London Plan Annual Monitoring Report

London Plan Annual Monitoring Report 6

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MAYOR OF LONDON

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* Changes: Errors in Table 20, page 36 have been corrected. Two blank pages were removed between pages 98 and 101. Page numbers are now visible on all pages.

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Executive Summary

Monitoring the interplay of forces which drive the best big city in the world is always a challenge. Data constraints apart it depends on a combination of leading and lagging indicators to reflect the complex mix of global and national trends which contribute to London's distinct character. This is especially the case for this, the sixth London Plan Annual Monitoring Report (AMR), which focuses on 2008/9 - a year which may or may not have marked the nadir of the deepest recession since the second world war. At the time of writing "is it a 'V' or is it a 'W'" is perhaps the key issue for those concerned for London's future and its part in contributing to national recovery.

But underlying this is the Mayor's primary concern for London's longer term prospects. In this regard, the results of this AMR are broadly positive while showing that there is still room for further improvement.

Unlike many cities elsewhere in Europe, London continues to grow demographically, albeit at a slower rate than in the recent past. It also continues to be more youthful than the country as a whole. Employment has contracted, but not to the extent that was expected a year ago, or along the line of the precipitous fall recorded in the recession of the early 1990s.

Contrary to the national picture, housing output (30,300 homes) edged ahead of last year's record to fractionally below the long term target of 30,500 pa. Similarly, new build affordable housing (10,600) is slightly above last year's figure (10,400). Of course this does not mean that these trends will continue inexorably upward – while investment is in place for 50,000 more affordable homes by 2012, economic circumstances may well bear on overall future housing performance. Housing approvals have fallen by 43%, but with approved capacity for over150,000 more homes in the development pipeline, the planning system should not constrain future recovery.

Perhaps contrary to popular perception, progress is being made in improving London's essential public transport infrastructure. 70% of the surface land needed to accommodate Crossrail has been acquired in central London and work has already started on Tottenham Court Road and Canary Wharf stations. The East London Line to Croydon is on track for completion this year and Phase 2 to Clapham Junction via Peckham is scheduled for 2012. Tube upgrade works should result in a significant upgrade in service on the Victoria line by 2012 when peak hour services will increase from 27 to 33 trains per hour. At the same time, the first phase of the Northern line improvements should result in 20% more capacity and an 18% reduction in journey times. Improvements to the District, Circle, Hammersmith & City, and Metropolitan lines should be complete by 2018, followed by those to the Bakerloo.

London has continued to grow within its limits, with almost 99% of new housing on previously developed land – very substantially above the national target of 60%. The challenge will be to keep to target while taking a more sensitive approach to housing density – that for approvals already shows a decline over 2007/2008. The loss of protected habitats has been reduced and the proportion of municipal waste which is recycled or composted has improved, though greater efforts will be needed to achieve the strategic target. So too will initiatives to open up London's opportunities to all its residents – while the percentage of lone parents dependent on benefits has declined, progress has not been made in closing the gap between unemployment rates for white Londoners and those from other ethnic backgrounds.

This year has also seen significant progress in revising a number of mayoral strategies, most importantly perhaps for this report preparing a new (or 'replacement') London Plan. For the first time the draft Plan has been consulted on at the same time as the Economic Development and transport Strategies, together setting out a policy framework to deliver the Mayor's vision of London as the best big city in the world.

Scope and Purpose

This is the sixth London Plan Annual Monitoring Report (AMR6). The AMR is the central document in the monitoring process required by law to assess the effectiveness of the Mayor of London's spatial development strategy (more commonly known as the London Plan). It is based on the key performance indicators (KPIs) set out in Chapter 6 of the London Plan, but it also contains additional contextual information that helps highlight some more specific challenges facing London. As with past AMRs, AMR6 reviews the overall performance of the London Plan (the version published consolidated with alterations since 2004 in February 2008) with respect to key issues and trends reported in the year 2009/10.

The figures in the appendices generally relate to the period April 2008 to March 2009, although in some cases the most up to date data is provided. Where possible a time series of data is given to help show trends. The appendices also indicate a few areas where proxy data have had to be used.

This report draws on a range of data sources, but the Greater London Authority's London Development Database (LDD) is of central importance. The LDD is a "live" system monitoring planning permissions and completions, and which provides good quality, comprehensive data for the GLA and London boroughs.

The KPIs used in this report remain the same as in AMR5. A review of monitoring indicators is under way as part of the work to produce a new or "replacement" London Plan.

The scope of the AMR is outlined in Chapter 6B of the London Plan. It has been prepared to reflect the overall policy direction of the Plan, and does not attempt to measure and monitor each of its individual policies – this would make for a very large and complex document, and risk losing important information about overall trends amongst huge amounts of detail. The AMR continues to be important in keeping the London Plan under review (which the Mayor is legally required to do under the Greater London Authority Act 1999); it will also play an important part in informing the preparation of the new London Plan and its public examination (more information about the Plan review process is given below).

The AMR should not be confused with either:

The Mayor's Annual Report: This is required under the GLA Act 1999. The latest report was published in April 2009 and covers the period 2008/9. It sets out the Mayor's objectives and the action taken to implement them (looking at economic recovery, tackling crime and quality of life). It shows progress in preparing the Mayor's strategies, the GLA's progress against performance indicators and financial information. The report is available on the GLA's website, at http://www.london.gov.uk/mayor/annual_report/docs/ann_rpt_2009.pdf.

The State of the Environment Report: This is also required to be published under the GLA Act 1999, and must be published every four years. The most recent report – the second (the first was published in May 2003) – was issued in 2007. It reports progress on many aspects of London's environment, covering 36 specific indicators. There is some overlap with some of the KPIs in Appendix 1 of this report. The report is available on the GLA website at http://www.london.gov.uk/mayor/environment/soereport.jsp. The third report, which is being prepared jointly with the Environment Agency and Natural England, will be published in 2011.

Overview

Table 1 Summary Progress against Key Performance Indicators

+ Indicator generally being met

- Indicator generally failing

= Indicator showing neutral trend (may be lacking data)

KPI	Progress	Comment
1 - Increasing the proportion of development taking place on previously developed land. Maintain 96% residential development on previously developed land	+	Both approvals and completions are above the 96% target.
2 - Increasing the density of residential development. Over 95 percent of development to comply with the housing density location and SRQ matrix	+	Over 95% of all units comply with or exceed the densities specified in the SRQ matrix. For schemes of 15 units or more the total is 99%.
3 - Protection of open space. No net loss of open space designated for protection in UDPs due to new development.	-	Nearly 35 hectares (gross) of Green Belt, MOL or other protected open space could be lost as a result of planning permissions granted during 2008/09. For all open space there was a net loss of 18 hectares.
4 - An increased supply of new homes. At least 30,500 units per year.	+	Despite the economic downturn, net completions of new homes were up on the previous year, although slightly below target due to an increase in the number of vacant properties.
5 - An increased supply of affordable homes. Completion of 50 per cent of new homes as affordable homes each year 2004–2016.	=	Completions of affordable homes were 37% of total conventional completions during 2008/09.
5a - By 2026 reducing by at least 10% the gap between life expectancy at birth in Areas of Regeneration and the average in London	=	New target introduced in AMR 5. The nature of the data means that trends cannot be easily identified in the space of 1 year.

KPI	Progress	Comment
5b - By 2015, reducing by at least 10% the gap between the age standardized death rate from coronary heart disease per 100,000 population in Areas for Regeneration and the average in London	=	New indicator introduced in AMR 5. There has been only a minimal change since last year.
6 - Net increase in the proportion of London residents working in London	=	No new data. Only reliably reported through the census.
7 - Ensure that there is sufficient development capacity in the office market by maintaining at least 3:1 ratio of permissions to 3-year starts	+	Low construction starts during 2008/09 saw the ratio rise to 10:1
8 - Direction of economic and population growth to follow the indicative sub-regional allocations and fulfil the priority to east London	+	Significant progress has been made in the Opportunity Areas.
9 - Age specific unemployment rates for BAME groups to be no higher than for the white population by 2016, 50 % reduction of the difference by 2011	-	People from BAME groups remain twice as likely to be unemployed as people from White groups.
10 - Percentage of lone parents dependant on income support to be no higher than the UK average by 2016, 50 per cent reduction of the difference by 2011.	+	There has been a significant drop in the number of lone parents claiming income support in London and the percentage difference fell faster in London than in the rest of the UK. The difference in the rates of 7.6% is the lowest since 2001.
11a - An increase in the provision of childcare places per 1,000 under fives, particularly in Areas for Regeneration	**N/A**	The information for this indicator is no longer available.
11b - An improvement in the percentage of pupils obtaining 5 or more GCSEs at grades A-C in areas for regeneration relative to the LEA as a whole.	-	While there has been an improvement across the regeneration wards, London as a whole has seen a slightly faster rate of improvement
12 - Use of public transport per head grows faster than use of the private car per head	+	2008 saw a continuing drop in the use of the car and a rise in the use of public transport.

KPI	Progress	Comment
13 - From 2001-2011, 15 per cent reduction in traffic in the congestion charging zone, zero traffic growth in inner London, and traffic growth in outer London reduced to no more than 5 per cent.	+	Traffic declined in all zones and traffic reduction levels remain on target to exceed those required by this indicator.
14 - A five per cent increase in passengers and freight transported on the Blue Ribbon Network from 2001-2011	+	There was a 26.5% increase in passengers and an 8% increase in cargo carried in 2008/09 despite the looming economic downturn.
15 - 50 per cent increase in public transport capacity between 2001 and 2021, with interim increases to reflect Table 6A.2.	+	On target based on existing and planned investment in public transport.
16 - Regular assessment of the adequacy of transport capacity to support development in opportunity and intensification areas.	+	TfL continues to work with the Boroughs and other partners to ensure improvements in public transport at major development sites.
17 - Maintain at least 50% of B1 development in PTAL zones 5-6 and at least 90% of B2 and B8 development in zones 0-2.	+/-	Over 75% of B1 uses are in suitable locations with high PTAL scores. The targets for B2 and B8 have not been met
18 - No net loss of designated Sites of Importance for Nature Conservation over the plan period.	+	The net loss of 0.813 hectares recorded in planning permissions approved during 2008/09 represents a substantial improvement on the previous year.
19 - Increase in municipal waste recycled or composted At least 35 per cent by 2010 At least 45 per cent by 2015	=	The proportion of municipal waste being recycled or composed continues to grow, but the 35 % target for 2010 is unlikely to be achieved.
20 - Achievement of quantified requirement for waste treatment facilities	+	Revised borough level waste apportionment figures have been published for consultation in the revised London Plan.
21 - 75% (16 million tonnes) of London's waste treated or disposed of within London by 2010	+	GLA estimates suggest that 78% of London's waste is currently managed within London.

KPI	Progress	Comment
22 - Reduce emissions to 15 per cent below 1990 levels by 2010 20% reduction by 2016 25% by 2020 Note: The Mayor is working towards a revised target set out in the London Energy and Greenhouse Gas Inventory (LEGGI, 2008)	+	Newly published figures show that good progress is being made towards achieving the revised target.
23 - Production of 945GWh of energy from renewable sources by 2010 including at least six large wind turbines	?	No new data has been collected on this indicator, but new research will be undertaken in 2010.
24 - No net loss of functional flood plain within referable planning applications.	+	No known development on the functional flood plain.
25 - Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London.	=	There has been a very small decrease in the proportion of buildings at risk.

The London Plan was first published in February 2004 and republished in 2008, consolidated with the alterations made to it since 2004. This is the version that is currently in force and from which the indicators in this report are taken. A full review of the plan started in late 2008, with public consultation on a Draft Replacement London Plan taking place between 12th October 2009 and 12th January 2010. An Examination in Public into the draft Replacement Plan is due to start in June of this year. The revised plan is on schedule for publication in late 2011. More details can be found on the GLA's website, http://www.london.gov.uk/shaping-london.

The tables in Appendix 1 of this report demonstrate mixed outcomes against the KPIs. The delivery of new housing was strong, with net completions up on the previous year. Whilst new development maintained the target level of 96% on brownfield land, a number of schemes were permitted on greenfield sites that would lead to the loss of 26.3ha of open space including 5.6ha of protected habitats (in both cases significantly less than in 2007/8, when the figures were 78.5ha and 20.9ha respectively). Most of the social, health and education indicators have shown broadly neutral trends, reflecting the more difficult economic situation over the past year, while the transport indicators have shown positive trends.

The London Plan has a vital role in co-ordinating and securing the infrastructure essential to support London's growth. This infrastructure includes transport, utilities, education, health and social facilities. The Mayor is stepping up engagement with the providers of these facilities, especially in terms of social infrastructure, to ensure that their plans complement the London Plan and to inform the policies in the draft replacement Plan. More directly, this year has seen work on an alteration to the London Plan to enable use of the planning system to secure the funding needed for the Crossrail project. This was the subject of an Examination in Public in December 2009.

Work on the infrastructure and facilities for the London Olympics and Paralympics is now well under way. Up to date progress can be checked on the Olympic Delivery Authority website *http://www.london2012.com/index.php* and the London Development Agency Website *http://www.lda.gov.uk/server/show/nav.00100h003*. Detailed planning for the Olympic Legacy has commenced, and the GLA is preparing an Olympic Legacy Strategic Planning Guidance to ensure the strategic planning policy framework required is in place.

In terms of housing provision, this is the second year of monitoring against the London Plan target of 30,500. In 2007/2008, 28,199 net additional dwellings represented 92% of the target; the equivalent figure for 2008/2009 was 30,312 or 99.6% of the target. The actual number of net dwellings constructed was 30,746 (up from 29,150 in 2007-8). The overall monitoring figure was however reduced by a net increase in the number of long term vacant properties of 460, although this increase was less than half that seen in 2007-8.

These figures may be surprising given reports of the severe effect that the economic downturn has had on the homebuilding industry nationally. It is likely that they reflect a large "overhang" from developments started before the worst of the recession bit – this may be confirmed by the 43% decline in residential planning approvals 2007/8-2008/9.

Progress against the London Plan's Six Objectives

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

Ensuring that development makes the most efficient use of land without encroaching on parks, the Green Belt, designated open spaces and other environmental assets is central to the London Plan's strategy of managing the capital's growth sustainably.

The London Development Database shows that of the housing development permitted in 2008/09, virtually all (98.8% units) have continued to be on previously developed land. This is an increase on last year (96%), and is comparable with performance in previous years. London continues to perform ahead of the other United Kingdom regions on this measure and well ahead of the national 60% target. It is also reflected in the figures for changes in open space due to new development or change of use. In 2008/9, 5.6 hectares have been lost to completed development, compared with 20.8 hectares the year before (a figure inflated by the Slade Green Rail Freight Depot in Bexley which was granted planning permission by the Secretary of State).

While densities on completed schemes rose from 121 dwellings per hectare in 2007/8 to 129 (with 97% of approved residential schemes reaching the Sustainable Residential Quality mark in the London Plan), those on approved schemes dropped from 150 dwellings per hectare to 136. Taken with the drop in approvals, it seems likely that AMR7 may paint a different picture of the housing market.

The Mayor has expressed concern over the quality of design of some of the new dwellings being built. With this is mind the draft Replacement London Plan sets out policies to improve housing quality, including space standards.

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

In a growing city, it is essential to ensure supply of enough new homes for people to live in, and which they can afford. The picture revealed by the data in this report is one of strong housing delivery, with net supply reaching 99.4% of the London Plan target of 30,500 (30,312 homes). Of the 28,302 net conventional completions 10,588, or 37.4%, were affordable (up from 10,370 or 36.7%).

The next AMR is likely to show a different situation. Residential approvals in 2008/9 were down 43% on the year before, and this may feed through into a lower figure for completions in the future. However, this in itself may not constrain output because London has maintained a substantial stock of housing capacity, with over 150,000 homes in the development pipeline. Overall, the figures in this document reflect the success of the London Plan in encouraging housing supply before exceptional economic circumstances intervened.

This AMR reports for the first time on the number of homes approved in planning permissions during 2008/09 that meet the Lifetime Homes standard (47%, or 55% excluding conversions), or which are wheelchair accessible (6% or 7% excluding conversions). London Plan policy is that all new homes should be built to Lifetime Homes Standards and that 10% should be designed to be wheelchair accessible, and these figures, together with the wide disparities in outcomes between boroughs shown in Tables 17 and 18, show that there is considerable scope for improvements if the needs of a changing population are to be addressed. Further details about the standards are given in Appendix 1.

Under the GLA Act 2007, the Mayor has responsibility for publishing a London Housing Strategy. A draft Strategy was published for public consultation in May 2009, and the final document will be issued shortly. The Strategy will set out the Mayor's vision for housing in London:

- to raise aspirations and promote opportunity: by producing more affordable homes, particularly for families, and by increasing opportunities for home ownership through the new First Steps housing programme
- to improve homes and transform neighbourhoods: by improving design quality, by greening homes, by targeting and delivering regeneration and by tackling empty homes
- to maximise delivery and optimise value for money: by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.

The Strategy and draft Replacement London Plan outline a new approach to securing affordable housing, replacing a percentage-based approach with one founded upon agreement of numerical targets with individual boroughs. The Mayor is also keen to see the delivery of more family-sized homes and to improve housing design.

Appendix 8 of this year's AMR contains the Housing Provision in London Monitor, which was published separately until AMR4.

Objective 3 - To make London a more prosperous city

This year has seen the country experience its worst economic downturn since the Second World War, only showing slow economic growth in the fourth quarter of 2009 after eighteen months, or six quarters, of contraction in the national economy. While London has fared better than some other parts of the country, a downturn on this scale (with the national economy shrinking by 4.8%) has inevitably hit the capital and has impacted on the indicators measuring progress against the economic and social objectives in the London Plan. It is still unclear how strong recovery will be, or whether there is a risk of the economy sliding back into negative growth.

Output, while 5.2% down on the mid 2008 peak, rose slightly in the third quarter of 2009. The peak-to-trough fall in employment was 3.1% (118,000) from November 2008/Jan 2009 to May/July 2009, but employment in London has since recovered by 35,000 and appears resilient compared with previous recessions (see Figure 1).

Figure 1 Employment in London 1982-2009 (EBS figures)

This decline has been spread across most sectors but was disproportionately high in the production and manufacturing sectors. However, growth was recorded in education, health, transport, communications and retailing. While the London unemployed claimant count is below that for the UK, as usual the internationally defined unemployment rate (9.1%) remains above that of the country as a whole (7.8%) (see Figure 2).

Figure 2 ILO Unemployment Rate (aged 16 and over) October-December 2009

From its low in April 2008, the claimant count has risen most sharply in the Western subregion. The most muted rise was in the North East region but there has still been a 62% rise there, underscoring the need to foster the regeneration of East London.

The draft Replacement London Plan seeks to set out a framework of policies to support a growing and ever more diverse economy, ensuring that all London's enterprises have the workspaces, infrastructure and environments they need to thrive and grow. In particular, it sets out policies aimed at ensuring outer London realises its potential in supporting London's continued prosperity, informed by the recommendations of the Mayor's Outer London Commission. The Commission issued an interim report in July 2009 to inform the draft Replacement Plan (the report can be seen at http://www.london.gov.uk/olc/docs/interim-conclusions.pdf); its final report will be published shortly.

This year has also seen the development of a draft Economic Development Strategy, "Rising to the Challenge", which was issued for public consultation in October 2009 and will be published this spring. It set five key objectives:

- London as a city that excels as a world capital of business
- Ensuring it has the most competitive business environment in the world
- Drive London's transition to a low carbon economy and maximise the opportunities that this creates
- Give all Londoners the opportunity to share in London's success
- Maximise the benefits to London from investment to support growth and regeneration.

Objective 4 - To promote social inclusion and tackle deprivation and discrimination

The London Plan is based upon the principles of spatial planning – that is, it deals not just with conventional land use matters but also integrates them with the spatial aspects of a range of other policy areas, including issues of social policy. The KPIs supporting these objectives are aimed at showing whether the gaps between disadvantaged communities and other Londoners are being addressed. In general these show little change on the year before. While there has been an improvement in the percentage of lone parents dependent upon benefits, little progress has been made in closing the gap in age specific unemployment between Blacks, Asian and minority ethnic groups and the white population.

The London Plan 2008 introduced new targets covering education, childcare places and heart disease within its designated Areas for Regeneration. These indicators, reported for the first time in AMR5, replaced the broader "floor targets" indicator reported in previous reports. They show little change with regard to life expectancy and heart disease. While there has been improvement in achievement of 5 or more GCSEs at grades A-C in the regeneration wards, this is against a background of a slightly higher improvement across London as a whole, meaning that the relative position has not improved.

Changes in the information collected by Ofsted mean that it is no longer possible to present the information on childcare places in the same way as in the previous report, and consideration is being given to whether it is possible to find another source of relevant information or, more likely, whether the indicator will have to be replaced.

Objective 5 - To improve London's accessibility

The Mayor has made clear that London's future competitiveness rests on its ability and commitment to modernise its transport infrastructure, even in the face of the most challenging financial conditions for more than 30 years. Reflecting the economic downturn, Underground ridership has declined (in January 2010, down 3.3% on the same month in 2009).

The indicators in this report give a generally positive picture of progress against the London Plan's transport objectives, with continuing decline in car use; a rise in the use of public transport; falls in traffic levels across London; significant increases in freight and passenger use of the Blue Ribbon Network of rivers and waterways, and increased public transport capacity.

The following paragraphs set out progress on the major transport projects in London.

Crossrail – Steady progress has been made with the project since the last AMR. About 70% of the surface land needed in central London for the project has been acquired, with a total value of about £750 million. Crossrail has spent some £650 million on design, consents and construction in advance works such as utility diversions. A Project Delivery Partner has been appointed ("Crossrail Central" – a consortium of Bechtel, Systra and Halcrow). London Underground has started significant Crossrail-related work, notably at Tottenham Court Road, where it is building a ticket hall. Canary Wharf Group will build the station at Canary Wharf, and has already started work.

East London Line – Work on the first phase from Dalston Junction via a short connection at New Cross Gate to Crystal Palace and West Croydon is on schedule to be introduced into passenger service in June 2010. Phase Two, which will extend the line west to Clapham Junction via a new connection from Surrey Quays to Queens Road Peckham is projected to be completed in 2012. The line will form part of the London Overground network and will help provide the basis for inner London orbital rail travel.

Work has also continued on the programme of **tube upgrades**. The Victoria Line upgrade, due for completion in late 2012, will enable more trains during peak hours – up to 33 an hour over the current 27 – and will bring faster and more comfortable travel. The Northern Line is being upgraded in two phases; the first, due for completion in January 2012, will bring a new control centre and signalling system, which will allow trains to run closer together and at higher speeds, cutting journey times by 18% and increasing capacity by 20%. The second, due for completion in 2018 will increase capacity by 21% by simplifying and reorganising service patterns and introducing new trains. The Piccadilly Line upgrade is due to be completed in 2014, involving more spacious and faster trains and new signalling, allowing a much higher service frequency. Upgrades on the sub-surface lines (District, Circle, Hammersmith and City and Metropolitan Lines) are due to be complete in 2018, with new trains and signalling, improving service frequency and reliability. The Bakerloo Line upgrade, due for completion in 2020, will bring faster journey times and more capacity, with new trains and signalling. Work is continuing on the Jubilee Line upgrade, although completion has been delayed into 2010. Further details of the upgrade programme can be found at: http://www.tfl.gov.uk/corporate/projectsandschemes/10127.aspx

Docklands Light Railway – Construction of the extension to Stratford International, part-funded by the Olympic Delivery Agency, is well under way; it remains on target for completion in July 2010. Fifty-five new carriages have been ordered to allow trains to be lengthened from two to three cars giving a 50% capacity increase by June 2010. The network is being upgraded to allow for longer trains, and this work should also be complete by June 2010.

Thameslink– Work has continued on the Thameslink project. The major re-modelling of the tracks to the east of London Bridge will commence in late 2012. The scheme will be complete by 2015 but in the interim will offer 50% capacity increases prior to the 2012 Olympic and Paralympic Games.

Roads – The draft Mayor's Transport Strategy includes proposals to remove the Western Extension to the Congestion Charge Zone.

In October 2009, the Mayor issued a draft Transport Strategy for public consultation. It sets six goals – to:

- Support economic development and population growth
- Enhance quality of life for all Londoners
- Improve the safety and security of all Londoners
- Improve transport opportunities for all Londoners
- Reduce transport's contribution to climate change and improve its resilience
- Support delivery of the London 2012 Olympic and Paralympic Games and their legacy.

Consultation closed on 12 January 2010, and the Strategy will be published in the spring.

Further information on transport will be found in "Travel in London – Report number 2" to be published by TfL in March 2010.

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

The London Plan contains policies to ensure that London's development is sustainable. These include promoting excellence in urban design, inclusive design, protection of biodiversity and open spaces, improving air quality, minimising noise and other pollution, promoting sustainable waste management and minimising the use of resources.

The indicators covering these issues show a generally positive picture. Only a very minor net loss of protected habitats has been reported – less than a hectare, compared with the 18 hectares lost in 2007/8 (due substantially to a single development in Bexley). The proportion of municipal waste recycled or composted, at 25%, has continued to improve, although it seems clear that the 35% target for 2010 is unlikely to be achieved. There has been a fall in the total municipal waste arisings in London, and new modelling suggests that achievement of the target for 75% of London's waste being treated or disposed of within London by 2010 may be met.

Progress on the Sub Regional Implementation Frameworks (SRIFs)

The draft replacement London Plan sets out revised sub-regional boundaries and a new approach to sub-Londonwide working. Given this, work on producing SRIFs has been halted. The new London Plan sets out proposals for a pan-London Implementation Plan to identify the key actions necessary to deliver the Plan's objectives.

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

Following the publication of the London Plan, a series of Supplementary Planning Guidance (Table 2) and Best Practice Guidance (Table 3) has been produced to inform implementation of strategic policy. The Mayor has also produced a number of other Strategies, which cover important themes for London's future, see Table 4 below. Many of these are being reviewed or replaced. The consultation on Planning for a Better London revealed a concern amongst some respondents about the amount of SPG and BPG. This will be taken into account in future work programmes.

Table 2 Progress of London Plan Supplementary Planning Guidance

Supplementary Planning Guidance Title	Consultation draft	Final Document
Accessible London: achieving an inclusive environment Revised	July 2003 2010	April 2004 2011
Interim Housing (2008 plan)	2009	2010
Housing (Draft replacement plan)	2010	2012
Sustainable Design and Construction Revised	March 2005 2010/11	May 2006 2011
Land for Transport Functions	May 2006	March 2007
View Management Framework Revised	April 2005 May 2009	July 2007 Spring 2010
Planning for Equality and Diversity in London	December 2006	October 2007

Supplementary Planning Guidance Title	Consultation draft	Final Document
East London Green Grid Framework All London Green Grid	August 2007 2010	February 2008 2011
Providing for Children & Young People's Play	October 2006	March 2008
Industrial Capacity	2010/11	2011/12
Renewable Energy	2010/11	2011
Use of Planning Obligations in the funding of Crossrail	Spring 2009	Summer 2010
Town Centres, Retail and Leisure	2010/11	20111/12
Central Activities Zone	2010/11	2011/12
Tree Strategies	2010	2011
Olympic Legacy	2010	2010

Table 3 Progress of London Plan Best Practice Guidance

Best Practice Guidance Title	Consultation draft	Final Document
Guide to preparing Open Space Strategies	2008	2009
Safeguarded Wharves on the River Thames Implementation Report		January 2005
Development Plan Policies for biodiversity	October 2004	November 2005
Tomorrow's Suburbs	February 2005	June 2006
Control of dust & emission from construction/demolition	2010	2011
Managing the night time economy	June 2006	March 2007
Health issues in Planning	June 2006	June 2007
Wheelchair Accessible Housing	March 2007	September 2007
Improving Access to Nature Implementation Report	March 2007	February 2008
London's Foundations (Protecting Geodiversity)	July 2008	March 2009

Note on tables 2 & 3 - specific months indicate definite publication dates; generic dates indicate anticipated publication dates.
Downloadable versions of SPGs and BPGs can be found at:
http://www.london.gov.uk/thelondonplan/spg-bpg.jsp.
Up to date information on all technical and research reports relating to the London Plan can be found at:
http://www.london.gov.uk/priorities/planning/research-reports/technical-research-reports

Table 4 Progress of Mayoral Strategies

Strategy	Weblink	First published	Updated
Air Quality	http://www.london.gov.uk/priorities/environment/vision-strategy/air-quality	September 2002	Assembly draft published October 2009, public draft due Spring 2010, projected publication Autumn 2010
Alcohol and Drugs	http://www.london.gov.uk/priorities/health/focus-issues/drugs	January 2002	

Strategy	Weblink	First published	Updated
Ambient Noise	http://www.london.gov.uk/priorities/environment/clean-calm-city/noise	March 2004	Review to be considered following publication of national Noise Strategy
Biodiversity	http://www.london.gov.uk/priorities/environment/urban-space/biodiversity	July 2002	
Business Waste Management			Draft expected Summer 2010
Childcare	http://www.lda.gov.uk/server.php?show=ConWebDoc.1213	November 2003	
Children and Young People	http://www.london.gov.uk/priorities/young-people/vision-strategy	Vision Strategy November 2008	Work on a Statement of Priorities ongoing
Climate Change Adaptation	http://www.london.gov.uk/climatechange/strategy		Assembly draft August 2008, public draft February 2010, launch expected December 2010
Climate Change Mitigation & Energy	http://www.london.gov.uk/climate-change-mitigation	Energy strategy February 2004	Assembly draft February 2010, public draft June 2010, launch expected December 2010
Culture	http://www.london.gov.uk/who-runs-london/mayor/publications/culture	April 2004	Assembly draft February 2010, public draft May 2010, launch expected Winter 2010.
Violence Against Women	http://www.london.gov.uk/priorities/crime-community-safety/tackling-priority-crimes/violence-against-women	April 2009	
Economic Development	http://lda-consult.limehouse.co.uk/portal/eds/eds		Draft published in October 2009, consultation closed in January 2010
Food	http://www.london.gov.uk/priorities/environment/urban-space/growing-food	May 2006	Refresh 2010
Health Inequalities	http://www.london.gov.uk/who-runs-london/mayor/publications/health/health-inequalities-strategy		Draft published September 2009
Housing	http://www.london.gov.uk/publication/london-housing-strategy		Draft published May 2009, launch expected late February 2010
London Tourism Action Plan	http://www.lda.gov.uk/server.php?show=ConWebDoc.1513	May 2006	August 2009

Strategy	Weblink	First published	Updated
Municipal Waste	http://www.london.gov.uk/mayor/environment/waste/index.jsp	August 2003	Assembly draft January 2010, public draft summer 2010, launch expected December 2010
Older People		September 2006	
Spatial Development (The London Plan)	http://www.london.gov.uk/shaping-london/london-plan/	February 2004	Draft replacement plan published October 2009. Expected publication Winter 2011
Transport	http://www.tfl.gov.uk/corporate/11610.aspx	July 2001	Draft published October 2009, launch expected Spring 2010
Water	http://www.london.gov.uk/priorities/environment/vision-strategy/water		Draft published August 2009, launch expected June 2010

For the latest updates visit www.london.gov.uk. Please note that the Mayor's website is undergoing an extensive review which may lead to web pages moving or being replaced. The links provided were functional as at mid-February 2010.

Progress on Major Developments

Appendix 3 contains a summary of progress on implementing development for each of the Opportunity Areas and Areas for Intensification identified in the London Plan.

Summary of Mayoral Planning Activity

The Town and Country Planning (Mayor of London) Order 2008 came into force on 6 April 2008 and requires local planning authorities to refer strategic planning applications to the Mayor (the Order defines what is strategic). The Order requires the Mayor to provide a statement of whether he considers the application to conform to the London Plan and the reasons within six weeks of receipt of the referral. The Mayor has the power to direct a borough to refuse planning permission but he does not have the power to direct a borough to grant planning permission. On certain applications, which meet criteria set out in the Order, he can however direct a borough that he will become the local planning authority and determine the application himself.

The Order applies to applications submitted on or after the 6 April 2008. The Town and Country Planning (Mayor of London) Order 2000 still applies to those applications submitted before the 6 April 2008.

As might be expected given the economic situation, there has been a large decrease in the number of applications referred to the Mayor during 2009. The decrease from 334 in 2008 to 240 in 2009 represents a drop of 28%. The decline in activity was not consistent between boroughs, with those in Inner London on average seeing larger decreases than those in Outer London. Compared to the average number of cases for the previous 4 years, the Inner London boroughs had 35% less referable cases in 2009. The City of London epitomized this with just one case in 2009 compared to a high in

2007 of 20. The number of cases in 2009 in the Outer London boroughs was 10% down on the average for the previous 4 years.

This year also saw the Mayor use his power to determine a planning application for the first time following Tower Hamlets' decision to refuse the application for the Columbus Tower in the Isle of Dogs.

Table 5 Planning Applications Referred to the Mayor

Borough	2000 - 2004	2005	2006	2007	2008	2009	Total
City of London	57	15	16	20	5	1	114
Barking & Dagenham	33	3	4	11	8	6	65
Barnet	15	4	1	8	10	12	50
Bexley	14	7	6	8	6	4	45
Brent	28	3	3	3	8	9	54
Bromley	48	6	6	3	5	5	73
Camden	11	4	6	7	3	6	37
Croydon	40	9	6	13	9	8	85
Ealing	45	6	2	8	7	6	74
Enfield	26	6	3	4	1	5	45
Greenwich	39	13	12	28	13	5	110
Hackney	34	4	10	7	7	13	75
Hammersmith & Fulham	35	4	7	8	9	5	68
Haringey	7	6	3	4	3	2	25
Harrow	8	4	4	5	10	6	37
Havering	28	10	7	2	5	13	65
Hillingdon	59	13	12	15	23	15	137
Hounslow	28	7	7	7	11	7	67
Islington	16	5	5	13	5	9	53
Kensington & Chelsea	9	1	2	6	10	1	29
Kingston upon Thames	16	3	0	4	5	2	30
Lambeth	35	9	13	7	13	4	81
Lewisham	16	10	4	9	7	3	49
Merton	27	5	3	3	13	3	54
Newham	47	27	19	28	20	16	157
Redbridge	10	0	4	1	1	4	20
Richmond upon Thames	19	5	3	4	6	1	38
Southwark	71	11	21	13	20	15	151
Sutton	9	2	3	7	7	4	32
Tower Hamlets	92	37	36	41	47	30	283
Waltham Forest	12	3	4	0	3	0	22
Wandsworth	25	9	14	11	8	9	76
Westminster	45	14	15	33	26	11	144
Totals	**1,004**	**265**	**261**	**341**	**334**	**240**	**2,445**

Source GLA Planning Decisions Unit

Following the Planning and Compulsory Purchase Act 2004 all local authorities are required to produce a local development framework. The local development framework is a portfolio of local development documents, comprising development plan documents and supplementary planning documents.

Borough Local Development Schemes (LDS) are the local planning authority's work plan for the production of Local Development Documents that will collectively form the Local Development Framework for each of the boroughs. Every London borough produced an original Local Development Scheme by April 2005. These have been revised at different periods since.

In June 2008 a new power for the Mayor over borough LDSs was introduced. The GLA Act 2007 amended the Planning and Compulsory Purchase Act to the effect that the Mayor may direct that amendments be made to the LDS if it is necessary to ensure that key policies of the London Plan are reflected in the LDD work programme. The Mayor may also direct a local planning authority to prepare a revision to their LDS. In 2009, the Mayor approved 14 LDSs and did not direct amendments to any of them.

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

Boroughs are also required to consult the Mayor on supplementary planning documents to the extent that the council thinks he is affected by the document. The Mayor has indicated to boroughs the types of documents he wishes to be consulted on (affordable housing, transport, planning obligations, sustainable development, environmental protection and climate change, waste and planning briefs for sites which could result in referable applications). During 2009 the Mayor responded to nine SPD consultations.

In order to achieve general conformity of local development documents the Mayor has worked proactively with the boroughs, commenting on and holding meetings to discuss informal drafts of documents and meetings to discuss the Mayor's response to consultation. Appendix 5 summarizes all the development plan related consultations that the Mayor has responded to in 2009.

In 2009 the Mayor responded to 80 consultations on Development Plan Documents (DPDs). These included three issues and options documents and eight preferred options consultations. GLA officers have also responded to informal drafts of documents in a number of instances. The Mayor gave an opinion of general conformity on seven DPDs at the pre-submission or submission stages from six boroughs, Islington, Hackney, Barnet (Colindale AAP), Kensington and Chelsea, Lambeth and Wandsworth and the East London Joint Waste Development Plan. Most of these DPDs were originally found not to be in general conformity with the London Plan. However ongoing negotiations before and during EIPs resulted in a number of changes to bring the documents into general conformity with the London Plan.

Table 6 shows progress by London boroughs in preparing their core strategy development plan documents.

Table 6 Progress with Core Strategy Development Plan Documents

Core Strategy Stage	No. of boroughs	Borough
Core Strategy Issues and Options yet to be published	1	Bromley
Have published Core Strategy Issues and Options	7	Bexley Ealing Hounslow Waltham Forest Greenwich Newham Croydon
Have published Core Strategy Preferred Options	11	Hackney Enfield City of London Hammersmith & Fulham Hillingdon Lewisham Merton Newham Kingston upon Thames Haringey Harrow
Core Strategy pre submission or Submission to Secretary of State	10	Westminster Wandsworth Barking and Dagenham Brent Lambeth Kensington & Chelsea Camden Tower Hamlets Islington Barking & Dagenham
Core strategy adopted	4	Havering Redbridge Richmond Sutton

Note: Many boroughs are progressing other DPDs at the same time as their Core Strategy or have adopted DPDs in advance of it, for example Kingston Upon Thames's Kingston Town Centre AAP and Hounslow's Employment DPD.

London Development Database

The London Development Database is the key data source for monitoring planning approvals and completions in London. Data is entered by each of the 33 local planning authorities and the GLA provides a co-ordinating, consistency and quality management role. The database monitors each planning permission from approval through to completion or expiry. Its strength lies in the ability to manipulate data in order to produce various specific reports. The data can also be exported to GIS systems to give a further level of spatial analysis.

The London Boroughs each produce their Annual Monitoring Reports by December. In many cases borough AMRs use the same data as the London Plan AMR. However some differences in the data do occur as the LDD database is a live system that is continually updated and adjusted. There are some relatively minor differences in the data used in this AMR compared to the data generated in November as some cases have been updated since then.

There have been no major changes to the LDD system in the last 12 months, although a new version is currently undergoing testing. The major changes relating to monitoring are that the system will start to record the loss or gain of pitches for gypsies and travellers, and apart-hotels and serviced apartments will be monitored separately from other non self-contained accommodation. These changes will come into effect from 1st April 2010. The Government is also proposing to make changes to the status of Houses in Multiple Occupation in the Use Classes Order. LDD will be kept up to date with these changes.

London Planning Awards 2009

The Mayor, London First, London Councils and the Royal Town Planning Institution jointly sponsor the annual London Planning Awards to showcase good planning practice in the capital. The London Planning Awards 2009 ceremony is taking place on Monday 29th March 2010. Details of Award winners will be given in next year's AMR.

Update on inter regional issues

The Advisory Forum on Regional Planning for London, the South East and East of England meets three times a year to consider significant cross-regional issues. The three regions take turns in providing the Forum's chair and Secretariat, and from 2009 these roles have been taken on for a two-year term by the South East. The Forum met twice in 2009 (in February and July) and discussed transport and aviation issues, waste and the work of the Mayor's Outer London Commission. Given changes to the arrangements for regional planning outside London, it is likely that the work and future shape of the Forum will be reviewed during 2010.

Outer London Commission

In 2009 the Mayor established an Outer London Commission to advise on policy approaches he could take in his London Plan and other strategies that would help enable outer London to realise its potential to contribute to the economic success of London as a whole. Chaired by Will McKee, it brought together representatives of business, borough councils, architecture and design, developers and the voluntary sector, together with the GLA Group. Following an extensive series of consultation meetings that included four sub-regional meetings and over 30 smaller meetings with stakeholder groups, it issued an interim report in July 2009 which informed the policies on outer London that are now in the draft replacement London Plan. Its final report is in the course of preparation; it will bring together the evidence base that informed the Commission's recommendations and set out the justifications for these more fully.

The Commission's Progress will be reported on its website: http://www.london.gov.uk/olc/

Changes to the London Plan

Draft alterations to the London Plan to enable use of the planning system to raise contributions towards the cost of Crossrail, together with supporting supplementary guidance, have been taken forward through the statutory process. There was a round of public consultation between 18 May and 10 August 2009. An examination in public (EiP) was held between 14 and 18 December. The EiP Panel's report was published on 5th February 2010, and it is intended that the alterations will be formally published in the spring.

A full review of the London Plan has been under way since late 2008. Initial Proposals were issued for consultation with the London Assembly and the GLA functional bodies in April 2009. A draft Replacement London Plan was issued for public consultation on 12 October 2009, with a deadline for comments of 12 January 2010. An examination in public into the draft replacement Plan will open in June 2010. It is anticipated that the new Plan will be formally published in the winter of 2011/12.

Olympic and Paralympic Games

The development of the Olympic and Paralympic Games venues, park and other infrastructure continues apace (see the Olympic Delivery Authority website for more details: http://www.london2012.com/en/). Most visibly the Olympic Stadium's external structure is now complete and all of the steel sections for the roof support in place. In December 2009, the cable-net roof was lifted into place and lighting towers are currently being assembled on site, ready for installation. The 700 rooms inside the Olympic Stadium are being fitted out. Over 2009, the wave-shaped Aquatics Centre roof was successfully lifted and lowered into place and the foundations and first parts of the London 2012 Handball Arena built above ground. The structure of the Internal Broadcast Centre/Main Press Centre (IBC/MPC) was completed in November 2009, the cladding and finishing details are nearly complete. The velodrome venue will be fully covered by summer 2010.

The structure of the Olympic Village's first residential blocks were completed in October 2009 and the majority of homes will be structurally finished by summer 2010. Work on the Chobham Academy site, a world-class education campus, has started. Major infrastructure works, including utilities, tunnels and bridges, are also on schedule to be completed by summer 2010. With two and a half years to go until London 2012, all the milestones to date for the Olympic build have been hit, including the most recent *Big Build* milestones announced in July 2009, expected to be complete by 27 July 2010. The transformation of East London is well underway.

Notably, the London Plan team at the GLA were a key partner in the development of the ODA Inclusive Design Strategy and Standards which were successful in winning the Equality and Diversity Award in this year's national RTPI Planning Awards 2009.

Looking to the Future

The last AMR suggested that making future projections was more difficult than in previous years. Since then the country has experienced a severe downturn, and while this appears to have had less impact on London than might have been expected, its effect can be seen across many of the indicators reported on in this report.

The last quarter of 2009 showed economic growth of 0.1%, and it appears that any recovery is likely to be gradual. There is lively debate about whether growth will gather speed, or whether we may experience a "double dip" recession. However, it does appear that this is a severe cyclical downturn rather than a more fundamental, structural change in the economy. This reinforces the point that it will be important to bear in mind long-term trends as well as shorter-term factors and to plan now for future growth. The London Plan continues to provide an authoritative strategic framework to coordinate the spatial development of the capital.

Appendix 1 – Key Performance Indicators

The London Plan sets out 28 Key Performance Indicators (KPIs). These are intended to enable monitoring of the overall thrust of the London Plan's suite of policies rather than to identify the impact of single policies individually. The Key Performance Indicators are reported below under the most relevant of the London Plan's six objectives.

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

Key Performance Indicator 1
Increasing the proportion of development taking place on previously developed land.
Target
Maintain at least 96% of new residential development to be on previously developed land.

Table 7 Percentage of development on previously developed land within London

Year	% of development approved on previously developed land within London		% of development completed on previously developed land within London	
	By site area	By no. of units	By site area	By no. of units
2000	89% ODPM			
2001	90% ODPM			
2002	90% ODPM			
2003	94% ODPM			
2004/5	96% LDD	-	-	-
2005/6	95.8% LDD			
2006/7	96.6% LDD	98%	95.4%	96.9%
2007/8	94.4% LDD	96.4%	93.5%	96%
2008/9	96.4%	98.7%	98.0%	98.9%

Sources: 2000-2003 - ODPM - all completed development using calendar years.
2004 onwards - London Development Database using Financial years.

Note: The % is calculated using residential planning permissions granted / completed during the financial year. Completions are allocated to the year in which the final part of the scheme is finished. Only permissions for which a site area can be calculated are included. Details and Reserved Matters permissions are not included in Approvals but are included in Completions. Improvements to the reporting software used by LDD have led to changes in the way that non-residential elements of residential schemes are excluded from the final calculations. It is intended to review the LDD figures from previous years using the new calculation method in the next AMR.

The 2008 Consolidated version of the London Plan changed the target for this indicator to reflect the already high level of brownfield development in London.

Table 8 Percentage of development on previously developed land within London

Borough	2006/7 completed	2006/7 approved	2007/8 completed	2007/8 approved	2008/9 completed	2008/9 approved
Barking & Dagenham	47.6	99.4	79.0	90.9	100	74.4
Barnet	98.6	98.7	96.2	87.2	100	98.5
Bexley	90.7	100	75.8	100	100	100
Brent	98.2	95.7	100	99.1	98.6	96.9
Bromley	96.7	90.8	100	67.9	98.1	98.1
Camden	100	100	100	100	100	100
City of London	100	100	100	100	100	100
Croydon	100	99.9	99.1	100	100	99.3
Ealing	100	100	100	100	97.6	100
Enfield	100	96.4	96.6	91.3	100	100
Greenwich	100	100	100	98.4	97.3	100
Hackney	88.7	100	100	99.9	100	100
Ham & Fulham	100	100	100	100	100	100
Haringey	100	98.8	100	99.9	98.7	100
Harrow	100	100	100	99.2	100	99.8
Havering	97.3	99.9	96.9	75.7	100	98.9
Hillingdon	100	72.7	100	92.6	96.7	100
Hounslow	100	99.9	71.7	93.0	99.1	99.9
Islington	98.2	99.7	99.2	97.2	99.6	98.1
Kensington & Chelsea	100	100	100	99.8	100	99.6
Kingston u Thames	95.8	100	100	100	100	100
Lambeth	100	100	100	99.5	100	100
Lewisham	100	99.3	93.5	100	99.1	100
Merton	98.9	100	100	92.6	100	98.7
Newham	100	99.6	100	100	100	100
Redbridge	100	90.8	63.5	100	69.8	100
Richmond u Thames	95.0	100	100	100	100	100
Southwark	100	99.8	100	100	100	99.3
Sutton	94.6	92.5	72.5	100	100	98.4
Tower Hamlets	95.1	97.8	93.6	99.6	97.3	100
Waltham Forest	95.9	99.2	100	100	100	100
Wandsworth	100	100	100	100	100	100
City of Westminster	100	100	100	100	100	100
London	**96.9**	**98.0**	**96.0**	**96.4**	**98.9**	**98.7**

Source: London Development Database

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

Table 9 Density of Residential development by borough

Borough	Approvals Average 2001-2004	2005/6	2006/7	2007/8	2008/9	Completions 2006/7	2007/8	2008/9
Barking & Dagenham	70	122	165	146	80	95	126	144
Barnet	54	133	78	79	113	55	103	115
Bexley	32	58	87	51	99	44	47	75
Brent	71	167	199	149	133	113	106	145
Bromley	31	34	44	49	36	54	53	35
Camden	77	115	227	102	122	113	128	143
City of London	960	368	525	1263	157	423	558	505
Croydon	47	90	115	106	130	79	72	98
Ealing	63	182	122	113	160	198	142	162
Enfield	48	79	52	82	66	74	94	70
Greenwich	48	115	161	246	185	172	151	124
Hackney	103	236	273	240	201	274	189	236
Ham & Fulham	71	219	160	227	187	116	143	197
Haringey	84	117	136	173	114	179	141	163
Harrow	53	71	111	90	59	79	79	71
Havering	46	95	60	41	55	58	59	73
Hillingdon	46	41	85	69	91	48	55	60
Hounslow	69	117	156	95	164	121	118	120
Islington	93	223	319	255	259	157	228	288
Ken & Chelsea	120	206	170	164	138	136	188	148
Kingston u Thames	54	102	45	60	77	86	103	59
Lambeth	102	186	203	216	127	141	162	173
Lewisham	81	170	142	173	163	109	128	142
Merton	65	101	64	94	73	104	102	46
Newham	97	261	269	347	366	163	300	262
Redbridge	60	138	150	116	87	126	97	115
Richmond u Thames	58	91	83	60	58	76	52	82
Southwark	102	279	285	277	327	272	269	229
Sutton	49	63	70	118	92	60	53	89
Tower Hamlets	138	416	348	482	311	236	294	312
Waltham Forest	44	123	130	128	119	142	128	132
Wandsworth	93	148	154	151	171	169	135	172
Westminster	144	282	160	254	154	247	215	261
LONDON	**85**	**134**	**129**	**150**	**136**	**120**	**121**	**129**

Source: London Development Database

Note: Based on all residential approvals/ completions for which a site area could be calculated. Density is calculated by dividing the total number of units by the total residential site area. LDD figures for 2001-2004 apply to schemes with 10 or more units.

Table 10 Residential approvals compared to the density matrix

	% of units approvals		
Financial Year	Within Range	Above range	Below Range
2004/05	31%	62%	8%
2005/06	28%	65%	7%
2006/7 over 15 units	39%	58%	3%
2006/7 all units	50%	32%	18%
2007/8 over 15 units	36%	63%	2%
2007/8 all units	40%	55%	5%
2008/9 over 15 units	26%	73%	1%
2008/9 all units	33%	64%	4%

Source: London Development Database.
Note: Figures don't total 100% due to rounding.

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

The table below shows all losses and gains of open space recorded on the London Development Database. It is not restricted to protected open space as the designation for protection of new open space is a separate process that occurs after the open space has been created. As we do not currently monitor the designation of new open space, looking at changes in all open space is the best proxy measure of this indicator.

The definition of open space is taken from PPG17 and excludes private residential gardens and other areas within the curtilage of previously developed sites. The exceptions are outdoor sports facilities and spaces designated for conservation or protection, which are included even though they may be within the curtilage of a developed site.

Table 11 Changes in open space due to new development or change of use 2008/9

Borough	Approvals			Completions		
	Existing open space (ha)	Proposed open space (ha)*	Net loss or gain (ha)	Existing open space (ha)	Proposed open space (ha)*	Net loss or gain (ha)
Barking & Dagenham	12.700	3.359	-9.341	0	0	0
Barnet	1.329	3.570	2.241	0	0	0
Bexley	0	0	0	0	0	0
Brent	0.945	0.103	-0.842	0.216	0.540	0.324
Bromley	1.748	1.055	-0.693	2.447	0	-2.447
Camden	0	0	0	0.815	0.980	0.165
City of London	0	0.033	0.033	0	0	0
Croydon	0.530	0.279	-0.251	0	0.630	0.630
Ealing	5.140	0.548	-4.592	2.243	2.200	-0.043
Enfield	9.607	8.150	-1.457	0	0	0
Greenwich	0	0	0	0.318	0	-0.318
Hackney	0.314	0.680	0.366	0	0	
Hammersmith & Fulham	0	0	0	0.056	0.018	-0.038
Haringey	0	0	0	0.270	0	-0.270
Harrow	1.070	0	-1.070	0	0	0
Havering	1.816	0	-1.816	0	0	0
Hillingdon	2.866	0.694	-2.172	6.280	5.300	-0.980
Hounslow	7.274	2.796	-4.478	0.201	0	-0.201
Islington	2.256	1.975	-0.281	0.026	0.092	0.066
Kensington & Chelsea	0.640	0	-0.640	0	0	0
Kingston upon Thames	0	0	0	0.317	0	-0.317
Lambeth	0.292	4.412	4.120	0.043	0.052	0.009
Lewisham	0	0.090	0.090	0.420	0	-0.420
Merton	0.772	0.175	-0.597	0	0.014	0.014
Newham	0.461	3.493	3.032	0	0	0
Redbridge	0	0	0	1.817	0	-1.817
Richmond upon Thames	8.663	8.330	-0.333	0	0	0
Southwark	0.423	1.338	0.915	0.158	0.066	-0.092
Sutton	0.683	0	-0.683	0	0	0
Tower Hamlets	1.223	1.151	-0.072	0.299	0.291	-0.008
Waltham Forest	0	0	0	0	0	0
Wandsworth	0.020	0.311	0.291	0	0.019	0.019
Westminster	0.120	0.120	0	0	0.120	0.120
London	**60.892**	**42.662**	**-18.230**	**15.926**	**10.322**	**-5.604**

Source: London Development Database. All figures are in hectares.

Note that 7.200 hectares of the existing open space in Hounslow and 0.336 hectares in Tower Hamlets are considered as brownfield land but are included as they are within areas of protected open space.

Table 12 Losses Of Protected Open Space in Planning Approvals 2008/09

Borough	Green Belt (ha)	Metropolitan Open Land (ha)	Local Open Spaces and Other (ha)	Grand Total (ha)
Barking & Dagenham	0	0	11.454	11.454
Barnet	0	0	0.160	0.160
Bexley	0	0	0	0
Brent	0	0	0.945	0.945
Bromley	1.057	0	0.210	1.267
Camden	0	0	0	0
City of London	0	0	0	0
Croydon	0	0	0.135	0.135
Ealing	0	0	0.548	0.548
Enfield	9.607	0	0	9.607
Greenwich	0	0	0	0
Hackney	0	0	0	0
Hammersmith & Fulham	0	0	0	0
Haringey	0	0	0	0
Harrow	0	0	1.070	1.070
Havering	0	0	0	0
Hillingdon	0	0	0	0
Hounslow	7.200	0	0.074	7.274
Islington	0	0	0.260	0.260
Kensington & Chelsea	0	0	0	0
Kingston upon Thames	0	0	0	0
Lambeth	0	0.100	0	0.100
Lewisham	0	0	0	0
Merton	0	0.113	0.659	0.772
Newham	0	0	0.157	0.157
Redbridge	0	0	0	0
Richmond upon Thames	0	0.333	0	0.333
Southwark	0	0	0.092	0.092
Sutton	0	0	0	0
Tower Hamlets	0	0.466	0.105	0.571
Waltham Forest	0	0	0	0
Wandsworth	0	0	0	0
Westminster	0	0	0	0
London Total	**17.864**	**1.012**	**15.869**	**34.745**

Source: London Development Database. All figures are in hectares.

The biggest single loss of open space is for the Lymington Fields development in Barking and Dagenham, which will see the loss of just under 11.5 hectares of Locally Protected open space. The large loss of Green Belt in Enfield is at the site of a proposed new training facility for Tottenham Hotspur Football Club. Much of the site will remain as open space, with new buildings resulting in a net loss of just under 1.5 hectares. The loss of 7.2 hectares of Green Belt in Hounslow is the result of the formalisation of existing uses at the Bedfont Trading Estate. Despite being in the Green Belt, the land was previously developed and the permission includes environmental improvements that will create 1.2 hectares of new public open space to compensate for the addition of new buildings to the existing brownfield site.

Table 13 Borough Progress on Open Space Audits (2009)

Progress	No.	Borough	Date
Completed an Open Space Strategy	18	Barking & Dagenham	2003
		Bexley	2008
		Camden	2008
		City	2008
		Croydon	2005
		Ealing	2003
		Hackney	2008
		Haringey	2007
		Havering	2007
		Islington	2009
		Lambeth	2004
		Lewisham	2005
		Merton	2005
		Richmond upon Thames	2004
		Southwark	2006
		Sutton	2007
		Tower Hamlets	2006
		Westminster	2007
Open Space Strategy under Preparation / Draft	8	Brent	2004
		Hammersmith & Fulham	2008
		Harrow	2006
		Hounslow	2008
		Newham	2008
		Redbridge	1997
		Waltham Forest	2006
		Wandsworth	2007
Other strategy in place	7	Barnet	2004
		Bromley	1994
		Enfield	2005
		Greenwich	2005
		Hillingdon	2002
		Kensington & Chelsea	2006
		Kingston upon Thames	2008

Source: London Parks Benchmarking Group, Annual Comparison Project.

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

Key Performance Indicator 4
An increased supply of new homes
Target
Completion of at least 30,500 new homes a year

Table 14 Number of net housing completions by borough 2008/09

Borough	Conventional	Non self-contained	Vacancies returning to use	TOTAL	Target	Delivery (% of Target)
Barnet	1,015	0	-53	962	2,055	47
Camden	892	480	-53	1,319	595	222
Enfield	333	0	57	390	395	99
Hackney	2,047	492	-97	2,442	1,085	225
Haringey	740	21	920	1,681	680	247
Islington	2,270	257	-99	2,428	1,160	209
Westminster	721	13	-730	4	680	1
NORTH SUB-TOTAL	8,018	1,263	-55	9,226	**6,650**	139
Barking and Dagenham	387	116	-62	441	1,190	37
City of London	95	0	-7	88	90	98
Havering	648	0	-65	583	535	109
Newham	1,088	0	151	1,239	3,510	35
Redbridge	623	0	-117	506	905	56
Tower Hamlets	2,887	269	-351	2,805	3,150	89
Waltham Forest	731	-10	29	750	665	113
NORTH-EAST SUB-TOTAL	6,459	375	-422	6,412	**10,045**	64
Bexley	222	0	31	253	345	73
Bromley	488	-9	-71	408	485	84
Greenwich	760	0	29	789	2,010	39
Lewisham	923	-7	23	939	975	96
Southwark	1,047	103	-115	1,035	1,630	63
SOUTH-EAST SUB-TOTAL	3,440	87	-103	3,424	**5,445**	63
Croydon	1,528	-13	446	1,961	1,100	178
Kingston upon Thames	184	214	-152	246	385	64
Lambeth	1,095	8	-307	796	1,100	72
Merton	774	3	-127	650	370	176
Richmond upon Thames	350	-6	27	371	270	137
Sutton	467	0	-34	433	345	126
Wandsworth	1,581	-14	34	1,601	745	215
SOUTH-WEST SUB-TOTAL	5,979	192	-113	6,058	**4,315**	141
Brent	931	2	284	1,217	1,120	109
Ealing	828	-15	258	1,071	915	117
Hammersmith and Fulham	770	-69	173	874	450	194
Harrow	785	-40	22	767	400	192
Hillingdon	537	702	-23	1,216	365	333
Hounslow	453	8	87	548	445	123
Kensington and Chelsea	102	-35	-568	-501	350	-143
WEST SUB-TOTAL	4,406	553	233	5,192	**4,045**	128
TOTAL	**28,302**	**2,470**	**-460**	**30,312**	**30,500**	**99**

Sources: Conventional and Non-conventional supply from the London Development Database, Long Term Vacants from the Housing Strategy Statistical Appendix, 2007/08 and 2008/09, published by CLG

Note: 'Vacants' are private sector dwellings vacant in excess of 6 months.

Table 15 Net Conventional Housing Completion trends

Year	Total housing unit completions
2003/4	26,697
2004/5	25,711
2005/6	25,137
2006/7	27,289
2007/8	28,242
2008/9	28,302
Total	**161,378**

Sources: London Development Database

Table 16 Residential planning approvals 2008/09 (Net no. of dwellings)

	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
North	6,893	5,738	10,142	8,316	11,014	14,274	14,002	11,231	8,204
North East	5,786	5,600	8,615	8,012	16,653	13,959	8,720	36,063	15,219
South East	5,701	4,805	7,838	15,568	9,187	5,716	13,434	13,759	7,698
South West	6,552	7,287	7,260	7,975	8,174	9,361	13,198	10,402	9,117
West	5,416	5,713	6,796	4,906	10,460	9,378	8,8307	8,684	5,645
TOTAL	**30,348**	**29,143**	**40,651**	**44,777**	**55,488**	**52,688**	**57,661**	**80,139**	**45,883**

Source: London Development Database.

The table shows net conventional approvals of residential units Differences with previously published data are due to the continuous updating of the LDD system.

Lifetime Homes and Wheelchair Accessible Housing

The London Development Database began collecting data on whether new dwellings are designed to meet Lifetime Homes and Wheelchair Accessibility standards on permissions granted from 01/04/2008 onwards. The data is proving difficult for some boroughs to collect, which may explain the significant variation between boroughs on their delivery of Lifetime Homes and Wheelchair Accessible Homes on planning permissions approved during 2008/09.

For more information on the Lifetime Homes standard see http://www.lifetimehomes.org.uk/index.php. These standards have been reflected in the Mayor's draft Housing Design Guide to help designers more easily address inclusive design standards at the outset of the design process, and specifically for development on LDA owned land and for homes which will receive public subsidy after April 2011. The GLA has also supported Urban Design London in the provision of Inclusive Design Training courses for planners and urban designers. For more information see http://www.urbandesignlondon.com/

For more information on the key features of wheelchair accessible housing see the GLA Best Practice Guide at http://legacy.london.gov.uk/mayor/strategies/sds/docs/bpg-wheelchair-acc-housing.pdf, for full details see Habinteg's Wheelchair Housing Design Guide see http://www.habinteg.org.uk/main.cfm?type=WCHDG.

Table 17 Lifetime Homes and Wheelchair Accessible homes approved during 2008/09 (all development types)

Borough	Units approved	Lifetime homes approved	% Lifetime Homes	Wheelchair accessible homes approved	% Wheelchair Accessible homes approved
Barking and Dagenham	2,067	1,890	**91%**	101	**5%**
Barnet	4,496	1,661	**37%**	98	**2%**
Bexley	491	203	**41%**	16	**3%**
Brent	1,231	442	**36%**	92	**7%**
Bromley	1,146	275	**24%**	18	**2%**
Camden	930	591	**64%**	76	**8%**
City of London	106	2	**2%**	2	**2%**
Croydon	2,815	1,886	**67%**	199	**7%**
Ealing	1,104	203	**18%**	28	**3%**
Enfield	1,021	465	**46%**	108	**11%**
Greenwich	980	797	**81%**	86	**9%**
Hackney	2,065	1,383	**67%**	368	**18%**
Hammersmith and Fulham	477	17	**4%**	4	**1%**
Haringey	866	225	**26%**	24	**3%**
Harrow	469	356	**76%**	102	**22%**
Havering	629	341	**54%**	106	**17%**
Hillingdon	1526	1,247	**82%**	387	**25%**
Hounslow	1458	372	**26%**	13	**1%**
Islington	2,128	1,515	**71%**	154	**7%**
Kensington and Chelsea	745	438	**59%**	36	**5%**
Kingston upon Thames	754	603	**80%**	41	**5%**
Lambeth	3,647	2	**0%**	0	**0%**
Lewisham	2,274	1,177	**52%**	84	**4%**
Merton	744	23	**3%**	15	**2%**
Newham	6,339	5,914	**93%**	578	**9%**
Redbridge	236	0	**0%**	0	**0%**
Richmond upon Thames	602	41	**7%**	35	**6%**
Southwark	3,580	2,383	**67%**	350	**10%**
Sutton	998	174	**17%**	73	**7%**
Tower Hamlets	6,687	1,100	**16%**	148	**2%**
Waltham Forest	531	239	**45%**	16	**3%**
Wandsworth	2,100	532	**25%**	73	**3%**
Westminster	1,045	129	**12%**	20	**2%**
All Boroughs	**56,287**	**26,626**	**47%**	**3,451**	**6%**

Source: London Development Database

Table 18 Lifetime Homes and Wheelchair Accessible Homes approved during 2008/09 (New Build residential developments)

Borough	New Build units approved	Lifetime homes from New Build	% Lifetime Homes from New Build	Wheelchair accessible homes from New Build	% Wheelchair Accessible from New Build
Barking and Dagenham	973	948	**97%**	69	**7%**
Barnet	4,069	1,636	**40%**	78	**2%**
Bexley	437	203	**46%**	16	**4%**
Brent	874	317	**36%**	79	**9%**
Bromley	825	256	**31%**	16	**2%**
Camden	443	390	**90%**	50	**11%**
City of London	0	0	**0%**	0	**0%**
Croydon	2,172	1,761	**81%**	177	**8%**
Ealing	479	61	**15%**	12	**3%**
Enfield	721	461	**64%**	106	**15%**
Greenwich	822	784	**95%**	79	**10%**
Hackney	1,666	1,343	**81%**	340	**21%**
Hammersmith and Fulham	45	11	**24%**	4	**9%**
Haringey	571	225	**39%**	24	**4%**
Harrow	288	266	**98%**	69	**24%**
Havering	537	341	**64%**	106	**20%**
Hillingdon	1,430	1,204	**84%**	344	**24%**
Hounslow	477	276	**58%**	5	**1%**
Islington	1,340	1,120	**85%**	138	**10%**
Kensington and Chelsea	464	425	**92%**	36	**8%**
Kingston upon Thames	626	581	**93%**	41	**7%**
Lambeth	3,002	2	**0%**	0	**0%**
Lewisham	1,822	1,117	**61%**	83	**5%**
Merton	401	15	**4%**	15	**4%**
Newham	5,200	4,939	**95%**	481	**9%**
Redbridge	170	0	**0%**	0	**0%**
Richmond upon Thames	316	17	**5%**	11	**3%**
Southwark	3,318	2376	**72%**	350	**11%**
Sutton	899	172	**19%**	71	**8%**
Tower Hamlets	5,796	1,099	**19%**	147	**3%**
Waltham Forest	204	174	**85%**	11	**5%**
Wandsworth	1,673	525	**31%**	66	**4%**
Westminster	369	96	**26%**	14	**4%**
All Boroughs	**42,429**	**22,856**	**54%**	**2,991**	**7%**

Source: London Development Database

Note: All figures in Tables 17 and 18 are calculated at 'scheme level'. This means that some units may be counted twice in cases where a revision to part of a scheme, usually in the form of details or reserved matters, is approved in the same year as the original permission.

Key Performance Indicator 5
An increased supply of affordable homes
Target
Completion of 50 per cent of new homes as affordable homes each year 2004–2016.

Engagement with boroughs and other stakeholders has underscored the need to ensure that the London Housing Strategy (LHS) investment target for affordable housing should not be confused with the affordable housing target set out in the London Plan. The LHS investment target includes new build and acquisitions, but the London Plan target is measured in terms of net conventional supply: that is, supply from new developments or conversions, adjusted to take account of demolitions and other losses. The LHS/investment figure is therefore generally higher than the planning target. Monitoring achievement of the London Plan target is based on output from the London Development Database while monitoring achievement of the LHS investment targets is based on a more broadly based source provided by CLG (see separate Housing Monitor Appendix 8).

The London Plan definition should be used for calculating affordable housing targets for development planning purposes including planning targets which show the proportion of housing supply that is affordable.

Table 19 shows that net affordable housing output from conventional completions has reached its highest point since the establishment of the GLA. Output has increased from just under 10,400 in 2007/8 to almost 10,600 in 2008/9, equivalent to 37.4% of overall conventional provision (28,302) In 2007/8 36.7% of all conventional homes were affordable.

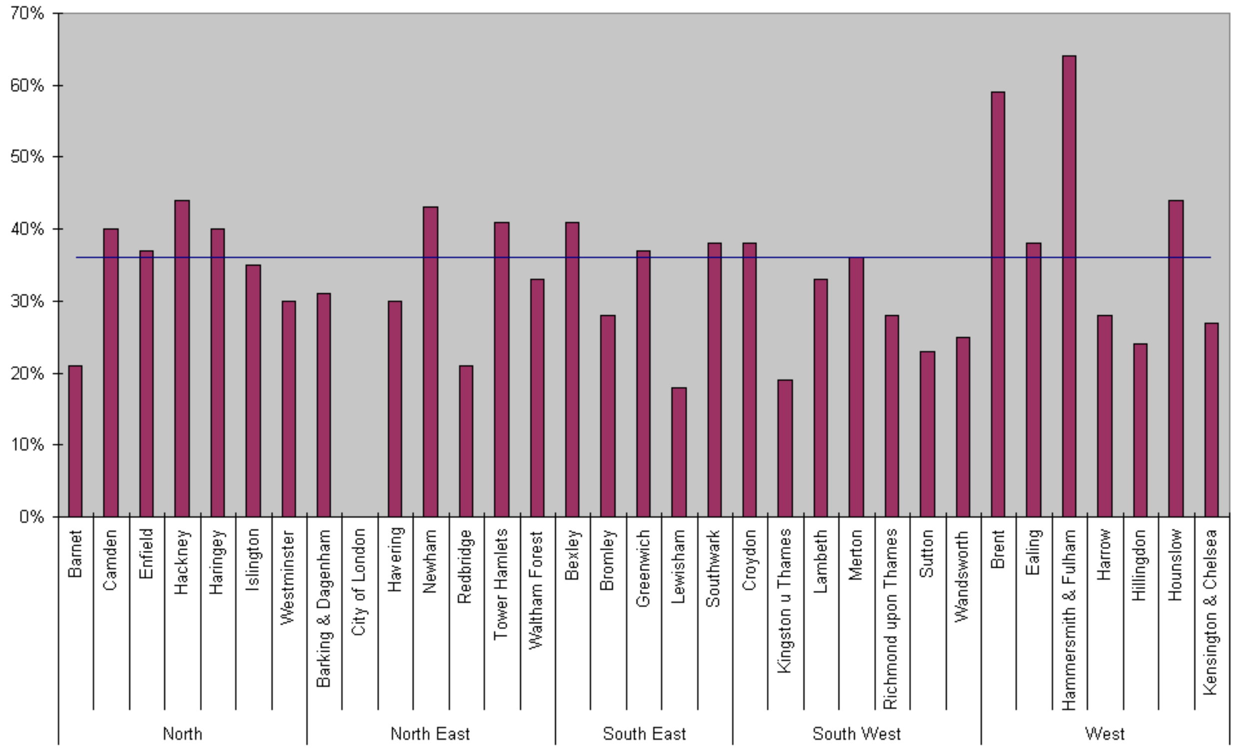
Because local affordable housing output can vary considerably from year to year, it is more meaningful to test individual borough performance against a longer term average. Figure 3 shows average affordable housing output as a proportion of overall conventional housing provision over the three years to 2008/09. During this period affordable housing output averaged 35.8% of total provision. Two boroughs (Brent and Hammersmith and Fulham) achieved an output more than 50% above the average proportion (53%) and two boroughs (City of London and Lewisham) were less than 50% below the average (18%). During 2006/07, Lewisham recorded a net loss of affordable units. This is in part to do with the way LDD allocates the losses of units in phased development schemes to the year in which the final unit is completed. However Sutton saw an even more substantial loss in 2006/07 (118 units to Lewisham's 81), but achieve a 3 year output of 23% compared to Lewisham's 18%. The City of London saw no affordable units completed within the borough during the three year period 2006/07-2008/09.

Table 19 Affordable Housing Construction (three year totals)

Borough	Total net affordable conventional completions				Affordable as % of total net conventional completions (all tenures)			
	2006/07	2007/08	2008/09	3-year total	2006/07	2007/08	2008/09	3-Year Average
Barnet	27	56	409	492	6	6	40	21
Camden	219	115	414	748	42	24	46	40
Enfield	225	444	73	742	32	46	22	37
Hackney	468	713	915	2,096	41	45	45	44
Haringey	312	211	339	862	35	39	46	40
Islington	602	1,117	398	2,117	33	59	18	35
Westminster	23	371	231	625	4	50	32	30
North Sub-total	1,876	3,027	2,779	7,682	30	42	35	36
Barking & Dagenham	135	215	157	507	33	26	41	31
City of London	0	0	0	0	0	0	0	0
Havering	178	125	301	604	21	26	46	30
Newham	263	388	556	1,207	35	41	51	43
Redbridge	310	54	117	481	30	9	19	21
Tower Hamlets	823	787	1,505	3,115	33	34	52	41
Waltham Forest	229	236	298	763	31	29	41	33
North East Sub-total	1,938	1,805	2,934	6,677	31	30	45	35
Bexley	115	134	50	299	48	50	23	41
Bromley	142	267	177	586	16	38	36	28
Greenwich	515	282	239	1,036	43	35	31	37
Lewisham	-81	233	228	380	-22	27	25	18
Southwark	735	576	319	1,630	38	44	30	38
South East Sub-total	1,426	1,492	1,013	3,931	31	38	29	33
Croydon	471	625	416	1,512	46	43	27	38
Kingston upon Thames	54	109	0	163	17	30	0	19
Lambeth	233	348	564	1,145	21	28	52	33
Merton	145	244	265	654	37	37	34	36
Richmond upon Thames	39	112	135	286	15	27	39	28
Sutton	-118	188	243	313	-43	30	52	23
Wandsworth	241	309	481	1,031	17	30	30	25
South West Sub-total	1,065	1,935	2,104	5,104	22	33	35	31
Brent	637	423	485	1,545	69	55	52	59
Ealing	629	412	309	1,350	47	29	37	38
Hammersmith & Fulham	458	237	315	1,010	74	46	70	64
Harrow	152	116	228	496	25	31	30	28
Hillingdon	46	117	177	340	24	27	23	24
Hounslow	572	793	214	1,579	42	47	40	44
Kensington and Chelsea	64	13	30	107	38	10	29	27
West Sub-total	2,558	2,111	1,758	6,427	49	40	40	43
London	**8,863**	**10,370**	**10,588**	**29,821**	**32**	**37**	**37**	**36**

Source of Table 19: London Development Database

Figure 3 Borough Affordable Housing Completions (2006/07-2008/09 average)



Source: London Development Database

Note - the blue line represents the average across all boroughs of 36%.

In the draft replacement London Plan the Mayor has signalled his intention to replace the 50% target in the 2008 Plan with a numeric target of 13,200 affordable homes per year. The Mayor intends to work with boroughs to enable them to set local targets to make their contribution towards achieving this taking into account local and strategic needs. These new targets may be expressed by borough in numeric or percentage terms as appropriate to local circumstances. However, while this new approach to target setting will be of increasing materiality as the replacement Plan proceeds to final publication, the benchmark for statutory planning monitoring purposes will remain the 50% target in the 2008 Plan. Table 20 shows how boroughs' own planning targets currently relate to the 2008 50% strategic target and how they are achieving their local targets.

Table 20 Affordable housing policy by borough

Borough	Borough Policy Target (or practice) as at 2002	Adopted borough policy target as at December 2009	Out-turn 2006/7 to 2008/9
Barking & Dagenham	25%	50%	31%
Barnet	30%	50%	21%
Bexley	25%	35%	41%
Brent	30-50%	50%	59%
Bromley	20%	35%	28%
Camden	50% proposed	50%	40%
City of London	None	50%	0%
Croydon	40%	40%-50%	38%
Ealing	50%	50%	38%
Enfield	25%	LP*	37%
Greenwich	35%	35% minimum (50% on greenfield/readily developable former employment land)	37%
Hackney	25%	50%	44%
Hammersmith & Fulham	65% proposed	50%	64%
Haringey	30%	50%	40%
Harrow	30%	50%	28%
Havering	None	50%	30%
Hillingdon	25%	LP*	24%
Hounslow	50%	LP*	44%
Islington	25%	50%	35%
Kensington & Chelsea	33%	33%	27%
Kingston upon Thames	50%	30%-50%, 50% on schemes of 25 units or more	19%
Lambeth	35-50%	40% (50% with grant)	33%
Lewisham	30%	35%	18%
Merton	30%	LP*	36%
Newham	25%	LP*	43%
Redbridge	25%	50%	21%
Richmond upon Thames	40%	40%	28%
Southwark	25%	35% or 40% in CAZ, 50% overall	38%
Sutton	25%	50%	23%
Tower Hamlets	25-33%	50% overall, 35% on individual privately owned sites	41%
Waltham Forest	40%	50%	33%
Wandsworth	None	50%	25%
Westminster		50%, 30% in CAZ	30%

Note: This table has been changed. The figures for Camden, Westminster and Waltham Forest were taken from their draft core strategies rather than their adopted UDPs. The adopted policy figures have now been entered (03/03/2010).

Key Performance Indicator 5a
Reducing Health Inequalities
Target
By 2026, reducing by at least 10% the gap between life expectancy at birth in Areas for Regeneration and the average in London.

This is a new indicator as a result of the London Plan (Consolidated with Alterations) 2008. It has been found that data to support this indicator are not directly available. Indicators 5a and 5b are being reviewed as part of the process of producing the Replacement London Plan, and it is hoped that an alternative indicator, which can be more easily monitored, will be used in future.

For AMRs 5 and 6, proxy data has been used. The proxy data takes ONS annual life expectancy for males and females on a borough-by-borough basis. The regeneration wards have been approximated by weighting the borough life expectancies by the populations resident in regeneration wards in each borough. This means that the resulting indicators are strongly influenced by the life expectancies in the six boroughs with the highest populations in regeneration wards namely, Hackney, Newham, Tower Hamlets, Islington, Southwark and Haringey. These six boroughs account for 68% of the population within regeneration wards. It is recognized that this approach will under estimate the gap, as the regeneration wards are generally expected to demonstrate lower life expectancy.

Table 21 Life expectancy at Birth (2000-2002 and 2006-2008)

	2000-2002 Males	Females	2006-2008 Males	Females
6 Borough Average	73.68	79.32	75.99	81.33
London Average	75.77	80.50	78.20	82.38
Gap	2.09	1.18	2.21	1.06

Source: ONS mid-2008 estimates.

There has been a consistent improvement in the life expectancy at birth in both the six boroughs with the most areas for regeneration and in London as a whole. While the gap has dropped slightly for women between 2000-02 and 2006-08, it has increased for males. It is important to note that a death is a ‘semi-random’ event and therefore this indicator will not necessarily show a monotonic change due to the relatively small numbers of events involved. Trends will become more easily discernable over time.

Key Performance Indicator 5b
Reducing Health Inequalities
Target
By 2015, reducing by at least 10% the gap between the age standardized death rate from coronary heart disease per 100,000 people in Areas for Regeneration and the average in London.

This indicator was introduced as a result of the London Plan (Consolidated with Alterations) 2008. It is now realised that the data to support this indicator is not directly available and, as with KPI 5a above, this indicator is being reviewed in the Consultation Draft of the Replacement London Plan.

For the purposes of AMRs 5 and 6, the indicator has been altered to show the Standardised Mortality Ratio (SMR) - using Ischaemic deaths in London by age and gender as the basis of the calculation. The SMR compares actual total deaths to deaths expected if the death rates in the standard population (in this case London) apply to the population of the regeneration areas (disaggregated by 5-year age groups and gender). SMR is expressed as a percentage of the expected deaths. The figures used for death rates relate to 2006 – the latest year for which information is available and the population is the GLA 2007 Round PLP Low populations for 2006.

Table 22 Standardised Mortality Rates (Ischaemic deaths)

	SMR (rate per 100,000 population)	
	2007	2008
Regeneration Areas Male	126	126
Regeneration Areas Female	107	106
Regeneration Areas Male & Female	118	118
London Male and Female	100	100

Source: ONS mid-2008 estimates.

Objective 3 - To make London a more prosperous city

Key Performance Indicator 6
Increasing sustainability and social inclusion by increasing the proportion of London residents working in jobs in London over the plan period (to 2026).
Target
Net increase in the proportion of London residents working in London.

Comprehensive statistics on this target are produced for the Census, which is carried out every ten years. The last census was carried out in 2001. Data to update this table will not be available until the data from the 2011 census has been analysed.

Table 23 Workers in London 1991 and 2001

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

Table 24 Londoners Out-commuting 1991 and 2001

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

Source: 1991, 2001 Census

Table 25 Londoners Out-commuting 2001-2008

Year	Workers out commuting	Yearly % change in out commuting
2000	257 000	-
2001	254 000	-1.5%
2002	264 000	+4.0%
2003	285 000	+8.0%
2004	275 000	-3.6%
2005	281 000	+2.5%
2006	331 000	+17.5%
2007	321,000	-3.0%
2008	323,000	+0.7%
Total change 2000-2008		**+25.8%**

Source: Labour Force Survey - note this data is based on a sample survey rather than full census survey. (See: Travel in London Report 1, Table 12.3)

Key Performance Indicator 7
Ensure that there is sufficient development capacity in the office market.
Target
The stock of permissions (measured as net lettable) should be at least three times the average rate of starts over the preceding three years.

The ratio of permissions to average three years starts at end 2009 was **10:1**.

The ratio has been increasing since 2007, as starts have turned down sharply since the curtailed mini-construction boom of 2005-2007. Meanwhile the stock of permissions for offices has been maintained, and marginally enhanced by 5% during the period 2007-2009. The ratio of permissions to starts doubled in two years over this period.

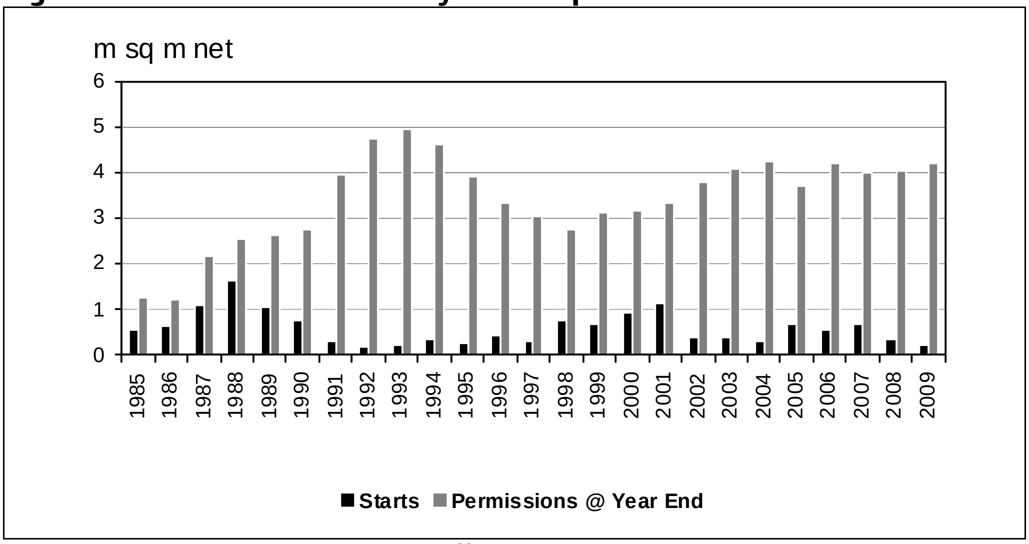
Table 26 Ratio of planning permissions to three-year average starts in central London[1]

Year	Ratio of planning permissions to three year average starts
2003	6.4:1
2004	12.0:1
2005	8.0:1
2006	8.4:1
2007	4.8:1
2008	7.0:1
2009	10.0:1

Source: Ramidus Consulting, EGi London Offices

As anticipated in AMR5, the volume of starts in central London in 2009 fell by 45% to 0.2 million sq metres ***net*** in just 35 schemes. This is the lowest total in the modern era, matching the previous record low of 0.2 million sq ft metres in 1992 during the previous economic recession.

Figure 4 Office starts and year-end permissions in central London 1985-2009



Source: Ramidus Consulting, EGi London Offices

[1] Central London is defined here as Camden, City of London, City of Westminster, Hackney, Hammersmith & Fulham, Islington, Kensington & Chelsea, Lambeth, Southwark, Tower Hamlets and Wandsworth

Of the 203,000 sq metres started in 2009, 71,000 sq metres (35%) was located in seven schemes in the City market. The largest of these were the redevelopment of Cannon Street Station, EC4; New Court, EC4, and 40 Gracechurch Street, EC3. 51,000 sq metres (25%) was located in 13 schemes in the West End, including phases of the redevelopment of Regent Street, W1; the redevelopment of Elizabeth Garret Anderson Hospital, and 1 The Piazza, WC2 . The largest individual start, however, was The Shard, London Bridge, SE1, which at 53,385 sq metres (plus hotel and residential) accounted for 26% of starts by floorspace. 22,205 sq ft of the tower, which at 306 metres will be the tallest building in western Europe when completed in 2012.

The planning pipeline in central London increased in 2009 by 3.5% to 4.2 million sq metres in 418 schemes. Five permitted schemes were each over 100,000 sq metres (net lettable) and together accounted for 29% of all permitted development. The Big Five schemes are Wood Wharf, E14; King's Cross, NW1; North Quay (Canary Wharf), E14; Heron Quays (Canary Wharf), E14 and The Pinnacle, EC2. By borough, planning consents are concentrated in LB Tower Hamlets and the City of London (each with just over 1.2 million sq m) and accounting together for 57% of potential supply. The two boroughs which encompass the West End market had much lower levels of potential supply, with LB Camden at 500,000 sq m (mainly in King's Cross) and the City of Westminster at 470,000 sq metres. The Big Four boroughs, therefore, accounted for 82% of permitted central London office development.

Both market data and sentiment changed rapidly towards the end of 2009 in the London office market. Commentators suggest that the weight of money pouring into institutional funds from retail investors led to a growth in capital values from Q3 09 according to Investment Property Databank (IPD). The occupational market also strengthened in Q4 09 such that availability rates began to fall after two years of continuous increase from Q3 07. Some agent commentators, such as Knight Frank, predicted a return to rental growth for 2010, as shortages of new, refurbished and Grade A space begin to develop.

If this were a "normal" cycle, commentators suggest that developers might be expected to be starting schemes in 2010 to meet potential shortages. Although the recession officially ended in Q4 09, there is little conventional debt funding available from the banking system for office development. Commentators suggest that what few starts are expected in 2010 are likely to be led by equity-rich developers, the biggest Real Estate Investment Trusts and funding institutions in joint ventures with property companies.

AMR7 will examine the supply and demand balance at the end of 2010 and test whether the development industry was constrained in its response to the short term needs of the occupational market.

Key Performance Indicator 8

Direction of economic and population growth to follow the indicative sub-regional allocations and fulfil the priority to east London

Target

Development in Opportunity Areas and Areas for Intensification for each sub-region measured against the Chapter 5 indicative figures in the London Plan.

Significant progress – described in detail in Appendix 3 – has been made in progressing development in many of the London Plan Opportunity Areas.

Objective 4 - To promote social inclusion and tackle deprivation and discrimination

Key Performance Indicator 9
Increased employment opportunities for those suffering from disadvantage in the employment market
Target
Age specific unemployment rates for black and minority ethnic groups to be no higher than for the white population by 2016, 50 per cent reduction of the difference by 2011.

Table 27 Age specific unemployment rates for White and BAME groups, Greater London

	All persons		White groups		BAME groups		Ratio
	Unemp-loyed	Rate (%)	Unemp-loyed	Rate (%)	Unemp-loyed	Rate (%)	BAME /White
All working age	273,000	7.1	125,000	4.8	148,000	11.8	2.5
Age 16-24	98,000	19.0	40,000	12.6	58,000	29.2	2.3
Age 25-44	123,000	5.4	57,000	3.8	65,000	8.8	2.3
Age 45-59/64	53,000	4.9	28,000	3.6	25,000	8.0	2.2

Source: Annual Population Survey 2008

Notes: The APS is a sample survey, so all estimates are subject to a degree of sampling variability. The definition of unemployment used here is the ILO measure (International Labour Organisation) which relates to people not in work, who had actively looked for work in the last four weeks and who were available to start work in the next two weeks. Rates express the number unemployed as a proportion of the labour force (i.e. the economically active population). BAME (Black, Asian and minority ethnic) groups refers to all ethnic groups other than White groups.

Londoners from Black, Asian and Minority Ethnic (BAME) groups are more than twice as likely as those from White groups to be unemployed. The overall ratio of White unemployment to BAME unemployment remained unchanged from the previous year. The gap in rates persists across different age groups, with unemployment most pronounced in the 16-24 age group.

The absolute number of people of working-age who are unemployed rose 12,000 from 261,000 in 2007 to 273,000 in 2008 accounting for a rise of just 0.2 percentage points in the unemployment rate. Unemployment in white groups aged 16-24 has fallen 1.5 percentage points between 2007 and 2008, compared with an increase of 3.1 percentage points in BAME groups of the same age, driving an overall increase of 0.6 percentage points. This pattern is reversed for the 25-44 age group and rates for the 45-59/64 age group have shown no change since 2007.

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

Key Performance Indicator 10
Increased employment opportunities for those suffering from disadvantage in the employment market
Target
Percentage of lone parents dependant on income support to be no higher than the UK average by 2016, 50 per cent reduction of the difference by 2011.

Table 28 Lone parents on Income Support as % of all lone parent families

	Greater London		Great Britain		
Quarter	Lone parents families on IS	As % of lone parent families	Lone parents Families on IS	As % of lone parent families	Difference in percentage points (London-GB)
May 2001	168,400	59.2	900,320	50.8	8.5
May 2002	166,840	57.4	870,850	47.7	9.7
May 2003	166,630	56.1	855,710	45.7	10.3
May 2004	165,120	54.4	823,180	43.4	11.0
May 2005	163,620	52.4	789,270	40.8	11.6
May 2006	162,770	50.8	774,780	39.3	11.4
May 2007	160,450	49.0	765,530	38.4	10.6
May 2008	152,520	45.7	738,580	36.6	9.1
May 2009	141,720	42.4	720,420	34.7	7.6

Sources: GLA calculations based on data from Department of Work and Pensions & Office for National Statistics

In May 2009 lone parent families in London continued to be more likely to claim Income Support relative to the national average. The London rate fell seven per cent from May 2008 compared with two per cent in Great Britain. This has driven a narrowing of the gap in claimant rates between London and GB from just over ten percentage points in 2008 to 7.6 percent in 2009.

Key Performance Indicator 11a
Improving the provision of social infrastructure and related services.
Target
An increase in the provision of childcare places per 1,000 under fives, particularly in Areas of Regeneration

This target was added to the London Plan in 2008 and replaced the previous Key Performance indicator 11 along with current indicator 11b. However the data has since ceased to be produced in a comparable format. Each Borough is now required to do an assessment of the sufficiency of childcare, but a full review is only required every three years and there is no uniform format in which the data is returned, thus making it inappropriate to be used as an indicator. The GLA has therefore decided to draw up a new indicator for the replacement London Plan based on available data.

Key Performance Indicator 11b
Improving the provision of social infrastructure and related services.
Target
An improvement in the percentage of pupils obtaining five or more GCSEs at grades A*-C in areas of Regeneration relative to the LEA as a whole.

This is a new target which was added to the London Plan in 2008 and replaced the previous Key Performance indicator 11 along with indicator 11a.

Table 29 GCSE A*-C Grade Passes

Borough	2005 % 5+ A*-C grades All wards	2008 % 5+ A*-C grades All wards	2005 % 5+ A*-C grades Regeneration wards	2008 % 5+ A*-C grades Regeneration wards	% Change 2005 to 2008 All wards	% Change 2005 to 2008 Regeneration wards
Barking and Dagenham	50.2	49.0	48.0	47.4	-1.2	-0.5
Barnet	62.3	65.3	57.6	60.5	3.0	2.9
Bexley	57.4	56.7	41.9	39.9	-0.7	-2.0
Brent	55.0	56.6	49.5	53.1	1.5	3.7
Bromley	65.9	67.5	49.6	56.0	1.7	6.3
Camden	46.7	53.9	45.4	52.9	7.1	7.5
Croydon	53.7	52.8	47.9	47.2	-0.9	-0.7
Ealing	57.3	59.1	53.2	54.6	1.8	1.5
Enfield	50.9	54.5	45.3	45.8	3.6	0.5
Greenwich	46.7	49.8	44.6	47.8	3.1	3.2
Hackney	44.2	46.9	44.2	46.9	2.7	2.7
Hammersmith and Fulham	48.7	47.7	48.8	46.9	-1.0	-1.9
Haringey	47.8	46.2	43.6	40.8	-1.6	-2.9
Harrow	59.6	62.4	53.8	51.4	2.8	-2.4
Havering	59.6	62.6	48.6	57.5	3.0	8.9
Hillingdon	52.1	53.5	40.3	43.8	1.5	3.5
Hounslow	53.0	56.4	44.9	50.7	3.4	5.8
Islington	44.4	48.2	44.4	48.2	3.7	3.7
Kensington and Chelsea	50.2	52.7	49.2	51.0	2.5	1.9
Kingston-upon-Thames	64.7	66.3	41.2	47.3	1.6	6.0
Lambeth	46.7	47.6	46.3	47.5	0.9	1.2
Lewisham	49.7	52.5	47.7	49.1	2.8	1.4
Newham	51.2	51.1	51.2	51.1	-0.1	-0.1
Rebridge	67.3	67.7	58.4	60.1	0.5	1.7
Southwark	45.5	50.7	44.4	49.2	5.2	4.8
Sutton	58.2	63.3	54.3	55.2	5.1	0.9
Tower Hamlets	48.9	48.2	48.9	48.2	-0.8	-0.8
Waltham Forest	50.2	56.9	48.1	53.3	6.7	5.2
Wandsworth	53.5	48.9	46.6	38.6	-4.6	-8.0
Westminster	42.4	50.9	39.0	47.8	8.6	8.9
All Boroughs	**54.0**	**56.0**	**47.7**	**49.5**	**2.0**	**1.8**

Source for Table 29: DMAG Education: English National Pupil Datasets

The regeneration wards used have changed since AMR 5 so the data have been recalculated to reflect this. Data have been taken from 2005 and 2008 to give an indication of change. The initial indication on this measure is that educational achievement is rising in the regeneration wards at a slightly slower rate than in London as a whole.

Objective 5 - To improve London's accessibility

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

Table 30 Public and private transport indexes

Year	Public Transport index	Private Transport Index
2001	100.0	100.0
2002	103.2	99.6
2003	108.9	98.3
2004	114.5	95.9
2005	113.3	92.8
2006	116.6	93.5
2007	123.2	94.5
2008	127.3	91.1

Source: Transport for London

Note: figures have been revised from previous AMRs. The private transport index is derived from the traffic series for car and motorcycle movements in London. The index has been revised to take account of revisions to the TfL traffic series (see KPI13) and additional survey data on car occupancy.

The indices are derived from the time series of numbers of journey stages per head compiled for the Travel in London Report number 2 (TfL, March 2010). This includes all travel to, from or within Greater London, including travel by commuters and visitors. For consistency the population estimates include in-commuters and visitors (derived from the Labour Force Survey and the International Passenger Survey, respectively).

The results show a 27% increase in public transport journey stages per head between 2001 and 2008, compared with a 9% decrease in car journeys per head. 2008 saw a continuing drop in the use of the car and a rise in the use of public transport, which has increased steadily apart from a dip in 2005 that has been attributed to the impact of the London bombings in July 2005.

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

Transport for London estimates annual road traffic (vehicle kilometres) in Greater London using data from its own traffic counts and those undertaken for the Department of Transport's National Road Traffic Estimates. TfL's analysis showed that the DfT's methodology did not reflect traffic trends in London since 1999 with sufficient accuracy, particularly for minor roads. TfL has produced a series of estimates that are closer to the trends indicated by its own data. Estimates for this London Plan Annual Monitoring Report have been revised from previous editions to be consistent with the TfL traffic series. The TfL series was first published in Travel in London Report number 1 (April 2009) for years to 2007, and will be updated to 2008 in the next edition of Travel in London (Report number 2, to be published March 2010).

London Plan Policy 3C.16 'Tackling congestion and reducing traffic' sets out targets for reductions in weekday traffic growth for different areas of London.

Monitoring by Transport for London within the area of the central London Congestion Charging Zone has shown that levels of traffic (for vehicles of four or more wheels) fell by 15 per cent between 2002 and 2003 and continued to decline to a level of up to 20 percent below 2002 by 2005. Available indicators of traffic circulating within the Zone during charging hours show broadly stable traffic levels in 2006 and 2007 compared with the previous year, followed by a substantial decline of 8 percent in 2008. This decline affected all vehicle types except lorries and buses and coaches. The greatest fall was observed in the vehicle kilometres by powered two-wheelers, at 17 percent followed by cars at 14 percent.

In inner London outside Central London annual traffic declined by 3 percent between 2007 and 2008 following a 1 percent decrease in the previous year. Traffic in 2008 in inner London was 8 percent below that recorded 2001. In outer London, traffic has remained almost constant since 2001, with marginal changes of less than 1 per cent (in either direction) in most years. Outer London traffic fell by 2 percent in 2008 (following an increase of similar magnitude in 2007) and remained 1 percent below its 2001 level.

Table 31 Traffic (billion vehicle kilometres, all vehicles) 2001-2008: Inner and Outer London

	2000	2001	2002	2003	2004	2005	2006	2007	2008
All roads:									
Greater London	32.5	32.6	32.5	32.5	32.0	31.4	31.8	32.0	31.4
Inner (exc City and Westminster).	9.0	9.1	8.9	8.9	8.6	8.5	8.7	8.6	8.4
Outer London	22.2	22.1	22.3	22.5	22.3	21.8	21.9	22.3	21.9
Index (2001=100):									
Greater London		100.0	99.7	99.7	98.2	96.5	97.5	98.3	96.3
Inner (exc City and Westminster).		100.0	97.8	97.1	93.5	93.1	95.6	94.3	91.6
Outer London		100.0	100.6	101.4	100.8	98.5	99.1	100.8	99.1
Major roads only:									
Greater London	20.7	20.8	20.7	20.8	20.6	19.9	20.1	20.5	20.2
Inner (exc City and Westminster).	5.5	5.6	5.4	5.4	5.2	5.0	5.2	5.3	5.2
Outer London	14.3	14.4	14.5	14.6	14.6	14.1	14.2	14.5	14.2
Index (2001=100):									
Greater London		100.0	99.5	99.6	98.7	95.3	96.6	98.4	96.7
Inner (exc City and Westminster).		100.0	96.5	96.3	92.4	89.9	93.5	94.4	92.3
Outer London		100.0	100.9	101.5	101.8	97.9	98.5	100.7	99.2

Source: Transport for London

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

Table 32 Passengers on the River Thames

Year	Number of Passengers[1]	% increase on previous year
April 2000 – March 2001	1 573 830	-
April 2001 – March 2002	2 011 736	28%
April 2002 – March 2003	2 030 385	1%
April 2003 – March 2004	2 123 820	4.6%
April 2004 – March 2005	2,343,280	10.3%
April 2005 – March 2006	2,373,350	1%
April 2006 - March 2007	2,746,700	15.7%
April 2007 - March 2008	3,078,300	12.1%
April 2008 – March 2009	3,892,700	26.5%

Source for table 33: TfL London River Services

Note [1] Figures are for passenger journeys on boat operators using TfL London River Services piers and the Thames Clipper Savoy (London Eye from November 2007) to Woolwich Arsenal service. This excludes a number of other services working from independent piers. Figures also include passengers on charter boats. Ticket sales count both single and return tickets as one journey on all services except Thames Clippers.

The table shows that the number of passengers on the Thames is steadily increasing over the baseline situation in 2001. The overall picture is of more than doubling river passengers since 2001 (a 147% increase). Following the events of 7 July 2005, passenger numbers on leisure services fell significantly, but subsequently recovered to previous levels. Passenger numbers on the riverbus services have shown significant growth since July 2005. In November 2007, Thames Clippers riverbus service was expanded to run between Waterloo (BA London Eye) and the O2 at a 20 minute frequency throughout the day and every 30 minutes in the late evening. Strong growth in riverbus and leisure services continued in 2008/9 due to the low value of the pound attracting visitors to London and a successful programme of events at the O2 boosting Thames Clippers patronage. It is anticipated that the number of passengers carried on the Thames will continue to show strong growth.

Table 33 Cargo trade on the River Thames

Year	Tonnes of Cargo	% increase on previous year
2001	10 757 000	-
2002	9 806 000	9% decrease
2003	9 236 000	6% decrease
2004	8 743 000	5% decrease
2005	9,288,000	6% increase
2006	9,337,000	0.5% increase
2007	8,642,000	7% decrease
2008	9,312,000	8% increase

Source: Port of London Authority.

For cargo, the main changes were a substantial increase in the movement of construction and demolition waste. Looking forward, the Port of London Authority remains positive that cargo volumes will increase in the medium term, notwithstanding the economic downturn, which is impacting on the transhipment of aggregates, due to a number of major construction projects intending to use the river. These include Crossrail, the Thames Tideway Sewer and continued Olympics and Stratford City related development.

Key Performance Indicator 15
Increase in public transport capacity
Target
50 per cent increase in public transport capacity between 2001 – 2021, with interim increases to reflect Table 6A.2

In AMR5 it was stated that the target 5% increase in capacity between 2001 and 2006 had been met with a 6% increase in capacity. In October 2009 TfL published its latest Business Plan covering the period to 2017/18. TfL also published the draft of the Mayor's Transport Strategy for public consultation, which set out an indicative list of transport schemes including funded schemes and also schemes which will require further funding or which fall outside the timeframe of TfL's current Business Plan. It was noted in the Transport Strategy that the funded package of investment in London's transport system will increase public transport capacity in the three-hour AM peak period by over 30% in the period from 2006. The funded package of investment is planned to be delivered over the period to 2020 and includes the following expansions to public transport capacity:

- An increase in peak capacity of more than 30 per cent across the Underground network when the upgrade programme is complete in 2020.
- Construction of Crossrail, with services planned to be introduced from 2017 and fully operational by 2018.
- Infrastructure improvements and new carriages for trains on the DLR, increasing capacity by 50 per cent by 2010.
- Extensions of the East London Line.
- Extra carriages and infrastructure improvements on the North London Railway, which will increase capacity by 50 per cent. The North London Railway will also connect with the new East London line extension from Dalston to West Croydon, Crystal Palace and Clapham Junction.

TfL supported the development of the Department for Transport's High Level Output Statement (HLOS), providing more trains, more carriages and longer platforms. HLOS forms the basis of Network Rail's Control Period 4 planned investments covering the period to 2013/14. Beyond 2013/14, TfL continues to work with the Department for Transport to assess the longer-term options to improve further both the passenger and freight rail network in London.

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

An initial assessment of the adequacy of public transport capacity at each of the Opportunity Areas and Areas for Intensification was carried out to inform the sub-regional development frameworks (SRDFs), published in 2005. In the Mayor's Planning for a Better London, published in July 2008, it was stated that the current model of sub-regional working will be reviewed and, in view of this, work on the Sub Regional Implementation Frameworks has been suspended. TfL announced in 2008 that they wish to work with London Boroughs and sub-regional partnerships to take forward a sub-regional approach to transport analysis. TfL are developing improved transport models to support sub-regional transport planning which, when completed in 2010, will also support assessment of the adequacy of transport provision at opportunity and intensification areas.

Working with key stakeholders such as London Boroughs is an important part of the sub-regional approach and there has been extensive engagement to take this forward. Initially the analysis is focusing on understanding the challenges, which includes the role of transport in supporting opportunity and intensification areas. This will be developed in 2010 in discussion with key stakeholders.

Key Performance Indicator 17
Increase in the number of jobs located in areas with high PTAL values
Target
Maintain at least 50% of B1 development in PTAL zones 5-6 and at least 90% of B2 and B8 development in Zones 0-2.

This target aims to show that high density employment generators such as offices are mainly located in areas with good access to public transport, while major developments in low density uses such as Industry and Storage and Distribution are in suitable out of town centre locations. It was revised for the London Plan 2008 and now formally represents the proxy data that was used in previous AMRs.

The London Development Database has been used in combination with a GIS system to generate a matrix of types of employment development permitted within three groupings of public transport accessibility. This is measured using the Public Transport Accessibility Level (PTAL) score generated by Transport for London.

The data shows that over 77% of B1 developments are in areas with a high PTAL score, well above the 50% target. While the majority of general industry (B2) and storage and distribution (B8) uses are in the low PTAL range, the percentage for each is less than the 90% target. A new self-storage facility on Streatham High Road on a site previously in light industrial use is the largest of several self-storage facilities in areas of medium or high accessibility that have led to only 75% of B8 approvals being in areas with a low PTAL score. The B2 schemes in areas with high PTAL scores are mainly on sites previously in B2 or B8 use so are not considered to be at odds with the policy.

Table 34 Employment floorspace permitted by PTAL zone - 2008/9 Approvals

Accessibility	Employment floorspace by land use class 2007/8					
(PTAL Group)	B1 m^2	B1 %	B2m^2	B2 %	B8 m^2	B8%
Low (0 to 2)	169,021	11.68%	73,580	87.60%	159,848	74.54%
Medium (3 to 4)	162,784	11.25%	9,410	11.20%	43,633	20.35%
High (5 to 6)	1,115,339	77.07%	1,001	1.19%	10,953	5.11%
Totals	**1,447,144**		**83,991**		**214,434**	

Source: London Development Database - B1, B2 and B8 approvals. Only permissions with 1,000m2 or more in a particular use class are recorded on LDD. They are "gross" figures that do not take account of the existing use. PTAL is measured from the location of the site marker, which is generally located in the centre of the site. This means that for large sites, such as the Stratford City development, a low PTAL rating will be given despite the large variance across different parts of the site.
PTAL – Public Transport Accessibility Level
B1 - Offices, light industry, research and development uses.
B2 – General Industrial uses
B8 – Storage and distribution uses including warehouses.

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

Key Performance Indicator 18
Protection of biodiversity habitat
Target
No net loss of designated Sites of Importance for Nature Conservation over the plan period.

Losses in Sites of Importance for Nature Conservation approved during 2008/09 were mostly minor, amounting to less than a hectare in total across London. In addition, the permissions often include work on surrounding areas to offset these losses with improvements to existing habitat areas. These cases highlight some issues relating to appropriate uses within protected habitats, and also the importance of keeping boundaries accurate and up to date. The GLA hope to work closely with Green Spaces Information for London (GIGL) over the coming year to ensure that spatial boundaries are kept up to date and reflect the situation as it is on the ground.

Table 35 Changes in protected habitat due to new development

Borough	Protected area affected by dev (ha)	Comment	Net Change (ha)
Brent	0.103	Housing development adjacent to St Mary's School includes an area of cemetery of Borough Grade 2 importance	-0.103
Bromley	0.034	Construction of a new house on a small plot between an existing house and a main road. The site is overlaps a Site of Metropolitan Importance, but was already in use as a residential garden.	-0.034
Ealing	0.130	Creation of a Multi-Use Games Area on open grassland within a Site of Local Importance.	-0.103
Islington	0.215	The Islington part of the Kings Cross redevelopment site includes this area of railway embankment of Borough Grade 1 importance. The proposals include the creation of a new habitat area. Although the area is likely to be smaller, there is hoped to be an improvement in quality.	Estimated -0.065
Lambeth	0.100	A road re-alignment scheme will lead to the loss of 0.1ha of Brockwell Park, a site of Borough Grade 1 importance. The scheme will include tree and shrub planting to improve the adjacent open space.	-0.100
Merton	0.029	Extension to an existing dwelling that will encroach on an adjacent area of Borough Grade 2 importance.	-0.029
Southwark	0.043	Redevelopment of existing business site for residential includes a small area designated as of Local Importance to provide access to the site.	-0.043
Tower Hamlets	0.130	Creation of a BMX and skate park within Mile End Park is not considered to be detrimental to the existing site.	No change

Borough	Protected area affected by dev (ha)	Comment	Net Change (ha)
Tower Hamlets	0.336	This site was identified for development in the Canary Wharf Masterplan and foundations have already been laid for a previous scheme. The site encroaches into the docks, which are a site of Borough Grade 2 importance but this scheme will not extend further than the existing foundations.	-0.336
London Total	**1.120**		**0.813**

Source: London Development Database

Key Performance Indicator 19
Increase in municipal waste recycled or composted
Target
At least 35 per cent by 2010.
At least 45 per cent by 2015.

Table 36 shows that London's municipal recycling rate for 2008/09 was 25%. This represents a continuation of the increasing trend seen over the past eight years. Table 37 indicates London's household recycling rate also increased from 25% in 2007/08 to 29% in 2008/09, although London has a lower household recycling rate than any other English Region.

On a positive note, the total amount of municipal waste has continued to decrease. This decline has accelerated to a 4% annual decrease from 4.2 million tonnes in 2007/08 to 4.0 million tonnes in 2008/09.

Table 36 London's municipal waste recycling rate 2000/01 – 2008/09

Year	Household Recycling Rate
2000/1	8%
2001/2	8%
2002/3	9%
2003/4	11%
2004/5	15%
2005/6	18%
2006/7	20%
2007/8	22%
2008/9	25%

Source: Defra Waste Statistics, 2009 http://www.defra.gov.uk/evidence/statistics/environment/wastats

Table 37 Regional household recycling rates 2000/01 to 2008/09 (percentage)

Region	2000/1	2001/2	2002/03	2003/04	2004/05	2005/6	2006/7	2007/8	2008/9
North East	4	5	7	12	15	21	26	28	31
North West	8	9	11	14	19	24	29	33	37
Yorkshire & Humber	7	9	11	15	19	22	27	31	34
East Midlands	13	14	15	19	26	32	36	42	45
West Midlands	9	10	13	16	20	25	29	33	37
East	15	17	19	23	30	34	38	41	45
London	**9**	**9**	**11**	**13**	**18**	**21**	**23**	**26**	**29**
South East	16	18	20	23	26	29	33	36	38
South West	15	17	19	21	27	31	37	40	42
England	**11**	**13**	**15**	**18**	**23**	**27**	**31**	**35**	**38**

Source: Defra Waste Statistics, 2009, refer: www.defra.gov.uk/evidence/statistics/environment/wastats

Table 38 Total Municipal Waste in London

Waste from:	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
Regular household collection	2,262	2,216	2,201	2,081	2,112	2,111	2,013	1,784
Other household sources	310	298	274	306	277	256	247	236
Civic amenity sites	519	497	411	328	250	246	230	190
Household recycling	317	367	445	581	687	776	851	911
Total household	**3,408**	**3,379**	**3,331**	**3,297**	**3,326**	**3,390**	**3,342**	**3,122**
Non household sources (excl. recycling)	996	1,024	962	1,011	810	761	734	750
Non household recycling	33	43	49	62	76	67	74	83
Total municipal waste	**4,438**	**4,446**	**4,342**	**4,370**	**4,213**	**4,218**	**4,149**	**3,955**

Source: Defra Waste Statistics, 2009, http://www.defra.gov.uk/evidence/statistics/environment/wastats

Key Performance Indicator 20
Increase in household waste recycled or composted
Target
Achievement of quantified requirement for waste treatment facilities

Following the publication of Planning Policy Statement 10: Planning for sustainable waste management, the London Plan was reviewed and each London borough was apportioned an amount of waste for which significant land must be identified for the management of that waste. The sum total of waste for all boroughs equates to 85% self sufficiency for London. Individual borough apportionment targets are listed in Table 40. The Mayor is currently consulting on updated waste arising and apportionment figures in the Consultation Draft Replacement of the London Plan.

The Waste Development Plan Documents (DPD) and Cores Strategies commented on by the Planning Unit, to ensure the apportionment target is being adhered by London boroughs, are listed in Table 39.

Table 39 Development Plan Document and Core Strategy Consultations in 2009

Planning document	Stage of development	Strategic Waste Authority or Grouping	Constituent Boroughs
Waste Development Plan Document	Proposed submission draft	East London Waste Authority	Barking and Dagenham Havering Newham Redbridge
	Preferred options	North London Waste Authority	Barnet Camden Enfield Hackney Haringey Islington Waltham Forest
	Stage two consultation	South London Waste Partnership	Croydon Kingston Merton Sutton
	Issues and options	West London Waste Authority	Brent Ealing Harrow Hillingdon Hounslow Richmond
Core Strategy	Draft Issues and options Preferred strategy Proposed submission Draft Preferred options Submission Further consultations Publication draft	n/a	City of London Kensington & Chelsea Lambeth Merton Southwark Tower Hamlets Westminster

Table 40 Waste to be managed in London apportioned by borough

	2010			2015			2020		
	MSW	C/I	total	MSW	C/I	total	MSW	C/I	total
	London's municipal solid waste & commercial/industrial waste to be apportioned								
London borough	2421	5960	8381	3933	7135	11068	4550	8436	12987
	municipal solid waste and commercial/industrial waste requiring management								
Barking/Dag	145	357	502	236	429	666	274	508	782
Barnet	61	150	210	99	180	279	115	213	327
Bexley	131	323	454	214	388	602	248	459	707
Brent	82	202	284	134	243	377	155	287	442
Bromley	71	174	245	115	209	325	134	248	382
Camden	58	143	201	95	172	266	110	203	313
City	29	71	100	36	64	100	35	65	100
Croydon	73	179	252	119	215	334	138	255	393
Ealing	104	257	361	170	308	478	197	365	562
Enfield	87	215	302	142	258	400	165	306	470
Greenwich	96	237	334	157	285	442	182	337	519
Hackney	59	146	205	97	175	272	112	207	319
Hamm & Ful	71	176	247	116	211	327	135	250	385
Haringey	54	132	186	88	159	247	102	188	290
Harrow	52	128	180	85	154	239	98	182	280
Havering	96	235	331	156	283	438	180	335	515
Hillingdon	87	215	303	142	258	401	165	306	471
Hounslow	85	208	293	138	250	388	160	296	455
Islington	58	143	201	94	171	266	109	203	312
Kens & Chel	58	143	201	95	172	266	110	203	313
Kingston	47	117	164	77	140	218	90	166	256
Lambeth	64	158	222	105	190	294	121	225	346
Lewisham	60	148	208	98	177	275	113	210	323
Merton	69	171	240	113	205	318	131	243	373
Newham	118	290	407	192	348	539	222	412	634
Redbridge	45	110	154	73	132	204	84	156	240
Richmond	58	142	200	94	170	264	109	202	311
Southwark	70	173	244	115	208	323	133	246	379
Sutton	57	141	199	94	170	263	108	201	310
Tower Hams	90	221	311	146	266	412	170	314	484
Waltham For	57	141	199	94	170	264	108	201	310
Wandsworth	91	224	314	148	269	417	171	318	489
Westminster	36	89	125	59	107	166	68	127	195

Note Boroughs preparing joint waste DPDs may wish to collaborate by pooling their apportionment requirements. Provided the aggregated total apportionment is met, it is not necessary for boroughs to meet both MSW and C/I apportionment figures individually.

source Jacobs UK Ltd (July 2007) for GLA

All figures are thousand tonnes per annum.

Key Performance Indicator 21:
Increased regional self-sufficiency for waste
Target
75 per cent (15 million tonnes) of London's waste treated or disposed of within London by 2010

GLA estimates suggest that in 2008/09 this target was already met, with 78 per cent of London's waste currently managed within London.

The Greater London Authority (GLA) Act 2007 enabled the establishment of the London Waste and Recycling Board. The board's objectives are to promote and encourage:

- the production of less waste;
- an increase in the proportion of waste reused and recycled; and
- the use of methods of collection, treatment and disposal that are more beneficial to the environment

The board has an investment fund of up to £84 million over four years. This has been supplemented by a further £18 million in match funding from the European Regional Development fund, through the JESSICA scheme. This money will stimulate further increases in waste management capacity within London.

Key Performance Indicator 22
Reduce carbon dioxide emissions
Target
Reduce emissions to:
15% below 1990 levels by 2010.
20% below 1990 levels by 2015
25% below 1990 levels by 2020
30% below 1990 levels by 2025

Historical emissions data have been refined compared to previous monitoring reports in light of new data. The most recent measurement of London's CO2 emissions is the 2008 London Energy and Greenhouse Gas Inventory (LEGGI). The LEGGI attributes CO2 emissions to three sectors in London, based on either where the use of fuel occurred or, in the case of electricity, where it was consumed. These sectors are homes, workplaces and transport.

Table 41 London CO_2 Emissions 1990-2008

CO_2 emissions [Million tonnes per year]	1990	2000	2001	2002	2003	2004	2005	2006	2008	% change
Homes	15.84	17.54	17.79	17.95	18.11	17.87	17.51	17.07	15.93	1%
Workplaces	19.74	25.04	22.60	21.98	21.37	22.17	22.30	21.51	20.12	2%
Transport	9.52	7.73	8.47	9.00	9.53	8.80	8.88	8.88	8.66	-9%
Total	**45.10**	**50.31**	**48.86**	**48.93**	**49.01**	**48.84**	**48.68**	**47.45**	**44.72**	**-1%**

Source: 2008 London Energy and Greenhouse Gas Inventory (LEGGI).

Between 1990 and 2000 London's CO2 emissions increased by 12 per cent, from 45.1 MtCO2 to 50.3 MtCO2. Most of this growth was in the workplaces sector as a result of a decade of steady growth in economic activity. Emissions from the homes sector also increased due to the growing population of London. From 2000 to 2006 the population of London increased by a further ten per cent. However the city's emissions dropped by six per cent to 47.45 $MtCO_2$ per year in 2006. This is due to a number of factors, primarily the lower carbon content of the national electricity supply resulting from lower coal use in the generation mix, and the growing proportion of London's economy accounted for by the service industry, which is less CO_2-intensive than manufacturing. In 2008 emissions were 44.72 $MtCO_2$ in total, which is a 1% reduction relative to 1990 levels.

Carbon emission reduction targets have been raised to reflect the Mayor's greater ambition to reduce emissions. The 2025 target has doubled from 30% to a 60% reduction, meaning in 2025 London will emit no more that 18.04 $MtCO_2$. The London Climate Change Mitigation and Energy Strategy includes policies indicating how London will move from its current 1% reduction on 1990 to those reductions required in the targets.

Key Performance Indicator 23

Increase in energy generated from renewable sources

Target

Production of 945GWh of energy from renewable sources by 2010 including at least six large wind turbines.

No new data has been collected since the last AMR was published so the text and table below has been retained from AMR 5. The GLA is to commission a study into energy production from renewable sources in Spring 2010 with results to be published later in the year.

The baseline position at 2001 was that London had capacity for 460Gwh of renewable energy generation. This comprised; 414 GWh electricity generation and 46 GWh heat generation. More recent figures for 2007, see Table 42 below indicate 500 GWh electricity and 50 GWh of heat generation. Whilst there are a number of schemes under development at present, it seems clear that the target of 945GWh by 2010 will be missed.

Table 42 Energy produced in London per annum from renewable sources

Technology	Output Electricity (MWh) 2001	Output Electricity (MWh) 2007	Output Heat (MWh) 2001	Output Heat (MWh) 2007	Capacity Installed (MWe) 2001	Capacity Installed (MWe) 2007	Capacity Installed (MWt) 2001	Capacity Installed (MWt) 2007
PV <50kWe	338 (combined)	3,086				4.101		
PV >50kWe		80				0.114		
Solar heating			3,840	4,305-14,985				10.683-37.464*
Biomass				3,979				0.2
Biodegradable fraction of MSW incineration	256,000	302,610				64		
Sewage Sludge Incineration	44,900	47,071				17.3		
Small/Micro Hydro	44							
Landfill Gas	64,000	119,358				18.182		
Sewage Gas	49,000	21,102	42,500	30,600		6.78		14.571
Wind <50kWe	0.2	255				0.083		
Wind >50kWe		9,466				3.6		
Commercial and Domestic Heat Pumps				180				0.079
Total excluding MSW** incineration	158,300	200,418	46,300	39,063 – 49,744		50.397		25.533-52.314
Total including MSW incineration	414,300	503,207	46,300	39,063 – 49,744		114.397		25.533-52.314

* London estimate (from national figures) for solar heating installed as an output of government funding schemes
**Municipal solid waste

Sources: London Renewable Energy Capacity Study (April draft). SEA/RENUE, 2007 (unpublished).
London Wind & Biomass Study, Summary Report: Feasibility of the Potential for Stand Alone Wind and Biomass Plants in London (and supporting reports). SEA/RENUE, 2007

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

The Environment Agency has confirmed that it is not aware of any development that has resulted in a net loss of functional flood plain (as defined by PPS25) over the past year (April 2008 to March 2009).

Functional flood plain is defined in PPS25 as Zone 3b. This is land where water has to flow or be stored in times of flood and would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the Local Planning Authority (LPA) and the Environment Agency. However, as the majority of London is defended, only a very small area of functional flood plain exists within London. This is mainly associated with fluvial flood risk on the tributaries of the River Thames. In addition, PPS25 limits development in this zone to water-compatible uses and some essential infrastructure so loss of functional flood plain is unlikely.

The Environment Agency publishes details of applications where it has objected on flood risk grounds annually. More information can be found at http://www.environment-agency.gov.uk/research/planning/33582.aspx.

This target has been removed from the Consultation Draft of the London Plan as it is recognised not to be useful.

Table 43 Progress of Boroughs preparing Strategic Flood Risk Appraisals (September 2009)

Borough	Level 1 Progress	Level 2 Progress
Barking and Dagenham	Complete	Complete
Barnet	Complete	Ongoing for Colindale AAP
Bexley	Final draft level 1	Not started
Brent	Complete	Complete
Bromley	Complete	Completed
Camden	Complete	Ongoing
City of London	Complete	Ongoing
Croydon	Complete	Complete
Ealing	Complete	Unclear if needed
Enfield	Complete	Ongoing
Greenwich	First draft	Not started
Hackney	Complete	Being commissioned
Hammersmith & Fulham	Final draft	Not started
Haringey	Complete	Ongoing
Harrow	Complete	Ongoing
Havering	Complete	Complete
Hillingdon	Complete	Unclear if needed
Hounslow	Complete	Complete
Islington	Complete	Unclear if needed
Kensington and Chelsea	Ongoing	Not started
Kingston upon Thames	Complete	Complete
Lambeth	Complete	Complete
Lewisham	Complete	Not started
Merton	Complete	Ongoing
Newham	Ongoing	Ongoing
Redbridge	Complete	Complete
Richmond upon Thames	Complete	Not needed
Southwark	Complete	Complete
Sutton	Complete	Complete
Tower Hamlets	Complete	Complete
Waltham Forest	Complete	Ongoing
Wandsworth	Complete	Complete
Westminster	Ongoing	Ongoing

Source: Environment Agency

The Greater London Authority completed its Regional Flood Risk Appraisal in October 2009.

Government policy on development and flood risk is laid out in Planning Policy Statement 25. Broadly, Level 1 and 2 SFRAs can be defined as follows:

A Level 1 SFRA provides information on flood risk, taking climate change into account, that allows the LPA to understand the risk across its area, provides the information needed to apply the sequential approach, informs sustainability appraisals, land allocations, development control policies and emergency planning and identifies the level of detail required for site specific FRAs.

A Level 2 SFRA considers the detailed nature of the flood hazard that facilitates application of the Sequential and Exception tests, allows a sequential approach to site allocation to be adopted within a flood zone and allows the policies and practices required to ensure that development in such areas satisfies the requirements of the Exception Test, to be identified for insertion into the LDD.

As all boroughs have now either started or completed SFRAs where they are required, this table will not be included in AMR7.

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

Table 44 Proportion of Listed Building entries at Risk in London

	2004	2005	2006	2007	2008	2009
Total Number of Listed Buildings	18,274	18,316	18,348	18,390	18,461	18,479
Number of Listed Buildings At Risk	563	556	532	516	487	486
Proportion at Risk	3.08%	3.03%	2.89%	2.80%	2.63%	2.63%

Source: English Heritage

The Number of Listed Building and the number At Risk exclude Scheduled Ancient Monuments and cemeteries and churchyards.

The percentage of Listed Buildings At Risk remains the same as last year, although the total number of listed buildings has risen by 18 and the number at risk has dropped by one, thus continuing the downward trend of the last few years.

More details of the work English Heritage are undertaking in London can be found in their document Heritage At Risk 2009. Page 5 provides a more detailed table which includes Scheduled Monuments and Registered Parks and Gardens in addition to the Grade I and II* listed buildings and Grade II listed buildings that are included in the table above.

One important development that has occurred in the last year is that English Heritage has started to monitor Conservation Areas at risk. Conservation Areas serve a vital role in London, helping to preserve the character of the captial's unique urban character. Based on a survey of 486 of the 955 conservation areas in London, a total of 17% are considered to be "at risk". Conservation areas are considered to be at risk if, in the relevant local authority's assessment, the quality of the area has deteriorated over the last three years or is likely to do so over the next three.

Further information, including a comprehensive search facility of sites on the register can be found on the Heritage at Risk website: http://www.english-heritage.org.uk/server/show/nav.19074

Appendix 2 – Contextual Indicators

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

Please note that the GLA's website is about to undergo major structural changes so it is likely that the various london.gov.uk links will become obsolete. However, improvements to the design of the website should make navigating the site easier than it is at present.

Regular Briefings from the GLA Data Management and Analysis Group
By mid-November 2009, the following briefings and updates had been published by the GLA's Data Management and Analysis Group.

Briefings

Reference	Briefing Name	Month of publication
2009-01	Claimant Count Model 2009: Technical Note	Mar
2009-02	GLA 2008 Round Demographic Projections	Mar
2009-03	Greater London Demographic Review 2007	Mar
2009-04	Census Information Note CIN 2009-1	Mar
2009-05	Census Information Note CIN 2009-2	Jun
2009-06	2001 Census Consortium and Information Scheme	Jun
2009-07	2009 European election results for London	Jul
2009-08	GLA 2008 Round Ethnic Group Population Projections	Aug
2009-09	Demography Team Workplan 2009/10	Sep
2009-10	Education Team Workplan 2009/10	Sep
2009-11	Social Exclusion Team Workplan 2009/10	Sep
2009-12	Urban Audit III: London and Other Large European Cities	Sep

Updates

Reference	Title	Month of publication
01-2009	Migration Indicators: February 2009	Feb
02-2009	Population by Country of Birth and Nationality	Feb
03-2009	Unemployment in London: March 2009	Mar
04-2009	CLG 2006-based Household Projections	Mar
05-2009	Social Trends 39 – Key points from a London perspective	Apr
06-2009	HBAI 2007/08	May
07-2009	Births and Deaths 2008	Jun
08-2009	MYE 2008	Aug
09-2009	Unemployment in London: July 2009	Aug
10-2009	Demographic Change Statistics: August 2009	Sep
11-2009	ONS mid-2007 Ethnic Group Population Estimates	Oct
12-2009	ONS mid-2007 Short-term Migrant Flows	Oct

Reference	Title	Month of publication
13-2009	Demographic Projections for the London Plan	Oct
14-2009	ONS 2008-based National Population Projections	Oct
15-2009	Life Expectancy at Birth: 2006-08	Oct
16-2009	London's Internal Migration 2001-08	Nov

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

London Development Database
For more information on the London Development database either Email the LDD Team or phone 0207 983 4650.
The LDD public page can be found at
http://ldd.london.gov.uk/LDD/LDD/welcome.do

GLA Economics reports
These are still available at http://www.london.gov.uk/mayor/economic_unit/
For the latest news the Mayor's Business and Economy section can be found at
http://www.london.gov.uk/landing-page/business-economy

London Sustainable Development Commission
http://www.londonsdc.org/

London Energy Partnership
Full details can be found on the website
http://www.lep.org.uk/

Other data sources

Waste
The Mayor's Draft Municipal Waste Management Strategy can be found at
http://www.london.gov.uk/mayor/environment/waste/index.jsp
DEFRA produces Municipal Waste Management statistics covering the previous financial year
http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin09.htm
More up to date London specific data is available on the Capital Waste Facts website
http://www.capitalwastefacts.com/

Waterways
The London Rivers Action Plan can be found at:
http://www.therrc.co.uk/lrap.php

Transport data
The latest information on The Mayor's work on transport can be found at:
http://www.london.gov.uk/priorities/transport
Office for National Statistics provides some useful data on London
http://www.statistics.gov.uk/cci/nscl.asp?ID=8036
Transport for London performance statistics can be found at
http://www.tfl.gov.uk/corporate/about-tfl/investorrelations/4481.aspx

Department for Children, Schools and Families
Various data and studies on education and skills can be found at the following site:
http://www.dcsf.gov.uk/index.htm
Details of the indicators for "Attainment and Outcomes" can be found at:
http://www.dcsf.gov.uk/trends/index.cfm?fuseaction=home.showCategory&cid=5

Ofsted
Links to a number of national reports on education provision can be found at:
http://www.ofsted.gov.uk/Ofsted-home/Publications-and-research

Department of Environment Food and Rural Affairs
Various data and studies on the environment can be found on the DEFRA site
http://www.defra.gov.uk/evidence/statistics/index.htm

Department for Communities and Local Government
CLG publishes a number of statistics relating to planning at
http://www.communities.gov.uk/planningandbuilding/planning/245410
Details of National Neighbourhood Renewal Floor Targets can also be found on the CLG website.
http://www.fti.communities.gov.uk/

Appendix 3 - Schedule of Progress on Opportunity Areas and Areas for Intensification

Name of Location	Progress at Feb 2010
North London	
King's Cross	Planning permission has been granted within both LB Camden and Islington.
Paddington	Mostly developed although Hammersmith & City Line upgrade dependent on further development. Span 4 of Paddington Station currently being refurbished and Crossrail Station application to be determined
Euston	LB Camden produced a draft planning brief. A Steering group has been set up by Transport for London and includes discussions with Network Rail. The station is a potential location for the London terminus of the High Speed rail link.
Tottenham Court Road	An Urban Design Framework has been produced. The Boroughs are not keen to do a joint planning framework. An Opportunity Area Planning Framework is no longer being pursued.
Victoria	Westminster City Council has resolved to grant planning application and the outstanding Crossrail issues have been resolved.
Upper Lee Valley including Tottenham Hale	GLA, LDA and 3 boroughs and NLSA in partnership to progress an area wide framework for discussion between the boroughs in April 2009. The boroughs are seeking funding for an area wide transport capacity study. TfL have produced a brief and a regular series of steering group meetings are ongoing.
Cricklewood/Brent Cross	Specific chapter in the Barnet UDP, agreed by Mayor, will form the Opportunity Area Framework. Planning application has been submitted. Barnet Council were minded to approve the scheme in November 2010 subject to S106.
Colindale	LB Barnet progressing an Action Area Plan, which links to development opportunities in Brent. The AAP has now been adopted.
Arsenal/Holloway	Last stages of Lough Road and Highbury Stadium conversion being built out. Planning application submitted for last phase of residential development.
Mill Hill East	Action Area Plan has been published by LB Barnet.
Haringey Heartlands/Wood Green	Spine road has been completed. Planning application for development across the remainder of the site expected to be considered Spring 2010.
West Hampstead interchange	No planning Framework in place. Substantial technical issues development over rail lands and with rail franchise holders.
Holborn	See Tottenham Court Road
Farringdon/Smithfield	LDA and Design for London have produced an Urban Design Framework with Islington, City of London and Camden.
North East London	
Isle of Dogs	Tower Hamlets has restored their LDF Core Strategy that includes a detailed framework for development on the Isle of Dogs. Tower Hamlets not currently progressing a separate Opportunity Area Planning Framework.

Name of Location	Progress at Feb 2010
City Fringe	Opportunity Area Planning Framework Public consultation undertaken in February 2008. A further series of meetings has been held with the Boroughs to progress the redrafting, they have asked for a further review in light of progress with their LDFs.
Lower Lea Valley, inc Stratford	LDA Legacy Masterplan Framework undergoing consultation February to March 2009. Funding received from the LDA to produce an Olympic Legacy Planning Framework. Work is now underway on this document with a target of August 2010 for a consultation draft.
Royal Docks	Minoco Wharf development permitted in 2008 including a new river passenger pier. Newham have begun a further review of the wider area with a view to producing their own planning framework.
London Riverside	Funding from TGUDC to do a joint Opportunity Area Planning Framework with the Thames Gateway UDC. To begin in February 2010 and finish in February 2011.
Ilford	Revised Action Area Plan produced in 2006. Crossrail project now confirmed. Joint ventures to redevelop old Town Hall and Kenneth Moore Theatre.
South East London	
London Bridge	The Shard of Glass development is now beginning to emerge from the ground. Joint working with Southwark on London Bridge SPG including 3D modeling of tall buildings and transport capacity study. Draft SPG to be completed mid 2010.
Elephant and Castle	Opportunity Area Framework adopted as SPG by LB Southwark. TfL undertaking traffic modeling for gyratory. There are now 4 consented major redevelopment schemes in the area and some are under construction. Outstanding transport issues yet to be resolved but a series of joint meetings are seeking to address the remaining issues.
Deptford Creek/ Greenwich Riverside	LB Lewisham and LB Greenwich did not agree to work on a joint strategy. Design for London have produced a design framework which LB Lewisham is generally supporting.
Lewisham- Catford – New Cross	LB Lewisham using the North Lewisham Framework as the basis for the AAP. Catford Dog Track scheme permitted.
Greenwich Peninsula & Charlton Riverside West	Planning permission granted 2003. Implementation now underway with regular applications for variations to the outline scheme.
Woolwich, Thamesmead & Charlton Riverside East	Greenwich has been minded to grant permission for 3000 units scheme, which includes provision of Crossrail Woolwich Station. Crossrail Station issue yet to be resolved but discussions ongoing.
Bexley Riverside	Borough leading Opportunity Area Framework with involvement from GLA, LDA and TfL although little in progress so far.
Canada Water/Surrey Quays	LB Southwark Masterplan in place and a series of development proposals coming through on that basis.
Kidbrooke	Outline consent granted in November 2009, submission of details to follow.
South West London	
Waterloo	Opportunity Area Framework published in September 2007 and endorsed by LB Lambeth. Lambeth now drafting an Action Area Plan.

Name of Location	Progress at Feb 2010
Vauxhall/Nine Elms/ Battersea	Opportunity Area Framework being progressed by GLA and LB Lambeth and Wandsworth. First draft completed February 2009. Transport Capacity Study to conclude in April 2009. Consultation to be completed march 2010. Infrastructure study to begin February 2010 and to complete July 2010.
Croydon	LB Croydon have suggested doing a joint Opportunity Planning Framework for Croydon Town Centre in 2009-2010. Details yet to be finalised.
South Wimbledon/ Colliers Wood	LB Merton have commissioned a study of the area's potential. Report completed.
West London	
Heathrow (including Hayes, West Drayton, Southall, Feltham, Bedfont Lakes and Hounslow)	LDA funding towards an Opportunity Area Framework. Plan to progress mid 2010 with GLA taking the lead.
Park Royal/Willesden Junction	Joint Opportunity Area Framework between LB Brent, LB Ealing, LB H&F, Park Royal Partnership, GLA, LDA and TfL approved by the Mayor in Feb 2008. Final published version to be issued in April 2010.
Wembley	Opportunity Area Framework adopted by LB Brent as SPG and endorsed by Mayor. Stadium complete and first housing phases underway. Revised masterplans being completed by developers. Likely to be subject to a planning application mid 2010.
White City	Joint borough, developer, GLA framework adopted as SPG by LB H&F and endorsed by Mayor. LB H&F extending the scope to the White City Estate. Funding secured for a revised Planning Framework from property owners, which includes transport capacity study. Began in June 2009 and to finish in June 2010.

Appendix 4 - National Regional Planning Guidance Indicators

The DCLG has published a set of Core Output Indicators for Regional Spatial Strategies and Local Development Frameworks. The GLA is not required to report on these indicators, but the list below sets out the indicators and how the information can be gathered for the London Plan area.

No.	**National Indicator**	London Plan Approach
Business Development		
BD1	Total amount of additional employment floorspace by type	See borough AMRs KPI 7
BD2	Total amount of employment floorspace on previously developed land – by type	See borough AMRs
BD3	Employment land available – by type	See borough AMRs
BD4	Total amount of floorspace for town centre uses.	See borough AMRs
Housing		
H1	Plan period and housing targets	KPI 4
H2(a)	Net additional dwellings – in previous years	KPI 4
H2(b)	Net additional dwellings – for the reporting year	KPI 4
H2(c)	Net additional dwellings – for future years	See borough AMRs
H3	New and converted dwellings – on previously developed land	KPI 1
H4	Net additional pitches –(Gypsy and traveller)	See borough AMRs
H5	Gross affordable housing completions	KPI 5
H6	Housing quality – Building for Life Assessments	KPI 4
Environmental Quality		
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	KPI 24 (Does not include details of development adversely affecting water quality)
E2	Change in areas of biodiversity importance	See borough AMRs KPI 18
E3	Renewable energy generation	KPI 23
Minerals		
M1	Production of primary land won aggregates by mineral planning authority	See borough AMRs
M2	Production of secondary and recycled aggregates by mineral planning authority	See borough AMRs
Waste		
W1	Capacity of new waste management facilities by waste planning authority	See borough AMRs
W2	Amount of municipal waste arising, and managed by management type by waste planning authority	See borough AMRs

Appendix 5 - Mayoral activity on Development Plans

Area	DPDs
Barking & Dagenham	Barking Town Centre Area Action Plan and Site Specific Allocations – Pre-submission Stage
Barnet	Colindale Area Action Plan – Submission Stage
Brent	Local Development Scheme Core Strategy and Site specific allocations - Submission Stage
Bromley	Bromley Town Centre Area Action Plan – Pre-submission Stage
Camden	Local Development Scheme Core Strategy and Development Policies - Submission
City of London	Local Development Scheme Core Strategy - Draft
Croydon	Core Strategy - Draft Issues and Options DPD Revised Draft Local Development Scheme
Ealing	Local Development Scheme Strategy and Development Management DPD
Enfield	North East Enfield Area Action Plan - Preferred Options Strategic Growth Areas - Further Consultation North East Enfield Area Action Plan – Preferred Options Ponders End – A Framework for Change document
Hackney	Local Development Scheme Hackney Central Area Action Plan Dalston Area Action Plan Core Strategy - Submission Stage
Hammersmith & Fulham	Core Strategy - Preferred Options Local Development Scheme- Third Revision
Haringey	Core Strategy - Preferred Options
Hillingdon	Local Development Scheme Biodiversity Action Plan
Islington	Bunhill and Clerkenwell Area Action Plan - Consultation Core Strategy - draft Direction of Travel Core Strategy
Kensington & Chelsea	Draft Local Development Scheme Core Strategy Draft Core Strategy – Draft Submission Consultation Core Strategy - Submission
Kingston upon Thames	Local Development Scheme LDF Core Strategy - Consultation
Lambeth	Core Strategy - Consultation Site Allocations DPD - Issues and Options Core Strategy - Submission
Merton	Core Strategy Local Development Scheme
Newham	Development Control Manual DPD – Issues and Options Local Development Scheme

Area	DPDs
Redbridge	Local Development Scheme – Revised
Richmond	Local Development Scheme – Consultation Draft
Southwark	Core Strategy - Issues and Options Aylesbury Area Action Plan Canada Water Area Action Plan Peckham and Nunhead Area Action Plan – Issues and Options Core Strategy - Preferred Options Canada Water Area Action Plan
Sutton	Site development policies - Preferred Options Sutton Town Centre Area Action Plan - Preferred Options Site Development Policies DPD
Tower Hamlets	Core Strategy – Options and Alternatives Core Strategy – Options and Alternatives Core Strategy-pre submission
Waltham Forest	Local Development Scheme Northern Olympic Fringe and Lea Bridge Area Action Plan - Consultation
Wandsworth	Local Development Scheme – Consultation Core Strategy Submission Development Plan Document - Proposed Changes
Westminster	Core Strategy pre-submission
East London	Joint Waste Development Plan Document - Submission Draft
North London	Waste Development Plan Document
South London	Joint Waste Development Plan Document – Preferred Options Consultation

SPDs	UDP saved policy request's
Hackney and Tower Hamlets SPD: Bishopsgate Goods Yard	Barnet UDP - Request to save policies
Harrow SPD: Planning Obligations - Draft	Bromley UDP - Request to save policies
Havering SPD: Sustainable design and construction – Consultation Draft SPD: Protecting the Borough's Bio-diversity and Protection of Trees during development – Consultation Draft	Croydon UDP - Request to save policies
Kensington & Chelsea SPD: Wornington Green Estate - Consultation	Greenwich UDP - Request to save policies
Lambeth SPD: Waterloo – Consultation Draft SPD: Vauxhall – Consultation Draft	Waltham Forest UDP - Request to save policies

SPDs	UDP saved policy request's
Southwark SPD: Sustainability Assessments – Consultation Draft	Westminster UDP – Saved policies assessment
Sutton SPD: Hackbridge sustainable suburb - Final Draft Masterplan	

Appendix 6 - Affordability Thresholds for Social and Intermediate housing

This Appendix relates to Policy 3A.8 of the London Plan Consolidated with Alterations Since 2004 (Paragraph 3.37) and updates the affordability thresholds as at February 2010.

Social Housing

There are three criteria in the definition of social housing:

- Housing is affordable in that rents are no greater than target rents as set by Government for local authority and housing association and co-operative tenants.
- Social housing should be accessed on the basis of housing need.
- Social housing should be available as such on a long-term basis

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

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

Intermediate Housing

Intermediate provision is sub-market housing, where costs, including service charges, are above target rents for social housing, but where costs, including service charges, are affordable by households on incomes of less than £57,600[2]. This figure has been up-dated from the London Plan (2008) figure of £52,500 on the basis of the latest data (as of February 2010) on lower quartile house prices in London, and is a reduction from the figure of £61,400 in AMR 5.

In his draft statutory London Housing Strategy and his draft replacement London Plan, the Mayor set out his intention to raise the intermediate housing income threshold to £74,000 for households with dependents, in order to reflect the higher cost of both developing and buying family-sized homes in London.

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

For the criterion that provision is affordable to be met, the purchase price must be no greater than 3.5 times the household income limit specified above (i.e. no greater than £201,500), or (for products where a rent is paid) the annual housing costs, including rent and service charge, should be no greater than 40% of net household income. (This is to reflect a different level of disposable income, relative to lower income households dependent on social housing). In the case of two or multiple income households, lenders will generally lend at lower multipliers in relation to incomes of

[2] The income threshold for intermediate housing is currently set at a different level for planning and housing investment purposes. Under the Homes and Communities Agency investment criteria, the upper income level for intermediate housing is £60,000.

household members other than the highest income earner, and consequently market access will generally be more restricted for such households.

Local planning authorities should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit, and provides a range of dwelling types in terms of a mix of unit sizes (measured by number of bedrooms), and that average housing costs, including service charges, to households for whom intermediate housing is provided are affordable by households on annual incomes of £37,900 pa (i.e. the midpoint of the range between £18,200 (updated from AMR 5 in line with RPI)-and £57,600 range). On this basis, average housing costs, including service charges, would be about £885 a month or £205 a week (housing costs at 40% of net income, net income being assumed to be 70% of gross income). This figure could be used for monitoring purposes.

Appendix 7 - Progress on Regional Flood Risk Appraisal (RFRA) Recommendations

The RFRA was published in October 2009 and contained 19 recommendations that will be followed up over the next 5 years.

No.	Recommendation	Progress at Feb 2010
1	All Thames-side planning authorities should consider in their SFRAs and put in place DPD 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, CFMPs and TE2100	Limited progress through DPDs.
2	The London Boroughs of Richmond, Kingston, Hounslow and Wandsworth should put in place policies to avoid development that would prejudice the implementation of increased channel capacity between Teddington Lock and Hammersmith Bridge in line with TE2100 findings	Env Agency progressing with Lower Thames Catchment Flood Management Plan
3	The London Boroughs of Havering and Bexley should put in place policies to prevent development that would prejudice the use of Rainham/Wennington Marshes, Erith Marshes and Dartford/Crayford Marshes for emergency flood storage in line with TE2100 findings. Although outside London, Thurrock and Dartford should also consider this aspect of flood risk management	Env Agency progressing with TE2100 project
4	Boroughs at confluences of tributary rivers with the River Thames should pay particular attention to the interaction of fluvial and tidal flood risks. These are Havering, Barking & Dagenham, Newham, Tower Hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston	Generally covered in SFRAs – need to check appropriateness
5	Developments all across London should reduce surface water discharge in line with the Sustainable Drainage Hierarchy set out in Policy 5.13 of the draft replacement London Plan	Progressing well for large scale developments but limited for smaller scale development.
6	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 PPS25 and the Thames CFMP. In particular opportunities should be sought to: Set back of development from the river edge to enable sustainable and cost effective flood risk management options Ensure that the buildings with residual flood risk are designed to be flood compatible or flood resilient Use open spaces within developments which have a residual flood risk to act as flood storage areas	Generally being implemented through application of PPS25, although limited action on set back
7	Once funding is confirmed Drain London will investigate and plan for long term management of London's surface water infrastructure in order to reduce surface water flood risk.	Drain London funding confirmed to 2011, project currently being initialised
8	Organisations responsible for development with large roof areas should investigate providing additional surface water run-off storage	No specific actions as yet

No.	Recommendation	Progress at Feb 2010
9	Thames Water to continue the programme of addressing foul sewer flooding	Underway although future funding reduced through OfWat settlement
10	That groundwater flood risk is kept under review	No current evidence of increased risk
11	Network Rail should examine the London Rail infrastructure for potential flooding locations and flood risk reduction measures. For large stations, solutions should be sought to store or disperse rainwater from heavy storms; this may involve the need for off site storage	No specific actions as yet. GLA will contact Network Rail in 2010
12	London Underground and DLR should keep potential flood risks to their infrastructure and flood risk reduction measures under review and up to date	Ongoing but needs regular review
13	TfL, Highways Agency and London boroughs should continue to monitor the flood risk and flood risk reduction measures at these locations and any others with a potential flood risk	Ongoing but needs regular review
14	Bus operators should examine bus garages for potential flood risks and put in place remedial or mitigation measures where there is a significant risk	No specific actions as yet
15	Edgware Hospital should carry out a flood risk assessment of its current premises and determine any mitigation works necessary to ensure that the hospital can continue to operate in the event of a flood on the Silk Stream	No specific actions as yet. GLA will contact NHS in 2010
16	Other hospitals in the above table should examine how they may cope in the event of a major flood	No specific actions as yet. GLA will contact NHS in 2010
17	The National Offender Management Service should ensure that there is an emergency plan for Belmarsh Prison in the event of a major flood	No specific actions as yet. GLA will contact NOMS in 2010
18	Operators of London's emergency services should ensure that emergency plans for flooding incidents are kept up to date and suitable cover arrangements are in place in the event of a flood effecting operational locations	London Flood Emergency Plan currently being reviewed
19	Operators of electricity, gas, water and sewerage utility sites should maintain an up to date assessment of the flood risk to their installations and considering the likely impacts of failure, programme any necessary protection measures, this may include secondary flood defences	No specific actions as yet. GLA will contact utility companies in 2010

Appendix 8 - Housing Provision in London 2008/9: Annual Monitor

Introduction

The 2004 London Plan set a target of at least 23,000 homes to be provided in London each year. Early Alterations to the London Plan, published in December 2006, increased the target to 30,500 homes each year. In February 2008, the London Plan (Consolidated with alterations since 2004) confirmed the housing provision target of a minimum 30,500 new homes per year from 2007/8 to 2016. The data in this Monitor are assessed against this target.

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

Summary of Results

How many new homes, what type and where?

In net terms, 30,300[3] homes were completed in London in 2008/9. The shortfall with the London Plan target of 30,500 is explained by an increased number of homes falling into long-term vacancy. Taking out the 'vacant homes returning to use component', the total supply of new homes is, for the first time, slightly higher than the London Plan target. (See Table HPM5 at Section 4).

The net total of completions in 2008/9 is comprised of 28,302 self-contained ('conventional') dwellings and 2,470 non-self contained units (for example hostels and student accommodation) with an increase of 460 private sector homes standing vacant for more than six months.

The net completions figures take into account demolitions. The gross number of new conventional homes actually built in London in 2008/9 was 32,445.

In 2000, the year the GLA was established, only 19,500 net self-contained dwellings were completed. Since the Mayor's London Plan was formally published in 2004, net output has increased from 21,000 in 2003/4 to 22,900 in 2004/5, 24,900 in 2005/6 and 27,300 in 2006/7 and 28,200 in 2007/8. The current figure (28,300) is the highest level of self-contained completions since 1988.

In 2008/9 just over a third (35%) of new gross provision was affordable housing (11,300 units). This figure excludes 100 market units considered affordable by the local authority. The breakdown of affordable units shows slightly more social rented (53%) than Intermediate (47%). However, when net supply is considered there are slightly more intermediate than social rented completions reflecting the large number of social rented losses. Information on development proposals under construction suggests that the social rented housing delivery is likely to increase compared to intermediate, with 60% social rented compared to 40% in 2008/9 approvals. There is an appreciable difference in bedroom size between the two types of affordable housing with intermediate housing comprising of just 6% of homes with more than 2 bedrooms, but for social rented homes the figures is four times higher at 25%.

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[3]These figures are rounded. See section 3 for more detailed figures.

All sub-regions exceeded their targets set out in the consolidated London Plan (2008), except the North-East London, the same position as last year. On average over the last three years Tower Hamlets (2,600 dwellings) and Islington (2,000) have made the largest individual contributions to London-wide provision[4] followed by Hackney (1,590), Southwark (1,430) and Wandsworth (1,350). Together these five boroughs account for around a third of new provision. Cumulatively, the smaller contributions of other boroughs are therefore critical to achievement of the London wide target.

What's going to happen in the future?

The 2008/9 figure for net units 'under construction' designated by the system is almost the same as that in the previous 2007/8 year. However, many of these may not be actually in the process of being built and it is more prudent to consider only as part of the development pipeline. For the longer term, the 2008/9 level of planning approvals (45,900) is significantly lower than previous years (2007/8: 80,100; 2006/7: 57,700; 2005/6: 52,700). This has contributed to the generous overall pipeline of approvals for homes, which stood at 98,400 dwellings as at the end of the 2008/9 year, down 9,300 dwellings on the previous yearly figure. To this, it would be meaningful to add the 64,500 dwellings designated in the system as under construction to give a total development pipeline of 162,900 dwellings.

Detailed Results

Introduction to detailed results

Information on housing permissions, starts and completions is taken from the London Development Database (LDD) system. As the LDD system covers all relevant planning consents, the figures in this report are based on recorded schemes rather than on aggregate data. They are more accurate than data published in previous years, and than CLG (Communities and Local Government) data, which relies on quarterly borough returns, which are sometimes incomplete. Data used in this report relate to data input by boroughs onto the LDD system as at 18th February 2010.

The London Plan housing target adopted in February 2008 of 30,500 homes a year relates to net additions to housing supply from all sources. This includes net gain from new build, conversion of existing residential premises and change of use of non-residential premises. It also includes output from non self-contained accommodation and a component of supply from long-term private vacant properties returning to use.

LDD separately records output of self-contained and non self-contained accommodation (student and hostel accommodation) and these data are used in this report. However, data on long-term private sector vacants returning to use is not monitored through LDD and is therefore sourced separately. It is recognised that monitoring of long term private sector vacants returning to use can be problematic. The data for this source is from returns provided by boroughs to CLG through the annual Housing Strategy Statistical Annex return (HSSA)[5]. This monitor uses data for 2008/9 compared to 2007/8 from Section A of the HSSA, which counts private sector units vacant for six months or more (which are not vacant for regeneration purposes). The Mayor's London Housing Strategy commits to improve the monitoring of long term private sector empty homes through the completion of a London wide audit undertaken by boroughs. The audit will provide more accurate

[4] Data refers to net conventional supply
[5] Data available at http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthorityhousing/dataforms/

monitoring information from that based on Council Tax records. With the majority of boroughs no longer offering Council Tax discounts on long term empty homes (in line with the policy of the Mayor's London Housing Strategy to remove such incentives), Council Tax records no longer provide an accurate count these properties.

The LDD data for completions includes all units within a scheme completed in a financial year. However, demolitions of existing units are counted upon full completion of the whole scheme. In the case of large developments, particularly large Estate Renewal schemes, this can cause statistical anomalies in single-year net figures, although the LDD records accurate net completions over the life of the scheme (i.e. where completions have been counted over a number of years, but where existing units demolished are counted in a single, final, year). Significant anomalies to single year data are noted within this Monitor. The GLA will continue to keep under review the most appropriate way of monitoring completed units.

Residential planning approvals (Table HPM1 & Table HPM9)

Net residential planning approvals in 2008/9 included 45,883 self contained homes, very much lower than previous year, 80,139 (2007/8) and still less than the 2005/6 figure of 57,661. This represents a decrease (43%) in residential planning approvals in London over last year, and is the lowest figures since 2003/4. In addition there were approvals for 2,198 net non self-contained bedspaces (student and hostel accommodation) in London in 2008/9.

Monitoring of permissions is net of units lost from redevelopment or conversion. Gross residential permissions in 2008/9 were for 55,333 self-contained units and 4,238 non self- contained bedspaces – a total of 59,571 units.

Self contained completions (Table HPM3 & Table HPM5)

Net self-contained residential completions in 2008/9 comprised 28,302 homes, an increase on previous years (28,242 in 2007/8; 27,302 in 2006/7; 25,137 in 2005/6). This represents 103% of the conventional supply (self contained homes) component of the housing target of 27,596 homes[6]

Non self-contained completions (Table HPM2)

Net non self-contained net completions (student and hostel accommodation) in 2008/9 created 2,470 bedspaces (compared to 1,221 in 2007/8, 4409 in 2006/76, 615 in 2005/6). This is over 50% higher than the component of the consolidated London Plan (2008) target[7].

Vacant properties returning to use

Local authority returns to CLG[8] show an overall Londonwide growth in long term private sector voids in the financial year 2008/ of 460 units, shown in Table HPM2, far below the current target[9].

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[6] London Plan (Consolidated with alterations since 2004), 2008.

[7] The non self contained supply component of the consolidated London Plan 2008 target is 1,578 units.

[8] Returns to Question 5.2 of HSSA 2008/9 for private sector vacant units (excluding those vacant for regeneration purposes) for 2008/9 compared to 2007/8. Responses to this question were provided by all boroughs for both 2007/8 and 2008/9.

[9] The vacants returning to use component of the target in the 1999 Housing Capacity Study (2004 London Plan target) is 1,236 homes per year. The new monitoring target (see consolidated London Plan, Annex 10) is 1,317 units.

However the figures for boroughs vary widely, with some boroughs showing significant decreases in vacants and others significant increases. It is probable that some borough returns are based on inadequate monitoring or indicate a change of data source or methodology. This concern as to the unreliability of data is shared by the Government and the Mayor. The Mayor's London Housing Strategy commits to improve the monitoring of long term private sector empty homes through the completion of a London wide audit undertaken by boroughs.

Housing starts (Table HPM4)

The LDD shows net starts in 2008/9 of 33,157 self-contained units compared with (2007/8: 44,083 and 2006/7: 37,584). The last two of these years is above this component of the London Plan target (27,597). It should be noted that housing starts in particular are susceptible to changes in the housing market that may impact on the number of starts recorded in future years.

Borough completions relative to targets

Conventional supply (Table HPM5)

Table HPM5 compares 2008/9 conventional net completions with the conventional component of the borough targets. Londonwide, output was 103% of the conventional component of the target. Performance was best in South West London at 151% of target. North and West achieved 139% and 126% respectively. North East and South East achieved 67% and 73% respectively.

Output varies between years. Table HPM6 therefore gives three year averages for the years 2006/7 to 2008/9 with Londonwide output at 113% of target. This is a sounder basis for comparing borough and sub-regional performance against target. On this basis, West and South West London have performed best on conventional output – at 152% and 142% of the conventional component of the target. South East and North achieved 95% and 129% of target component respectively and North East London achieved 80%. Individual borough performance, however, varied widely with Newham achieving just 37% of target while Hounslow achieved 285% of its target.

Total supply (Table HPM2)

Table HPM2 shows sub-regional and borough performance in relation to London Plan targets in 2008/9. Output overall was 99% of the 30,500 target. Performance in all sub-regions exceeded targets, except North East and South East London. In some boroughs performance has been affected by significant increases in long term private sector vacant properties, reducing supply gains from conventional and non self-contained completions. Such fluctuations in vacancies can often be attributed to difficulties in monitoring.

Supply from new build, conversions and change of use

The components of conventional supply are summarised as follows:

	Gross completions	Pre-existing units	Net completions
New Building	24,521	1,565	23,956
Conversions	4,648	2,342	2,306
Change of Use	3,276	236	3,040
Total	**32,445**	**4,143**	**28,302**

Table HPM3 shows that in 2008/9 just over 80% of conventional net completions are new build. Net conversions from existing homes were the same as last year at 8% whilst net completions from changes of use increased slightly up from 10% to 11%.

Tenure, mix and bedroom size

In gross terms, 5,997 units completed were recorded as social housing, 5,324 as intermediate and 21,124 as market provision. 11,321 affordable units (social rented and intermediate) were completed in 2008/9. This excludes additional properties, which have been transferred or purchased for social or intermediate use.

In net terms, the proportion of social rented (5,202 units) and intermediate (5,284 units) completed homes was almost identical showing that social rented losses are far greater than intermediate losses. For every existing intermediate home there were 20 social rented homes being lost.

Table HPM6 shows that over the three years 2006/7-8/9 the delivery of affordable housing has increased. North London delivered the highest number of affordable housing units (7,682).

Table HPM9 shows that a greater proportion of net affordable housing approved in 2008/9 is intermediate than social rented. Of 45,884 net approvals which includes those designated as market (34,965), 5,529 (12%) were for intermediate homes and 5,390 (11.7%) for social rented homes.

Table HPM10 shows that four out of every 10 homes completed in 2008/9 were two bedroom. The greatest need for larger units is in the social rented sector and in 2008/9, 29% of completed homes were for three bedrooms or more. Most intermediate dwellings (96%) and market units (88%) had either one or two bedrooms.

Overall Affordable Housing Delivery

The fifth London Plan Annual Monitoring Report included a table estimating overall affordable housing delivery by borough, combining a number of different data sources on different types of supply over and above the net conventional provision currently shown in Table 19. The government has now published a comprehensive set of statistics[10], which in future will be used for monitoring this broader measure of affordable housing provision

The government's statistics show affordable housing delivery according not only to where the homes in question are located, but also according to the 'sponsoring' local authority. The difference arises where a household from one area (the sponsoring local authority) purchases an intermediate home in another (the location). The government uses the sponsoring local authority measure to monitor performance against LAA targets.

HPM7 shows overall affordable housing delivery for investment purposes in 2008/09, broken down by location and sponsoring local authority, and separated into social housing and intermediate housing. These figures are taken from the Housing Live Tables provided by Communities and Local Government. They are based on the application for grant payments. More information can be found on the website:
http://www.communities.gov.uk/housing/housingresearch/housingstatistics/livetables/.

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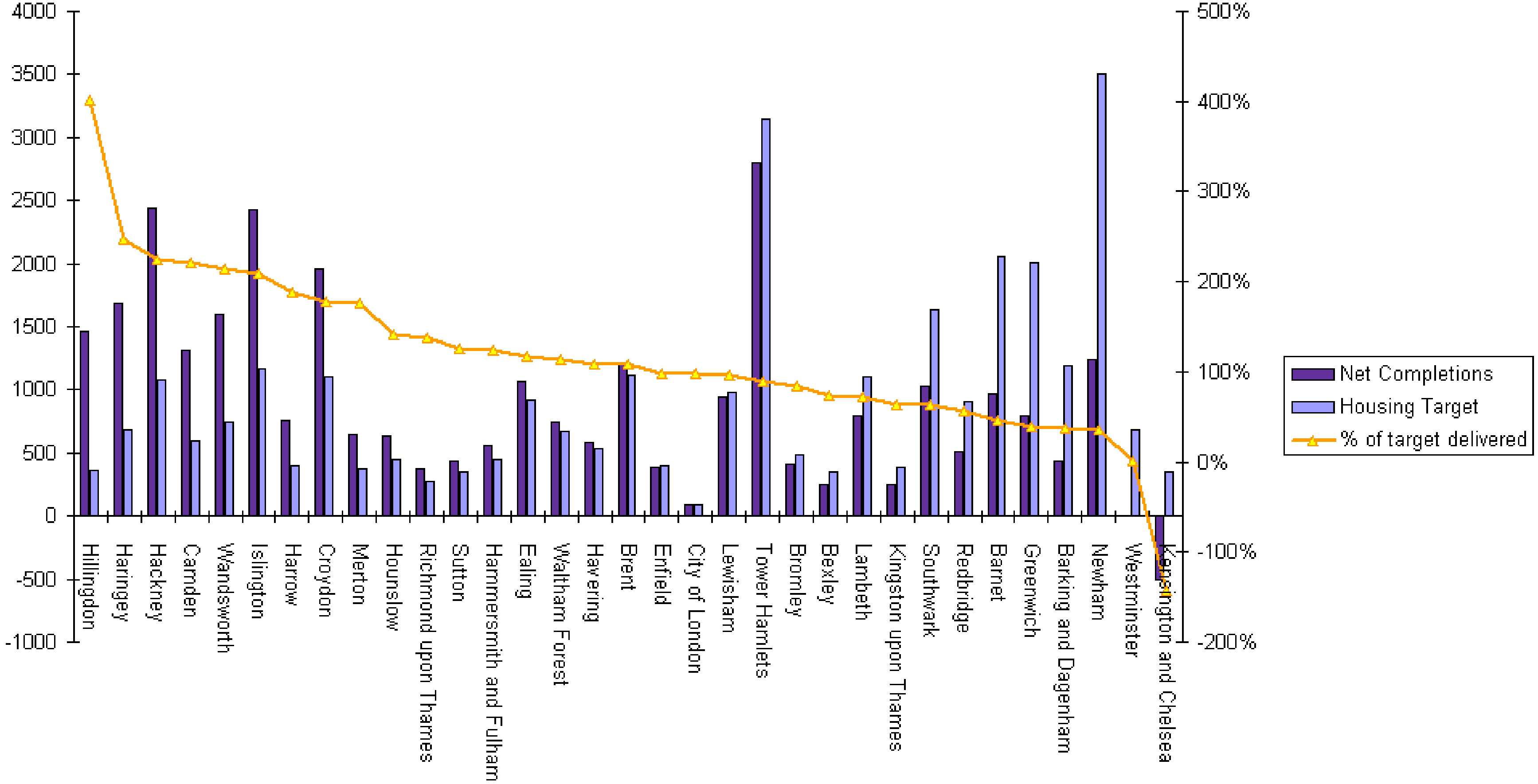
[10] Communities and Local Government, Affordable Housing Supply, England, 2008/09 - http://www.communities.gov.uk/publications/corporate/statistics/affordablehousing200809 - and accompanying 'Live Tables'.

In 2008/09 there were 12,890 such affordable homes delivered in London, and 13,160 homes where London boroughs were the sponsoring local authority. This difference is largely explained by a number of households from London boroughs purchasing intermediate homes in other regions. According to both measures just under half the homes delivered were social housing and just over half were intermediate.

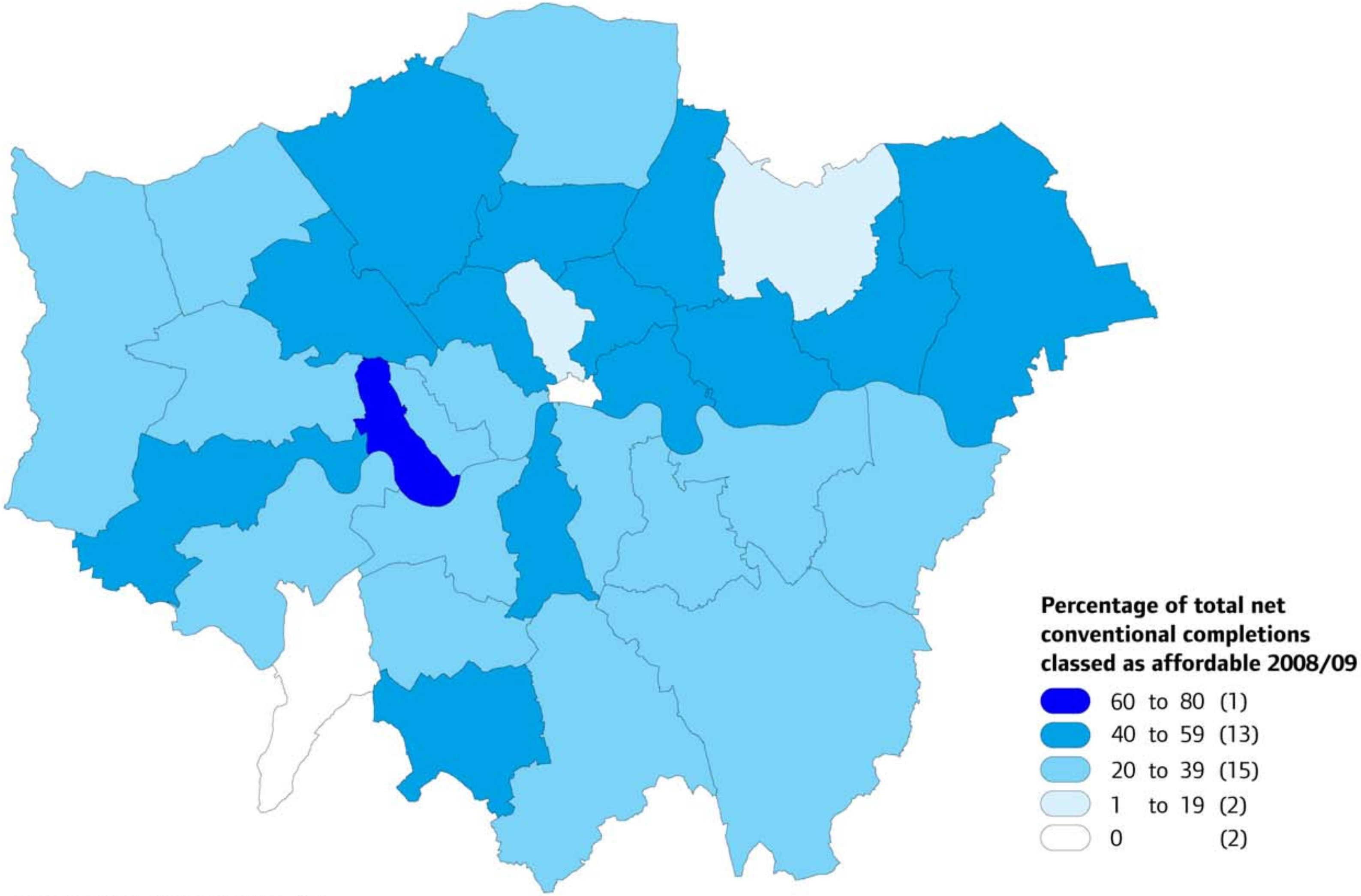
The borough with the highest level of delivery was Tower Hamlets, with total affordable housing delivery of 1,310 (by sponsoring borough). The next highest was Hackney, at 1,010. The borough with the lowest level of delivery was City of London, with 10 homes delivered, followed by Kingston upon Thames at 50.

Tables and Charts

Figure HPM 1: Total 2008/9 Housing Supply against London Plan target, ranked by delivery as percentage of target



Map HPM 1: Affordable Housing Provision By Borough



Source: The London Development Database, GLA

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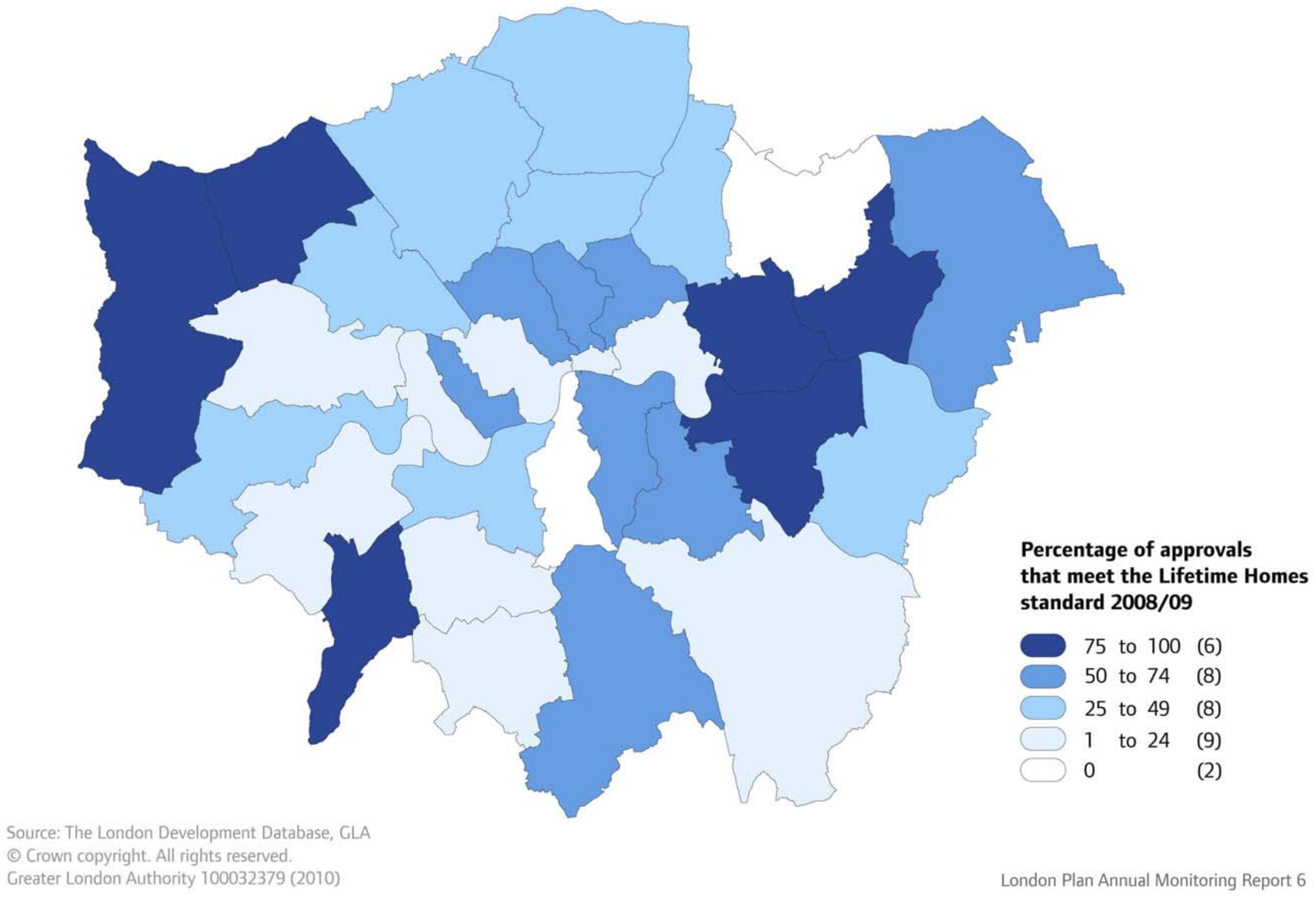
Map HPM 2: Lifetime Homes as a percentage of Residential Approvals by Borough



Map HPM 3: Wheelchair Accessible Homes as a percentage of Residential Approvals by Borough

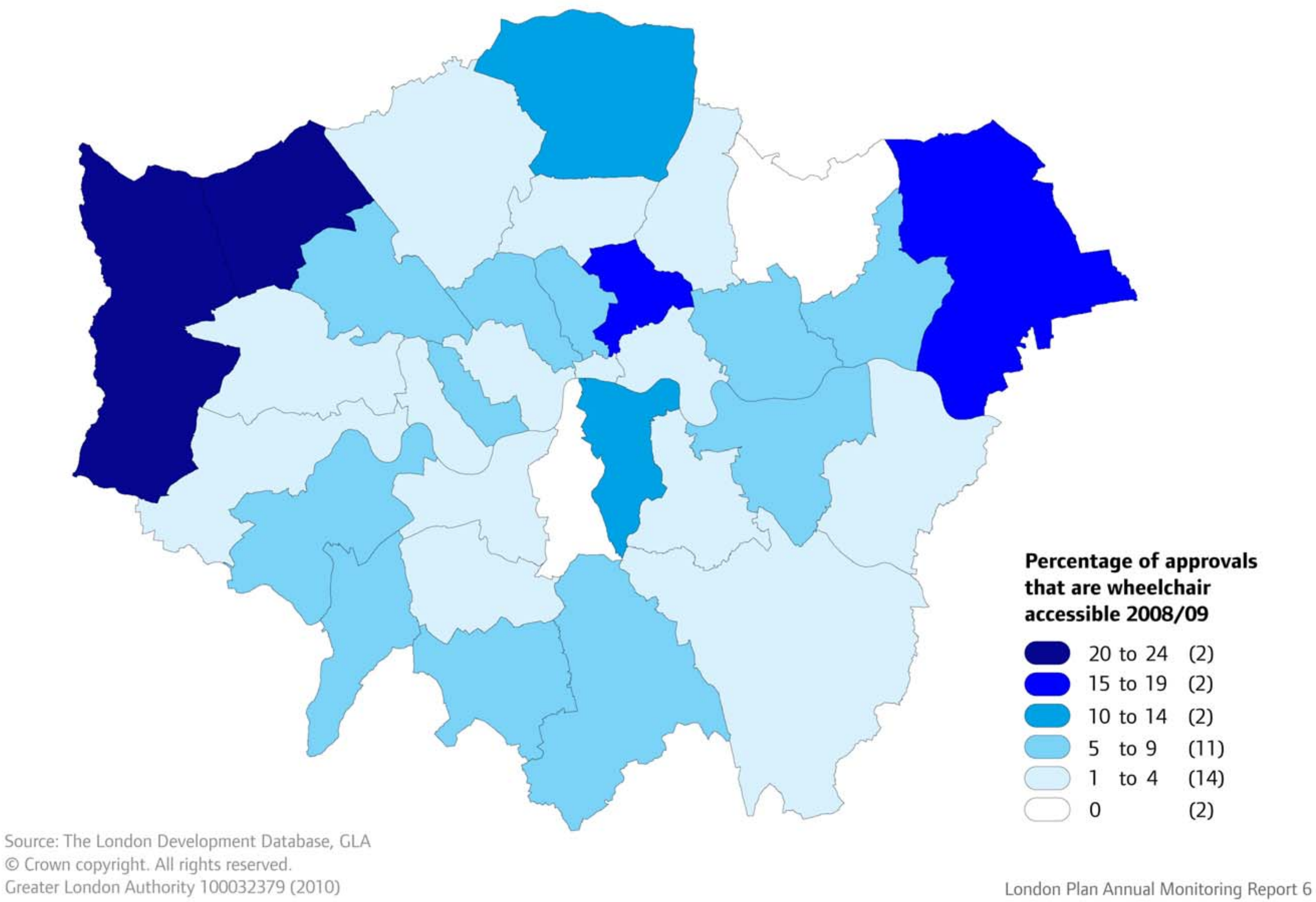


Table HPM 1: 2008/09 Conventional Planning Approvals

	New build			Conversion			Change of use			All development types		
Borough Name	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net
Barnet	3,932	1,417	2,515	325	147	178	55	12	43	4,312	1,576	2,736
Camden	576	97	479	187	177	10	164	8	156	927	282	645
Enfield	745	82	663	233	104	129	43	13	30	1,021	199	822
Hackney	1,705	642	1,063	275	115	160	85	60	25	2,065	817	1,248
Haringey	572	51	521	239	105	134	55	3	52	866	159	707
Islington	1,535	549	986	243	106	137	208	25	183	1,986	680	1,306
Westminster	375	116	259	282	152	130	388	37	351	1,045	305	740
North Subregion:	9,440	2,954	6,486	1,784	906	878	998	158	840	12,222	4,018	8,204
Barking and Dagenham	1,593	3	1,590	47	21	26	108	1	107	1,748	25	1,723
City of London	2	0	2	0	0	0	104	4	100	106	4	102
Havering	537	27	510	42	19	23	50	6	44	629	52	577
Newham	6,132	270	5,862	126	50	76	81	9	72	6,339	329	6,010
Redbridge	181	7	174	39	18	21	16	10	6	236	35	201
Tower Hamlets	6,378	282	6,096	63	46	17	61	2	59	6,502	330	6,172
Waltham Forest	227	6	221	161	87	74	143	4	139	531	97	434
North East Subregion:	15,050	595	14,455	478	241	237	563	36	527	16,091	872	15,219
Bexley	438	20	418	26	9	17	27	5	22	491	34	457
Bromley	863	103	760	151	66	85	132	13	119	1,146	182	964
Greenwich	869	53	816	79	40	39	32	8	24	980	101	879
Lewisham	1,870	145	1,725	251	99	152	153	6	147	2,274	250	2,024
Southwark	3,328	28	3,300	169	72	97	83	106	-23	3,580	206	3,374
South East Subregion:	7,368	349	7,019	676	286	390	427	138	289	8,471	773	7,698
Croydon	2,203	81	2,122	381	166	215	226	14	212	2,810	261	2,549

Borough Name	New build			Conversion			Change of use			All development types		
	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net
Kingston upon Thames	641	49	592	83	38	45	30	0	30	754	87	667
Lambeth	3,118	1,044	2,074	438	201	237	91	6	85	3,647	1,251	2,396
Merton	414	54	360	78	48	30	252	8	244	744	110	634
Richmond upon Thames	339	60	279	98	60	38	165	4	161	602	124	478
Sutton	803	297	506	58	25	33	25	4	21	886	326	560
Wandsworth	1,683	67	1,616	307	190	117	106	6	100	2,096	263	1,833
South West Subregion:	9,201	1,652	7,549	1,443	728	715	895	42	853	11,539	2,422	9,117
Brent	886	296	590	162	105	57	183	8	175	1,231	409	822
Ealing	492	82	410	310	131	179	302	4	298	1,104	217	887
Hammersmith and Fulham	70	1	69	276	160	116	131	2	129	477	163	314
Harrow	290	90	200	146	71	75	33	7	26	469	168	301
Hillingdon	1,430	61	1,369	57	24	33	39	4	35	1,526	89	1,437
Hounslow	613	13	600	502	32	470	343	7	336	1,458	52	1,406
Kensington and Chelsea	476	67	409	152	186	-34	117	14	103	745	267	478
West Subregion:	4,257	610	3,647	1,605	709	896	1,148	46	1,102	7,010	1,365	5,645
Total:	**45,316**	**6,160**	**39,156**	**5,986**	**2,870**	**3,116**	**4,031**	**420**	**3,611**	**55,333**	**9,450**	**45,883**
% of Total:			**85%**			**7%**			**8%**			

Source: London Development Database

Table HPM 2: 2008/09 Total net completions against target

Borough Name	Market	Intermediate	Social rented	Total	Non-self contained	Long term vacants	Total	Target in 2008 plan	% of target delivered
Barnet	701	47	267	1,015	0	-53	962	2,055	47%
Camden	478	254	160	892	480	-53	1,319	595	222%
Enfield	260	10	63	333	0	57	390	395	99%
Hackney	1,132	501	414	2,047	492	-97	2,442	1,085	225%
Haringey	401	196	143	740	21	920	1,681	680	247%
Islington	1,872	56	342	2,270	257	-99	2,428	1,160	209%
Westminster	490	92	139	721	13	-730	4	680	1%
North Subregion:	5,334	1,156	1,528	8,018	1,263	-55	9,226	6,650	139%
Barking and Dagenham	230	101	56	387	116	-62	441	1,190	37%
City of London	95	0	0	95	0	-7	88	90	98%
Havering	347	192	109	648	0	-65	583	535	109%
Newham	532	402	154	1,088	0	151	1,239	3,510	35%
Redbridge	506	62	55	623	0	-117	506	905	56%
Tower Hamlets	1,382	961	544	2,887	269	-351	2,805	3,150	89%
Waltham Forest	433	32	266	731	-10	29	750	665	113%
North East Subregion:	3,525	1,750	1,184	6,459	375	-422	6,412	10,045	64%
Bexley	172	0	50	222	0	31	253	345	73%
Bromley	311	52	125	488	-9	-71	408	485	84%
Greenwich	521	187	52	760	0	29	789	2,010	39%
Lewisham	695	154	74	923	-7	23	939	975	96%
Southwark	730	143	174	1,047	103	-115	1,035	1,630	63%
South East Subregion:	2,429	536	475	3,440	87	-103	3,424	5,445	63%
Croydon	1,112	138	278	1,528	-13	446	1,961	1,100	178%
Kingston upon Thames	184	0	0	184	214	-152	246	385	64%

Borough Name	Market	Intermediate	Social rented	Total	Non-self contained	Long term vacants	Total	Target in 2008 plan	% of target delivered
Lambeth	531	221	343	1,095	8	-307	796	1,100	72%
Merton	509	65	200	774	3	-127	650	370	176%
Richmond upon Thames	215	48	87	350	-6	27	371	270	137%
Sutton	224	97	146	467	0	-34	433	345	126%
Wandsworth	1,102	391	88	1,581	-14	34	1,601	745	215%
South West Subregion:	3,877	960	1,142	5,979	192	-113	6,058	4,315	141%
Brent	446	259	226	931	2	284	1,217	1,120	109%
Ealing	519	218	91	828	-15	258	1,071	915	117%
Hammersmith and Fulham	141	115	197	453	-69	173	557	450	124%
Harrow	542	152	76	770	-40	22	752	400	188%
Hillingdon	608	42	135	785	702	-23	1,464	365	401%
Hounslow	323	82	132	537	8	87	632	445	142%
Kensington and Chelsea	72	14	16	102	-35	-568	-501	350	-143%
West Subregion:	2,651	882	873	4,406	553	233	5,178	4,045	128%
Total:	**17,816**	**5,284**	**5,202**	**28,302**	**2,470**	**-460**	**30,312**	**30,500**	**99%**

Source: London Development Database

Table HPM 3: 2008/09 Conventional Planning Completions

Borough Name	New build			Conversion			Change of use			All development types		
	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net
Barnet	1,067	109	958	73	26	47	10	0	10	1,150	135	1,015
Camden	692	10	682	129	119	10	203	3	200	1,024	132	892
Enfield	240	15	225	176	82	94	16	2	14	432	99	333
Hackney	1,661	101	1,560	483	211	272	230	15	215	2,374	327	2,047
Haringey	636	11	625	157	72	85	35	5	30	828	88	740
Islington	2,054	119	1,935	279	122	157	184	6	178	2,517	247	2,270
Westminster	547	52	495	159	132	27	250	51	199	956	235	721
North Subregion:	6,897	417	6,480	1,456	764	692	928	82	846	9,281	1,263	8,018
Barking and Dagenham	362	5	357	44	21	23	8	1	7	414	27	387
City of London	78	14	64	1	2	-1	38	6	32	117	22	95
Havering	645	25	620	18	9	9	21	2	19	684	36	648
Newham	1,052	53	999	98	36	62	32	5	27	1,182	94	1,088
Redbridge	446	3	443	12	5	7	174	1	173	632	9	623
Tower Hamlets	2,918	108	2,810	31	15	16	82	21	61	3,031	144	2,887
Waltham Forest	525	14	511	240	108	132	90	2	88	855	124	731
North East Subregion:	6,026	222	5,804	444	196	248	445	38	407	6,915	456	6,459
Bexley	171	5	166	16	5	11	48	3	45	235	13	222
Bromley	506	140	366	72	33	39	87	4	83	665	177	488
Greenwich	941	232	709	54	27	27	26	2	26	1,023	261	760
Lewisham	821	126	695	182	68	114	118	4	114	1,121	198	923
Southwark	922	20	902	125	48	77	70	2	68	1,117	70	1,047
South East Subregion:	3,361	523	2,838	449	181	268	351	15	336	4,161	719	3,440
Croydon	811	38	773	333	131	202	561	8	553	1,705	177	1,528

Borough Name	New build			Conversion			Change of use			All development types		
	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net
Kingston upon Thames	129	20	109	67	25	42	34	1	33	230	46	184
Lambeth	871	19	852	358	160	198	46	1	45	1,275	180	1,095
Merton	747	20	727	86	49	37	15	5	10	848	74	774
Richmond upon Thames	300	26	274	135	77	58	24	6	18	459	109	350
Sutton	335	35	300	104	56	48	144	25	119	583	116	467
Wandsworth	1,234	23	1,211	383	262	121	258	9	249	1,875	294	1,581
South West Subregion:	4,427	181	4,246	1,466	760	706	1,082	55	1,027	6,975	996	5,979
Brent	827	9	818	175	119	56	64	7	57	1,066	135	931
Ealing	675	25	650	189	64	125	59	6	53	923	95	828
Hammersmith and Fulham	352	29	323	139	70	69	62	1	61	553	100	453
Harrow	693	61	632	147	68	79	63	4	59	903	133	770
Hillingdon	784	37	747	37	15	22	18	2	16	839	54	785
Hounslow	416	53	363	68	28	40	137	3	134	711	84	537
Kensington and Chelsea	63	8	55	78	77	1	69	23	46	210	108	102
West Subregion:	3,900	222	3,678	833	441	392	472	46	426	5,205	709	4,406
Total:	**24,611**	**1,565**	**23,046**	**4,648**	**2,342**	**2,306**	**3,278**	**236**	**3,042**	**32,537**	**4,143**	**28,302**
% of Total			**81%**			**8%**			**11%**			

Source: London Development Database

Table HPM 4: 2008/09 Conventional Starts

Borough Name	New build			Conversion			Change of use			All development types		
	Pro-posed	Existing	Net	Pro-posed	Existing	Net	Pro-posed	Existing	Net	Pro-posed	Existing	Net
Barnet	266	3	263	84	17	67	0	0	0	350	20	330
Camden	230	45	185	133	113	20	115	0	115	478	158	320
Enfield	784	36	748	201	88	113	29	8	21	1,014	132	882
Hackney	472	53	419	137	47	90	52	4	48	661	104	557
Haringey	1,551	136	1,415	136	63	73	24	4	20	1,711	203	1,508
Islington	640	22	618	234	94	140	291	4	287	1,165	120	1,045
Westminster	528	64	464	260	135	125	332	33	299	1,120	232	888
North Subregion:	4,471	359	4,112	1,185	557	628	843	53	790	6,499	969	5,530
Barking and Dagenham	319	46	273	37	15	22	6	0	6	362	61	301
City of London	1	0	1	0	0	0	105	1	104	106	1	105
Havering	883	19	864	32	14	18	43	2	41	958	35	923
Newham	5,919	10	5,909	109	43	66	136	6	130	6,164	59	6,105
Redbridge	386	6	380	22	8	14	11	1	10	419	15	404
Tower Hamlets	2,861	74	2,787	66	53	13	43	1	42	2,970	128	2,842
Waltham Forest	355	12	343	158	75	83	79	0	79	592	87	505
North East Subregion:	10,724	167	10,557	424	208	216	423	11	412	11,571	386	11,185
Bexley	204	25	179	25	7	18	20	0	20	249	32	217
Bromley	547	74	473	91	37	54	52	1	51	690	112	578
Greenwich	455	85	370	29	16	13	304	2	302	788	103	685
Lewisham	701	7	694	151	54	97	77	5	72	929	66	863
Southwark	2,013	12	2,001	80	29	51	68	105	-37	2,161	146	2,015
South East Subregion:	3,920	203	3,717	376	143	233	521	113	408	4,817	459	4,358
Croydon	1,539	71	1,468	211	83	128	73	4	69	1,823	158	1,665

Borough Name	New build			Conversion			Change of use			All development types		
	Pro-posed	Existing	Net	Pro-posed	Existing	Net	Pro-posed	Existing	Net	Pro-posed	Existing	Net
Kingston upon Thames	83	12	71	36	14	22	32	1	31	151	27	124
Lambeth	4,133	1,176	2,957	279	122	157	41	1	40	4,453	1,299	3,154
Merton	654	27	627	57	36	21	16	5	11	727	68	659
Richmond upon Thames	158	20	138	97	58	39	35	3	32	290	81	209
Sutton	149	27	122	31	16	15	9	4	5	189	47	142
Wandsworth	562	22	540	256	180	76	80	4	76	898	206	692
South West Subregion:	7,278	1,355	5,923	967	509	458	286	22	264	8,531	1,886	6,645
Brent	518	47	471	153	103	50	74	7	67	745	157	588
Ealing	1,206	398	808	159	50	109	68	0	68	1,433	448	985
Hammersmith and Fulham	141	1	140	139	72	67	78	1	77	358	74	284
Harrow	1,285	206	1,079	126	58	68	33	4	29	1,444	268	1,176
Hillingdon	1,336	35	1,301	47	17	30	11	3	8	1,394	55	1,339
Hounslow	122	11	111	480	28	452	299	4	295	901	43	858
Kensington and Chelsea	181	28	153	111	114	-3	62	3	59	354	145	209
West Subregion:	4,789	726	4,063	1,215	442	773	625	22	603	6,629	1,190	5,439
Total:	**31,182**	**2,810**	**28,372**	**4,167**	**1,859**	**2,308**	**2,698**	**221**	**2,477**	**38,047**	**4,890**	**33,157**
% of Total			**86%**			**7%**			**7%**			

Source: London Development Database

Table HPM 5: 2008/09 Total net conventional completions against target

Borough Name	Market	Intermediate	Social rented	Total	Conventional component of housing target	Delivery as % of target
Barnet	701	47	267	1,015	1,886	54%
Camden	478	254	160	892	437	204%
Enfield	260	10	63	333	367	91%
Hackney	1,132	501	414	2,047	926	221%
Haringey	401	196	143	740	595	124%
Islington	1,872	56	342	2,270	992	229%
Westminster	490	92	139	721	560	129%
North Subregion:	5,334	1,156	1,528	8,018	5,763	139%
Barking and Dagenham	230	101	56	387	1,191	32%
City of London	95	0	0	95	85	112%
Havering	347	192	109	648	510	127%
Newham	532	402	154	1,088	3,467	31%
Redbridge	506	62	55	623	901	69%
Tower Hamlets	1,382	961	544	2,887	2,999	96%
Waltham Forest	433	32	266	731	544	134%
North East Subregion:	3,525	1,750	1,184	6,459	9,697	67%
Bexley	172	0	50	222	338	66%
Bromley	311	52	125	488	480	102%
Greenwich	521	187	52	760	1,920	40%
Lewisham	695	154	74	923	859	107%
Southwark	730	143	174	1,047	1,103	95%
South East Subregion:	2,429	536	475	3,440	4,700	73%
Croydon	1,112	138	278	1,528	903	169%
Kingston upon Thames	184	0	0	184	349	53%
Lambeth	531	221	343	1,095	1,039	105%
Merton	509	65	200	774	352	220%
Richmond upon Thames	215	48	87	350	266	132%
Sutton	224	97	146	467	346	135%
Wandsworth	1,102	391	88	1,581	692	228%

Borough Name	Market	Intermediate	Social rented	Total	Conventional component of housing target	Delivery as % of target
South West Subregion:	3,877	960	1,142	5,979	3,947	151%
Brent	446	259	226	931	915	102%
Ealing	519	218	91	828	833	99%
Hammersmith and Fulham	141	115	197	453	393	115%
Harrow	542	152	76	770	360	214%
Hillingdon	608	42	135	785	317	248%
Hounslow	323	82	132	537	434	124%
Kensington and Chelsea	72	14	16	102	237	43%
West Subregion:	2,651	882	873	4,406	3,489	126%
Total:	**17,816**	**5,284**	**5,202**	**28,302**	**27,596**	**103%**

Source: London Development Database

Table HPM 6a: Net total conventional completions in London, 2006/07 to 2008/09

Borough Name	Total conventional completions (net)				Housing delivery targets			
	2006/07	2007/08	2008/09	3 year total	London Plan 2004 Target	London Plan 2008 Target	3 year target*	% of target achieved
Barnet	422	940	1,015	2,377	740	1,886	4,512	53
Camden	518	476	892	1,886	750	437	1,624	116
Enfield	713	957	333	2,003	560	367	1,294	155
Hackney	1,149	1,575	2,047	4,771	565	926	2,417	197
Haringey	893	545	740	2,178	720	595	1,910	114
Islington	1,852	1,906	2,270	6,028	680	992	2,664	226
Westminster	648	735	721	2,104	970	560	2,090	101
North Subregion:	6,195	7,134	8,018	21,347	4,985	5,763	16,511	129
Barking and Dagenham	410	818	387	1,615	445	1,191	2,827	57
City of London	37	95	95	227	105	85	275	83
Havering	857	483	648	1,988	320	510	1,340	148
Newham	753	955	1,088	2,796	720	3,467	7,654	37
Redbridge	1,031	621	623	2,275	500	901	2,302	99
Tower Hamlets	2,504	2,294	2,887	7,685	1,825	2,999	7,823	98
Waltham Forest	750	819	731	2,300	345	544	1,433	161
North East Subregion:	6,342	6,085	6,459	18,886	4,260	9,697	23,654	80
Bexley	241	269	222	732	265	338	941	78
Bromley	890	709	488	2,087	555	480	1,515	138
Greenwich	1,209	803	760	2,772	730	1,920	4,570	61
Lewisham	371	876	923	2,170	560	859	2,278	95
Southwark	1,945	1,300	1,047	4,292	1,165	1,103	3,371	127
South East Subregion:	4,656	3,957	3,440	12,053	3,275	4,700	12,675	95

Borough Name	Total conventional completions (net)				Housing delivery targets			
	2006/07	2007/08	2008/09	3 year total	London Plan 2004 Target	London Plan 2008 Target	3 year target*	% of target achieved
Croydon	1,030	1,461	1,528	4,019	670	903	2,476	162
Kingston upon Thames	322	365	184	871	245	349	943	92
Lambeth	1,128	1,231	1,095	3,454	1,069	1,039	3,147	110
Merton	391	658	774	1,823	405	352	1,109	164
Richmond upon Thames	252	415	350	1,017	245	266	777	131
Sutton	274	621	467	1,362	365	346	1,057	129
Wandsworth	1,451	1,028	1,581	4,060	775	692	2,159	188
South West Subregion:	4,848	5,779	5,979	16,606	3,774	3,947	11,668	142
Brent	926	772	931	2,629	485	915	2,315	114
Ealing	1,347	1,399	828	3,574	545	833	2,211	162
Hammersmith and Fulham	623	510	453	1,586	295	393	1,081	147
Harrow	620	373	770	1,763	260	360	980	180
Hillingdon	193	431	785	1,409	380	317	1,014	139
Hounslow	1,371	1,675	537	3,583	390	434	1,258	285
Kensington and Chelsea	168	127	102	397	520	237	994	40
West Subregion:	5,248	5,287	4,406	14,941	2,875	3,489	9,853	152
Total:	**27,289**	**28,242**	**28,302**	**83,833**	**19,169**	**27,596**	**74,361**	**113**

Source: London Development Database

Table HPM6b: Net total conventional affordable completions in London, 2006/07 to 2008/09

	Total conventional affordable completions (net)				% of conventional affordable completions (net)			
Borough Name	2006/07	2007/08	2008/09	3 year total	2006/07	2007/08	2008/09	3 year average
Barnet	27	56	409	492	6%	6%	40%	21%
Camden	219	115	414	748	42%	24%	46%	40%
Enfield	225	444	73	742	32%	46%	22%	37%
Hackney	468	713	915	2,096	41%	45%	45%	44%
Haringey	312	211	339	862	35%	39%	46%	40%
Islington	602	1,117	398	2,117	33%	59%	18%	35%
Westminster	23	371	231	625	4%	50%	32%	30%
North Subregion:	1,876	3,027	2,779	7,682	30%	42%	35%	36%
Barking and Dagenham	135	215	157	507	33%	26%	41%	31%
City of London	0	0	0	0	0%	0%	0%	0%
Havering	178	125	301	604	21%	26%	46%	30%
Newham	263	388	556	1,207	35%	41%	51%	43%
Redbridge	310	54	117	481	30%	9%	19%	21%
Tower Hamlets	823	787	1,505	3,115	33%	34%	52%	41%
Waltham Forest	229	236	298	763	31%	29%	41%	33%
North East Subregion:	1,938	1,805	2,934	6,677	31%	30%	45%	35%
Bexley	115	134	50	299	48%	50%	23%	41%
Bromley	142	267	177	586	16%	38%	36%	28%
Greenwich	515	282	239	1,036	43%	35%	31%	37%
Lewisham	-81	233	228	380	-22%	27%	25%	18%
Southwark	735	576	319	1,630	38%	44%	30%	38%
South East Subregion:	1,426	1,492	1,013	3,931	31%	38%	29%	33%
Croydon	471	625	416	1,512	46%	43%	27%	38%

Borough Name	Total conventional affordable completions (net)				% of conventional affordable completions (net)			
	2006/07	2007/08	2008/09	3 year total	2006/07	2007/08	2008/09	3 year average
Kingston upon Thames	54	109	0	163	17%	30%	0%	19%
Lambeth	233	348	564	1,145	21%	28%	52%	33%
Merton	145	244	265	654	37%	37%	34%	36%
Richmond upon Thames	39	112	135	286	15%	27%	39%	28%
Sutton	-118	188	243	313	-43%	30%	52%	23%
Wandsworth	241	309	481	1,031	17%	30%	30%	25%
South West Subregion:	1,065	1,935	2,104	5,104	22%	33%	35%	31%
Brent	637	423	485	1,545	69%	55%	52%	59%
Ealing	629	412	309	1,350	47%	29%	37%	38%
Hammersmith and Fulham	458	237	315	1,010	74%	46%	70%	64%
Harrow	152	116	228	496	25%	31%	30%	28%
Hillingdon	46	117	177	340	24%	27%	23%	24%
Hounslow	572	793	214	1,579	42%	47%	40%	44%
Kensington and Chelsea	64	13	30	107	38%	10%	29%	27%
West Subregion:	2,558	2,111	1,758	6,427	49%	40%	40%	43%
Total:	**8,863**	**10,370**	**10,588**	**29,821**	**32%**	**37%**	**37%**	**36%**

Source: London Development Database
Note some figures for previous years data have changed from previous AMRs. This is due to the continual updating of the LDD system.

Table HPM 7: Delivery of Affordable Homes in 2008/09

Borough	By LA providing funding			By LA where homes located		
	Social rented	Intermediate	Total	Social rented	Intermediate	Total
Barnet	120	80	200	120	80	200
Camden	130	160	290	130	130	260
Enfield	100	90	190	100	100	200
Hackney	390	620	1,010	390	610	1,000
Haringey	100	200	300	100	180	280
Islington	280	100	380	280	90	370
Westminster	200	140	340	200	110	310
North Total	1,320	1,390	2,710	1,320	1,300	2,620
Barking & Dagenham	160	60	220	160	80	240
City of London	0	10	10	0	10	10
Havering	270	340	610	270	350	620
Newham	170	420	590	170	400	570
Redbridge	100	150	250	100	160	260
Tower Hamlets	550	760	1,310	550	730	1,280
Waltham Forest	470	80	550	470	90	560
North East Total	1,720	1,820	3,540	1,720	1,820	3,540
Bexley	50	80	130	50	110	160
Bromley	180	150	330	180	160	340
Greenwich	280	200	480	280	190	470
Lewisham	60	90	150	60	90	150
Southwark	250	280	530	250	220	470
South East Total	820	800	1,620	820	770	1,590
Croydon	350	250	600	350	260	610
Kingston u Thames	0	50	50	0	40	40
Lambeth	230	270	500	230	220	450
Merton	130	80	210	130	90	220
Richmond u Thames	90	70	160	90	60	150
Sutton	200	170	370	200	210	410
Wandsworth	70	480	550	70	450	520
South West Total	1,070	1,370	2,440	1,070	1,330	2,400
Brent	410	260	670	410	240	650
Ealing	310	240	550	310	220	530
Hammersmith & Fulham	170	120	290	170	100	270
Harrow	80	170	250	80	150	230

Borough	By LA providing funding			By LA where homes located		
	Social rented	Intermediate	Total	Social rented	Intermediate	Total
Hillingdon	180	170	350	180	170	350
Hounslow	60	500	560	60	490	550
Kensington & Chelsea	120	60	180	120	40	160
West Total	1,330	1,520	2,850	1,330	1,410	2,740
London Total	6,260	6,900	13,160	6,260	6,630	12,890

Source: Communities and Local Government, Housing Live Tables 1001, 1002, 1006 and 1007.
http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousingsupply/livetables/

Table HPM 8: 2008/09 Gross conventional completions by tenure

Borough	Gross Conventional Completions Market	Intermediate	Social Rented	Total	Intermediate (% of total)	Social rented (% of total)	All affordable (% of total)
Barnet	758	77	315	1,150	7	27	34
Camden	610	254	160	1,024	25	16	40
Enfield	359	10	63	432	2	15	17
Hackney	1,394	501	479	2,374	21	20	41
Haringey	487	197	144	828	24	17	41
Islington	2,070	58	389	2,517	2	15	18
Westminster	723	92	141	956	10	15	24
North Sub-Region	6,401	1,189	1,691	9,281	13	18	31
Barking and Dagenham	257	101	56	414	24	14	38
City of London	117	0	0	117	0	0	0
Havering	383	192	109	684	28	16	44
Newham	595	402	185	1,182	34	16	50
Redbridge	515	62	55	632	10	9	19
Tower Hamlets	1,476	961	594	3,031	32	20	51
Waltham Forest	553	32	270	855	4	32	35
North East Sub-region	3,894	1,750	1,269	6,913	25	18	44
Bexley	183	0	52	235	0	22	22
Bromley	488	52	125	665	8	19	27
Greenwich	568	187	266	1,021	18	26	44
Lewisham	769	155	197	1,121	14	18	31
Merton	583	65	200	848	8	24	31
Southwark	781	145	191	1,117	13	17	30
South East Sub-region	3,399	604	1,031	5,034	12	20	32
Croydon	1,289	138	278	1,705	8	16	24
Kingston upon Thames	230	0	0	230	0	0	0
Lambeth	708	221	346	1,275	17	27	44
Richmond upon Thames	323	48	88	459	10	19	30
Sutton	293	97	193	583	17	33	50
Wandsworth	1,378	394	103	1,875	21	5	27
South West Sub-region	4,221	898	1,008	6,127	15	16	31
Brent	560	260	246	1,066	24	23	47

Borough	Gross Conventional Completions				Intermediate (% of total)	Social rented (% of total)	All affordable (% of total)
	Market	Intermediate	Social Rented	Total			
Ealing	598	218	107	923	24	12	35
Hammersmith and Fulham	217	115	221	553	21	40	61
Harrow	639	152	112	903	17	12	29
Hillingdon	662	42	135	839	5	16	21
Hounslow	378	82	161	621	13	26	39
Kensington and Chelsea	180	14	16	210	7	8	14
West Sub-region	3,234	883	998	5,115	17	20	37
Grand Total	**21,124**	**5,324**	**5,997**	**32,445**	**16**	**18**	**35**

Source: London Development Database

Table HPM 9: 2008/09 Net Conventional and Non self-contained Planning Approvals

Borough	Net Conventional Approvals				Net Non-self contained	Gross Non-self contained
	Market	Intermediate	Social Rented	Total		
Barnet	2,560	293	-117	2,736	0	0
Camden	468	34	145	647	480	606
Enfield	551	168	103	822	0	0
Hackney	944	332	-28	1,248	492	648
Haringey	589	64	54	707	21	21
Islington	1,182	268	-144	1,306	257	420
Westminster	617	22	101	740	13	83
North Sub-Region	6,911	1,181	114	8,206	1,263	1,778
Barking and Dagenham	878	287	558	1,723	116	116
City of London	98	0	2	100	0	0
Havering	445	18	114	577	0	0
Newham	4,194	1,042	774	6,010	0	0
Redbridge	166	12	23	201	0	0
Tower Hamlets	4,437	579	1,156	6,172	269	447
Waltham Forest	384	15	35	434	-10	0
North East Sub-region	9,626	1,666	2,102	13,394	375	563
Bexley	349	33	75	457	0	0
Bromley	720	60	184	964	-9	0
Greenwich	600	89	190	879	0	0
Lewisham	1,401	285	338	2,024	-7	5
Southwark	2,600	432	342	3,374	103	123
South East Sub-region	6,161	945	1,226	8,332	87	128
Croydon	1,989	250	311	2,550	-13	23
Kingston upon Thames	540	22	105	667	214	214
Lambeth	2,040	257	99	2,396	8	29
Merton	491	46	97	634	3	10
Richmond upon Thames	412	18	48	478	-6	9
Sutton	526	36	-2	560	0	0
Wandsworth	1,441	262	130	1,833	-14	0
South West Sub-region	6,948	845	691	8,484	192	285
Brent	674	133	15	822	2	45
Ealing	831	20	36	887	-15	18
Hammersmith and Fulham	275	4	35	314	-69	2
Harrow	256	29	16	301	-40	0
Hillingdon	1,084	118	235	1,437	702	1,403

Borough	Net Conventional Approvals				Net Non-self contained	Gross Non-self contained
	Market	Intermediate	Social Rented	Total		
Hounslow	877	248	281	1,406	8	8
Kensington and Chelsea	346	53	79	478	-35	8
West Sub-region	4,343	605	697	5,645	553	1,484
London Total	**34,965**	**5,529**	**5,390**	**45,884**	**2,470**	**4,238**

Source: London Development Database

Table HPM 10: 2008/09 Gross residential units completed by bedroom size and tenure

London	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Social	1,702	2,609	1,326	504	6,141
Intermediate	2,622	2,432	199	13	5,266
Market	8,825	9,588	1,858	867	21,138
Total	**13,149**	**14,629**	**3,383**	**1,384**	**32,545**
%	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Social	28%	42%	22%	8%	100%
Intermediate	50%	46%	4%	0%	100%
Market	42%	45%	9%	4%	100%
Total	**40%**	**45%**	**10%**	**5%**	**100%**