Core Strategy December 2010 Development Management Policies July 2015	50% provision for sites of 10 or more dwellings	Hearing sessions for examination to start in June 2019. 50% subject to viability - no threshold approach at Reg 19. The GLA have objected to this approach as non-conformity	60% social rented 40% intermediate
Hammersmith and Fulham	February 2018	50%	n/a	60% social/ affordable rented 40% intermediate

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Haringey	Alterations to Core Strategy July 2017	40% of habitable rooms for sites with 10 or more dwellings subject to viability	n/a	60% affordable/ social rented 40% intermediate
Harrow	Core Strategy 2012 Development Management Policies 2013	40% provision for sites of 10 or more dwellings	n/a	London Plan Policy (60% social/ affordable rented, 40% intermediate) but to be agreed on a case by case basis at pre-app stage
Havering	2008	50% of all new homes from specified sources	Examination 29-30 May 2019: 35% threshold but no overall strategic target of 50%	On sites with 10 or more dwellings or sites of 0.5ha or more: 70% social/ affordable rented 30% intermediate
Hillingdon	November 2012 Development Management Policies (Local Plan 2 examination 2018)	35% provision for sites of 10 or more dwellings subject to viability	Local Plan 2 policy remains the same	70% social rent 30% intermediate

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Hounslow	September 2015	40% provision for sites of 10 or more dwellings (strategic borough-wide target of 40% of all new housing)	50% subject to viability - Reg 18 Draft not yet out to consultation	60% affordable/ social rent 40% intermediate
Islington	February 2011	50% additional housing built in the borough; Sites below 10 units required to provide financial contribution	Reg 18 Nov 2018. 50% Strategic affordable housing target and 45% threshold underpinned by local evidence	70% social rent 30% intermediate

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Kensington and Chelsea	Local Plan Consolidated July 2015	50% by floor area on residential floorspace in excess of 800m² gross internal area	35% affordable on sites providing 650m or more gross residential floorspace. Once the threshold is met, all gross residential floorspace is liable for an affordable housing contribution. Split of 50/50 social/affordable rent and intermediate	A minimum 15% affordable units to be intermediate in Golborne, St Charles, Notting Barns, Norland, Colville, Earls' Court and Cremorne wards. All other wards a minimum of 85% social rented

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Kingston upon Thames	Core Strategy April 2012	50% on sites of 10 or more units. Sites of 5 – 10 units: 5 units (1 affordable) 6 units (1 affordable) 7 units (2 affordable) 8 units (3 affordable) 9 units (4 affordable) 10 units (5 affordable)	Draft Reg 18 Local Plan - recognises 50% Draft New London Plan strategic target	70% social/ affordable rent; 30% intermediate
Lambeth	September 2015	50% on sites of 0.1 hectares or 10 or more homes where public subsidy is available. 40% without public subsidy. Financial contribution for sites fewer than 10 units	Strategic 50% target and Mayor's threshold approach set out in H6 of Draft New London Plan 70/30 split in favour of low cost rented to intermediate	70% social/ affordable 30% intermediate
Lewisham	June 2011	50% from all sources	50% from 2015 consultation main issues for new local Plan	70% social rented 30% intermediate

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
London Legacy Development Corporation	July 2015	35% minimum (or 455 out of 1,471)	As per Draft New London Plan Policy H5 and H6. Plan submitted for examination in March. Awaiting hearing dates	60% social/ affordable rent 40% intermediate
Merton	Core Strategy 2011 Development Management Policies and sites 2014	40% borough-wide 40% ten units or more 20% 1-9 units	Reg 19 consultation Oct 2018. 11 units or more = As per Draft New London Plan Policy H5 and H6. 2-10 units. Up to an equivalent of 20% AH	60% social rented 40% intermediate
Newham	December 2018	50%. Viability required on schemes below 50% except Canning where threshold for viability set at 35%	n/a	Between 35-50% affordable housing to have tenure split of 60/40 in favour of social housing. In Canning Town tenure split of 65/35.
Old Oak and Park Royal Development Corporation	Currently at examination	As per Draft New London Plan Policy H5 and H6	n/a	70/30 in favour of intermediate

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Redbridge	March 2018	35% minimum strategic target	n/a	60/40 in favour of social and affordable rented
Richmond upon Thames	July 2018	50% of all new units. 1-9 units increments set at 4% for conversions, 5% for new-build and 10% replacing employment floorspace	n/a	80% social rent 20% intermediate
Southwark	Core Strategy 2011	35% everywhere 50% in Aylesbury Action Area core	Reg 19 consultation March 2019. 35% affordable housing. Tenure split 70/30 in favour of social rented. Area specific split 75/25 in favour of social rented	70% social rented 30% intermediate Except for: Elephant and Castle OA 50/50 Peckham AA 30/70 Old Kent Road AA 50/50 West Camberwell AA 50/50
Sutton	February 2018	A minimum of 35% on-site. No threshold approach and all subject to viability	n/a	75% social rent 25% intermediate

Planning Authority	Local Plan Adoption	Adopted Borough Policy Target	Emerging Borough Policy Target	Affordable Housing Tenure Split
Tower Hamlets	September 2010	35%-50% provision for sites of 10 or more dwellings	Minimum of 35%. Tenure split 70/30 in favour of social rented	70% social/ affordable rent 30% intermediate
Waltham Forest	Core Strategy March 2012	50%	n/a	n/a
Wandsworth	Core Strategy March 2016	33% provision for sites of 10 or more dwellings. Minimum 15% in Nine Elms	n/a	60% social/ affordable rent 40% intermediate
Westminster	August 2016	30%	Reg 18 consultation November to December 2018. 35% affordable housing. No threshold approach. Tenure split 60/40 in favour of intermediate	60% social/ affordable rent; 40% intermediate

Achieving an Inclusive Environment

Accessible dwellings

3.82 Since 1 October 2015, the accessibility of dwellings in London has been defined by compliance with the London Plan policy on accessible housing which refers to the following design standards found in Part M Volume 1 of the Building Regulations:

- M4(1) Visitable dwellings
- M4(2) Accessible and adaptable dwellings
- M4(3) Wheelchair user dwellings (wheelchair accessible or wheelchair adaptable)

3.83 M4(1) is the basic standard for all new-build dwellings. LDD monitors compliance with the higher standards of M4(2) and M4(3) at scheme level as these are the standards required by the London Plan policy.

3.84 The standards contained within Part M fully replaced accessible housing standards used previously, with M4(2) roughly equating to the old Lifetime Homes standard and M4(3) roughly equating to the previous Wheelchair Accessible Housing Standard. M4(2) and M4(3) are 'optional' and can only be applied if they are 'switched on' by adopted local planning policy and required by planning condition. Unlike Lifetime Homes and Wheelchair Housing standards, the optional Building Regulations standards only apply to new-build dwellings. Furthermore they are exclusive, meaning only one accessible housing standard can apply to a dwelling (previously a dwelling that met the Wheelchair Accessible Housing standard would also meet the Lifetime Homes standard). London Plan policy therefore states that 90 per cent of new-build dwellings should meet M4(2) and 10 per cent M4(3).

3.85 The figures in both tables are 'gross' approvals calculated at scheme level. This means that units could be counted twice where a revised application for part of a scheme is approved within the same year as the original permission (usually through details or reserved matters applications). Only schemes that are 100 per cent new-build are included. Percentages are shown rather than absolute numbers to avoid confusion as total units will be different to the total approvals in the Housing Monitor, and because the London Plan policy requirement is expressed in percentage terms.

3.86 Table 3.40 shows the compliance with M4(2) and M4(3) during 2017/18. The total of 66 per cent meeting M4(2) is well below the 90 per cent policy requirement and less than the 76 per cent recorded in AMR14. In addition, 7 per cent of dwellings comply with M4(3), meaning that 73 per cent of new-build dwellings are achieving M4(2) or M4(3) standards in London, which is some way off the 100 per cent policy coverage target.

3.87 M4(2) and M4(3) must be required by condition on the planning permission to be valid, so a commitment to meet these standards in the Design and Access statement or any other application document is not sufficient. The transition to a more rigorous assessment of the presence of a condition in determining compliance with these standards could account for the lower than expected level of compliance. Also, details and reserved matters permissions following on from schemes designed prior to the adoption of the new standard, are not usually given a new condition related to accessibility. Finally, some planning authorities may not require compliance on small schemes. None of these issues, however, would explain the fall since last year. This may be the result of inclusion of Lifetime Homes / Wheelchair dwellings compliant units in the data for 2016/17.

Table 3.40 New-build homes meeting accessible housing standards M4(2) and M4(3) approved 2017/18

Borough	% M4(2) Compliant	% M4(3) Compliant
Barking and Dagenham	92	8
Barnet	92	4
Bexley	95	3
Brent	59	7
Bromley	57	2
Camden	82	8
City of London	90	10
Croydon	39	7
Ealing	89	10
Enfield	78	9
Greenwich	90	8
Hackney	91	9
Hammersmith and Fulham	29	3
Haringey	90	9
Harrow	89	11
Havering	68	7
Hillingdon	80	7
Hounslow	23	5
Islington	92	7
Kensington and Chelsea	18	3

Borough	% M4(2) Compliant	% M4(3) Compliant
Kingston upon Thames	61	7
Lambeth	85	9
Lewisham	46	5
Merton	23	3
Newham	72	9
Redbridge	89	10
Richmond upon Thames	76	6
Southwark	47	8
Sutton	72	3
Tower Hamlets	80	10
Waltham Forest	87	10
Wandsworth	12	2
Westminster	35	4
London	66	7

Notes: Only schemes that are 100 per cent new-build are included in the above table. Split schemes (some new-build and some conversion of existing buildings) are not taken into account. M4(2) and M4(3) replaced Lifetime Homes and Wheelchair Accessible Homes standards in London on all approvals granted from 01/10/2015 onwards. Although homes may be designed to these standards, they are only counted if compliance with these standards is conditioned in the decision notice.

Specialist housing for older people

3.88 The 2015 London Plan introduced new strategic benchmarks to inform local targets for specialist housing for older people. The benchmarks are for delivery over ten years. Table 3.41 shows the delivery so far by borough.

Table 3.41 Net approvals of specialist housing units 2017/18

Borough	FY2015	FY2016	FY2017	All years
Barking and Dagenham	0	-24	0	-24
Barnet	0	0	-26	-26
Bexley	-10	0	116	106
Brent	-19	0	0	-19
Bromley	-57	29	21	-7
Camden	0	0	0	0
City of London	0	0	0	0
Croydon	0	72	-17	55
Ealing	-8	0	0	-8
Enfield	-8	10	0	2
Greenwich	29	0	0	29
Hackney	0	0	11	11
Hammersmith and Fulham	0	0	0	0
Haringey	0	49	0	49
Harrow	0	-19	70	51
Havering	0	0	9	9
Hillingdon	55	25	0	80
Hounslow	0	36	43	79
Islington	0	0	0	0
Kensington and Chelsea	0	0	0	0
Kingston upon Thames	-27	0	0	-27
Lambeth	0	0	-42	-42
Lewisham	0	-47	0	-47
Merton	0	0	0	0
Newham	-4	-3	-3	-10
Redbridge	0	0	0	0
Richmond upon Thames	0	-35	0	-35
Southwark	0	0	0	0
Sutton	12	91	57	160
Tower Hamlets	0	0	0	0
Waltham Forest	19	-7	-6	6
Wandsworth	124	0	0	124
Westminster	0	0	0	0
London	106	177	233	516

Affordable student accommodation

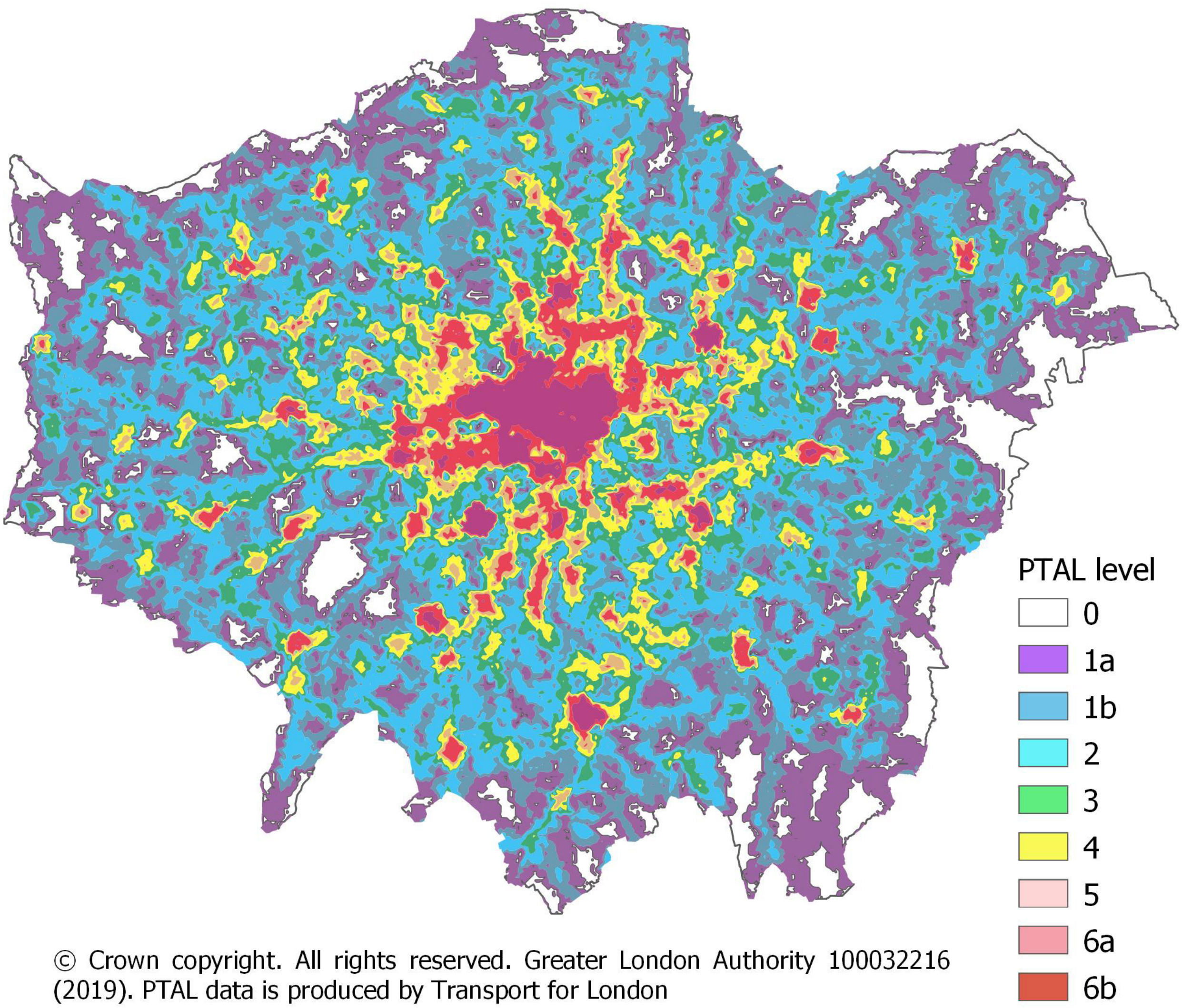
3.89 The Mayor's Housing SPG (2016) states that the Mayor will publish, in his Annual Monitoring Report for the London Plan, the annual rental cost for purpose-built student accommodation (PBSA) that is considered affordable for the coming academic year. As set out in the Housing SPG, the annual rental cost for affordable PBSA equates to 55 per cent of the maximum student maintenance loan for living costs available to a UK full-time student in London living away from home for that academic year. For the academic year 2018/19 the annual rental cost for affordable PBSA must not exceed £6,245.

Environment and Transport

PTAL Map

3.90 Figure 3.10 displays the Public Transport Access Levels (PTALs) for London. In several important areas of planning policy (for example housing density and parking provision), the London Plan uses PTALs to calculate compliance with the density matrix. Datasets are available from Transport for London (TfL). The PTAL map is the same as shown in the last AMR. TfL are currently in the process of producing an updated version.

Figure 3.10 London Public Transport Access Level (PTAL) map 2015



3.91 TfL's WebCAT tool-kit can be used to measure transport connectivity using PTAL and Time Mapping analysis. Further information can be found at: https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat?intcmp=25932.

Crossrail funding

3.92 Crossrail is a £17.6bn investment in public transport that will contribute to accommodating economic growth and a rising population within London. Under the Crossrail funding agreement with the government, the Mayor had to raise £600m by the end of March 2019 from developer contributions via a combination of Crossrail section 106 planning obligations (s106) and Mayoral Community Infrastructure Levy (MCIL) payments. The London boroughs and Mayoral Development Corporations collect MCIL on the Mayor's behalf. By the deadline, this figure had been exceeded by £126m.

3.93 New arrangements are now in place, with the Mayoral CIL Charging Schedule (2012) and the Mayoral Crossrail Funding Planning Obligations SPG (2016) now superseded by new charges in the revised MCIL Charging Schedule, called MCIL2. These new rates came into effect on 1 April 2019 following public consultations on both a preliminary draft charging schedule (June 2017) and draft charging schedule (December 2017). An independent examination was held in September 2018 and a favourable examiner's report received in November 2018.

3.94 In 2018, the Mayor committed to borrow £1.3bn from the Department for Transport to help complete the Crossrail project, and receipts from 2019/20 MCIL will be used to help service and repay this borrowing over a period of approximately ten years.

3.95 Table 3.42 shows funding secured for Crossrail to the end of 2018/19 financial year from each funding stream. The CIL regulations 2010 (as amended) require the Mayor to report on various aspects of how CIL receipts are being spent. This is set out in Table 3.43. It is not possible to link CIL to a specific type of Crossrail expenditure as the proceeds are transferred into the Sponsor Funding Account (SFA), which then draws on the total to be spent in line with the project's requirements. The amount of CIL 'in hand' is zero, as all of it is transferred to the SFA to fund the Crossrail scheme on a quarterly basis.

Table 3.42 Developer contributions towards funding crossrail (£M). Net of CIL administration costs

Year	S106 (£M)	CIL (£M)
2010/11	0.24	0
2011/12	1.43	0
2012/13	17.2	6.09
2013/14	13.31	46.69
2014/15	13.69	73.19
2015/16	30.24	118.64
2016/17	24.9	136.86
2017/18	7.87	108.99
2018/19	9.05	117.02
Total	117.92*	607.51**

* Total Crossrail Funding Planning Obligations SPG receipts to end 2018/19 financial year
**Total figure based on actual receipts received since 2012/13 financial year

Table 3.43 Use of CIL receipts

Category	£
Total CIL expenditure	607,507,783 *
Amount used to repay borrowing	0
Amount spent (2018/19) on administration by TfL/GLA (up to 1%)	600,000 #
Amount spent (2018/19) on administration by collecting authorities (up to 4%)	4,896,272 ##
Amount of CIL 'in-hand'	0

* figures for 2018/19 are based on actual income up to the end of March 2019
# TfL / GLA admin fee capped at £600k in 2018/19
figures correct to the end of March 2019
Source: Transport for London

Progress on Regional Flood Risk Appraisal recommendations

3.96 The Regional Flood Risk Appraisal (RFRA) first review was published in August 2014, updating the previous (2009) RFRA. Progress against its recommendations is set out in Table 3.44 below.

3.97 A new review of the RFRA to support the Mayor's draft new London Plan was published in the Autumn 2018. Its revised set of recommendations will be used in the next AMR.

3.98 The Mayor published his London Sustainable Drainage Action Plan (LSDAP) in December 2016. The Action Plan contains 40 actions, mainly focused on retrofitting sustainable drainage measures, and progress against those actions is being reported on a rolling basis at https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-action-plan.

Table 3.44 Progress on Regional Flood Risk Appraisal recommendations

No.	Recommendation	Progress at August 2019
1	All Thames-side planning authorities should consider in their Strategic Flood Risk Assessments (SFRAs), and put in place Local Plan, policies to promote the setting back of development from the edge of the Thames and tidal tributaries to enable sustainable and cost effective upgrade of river walls/embankments in line with Policy 5.12, Catchment Flood Management Plans (CFMPs), TE2100 and advice from the Environment Agency.	Planning Authorities continue to update their SFRAs, DPDs and Local Plans where necessary, on which there is close liaison with the Environment Agency. Most London boroughs have in place Local Plan policies which make reference to Thames Estuary 2100, or have proposed such policies in their draft Local Plans.

No.	Recommendation	Progress at August 2019
2	The boroughs of Richmond, Kingston, Hounslow and Wandsworth should put in place policies to ensure alternative responses to managing fluvial risk such as flood resilience measures (e.g. flood gates) or potentially safeguarding land for future flood storage or, on the fluvial tributaries, setting back local defences or any resilience measures between Teddington Lock and Hammersmith Bridge in line with TE2100 findings.	Richmond, Kingston, Hounslow and Wandsworth all have policies in their Local Plans to address flood risk management from all sources.
3	The boroughs of Newham and Greenwich should work with the Environment Agency on issues such as the safeguarding of potential land needs around the existing Thames Barrier, and the London Borough of Bexley should work with the Environment Agency on future flood risk management options in line with TE2100 findings.	Greenwich has up-to-date Local Plan policies in place to enable the potential safeguarding of land needs around the existing Thames Barrier. Any major land take for a new flood barrier will be outside London.
4	Boroughs at confluences of tributary rivers with the Thames should ensure flood risk assessments (FRAs) include an assessment of the interaction of all forms of flooding, but fluvial and tidal flood risks in particular. These are the boroughs of Havering, Barking and Dagenham, Newham, Tower Hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston.	Tidal influences are generally taken into account in the SFRAs. Modelling addresses the interaction of fluvial and tidal flood risk at confluences.

No.	Recommendation	Progress at August 2019
5	Regeneration and redevelopment of London's fluvial river corridors offer a crucial opportunity to reduce flood risk. SFRAs and policies should focus on making the most of this opportunity through appropriate location, layout and design of development as set out in the Thames CFMP. In particular opportunities should be sought to: • Set back development from the river edge to enable sustainable and cost effective flood risk management options • Ensure that developments at residual flood risk are designed to be flood compatible and/or flood resilient • Maximise the use of open spaces within developments which have a residual flood risk to make space for flood water.	The Environment Agency continues to work with local authorities to ensure SFRAs, Local Plan policies, Opportunity Area Planning Frameworks and planning applications apply these flood risk management measures as a standard. The Environment Agency is also encouraging the development of a 'riverside strategy' approach to ensure that these principles are embedded within regeneration and redevelopment opportunities.

No.	Recommendation	Progress at August 2019
6	Developments all across London should reduce surface water discharge, in line with the Sustainable Drainage hierarchy set out in Policy 5.13 of the London Plan, the emerging Sustainable Design and Construction SPG and the emerging London Sustainable Drainage Action Plan (LSDAP).	In strategic developments reviewed by the GLA, many developments achieve greenfield run-off rates. However, these schemes often rely on attenuation tanks. GLA officers promote the use of 'green' sustainable drainage techniques, which can deliver a wider range of benefits and feature higher in the hierarchy. There is also more emphasis on such techniques in the drainage hierarchy of the draft new London Plan policy. A new London-wide drainage pro-forma has been co-developed between the GLA and lead Local Flood Authorities to provide consistency across London in terms of what information is needed as part of a drainage strategy and how it should be formatted. This pro-forma was rolled out in April 2019.
7	Thames Water should continue its programme of addressing foul sewer flooding.	Thames Water continues to address localised sewer flooding problems. Specifically related to Counters Creek catchment in west London, Thames Water no longer intends to pursue installation of a large storm relief sewer. Instead the aim is to reduce sewer flooding through a combination of non-return valve installations, targeted sustainable drainage measures, and local pipe upgrades.
8	Groundwater flood risk should be considered in FRAs and SFRAs to ensure that its impacts do not increase.	As SFRAs are reviewed, this is starting to be included, and it is also being addressed in some site specific FRAs. However, poor data quality may prevent more detailed consideration.

No.	Recommendation	Progress at August 2019
9	Reservoir flood risk should be considered in FRAs and SFRAs to ensure its impacts do not increase.	As SFRAs are reviewed, this is being considered, and is being addressed in some site specific FRAs as well.
10	Detailed flood risk assessments should be undertaken at an early stage at the level of individual major development locations and town centre development sites. Opportunities to reduce flood risk should be maximised where possible.	This is generally being achieved for developments greater than 1 hectare with flood risk from any source. The GLA has led work with the Environment Agency, relevant boroughs and water companies to promote Integrated Water Management Strategies (IWMSs) at major development locations including Vauxhall, Nine Elms and Battersea, Old Oak and Park Royal, the Charlton to Crayford Riverfront and Old Kent Road. Work is also starting on the Isle of Dogs, Thamesmead and Royal Docks. The GLA, again working closely with the Environment Agency, is also helping to inform the Sustainable Drainage Strategy for the Old Oak North development area, working with the OPDC Team. In addition, the Environment Agency's Sustainable Places Team is engaging with London boroughs at the pre-application stage.

No.	Recommendation	Progress at August 2019
11	Relevant transport authorities and operators should examine, and regularly review, their infrastructure for potential flooding locations and flood risk reduction measures. This should include their networks, stations, depots, underpasses and tunnels. For large stations and depots, solutions should be sought to store or disperse rainwater from heavy storms.	Through the London Sustainable Drainage Action Plan work-streams, the GLA is working with TfL and London boroughs to increase the rollout of sustainable drainage systems across their transport networks/assets. In addition to providing design advice on major transport projects to help incorporate SuDS, the GLA has also supported TfL in the development of SuDS component concept design statements and a highways SuDS training programme to embed surface water flood risk management into standard practice. TfL, supported by the London Climate Change Partnership, hosts a Transport Adaptation Steering Group that looks at climate adaptation measures across transport infrastructure and strategies for improving transport sector resilience. TfL has also produced a sector-based climate adaptation plan to set out how to improve and monitor performance on adaptation. London Underground's comprehensive investigation into flood risk to their assets and infrastructure is in its second phase, due for completion this Financial Year.

No.	Recommendation	Progress at August 2019
12	Emergency service authorities and operators covering hospitals, ambulance, fire stations, police stations and prisons should ensure that emergency plans, in particular for facilities in flood risk areas, are in place. They should be regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London the GLA has undertaken work to examine surface water flood risk at hospital and emergency services sites across London. Each London borough also has its own Multi-Agency Flood Plan, which should identify critical infrastructure/ vulnerable sites at risk of flooding. The London Resilience Forum provides a centralised forum for coordination of emergency response efforts across London.
13	Education authorities should ensure that emergency plans, in particular for facilities in flood risk areas, are in place and regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London, the GLA has undertaken work to examine surface water flood risk at secondary school sites across London. The LSDAP also identifies school sites as having a good range of opportunities to implement more sustainable drainage measures. Each London borough also has its own Multi-Agency Flood Plan, which should identify education facilities at risk.

No.	Recommendation	Progress at August 2019
14	Operators of electricity, gas, water, sewerage, and waste utility sites should maintain an up to date assessment of the flood risk to their installations and, considering the likely impacts of failure, establish any necessary protection measures including secondary flood defences.	The updated 2017 RFRA provides a more up-to-date and accurate picture of flood risk to strategic utilities. Electricity: Critical sub-stations and other assets are being upgraded and made more resilient by National Grid. Water/Sewerage: Investment to improve mitigation/resilience of assets to flooding are taking place. Water companies are prioritising based on site-specific flood risk assessments. The London Resilience Partnership has worked with multiple sectors to map out infrastructure interdependencies using the Anytown approach. This helps to identify the potential for cascading failures due to disruption in one sector.

Planning

London Local Plans

3.99 The National Planning Policy Framework requires local planning authorities to produce a Local Plan for their area. In law (Planning and Compulsory Purchase Act 2004) the documents that make up the Local Plan are described as the development plan documents (DPDs). There is good coverage of Local Plans across London, with 34 adopted and 16 under review.

3.100 Under the Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 18 requires Local Planning Authorities (LPAs) to notify the Mayor of the subject of a Local Plan. This is the Preparation Stage. The Mayor will endeavour to provide comments to the LPAs at this stage but is not required to respond to the consultation. Under Regulation 19, before submitting the Local Plan to the Secretary of State, LPAs must make a copy of the proposed submission documents available and must request an opinion from the Mayor as to the general conformity of their Local Plans (Regulation 21) with the London Plan. This is the Publication Stage. The Mayor has six weeks to respond to the consultation. The Mayor will respond to Supplementary Planning Documents (SPDs) and Neighbourhood Plans only where strategic policy issues are raised.

3.101 In order to achieve general conformity with the London Plan, in accordance with Section 24(1) (b) of the Planning and Compulsory Purchase Act 2004, the Mayor works pro-actively with the boroughs, commenting on and holding meetings to discuss informal drafts of documents and meetings to discuss the Mayor's response to consultations.

3.102 Table 3.45 shows the status of the Local Plan in each of London's 35 planning authorities (updated in June 2019) and any plan documents that were either reviewed or adopted in 2018.

3.103 Guidance on plan making can be found at https://www.gov.uk/guidance/plan-making.

Table 3.45 London borough policy documents reviewed in 2018

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
Barking and Dagenham	Core strategy adopted July 2010 Borough wide development policies adopted March 2011	
Barnet	Adopted both Core Strategy and Development Management Policies September 2012 Review in progress	
Bexley	UDP policies 2004 Local Plan (Core Strategy) adopted February 2012 Review in progress	
Brent	Core Strategy adopted July 2010 Development Management Policies Local Plan Adopted Nov 2016 Review in progress	• Draft Shop-fronts SPD Consultation (Jan18-Mar18) • Draft Brent design guide SPD Consultation (May18-Jul18) • Draft Local Implementation Plan 3 (LIP 3) Consultation (Oct18-Nov18) • Local Plan Reg 18 Preferred Options and IIA Consultation (Nov18-Jan19) • Harlesden Neighbourhood Plan Consultation (Aug18-Sep18) • Local Plan Reg 18 Preferred Options and IIA Consultation (Nov18-Jan19)
Bromley	Local Plan adopted February 2019	• Site G/Site 10 Draft Masterplan consultation (Sep18-Sep18) • Preliminary Draft Charging Schedule Consultation (Jan18-Feb18) • Local Plan Main Mods Consultation (Jun18-Aug18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
Camden	Local Plan adopted July 2017	• Kentish Town Framework (Mar18) • Adopted Planning Guidance Phase 1 documents: Housing (interim), advertisements, basements etc (Apr 18) • Draft Kentish Town Planning Framework (Oct18-Dec18) • Planning Guidance Documents - Camden - Air quality, Altering and Extending Home Consultation (Nov18-Jan19) • How to invest CIL Borough Consultation - Not CIL Charging Schedule or related (Oct18) • Kentish Town Neighbourhood Forum Re-designation (Mar18-Apr18) • Dartmouth Park Neighbourhood Plan Consultation (Apr18-Jun18) • Hampstead Neighbourhood Plan - Referendum Held and approved (Jul18) • Dartmouth Park NHP – Re-designation of the Dartmouth Park NH forum (Oct18-Nov18) • Redington Frognal NHP consultation (Nov18-Dec18) • Extension of Redington and Frognal NHP Statutory Consultation (Nov18-Jan19) • Camley Street NHP Consultation (Nov18-Jan19) • Article 4 Direction - B1a to C3 Consultation (may18-Jun18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
City of London	Local Plan adopted January 2015 Review in progress	• City Plan 2036 Reg 18 Preferred Approach consultation (Nov18-Feb19) • Adoption of Freight and Servicing SPD (Mar18) • Transport Strategy Consultation (Nov18-Jan19) • Postman's Park Conservation Area Character Summary and Management Strategy (Apr 18)
Croydon	Local Plan adopted February 2018 Review in progress	• Local Plan Adopted (Feb18) • Suburban Design Guide (SPD2) and Statement of Community Involvement (SCI) Consultation (Sep18-Oct18) • Updated Local Plan Programme Including LDS (Jul18)
Ealing	Core Strategy DPD adopted April 2012 Development Management DPD adopted December 2013	
Enfield	Core Strategy adopted November 2010 Development Management Document adopted November 2014 Review in progress	• Edmonton Leeside AAP Examination (Jun18-Sep18) • Draft New Local Plan Reg 18 Issues and Options consultation (Dec18-Feb19)
Greenwich	Core Strategy with Detailed Policies adopted July 2014	• Boundary Maps for Charlton Riverside Conservation Area and Thames Barrier and Bowater RD CA. (APR 18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
Hackney	Core Strategy adopted November 2010 Development Management Local Plan adopted July 2015 Site Allocations Local Plan adopted July 2016 Review in progress	• Stamford Hill AAP - Draft Plan for Cabinet approval (Nov18) • Shoreditch AAP - Draft Plan for Cabinet approval (Nov18) • Transport Local Implementation Plan (Nov18-Dec18) • Tri-borough Finsbury Park and Stroud Green NH Area and Forum Application (May18-Jun18) • Borough wide Characterisation Study - Evidence base for Local Plan (Mar18-May18) • Local Plan Reg 19 Consultation (Nov18-Jan19)
Hammersmith and Fulham	Local Plan adopted February 2018	
Haringey	Local Plan adopted March 2013 Development Management DPD July 2017 Site Allocations DPD July 2017	• Local Plan Adopted (Feb 18) • Wood Green AAP - Preferred Option Reg 18 (Feb18-May18) • Tottenham High Road Strategy (Mar18) • Planning Obligations SPD adopted (Apr18)
Harrow	Core Strategy Adopted February 2012 Development Management Policies Local Plan adopted July 2013	
Havering	Core Strategy adopted 2008 Review in progress	• Statement of common ground with adjoining authorities (Oct18) • Draft Charging Schedule Consultation (Aug18-Oct18) • Full review. Local Plan submitted to Secretary of State for examination (Oct18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
Hillingdon	Local Plan Part 1 adopted November 2012 Review in progress Examination underway	• Hillingdon/SCS Railways Joint Venture - High Speed 2 works under the town and country planning act 1990 - Ruislip Golf Course Consultation (Oct18) • Review of Local List for Validation of Planning Applications (Dec18-Feb19) • Local Plan Part 2 submitted to Secretary of State for examination (May18) • Examination hearings (Aug18)
Hounslow	Local Plan adopted September 2015	
Islington	Core Strategy adopted February 2011 Development Management Policies adopted June 2013 Review in progress	• Site Allocations Direction of Travel (Feb18-Mar18) • Consultation on the Draft Local Plan Reg 18 (Nov18-Jan19) • Finsbury Park and Stroud Green Neighbourhood Area and Forum Designation (Nov18) • Publication of NH Area and Forum Designation (Nov18) • Article 4 Direction (CAZ) Office to Residential (Mar18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
Kensington and Chelsea	Core Strategy (Adopted Dec 2010) Partial reviews: Pubs and Local Character adopted Oct 2013 Conservation and Design adopted Dec 2014 Miscellaneous Matters adopted Dec 2014 Basements adopted Jan 2015 Review in progress Examination underway	• Consultation on Second Draft Planning Contributions SPD (Nov18-Jan19) • CIL Instalments Policy (May18) • Re-designation of the St Quintin and Woodlands Neighbourhood Forum (May18-Jun18) • Mayfair NH Plan Reg 15 (May18-Jun18) • Draft Conservation Area Appraisals for Thames CA, Hans Town CA, Oxford Gardens CA, Norland CA (Nov18-Dec18) • 5 Year housing Supply (Apr18) • Local Plan Partial review - Main Modifications (Jul18-Sep18)
Kingston upon Thames	Core Strategy, including Development Management policies, adopted April 2012 Preparing a new Local Plan and Kingston Opportunity Area	• Gypsy and Traveller Needs Assessment proposed methodology (Jan18) • Kingston Riverside Public Realm SPD (Oct18)
Lambeth	Lambeth Local Plan adopted September 2015 Partial Review in progress	• Article 4 Direction (CAZ) Office to Residential (Apr18-May18) • Draft Revised Local Plan Reg 18 Issues and Options consultation (Oct18-Dec18)
Lewisham	Core Strategy Adopted June 2011 Development Management Policies adopted 2014 Updated Local Development Scheme (May18)	• Updated Local Development Scheme (May18) • Draft Alterations and Extensions SPD (Aug18-Sep18) • Gypsy and Traveller Sites Consultation (Sep18-Nov18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
London Legacy DC	Current Local Plan adopted July 2015 Review in progress	• Local Plan (Regulation 19) Publication Consultation (Dec18) • SEA Screening Consultation for Night-time Economy SPD (Dec18-Jan19) • CIL (Reg 15) Preliminary Draft Charging Schedule (Nov18-Dec18) • Local Plan Reg 19 Consultation on Submission Draft (Nov18-Dec18)
Merton	Core Strategy adopted 2011 South London Waste Plan adopted 2012 Sites and Policies Plan and Policies Map adopted July 2014 Review in progress	• Local Plan 2020 Stage 1 consultation (Nov17-Jun18) • Local Plan 2020 Stage 2 consultation (Oct18-Jan19) • Development Viability SPD (Jan18-Feb18) • Estates Local Plan adoption (Feb18) • Future Wimbledon Masterplan (Oct18-Dec18)
Newham	Local Plan formally adopted December 2018	• Submission of Local Plan to the Secretary of State (Mar18) • Updates to proposed submission Local Plan (Mar18) • Local Plan EiP (Apr18-Jun18) • Local Plan Main and Minor Modifications (Jul18-Sep18) • Notification of Inspector's Report: Newham Revised Local Plan (Nov18) • Local Plan formally adopted (Dec18) • Altering and Extending Your Home adopted (Feb18) • Woodgrange Road and Romford Road Conservation Areas Article 4 Directions (Feb18-Mar18) • Durham Road Conservation Area (Feb18-Mar18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
Old Oak and Park Royal DC	In preparation Examination underway	• Second Revised Draft of the Local Plan for Regulation 19 consultation (Jun18-Jul18) • Draft Local Plan submitted to Secretary of State for Examination 4 October 2018
Redbridge	Local Plan formally adopted March 2018	• Local Plan formally adopted (Mar18) • Noise Generating and Noise Sensitive Development - notice of adoption (Sep18) • Community Infrastructure Levy (Nov18-Jan19) • Article 4 borough-wide HMOs non-immediate (Dec18-Jan19)
Richmond upon Thames	Local Plan adopted July 2018	• Notice of adoption of the Local Plan (Jul18) • Noise Generating and Noise Sensitive Development notice of adoption (Sep18) • Conservation Area Designation (Jul18) • Conservation Area Public Consultation (Oct18-Dec18) • Local Plan - proposed main modifications (Nov17-Feb18)
Southwark	Core Strategy April 2011 Saved Southwark Plan July 2007 Review in progress	• Movement Plan (Nov18-Jan19) • Old Kent Road Forum - Tall Buildings (Dec18) • Old Kent Road Forum (Nov18) • Article 4 Direction (CAZ) Office to Residential (Mar18-May18) • Change of use from Offices to Residential - Article 4 (Nov18) • The Old Southern Railway Stables and the Forge - Article 4 (Nov18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
Sutton	Local Plan formally adopted March 2018	• Local Plan Formally Adopted (Mar18) • Local Development Scheme adopted (Mar18) • Local Implementation Plan (Nov18-Dec18) • Brownfield Land Register (Nov18-Dec18) • CIL Reg 123 List (Nov18-Dec18)
Tower Hamlets	Current Core Strategy adopted 2010 Managing Development Document (including site allocations) adopted 2013 Review in progress Examination underway	• Local Plan submission to the Secretary of State for Examination (Feb18) • Local Plan Examination hearings (Sept-Oct18) • AMR and Five Year Housing Land Supply Report 2018 (May18) • Community Governance Review Consultation (Nov18-Dec18) • Statement of Community Involvement (Nov18-Jan19) • Community Infrastructure Levy (Nov18-Jan19) • Draft Isle of Dogs Neighbourhood Plan (Reg 15) (Jan18-Feb18) • Poplar Regeneration Alliance Neighbourhood proposed area and forum (Aug18-Sep18)

Planning Authority	Plan status	Plan documents reviewed and / or adopted during 2018
Waltham Forest	Core Strategy adopted March 2012 Development Management Policies with Policies Map adopted in October 2013 Review in progress	• Affordable housing and Viability SPD adopted (May18) • Statement of Community Involvement (Sep18-Oct18) • Highams Park Draft Neighbourhood Plan (Jun18-Aug18) • Variation to Non-immediate Article 4 Direction (Offices to Residential) (Mar18-Apr18) • Draft Local Plan Issues and Options Regulation 18 consultation (Nov17-Dec17)
Wandsworth	Core Strategy and Development Management Policies adopted March 2016 Review in progress	• Local Plan - Employment and Industry Document. Notification of Inspectors Report and main modifications (Sep18) • Local Plan – Industry and Employment Document formal adoption (Dec18) • Local Plan Full Review Issues Document consultation (Dec18-Feb19)
Westminster	Westminster City Plan formal adoption November 2016 Review in progress	• City Plan 2019-2040 Local Plan Reg 18 consultation (Nov18-Dec18) • Article 4 Direction - removal of office (B1a) to residential permitted development rights (Feb18-Apr18)

Source: GLA Planning and Local Plan borough updates and borough websites

Opportunity Areas

3.104 Opportunity Areas (OAs) have the potential to deliver a substantial number of the new homes and jobs that London needs. Details of London's OAs and a summary of the objectives can be found in Annex 1 of the 2016 London Plan. There are 38 OAs listed in the 2016 London Plan, however only those with an adopted planning framework are included in the tables below. The Olympic Legacy Supplementary Planning Guidance (OLSPG) boundary has been used in preference to the Lower Lea Valley OA.

3.105 Table 3.46 shows conventional residential completions during 2017/18 and Table 3.47 shows the pipeline of residential units at 31/03/2018 in the OAs with adopted planning frameworks.

3.106 A map of London's OAs with adopted planning frameworks is available on the GLA's website (https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/opportunity-areas/opportunity-areas-map-0). The map includes the housing and jobs indicative targets for each area, along with the homes completed and in the pipeline. This housing data is drawn directly from the live LDD so may differ from the figures published here.

3.107 GLA Planning are currently working on an Opportunity Areas status report, a survey of growth in London's many OAs. Its purpose is to show how coordination across boroughs and the Mayor's agencies unlocks and accelerates growth opportunities. London's Opportunity Areas Report also supports the monitoring and review processes set up within many OAs to ensure supporting infrastructure is delivered at the correct pace for the housing and jobs growth.

Table 3.46 Net housing completions in adopted Opportunity Areas 2017/18

Opportunity Area	Net units
Bankside, Borough and London Bridge	80
Canada Water	0
Charlton Riverside	2
City Fringe/ Tech City	1,173
Colindale/ Burnt Oak	764
Cricklewood/ Brent Cross	279
Croydon	1,081
Earls Court and West Kensington	237
Elephant and Castle	381
Euston	1
Greenwich Peninsula	991
Harrow and Wealdstone	249
Ilford	15
King's Cross - St Pancras	221
London Riverside	447
Old Oak and Park Royal	195
OLSPG boundary	1,210
Paddington	0
Southall	122
Thamesmead and Abbey Wood	3
Tottenham Court Road	162
Upper Lea Valley	776
Vauxhall, Nine Elms and Battersea	2,022
Victoria	11
Waterloo	5
Wembley	640
White City	224
Woolwich	143
Total	11,434

Table 3.47 Net housing pipeline in adopted Opportunity Areas at 31/03/2018

Opportunity Area	Not started	Under construction	Total
Bankside, Borough and London Bridge	381	1,551	1,932
Canada Water	79	1,410	1,489
Charlton Riverside	0	90	90
City Fringe/ Tech City	2,371	5,551	7,922
Colindale/ Burnt Oak	1,529	2,979	4,508
Cricklewood/ Brent Cross	1,046	924	1,970
Croydon	2,531	1,982	4,513
Earls Court and West Kensington	3,861	2,234	6,095
Elephant and Castle	234	2,741	2,975
Euston	49	-54	-5
Greenwich Peninsula	726	16,064	16,790
Harrow and Wealdstone	2,671	919	3,590
Ilford	1,001	977	1,978
King's Cross - St Pancras	210	585	795
London Riverside	3,098	11,467	14,565
Old Oak and Park Royal	1,849	1,742	3,591
OLSPG boundary	12,218	5,625	17,843
Paddington	9	827	836
Southall	665	4,163	4,828
Thamesmead and Abbey Wood	867	778	1,645
Tottenham Court Road	15	101	116
Upper Lea Valley	2,549	3,502	6,051
Vauxhall, Nine Elms and Battersea	1,258	13,212	14,470
Victoria	116	516	632
Waterloo	30	1,261	1,291
Wembley	1,303	4,527	5,830
White City	262	3,734	3,996
Woolwich	498	3,323	3,821
Total	41,426	92,731	134,157

Planning Decisions

3.108 These tables highlight the ongoing work of the Mayor's Development Management Team in helping to implement the London Plan.

Table 3.48 Planning applications referred to the Mayor by year

	2012	2013	2014	2015	2016	2017	2018	Average since 2012
Total referrals	307	359	373	454	389	382	335	371
Stage 2 referrals	182	187	187	167	170	162	172	175
Strategic Call-ins	1	2	1	5	3	4	4	3

Table 3.49 Number of Stage 2s and call-ins considered and approved by year

Calendar Year	Total number of Stage 2 / call-ins considered by the Mayor	Of which that include (C3) residential units	Total number of Stage 2 / call-ins recommended for approval	Of which that include (C3) residential units
2012	183	117	169	108
2013	190	124	179	114
2014	190	135	162	113
2015	169	112	149	96
2016	175	125	155	107
2017	166	102	138	81
2018	176	118	147	98

Table 3.50 Tenure of residential units in Stage 2 decisions 2018

Tenure	Units
Affordable Rent	2,775
Discount Market Rent	730
Discount Market Sale	38
London Affordable Rent	1,771
London Living Rent	296
Shared Ownership	6,289
Social Rent	2,242
Private units	28,621

Note: Excludes s73 amendments.
Shared ownership includes London Shared Ownership
Source for all tables: GLA Planning. All figures are for calendar years

London Planning Awards

3.109 The Mayor, London First, the Royal Town Planning Institute and London Councils jointly organise the privately-sponsored annual London Planning Awards to showcase and celebrate good planning practice in the capital. The 16th London Planning Awards were held on 31 January 2019 at the National Gallery. Details of the winning entries are given in Table 3.51. More details can be found on the London First website at https://www.planningawards.com/results-2019/.

Table 3.51 London Planning Awards – winners

Award name		Project Name	Award citations taken from Jules Pipe's and sponsors' speeches at the ceremony
Best New Place to Live	Winner	Camden Courtyards	This innovative housing scheme successfully accommodates 50 per cent affordable housing within a compact 'S'-shaped block plan, resulting in an efficient use of the site, optimal residential density and a high proportion of dual aspect units. The building was built on a previously vacant brownfield site, and is inspired by the rich industrial heritage of the area whilst complementing the Victorian and Georgian properties in the locality.
	Highly Commended	Kidbrooke Village	An ambitious and design-led estate regeneration scheme that transforms the former Ferrier Estate through a 109-hectare masterplan. Work commenced in 2007 and has now reached the half way stage, with 1,579 housing units completed. A total of 4,800 homes are to be delivered by 2030 of which 35 per cent will be affordable. The masterplan includes an impressive mix of housing types and tenures based on a series of strong place making principles, including high quality green open space and a 'village centre', creating a strong sense of community.

Award name		Project Name	Award citations taken from Jules Pipe's and sponsors' speeches at the ceremony
Best New Place to Work	Winner	No.1 New Oxford Street	The applicant demonstrated a positive collaborative dialogue with the Local Planning Authority that has helped produce a highly sustainable workspace with active frontages at ground floor level and a new public access through the back of the development. The physical alterations have not only brought a building of merit back to life, they have significantly enhanced the workspace and environment inside and out. The finished design respects the original architecture and creates workspace that inspires its new occupants, is durable and secures this important corner building for another generation.
	Highly Commended	Republic	Forming an integral part of the regeneration of the former East India commercial estate, the scheme successfully connects with East India and Blackwall DLR stations through a new sequence of pedestrian friendly public realm. The project successfully utilises the structure of existing buildings and introduces new commercial and cultural uses arranged around a central atrium hub. The scheme demonstrates impressive sustainability credentials based on the use of high-grade materials, exemplary cycling and well being facilities for occupiers and the creation of Europe's only 100 metre outdoor swimming pool.

Award name		Project Name	Award citations taken from Jules Pipe's and sponsors' speeches at the ceremony
Best Mixed-Use Scheme	Winner	Television Centre	It was important for this regeneration scheme to respect the history of a media complex that is very familiar to the public. The best and most recognised elements of the buildings have been preserved and creatively adapted to accommodate a wide range of new uses. The result is a very high-quality mixed-use scheme that provides first class residential accommodation, offices, retail and health facilities. Not only are there hints of the previous media activities throughout the development, it successfully retains some of the broadcasting activities it is so well known for from the past to give a genuine integrated multi-use development.

Award name		Project Name	Award citations taken from Jules Pipe's and sponsors' speeches at the ceremony
The Heritage and Culture Award	Winner	Walthamstow Wetlands	This huge operational site for Thames Water was previously closed to the public until the London Borough of Waltham Forest persuaded Thames Water to grant them a 25-year lease and allow public access. It is now the largest urban wetland nature reserve in Europe that celebrates both the rich wetland habitats as well as the area's rich industrial heritage. A locally listed Victorian power station was converted into a new visitor centre including a café, shop, exhibition and education space. There are works on a listed copper mill to create a viewing platform over the wetlands and two kilometres of boardwalk have been laid out for walkers and cyclists. There is a vast schools programme and the wetlands centre is attracting high visitor numbers.
	Highly Commended	South London Gallery Fire Station	The project attracted £4million of investment including £600,000 from the Mayor to sensitively repair and re-purpose this grade II listed former fire station which was previously on the Historic England's Buildings At Risk Register. The new gallery spaces successfully preserve and enhance the building's special heritage value through a thorough design-led approach and the completed project represents an exemplar for re-purposing derelict buildings of heritage value.

Award name		Project Name	Award citations taken from Jules Pipe's and sponsors' speeches at the ceremony
Mayor's Award for Sustainable Environmental Planning	Winner	Agar Grove Estate	This ongoing estate regeneration in the London Borough of Camden will result in the provision of 493 new homes to existing and future residents, of which 345 will be built to Passivhaus Standards. The largest scheme of this kind in the UK, the Passivhaus specification ensures improvements in air quality and reductions in energy demand and consumption. Meanwhile, the masterplan will enhance the public realm and connections with the surrounding area
	Highly Commended	White Collar Factory	An exemplar of highly sustainable and flexible workspace within the City Fringe opportunity area, the scheme includes openable windows to maximise natural ventilation and occupier comfort levels, a double level cycle hub and a structural frame designed to enable future adaptation over a 100-year lifespan. The building is designed to achieve a 25% reduction in operational carbon emissions over that of a conventional office block and achieves BREEAM Outstanding and LEED Platinum credentials.

Award name		Project Name	Award citations taken from Jules Pipe's and sponsors' speeches at the ceremony
The Award for Community Engagement in the Planning Process	Winner	SHEDx – Growing Ideas in Tolworth	Developed by 'The Community Brain', who in partnership with RB Kingston, secured £385,239 of GLA's Good Growth Funding, the SHEDx project responds to Tolworth's context and 'quick win' projects identified in the Tolworth Area Plan – by giving all of Tolworth's communities a voice in the area's anticipated regeneration. The judges were impressed by the energy and breadth of imagination given to creating a 15-month programme designed to create a new community narrative for Tolworth.
	Highly Commended	Norwood Co-operative Local Investment Plan	Lambeth Council designed a pioneering public engagement methodology to identify local priorities for investment from their Neighbourhood Community Infrastructure Levy. The project demonstrated genuine community participation from the outset with local residents and businesses taking the lead on creating an area wide strategy called the Co-operative Local Investment Plan (CLIP) which was published in early 2018 and has resulted in a total of 1,160 projects for the Norwood area stemming from 690 respondents.

Award name		Project Name	Award citations taken from Jules Pipe's and sponsors' speeches at the ceremony
The Borough-led Projects Award	Winner	Colville Estate Regeneration	The London Borough of Hackney has demonstrated a very forward-thinking approach to estate regeneration. From the outset, Hackney has been very engaged with the existing community, listened to what they wanted from the project and involved them in an iterative design process. Hackney entered into a joint venture partnership with developer Anthology to build some private housing to cross-subsidise delivery of the wider project. The blocks that have been delivered so far are high quality and tenure blind, and the estate is being fundamentally transformed.
The Mayor's Award for Good Growth	Winner	Agar Grove Estate	For its effective use of land to deliver increased housing in an environmentally-sustainable manner, in close dialogue with the local community, resulting in improvements for existing and future residents.

Chapter 4 - Other Contextual Data Sources

This AMR cannot and does not attempt to be comprehensive. There is a significant amount of relevant data available from both the GLA and other sources. The list of references and links provided here should enable anyone researching these subjects access to the most up to date information.

London Datastore

The primary source of data and statistics held by the GLA is the London Datastore which includes data not just from the GLA but a range of other public sector organisations.

London Development Database

For more information on the Mayor's London Development database please email the Data Team or visit our public page.

The new London Plan

Progress on the new London Plan can be found at https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan.

Development Management

More information on the activities of the Mayor's Development Management unit (Formerly Planning Decisions Unit/ Development and Projects) can be found at: https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions

GLA Economics

The latest reports from GLA economics are available within the Business and Economy section of the Mayor's website.

Central Government

Government departments have moved their websites to a central domain: https://www.gov.uk

Sustainable Development

Information on the London Sustainable Development Commission and their work can be found at https://www.london.gov.uk/about-us/organisations-we-work/london-sustainable-development-commission.

United Nations' Sustainable Development Goals can be found at http://www.undp.org/content/undp/en/home/sustainable-development-goals.html.

Air Quality

Information on the sources and concentrations of air pollution in London can be found in the London Atmospheric Emissions Inventory: https://data.london.gov.uk/dataset/london-atmospheric-emissions-inventory--laei--2016.

Live information from London's network of air quality monitors, including national and Local Authority monitors, is published on the GLA website: https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/london-air-quality-map.

Waste

The Mayor's Municipal Waste Management Strategy can be found at https://www.london.gov.uk/WHAT-WE-DO/environment/environment-publications/mayors-municipal-waste-management-strategy. DEFRA produces statistics on waste and recycling which can be found at https://www.gov.uk/government/collections/waste-and-recycling-statistics.

The latest data on London's waste can be found on the Local Authority Waste and Recycling Information Portal

Minerals (Aggregates)

Information on the London Aggregates Working Party (LAWP), including Annual Monitoring Reports, is available at https://www.london.gov.uk/what-we-do/planning/who-we-work/planning-working-groups/london-aggregates-working-party.

Transport

The latest information on the Mayor's transport work can be found on the Mayor's website.

Transport for London publishes the Travel in London report as well as their annual report.

TfL's WebCAT toolkit can be used to measure transport connectivity using PTAL score and time mapping analysis. Details on how PTAL scores are calculated can be found in the PDF at http://content.tfl.gov.uk/connectivity-assessment-guide.pdf.

The Department for Transport also holds useful information on transport.

Waterways

The London Rivers Action Plan, a tool to help restore rivers for people and nature can be downloaded from http://content.tfl.gov.uk/river-action-plan.pdf. Further information, including a map of projects in the UI, can be found on the River Restoration Centre website.

Health

London Health Programmes closed as a separate NHS organisation at the end of March 2013. Its work has since been carried forward through other organisations. In spring 2018 the work was devolved to the 32 London boroughs and the City of London Corporation. More information can be found on London Councils website.

Public Health England has collated resources and data tools to support local areas in improving health in the capital.

Education

The London Schools Atlas is an innovative interactive online map providing a uniquely detailed and comprehensive picture of London schools, current patterns of attendance and potential future demand for school places. Covering primary and secondary provision, including academies and free schools, the Atlas uses data to illustrate current patterns of demand for school places at a pan-London level for the first time. It also shows projected changes in demand for school places, helping to provide an indicative picture of areas with particular pressure on places in the future.

Various data and studies on education and skills can be found at: https://www.gov.uk/government/organisations/department-for-education.

Department for Environment, Food and Rural Affairs

Various data and studies on the environment can be found on the DEFRA section of the gov.uk website.

Ministry of Housing, Communities and Local Government

The latest information on Government policies and publications related to planning can be found on the MHCLG section of the gov.uk website.

Learn more about the planning system

The Planning Portal is an excellent place to find out more about the planning system. The site includes a glossary of planning terms.