# LONDON PLAN ANNUAL MONITORING REPORT 9, 2011-12

MARCH 2013

LONDON PLAN 2011
IMPLEMENTATION FRAMEWORK

MAYOR OF LONDON

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# EXECUTIVE SUMMARY

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i. This Annual Monitoring Report (AMR) provides information about the progress being made in implementing the objectives and policies of the London Plan (published in July 2011), by showing how London is doing against 24 indicators identified in Chapter 8 of the Plan. Although this the ninth AMR published by the Mayor, it is the second monitoring the new London Plan.

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

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

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

Objective 2- An internationally competitive and successful city,

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

Objective 4- A city that delights the senses,

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

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

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

Objective 1 – KPIs 1,2,4,5,6,12,14

Objective 2 – KPIs 2,7,8,9,10,12,17,24

Objective 3 – KPIs 2,5,10,11,12,15

Objective 4 – KPIs 1,3,15,19,22,23,24

Objective 5 – KPIs 1,3,18,19,20,21,22,23

Objective 6 – KPIs 1,13,14,15,16,17

v. Overall, performance is improving. This year 20 KPIs are showing that targets have been met or are heading in the right direction, while 3 have not been met or are heading the wrong way. This is an improvement over AMR 8 where 18 KPIs were positive and 5 were negative. Data problems still surround KPI 22 (Green roof coverage in the Central Activities Zone) and when the Mayor consults on further alterations to the London Plan, the merit or otherwise of trying to measure this KPI will need to be assessed as part of the review of the KPIs.

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

vi. The measures that constitute Objective 1 are positive. The fractional increase in pupil/teacher ratios is outweighed by the ongoing decline in traffic growth and the welcome decline in the gap in life expectancy between the most and least deprived Londoners. Housing completions, both affordable and market, are on the rise after difficult recent years, these developments are being built to appropriate densities and increasingly on brownfield land.

Objective 2 - An internationally competitive and successful city

vii. The picture for Objective 2 is slightly more mixed. In addition to the increase in pupil/teacher ratios, there has been a small increase in the number of listed buildings at risk, the result of a detailed survey of cemeteries. The increasing rate of loss of industrial land may require the Mayor to re-examine industrial land policy in further alterations to the London Plan, as London does need to retain some industrial land for a variety of uses. On a more positive note, development densities are acceptable, employment - both across London and in Outer London - rose, the office pipeline is healthy, and office development continues in locations with high public transport accessibility.

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

viii. The position for Objective 3 is positive. The marginal increase in pupil/teacher ratios reflects a wider national trend but there has been an 10% increase in affordable housing completions, more employment in Outer London, reductions in long-standing differences between both BAME and white employment rates and for lone parents on income support. On an issue close the Mayor's own heart, cycling trips are up.

Objective 4- A city that delights the senses

ix. Again, the measures for Objective 4 are overwhelming positive. More development on brownfield land, a decreasing loss of open space, more cycling, more recycling, and river restoration on track. These outweigh the small increase in buildings at risk. The reluctance of manufacturers to provide data on green roofs is frustrating as it is thought, but cannot be proved, that this KPI is also positive – we will have to consider how this can be assessed effectively in future.

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

x. The picture here is similar to Objective 4. More brownfield development, decreasing rates of loss of open space and sites for nature conservation, less waste going to landfill, carbon dioxide emissions savings above target, more renewable energy production, river restoration on track. The problems with data on green roofs have been addressed above.

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

xi. Another successful Objective. More brownfield development, more public transport use, declining car use, more cycling, more use of the river for freight than in previous years, office development continuing to locate in areas with high public transport accessibility.

| TABLE 1.1 KPI PERFORMANCE OVERVIEW | | | |
|---|---|---|---|
| | **KPI TARGET** | | **COMMENT** |
| 1 | Maintain at least 96 per cent of new residential development to be on previously developed land | + | Increase on previous years |
| 2 | Over 95 per cent of development to comply with the housing density location and the density matrix | + | 95 per cent target now met. |
| 3 | No net loss of open space designated for protection in LDFs due to new development | + | Rate of loss continues to fall |
| 4 | Average completions of a minimum of 32,210 net additional homes per year | + | Below target but completions rose again |
| 5 | Completion of 13,200 net additional affordable homes per year | + | Below target but 10% increase in completions over last year |
| 6 | Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (split by gender) | + | Differences continue to reduce. |
| 7 | Increase in the proportion of working age London residents in employment 2011-2031 | + | Proportion static but number of residents in employment grew by 30,200 in a year. |
| 8 | Stock of office permissions to be at least three times the average rate of starts over the previous three years | + | Stock of permissions eight times above rate. |
| 9 | Release of industrial land to be in line with benchmarks in the Industry SPG | – | Increasing rate of loss of industrial land |
| 10 | Growth in total employment in Outer London | + | Absolute employment in Outer London grew |
| 11 | Reduce employment rate gap between BAME groups and the white population; and reduce the gap between lone parents on income support in London vs England & Wales average | + | Differences continue to reduce. |
| 12 | Reduce the average class size in primary schools | - | In line with national trends, small increase in class size (0.1 of a pupil). |

**TABLE 1.1 KPI PERFORMANCE OVERVIEW**

| | KPI TARGET | | COMMENT |
|---|---|---|---|
| 13 | Use of public transport per head grows faster than use of private car per head | + | Public transport use continues to grow annually, private car use continues to decline. |
| 14 | Zero car traffic growth for London as a whole | + | Annual decrease in road traffic continues |
| 15 | Increase in share of all trips by bicycle from 2 per cent in 2009 to 5 per cent by 2026 | + | An extra 30,000 cycling trips added in one year. |
| 16 | A 50% increase in passengers and freight traffic transported on the Blue Ribbon Network from 2011-2021 | + | 16% increase in freight in last year. |
| 17 | Maintain at least 50 per cent of B1 development in PTAL zones 5-6 | + | Over 60% achieved |
| 18 | No net loss of SINCs | + | Decrease in rate of loss. |
| 19 | At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2031 | + | Recycling now over 30% and increasing, 14% reduction in landfilling in last year. |
| 20 | Annual average percentage carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and in all developments by 2019 | + | 8% above target. |
| 21 | Production of 8550 GWh of energy from renewable sources by 2026 | + | 8% Increase in production from renewable resources |
| 22 | Increase in total area of green roofs in the CAZ. | N/A | Issues with data provision still unresolved |
| 23 | Restore 15km of rivers and streams 2009-2015 with an additional 10km by 2020 | + | Over 8 km now restored and on track to meet 15km by 2015. |
| 24 | Reduction in proportion of designated heritage assets at risk as a percentage of the total number of designated heritage assets in London. | - | Small rise (less than 0.5%) in number at risk and still less than 3% of all listed buildings. |

CHAPTER ONE

# INTRODUCTION

# INTRODUCTION

## SCOPE AND PURPOSE OF THE AMR

1.1 This is the ninth London Plan Annual Monitoring Report (AMR 9). Section 346 of the Greater London Authority (GLA) Act 1999 places a duty on the Mayor to monitor implementation of the Mayor's Spatial Development Strategy (the London Plan) and collect data about issues relevant to its preparation, review, alteration, replacement or implementation. The AMR is the central document in the monitoring process and assessing the effectiveness of the London Plan. It is important for keeping the London Plan under review and as evidence for plan preparation.

1.2 While this is the ninth AMR published by the Mayor, it is the second that supports the new London Plan published in July 2011. This introduced six new strategic objectives, and a new suite of 24 Key Performance Indicators (KPIs) to monitor delivery. These indicators are intended to be a mixture of those carried forward from the previous London Plan (to help ensure some comparability over time) and new/amended ones (reflecting new or changed policies, or changes in the availability of data). What has not changed is the importance the Mayor places in effective monitoring. The London Plan is founded on a "plan-monitor-manage" approach to policy-making, ensuring that strategic planning policies are evidence-based, effective, and changed when necessary.

1.3 The London Plan introduces a different approach to policy implementation, of which this AMR forms a part. Alongside this document, the Mayor has produced an Implementation Plan giving details of how each of the 121 policies in the London Plan will be delivered, and containing detailed information about London's infrastructure needs to help inform policy development and implementation by the Mayor, boroughs and others. The AMR does not attempt to measure and monitor each Plan policy, as this would not recognize the complexity of planning decisions based on a range of different policies. It could also be unduly resource intensive and would raise considerable challenges in setting meaningful indicators for which reliable data would be available. However, these documents together do give a detailed picture of how London is changing, and of the immense contribution the planning system is making to meeting these changes.

1.4 At the core of this AMR are the Key Performance Indicators (KPIs) set out in Policy 8.4 (A) and Table 8.1 of the London Plan (see chapter 2 of this document for detailed analysis of the performance of each KPI). However, it should be recognised that a wide range of factors outside the sphere of influence of the London Plan influence the KPIs. The inclusion of additional relevant performance measures and statistics helps to paint a broader picture of London's performance (see chapter 3). Whilst recognising longer-term trends where available the focus of the monitoring in this AMR is on the year 2011/12.

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

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

## THE LONDON DEVELOPMENT DATABASE

1.7 The London Development Database (LDD) 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 value of the LDD is dependent on work by the boroughs to provide the required data, and the Mayor would take this opportunity to thank all of those concerned in supporting this invaluable resource.

1.8 It should be noted that some boroughs use the London Development Database as a data source for their own AMRs, and all are expected to compare the data they publish with the data they have entered onto LDD. This should ensure a level of consistency between data on housing, open space etc which is published in both the borough and GLA AMRs. However, some differences in the figures do occur. This can in part be attributed to LDD being a live system, which is continually updated and adjusted to reflect the best information available. There are also occasional differences in the way completions are allocated to particular years, which may cause discrepancies between borough and GLA AMR data.

1.9 No changes were made to the monitoring system for the year 2012/3 and it is not proposed to make any changes for the year 2013/4. Despite the lack of changes to the formal Information Scheme made under the GLA Act, it has been a busy year in terms of development of the LDD system. The LDD includes an in-built mapping tool to facilitate the checking of addresses and grid references and also for the capture of site boundary polygons for large sites. The work to upgrade the database has been successfully completed and a new version of the database with a first deployment of the new maps is currently undergoing testing. It is hoped that the new version will be available for use in the boroughs before the end of March 2013, speeding up the process of viewing the maps and capturing the site polygons for borough staff.

1.10 The changes to the maps open up a range of new possibilities and it is hoped will lead to the delivery of a wide range of benefits. The first development of note is the re-launch of the LDD public page (http://www.london.gov.uk/webmaps/ldd/) that now offers the public a much improved interface with which to identify the planning permissions in their area. Further developments are planned and will be reported on in future AMRs. In addition, the new mapping tool has been designed to be transferrable to other systems and is being further developed to meet the needs of the update of the Strategic Housing Land Availability Assessment (SHLAA) database, which is also being developed by the London Plan team.

## THE NEW LONDON PLAN AND ITS IMPLEMENTATION FRAMEWORK

1.11 The new London Plan (http://www.london.gov.uk/publication/londonplan) was published in July 2011 replacing the London Plan (consolidated with alterations since 2004) published in February 2008. The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the statutory development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

1.12 At its centre of the Mayor's new approach to implementation of the London Plan is a suite of documents that together make up a London Planning Implementation Framework. The keystone of this approach is an Implementation Plan, which sets out the overall approach to London Plan policy implementation. The published first edition is available at http://www.london.gov.uk/publication/implementation-plan

1.13 The Implementation Framework also includes:

- Supplementary Planning Guidance (SPG),
- Opportunity Area/Intensification Area Frameworks,
- Implementation guides
- This Annual Monitoring Report.

1.14 The key distinction between the Implementation Plan and the AMR is that the latter is looking predominately at past performance to identify trends, whilst the Implementation Plan is focusing on current and future actions to facilitate policy implementation and performance improvements. Linking KPIs and implementation actions directly may not be helpful as they serve different purposes and operate at different levels of detail. Together, however, they provide an important overview of the way London is changing, and of the way planning policies are used, and can be in the future, to influence and respond to these changes.

## CHANGES TO KPIS

1.15 In response to the adoption of the London Plan (July 2011) the KPIs have been revised to reflect the new priorities of the London Plan. AMR 8 sets out, in detail, how the KPIs have changed.

CHAPTER TWO

# PERFORMANCE AGAINST KEY PERFORMANCE INDICATOR TARGETS

# PERFORMANCE AGAINST KEY PERFORMANCE INDICATOR TARGETS

## KEY PERFORMANCE INDICATOR 1

Maximise the proportion of development taking place on previously developed land

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

2.1 Approvals by units increased to their highest level, above both the Mayor's 96% target and the national 60% target. This improvement was the result of only 4 boroughs – Bromley, Havering, Merton and Redbridge approving below the 96% target. The low completions figure for Barking & Dagenham is the result of the implementation of a 2007 permission, so does not represent a 'new' loss of greenfield land.

| TABLE 2.1 DEVELOPMENT ON BROWNFIELD LAND | | | | |
|---|---|---|---|---|
| YEAR | % OF DEVELOPMENT APPROVED ON PREVIOUSLY DEVELOPED LAND | | % OF DEVELOPMENT COMPLETED ON PREVIOUSLY DEVELOPED LAND | |
| | BY UNITS | BY SITE AREA | BY UNITS | BY SITE AREA |
| 2004/05 | 98.1 | 97.3 | | |
| 2005/06 | 97.8 | 97.1 | | |
| 2006/07 | 98.6 | 98 | 97.2 | 96.5 |
| 2007/08 | 97.3 | 96.7 | 96.6 | 94.8 |
| 2008/09 | 98.1 | 96.6 | 98.9 | 98.1 |
| 2009/10 | 97.3 | 96.8 | 98.8 | 97.9 |
| 2010/11 | 96.8 | 95.3 | 97.1 | 95.7 |
| 2011/12 | 99.0 | 97.4 | 97.6 | 95.0 |

**TABLE 2.2 DEVELOPMENT ON BROWNFIELD LAND BY BOROUGH**

| BOROUGH | 2009/10 | | 2010/11 | | 2011/12 | |
|---|---|---|---|---|---|---|
| | % UNIT APPROVALS | % UNIT COMPLETIONS | % UNIT APPROVALS | % UNIT COMPLETIONS | % UNIT APPROVALS | % UNIT COMPLETIONS |
| Barking and Dagenham | 88.0 | 100.0 | 100.0 | 100.0 | 100 | 28 |
| Barnet | 99.9 | 100.0 | 100.0 | 99.6 | 98 | 100 |
| Bexley | 43.5 | 94.0 | 100.0 | 100.0 | 100 | 100 |
| Brent | 98.0 | 94.7 | 100.0 | 82.0 | 100 | 97 |
| Bromley | 77.9 | 93.8 | 50.7 | 78.6 | 95 | 98 |
| Camden | 100.0 | 100.0 | 100.0 | 100.0 | 100 | 100 |
| City of London | 100.0 | 100.0 | 100.0 | 100.0 | 100 | 100 |
| Croydon | 99.2 | 99.9 | 95.5 | 100.0 | 100 | 97 |
| Ealing | 100.0 | 100.0 | 99.9 | 100.0 | 100 | 100 |
| Enfield | 96.1 | 100.0 | 99.6 | 77.3 | 100 | 99 |
| Greenwich | 93.0 | 100.0 | 100.0 | 99.8 | 100 | 100 |
| Hackney | 98.2 | 99.9 | 98.7 | 100.0 | 100 | 100 |
| Hammersmith and Fulham | 99.1 | 100.0 | 100.0 | 100.0 | 100 | 100 |
| Haringey | 99.9 | 100.0 | 96.3 | 100.0 | 100 | 100 |
| Harrow | 99.6 | 97.5 | 90.7 | 100.0 | 99 | 100 |
| Havering | 99.7 | 100.0 | 93.5 | 30.6 | 82 | 100 |
| Hillingdon | 98.9 | 96.2 | 91.4 | 100.0 | 96 | 93 |
| Hounslow | 97.9 | 100.0 | 100.0 | 100.0 | 98 | 100 |
| Islington | 94.5 | 100.0 | 99.9 | 97.9 | 98 | 100 |
| Kensington and Chelsea | 100.0 | 99.5 | 100.0 | 100.0 | 100 | 100 |
| Kingston upon Thames | 100.0 | 100.0 | 99.8 | 100.0 | 100 | 100 |
| Lambeth | 100.0 | 99.9 | 97.9 | 100.0 | 100 | 100 |

**TABLE 2.2 DEVELOPMENT ON BROWNFIELD LAND BY BOROUGH**

| BOROUGH | 2009/10 | | 2010/11 | | 2011/12 | |
|---|---|---|---|---|---|---|
| | % UNIT APPROVALS | % UNIT COMPLETIONS | % UNIT APPROVALS | % UNIT COMPLETIONS | % UNIT APPROVALS | % UNIT COMPLETIONS |
| Lewisham | 100.0 | 100.0 | 100.0 | 100.0 | 100 | 100 |
| Merton | 92.1 | 99.6 | 58.5 | 100.0 | 86 | 86 |
| Newham | 99.7 | 96.9 | 100.0 | 100.0 | 100 | 98 |
| Redbridge | 100.0 | 84.3 | 100.0 | 100.0 | 95 | 100 |
| Richmond upon Thames | 95.3 | 100.0 | 89.5 | 100.0 | 100 | 100 |
| Southwark | 93.9 | 99.5 | 100.0 | 98.5 | 100 | 98 |
| Sutton | 96.6 | 100.0 | 100.0 | 93.7 | 100 | 97 |
| Tower Hamlets | 100.0 | 99.9 | 99.6 | 98.2 | 100 | 100 |
| Waltham Forest | 100.0 | 100.0 | 100.0 | 100.0 | 100 | 100 |
| Wandsworth | 98.8 | 100.0 | 99.4 | 100.0 | 100 | 100 |
| Westminster | 100.0 | 100.0 | 100.0 | 100.0 | 100 | 100 |
| London | 97.3 | 98.8 | 96.8 | 97.1 | 99 | 98 |

*Source: London Development Database*

## KEY PERFORMANCE INDICATOR 2

Optimise the density of residential development

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

2.2 The tables above compare residential densities achieved for each scheme against both the sites Public Transport Accessibility Level (PTAL) and its setting as defined in the Strategic Housing Land Availability Assessment. For both all schemes and larger schemes there has been an increase in the percentage within range. Land in London is a scarce resource, the low figures for developments below range are a welcome indicator that land is not being used inefficiently. The tables above are based on all residential approvals for which a site area could be calculated. Density is the result of dividing the total number of units by the total residential site area. The percentages refer to units not schemes.

**TABLE 2.3 RESIDENTIAL APPROVALS COMPARED TO THE DENSITY MATRIX – ALL SCHEMES**

| FINANCIAL YEAR | % OF UNITS APPROVALS | | |
|---|---|---|---|
| | WITHIN RANGE | ABOVE RANGE | BELOW RANGE |
| 2006/07 | 36% | 60% | 4% |
| 2007/08 | 40% | 55% | 5% |
| 2008/09 | 41% | 53% | 7% |
| 2009/10 | 39% | 56% | 6% |
| 2010/11 | 37% | 58% | 5% |
| 2011/12 | 40% | 55% | 5% |

*Source: London Development Database*

**TABLE 2.4 RESIDENTIAL APPROVALS COMPARED TO THE DENSITY MATRIX – SCHEMES OF 15 UNITS OR MORE**

| FINANCIAL YEAR | % OF UNITS APPROVALS SCHEMES 15+ | | |
|---|---|---|---|
| | WITHIN RANGE | ABOVE RANGE | BELOW RANGE |
| 2006/07 | 30% | 69% | 1% |
| 2007/08 | 36% | 63% | 2% |
| 2008/09 | 36% | 62% | 2% |
| 2009/10 | 35% | 63% | 2% |
| 2010/11 | 31% | 68% | 1% |
| 2011/12 | 37% | 60% | 3% |

*Source: London Development Database*

## KEY PERFORMANCE INDICATOR 3

Minimise the loss of Open space

**Target:** No net loss of open space designated for protection in LDFs due to new development

2.3 The table below shows the overall loss in protected open space was just under 8 Ha, below the previous figure of 11Ha and less than half the 17ha in 2009/10. Overall, there was a net loss of 1.049 Ha when the net gain in approvals (6.8) is compared with the net loss (-7.85) in completions. The two largest losses that were approved were in Bromley for outdoor sports facilities and in Havering for the redevelopment of surplus playing fields. The large loss completed in Bexley was for a school.

2.4 The types of open space protection recorded on LDD are Green Belt, Metropolitan Open Land and Local Open Spaces. These are different from the designations for nature conservation recorded in KPI 18. The definition of open space was based on that found in PPG 17 but does not include private residential gardens.

**TABLE 2.5 CHANGES IN ALL TYPES OF OPEN SPACE DUE TO NEW DEVELOPMENT OR CHANGE OF USE GRANTED PERMISSION IN 2011/12**

| | APPROVALS | | | COMPLETIONS | | |
|---|---|---|---|---|---|---|
| BOROUGH | 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 and Dagenham | 0.048 | 0.673 | 0.625 | 7.060 | 0.434 | -6.626 |
| Barnet | 1.271 | 0 | -1.271 | 0 | 0 | 0 |
| Bexley | 0.322 | 0 | -0.322 | 9.932 | 0 | -9.932 |
| Brent | 0.164 | 1.290 | 1.126 | 0.849 | 0.077 | -0.772 |
| Bromley | 7.726 | 0 | -7.726 | 0.398 | 0 | -0.398 |
| Camden | 0 | 0.257 | 0.257 | 0 | 0 | 0 |
| City of London | 0 | 0.050 | 0.050 | 0 | 0 | 0 |
| Croydon | 1.429 | 2.245 | 0.816 | 0.689 | 0 | -0.689 |
| Ealing | 0.062 | 0.254 | 0.192 | 0 | 0 | 0 |
| Enfield | 1.320 | 0.335 | -0.985 | 0.150 | 0 | -0.150 |
| Greenwich | 2.516 | 2.806 | 0.290 | 0.091 | 5.675 | 5.584 |
| Hackney | 0.113 | 1.489 | 1.376 | 0.353 | 0.493 | 0.140 |
| Hammersmith and Fulham | 0.059 | 0.850 | 0.791 | 0 | 0 | 0 |
| Haringey | 0.372 | 0.792 | 0.420 | 0.045 | 1.783 | 1.738 |
| Harrow | 0.852 | 0.706 | -0.146 | 0 | 0 | 0 |

**TABLE 2.5 CHANGES IN ALL TYPES OF OPEN SPACE DUE TO NEW DEVELOPMENT OR CHANGE OF USE GRANTED PERMISSION IN 2011/12**

| 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) |
| Havering | 10.653 | 4.825 | -5.828 | 0 | 0 | 0 |
| Hillingdon | 1.556 | 0 | -1.556 | 0.733 | 0 | -0.733 |
| Hounslow | 4.201 | 1.974 | -2.227 | 0.131 | 5.500 | 5.369 |
| Islington | 1.996 | 2.009 | 0.013 | 0.083 | 0 | -0.083 |
| Kensington and Chelsea | 0 | 0 | 0 | 0 | 0 | 0 |
| Kingston upon Thames | 0.022 | 0 | -0.022 | 0.265 | 0.265 | 0 |
| Lambeth | 0.299 | 0.269 | -0.030 | 0 | 0 | 0 |
| Lewisham | 0.208 | 1.656 | 1.448 | 0 | 0.037 | 0.037 |
| Merton | 4.619 | 2.775 | -1.844 | 0.713 | 0 | -0.713 |
| Newham | 3.983 | 19.523 | 15.540 | 1.066 | 0.329 | -0.737 |
| Redbridge | 0.569 | 0 | -0.569 | 0 | 0 | 0 |
| Richmond upon Thames | 0.170 | 0 | -0.170 | 0 | 0 | 0 |
| Southwark | 0 | 0.438 | 0.438 | 0.241 | 0.867 | 0.626 |
| Sutton | 0 | 0.870 | 0.870 | 0.371 | 0 | -0.371 |
| Tower Hamlets | 0 | 0.623 | 0.623 | 0 | 0 | 0 |

**TABLE 2.5 CHANGES IN ALL TYPES OF OPEN SPACE DUE TO NEW DEVELOPMENT OR CHANGE OF USE GRANTED PERMISSION IN 2011/12**

| 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) |
| Waltham Forest | 0 | 0 | 0 | 0.461 | 0 | -0.461 |
| Wandsworth | 0.288 | 4.126 | 3.838 | 0 | 0 | 0 |
| Westminster | 0 | 0.784 | 0.784 | 0.150 | 0.471 | 0.321 |
| London Total | 44.818 | 51.619 | 6.801 | 23.781 | 15.931 | -7.850 |

*Source: London Development Database*

## KEY PERFORMANCE INDICATOR 4

Increase supply of new homes

**Target**: Average completion of a minimum of 32,210 net additional homes per year

2.5 An increase in overall supply has been seen, comprised of increases in conventional supply (+2188) and an increase in vacant coming back into use (+788), but we have seen a decrease in the numbers of self contained units being delivered (-372). Total output is still below the benchmark but these are long-term benchmarks and individual years will vary over the development cycle. Given the general economic outlook and the restrictions of mortgage availability a below benchmark result was to be expected. With capacity for almost 200,000 homes in the pipeline (198,600), the London planning system can support a major expansion in housing output, making a vital contribution not only to meeting housing needs but also to economic regeneration.

**TABLE 2.6 NUMBER OF NET HOUSING COMPLETIONS BY BOROUGH 2011/12**

| BOROUGH | NET CONVEN-TIONAL | TEMPORARY PP ENDED | NET NON-CONVEN-TIONAL SUPPLY | VACANTS RETURNING TO USE | TOTAL | LONDON PLAN TARGET |
|---|---|---|---|---|---|---|
| Barking and Dagenham | 393 | 0 | 0 | 12 | 405 | 1,065 |
| Barnet | 1,073 | 0 | 7 | 173 | 1,253 | 2,255 |
| Bexley | 203 | 1 | 16 | 295 | 515 | 335 |
| Brent | 560 | 0 | -34 | 306 | 832 | 1,065 |
| Bromley | 581 | 0 | -11 | 19 | 589 | 500 |
| Camden | 376 | 0 | -277 | 112 | 211 | 665 |
| City of London | 18 | 0 | 0 | 89 | 107 | 110 |
| Croydon | 688 | -3 | -1 | -41 | 643 | 1,330 |
| Ealing | 683 | 0 | -30 | 281 | 934 | 890 |
| Enfield | 297 | 0 | -4 | 293 | 586 | 560 |
| Greenwich | 1,323 | 0 | -234 | 850 | 1,939 | 2,595 |
| Hackney | 1,002 | 0 | 471 | 874 | 2,347 | 1,160 |
| Hammersmith and Fulham | 461 | 0 | -6 | 10 | 465 | 615 |
| Haringey | 818 | 0 | 637 | -179 | 1,276 | 820 |
| Harrow | 424 | 1 | 3 | 44 | 472 | 350 |
| Havering | 100 | 0 | 0 | 48 | 148 | 970 |
| Hillingdon | 989 | 0 | -20 | 228 | 1,197 | 425 |
| Hounslow | 590 | 0 | 54 | 2 | 646 | 470 |
| Islington | 1,230 | 0 | 193 | 326 | 1,749 | 1,170 |
| Kensington and Chelsea | 120 | -3 | -29 | -108 | -20 | 585 |
| Kingston upon Thames | 228 | 0 | -113 | 407 | 522 | 375 |
| Lambeth | 850 | 0 | -26 | 279 | 1,103 | 1,195 |

**TABLE 2.6 NUMBER OF NET HOUSING COMPLETIONS BY BOROUGH 2011/12**

| BOROUGH | NET CONVEN-TIONAL | TEMPORARY PP ENDED | NET NON-CONVEN-TIONAL SUPPLY | VACANTS RETURNING TO USE | TOTAL | LONDON PLAN TARGET |
|---|---|---|---|---|---|---|
| Lewisham | 1,189 | 0 | 20 | 198 | 1,407 | 1,105 |
| Merton | 439 | 0 | 18 | 41 | 498 | 320 |
| Newham | 909 | 0 | -34 | 270 | 1,145 | 2,500 |
| Redbridge | 526 | 0 | 18 | 144 | 688 | 760 |
| Richmond upon Thames | 206 | 0 | 0 | -25 | 181 | 245 |
| Southwark | 1,084 | 0 | 396 | 328 | 1,808 | 2,005 |
| Sutton | 587 | 0 | 0 | -20 | 567 | 210 |
| Tower Hamlets | 903 | 0 | 0 | 133 | 1,036 | 2,885 |
| Waltham Forest | 498 | 0 | -12 | 66 | 552 | 760 |
| Wandsworth | 981 | 0 | 425 | 17 | 1,423 | 1,145 |
| Westminster | 850 | 0 | 52 | 198 | 1,100 | 770 |
| London | 21,179 | -4 | 1,479 | 5,670 | 28,324 | 32,210 |

*Sources: Conventional and non-self contained supply from the London Development Database, Long term vacants from CLG Housing Live Tables 615 which summarise Council Tax records supplied by Local Authorities*

## KEY PERFORMANCE INDICATOR 5

An increased supply of affordable homes

**Target:** Completion of 13,200 net additional affordable homes per year

2.6 Table 2.7 shows that in net terms there were 8,087 conventional completions of new affordable homes in London in 2011/12. This figure represents an increase of 10% from 7,319 in 2010/11 (revised upwards from the figure of 6,867 published in last year's AMR). The supply of both affordable and market housing increased in the last year, with affordable homes representing 38% of total net conventional completions in 2011/12, very slightly down from the (revised) figure of 39% in 2010/11.

2.7 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. Table 2.7 shows average affordable housing output as a proportion of overall conventional housing provision over the three years to 2011/12. During this period affordable housing output averaged 38% of total provision, a proportion which varied little from year to year. Figure 2.1 shows three-year average performance of individual boroughs relative to this London-wide average. Over the three years, affordable housing exceeded 50% of total provision in three boroughs: Brent (57%), Havering (57%) and Hounslow (55%). The lowest proportion was in the City of London (1%), followed by Merton (14%) and Kensington and Chelsea (17%).

2.8 As noted in previous AMRs, 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, and this definition should be used for calculating affordable housing targets for development planning purposes. Monitoring achievement of the LHS investment targets uses the more broadly based figures provided by DCLG (see section 3 - Housing Provision in London 2011/12 to this AMR).

2.9 Over 1,200 more units were completed in 2011/2 over the previous year, a welcome boost in affordable provision against challenging economic circumstances. Affordable provision is partially related to the overall housing supply (many units comes via S106 agreements on larger schemes) so the second part of the table relates affordable provision to overall supply. Yet again, affordable supply appears to be holding steady at around the 37%-38% mark of all housing.

**TABLE 2.7 AVERAGE AFFORDABLE HOUSING OUTPUT AS A PROPORTION OF OVERALL CONVENTIONAL HOUSING PROVISION OVER THE THREE YEARS TO 2011/12**

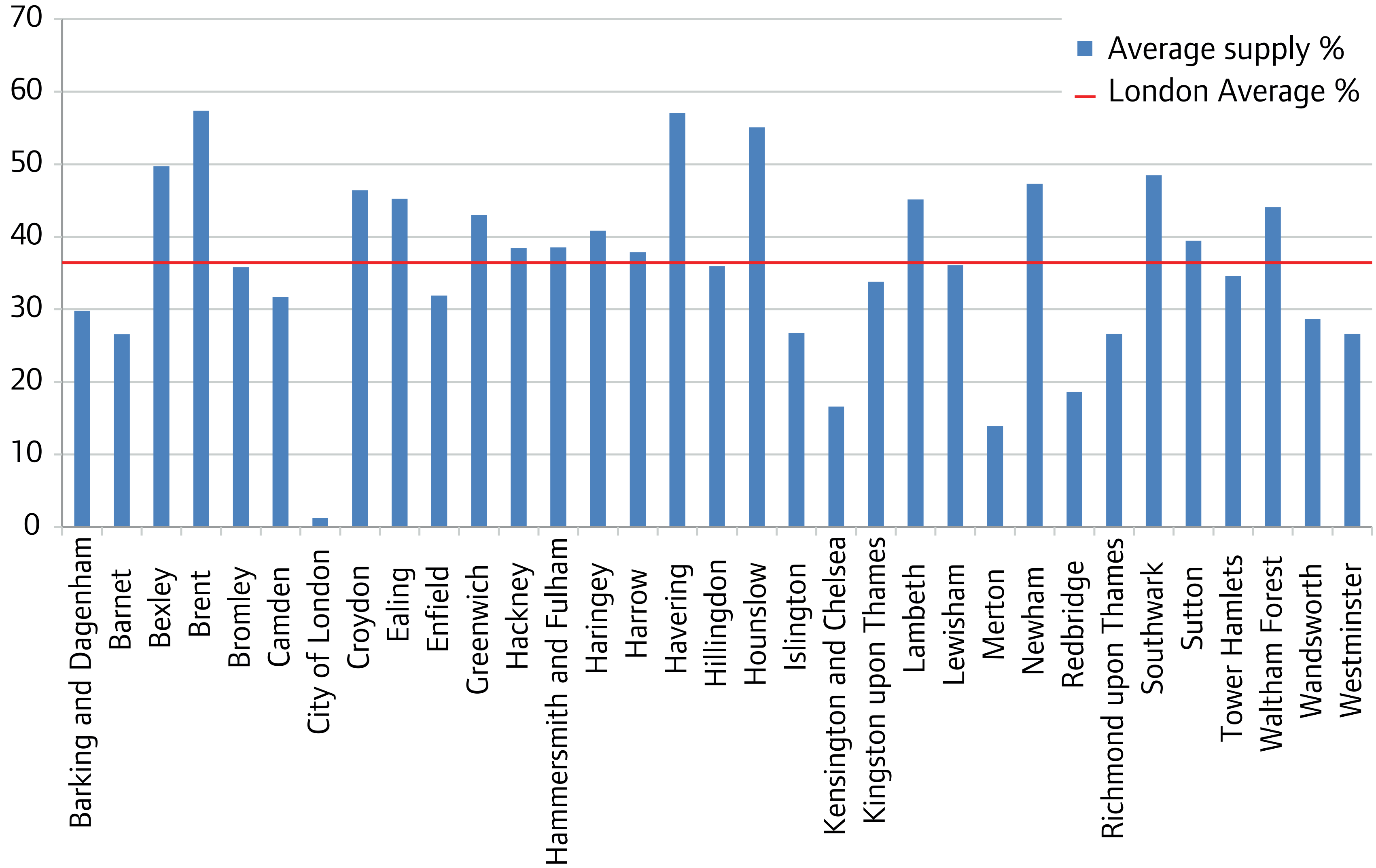
| BOROUGH | TOTAL NET CONVENTIONAL AFFORDABLE COMPLETIONS | | | | AFFORDABLE AS % OF TOTAL NET CONVENTIONAL SUPPLY | | | |
|---|---|---|---|---|---|---|---|---|
| | 2009/10 | 2010/11 | 2011/12 | TOTAL | 2009/10 | 2010/11 | 2011/12 | TOTAL |
| Barking and Dagenham | 24 | 143 | 113 | 280 | 12% | 42% | 29% | 30% |
| Barnet | 136 | 224 | 319 | 679 | 18% | 30% | 30% | 27% |
| Bexley | 239 | 154 | 30 | 423 | 68% | 52% | 15% | 50% |
| Brent | 414 | 184 | 414 | 1,012 | 51% | 47% | 74% | 57% |
| Bromley | 223 | 248 | 203 | 674 | 40% | 33% | 35% | 36% |
| Camden | 216 | 142 | 66 | 424 | 51% | 26% | 18% | 32% |
| City of London | 0 | 2 | 0 | 2 | 0% | 2% | 0% | 1% |
| Croydon | 728 | 396 | 362 | 1,486 | 52% | 35% | 53% | 46% |
| Ealing | 229 | 73 | 325 | 627 | 53% | 27% | 48% | 45% |
| Enfield | 30 | 220 | 79 | 329 | 11% | 48% | 27% | 32% |
| Greenwich | 141 | 787 | 370 | 1,298 | 26% | 69% | 28% | 43% |
| Hackney | 621 | 350 | 403 | 1,374 | 37% | 40% | 40% | 38% |
| Hammersmith & Fulham | 441 | 196 | 80 | 717 | 50% | 38% | 17% | 39% |
| Haringey | 281 | 89 | 381 | 751 | 47% | 21% | 47% | 41% |
| Harrow | 209 | 167 | 153 | 529 | 40% | 38% | 36% | 38% |
| Havering | 288 | 89 | 34 | 411 | 67% | 47% | 34% | 57% |
| Hillingdon | 189 | 175 | 322 | 686 | 31% | 58% | 33% | 36% |

**TABLE 2.7 AVERAGE AFFORDABLE HOUSING OUTPUT AS A PROPORTION OF OVERALL CONVENTIONAL HOUSING PROVISION OVER THE THREE YEARS TO 2011/12**

| BOROUGH | TOTAL NET CONVENTIONAL AFFORDABLE COMPLETIONS | | | | AFFORDABLE AS % OF TOTAL NET CONVENTIONAL SUPPLY | | | |
|---|---|---|---|---|---|---|---|---|
| | 2009/10 | 2010/11 | 2011/12 | TOTAL | 2009/10 | 2010/11 | 2011/12 | TOTAL |
| Hounslow | 381 | 349 | 319 | 1,049 | 59% | 52% | 54% | 55% |
| Islington | 456 | -66 | 458 | 848 | 31% | -14% | 37% | 27% |
| Kensington & Chelsea | 22 | 61 | 19 | 102 | 7% | 36% | 16% | 17% |
| Kingston upon Thames | 30 | 65 | 81 | 176 | 21% | 43% | 36% | 34% |
| Lambeth | 417 | 744 | 348 | 1,509 | 36% | 56% | 41% | 45% |
| Lewisham | 168 | 339 | 467 | 974 | 22% | 47% | 39% | 36% |
| Merton | 49 | 48 | 60 | 157 | 15% | 13% | 14% | 14% |
| Newham | 712 | 390 | 429 | 1,531 | 48% | 46% | 47% | 47% |
| Redbridge | 175 | 111 | 54 | 340 | 18% | 32% | 10% | 19% |
| Richmond upon Thames | 76 | 45 | 75 | 196 | 36% | 14% | 36% | 27% |
| Southwark | 710 | 562 | 598 | 1,870 | 52% | 40% | 55% | 48% |
| Sutton | -15 | 222 | 235 | 442 | -7% | 67% | 40% | 39% |
| Tower Hamlets | 864 | 301 | 593 | 1,758 | 30% | 23% | 66% | 35% |
| Waltham Forest | -130 | 248 | 358 | 476 | -84% | 58% | 72% | 44% |
| Wandsworth | 479 | 109 | 268 | 856 | 31% | 23% | 27% | 29% |
| Westminster | 385 | 152 | 71 | 608 | 56% | 20% | 8% | 27% |
| London | 9,188 | 7,319 | 8,087 | 24,594 | 37% | 39% | 38% | 38% |

*Source: London Development Database*

**FIGURE 2.1 THREE YEAR AVERAGE PERFORMANCE OF INDIVIDUAL BOROUGHS**




*Source: London Development Database*

## KEY PERFORMANCE INDICATOR 6

Reducing health inequalities

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

2.10 Figures on life expectancy at birth are produced at ward level by London Health Programmes (NHS) based on mortalities over a five year period. The London Plan's regeneration areas (Policy 2.14) are identified as the 20% most deprived Lower Super Output Areas, which are not directly comparable with ward boundaries. As a proxy measure the 20% most deprived wards in London were identified using calculations from the LSOA based Indices of Multiple Deprivation 2010. The figures for each deprivation quintile summarised in the table are simple averages of the published figures.

2.11 When comparing the figures for 2001-05 and 2006-10, the difference in the life expectancy at birth in the most deprived wards has improved at a faster rate compared to both the London average and the least deprived wards. The gap between top and bottom quintile for males has reduced from 5.0 year to 4.7 years, while the gap for women has reduced from 3.2 years to 2.4 years. Due to the methods used to calculate this, a degree of variability would be expected, so a comparison of the figures for the two dates needs to be treated with some caution

**TABLE 2.8 LIFE EXPECTANCY (YEARS) AT BIRTH OF MOST AND LEAST DEPRIVED 20% OF WARDS**

| YEAR | MALE | | FEMALE | |
|---|---|---|---|---|
| | 2001-2005 | 2006-10 | 2001-2005 | 2006-10 |
| Most deprived 20% wards | 74.1 | 76.2 | 79.9 | 82.2 |
| Least deprived 20% wards | 79.1 | 80.9 | 83.1 | 84.5 |
| London average | 76.4 | 78.3 | 81.1 | 82.9 |
| Difference - most deprived to least deprived | 5.0 | 4.7 | 3.2 | 2.4 |
| Difference - most deprived to London | 2.3 | 2.1 | 1.2 | 0.7 |

*Source: 2001-05 London Health Observatory; 2006-10 London Health Programmes*

## KEY PERFORMANCE INDICATOR 7

Sustaining economic activity

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

2.12 Table 2.9 shows that London saw a steady increase in its employment rate[1] between 2005 and 2008. However, the economic downturn led to a sudden drop in the employment rate in 2009 that took it back to 2006 levels, and another slight drop in 2010 which took it below 2005 levels. In 2011 the rate levelled off and remained unchanged from 2010 at 68.0 per cent.

2.13 Historically there have been low levels of economic activity among London residents relative to that of the country as a whole. However, when compared with the UK average, the gap in rates has fallen steadily between 2005 and 2011, changing from 4.3 percentage points, to just 2.0 points, meaning the gap has more than halved

**TABLE 2.9 WORKING AGE LONDON RESIDENTS IN EMPLOYMENT BY CALENDAR YEAR**

| | | | EMPLOYMENT RATE % | | |
|---|---|---|---|---|---|
| YEAR | LONDON WORKING-AGE RESIDENTS IN EMPLOYMENT | LONDON RESIDENTS OF WORKING AGE | LONDON | UK | DIFFERENCE |
| 2004 | 3,448,300 | 5,050,000 | 68.3 | 72.4 | -4.1 |
| 2005 | 3,490,100 | 5,118,900 | 68.2 | 72.5 | -4.3 |
| 2006 | 3,538,000 | 5,178,900 | 68.3 | 72.4 | -4.1 |
| 2007 | 3,600,000 | 5,224,100 | 68.9 | 72.4 | -3.5 |
| 2008 | 3,662,400 | 5,269,000 | 69.5 | 72.1 | -2.6 |
| 2009 | 3,639,300 | 5,318,900 | 68.4 | 70.5 | -2.1 |
| 2010 | 3,639,200 | 5,349,900 | 68.0 | 70.1 | -2.1 |
| 2011 | 3,669,400 | 5,395,000 | 68.0 | 70.0 | -2.0 |

*Source: Annual Population Survey*

## KEY PERFORMANCE INDICATOR 8

Ensure that there is sufficient development capacity in the office market

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

2.14 In this edition of the Annual Monitoring Report we continue to utilise data from both EGi London Offices and the London Development Database (LDD). According to the EGi data, the ratio of permissions to average three years starts at end-2012 was 8.3:1. In the most recent set of comparable figures for the two databases, for 2011, the ratio of permissions to starts was 13.5:1 according to EGi and 8:1 according to LDD. Both are comfortably in excess of the target of 3:1, although the former is sharply down on recent years thanks to an acceleration in development starts in 2012. Final permissions and starts data from LDD for 2012 are not yet available, hence the absence of a ratio for 2012. The variation in the ratio can be accounted for by the different definitions used in the datasets[2].

2.15 2012 saw the volume of construction starts jump, more than doubling to 745,107 sq m net from 331,000 sq m net in 2011 - this is by far the largest increase in starts since 1998. The average level of annual starts since 1985 has been just under 582,000 sq m net and this is the first time starts have exceeded the average since 2007. It is worth noting that almost 200,000 sq m net of these starts are accounted for by just three schemes – The Bloomberg Centre, EC4 (81,741 sq m net); 5 Broadgate, EC2 (65,032 sq m net) and 25 Churchill Place, E14 (50,324 sq m net) – highlight that even large headline figures can be skewed by a small number of developments. Another significant single building start – at King's Cross, NW1 adds 31,590 sq m, while another four starts at King's Cross add a further 47,000 sq m net. This is the overwhelming bulk of construction starts in Camden.

2.16 Elsewhere, the City of London accounted for 253,000 sq m (33%) of starts, with Camden (110,300 sq m) and Westminster (108,000 sq m) each accounting for 14% of starts. Tower Hamlets, thanks largely to Churchill Court, accounted for 9.6% of starts. Of these starts 30% (225,000 sq m net) were pre-let, a figure which rises to 45% in the City of London (114,000 sq m net). In Camden 42% (46,100 sq m net) was pre-let (this excludes the large pre-sale to Google, which only completed in 2013). Overall this suggests that large schemes will still only get under way off the back of a significant pre-let. Southwark, with 18,300 sq m net of 62,100 sq m pre-let is similarly risk averse. Of the major markets only in Westminster, with 16% pre-let does there seem to be a real developer appetite for speculative risk. Only the smaller markets have, proportionally, higher speculative elements.

2.17 Turning to the permission pipeline, it remains substantially stable, at 3.8 million sq m, a level that has held since 2010, according to EGi. Indeed it has rarely been below this level since the turn of the century. By far the largest consent was for Wood Wharf in Tower Hamlets, at 363,387 sq m net. Elizabeth House, York Road SE1 is second largest at 74,300 sq m net, which will deliver a 40,000 sq m net addition to stock. One notable addition to the stock of consents is Embassy Gardens (including the South Bank Business Park) at Nine Elms, with just under 40,000 sq m net permitted, a notable development in the light of discussion of mega schemes in LOPR 2012. Unsurprisingly, Wood Wharf again pushes Tower Hamlets to the top of the "outstanding consents" table with 1.2 million sq m net, with the City of London second with 887,000 sq m net.

2.18 Of note is that the average size of consent in Tower Hamlets is 33,300 sq m (in 36 schemes) while in the City, despite several very large buildings, the average size is just under 15,000 sq m net (in 60 schemes). Only Wandsworth (15,100 sq m net) has an average size of about 10,000 sq m, thanks to Embassy Gardens. Despite King's Cross, the average development size of 8,800 sq m net in Camden reflects the overwhelming small-scale of development in that borough.

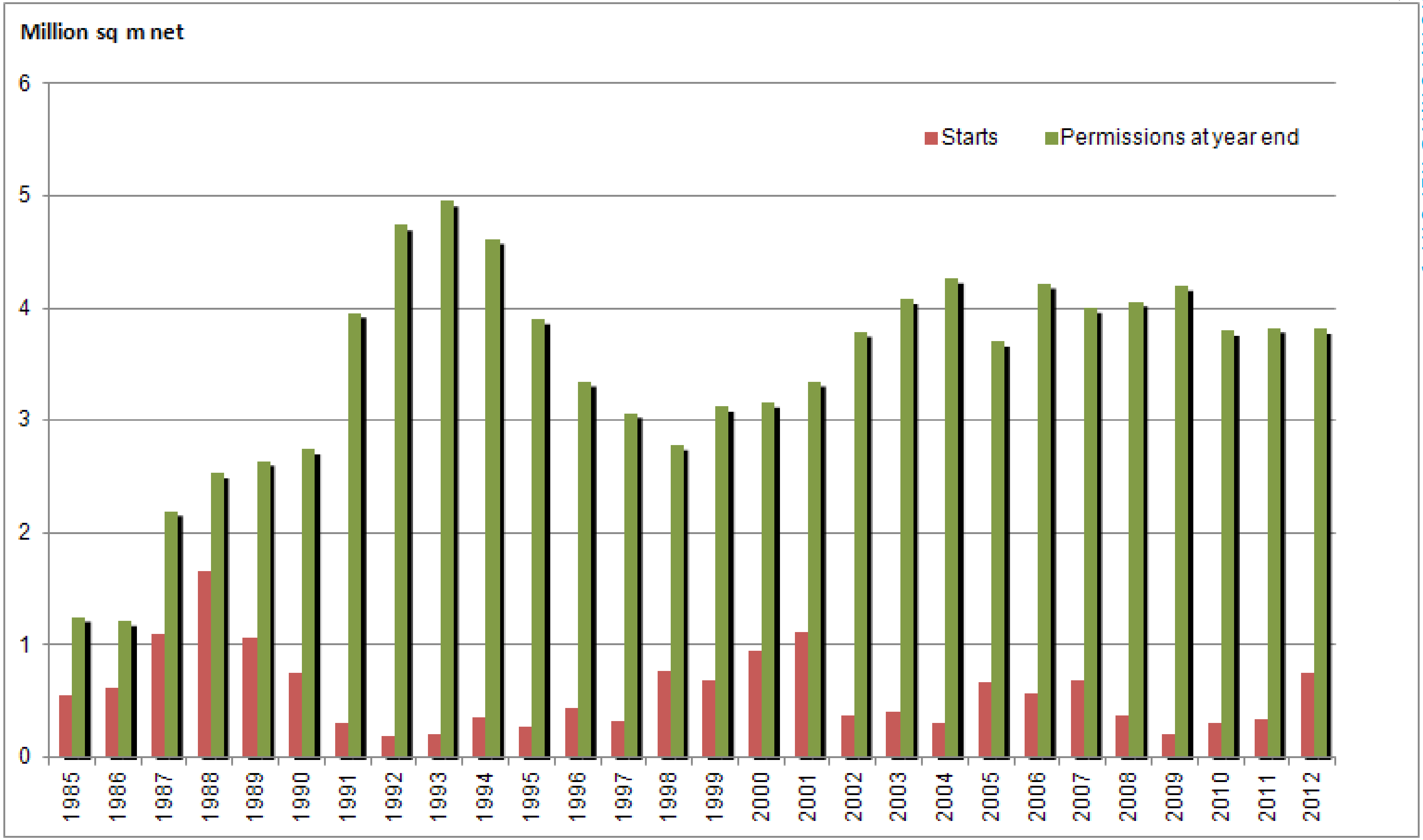
2.19 In the occupational market, total availability in Central London stood at 1.44 million sq m – an availability ratio of 6.1%. But despite a late rally, which saw quarterly take-up rise 21%, annual take up was 13% down on 2011 at 880,000 sq m, well below the 15-year average of 1.41 million sq m[4]. Despite this sluggish performance, rents have remained stable at £55 per sq ft (£592 per sq m) in the City and Midtown, and have actually seen modest growth in the supply-constrained West End, to £97.50 per sq ft (£1,049 per sq m) from £95 per sq ft (£1,022 per sq m) in 2011.

**TABLE 2.10 RATIO OF PLANNING PERMISSIONS TO THREE YEAR AVERAGE STARTS IN CENTRAL LONDON[3]**

| YEAR | EGI | LDD |
|---|---|---|
| 2004 | 11.9:1 | 6.4:1 |
| 2005 | 8.1:1 | 7.4:1 |
| 2006 | 8.3:1 | 8.7:1 |
| 2007 | 6.3:1 | 4.7:1 |
| 2008 | 7.5:1 | 4.1:1 |
| 2009 | 10.0:1 | 7.0:1 |
| 2010 | 13.0:1 | 11.6:1 |
| 2011 | 13.5:1 | 8.0:1 |
| 2012 | 8.3:1 | N/A |

*Source: Ramidus Consulting, EGi London Offices, London Development Database*

**FIGURE 2.2 OFFICE STARTS AND YEAR-END PERMISSIONS IN CENTRAL LONDON 1985-2012**




*Source: Ramidus Consulting, EGi London Offices*

## KEY PERFORMANCE INDICATOR 9

Ensure that there is sufficient employment land available

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

2.20 Table 2.11 shows an estimated total of 116ha of industrial land was released to other uses in 2011/12. The figure includes release of land currently in industrial use and in mixed industrial/non-industrial use sites.

2.21 Table 2.11 shows that industrial land release in 2011/12 was three times the annual benchmark in the 2012 Land for Industry and Transport SPG. The benchmark was exceeded in all sub-regions except for North London. The rate of release in 2011/12 exceeded the annual average rates of release in 2001-2006 and 2006-2011.

**TABLE 2.11 INDUSTRIAL LAND RELEASE 2011/12**

| SUB-REGION | ANNUAL AVERAGE RELEASE 2001-2006 | ANNUAL AVERAGE RELEASE 2006-2011 | ACTUAL RELEASE 2011/12 | LONDON PLAN ANNUAL BENCHMARK 2006-2026 | 2012 SPG ANNUAL BENCHMARK 2011-2031 |
|---|---|---|---|---|---|
| Central | 6 | 5 | 9.4 | -- | 2.3 |
| East | 57 | 54 | 38.6 | -- | 19.4 |
| North | 2 | 2 | 1.5 | -- | 3.4 |
| South | 11 | 4 | 31.7 | -- | 4.4 |
| West | 10 | 18 | 35.1 | -- | 7.2 |
| London | 86 | 83 | 116.3 | 41.0 | 36.7 |

*Source: London Development Database*

### KEY PERFORMANCE OUTER KEY PERFORMANCE INDICATOR 10

Employment in Outer London

**Target:** Growth in total Employment in Outer London

2.22 Though there are local exceptions, employment in many outer boroughs has been static or declining over two economic cycles. Over the period 1989-2011 (both years being cycle peaks), growth in the number of employees in Outer London fell well short of that in Inner London (2.6 per cent vs 18.3 per cent). London overall saw the number of employees grow by 12 per cent. Overall, the changes in employment for individual boroughs have been very diverse - six outer boroughs (out of 19) achieved employment growth of 14 per cent or more in the 1989-2011 period, whereas eight boroughs had a reduction in jobs. Caution must be applied when using these figures since they exclude those in self-employment. The Mayor set up the Outer London Commission to investigate how Outer London can best realise its potential to contribute to the London economy and the Commission's recommendations made a major contribution to the London Plan's new policies for Outer London.

2.23 This is a new KPI. It relates to KPI 7, but focusing on employment in Outer London. Table 2.12 shows the total number of jobs, including self-employed, from 2000 to 2010. The total number of jobs in Outer London fell by 66,000 from a peak in 2005 to 2010. However, between 2009 and 2010, there was an increase of 23,000 jobs, or 1.2 per cent, which was higher than the growth in London overall at 0.7 per cent.

TABLE 2.12 NUMBER AND PERCENTAGE OF JOBS IN OUTER LONDON, 2000-2010

| YEAR | OUTER LONDON | LONDON | % IN OUTER LONDON |
|---|---|---|---|
| 2000 | 1,978,000 | 4,618,000 | 43% |
| 2001 | 1,948,000 | 4,580,000 | 43% |
| 2002 | 1,911,000 | 4,491,000 | 43% |
| 2003 | 1,949,000 | 4,554,000 | 43% |
| 2004 | 1,977,000 | 4,613,000 | 43% |
| 2005 | 1,989,000 | 4,706,000 | 42% |
| 2006 | 1,948,000 | 4,615,000 | 42% |
| 2007 | 1,964,000 | 4,728,000 | 42% |
| 2008 | 1,970,000 | 4,799,000 | 41% |
| 2009 | 1,900,000 | 4,739,000 | 40% |
| 2010 | 1,923,000 | 4,772,000 | 40% |

*Source: Office for National Statistics*

**KEY PERFORMANCE INDICATOR 11**

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

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

2.24 Table 2.13 shows that the gap between employment rates for White and BAME Londoners has broadly followed a downward trend. In 2004, the gap was 16.6 percentage points, which then fell to 13.2 percentage points in 2010. However, in 2011 the gap increased to 14.6 percentage points. Over the seven-year period the gap has reduced by 2.0 percentage points.

2.25 London Plan Policy 4.12 supports strategic development proposals which encourage employers to recruit local people and sustain their employment, and the provision of skills development, training opportunities and affordable spaces to start a business. This approach – which builds on earlier Plan policy - has contributed to this generally positive trend. The GLA has also been encouraging employers to recruit local people, in particular in deprived areas of London where a large number of BAME Londoners live and sustain employment. Initiatives such as the Construction Employer Accord and the GLA's Supplier Skills project should also be mentioned. The latter supports TfL contractors in promoting employment and skills.

2.26 Table 2.14 shows that in terms of income support for lone parents over a 10-year period the gap between London and England & Wales has reduced by 7 percentage points. However, it should be noted that since the introduction of the Employment Support Allowance (ESA), lone parents with health issues, who were previously claiming Income Support, now claim ESA. The 2010 and 2011 figures were revised accordingly. This has to be considered when comparing different years. However, this does not affect the comparison of London vs England and Wales' data for each year.

| TABLE 2.13 EMPLOYMENT RATES FOR WHITE AND BAME GROUPS BY CALENDAR YEAR | | | | | | | EMPLOYMENT RATE GAP |
|---|---|---|---|---|---|---|---|
| YEAR | ALL PERSONS | | WHITE GROUPS | | BAME GROUPS | | |
| | IN EMPLOYMENT | RATE % | IN EMPLOYMENT | RATE % | IN EMPLOYMENT | RATE % | WHITE/ BAME |
| 2004 | 3,448,300 | 68.3 | 2,532,100 | 73.5 | 908,300 | 56.9 | 16.6 |
| 2005 | 3,490,100 | 68.2 | 2,517,500 | 73.6 | 967,300 | 57.3 | 16.3 |
| 2006 | 3,538,000 | 68.3 | 2,503,700 | 73.8 | 1,026,800 | 57.9 | 15.9 |
| 2007 | 3,600,000 | 68.9 | 2,500,500 | 73.9 | 1,095,500 | 59.7 | 14.2 |
| 2008 | 3,662,400 | 69.5 | 2,542,700 | 74.7 | 1,115,500 | 60.0 | 14.7 |
| 2009 | 3,639,300 | 68.4 | 2,541,800 | 73.9 | 1,091,100 | 58.4 | 15.5 |
| 2010 | 3,639,200 | 68.0 | 2,476,400 | 72.8 | 1,155,500 | 59.6 | 13.2 |
| 2011 | 3,669,400 | 68.0 | 2,459,700 | 73.5 | 1,203,400 | 58.9 | 14.6 |

*Source: Annual Population Survey*

| TABLE 2.14 LONE PARENTS ON INCOME SUPPORT IN LONDON VS ENGLAND & WALES | | | | | |
|---|---|---|---|---|---|
| ANNUAL REPORT | LONDON | | ENGLAND AND WALES | | |
| | LONE PARENT FAMILIES ON IS | AS % OF LONE PARENT FAMILIES | LONE PARENT FAMILIES ON IS | AS % OF LONE PARENT FAMILIES | DIFFERENCE IN |
| 2004 | 165,120 | 59 | 751,050 | 46 | 13 |
| 2005 | 163,620 | 57 | 721,370 | 43 | 14 |
| 2006 | 162,770 | 55 | 709,370 | 42 | 14 |
| 2007 | 160,450 | 53 | 702,580 | 40 | 13 |
| 2008 | 152,520 | 49 | 679,150 | 38 | 11 |
| 2009 | 141,720 | 44 | 662,660 | 36 | 8 |
| 2010 | 129,100 | 39 | 624,330 | 33 | 6 |
| 2011 | 109,200 | 32 | 547,600 | 28 | 4 |

*Source: Department for Work and Pensions*

### KEY PERFORMANCE INDICATOR 12

Improving the provision of social infrastructure and related services

**Target:** Reduce the average class sizes in primary schools

2.27 The average class size has increased in all London boroughs since 2005, except in Islington where the 2012 figure is the same as that in 2005. However, between 2011 and 2012 the experience is more positive, with average class size decreasing in 14 London boroughs, although still increasing in 17, with 2 unchanged – see the table below. The main influences on increasing class sizes are demographic (primarily reduced migration out of London to other parts of the UK), resulting in an increased number of primary school children, as well as the pressure on London's primary schools to reduce costs. It is unclear if the recent change in migration patterns is down to current economic circumstances as there is some emerging evidence to suggest previous migration trends will resume. This is something that will be monitored closely.

2.28 The recent reduction in class sizes in some boroughs are likely to be reinforced by the creation of new schools – 28 Free Schools have now been set up in London. London Plan Policy 3.18 should help to support this trend by strengthening the importance of education provision, encouraging the establishment of new schools (new build, expansion of existing or change of use to educational purposes) and opportunities to enable local people and communities to do the same.

**TABLE 2.15 AVERAGE SIZE OF ONE TEACHER CLASSES**

| BOROUGH | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|
| Barking & Dagenham | 26.9 | 27.2 | 27.5 | 27.9 | 27.9 |
| Barnet | 27.5 | 27.6 | 27.9 | 28.1 | 28 |
| Bexley | 27.3 | 27.8 | 28 | 28.2 | 28.3 |
| Brent | 28 | 27.8 | 28.1 | 28.5 | 28.6 |
| Bromley | 27.2 | 27.7 | 27.8 | 28.1 | 28.3 |
| Camden | 26.9 | 26.6 | 27.1 | 27.1 | 27.5 |
| City | 24.8 | 24.7 | 25.9 | 25.9 | 24.7 |
| Croydon | 27.6 | 27.7 | 27.9 | 28.1 | 28.2 |
| Ealing | 27.5 | 27.2 | 27.7 | 27.8 | 28 |
| Enfield | 28.3 | 28.6 | 28.2 | 28.7 | 28.8 |
| Greenwich | 26.2 | 26.2 | 26.5 | 26.9 | 27 |
| Hackney | 25.8 | 25.8 | 26.1 | 26.3 | 26.3 |
| Hammersmith & Fulham | 25.8 | 26.2 | 26.4 | 26.1 | 26.8 |
| Haringey | 27.5 | 27.5 | 27.6 | 28 | 27.9 |
| Harrow | 26.1 | 26.9 | 26.7 | 28 | 28.5 |
| Havering | 27 | 27.4 | 27.8 | 28 | 28.2 |
| Hillingdon | 26.5 | 27.2 | 27.4 | 27.4 | 27.5 |
| Hounslow | 27.2 | 27.4 | 27.8 | 28.2 | 28.4 |
| Islington | 25.5 | 25.5 | 25.3 | 26.2 | 26.4 |
| Kensington & Chelsea | 26 | 25.7 | 26.2 | 26.8 | 27 |
| Kingston | 27.1 | 27.1 | 27.7 | 27.6 | 27.5 |
| Lambeth | 25.8 | 25.6 | 25.7 | 26 | 26.3 |
| Lewisham | 25.9 | 26.3 | 26.3 | 26.8 | 26.9 |
| Merton | 26.7 | 27 | 27.1 | 27.5 | 27.9 |
| Newham | 26.8 | 27 | 27.4 | 27.8 | 28.1 |
| Redbridge | 29.2 | 29.1 | 29 | 29.5 | 29.6 |

**TABLE 2.15 AVERAGE SIZE OF ONE TEACHER CLASSES**

| BOROUGH | 2008 | 2009 | 2010 | 2011 | 2012 |
|---|---|---|---|---|---|
| Richmond | 26.5 | 26.9 | 27.4 | 28 | 27.9 |
| Southwark | 24.6 | 24.6 | 24.8 | 25.3 | 25.8 |
| Sutton | 27.9 | 27.7 | 27.9 | 28.2 | 28.5 |
| Tower Hamlets | 26.3 | 26.3 | 26.9 | 27.3 | 27.7 |
| Waltham Forest | 28 | 28.1 | 28.5 | 28 | 28.5 |
| Wandsworth | 25.5 | 25.3 | 25.9 | 25.6 | 26.3 |
| Westminster | 25.8 | 25.4 | 26.3 | 26.7 | 26.6 |
| London | 26.8 | 27 | 27.2 | 27.6 | 27.7 |

*Source: Department for Education*

### KEY PERFORMANCE INDICATOR 13

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

**Target:** Use of public transport per head grows faster than use of the private car per head

2.29 The indices in Table 2.16 are derived from the time series of journey stages per head compiled for Travel in London Report 5 (TfL Planning December 2012). 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, courtesy of ONS). It should be noted that the figures have been revised compared to previous AMRs.

2.30 Total daily journey stages in 2011 were 29.9 million, up from 29.3 million in 2010, and 4.3 million higher than in 2001. Of these stages, 34% were by private transport, and 43% by public transport. Since 2001, use of public transport per head has grown by over 30%, and increased by over 3% in the latest year. In contrast, private transport use per head has decreased by 17% since 2001, and is down almost 2% in the latest year. In line with the target, public transport use per head continues to grow at a faster rate than private transport, which continues to fall year on year.

**TABLE 2.16 PUBLIC AND PRIVATE TRANSPORT INDEXES**

| YEAR | PUBLIC TRANSPORT INDEX | PRIVATE TRANSPORT INDEX |
|---|---|---|
| 2001 | 100.0 | 100.0 |
| 2002 | 103.0 | 99.4 |
| 2003 | 107.7 | 96.6 |
| 2004 | 112.3 | 93.8 |
| 2005 | 110.5 | 91.1 |
| 2006 | 113.6 | 91.0 |
| 2007 | 123.6 | 90.0 |
| 2008 | 127.2 | 85.6 |
| 2009 | 126.8 | 85.0 |
| 2010 | 127.3 | 84.2 |
| 2011 | 131.4 | 82.8 |

*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:** Zero car traffic growth for London as a whole

2.31 Table 2.17 shows that road traffic volumes continued to fall in the latest year, down by 2% between 2010 and 2011, and 9.8% since 2001. In 2011, traffic volumes fell in both Inner and Outer London, down by 2.8% and 1.7% respectively. Traffic levels in Inner London are almost 13% lower than in 2001. In Outer London, traffic levels are 8% lower than 2001. With regards to the target, car traffic is declining rather than growing across all sectors of London.

2.32 For London to continue to make progress in reducing its reliance on the private car requires considerable investment in public transport. Crossrail is a £15bn investment travelling east-west through the heart of London, serving substantial suburban locations. Under the funding agreement with the Government the Mayor is required to raise £300m from S106 contributions and £300m from the Community Infrastructure Levy (CiL). In July 2010 the Mayor adopted Supplementary Planning Guidance Use of planning obligations in the funding of Crossrail setting out the charges for specific land uses in specific locations. In April 2012 the Mayor's CiL, to raise funds to contribute to the construction of Crossrail, came into effect. The CiL is a London-wide charge, applying to most land uses. The table below shows progress to date towards the £300m target for both funding streams. The CiL Regulations 2010 require the Mayor to report on various aspects of how CiL receipts are being spent. This is set out in Table 2.18A below. It is not possible to link CIL to a specific type of expenditure as the proceeds are transferred into the Sponsor Funding Account (SFA), which then draws on the total to be spent in line with the project's requirements. Amount of CIL 'in hand' is zero, as all of it is transferred to the SFA to fund the Crossrail scheme on a quarterly basis.

**TABLE 2.17 TRAFFIC (BILLION VEHICLE KILOMETRES, ALL VEHICLES) IN LONDON**

| YEAR | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| All roads: | | | | | | | | | | | |
| Greater London | 32.26 | 32.14 | 31.95 | 31.59 | 31.38 | 31.49 | 31.16 | 30.27 | 30.07 | 29.70 | 29.10 |
| Inner London (excl City and Westminster) | 8.98 | 8.90 | 8.84 | 8.66 | 8.51 | 8.52 | 8.58 | 8.29 | 8.19 | 8.05 | 7.82 |
| Outer London | 22.04 | 22.03 | 21.92 | 21.72 | 21.66 | 21.76 | 21.42 | 20.90 | 20.83 | 20.63 | 20.28 |
| All roads index (2001=100) | All roads index (2001=100) | | | | | | | | | | |
| Greater London | 100.0 | 99.6 | 99.0 | 97.9 | 97.3 | 97.6 | 96.6 | 93.8 | 93.2 | 92.1 | 90.2 |
| Inner London (excl City and Westminster) | 100.0 | 99.2 | 98.4 | 96.4 | 94.8 | 94.9 | 95.5 | 92.3 | 91.2 | 89.6 | 87.1 |
| Outer London | 100.0 | 99.9 | 99.5 | 98.6 | 98.3 | 98.7 | 97.2 | 94.8 | 94.5 | 93.6 | 92.0 |

*Source: TfL Planning, Travel in London Report 5, section 3.10*

| TABLE 2.18 DEVELOPER CONTRIBUTIONS TO CROSSRAIL (£M) | | |
|---|---|---|
| S106 | YEAR | CIL |
| 0.24 | 2011 | |
| 1.14 | 2012 | |
| 16.01 | 2013* | 2.67 |
| | 2014 | |
| | 2015 | |
| | 2016 | |
| | 2017 | |
| | 2018 | |
| | 2019 | |
| 17.39 | Total | 2.67 |
| 300 | Agreed Total | 300 |

| TABLE 2.18A USE OF CIL RECEIPTS | |
|---|---|
| CATEGORY | £ |
| Total CiL Expenditure | 2,638,531 |
| Amount used to repay borrowing | 0 |
| Amount spent on administration | 26,652 (1%) |
| Amount of CiL 'in-hand' | 0 |

*Source: Transport for London*

**KEY PERFORMANCE INDICATOR 15**

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

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

2.33 Table 2.19 shows that in 2011 almost 2% of all journeys in Greater London on an average day were made by bicycle, an increase of 53% compared to 2001 and 3% more in the most recent year (2010 to 2011). Around 0.57 million journey stages were made by bicycle in Greater London on an average day, an increase of 79% compared to 2001 and 5% more in the most recent year (2010 to 2011).

2.34 If growth is sustained at this rate, London will remain on track to meet the Mayor's objective to see a cycling revolution, with a target for a 5% cycle mode share by 2026. The new London Plan includes a range of policies to help support achievement of this objective, such as support for the Cycle Superhighway network and the London cycle hire scheme and standards for cycle parking and facilities for cyclists in new development. Transport for London is carrying out a comprehensive review of cycle parking standards; the first results of this work have informed early alterations to the 2011 London Plan.

**TABLE 2.19 CYCLE JOURNEY STAGES AND MODE SHARES, 2000 TO 2011**

| YEAR | DAILY CYCLE STAGES (MILLIONS) | CYCLE MODE SHARE (PERCENTAGE) |
|---|---|---|
| 2001 | 0.32 | 1.2 |
| 2002 | 0.32 | 1.2 |
| 2003 | 0.37 | 1.4 |
| 2004 | 0.38 | 1.4 |
| 2005 | 0.41 | 1.6 |
| 2006 | 0.47 | 1.7 |
| 2007 | 0.47 | 1.6 |
| 2008 | 0.49 | 1.7 |
| 2009 | 0.51 | 1.8 |
| 2010 | 0.54 | 1.9 |
| 2011 | 0.57 | 1.9 |

*Source: TfL Planning, Travel in London Report 5, tables 2.3 and 3.5*

**KEY PERFORMANCE INDICATOR 16**

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

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

2.35 For passenger transport, Table 2.20 includes figures 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. These exclude a number of other services working from independent piers. Figures also include passengers on river tours and charter boats. Ticket sales count both single and return tickets as one journey on all services except Thames Clippers.

2.36 Table 2.20 shows that the number of passengers on the Thames increased until 2010. Despite the small decline in 2011 and 2012, the amount of passengers over the baseline situation in 2001 has still increased by 163%. 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 10-20-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 relative weakness of the pound attracting visitors to London and a successful programme of events at the O2 boosting Thames Clippers' patronage.

2.37 In October 2011, a new pier was opened at St George Wharf, Vauxhall – and the Thames Clippers service extended further west. In April 2012, a new extension to London Eye Millennium Pier was installed creating additional capacity at the pier. Through the Mayor's River Concordat Group, a number of improvements have been made to support the development of river passenger services including: a new extension to Tower Pier, a new roof installed on Greenwich Pier, the introduction of Oyster Pay As You Go, enhanced signage to piers and new mapping and customer information. The recent very slight overall fall is due to a decrease in river tours whilst the riverbus and charters continue to grow. The slight dip is linked to the impact of the economic downturn; over the long-term, growth is expected to continue.

2.38 The Mayor of London and Transport for London are developing a new River Action Plan in order to increase passenger numbers on the river. The Action Plan has been launched in February 2013 and will include the provision of improved facilities such as new and extended piers and further integration of river services into the wider transport network. It should also be noted that the figures do not include the Woolwich Ferry, which accounts annually for over an additional two million passenger journeys.

| TABLE 2.20 PASSENGERS ON THE RIVER THAMES | | |
|---|---|---|
| YEAR | NUMBER OF PASSENGERS | % CHANGE ON PREVIOUS YEAR |
| April 2000 – March 2001 | 1 573 830 | - |
| April 2001 – March 2002 | 1,739,236 | + 10.5 |
| April 2002 – March 2003 | 2 030 300 | + 16.7 |
| April 2003 – March 2004 | 2,113,800 | + 4.1 |
| April 2004 – March 2005 | 2,343,276 | + 10.9 |
| April 2005 – March 2006 | 2,374,400 | + 1.3 |
| April 2006 - March 2007 | 2,746,692 | + 15.7 |
| April 2007 - March 2008 | 3,078,100 | + 12.1 |
| April 2008 – March 2009 | 3,892,693 | + 26.5 |
| April 2009 – March 2010 | 4,188,530 | + 7.6 |
| April 2010 – March 2011 | 4,142,226 | - 1.1 |
| April 2011 – March 2012 | 4,136,200 | - 0.1 |

*Source: TfL London Rivers Services*

3.39 Table 2.21 deals with cargo carried by river. A significant proportion of the freight transported on the River Thames in the capital is aggregates for the construction industry. This trade is influenced by economic conditions, although 2011 saw increased volumes due to demand from Thames Water's Lea Tunnel and Crossrail projects. Volumes of spoil moved on the Thames as a result of the Lea Tunnel in particular but also from riverside development schemes also increased substantially and the PLA remains optimistic that these major construction schemes, together with the Thames Tideway Tunnel and other major schemes, will have a positive effect on short and medium term prospects. This is also reflected in the water freight demand forecast published as part of the current review of safeguarded wharves. Sufficient wharf capacity is essential to allow freight trade on the Thames to grow.

| TABLE 2.21 CARGO TRADE ON THE RIVER THAMES WITHIN GREATER LONDON | | |
|---|---|---|
| YEAR | TONNES OF CARGO | % CHANGE ON PREVIOUS YEAR |
| 2001 | 10,757,000 | - |
| 2002 | 9,806,000 | + 9% |
| 2003 | 9,236,000 | + 6% |
| 2004 | 8,743,000 | - 5% |
| 2005 | 9,288,000 | + 6% |
| 2006 | 9,337,000 | + 0.5% |
| 2007 | 8,642,000 | - 7% |
| 2008 | 9,312,000 | + 8% |
| 2009 | 8,146,000 | - 13% |
| 2010 | 7,754,000 | - 5% |
| 2011 | 9,022,000 | + 16% |

*Source: Port of London Authority*

**KEY PERFORMANCE INDICATOR 17**

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

**Target:** Maintain at least 50 per cent of B1 development in PTAL zones 5-6

2.40 This indicator aims to show that high-density employment generators such as offices are mainly located in areas with good access to public transport -defined as having a Public Transport Accessibility Level (PTAL) of 5 or 6 - 6 being the highest, 0 the lowest. When the Olympic site is omitted the results are an improvement on last year with the figure for all B1 rising from 64% to 74% and the figure for B1a Offices rising from 73% to 79%.

**TABLE 2.22 B1 FLOORSPACE FOR HIGH/LOW PTAL LEVELS - ALL PERMISSIONS**

| | ALL B1 | | OFFICES (B1A) | |
|---|---|---|---|---|
| PTAL LEVEL | FLOORSPACE (M2) | % | FLOORSPACE (M2) | % |
| 5 or 6 | 1,590,381 | 61 | 1,574,331 | 64 |
| 4 or less | 1,020,895 | 39 | 879,186 | 36 |
| Total floorspace | 2,611,276 | | 2,453,517 | |

**TABLE 2.23 B1 FLOORSPACE FOR HIGH/LOW PTAL LEVELS - EXCLUDING OLYMPIC SITE**

| | ALL B1 | | OFFICES (B1A) | |
|---|---|---|---|---|
| PTAL LEVEL | FLOORSPACE (M2) | % | FLOORSPACE (M2) | % |
| 5 or 6 | 1,590,381 | 74% | 1,574,331 | 79% |
| 4 or less | 555,895 | 26% | 414,186 | 21% |
| Total floorspace | 2,146,276 | | 1,988,517 | |

*Source: London Development Database*

*Note: 2011 saw the granting of 10/90641/EXTODA which consolidates the elements of the previously approved redevelopment of the Olympic site for which details have not yet been submitted. Given the size of the site, the centroid used to measure the PTAL of the site is located a long way from the edge of the site and therefore in an area of low PTAL. As this gives little indication of where the new office space will be located and it is restating office space approved in previous years, it is useful to restate the figures excluding this permission.*

### KEY PERFORMANCE INDICATOR 18

Protection of biodiversity habitat

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

2.41 The London Development Database records the following conservation designations:

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

2.42 Table 2.24 records all permissions granted in 2011/2 which include areas with any conservation designations. Open Space designations such as Green Belt, MOL and Local Open Space are addressed in KPI 3. The table shows 4 approvals and a reduction in the amount of protected area at risk of loss to development to less than 1 Ha this year.

| TABLE 2.24 CHANGES IN PROTECTED HABITAT DUE TO NEW DEVELOPMENT | | | | |
|---|---|---|---|---|
| BOROUGH | PERMISSION REFERENCE | PROTECTED AREA AFFECTED BY DEV (HA) | COMMENT | NET LOSS OF CONSER-VATION SITES (HA) |
| Greenwich | 11/1765 | 2.460 | Formation of an equestrian centre within MOL designated for conservation as a site of borough Grade 1 Importance will see a net loss of open space but will provide an appropriate use for the site. | 0.600 |
| Hammersmith & Fulham | 2010/03560/FUL | 0.059 | Residential development on small part of the Kensal Green Railway Embankment Site of Borough Grade 1 importance for nature conservation. | 0.059 |
| Haringey | HGY/2011/1166 | 0.299 | New free school will lead to an area of MOL designated as a site of local importance for nature conservation changing designation but more space will be available for public access. | 0.299 |
| Lewisham | 09/72245 | 0.002 | Loss of a small area of SMI considered acceptable due to lack of significant vegetation and proximity to railway station which already interrupts the green corridor. S106 payment of £25,000. | 0.002 |
| Total Area (Gross hectares): | | 2.820 | | 0.960 |

*Source: London Development Database*

### KEY PERFORMANCE INDICATOR 19

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

**Target:** At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2031

2.43 Table 2.25 shows that the total amount of local authority collected waste has continued to decline, decreasing by 4 per cent since 2010/11. It also shows that London's recycling rate for local authority collected waste has increased steadily over the previous ten years, reaching 30 per cent in 2011/12. The amount of local authority collected waste sent to landfill has reduced by 34 per cent with the majority being diverted to incineration with energy recovery. Household waste accounts for the greatest proportion of local authority collected waste. London's household recycling rate also increased to 34% in 2011/12, although London has a lower household recycling rate than any other region in England, in part because it has a relatively high number of flats.

**TABLE 2.25 WASTE TREATMENT METHODS OF LONDON'S LOCAL AUTHORITY COLLECTED WASTE (THOUSANDS OF TONNES)**

| METHOD | LONDON | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2000/01 | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 |
| Landfill | 3,207 | 3,244 | 3,163 | 3,021 | 2,856 | 2,692 | 2,404 | 2,209 | 1,946 | 1,882 | 1,696 | 1,116 |
| (percentage) | 72.0% | 73.0% | 71.0% | 70.0% | 65.4% | 63.7% | 56.8% | 53.2% | 49.0% | 48.7% | 44.7% | 30.6% |
| Incineration with EfW | 886 | 842 | 872 | 826 | 869 | 767 | 929 | 919 | 912 | 803 | 896 | 1,303 |
| (percentage) | 20.0% | 19.0% | 20.0% | 19.0% | 19.9% | 18.2% | 21.9% | 22.1% | 22.9% | 20.8% | 23.6% | 35.7% |
| Incineration without EfW | 1 | 2 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| (percentage) | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Recycled/ composted | 344 | 351 | 410 | 494 | 643 | 763 | 844 | 925 | 994 | 1,060 | 1,076 | 1,105 |
| (percentage) | 8.0% | 8.0% | 9.0% | 11.0% | 14.7% | 18.1% | 19.9% | 22.3% | 25.0% | 27.4% | 28.3% | 30.3% |
| Other[5] | 0 | 0 | 0 | 0 | 0 | 0 | 59 | 101 | 123 | 117 | 130 | 124 |
| (percentage) | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 1.4% | 2.4% | 3.1% | 3.0% | 3.4% | 3.4% |
| Total[6] | 4,438 | 4,438 | 4,446 | 4,342 | 4,370 | 4,223 | 4,235 | 4,154 | 3,975 | 3,862 | 3,797 | 3,648 |

*Source: Defra Waste Statistics, 2012, http://www.defra.gov.uk/statistics/files/2011-12-ANNUAL-publication_WITHOUTLINKS_v0.2.xls*

### KEY PERFORMANCE INDICATOR 20

Reduce carbon dioxide emissions through new development

**Target:** Annual average percentage carbon dioxide emissions savings for strategic developments proposals

2.44 Policy 5.2 of the London Plan published in July 2011 sets out a stepped approach to reaching the zero carbon targets – see Tables 2.26 and 2.27.

2.45 An analysis of the energy assessment evaluations relating to Stage II planning applications determined by the Mayor between 1 January and 31 December 2011 was undertaken by the GLA in 2012 to establish the projected carbon dioxide savings secured from these schemes[7] . The assessment was made against the 2006 Building Regulations and showed an approximate 50 per cent reduction in regulated[8] carbon dioxide emissions beyond the minimum requirements of 2006 building regulations. However, this Indicator reflects the revised Building Regulations which came into force on 6th April 2010. The 2010 Regulations require a 25 per cent reduction in carbon dioxide emissions relative to the 2006 regulations. Therefore the total regulated carbon dioxide savings in 2010 over and above a baseline of a 2010 Building Regulations compliant development are approximately 33 per cent.

2.46 Combined Heat and Power (CHP) produces the biggest carbon dioxide savings of each of the elements of the energy hierarchy[9]. It accounted for 50 per cent of all the projected carbon dioxide savings secured in 2011. Well over a third of the projected savings were due to energy efficiency. Renewables accounted for 10 per cent of the overall savings[10]. The carbon dioxide savings from developments where CHP is unsuitable are substantially less than those with CHP. As such, developments unable to obtain energy from CHP are more likely to exceed the carbon dioxide reduction targets in the London Plan.

| TABLE 2.26 LONDON PLAN POLICY 5.2 CARBON DIOXIDE EMISSIONS REDUCTION TARGETS FOR RESIDENTIAL BUILDINGS | |
|---|---|
| YEAR | IMPROVEMENT ON 2010 BUILDING REGULATIONS |
| 2010-2013 | 25 per cent |
| 2013-2016 | 40 per cent |
| 2016-2031 | zero carbon |

| TABLE 2.27 LONDON PLAN POLICY 5.2 CARBON DIOXIDE EMISSIONS REDUCTION TARGETS FOR NON-DOMESTIC BUILDINGS | |
|---|---|
| YEAR | IMPROVEMENT ON 2010 BUILDING REGULATIONS |
| 2010-2013 | 25 per cent |
| 2013-2016 | 40 per cent |
| 2016-2031 | as per Building Regulations |
| 2019-2031 | zero carbon |

**KEY PERFORMANCE INDICATOR 21**

Increase in energy generated from renewable sources.

**Target:** Production of 85509 GWh of energy from renewable sources by 2026 (target has been developed in accordance with a Regional Renewable Energy Assessment)

2.47 This renewable energy generation figure has been developed using data in the Decentralised Energy Capacity Study Phase 2: Deployment Potential[11]. The renewable energy generation figure includes potential energy production from photovoltaics, solar water heating, ground source heat pumps, air source heat pumps and wind, hydro, biomass and energy from waste technologies. Unfortunately, there was an error in last year's AMR. Total Capacity was stated as 173 MW it should have been 144.4 MW but the Gigawatt per hour figure of 858 was correct. This year has seen a 12% increase in MW capacity up to 162.4MW, due to increasing use of biomass and uptake of photovoltaics leading to an 8% increase in Gigawatts per hour to 929.

**3TABLE 2.28 ESTIMATE OF RENEWABLE ENERGY INSTALLED CAPACITY IN LONDON FOR 2011**

| CAPACITY (MW) | BIO-MASS | LANDFILL GAS | PHOTO-VOLTAICS | SOLAR WATER HEATING | WIND | HEAT PUMPS | TOTAL |
|---|---|---|---|---|---|---|---|
| Total (MW) | 101.1 | 20.8 | 14.85 | 3.6 | 8.23 | 14.8 | 162.4 |
| Total (GWh) | 701 | 173 | 20.4 | 2.3 | 14.5 | 17.9 | 929 |

*Source: Decentralised energy capacity study Phase 1: Technical assessment (pg11)*[12]

### KEY PERFORMANCE INDICATOR 22

Increase in Urban Greening

**Target:** Increase total area of green roofs in the CAZ

2.48 Green roofs have been identified as a suitable indicator for urban greening. Between 2004 and 2008 approximately 50,000m2 of green roofs were added per year across Greater London, with around 10,000m2 per year in the CAZ alone. More recent data obtained from manufacturers shows that the total area of green roofs in London is continuing to increase. We are working with manufacturers to obtain more complete information on the total area of green roof installations between 2009 and 2012.

2.49 However, we are also developing other tools to monitor green roof cover in London (and specifically the CAZ) to complement the manufacturers' data. We are creating a central database of green roof locations managed by Greenspace Information for Greater London (GiGL), who now collate green roof data for a number of boroughs. The GLA is also developing a mapping tool to enable boroughs, the private sector and members of the public to easily record the location and size of known green roofs. This information will then be forwarded to GiGL. Finally, we will trial a method of analysing aerial photographs of the CAZ to estimate changes in green roof cover over time. The baseline year for this will be 2010.

**KEY PERFORMANCE INDICATOR 23**

Improve London's Blue Ribbon Network

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

2.50 Restoration is defined as a measure that results in a significant increase in diversity of hydromorphological features and or improved floodplain connectivity and the restoration of river function through essential physical or biological processes, including flooding, sediment transport and the facilitation of species movement.

2.51 The Rivers and Streams Habitat Action Plan Steering Group, co-ordinating the implementation of this aspect of London's Biodiversity Action Plan and managed by the Environment Agency, recommends that projects have post project appraisals. For the steering group to enable a project to be assessed as restoration, the following assessments can be made.

- River Habitat Survey (undertaking pre and post project surveys are good practice).
- Urban River Survey (undertaking pre and post project surveys are good practice).
- Pre and post fixed point photography.

2.52 2.52 The time of restoration of a habitat is defined as the point at which the necessary construction works have been carried out on the ground to the extent that the habitat is likely to develop without further construction work. For schemes that are phased over several years, an estimate of the length gained is made for each year ensuring that there is no double counting. In order to verify that habitats have been created and conditions secured, scheme details need to be submitted to the Rivers & Streams HAP Steering Group. Once the outputs have been verified then the scheme can be reported and placed on Biodiversity Action Reporting system.

2.53 The following Table 2.29 shows consistent restoration of 1.5 km p/a and above each year since 2007. 2012 represents the third largest restoration figure recorded. With over 2.3 km p/a since the 2008 base year this represents satisfactory progress towards meeting the 2015 target of 15 km, and this is without for example the restoration of the Lee as part of the Olympic Park. There is greater uncertainty associated with the additional 10 km target. However, the All London Green Grid and River Basin Management Plan should facilitate further achievements. It should be noted that the London Biodiversity Action Plan includes, alongside this KPI, a target for restoration targets for maintenance and enhancement[13] – reflected in London Plan Policy 7.19 (Table 7.3).

**TABLE 2.29 RIVER RESTORATION LONDON 2000 TO 2012**

| YEAR | RESTORATION (METRES) | CUMULATIVE RESTORATION (METRES) |
|---|---|---|
| 2000 | 680 | 680 |
| 2001 | 150 | 830 |
| 2002 | 600 | 1430 |
| 2003 | 2300 | 3730 |
| 2004 | 500 | 4230 |
| 2005 | 0 | 4320 |
| 2006 | 100 | 4330 |
| 2007 | 5100 | 9430 |
| 2008 | 2000 | 11430 |
| 2009 | 1500 | 12930 |
| 2010 | 1808 | 14738 |
| 2011 | 3519 | 18257 |
| 2012 | 3000 | 21257 |

*Source: Rivers and Streams Habitat Action Plan Steering Group*

**KEY PERFORMANCE INDICATOR 24**

Protecting and improving London's heritage and public realm

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

2.54 The target includes all designated heritage assets, including World Heritage Sites, listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields. Despite the pressures on development, Table 2.30 shows that the number of designated assets in London has increased from last year's. There are 109 new listed buildings, 10 new conservation areas and one more registered park in London.

2.55 In terms of designated assets at risk, the situation between 2011 and 2012 has remained the same or there has been an increase of at risk assets. For listed buildings, 525 were at risk in 2012, 48 more than the previous year. 115 have been added, the majority as a result of a survey of listed structures in cemeteries and churchyards. For conservation areas, the proportion of areas at risk increased slightly and a total of 65 sites of the total surveyed areas (949 out of the total 1010) are considered to be at risk. As for Registered Parks and Gardens, the number of sites at risk has seen a decrease from 14 to 12 sites on 2011 register giving this year's total of 8% (2 sites were removed from the 2011 register for positive reasons). The sites that remain at risk tend to be the more intractable ones where solutions are taking longer to implement. For World Heritage Sites, scheduled monuments and the one registered battlefield (at Barnet) the situation is unchanged in terms of both their number and their condition.

2.56 For detail on individual designated assets, please visit http://www.english-heritage.org.uk/caring/heritage-at-risk/. English Heritage also provides a summary document with the number and condition of all designated assets and has also produced a Heritage at Risk 2012 summary for London.

**TABLE 2.30 NUMBER AND CONDITION OF DESIGNATED HERITAGE ASSETS**

| | 2010 | | 2011 | | 2012 | |
|---|---|---|---|---|---|---|
| | NUMBER | % AT RISK | NUMBER | % AT RISK | NUMBER | % AT RISK |
| World Heritage Sites | 4 | 0 | 4 | 0 | 4 | 0 |
| Listed Buildings | 18,618 | 2.65% | 18,745 | 2.53% | 18,854 | 2.80% |
| Conservation Areas | 988 | 8.10% | 1000 | 6.40% | 949* | 6.80% |
| Schedule Monuments | 155 | 25.80% | 154 | 22.70% | 154 | 22.70% |
| Registered Parks and Gardens | 149 | 5.40% | 149 | 5.40% | 150 | 8% |
| Registered Battlefield | 1 | 0 | 1 | 0 | 1 | 0 |

*Source: English Heritage*

# ENDNOTES

[1] This includes self-employment.

[2] EGi data for permissions are based on planning committee decisions which are a precursor to discussion on the content of S106 agreements, whereas LDD waits for a decision letter to be issued which does not happen until the legal agreement has been signed. LDD has a minimum threshold of 1,000 sq m gross, whereas the threshold in EGi data is 500 sq m gross. While LDD data exclude refurbishments where the existing building is already in office use, these are included by EGI. In addition, EGi data for starts are based on observed construction of new or refurbished space, whereas LDD records whether work is started in a legal sense, so can include demolition works as starts where these, in effect, activate the permission. Over the period 2004-2011 the office floorspace permissions recorded by LDD are typically 60-70% of the floorspace recorded by EGi. The LDD figure provides a useful measure of the store of permissions available to facilitate the immediate responsiveness of developers to changes in demand, whereas the EGi figure gives a broader measure of activity by developers in the office market (accepting that some of the permissions in that dataset may never come to fruition).

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

[4] DTZ Research Property Times Central London Q4 2012

[5] 'Other' includes material which is sent for Mechanical Biological Treatment (MBT), mixed municipal waste sent for Anaerobic Digestion (AD) and that disposed through other treatment processes

[6] 'Total' may exceed the sum of rows above; this is accounted for by incineration without energy from waste, which does not exceed 500 tonnes of London's local authority collected waste since 2005/06

[7] See Energy Planning. Monitoring the Impact of London Plan Energy Policies in 2010, GLA, 2011 - http://www.london.gov.uk/sites/default/files/Monitoring%20the%20impact%20of%20the%20London%20Plan%20Policies%20in%202010.pdf

[8] The carbon dioxide emissions controlled by Building Regulations such as emissions generated from hot water, space heating, cooling and fans

[9] Be lean: use less energy, 2. Be clean: supply energy efficiently, 3. Be green: use renewable energy

[10] These figures are based on 2006 Building Regulations – as set out in the Energy Monitoring report

[11] http://www.london.gov.uk/sites/default/files/DE%20Study%20Phase%202%20report%20-%20Deployment%20potential.pdf

[12] Technical report: http://www.london.gov.uk/sites/default/files/DE%20Study%20Phase%201%20report%20-%20Technical%20assessment.pdf

[13] Includes instream habitat enhancement, channel-narrowing, removal of weirs or barriers, establishment of buffer zones through riparian fencing or tree planting, and wetland creation within 10 metres of the channel.

CHAPTER THREE

# ADDITIONAL PERFORMANCE MEASURES AND STATISTICS

# ADDITIONAL PERFORMANCE MEASURES AND STATISTICS

## HOUSING AND DESIGN

### HOUSING PROVISION ANNUAL MONITOR 2011/12

#### INTRODUCTION

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

3.2 The majority of this section deals with housing provision defined for the purpose of monitoring the London Plan: that is, net conventional supply from new build, conversions of existing residential buildings or changes of use. The Mayor's London Housing Strategy sets out a separate and distinctly defined target for affordable housing delivery, comprising the gross number of affordable homes delivered through conventional supply or acquisitions of existing properties. The final part of this section covers affordable housing delivery according to this latter definition.

Key points

a There were 21,179 net conventional housing completions in London in 2011/12.

b Taking into account net supply of 1,479 non self-contained units and a fall of 5,670 in the number of long-term empty homes, total housing provision was 28,324.

c New build accounted for 81% of net conventional supply in 2011/12, conversions 7% and changes of use 12%.

d Over the last three years net conventional affordable housing supply amounted to 24,594 homes, with social rented accounting for 56% of supply and intermediate housing 44%.

e Across all tenures, gross conventional housing supply was dominated by one or two bedroom homes, with 24% having three bedrooms or more, an increase from 20% in 2010/11 and 18% in 2009/10.

f 32% of affordable housing supply in 2011/12 comprised homes with three or more bedrooms.

g 19% of net approvals and 22% of net starts in 2011/12 were for affordable housing, a reduction from 25% and 31% in 2010/11.

h As of 31 March 2011, the net housing pipeline consisted of 198,593 homes.

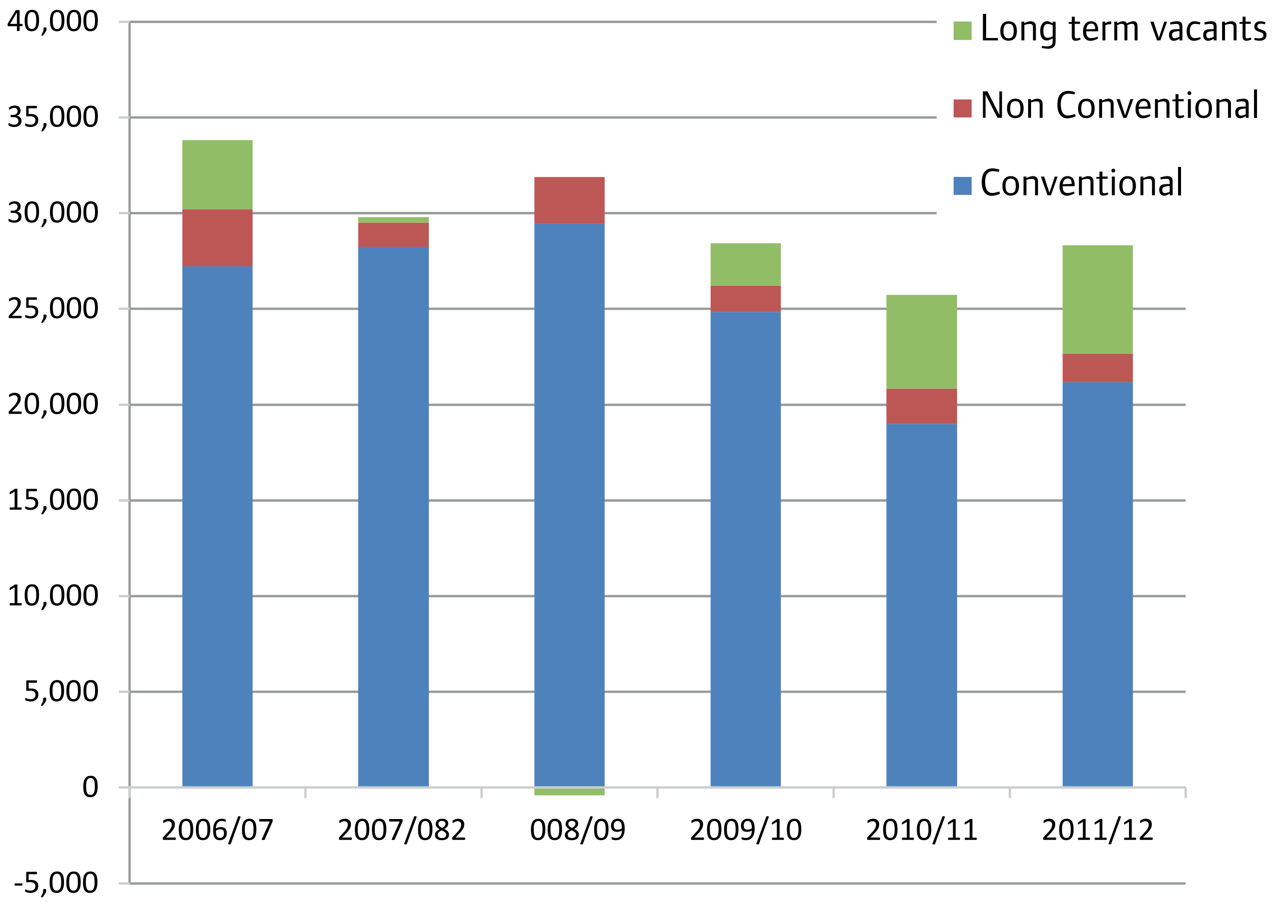
i The average density of new housing completions in 2011/12 was 117 dwellings per hectare (dph), and the average density of approvals was 162 dph.

3.3 Total housing provision in the London Plan consists of three elements: conventional housing supply, non self-contained bedspaces, and long-term vacant homes returning to use. KPI 5 in the main body of the report shows housing provision at borough level (see also HPM1 and HPM2).

3.4 Figure 3.1 below shows the separate elements of total housing provision for the last five years. While net conventional supply has fallen significantly, this was partly offset in 2011/12 by a large fall in the number of homes empty for more than six months.

3.5 The figures for the decrease in long-term empty homes are taken from statistics published by the Department for Communities and Local Government, based on council tax returns from local authorities[1]. This data source replaces figures taken from local authority Housing Strategy Statistical Appendix (HSSA) returns. Like in the 2010/2011 AMR, this data covers all tenures; before 2010/11 data was only available for private units.

**FIGURE 3.1 TOTAL HOUSING PROVISION**




*Source: London Development Database; GOV.UK Table 615 https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants*

### GYPSY AND TRAVELLER SITES

3.6 Since 1st April 2009 the LDD has been recording the loss and gain of gypsy and traveller pitches. During 2011/12 one temporary permission was granted (in LB Havering) for three pitches for a specific family.

### CONVENTIONAL SUPPLY

3.7 As stated above, conventional housing supply comprises the bulk of total housing provision in London. Net conventional housing supply in London since 2004/05 is shown in Table 3.1 below

3.8 Net conventional supply takes account of dwellings lost or replaced. In 2011/2012 there was a gross conventional supply of 24,803 homes, with 3,624 lost or replaced (see Table HPM2). Areas where large-scale estate redevelopment is taking place can show high gross but low net supply: for example, Lambeth had a gross supply of 1131 homes but 281 homes were lost or replaced, for a net supply of 850.

3.9 There are three types of conventional housing supply recorded in the LDD: new build (including extensions), conversions (changes to the number of units in properties already in residential use) and changes of use (for example, from industrial or commercial uses). Table HPM2 shows gross and net conventional supply by type for each borough. Across London, new build accounted for 81% of net conventional supply in 2011/12, conversions 7% and changes of use 12%. The mix varied between boroughs with City of London, Camden and Kensington and Chelsea seeing significant net gains from change of use (100%, 70% and 58% respectively).

3.10 The average density of new housing completions in London was 117 dwellings per hectare in 2011/12 (Table HPM14), a reduction from the previous years, in fact the last time average densities were 117 dph was in 2007. Average densities varied widely at borough level, from 25 dwellings per hectare in Hillingdon to 857 in City of London. Analysis of the density data also shows that only 80% of maximum density capacity is being delivered. However, as London Plan policy is now seeking to optimise housing density this is not necessarily a policy failure.

### AFFORDABLE HOUSING SUPPLY

3.11 Total net affordable housing supply in 2011/12 was 8,087, which is an increase in absolute terms from 2010/11 but a slightly lower proportion of total supply (38% compared to 39%). Table HPM4 shows total net conventional affordable supply by borough over the last three years, both in absolute terms and as a proportion of total supply. In the last year the highest

**TABLE 3.1 KPI PERFORMANCE OVERVIEW**

| 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 |
|---|---|---|---|---|---|---|---|
| 26,649 | 25,096 | 27,232 | 28,233 | 29,468 | 24,836 | 18,991 | 21,179 |

*Source: London Development Database*

proportions of affordable housing supply were found in Brent, (74%), and Waltham Forest (72%) and the lowest in the City of London (0%) and Westminster (8%).

3.12 Table HPM3 breaks down net conventional affordable supply in the last three years into social rented and intermediate supply. Over the three-year period net conventional affordable housing supply amounted to 24,594 homes, with social rented (56%) and intermediate (44%) housing. This split varied widely between boroughs, with social rented housing accounting for only 16% of affordable supply in Barking and Dagenham but 84% in Kensington and Chelsea and 82% Kingston upon Thames. In 2011/12 there was a reduction in the proportion of intermediate homes being delivered, with 36% of affordable homes being intermediate, when previous years have seen a more equitable split between the tenures.

## SIZE MIX OF NEW SUPPLY

3.13 Table 3.2 below shows the split of total gross conventional supply across London as a whole by tenure and number of bedrooms (the figures are presented in gross terms as the number of bedrooms is not always readily available for homes lost or replaced). The profile of new social housing supply is quite different from that of intermediate or market supply: 42% of social rented supply comprises homes with three or more bedrooms, compared to 10% for intermediate homes and 20% of market homes. Across all tenures 24% of new supply had three bedrooms or more.

3.14 Table HMP 6 shows the gross conventional supply of affordable housing (i.e.

**TABLE 3.2 GROSS CONVENTIONAL HOUSING SUPPLY BY TENURE AND NUMBER OF BEDROOMS 2011/12**

| DWELLINGS | 1 BED | 2 BEDS | 3 BEDS | 4+ BEDS | TOTAL |
|---|---|---|---|---|---|
| Social | 1,270 | 2,354 | 1,911 | 764 | 6,299 |
| Intermediate | 1,270 | 1,322 | 252 | 42 | 2,886 |
| Market | 6,264 | 6,279 | 1,978 | 1,097 | 15,618 |
| Total | 8,804 | 9,955 | 4,141 | 1,903 | 24,803 |
| AS A % OF TOTAL | 1 BED | 2 BED | 3 BED | 4+ BED | TOTAL |
| Social | 20% | 37% | 30% | 12% | 100% |
| Intermediate | 44% | 46% | 9% | 1% | 100% |
| Market | 40% | 40% | 13% | 7% | 100% |
| Total | 35% | 40% | 17% | 8% | 100% |

*Source: London Development Database*

comprising both social rented and intermediate housing) by borough and number of bedrooms. The highest proportion of homes with three or more bedrooms was found in Havering with 94%, however, that is based on a low overall total. The four boroughs with the largest absolute supply of affordable homes with three bedrooms or more were Southwark, Tower Hamlets and Waltham Forest.

3.15 The 'pipeline' of anticipated future housing supply comprises homes which have been granted planning permission but not yet completed, and can be broken down into homes under construction and those for which construction has not yet started. It should be noted here that in the LDD a 'start' is strictly speaking the point at which a planning permission can no longer lapse, due to the borough acknowledging a legal start (such as demolition of existing homes), as opposed to the start of physical construction work on site. Thus, the data shows the capacity of schemes on which some work has started but should not be used to infer that work has begun on all the dwellings in those schemes.

3.16 The annual flow of planning approvals for new homes adds to the pipeline. Table 3.3 below shows the trend in net approvals at London level since 2003/04, while Table HPM7 breaks down 2011/12 net approvals by tenure and Table HPM8 by type. The table shows that approvals have increased significantly since in 2011/12, with the number of approvals almost reaching the 2007/08 pre credit crunch peak.

3.17 At London level 19% of net approvals in 2011/12 were for affordable housing, of which 43% were social rented, 11% affordable rented and 47% intermediate. It should be noted that the tenure of approved units can change before completion (for example as the result of negotiations between developers and planning authorities) and some approvals may ultimately not be built out.

3.18 The average density of new housing approvals was 162 dwellings per hectare (Table HPM13), significantly higher than the density for completions. In contrast to the completions trend, the average density in 2011/12 was above that of 2010/11. As with completions, average density of approvals in 2011/12 varied widely by borough – from 34 dwellings per hectare in Bromley to 382 in Newham and 464 in the City of London.

3.19 Table HPM9 shows net conventional housing 'starts' by tenure and Table HPM10 by type. 22% of net starts in 2011/12 were affordable housing, compared to 19% of approvals and 38% of completions. New build comprised 93% of

**TABLE 3.3 NET CONVENTIONAL HOUSING APPROVALS IN LONDON, 2004/05 TO 2011/12**

| 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 |
|---|---|---|---|---|---|---|---|
| 55,466 | 53,003 | 57,822 | 80,445 | 47,375 | 45,595 | 47,980 | 77,715 |

*Source: London Development Database*

approvals and 87% starts in 2011/12.

3.20 Finally, Table HPM11 shows the planning pipeline as of 31 March 2012, comprising units approved but not started and those under construction. The net housing pipeline contained approximately 106,000 homes not started and 92,000 under construction, for a total pipeline of 198,000 homes. At borough level, the pipeline was largest in a handful of 'Thames Gateway' boroughs: Greenwich had the largest total (23,200), followed by Tower Hamlets, Newham, Wandsworth, Barking and Dagenham. Two boroughs (Greenwich and Tower Hamlets) accounted for just under a quarter third of the London total. At the other end of the scale, three boroughs (the City of London, Kingston upon Thames and Richmond upon Thames) accounted for a total pipeline of just 3,428 homes between them.

| TABLE HMP1 NET CONVENTIONAL COMPLETIONS 2011/12 | | | | | |
|---|---|---|---|---|---|
| BOROUGH NAME | EXISTING | PROPOSED | NET | LONDON PLAN 2011 BENCHMARK | SUPPLY AS % OF BENCHMARK |
| Barking and Dagenham | 264 | 657 | 393 | 1,041 | 38% |
| Barnet | 117 | 1,190 | 1,073 | 2,048 | 52% |
| Bexley | 19 | 222 | 203 | 337 | 60% |
| Brent | 187 | 747 | 560 | 975 | 57% |
| Bromley | 73 | 654 | 581 | 501 | 116% |
| Camden | 117 | 493 | 376 | 500 | 75% |
| City of London | 0 | 18 | 18 | 81 | 22% |
| Croydon | 109 | 797 | 688 | 1,221 | 56% |
| Ealing | 128 | 811 | 683 | 843 | 81% |
| Enfield | 68 | 365 | 297 | 530 | 56% |
| Greenwich | 125 | 1,448 | 1,323 | 2,429 | 54% |
| Hackney | 232 | 1,234 | 1,002 | 1,124 | 89% |
| Hammersmith and Fulham | 46 | 507 | 461 | 564 | 82% |
| Haringey | 247 | 1,065 | 818 | 792 | 103% |
| Harrow | 47 | 471 | 424 | 349 | 121% |
| Havering | 44 | 144 | 100 | 972 | 10% |
| Hillingdon | 41 | 1,030 | 989 | 375 | 264% |
| Hounslow | 68 | 658 | 590 | 453 | 130% |
| Islington | 103 | 1,333 | 1,230 | 922 | 133% |
| Kensington and Chelsea | 107 | 227 | 120 | 530 | 23% |
| Kingston upon Thames | 45 | 273 | 228 | 329 | 69% |
| Lambeth | 281 | 1,131 | 850 | 1,142 | 74% |
| Lewisham | 172 | 1,361 | 1,189 | 1,088 | 109% |
| Merton | 62 | 501 | 439 | 318 | 138% |

| TABLE HMP1 NET CONVENTIONAL COMPLETIONS 2011/12 | | | | | |
|---|---|---|---|---|---|
| BOROUGH NAME | EXISTING | PROPOSED | NET | LONDON PLAN 2011 BENCHMARK | SUPPLY AS % OF BENCHMARK |
| Newham | 58 | 967 | 909 | 2,499 | 36% |
| Redbridge | 56 | 582 | 526 | 748 | 70% |
| Richmond upon Thames | 71 | 277 | 206 | 210 | 98% |
| Southwark | 114 | 1,198 | 1,084 | 1,877 | 58% |
| Sutton | 57 | 644 | 587 | 211 | 278% |
| Tower Hamlets | 51 | 954 | 903 | 2,462 | 37% |
| Waltham Forest | 131 | 629 | 498 | 688 | 72% |
| Wandsworth | 157 | 1,138 | 981 | 1,081 | 91% |
| Westminster | 227 | 1,077 | 850 | 594 | 143% |
| London | 3,624 | 24,803 | 21,179 | 29,834 | 71% |

*Source: London Development Database*

| TABLE HPM 2: NET CONVENTIONAL COMPLETIONS BY DEVELOPMENT TYPE 2011/12 | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | NEW BUILD | | | CONVERSION | | | CHANGE OF USE | | | TOTAL | | |
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Barking and Dagenham | 539 | 257 | 282 | 9 | 4 | 5 | 109 | 3 | 106 | 657 | 264 | 393 |
| Barnet | 1,018 | 44 | 974 | 159 | 69 | 90 | 13 | 4 | 9 | 1,190 | 117 | 1,073 |
| Bexley | 157 | 6 | 151 | 21 | 10 | 11 | 44 | 3 | 41 | 222 | 19 | 203 |
| Brent | 665 | 154 | 511 | 44 | 27 | 17 | 38 | 6 | 32 | 747 | 187 | 560 |
| Bromley | 530 | 39 | 491 | 69 | 23 | 46 | 55 | 11 | 44 | 654 | 73 | 581 |
| Camden | 138 | 6 | 132 | 90 | 108 | -18 | 265 | 3 | 262 | 493 | 117 | 376 |
| City of London | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 18 | 18 | 0 | 18 |
| Croydon | 577 | 56 | 521 | 147 | 48 | 99 | 73 | 5 | 68 | 797 | 109 | 688 |
| Ealing | 554 | 15 | 539 | 158 | 111 | 47 | 99 | 2 | 97 | 811 | 128 | 683 |
| Enfield | 272 | 18 | 254 | 62 | 30 | 32 | 31 | 20 | 11 | 365 | 68 | 297 |
| Greenwich | 1,355 | 89 | 1,266 | 73 | 31 | 42 | 20 | 5 | 15 | 1,448 | 125 | 1,323 |
| Hackney | 1,027 | 123 | 904 | 137 | 66 | 71 | 70 | 43 | 27 | 1,234 | 232 | 1,002 |
| Hammersmith and Fulham | 353 | 0 | 353 | 110 | 44 | 66 | 44 | 2 | 42 | 507 | 46 | 461 |
| Haringey | 832 | 147 | 685 | 186 | 95 | 91 | 47 | 5 | 42 | 1,065 | 247 | 818 |
| Harrow | 343 | 13 | 330 | 71 | 31 | 40 | 57 | 3 | 54 | 471 | 47 | 424 |
| Havering | 134 | 41 | 93 | 9 | 2 | 7 | 1 | 1 | 0 | 144 | 44 | 100 |
| Hillingdon | 966 | 24 | 942 | 45 | 13 | 32 | 19 | 4 | 15 | 1,030 | 41 | 989 |

## TABLE HPM 2: NET CONVENTIONAL COMPLETIONS BY DEVELOPMENT TYPE 2011/12

| | NEW BUILD | | | CONVERSION | | | CHANGE OF USE | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Hounslow | 502 | 19 | 483 | 63 | 41 | 22 | 93 | 8 | 85 | 658 | 68 | 590 |
| Islington | 848 | 1 | 847 | 207 | 88 | 119 | 278 | 14 | 264 | 1,333 | 103 | 1,230 |
| Kensington and Chelsea | 76 | 23 | 53 | 55 | 58 | -3 | 96 | 26 | 70 | 227 | 107 | 120 |
| Kingston upon Thames | 188 | 13 | 175 | 44 | 30 | 14 | 41 | 2 | 39 | 273 | 45 | 228 |
| Lambeth | 696 | 73 | 623 | 336 | 203 | 133 | 99 | 5 | 94 | 1,131 | 281 | 850 |
| Lewisham | 1,076 | 89 | 987 | 222 | 76 | 146 | 63 | 7 | 55 | 1,360 | 172 | 1,189 |
| Merton | 426 | 28 | 398 | 41 | 28 | 13 | 34 | 6 | 28 | 501 | 62 | 439 |
| Newham | 836 | 4 | 832 | 72 | 42 | 30 | 59 | 12 | 47 | 967 | 58 | 909 |
| Redbridge | 466 | 7 | 459 | 94 | 44 | 50 | 22 | 5 | 17 | 582 | 56 | 526 |
| Richmond upon Thames | 188 | 24 | 164 | 49 | 37 | 12 | 40 | 10 | 30 | 277 | 71 | 206 |
| Southwark | 940 | 13 | 927 | 142 | 90 | 52 | 116 | 11 | 105 | 1,198 | 114 | 1,084 |
| Sutton | 440 | 36 | 404 | 37 | 18 | 19 | 167 | 3 | 164 | 644 | 57 | 587 |
| Tower Hamlets | 889 | 43 | 846 | 21 | 7 | 14 | 44 | 1 | 43 | 954 | 51 | 903 |
| Waltham Forest | 471 | 78 | 393 | 95 | 51 | 44 | 63 | 2 | 61 | 629 | 131 | 498 |
| Wandsworth | 845 | 37 | 808 | 147 | 114 | 33 | 146 | 6 | 140 | 1,138 | 157 | 981 |
| Westminster | 394 | 47 | 347 | 264 | 147 | 117 | 419 | 33 | 386 | 1,077 | 227 | 850 |
| London | 18,741 | 1,567 | 17,174 | 3,279 | 1,786 | 1,493 | 2,783 | 271 | 2,511 | 24,802 | 3,624 | 21,179 |

*Source: London Development Database*

| TABLE HPM 3: NET CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY TENURE 2009/10 TO 2011/12 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | FY2009 | | | FY2010 | | | FY2011 | | |
| BOROUGH NAME | SOCIAL RENTED | INT | TOTAL | SOCIAL RENTED | INT | TOTAL | SOCIAL RENTED | INT | TOTAL |
| Barking and Dagenham | -2 | 26 | 24 | 60 | 83 | 143 | -14 | 127 | 113 |
| Barnet | 113 | 23 | 136 | 202 | 22 | 224 | 188 | 131 | 319 |
| Bexley | 160 | 79 | 239 | 125 | 29 | 154 | 27 | 3 | 30 |
| Brent | 241 | 173 | 414 | -31 | 215 | 184 | 270 | 144 | 414 |
| Bromley | 120 | 103 | 223 | 201 | 47 | 248 | 193 | 10 | 203 |
| Camden | 111 | 105 | 216 | 110 | 32 | 142 | 41 | 25 | 66 |
| City of London | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Croydon | 420 | 308 | 728 | 258 | 138 | 396 | 308 | 54 | 362 |
| Ealing | 90 | 139 | 229 | 48 | 25 | 73 | 256 | 69 | 325 |
| Enfield | 24 | 6 | 30 | 85 | 135 | 220 | 55 | 24 | 79 |
| Greenwich | -15 | 156 | 141 | 432 | 355 | 787 | 211 | 159 | 370 |
| Hackney | 342 | 279 | 621 | 197 | 153 | 350 | 232 | 171 | 403 |
| Hammersmith and Fulham | 148 | 293 | 441 | 17 | 179 | 196 | | 80 | 80 |
| Haringey | 154 | 127 | 281 | 65 | 24 | 89 | 110 | 271 | 381 |
| Harrow | 129 | 80 | 209 | 108 | 59 | 167 | 134 | 19 | 153 |
| Havering | 34 | 254 | 288 | 75 | 14 | 89 | 14 | 20 | 34 |

**TABLE HPM 3: NET CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY TENURE 2009/10 TO 2011/12**

| | FY2009 | | | FY2010 | | | FY2011 | | |
|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | SOCIAL RENTED | INT | TOTAL | SOCIAL RENTED | INT | TOTAL | SOCIAL RENTED | INT | TOTAL |
| Hillingdon | 127 | 62 | 189 | 145 | 30 | 175 | 238 | 84 | 322 |
| Hounslow | 215 | 166 | 381 | 63 | 286 | 349 | 222 | 97 | 319 |
| Islington | 410 | 46 | 456 | -69 | 3 | -66 | 264 | 194 | 458 |
| Kensington and Chelsea | 18 | 4 | 22 | 49 | 12 | 61 | 19 | 0 | 19 |
| Kingston upon Thames | 30 | 0 | 30 | 59 | 6 | 65 | 56 | 25 | 81 |
| Lambeth | 265 | 152 | 417 | 423 | 321 | 744 | 217 | 131 | 348 |
| Lewisham | 87 | 81 | 168 | 239 | 100 | 339 | 270 | 197 | 467 |
| Merton | 30 | 19 | 49 | 20 | 28 | 48 | 22 | 38 | 60 |
| Newham | 227 | 485 | 712 | 133 | 257 | 390 | 291 | 138 | 429 |
| Redbridge | 91 | 84 | 175 | 73 | 38 | 111 | 20 | 34 | 54 |
| Richmond upon Thames | 65 | 11 | 76 | 37 | 8 | 45 | 40 | 35 | 75 |
| Southwark | 426 | 284 | 710 | 147 | 415 | 562 | 464 | 134 | 598 |
| Sutton | -35 | 20 | -15 | 148 | 74 | 222 | 159 | 76 | 235 |
| Tower Hamlets | 497 | 367 | 864 | 177 | 124 | 301 | 452 | 141 | 593 |
| Waltham Forest | -139 | 9 | -130 | 78 | 170 | 248 | 299 | 59 | 358 |
| Wandsworth | 25 | 454 | 479 | 6 | 103 | 109 | 127 | 141 | 268 |
| Westminster | 312 | 73 | 385 | 109 | 43 | 152 | 31 | 40 | 71 |
| London | 4,720 | 4,468 | 9,188 | 3,791 | 3,528 | 7,319 | 5,216 | 2,871 | 8,087 |

*Source: London Development Database*

**TABLE HPM 4: AFFORDABLE HOUSING COMPLETIONS AS PROPORTION OF TOTAL NET CONVENTIONAL SUPPLY, 2009/10 TO 2011/12**

| | TOTAL NET CONVENTIONAL AFFORDABLE COMPLETIONS | | | AFFORDABLE AS % OF NET CONVENTIONAL SUPPLY | | |
|---|---|---|---|---|---|---|
| | FY2009 | FY2010 | FY2011 | FY2009 | FY2010 | FY2011 |
| Barking and Dagenham | 24 | 143 | 113 | 12% | 42% | 29% |
| Barnet | 136 | 224 | 319 | 18% | 30% | 30% |
| Bexley | 239 | 154 | 30 | 68% | 52% | 15% |
| Brent | 414 | 184 | 414 | 51% | 47% | 74% |
| Bromley | 223 | 248 | 203 | 40% | 33% | 35% |
| Camden | 216 | 142 | 66 | 51% | 26% | 18% |
| City of London | 0 | 2 | 0 | 0% | 2% | 0% |
| Croydon | 728 | 396 | 362 | 52% | 35% | 53% |
| Ealing | 229 | 73 | 325 | 53% | 27% | 48% |
| Enfield | 30 | 220 | 79 | 11% | 48% | 27% |
| Greenwich | 141 | 787 | 370 | 26% | 69% | 28% |
| Hackney | 621 | 350 | 403 | 37% | 40% | 40% |
| Hammersmith and Fulham | 441 | 196 | 80 | 50% | 38% | 17% |
| Haringey | 281 | 89 | 381 | 47% | 21% | 47% |
| Harrow | 209 | 167 | 153 | 40% | 38% | 36% |
| Havering | 288 | 89 | 34 | 67% | 47% | 34% |
| Hillingdon | 189 | 175 | 322 | 31% | 58% | 33% |
| Hounslow | 381 | 349 | 319 | 59% | 52% | 54% |
| Islington | 456 | -66 | 458 | 31% | -14% | 37% |
| Kensington and Chelsea | 22 | 61 | 19 | 7% | 36% | 16% |
| Kingston upon Thames | 30 | 65 | 81 | 21% | 43% | 36% |
| Lambeth | 417 | 744 | 348 | 36% | 56% | 41% |
| Lewisham | 168 | 339 | 467 | 22% | 47% | 39% |

| TABLE HPM 4: AFFORDABLE HOUSING COMPLETIONS AS PROPORTION OF TOTAL NET CONVENTIONAL SUPPLY, 2009/10 TO 2011/12 | | | | | | |
|---|---|---|---|---|---|---|
| | TOTAL NET CONVENTIONAL AFFORDABLE COMPLETIONS | | | AFFORDABLE AS % OF NET CONVENTIONAL SUPPLY | | |
| | FY2009 | FY2010 | FY2011 | FY2009 | FY2010 | FY2011 |
| Merton | 49 | 48 | 60 | 15% | 13% | 14% |
| Newham | 712 | 390 | 429 | 48% | 46% | 47% |
| Redbridge | 175 | 111 | 54 | 18% | 32% | 10% |
| Richmond upon Thames | 76 | 45 | 75 | 36% | 14% | 36% |
| Southwark | 710 | 562 | 598 | 52% | 40% | 55% |
| Sutton | -15 | 222 | 235 | -7% | 67% | 40% |
| Tower Hamlets | 864 | 301 | 593 | 30% | 23% | 66% |
| Waltham Forest | -130 | 248 | 358 | -84% | 58% | 72% |
| Wandsworth | 479 | 109 | 268 | 31% | 23% | 27% |
| Westminster | 385 | 152 | 71 | 56% | 20% | 8% |
| London | 9,188 | 7,319 | 8,087 | 37% | 39% | 38% |

*Source: London Development Database*

**TABLE HPM 5: GROSS CONVENTIONAL HOUSING COMPLETIONS BY NUMBER OF BEDROOMS 2011/12**

| | NUMBER OF BEDROOMS | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4+ | % 3+ |
| Barking and Dagenham | 101 | 252 | 221 | 83 | 46% |
| Barnet | 398 | 576 | 186 | 30 | 18% |
| Bexley | 47 | 109 | 36 | 30 | 30% |
| Brent | 208 | 318 | 176 | 45 | 30% |
| Bromley | 144 | 298 | 135 | 77 | 32% |
| Camden | 199 | 174 | 87 | 33 | 24% |
| City of London | 18 | 0 | 0 | 0 | 0% |
| Croydon | 228 | 343 | 132 | 94 | 28% |
| Ealing | 287 | 330 | 154 | 40 | 24% |
| Enfield | 100 | 152 | 90 | 23 | 31% |
| Greenwich | 535 | 592 | 268 | 53 | 22% |
| Hackney | 465 | 429 | 232 | 108 | 28% |
| Hammersmith and Fulham | 329 | 152 | 17 | 9 | 5% |
| Haringey | 436 | 421 | 136 | 72 | 20% |
| Harrow | 116 | 211 | 84 | 60 | 31% |
| Havering | 42 | 25 | 38 | 39 | 53% |
| Hillingdon | 226 | 381 | 246 | 177 | 41% |
| Hounslow | 168 | 310 | 131 | 49 | 27% |
| Islington | 585 | 533 | 149 | 66 | 16% |
| Kensington and Chelsea | 95 | 85 | 29 | 18 | 21% |
| Kingston upon Thames | 88 | 134 | 32 | 19 | 19% |
| Lambeth | 503 | 470 | 116 | 42 | 14% |
| Lewisham | 682 | 454 | 184 | 41 | 17% |
| Merton | 184 | 205 | 48 | 64 | 22% |

| TABLE HPM 5: GROSS CONVENTIONAL HOUSING COMPLETIONS BY NUMBER OF BEDROOMS 2011/12 | | | | | |
|---|---|---|---|---|---|
| | NUMBER OF BEDROOMS | | | | |
| | 1 | 2 | 3 | 4+ | % 3+ |
| Newham | 359 | 426 | 133 | 49 | 19% |
| Redbridge | 219 | 318 | 29 | 16 | 8% |
| Richmond upon Thames | 122 | 85 | 32 | 38 | 25% |
| Southwark | 387 | 526 | 223 | 62 | 24% |
| Sutton | 195 | 273 | 94 | 82 | 27% |
| Tower Hamlets | 334 | 325 | 178 | 117 | 31% |
| Waltham Forest | 179 | 240 | 133 | 77 | 33% |
| Wandsworth | 403 | 501 | 113 | 121 | 21% |
| Westminster | 422 | 307 | 279 | 69 | 32% |
| London Total | 8,804 | 9,955 | 4,141 | 1,903 | 24% |

*Source: London Development Database*

**TABLE HPM 6: GROSS CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY NUMBER OF BEDROOMS 2011/12**

| | NUMBER OF BEDROOMS | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4+ | % 3+ |
| Barking and Dagenham | 39 | 118 | 137 | 53 | 55% |
| Barnet | 91 | 157 | 77 | 1 | 24% |
| Bexley | 5 | 9 | 10 | 7 | 55% |
| Brent | 115 | 256 | 148 | 36 | 33% |
| Bromley | 37 | 109 | 53 | 4 | 28% |
| Camden | 50 | 40 | 32 | 3 | 28% |
| City of London | 0 | 0 | 0 | 0 | 0% |
| Croydon | 82 | 157 | 81 | 53 | 36% |
| Ealing | 75 | 134 | 113 | 4 | 36% |
| Enfield | 15 | 31 | 29 | 4 | 42% |
| Greenwich | 79 | 135 | 127 | 31 | 42% |
| Hackney | 180 | 198 | 120 | 68 | 33% |
| Hammersmith and Fulham | 78 | 1 | 1 | 0 | 1% |
| Haringey | 158 | 224 | 61 | 37 | 20% |
| Harrow | 28 | 28 | 56 | 42 | 64% |
| Havering | 0 | 2 | 18 | 14 | 94% |
| Hillingdon | 70 | 132 | 80 | 41 | 37% |
| Hounslow | 85 | 160 | 73 | 14 | 26% |
| Islington | 136 | 204 | 80 | 42 | 26% |
| Kensington and Chelsea | 5 | 18 | 0 | 0 | 0% |
| Kingston upon Thames | 21 | 44 | 16 | 0 | 20% |
| Lambeth | 201 | 147 | 52 | 17 | 17% |
| Lewisham | 209 | 191 | 130 | 23 | 28% |
| Merton | 24 | 22 | 12 | 2 | 23% |

**TABLE HPM 6: GROSS CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY NUMBER OF BEDROOMS 2011/12**

| | NUMBER OF BEDROOMS | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4+ | % 3+ |
| Newham | 105 | 166 | 112 | 48 | 37% |
| Redbridge | 17 | 32 | 3 | 2 | 9% |
| Richmond upon Thames | 19 | 43 | 16 | 1 | 22% |
| Southwark | 133 | 297 | 175 | 32 | 32% |
| Sutton | 58 | 141 | 60 | 8 | 25% |
| Tower Hamlets | 189 | 185 | 136 | 113 | 40% |
| Waltham Forest | 71 | 172 | 121 | 73 | 44% |
| Wandsworth | 118 | 112 | 27 | 25 | 18% |
| Westminster | 47 | 11 | 7 | 8 | 21% |
| London | 2,540 | 3,676 | 2,163 | 806 | 32% |

*Source: London Development Database*

**TABLE HPM7 CONVENTIONAL APPROVALS BY TENURE FY2011/12**

| | EXISTING | | | | PROPOSED | | | | NET | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | SOCIAL RENTED | INT | AFF RENT | MARKET | SOCIAL RENTED | INT | AFF RENT | MARKET | SOCIAL RENTED | INT | AFF RENT | MARKET |
| Barking and Dagenham | 314 | 0 | 0 | 12 | 380 | 19 | 0 | 408 | 66 | 19 | 0 | 396 |
| Barnet | 0 | 0 | 0 | 256 | 41 | 20 | 50 | 1,370 | 41 | 20 | 50 | 1,114 |
| Bexley | 0 | 0 | 0 | 25 | 23 | 41 | 13 | 459 | 23 | 41 | 13 | 434 |
| Brent | 110 | 0 | 0 | 77 | 364 | 200 | 0 | 2,438 | 254 | 200 | 0 | 2,361 |
| Bromley | 113 | 0 | 0 | 134 | 61 | 50 | 0 | 1,173 | -52 | 50 | 0 | 1,039 |
| Camden | 0 | 0 | 0 | 258 | 235 | 93 | 0 | 1,034 | 235 | 93 | 0 | 776 |
| City of London | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 477 | 0 | 0 | 0 | 466 |
| Croydon | 48 | 0 | 0 | 120 | 283 | 138 | 17 | 2,304 | 235 | 138 | 17 | 2,184 |
| Ealing | 0 | 22 | 0 | 151 | 68 | 119 | 19 | 786 | 68 | 97 | 19 | 635 |
| Enfield | 63 | 0 | 0 | 33 | 46 | 44 | 0 | 428 | -17 | 44 | 0 | 395 |
| Greenwich | 22 | 0 | 0 | 94 | 1,416 | 682 | 306 | 5,471 | 1,394 | 682 | 306 | 5,377 |
| Hackney | 338 | 359 | 0 | 218 | 703 | 477 | 13 | 2,536 | 365 | 118 | 13 | 2,318 |
| Hammersmith and Fulham | 32 | 0 | 0 | 113 | 36 | 916 | 123 | 4,305 | 4 | 916 | 123 | 4,192 |
| Haringey | 0 | 0 | 0 | 136 | 72 | 69 | 96 | 1,627 | 72 | 69 | 96 | 1,491 |
| Harrow | 1 | 0 | 0 | 68 | 18 | 35 | 42 | 582 | 17 | 35 | 42 | 514 |
| Havering | 0 | 0 | 0 | 46 | 224 | 89 | 48 | 1,683 | 224 | 89 | 48 | 1,637 |
| Hillingdon | 5 | 1 | 0 | 83 | 153 | 132 | 12 | 1,739 | 148 | 131 | 12 | 1,656 |

**TABLE HPM7 CONVENTIONAL APPROVALS BY TENURE FY2011/12**

| | EXISTING | | | | PROPOSED | | | | NET | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | SOCIAL RENTED | INT | AFF RENT | MARKET | SOCIAL RENTED | INT | AFF RENT | MARKET | SOCIAL RENTED | INT | AFF RENT | MARKET |
| Hounslow | 42 | 0 | 0 | 68 | 245 | 237 | 39 | 1,641 | 203 | 237 | 39 | 1,573 |
| Islington | 230 | 0 | 0 | 164 | 394 | 53 | 0 | 1,107 | 164 | 53 | 0 | 943 |
| Kensington and Chelsea | 0 | 0 | 0 | 165 | 190 | 45 | 4 | 801 | 190 | 45 | 4 | 636 |
| Kingston upon Thames | 1 | 0 | 0 | 67 | 7 | 14 | 6 | 310 | 6 | 14 | 6 | 243 |
| Lambeth | 448 | 0 | 0 | 139 | 419 | 138 | 12 | 1,028 | -29 | 138 | 12 | 889 |
| Lewisham | 193 | 0 | 0 | 172 | 436 | 577 | 137 | 5,553 | 243 | 577 | 137 | 5,381 |
| Merton | 110 | 0 | 0 | 89 | 197 | 68 | 38 | 641 | 87 | 68 | 38 | 552 |
| Newham | 11 | 0 | 0 | 45 | 1,118 | 1,112 | 246 | 6,607 | 1,107 | 1,112 | 246 | 6,562 |
| Redbridge | 3 | 0 | 0 | 61 | 31 | 23 | 0 | 784 | 28 | 23 | 0 | 723 |
| Richmond upon Thames | 1 | 0 | 0 | 133 | 37 | 10 | 0 | 486 | 36 | 10 | 0 | 353 |
| Southwark | 437 | 4 | 0 | 96 | 192 | 164 | 28 | 2,189 | -245 | 160 | 28 | 2,093 |
| Sutton | 88 | 0 | 0 | 46 | 276 | 123 | 0 | 1,010 | 188 | 123 | 0 | 964 |
| Tower Hamlets | 83 | 0 | 0 | 168 | 514 | 297 | 58 | 2,867 | 431 | 297 | 58 | 2,699 |
| Waltham Forest | 144 | 0 | 0 | 68 | 78 | 135 | 41 | 683 | -66 | 135 | 41 | 615 |
| Wandsworth | 0 | 0 | 0 | 199 | 619 | 967 | 203 | 8,948 | 619 | 967 | 203 | 8,749 |
| Westminster | 28 | 0 | 0 | 535 | 427 | 279 | 40 | 3,281 | 399 | 279 | 40 | 2,746 |
| Sum: | 2,865 | 386 | 0 | 4,052 | 9303 | 7366 | 1591 | 66753 | 6438 | 6980 | 1591 | 62701 |

*Source: London Development Database*

## TABLE HPM 8: CONVENTIONAL APPROVALS BY DEVELOPMENT TYPE AS AT 31/03/2012

| | NEW BUILD | | | CONVERSION | | | CHANGE OF USE | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Barking and Dagenham | 776 | 316 | 460 | 19 | 9 | 10 | 12 | 1 | 11 | 807 | 326 | 481 |
| Barnet | 1,059 | 119 | 940 | 287 | 123 | 160 | 135 | 14 | 121 | 1,481 | 256 | 1,225 |
| Bexley | 439 | 8 | 431 | 30 | 15 | 15 | 67 | 2 | 65 | 536 | 25 | 511 |
| Brent | 2,836 | 127 | 2,709 | 89 | 57 | 32 | 77 | 3 | 74 | 3,002 | 187 | 2,815 |
| Bromley | 981 | 198 | 783 | 117 | 44 | 73 | 186 | 5 | 181 | 1,284 | 247 | 1,037 |
| Camden | 845 | 77 | 768 | 171 | 167 | 4 | 346 | 14 | 332 | 1,362 | 258 | 1,104 |
| City of London | 232 | 0 | 232 | 8 | 8 | 0 | 237 | 3 | 234 | 477 | 11 | 466 |
| Croydon | 2,385 | 88 | 2,297 | 214 | 74 | 140 | 143 | 6 | 137 | 2,742 | 168 | 2,574 |
| Ealing | 725 | 35 | 690 | 175 | 129 | 46 | 92 | 9 | 83 | 992 | 173 | 819 |
| Enfield | 477 | 86 | 391 | 23 | 9 | 14 | 18 | 1 | 17 | 518 | 96 | 422 |
| Greenwich | 7,732 | 33 | 7,699 | 97 | 75 | 22 | 46 | 8 | 38 | 7,875 | 116 | 7,759 |
| Hackney | 3,479 | 814 | 2,665 | 137 | 93 | 44 | 113 | 8 | 105 | 3,729 | 915 | 2,814 |
| Hammersmith and Fulham | 5,071 | 53 | 5,018 | 185 | 88 | 97 | 124 | 4 | 120 | 5,380 | 145 | 5,235 |
| Haringey | 1,583 | 12 | 1,571 | 219 | 120 | 99 | 62 | 4 | 58 | 1,864 | 136 | 1,728 |
| Harrow | 552 | 28 | 524 | 70 | 38 | 32 | 55 | 3 | 52 | 677 | 69 | 608 |
| Havering | 1,977 | 30 | 1,947 | 38 | 16 | 22 | 29 | 0 | 29 | 2,044 | 46 | 1,998 |
| Hillingdon | 1,910 | 50 | 1,860 | 69 | 36 | 33 | 57 | 3 | 54 | 2,036 | 89 | 1,947 |

## TABLE HPM 8: CONVENTIONAL APPROVALS BY DEVELOPMENT TYPE AS AT 31/03/2012

| | NEW BUILD | | | CONVERSION | | | CHANGE OF USE | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Hounslow | 2,018 | 69 | 1,949 | 62 | 37 | 25 | 82 | 4 | 78 | 2,162 | 110 | 2,052 |
| Islington | 1,190 | 274 | 916 | 227 | 115 | 112 | 137 | 5 | 132 | 1,554 | 394 | 1,160 |
| Kensington and Chelsea | 890 | 26 | 864 | 55 | 79 | -24 | 95 | 60 | 35 | 1,040 | 165 | 875 |
| Kingston upon Thames | 224 | 25 | 199 | 29 | 27 | 2 | 84 | 16 | 68 | 337 | 68 | 269 |
| Lambeth | 1,269 | 408 | 861 | 240 | 176 | 64 | 88 | 3 | 85 | 1,597 | 587 | 1,010 |
| Lewisham | 6,385 | 276 | 6,109 | 232 | 84 | 148 | 86 | 5 | 81 | 6,703 | 365 | 6,338 |
| Merton | 662 | 163 | 499 | 51 | 32 | 19 | 231 | 4 | 227 | 944 | 199 | 745 |
| Newham | 8,938 | 29 | 8,909 | 58 | 24 | 34 | 87 | 3 | 84 | 9,083 | 56 | 9,027 |
| Redbridge | 741 | 29 | 712 | 61 | 33 | 28 | 36 | 2 | 34 | 838 | 64 | 774 |
| Richmond upon Thames | 399 | 45 | 354 | 60 | 78 | -18 | 74 | 11 | 63 | 533 | 134 | 399 |
| Southwark | 2,181 | 474 | 1,707 | 110 | 61 | 49 | 282 | 2 | 280 | 2,573 | 537 | 2,036 |
| Sutton | 1,187 | 105 | 1,082 | 61 | 29 | 32 | 161 | 0 | 161 | 1,409 | 134 | 1,275 |
| Tower Hamlets | 3,589 | 166 | 3,423 | 50 | 23 | 27 | 97 | 62 | 35 | 3,736 | 251 | 3,485 |
| Waltham Forest | 763 | 165 | 598 | 71 | 41 | 30 | 103 | 6 | 97 | 937 | 212 | 725 |
| Wandsworth | 10,247 | 50 | 10,197 | 190 | 146 | 44 | 300 | 3 | 297 | 10,737 | 199 | 10,538 |
| Westminster | 3,374 | 249 | 3,125 | 188 | 289 | -101 | 465 | 25 | 440 | 4,027 | 563 | 3,464 |
| Year Total: | 77,116 | 4,627 | 72,489 | 3,693 | 2,375 | 1,314 | 4,207 | 299 | 3,908 | 85,016 | 7,301 | 77,715 |

*Source: London Development Database*

**TABLE HPM 9: CONVENTIONAL STARTS BY TENURE FY2011/12**

| | EXISTING | | | | PROPOSED | | | | NET | | | | % AFF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | SOCIAL RENTED | INT | AFF RENT | MARKET | SOCIAL RENTED | INT | AFF RENT | MARKET | SOCIAL RENTED | INT | AFF RENT | MARKET | |
| Barking and Dagenham | 0 | 0 | 0 | 7 | 165 | 0 | 0 | 128 | 165 | 0 | 0 | 121 | 58% |
| Barnet | 17 | 0 | 0 | 71 | 35 | 0 | 0 | 392 | 18 | 0 | 0 | 321 | 5% |
| Bexley | 0 | 0 | 0 | 15 | 32 | 40 | 13 | 360 | 32 | 40 | 13 | 345 | 20% |
| Brent | 48 | 0 | 0 | 74 | 201 | 81 | 0 | 471 | 153 | 81 | 0 | 397 | 37% |
| Bromley | 9 | 0 | 0 | 72 | 57 | 13 | 0 | 430 | 48 | 13 | 0 | 358 | 15% |
| Camden | 20 | 0 | 0 | 105 | 215 | 62 | 0 | 416 | 195 | 62 | 0 | 311 | 45% |
| City of London | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 32 | 0% |
| Croydon | 0 | 0 | 0 | 101 | 167 | 67 | 8 | 578 | 167 | 67 | 8 | 477 | 34% |
| Ealing | 463 | 0 | 0 | 167 | 329 | 41 | 0 | 843 | -134 | 41 | 0 | 676 | -16% |
| Enfield | 0 | 0 | 0 | 38 | 12 | 4 | 0 | 248 | 12 | 4 | 0 | 210 | 7% |
| Greenwich | 4 | 0 | 0 | 84 | 118 | 101 | 0 | 444 | 114 | 101 | 0 | 360 | 37% |
| Hackney | 1,995 | 0 | 0 | 102 | 1,409 | 543 | 0 | 3,030 | -586 | 543 | 0 | 2,928 | -1% |
| Hammersmith and Fulham | 0 | 0 | 0 | 58 | 0 | 213 | 0 | 850 | 0 | 213 | 0 | 792 | 21% |
| Haringey | 0 | 0 | 0 | 131 | 34 | 21 | 0 | 294 | 34 | 21 | 0 | 163 | 25% |
| Harrow | 1 | 0 | 0 | 82 | 63 | 38 | 28 | 498 | 62 | 38 | 28 | 416 | 24% |
| Havering | 0 | 0 | 0 | 45 | 337 | 137 | 0 | 1,248 | 337 | 137 | 0 | 1,203 | 28% |
| Hillingdon | 0 | 0 | 0 | 35 | 94 | 33 | 0 | 992 | 94 | 33 | 0 | 957 | 12% |

**TABLE HPM 9: CONVENTIONAL STARTS BY TENURE FY2011/12**

| | EXISTING | | | | PROPOSED | | | | NET | | | | % AFF |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | SOCIAL RENTED | INT | AFF RENT | MARKET | SOCIAL RENTED | INT | AFF RENT | MARKET | SOCIAL RENTED | INT | AFF RENT | MARKET | |
| Hounslow | 34 | 0 | 0 | 48 | 132 | 38 | 0 | 439 | 98 | 38 | 0 | 391 | 26% |
| Islington | 229 | 0 | 0 | 136 | 473 | 133 | 0 | 986 | 244 | 133 | 0 | 850 | 31% |
| Kensington and Chelsea | 538 | 0 | 0 | 177 | 580 | 50 | 0 | 676 | 42 | 50 | 0 | 499 | 16% |
| Kingston upon Thames | 0 | 0 | 0 | 30 | 25 | 14 | 13 | 221 | 25 | 14 | 13 | 191 | 21% |
| Lambeth | 0 | 0 | 0 | 99 | 168 | 123 | 0 | 492 | 168 | 123 | 0 | 393 | 43% |
| Lewisham | 10 | 0 | 0 | 87 | 170 | 122 | 0 | 1,181 | 160 | 122 | 0 | 1,094 | 20% |
| Merton | 63 | 0 | 0 | 73 | 100 | 59 | 24 | 384 | 37 | 59 | 24 | 311 | 28% |
| Newham | 2 | 0 | 0 | 41 | 77 | 26 | 0 | 312 | 75 | 26 | 0 | 271 | 27% |
| Redbridge | 3 | 0 | 0 | 20 | 58 | 0 | 0 | 226 | 55 | 0 | 0 | 206 | 21% |
| Richmond upon Thames | 1 | 0 | 0 | 93 | 87 | 23 | 0 | 428 | 86 | 23 | 0 | 335 | 25% |
| Southwark | 110 | 0 | 0 | 111 | 258 | 90 | 0 | 1,357 | 148 | 90 | 0 | 1,246 | 16% |
| Sutton | 8 | 0 | 0 | 27 | 79 | 23 | 0 | 114 | 71 | 23 | 0 | 87 | 52% |
| Tower Hamlets | 59 | 0 | 0 | 44 | 248 | 130 | 32 | 698 | 189 | 130 | 32 | 654 | 35% |
| Waltham Forest | 147 | 0 | 0 | 49 | 344 | 162 | 7 | 435 | 197 | 162 | 7 | 386 | 49% |
| Wandsworth | 0 | 0 | 0 | 189 | 133 | 316 | 0 | 2,085 | 133 | 316 | 0 | 1,896 | 19% |
| Westminster | 1 | 0 | 0 | 216 | 121 | 87 | 0 | 563 | 120 | 87 | 0 | 347 | 37% |
| Year Total: | 3,762 | 0 | 0 | 2,627 | 6,321 | 2,790 | 125 | 21,851 | 2,559 | 2,790 | 125 | 19,224 | 22% |



*Source: London Development Database*

**TABLE HPM10 CONVENTIONAL STARTS BY DEVELOPMENT TYPE 2011/12**

| | NEW BUILD | | | CONVERSION | | | CHANGE OF USE | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Barking and Dagenham | 281 | 0 | 281 | 12 | 5 | 7 | 0 | 2 | -2 | 293 | 7 | 286 |
| Barnet | 302 | 45 | 257 | 115 | 42 | 73 | 10 | 1 | 9 | 427 | 88 | 339 |
| Bexley | 377 | 3 | 374 | 22 | 10 | 12 | 46 | 2 | 44 | 445 | 15 | 430 |
| Brent | 660 | 69 | 591 | 53 | 48 | 5 | 40 | 5 | 35 | 753 | 122 | 631 |
| Bromley | 383 | 56 | 327 | 62 | 25 | 37 | 55 | 0 | 55 | 500 | 81 | 419 |
| Camden | 507 | 83 | 424 | 59 | 42 | 17 | 127 | 0 | 127 | 693 | 125 | 568 |
| City of London | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 32 | 32 | 0 | 32 |
| Croydon | 594 | 37 | 557 | 159 | 58 | 101 | 67 | 6 | 61 | 820 | 101 | 719 |
| Ealing | 866 | 552 | 314 | 138 | 78 | 60 | 209 | 0 | 209 | 1,213 | 630 | 583 |
| Enfield | 213 | 15 | 198 | 39 | 21 | 18 | 12 | 2 | 10 | 264 | 38 | 226 |
| Greenwich | 565 | 38 | 527 | 64 | 50 | 14 | 34 | 0 | 34 | 663 | 88 | 575 |
| Hackney | 4,819 | 2,034 | 2,785 | 113 | 59 | 54 | 50 | 4 | 46 | 4,982 | 2,097 | 2,885 |
| Hammersmith and Fulham | 869 | 5 | 864 | 123 | 52 | 71 | 71 | 1 | 70 | 1,063 | 58 | 1,005 |
| Haringey | 165 | 38 | 127 | 148 | 91 | 57 | 36 | 2 | 34 | 349 | 131 | 218 |
| Harrow | 480 | 49 | 431 | 73 | 32 | 41 | 74 | 2 | 72 | 627 | 83 | 544 |
| Havering | 1,707 | 41 | 1,666 | 6 | 3 | 3 | 9 | 1 | 8 | 1,722 | 45 | 1,677 |
| Hillingdon | 1,067 | 20 | 1,047 | 28 | 11 | 17 | 24 | 4 | 20 | 1,119 | 35 | 1,084 |

**TABLE HPM10 CONVENTIONAL STARTS BY DEVELOPMENT TYPE 2011/12**

| | NEW BUILD | | | CONVERSION | | | CHANGE OF USE | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Hounslow | 532 | 46 | 486 | 46 | 33 | 13 | 31 | 3 | 28 | 609 | 82 | 527 |
| Islington | 1,299 | 275 | 1,024 | 178 | 87 | 91 | 115 | 3 | 112 | 1,592 | 365 | 1,227 |
| Kensington and Chelsea | 1,148 | 567 | 581 | 89 | 118 | -29 | 69 | 30 | 39 | 1,306 | 715 | 591 |
| Kingston upon Thames | 212 | 11 | 201 | 24 | 18 | 6 | 37 | 1 | 36 | 273 | 30 | 243 |
| Lambeth | 560 | 9 | 551 | 168 | 87 | 81 | 55 | 3 | 52 | 783 | 99 | 684 |
| Lewisham | 1,137 | 13 | 1,124 | 232 | 77 | 155 | 104 | 7 | 97 | 1,473 | 97 | 1,376 |
| Merton | 464 | 100 | 364 | 42 | 34 | 8 | 61 | 2 | 59 | 567 | 136 | 431 |
| Newham | 312 | 0 | 312 | 71 | 31 | 40 | 32 | 12 | 20 | 415 | 43 | 372 |
| Redbridge | 230 | 2 | 228 | 46 | 21 | 25 | 8 | 0 | 8 | 284 | 23 | 261 |
| Richmond upon Thames | 362 | 48 | 314 | 47 | 39 | 8 | 129 | 7 | 122 | 538 | 94 | 444 |
| Southwark | 1,504 | 136 | 1,368 | 113 | 78 | 35 | 88 | 7 | 81 | 1,705 | 221 | 1,484 |
| Sutton | 153 | 15 | 138 | 27 | 11 | 16 | 36 | 9 | 27 | 216 | 35 | 181 |
| Tower Hamlets | 1,055 | 96 | 959 | 20 | 7 | 13 | 33 | 0 | 33 | 1,108 | 103 | 1,005 |
| Waltham Forest | 798 | 154 | 644 | 78 | 39 | 39 | 72 | 3 | 69 | 948 | 196 | 752 |
| Wandsworth | 2,292 | 53 | 2,239 | 165 | 132 | 33 | 77 | 4 | 73 | 2,534 | 189 | 2,345 |
| Westminster | 343 | 48 | 295 | 125 | 138 | -13 | 303 | 31 | 272 | 771 | 217 | 554 |
| London | 26,256 | 4,658 | 21,598 | 2,685 | 1,577 | 1,108 | 2,146 | 154 | 1,992 | 31,087 | 6,389 | 24,698 |

*Source: London Development Database*

## TABLE HPM11: CONVENTIONAL PIPELINE AS AT 31/03/2012

| | NOT STARTED | | | UNDER CONSTRUCTION | | | TOTAL PIPELINE | | |
|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Barking and Dagenham | 732 | 329 | 403 | 12,197 | 6 | 12,191 | 12,929 | 335 | 12,594 |
| Barnet | 4,815 | 1,049 | 3,766 | 5,525 | 2,251 | 3,274 | 10,340 | 3,300 | 7,040 |
| Bexley | 801 | 29 | 772 | 1,066 | 33 | 1,033 | 1,867 | 62 | 1,805 |
| Brent | 7,404 | 291 | 7,113 | 1,708 | 337 | 1,371 | 9,112 | 628 | 8,484 |
| Bromley | 1,739 | 293 | 1,446 | 1,742 | 327 | 1,415 | 3,481 | 620 | 2,861 |
| Camden | 1,904 | 524 | 1,380 | 2,628 | 456 | 2,172 | 4,532 | 980 | 3,552 |
| City of London | 525 | 13 | 512 | 416 | 14 | 402 | 941 | 27 | 914 |
| Croydon | 4,708 | 240 | 4,468 | 2,424 | 85 | 2,339 | 7,132 | 325 | 6,807 |
| Ealing | 4,610 | 241 | 4,369 | 2,846 | 1,048 | 1,798 | 7,456 | 1,289 | 6,167 |
| Enfield | 694 | 142 | 552 | 1,183 | 204 | 979 | 1,877 | 346 | 1,531 |
| Greenwich | 8,415 | 91 | 8,324 | 16,851 | 1,975 | 14,876 | 25,266 | 2,066 | 23,200 |
| Hackney | 4,268 | 589 | 3,679 | 6,210 | 2,636 | 3,574 | 10,478 | 3,225 | 7,253 |
| Hammersmith and Fulham | 5,016 | 171 | 4,845 | 1,179 | 50 | 1,129 | 6,195 | 221 | 5,974 |
| Haringey | 2,073 | 101 | 1,972 | 1,182 | 95 | 1,087 | 3,255 | 196 | 3,059 |
| Harrow | 1,841 | 159 | 1,682 | 1,545 | 548 | 997 | 3,386 | 707 | 2,679 |
| Havering | 3,179 | 515 | 2,664 | 2,140 | 151 | 1,989 | 5,319 | 666 | 4,653 |
| Hillingdon | 2,242 | 127 | 2,115 | 2,935 | 80 | 2,855 | 5,177 | 207 | 4,970 |

**TABLE HPM11: CONVENTIONAL PIPELINE AS AT 31/03/2012**

| | NOT STARTED | | | UNDER CONSTRUCTION | | | TOTAL PIPELINE | | |
|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Hounslow | 1,897 | 112 | 1,785 | 1,521 | 152 | 1,369 | 3,418 | 264 | 3,154 |
| Islington | 2,301 | 119 | 2,182 | 3,451 | 680 | 2,771 | 5,752 | 799 | 4,953 |
| Kensington and Chelsea | 1,253 | 264 | 989 | 2,397 | 738 | 1,659 | 3,650 | 1,002 | 2,648 |
| Kingston upon Thames | 621 | 112 | 509 | 668 | 35 | 633 | 1,289 | 147 | 1,142 |
| Lambeth | 3,080 | 901 | 2,179 | 4,215 | 1,255 | 2,960 | 7,295 | 2,156 | 5,139 |
| Lewisham | 8,141 | 943 | 7,198 | 2,847 | 168 | 2,679 | 10,988 | 1,111 | 9,877 |
| Merton | 897 | 157 | 740 | 1,171 | 155 | 1,016 | 2,068 | 312 | 1,756 |
| Newham | 10,438 | 164 | 10,274 | 5,166 | 248 | 4,918 | 15,604 | 412 | 15,192 |
| Redbridge | 1,188 | 65 | 1,123 | 409 | 30 | 379 | 1,597 | 95 | 1,502 |
| Richmond upon Thames | 648 | 145 | 503 | 982 | 113 | 869 | 1,630 | 258 | 1,372 |
| Southwark | 3,872 | 522 | 3,350 | 3,421 | 331 | 3,090 | 7,293 | 853 | 6,440 |
| Sutton | 1,417 | 157 | 1,260 | 833 | 299 | 534 | 2,250 | 456 | 1,794 |
| Tower Hamlets | 9,838 | 827 | 9,011 | 11,860 | 730 | 11,130 | 21,698 | 1,557 | 20,141 |
| Waltham Forest | 925 | 205 | 720 | 980 | 184 | 796 | 1,905 | 389 | 1,516 |
| Wandsworth | 10,426 | 186 | 10,240 | 3,549 | 157 | 3,392 | 13,975 | 343 | 13,632 |
| Westminster | 4,647 | 641 | 4,006 | 1,065 | 279 | 786 | 5,712 | 920 | 4,792 |
| London | 116,555 | 10,424 | 106,131 | 108,312 | 15,850 | 92,462 | 224,867 | 26,274 | 198,593 |

*Source: London Development Database*

## TABLE HPM 12: NET CONVENTIONAL PIPELINE BY DEVELOPMENT TYPE AS AT 31/03/2012

| | NEW BUILD | | | CONVERSION | | | CHANGE OF USE | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Barking and Dagenham | 12,809 | 318 | 12,491 | 31 | 15 | 16 | 89 | 2 | 87 | 12,929 | 335 | 12,594 |
| Barnet | 9,656 | 3,038 | 6,618 | 498 | 240 | 258 | 186 | 22 | 164 | 10,340 | 3,300 | 7,040 |
| Bexley | 1,726 | 29 | 1,697 | 51 | 25 | 26 | 90 | 8 | 82 | 1,867 | 62 | 1,805 |
| Brent | 8,868 | 511 | 8,357 | 149 | 111 | 38 | 95 | 6 | 89 | 9,112 | 628 | 8,484 |
| Bromley | 2,949 | 508 | 2,441 | 232 | 101 | 131 | 300 | 11 | 289 | 3,481 | 620 | 2,861 |
| Camden | 3,363 | 334 | 3,029 | 534 | 597 | -63 | 635 | 49 | 582 | 4,532 | 980 | 3,552 |
| City of London | 593 | 17 | 576 | 19 | 9 | 10 | 329 | 1 | 328 | 941 | 27 | 914 |
| Croydon | 6,470 | 162 | 6,308 | 405 | 142 | 263 | 257 | 21 | 236 | 7,132 | 325 | 6,807 |
| Ealing | 6,683 | 1,058 | 5,625 | 324 | 207 | 117 | 449 | 24 | 425 | 7,456 | 1,289 | 6,167 |
| Enfield | 1,563 | 267 | 1,296 | 148 | 73 | 75 | 166 | 6 | 160 | 1,877 | 346 | 1,531 |
| Greenwich | 24,825 | 1,988 | 22,837 | 88 | 62 | 26 | 353 | 16 | 337 | 25,266 | 2,066 | 23,200 |
| Hackney | 10,016 | 3,050 | 6,966 | 289 | 165 | 124 | 173 | 10 | 163 | 10,478 | 3,225 | 7,253 |
| Hammersmith and Fulham | 5,669 | 70 | 5,599 | 275 | 144 | 131 | 251 | 7 | 244 | 6,195 | 221 | 5,974 |
| Haringey | 2,690 | 38 | 2,652 | 271 | 155 | 116 | 294 | 3 | 291 | 3,255 | 196 | 3,059 |
| Harrow | 3,131 | 617 | 2,514 | 161 | 78 | 83 | 94 | 12 | 82 | 3,386 | 707 | 2,679 |
| Havering | 5,078 | 608 | 4,470 | 120 | 51 | 69 | 121 | 7 | 114 | 5,319 | 666 | 4,653 |
| Hillingdon | 4,951 | 140 | 4,811 | 128 | 58 | 70 | 98 | 9 | 89 | 5,177 | 207 | 4,970 |
| Hounslow | 3,208 | 206 | 3,002 | 93 | 50 | 43 | 117 | 8 | 109 | 3,418 | 264 | 3,154 |

**TABLE HPM 12: NET CONVENTIONAL PIPELINE BY DEVELOPMENT TYPE AS AT 31/03/2012**

| | NEW BUILD | | | CONVERSION | | | CHANGE OF USE | | | TOTAL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BOROUGH NAME | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET | GROSS | EXISTING | NET |
| Islington | 5,019 | 612 | 4,407 | 313 | 179 | 134 | 420 | 8 | 412 | 5,752 | 799 | 4,953 |
| Kensington and Chelsea | 3,227 | 607 | 2,620 | 225 | 337 | -112 | 198 | 58 | 140 | 3,650 | 1,002 | 2,648 |
| Kingston upon Thames | 1,069 | 65 | 1,004 | 88 | 64 | 24 | 132 | 18 | 114 | 1,289 | 147 | 1,142 |
| Lambeth | 6,795 | 1,943 | 4,852 | 345 | 205 | 140 | 155 | 8 | 147 | 7,295 | 2,156 | 5,139 |
| Lewisham | 10,449 | 961 | 9,488 | 287 | 138 | 149 | 252 | 12 | 240 | 10,988 | 1,111 | 9,877 |
| Merton | 1,666 | 208 | 1,458 | 115 | 86 | 29 | 287 | 18 | 269 | 2,068 | 312 | 1,756 |
| Newham | 15,401 | 351 | 15,050 | 40 | 22 | 18 | 163 | 39 | 124 | 15,604 | 412 | 15,192 |
| Redbridge | 1,452 | 35 | 1,417 | 90 | 51 | 39 | 55 | 9 | 46 | 1,597 | 95 | 1,502 |
| Richmond upon Thames | 1,234 | 103 | 1,131 | 180 | 144 | 36 | 216 | 11 | 205 | 1,630 | 258 | 1,372 |
| Southwark | 6,750 | 751 | 5,999 | 200 | 94 | 106 | 343 | 8 | 335 | 7,293 | 853 | 6,440 |
| Sutton | 1,989 | 392 | 1,597 | 88 | 41 | 47 | 173 | 23 | 150 | 2,250 | 456 | 1,794 |
| Tower Hamlets | 21,204 | 1,024 | 20,180 | 230 | 403 | -173 | 264 | 130 | 134 | 21,698 | 1,557 | 20,141 |
| Waltham Forest | 1,600 | 325 | 1,275 | 114 | 57 | 57 | 191 | 7 | 184 | 1,905 | 389 | 1,516 |
| Wandsworth | 13,252 | 118 | 13,134 | 335 | 217 | 118 | 388 | 8 | 380 | 13,975 | 343 | 13,632 |
| Westminster | 4,658 | 458 | 4,200 | 276 | 398 | -122 | 778 | 64 | 714 | 5,712 | 920 | 4,792 |
| London | 210,013 | 20,912 | 189,101 | 6,742 | 4,719 | 2,023 | 8,112 | 643 | 7,465 | 224,867 | 26,274 | 198,593 |

*Source: London Development Database*

**TABLE HPM 13: DENSITY OF RESIDENTIAL APPROVALS BY BOROUGH**

| BOROUGH | FY2006 | FY2007 | FY2008 | FY2009 | FY2010 | FY2011 |
|---|---|---|---|---|---|---|
| Barking and Dagenham | 165 | 146 | 80 | 116 | 51 | 130 |
| Barnet | 78 | 83 | 112 | 100 | 94 | 49 |
| Bexley | 94 | 51 | 110 | 85 | 79 | 96 |
| Brent | 199 | 149 | 133 | 182 | 185 | 146 |
| Bromley | 44 | 49 | 36 | 49 | 56 | 34 |
| Camden | 227 | 113 | 136 | 140 | 140 | 180 |
| City of London | 523 | 1263 | 330 | 213 | 457 | 464 |
| Croydon | 115 | 106 | 131 | 97 | 140 | 156 |
| Ealing | 121 | 115 | 162 | 153 | 144 | 110 |
| Enfield | 52 | 81 | 65 | 71 | 61 | 61 |
| Greenwich | 161 | 248 | 211 | 143 | 337 | 246 |
| Hackney | 275 | 239 | 200 | 244 | 206 | 226 |
| Hammersmith and Fulham | 160 | 224 | 187 | 301 | 181 | 250 |
| Haringey | 136 | 173 | 96 | 107 | 118 | 212 |
| Harrow | 101 | 90 | 62 | 84 | 62 | 84 |
| Havering | 60 | 41 | 55 | 99 | 121 | 49 |
| Hillingdon | 85 | 68 | 91 | 39 | 57 | 76 |
| Hounslow | 156 | 95 | 159 | 61 | 75 | 130 |
| Islington | 319 | 255 | 243 | 271 | 312 | 285 |
| Kensington and Chelsea | 170 | 163 | 132 | 193 | 231 | 182 |
| Kingston upon Thames | 45 | 61 | 75 | 64 | 64 | 50 |
| Lambeth | 203 | 214 | 130 | 190 | 183 | 159 |
| Lewisham | 146 | 172 | 166 | 229 | 123 | 230 |
| Merton | 64 | 95 | 80 | 69 | 63 | 75 |
| Newham | 269 | 390 | 368 | 300 | 398 | 382 |
| Redbridge | 151 | 116 | 87 | 373 | 160 | 101 |
| Richmond upon Thames | 83 | 60 | 58 | 47 | 108 | 69 |

**TABLE HPM 13: DENSITY OF RESIDENTIAL APPROVALS BY BOROUGH**

| | | | | | | |
|---|---|---|---|---|---|---|
| Southwark | 285 | 277 | 334 | 230 | 224 | 210 |
| Sutton | 70 | 117 | 101 | 58 | 57 | 106 |
| Tower Hamlets | 318 | 447 | 310 | 373 | 318 | 347 |
| Waltham Forest | 130 | 129 | 132 | 121 | 111 | 133 |
| Wandsworth | 156 | 151 | 173 | 143 | 206 | 290 |
| Westminster | 158 | 256 | 153 | 199 | 206 | 217 |
| London | 129 | 146 | 138 | 152 | 140 | 162 |

*Source: London Development Database*

**TABLE HPM 14: DENSITY OF RESIDENTIAL COMPLETIONS BY BOROUGH**

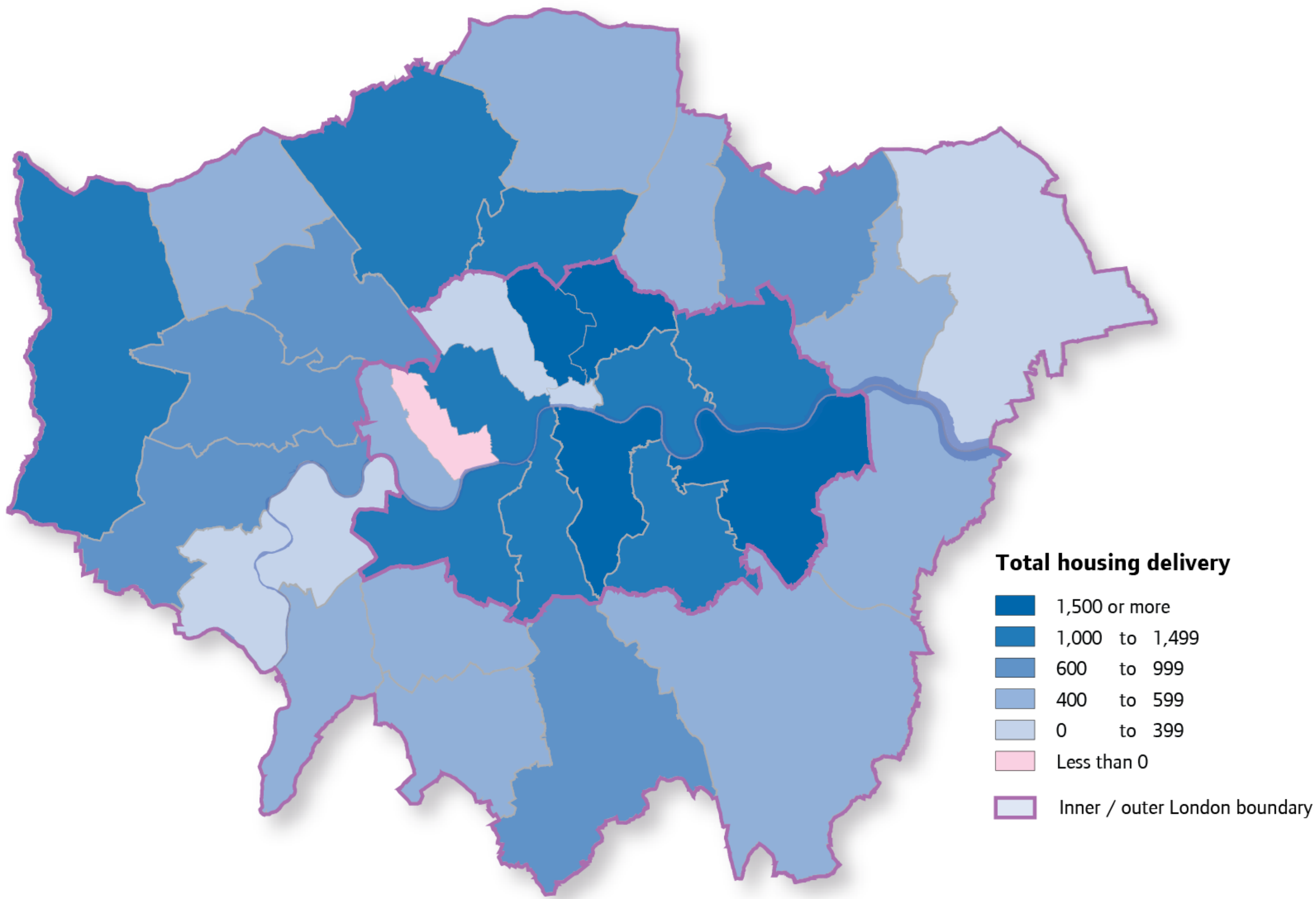
| BOROUGH | FY2006 | FY2007 | FY2008 | FY2009 | FY2010 | FY2011 |
|---|---|---|---|---|---|---|
| Barking and Dagenham | 95 | 123 | 139 | 238 | 111 | 50 |
| Barnet | 65 | 62 | 100 | 63 | 80 | 125 |
| Bexley | 44 | 48 | 76 | 81 | 65 | 63 |
| Brent | 113 | 106 | 144 | 150 | 156 | 141 |
| Bromley | 54 | 55 | 35 | 37 | 54 | 46 |
| Camden | 106 | 141 | 231 | 192 | 198 | 133 |
| City of London | 454 | 558 | 505 | 500 | 316 | 857 |
| Croydon | 77 | 72 | 98 | 104 | 102 | 76 |
| Ealing | 195 | 136 | 159 | 110 | 114 | 100 |
| Enfield | 75 | 92 | 68 | 61 | 86 | 59 |
| Greenwich | 170 | 138 | 122 | 111 | 239 | 194 |
| Hackney | 266 | 183 | 223 | 246 | 200 | 223 |
| Hammersmith and Fulham | 116 | 143 | 207 | 208 | 232 | 284 |
| Haringey | 161 | 138 | 159 | 111 | 113 | 124 |
| Harrow | 93 | 79 | 71 | 116 | 79 | 59 |
| Havering | 55 | 63 | 71 | 92 | 56 | 46 |
| Hillingdon | 49 | 54 | 60 | 94 | 44 | 25 |
| Hounslow | 120 | 102 | 120 | 184 | 94 | 111 |
| Islington | 244 | 236 | 285 | 200 | 187 | 298 |
| Kensington and Chelsea | 135 | 167 | 173 | 127 | 194 | 153 |
| Kingston upon Thames | 85 | 115 | 50 | 45 | 51 | 88 |
| Lambeth | 141 | 163 | 172 | 155 | 290 | 167 |
| Lewisham | 109 | 124 | 136 | 188 | 164 | 158 |
| Merton | 92 | 96 | 47 | 67 | 101 | 77 |
| Newham | 163 | 292 | 267 | 240 | 215 | 170 |
| Redbridge | 124 | 122 | 110 | 100 | 217 | 171 |
| Richmond upon Thames | 74 | 58 | 82 | 71 | 53 | 58 |

**TABLE HPM 14: DENSITY OF RESIDENTIAL COMPLETIONS BY BOROUGH**

| | | | | | | |
|---|---|---|---|---|---|---|
| Southwark | 264 | 254 | 220 | 227 | 358 | 214 |
| Sutton | 60 | 53 | 88 | 66 | 66 | 79 |
| Tower Hamlets | 248 | 298 | 313 | 356 | 373 | 273 |
| Waltham Forest | 139 | 125 | 131 | 118 | 169 | 124 |
| Wandsworth | 169 | 135 | 172 | 182 | 104 | 129 |
| Westminster | 259 | 206 | 269 | 258 | 139 | 192 |
| London | 123 | 117 | 128 | 139 | 134 | 117 |

*Source: London Development Database*

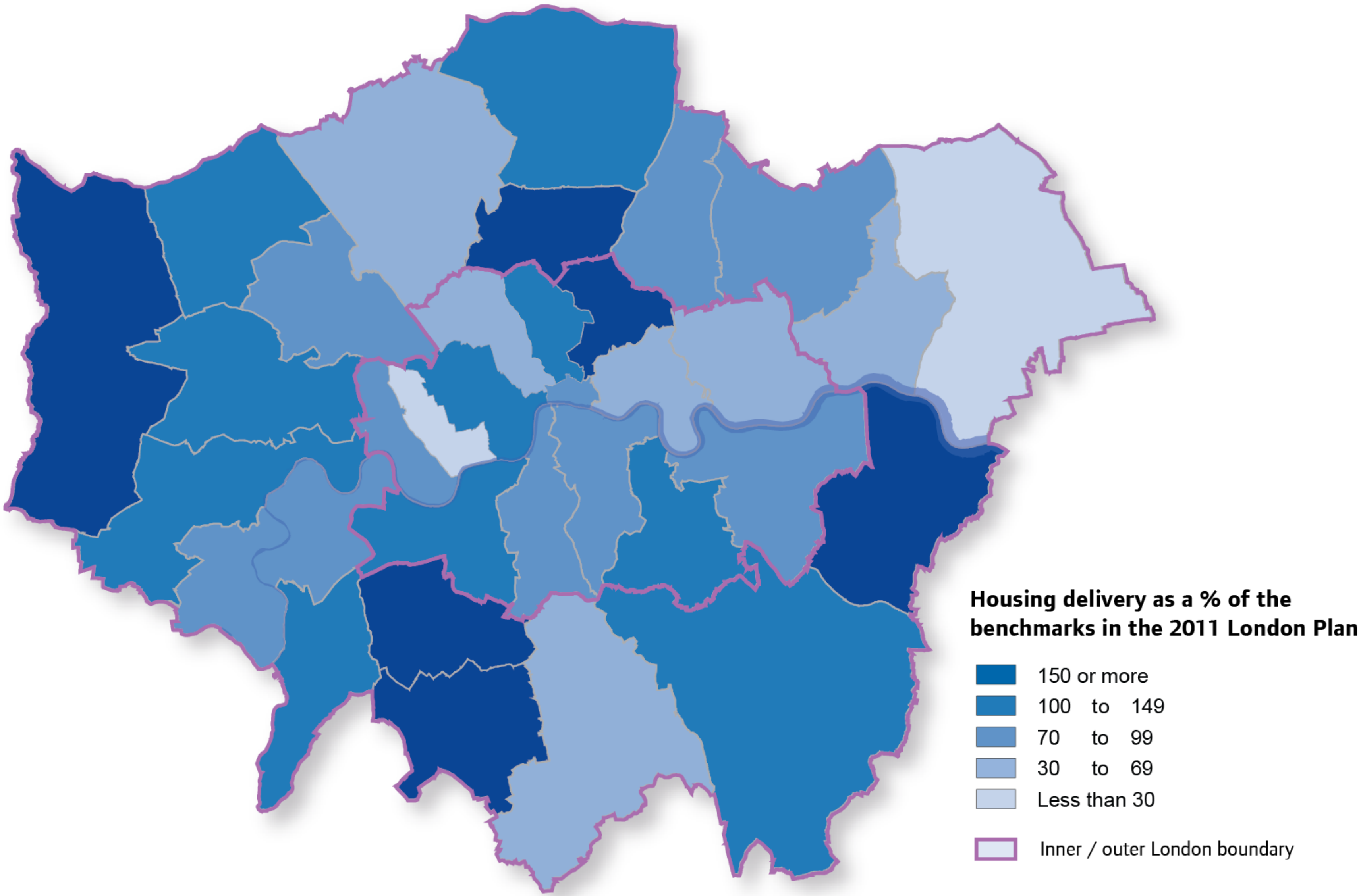
## MAP HPM 1 – TOTAL HOUSING DELIVERY 2011/12






Sources - Conventional and non-conventional supply: London Development Database
Long term vacants returning to use: CLG Housing Live Tables 165

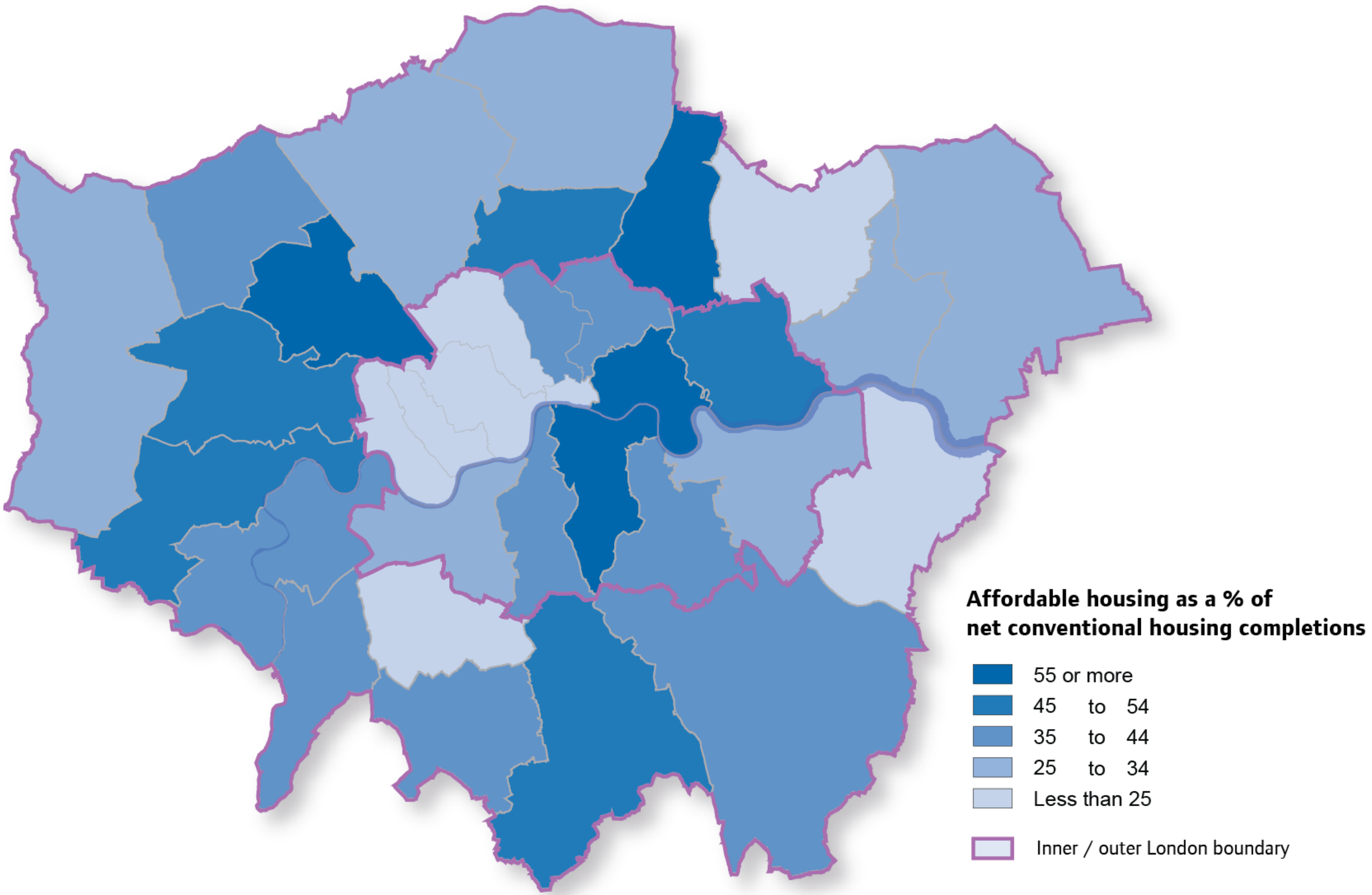
## MAP HPM 2 – TOTAL HOUSING DELIVERY AS A PERCENTAGE OF LONDON PLAN HOUSING MONITORING BENCHMARKS





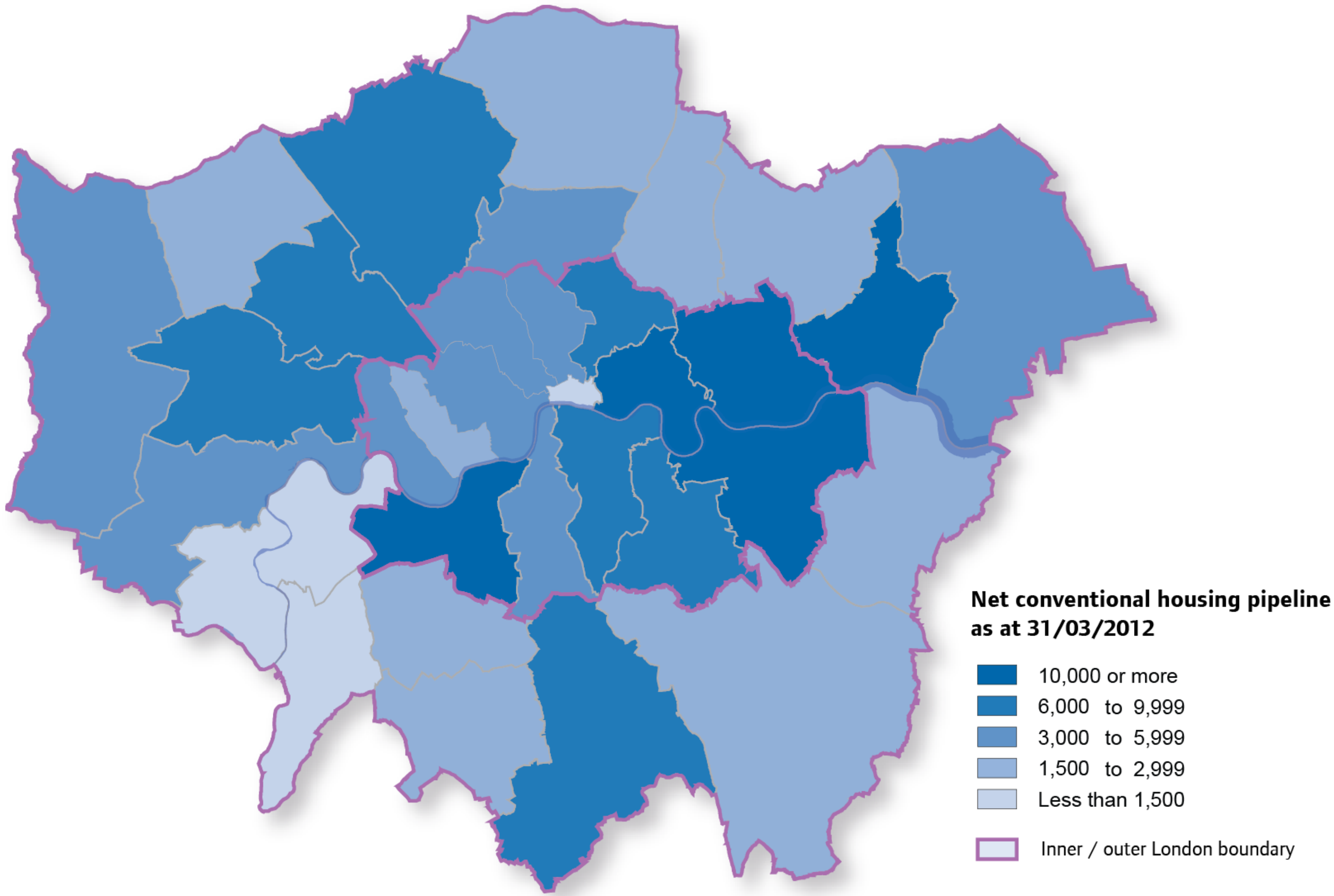

Sources - Conventional and non-conventional supply: London Development Database
Long term vacants returning to use: Housing Live Tables 165

## MAP HPM 3 – NET AFFORDABLE HOUSING DELIVERY AS A PERCENTAGE OF NET CONVENTIONAL HOUSING DELIVERY 2011/12




Source - London Development Database

## MAP HPM 4 – NET CONVENTIONAL HOUSING PIPELINE AS AT 31/03/2012




Source - London Development Database

## AFFORDABLE HOUSING DELIVERY MONITOR

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

3.22 The data source for monitoring affordable housing delivery targets is the set of statistics on affordable housing supply published by the Department for Communities and Local Government[2]. DCLG have recently ceased publishing any regional statistics but have provided the GLA with updated figures at London level. These statistics are compiled from a range of sources. The vast majority of delivery in London in recent years has been funded by the Homes and Communities Agency and the Mayor, but the statistics also include units provided without any public funding and a number of assisted purchases.

3.23 Table AHM1 below shows affordable housing delivery in London by type in the four years 2008/09 to 2011/12. Over this period a total of 57,880 affordable homes were delivered, of which 33,660 were social housing, 24,110 intermediate housing and 130 were affordable rent (for which a borough breakdown is not available). The chart below shows the trend in total affordable housing delivery in London

### FIGURE 3.2 CHANGE IN AFFORDABLE HOUSING DELIVERY

since 1991/92. Delivery peaked at just over 17,000 in 1995/96, fell to 8,270 in 2000/01 and rose again to a new peak of 17,240 in 2011/12.

3.24 Table AHM2 shows delivery of social and intermediate housing by London borough in 2011/12 (note, DCLG have not published a local authority breakdown of affordable rent completions in 2011/12). The borough with the highest affordable housing delivery by this definition in 2011/12 was Tower Hamlets with 1,800, followed by Hackney and Lewisham. As with conventional supply, there was again very wide variation between boroughs in terms of both total delivery and the split between social and intermediate housing.

3.25 This section relates to Policy 3.10 of the 2011 London Plan and updates the affordability thresholds as at February 2013. The London Plan defines affordable housing as housing provided to specified eligible households whose needs are not met by the market, and which should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices

- include provisions for the homes to remain at an affordable price for future eligible households, or

- if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

3.26 The early minor alteration to the London Plan published for consultation and examined in public in November 2011 will seek, inter alia, to modify Policy 3.10 to include the government's new 'affordable rent' product within the definition of affordable housing, alongside the existing categories of social rented and intermediate housing in accordance with revisions made by the Government to national policy through the National Planning Policy Framework.

## INTERMEDIATE HOUSING

3.27 Paragraph 3.62 of the 2011 London Plan sets out the income thresholds for intermediate housing and states that these will be updated on an annual basis in the London Plan Annual Monitoring Reports. The thresholds are therefore to be updated as follows. Intermediate provision is sub-market housing, where costs, including service charges, are above target rents for social rented housing, but where costs, including service charges, are affordable by households on incomes of less than £66,000 . This rounded figure has been up-dated from the London Plan (2011) figure of £61,400 on the basis of the latest data (as of February 2013) on lower quartile house prices in London, and is an increase from the figure of £64,300 in AMR 7.

3.28 In his 2011 replacement London Plan, the Mayor set out a higher intermediate housing income threshold of £74,000 for households with dependents, in order to reflect the higher cost of both developing and buying family-sized homes in London. This figure was derived by uprating the upper income threshold in the Plan (£61,400) by 20%. The upper threshold for intermediate family housing can therefore be updated by adding 20% to the general threshold of £66,000[3] and rounding for a figure of £80,000. Intermediate housing can include shared ownership,

| TABLE AHM 1: AFFORDABLE HOUSING DELIVERY IN LONDON BY TYPE, 2008/9 TO 2011/12 | | | | | |
|---|---|---|---|---|---|
| AFFORDABLE HOUSING DELIVERY TYPE | 2008/09 | 2009/10 | 2010/11 | 2011/12 | TOTAL |
| **Social Rent, of which:** | **6,310** | **7,060** | **8,890** | **11,400** | **33,660** |
| Homes and Communities Agency (new build) | 4,140 | 5,300 | 5,810 | 9,070 | 24,320 |
| Homes and Communities Agency (acquisitions) | 1,760 | 1,400 | 2,080 | 800 | 6,040 |
| Other Homes and Communities Agency Schemes | 170 | 60 | 230 | 420 | 880 |
| Local authorities | 10 | 0 | 510 | 610 | 1,130 |
| of which HCA grant funded (new build) | 0 | 0 | 260 | 500 | 760 |
| Section 106 (nil grant) new build: total | 180 | 300 | 150 | 220 | 850 |
| of which, reported on IMS | 60 | 240 | 90 | 80 | 470 |
| Private Finance Initiative | 40 | 0 | 110 | 210 | 360 |
| Other | 0 | 0 | 0 | 90 | 90 |
| **Affordable Rent, of which:** | **0** | **0** | **0** | **130** | **130** |
| Homes and Communities Agency (new build) | 0 | 0 | 0 | 90 | 90 |
| Homes and Communities Agency (acquisitions) | 0 | 0 | 0 | 50 | 50 |
| Section 106 (nil grant) new build: total | 0 | 0 | 0 | 0 | 0 |
| of which, reported on IMS | 0 | 0 | 0 | 0 | 0 |
| Intermediate Affordable Housing | 6,770 | 6,510 | 5,120 | 5,710 | 24,110 |
| **Intermediate Rent, of which:** | **470** | **810** | **1,350** | **940** | **3,570** |
| Homes and Communities Agency (new build) | 460 | 740 | 1,210 | 760 | 3,170 |
| Homes and Communities Agency (acquisitions) | 10 | 70 | 140 | 70 | 290 |
| Other | 0 | 0 | 0 | 110 | 110 |
| | | | | | |
| **Low Cost Home Ownership, of which:** | **6,300** | **5,700** | **3,770** | **4,780** | **20,550** |

| TABLE AHM 1: AFFORDABLE HOUSING DELIVERY IN LONDON BY TYPE, 2008/9 TO 2011/12 | | | | | |
|---|---|---|---|---|---|
| Homes and Communities Agency (new build) | 3,800 | 3,240 | 2,790 | 4,190 | 14,020 |
| of which Firstbuy | 0 | 0 | 0 | 290 | 290 |
| Homes and Communities Agency (acquisitions) | 1,280 | 1,460 | 80 | 50 | 2,870 |
| Other Homes and Communities Agency Schemes | 0 | 0 | 0 | 20 | 20 |
| Local authorities | 0 | 0 | 0 | 10 | 10 |
| Section 106 (nil grant) new build: total | 400 | 470 | 300 | 210 | 1,380 |
| of which, reported on IMS | 260 | 320 | 260 | 100 | 940 |
| Assisted Purchase Schemes | 820 | 530 | 610 | 280 | 2,240 |
| Other | 0 | 0 | 0 | 20 | 20 |
| **All affordable** | **13,070** | **13,560** | **14,010** | **17,240** | **57,880** |

*See DCLG live table 1000 and statistical release for full notes and definitions.*

*Figures for some previous years have been revised.*

| TABLE AHM 2 : AFFORDABLE DELIVERY IN LONDON BY TENURE, 2011/12 | | | |
|---|---|---|---|
| BOROUGH | SOCIAL | INTERMEDIATE | TOTAL* |
| Barking and Dagenham | 250 | 120 | 370 |
| Barnet | 480 | 180 | 660 |
| Bexley | 220 | 140 | 350 |
| Brent | 690 | 170 | 850 |
| Bromley | 250 | 110 | 390 |
| Camden | 200 | 30 | 230 |
| City of London | 0 | 0 | 0 |
| Croydon | 490 | 80 | 580 |
| Ealing | 430 | 230 | 670 |
| Enfield | 530 | 360 | 890 |
| Greenwich | 240 | 240 | 490 |
| Hackney | 610 | 410 | 1,020 |
| Hammersmith and Fulham | 70 | 140 | 210 |
| Haringey | 200 | 280 | 480 |
| Harrow | 210 | 190 | 400 |
| Havering | 290 | 110 | 460 |
| Hillingdon | 360 | 290 | 640 |
| Hounslow | 170 | 160 | 330 |
| Islington | 560 | 330 | 890 |
| Kensington and Chelsea | 60 | 0 | 60 |
| Kingston upon Thames | 80 | 40 | 110 |
| Lambeth | 510 | 170 | 680 |
| Lewisham | 590 | 300 | 900 |
| Merton | 270 | 210 | 470 |
| Newham | 510 | 290 | 810 |
| Redbridge | 20 | 0 | 30 |
| Richmond upon Thames | 160 | 80 | 240 |

| TABLE AHM 2 : AFFORDABLE DELIVERY IN LONDON BY TENURE, 2011/12 | | | |
|---|---|---|---|
| Southwark | 600 | 160 | 760 |
| Sutton | 200 | 60 | 260 |
| Tower Hamlets | 1,430 | 370 | 1,800 |
| Waltham Forest | 440 | 200 | 630 |
| Wandsworth | 220 | 190 | 420 |
| Westminster | 110 | 80 | 180 |
| London | 11,400 | 5,710 | 17,240 |

**Includes Affordable Rent. Source: DCLG*

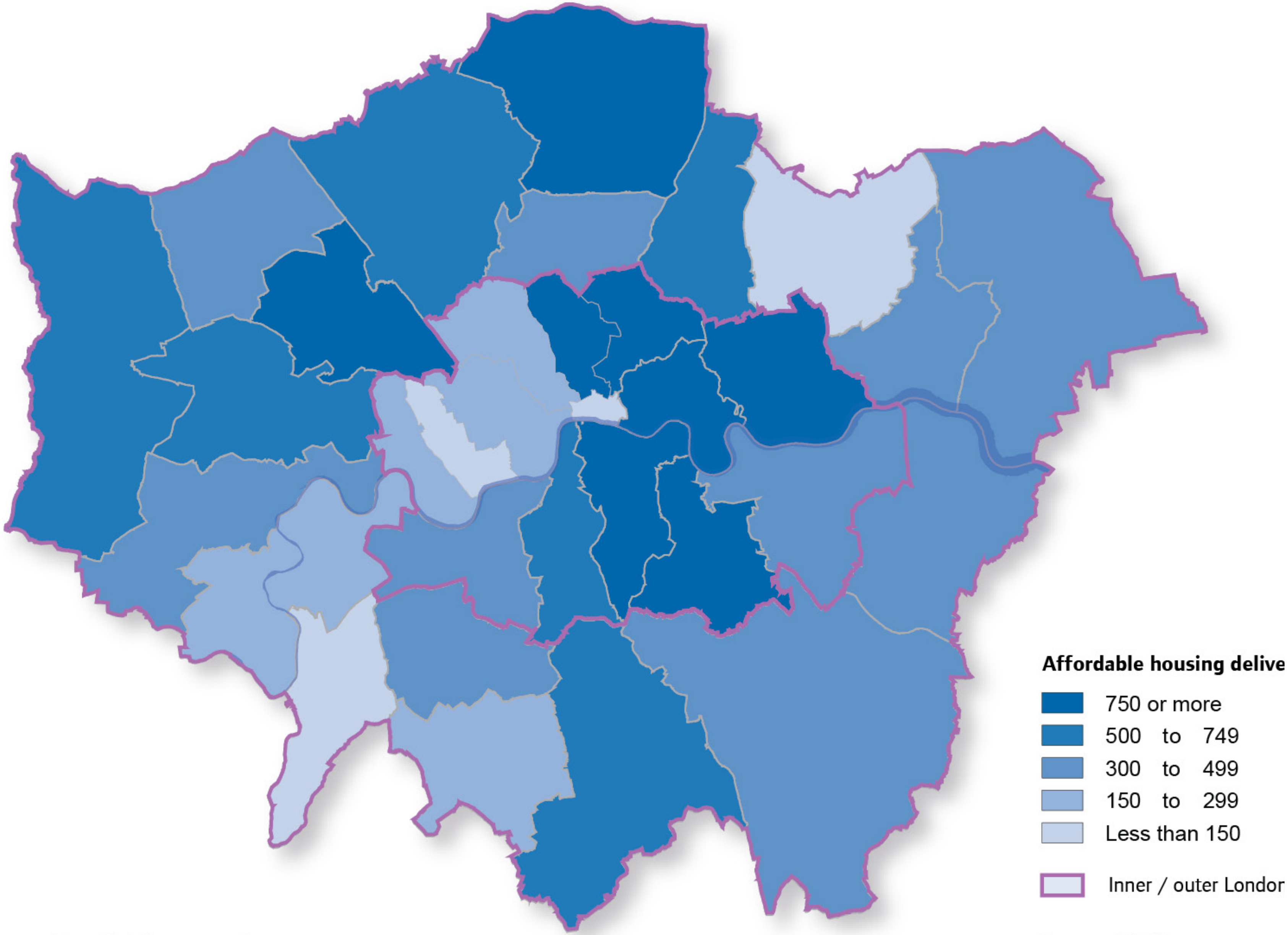
sub-market rent provision (including the new affordable rent product) and market provision, including key worker provision, where this affordability criterion is met and where provision is appropriate to meeting identified requirements.

3.29 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 £230,000 when rounded), 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 household members other than the highest income earner, and consequently market access will generally be more restricted for such households.

3.30 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 £43,300 pa (i.e. the midpoint of the range between £20,600 (updated from AMR 8 in line with RPI) and £66,000). On this basis, average housing costs, including service charges, would be about £1,010 a month or £233 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.

3.31 These intermediate income caps - £66,000 for most households, increased to £80,000 for families accessing family sized (3 bed or more) accommodation - are also applied by the GLA to determine eligibility for GLA

## MAP AHM 1 – AFFORDABLE HOUSING DELIVERY 2011/12 (ALL TENURES)



| TABLE 3.4 AFFORDABLE HOUSING POLICY BY BOROUGH | | | |
|---|---|---|---|
| BOROUGH | BOROUGH POLICY TARGET (OR PRACTICE) AS AT 2002 | ADOPTED BOROUGH POLICY TARGET AS AT DECEMBER 2012 (NUMERICAL / PERCENTAGE) | EMERGING BOROUGH POLICY TARGET DECEMBER 2012 (NUMERICAL / PERCENTAGE) – N/A IF RECENTLY ADOPTED |
| Barking & Dagenham | 25% | 50% (August 2010) | n/a |
| Barnet | 30% | 30% (50% in AAP areas) | n/a |
| Bexley | 25% | 50% borough wide with 35% minimum on individual schemes. | n/a |
| Brent | 30-50% | 50% | n/a |
| Bromley | 20% | 35% | 35% |
| Camden | 50% proposed | 50% for >50 dwellings, 10-50% for <50 dwellings | n/a |
| City of London | None | 30% | n/a |
| Croydon | 40% | 35% borough wide target | n/a |
| Ealing | 50% | 50% | n/a |
| Enfield | 25% | 40% | n/a |
| Greenwich | 35% | 35% minimum (50% on greenfield/readily developable former employment land) | 35% |
| Hackney | 25% | 50% (60/40 split) | n/a. |
| Hammersmith & Fulham | 65% proposed | 40% | n/a |
| Haringey | 30% | 50%/410 u/pa | n/a |
| Harrow | 30% | 40% /140u/pa. | n/a |
| Havering | None | 50% (2008) | n/a |
| Hillingdon | 25% | Maximum reasonable amount 45% on high density schemes.35% on others. | n/a |

**TABLE 3.4 AFFORDABLE HOUSING POLICY BY BOROUGH**

| BOROUGH | BOROUGH POLICY TARGET (OR PRACTICE) AS AT 2002 | ADOPTED BOROUGH POLICY TARGET AS AT DECEMBER 2012 (NUMERICAL / PERCENTAGE) | EMERGING BOROUGH POLICY TARGET DECEMBER 2012 (NUMERICAL / PERCENTAGE) – N/A IF RECENTLY ADOPTED |
|---|---|---|---|
| Hounslow | 50% | 445 u/pa (50%) | 445u/pa (50%) |
| Islington | 25% | 50% | n/a |
| Kensington & Chelsea | 33% | Minimum of 200 units per annum from 2011/12 (borough wide target) with a site specific policy of 50% affordable by floor area | n/a |
| Kingston upon Thames | 50% | 50% | n/a |
| Lambeth | 35-50% | 40% (50% with grant) | n/a |
| Lewisham | 30% | 35% | n/a |
| Merton | 30% | 40% (with 60:40 split) | n/a |
| Newham | 25% | 50% overall (35-50% on individual sites) | n/a |
| Redbridge | 25% | 50% (2008) | Maximum reasonable amount |
| Richmond upon Thames | 40% | 50% | n/a |
| Southwark | 25% | 8,558 (equates to 35% borough-wide but varies locally) | n/a |
| Sutton | 25% | 50% | n/a |
| Tower Hamlets | 25-33% | 50% overall, 35%-50% on individual sites subject to viability | n/a |
| Waltham Forest | 40% | To provide at least 50% (5,700 homes) of homes as affordable over the plan period. 60/40 split. | n/a |

| TABLE 3.4 AFFORDABLE HOUSING POLICY BY BOROUGH | | | |
|---|---|---|---|
| BOROUGH | BOROUGH POLICY TARGET (OR PRACTICE) AS AT 2002 | ADOPTED BOROUGH POLICY TARGET AS AT DECEMBER 2012 (NUMERICAL / PERCENTAGE) | EMERGING BOROUGH POLICY TARGET DECEMBER 2012 (NUMERICAL / PERCENTAGE) – N/A IF RECENTLY ADOPTED |
| Wandsworth | None | Minimum 373 units annum (3,725 borough wide target over 10 years). Site specific policy of the max reasonable amount with a minimum target of 33% on each site | n/a |
| Westminster | | 50% overall, 35%-50% on individual sites subject to viability | 30% |

funded intermediate housing products.

3.32 The London Variations to the Affordable Housing Capital Funding Guide will be updated to reflect these new figures and all partners receiving funding from the GLA to deliver intermediate products should thus apply these new income caps.

3.33 The National Planning Policy Framework (March 2012) in paragraph 50 requires boroughs, which have identified a need for affordable housing, to set out policies for meeting this need. London Plan Policy 3.11 states that targets should be consistent with the overall strategic target of at least 13,200 affordable homes in London p.a. Boroughs are free to set targets in absolute or percentage terms, the London Plan sets out a range of issues boroughs should consider (capacity, viability, balanced communities etc). Table 3.4 shows adopted borough affordable housing policies.

### ACHIEVING AN INCLUSIVE ENVIRONMENT

3.34 The data in Table 3.5 shows an improvement over AMR 8. The total number of Lifetime Homes built has risen from 28,556 (64% of all new builds) to 74,430 (87% of all new builds). There is also a welcome increase in the number of wheelchair accessible units, more than doubling, from 3,299 (7%) last year up to 7,940 (9%) this year.

3.35 The LDD has been collected data on Lifetime and Wheelchair Accessible Homes since 2008. The figures in the table are 'gross' and calculated at scheme level. So units may be counted twice where a scheme is revised and approved within the same year. LDD counts new build, extension, changes of use and conversions. Although developers should seek 100% compliance with Lifetime Homes standards, there are often practical difficulties that can arise when seeking to modify existing buildings through conversion or change of use.

**TABLE 3.5: COMPLIANCE WITH LIFETIME HOMES AND WHEELCHAIR ACCESSIBLE HOMES STANDARDS FOR ALL SCHEMES DURING FY2011**

| BOROUGH NAME | PROPOSED TOTAL RESIDENTIAL UNITS | LIFETIME HOMES TOTAL | % LIFETIME TOTAL | WHEELCHAIR ACC HOMES TOTAL | % WHEELCHAIR TOTAL |
|---|---|---|---|---|---|
| Barking and Dagenham | 807 | 787 | 97.5 | 88 | 10.9 |
| Barnet | 1,487 | 692 | 46.5 | 36 | 2.4 |
| Bexley | 560 | 381 | 68.0 | 52 | 9.3 |
| Brent | 3,002 | 2,821 | 94.0 | 263 | 8.8 |
| Bromley | 1,284 | 546 | 42.5 | 55 | 4.3 |
| Camden | 1,362 | 852 | 62.6 | 157 | 11.5 |
| City of London | 477 | 433 | 90.8 | 53 | 11.1 |
| Croydon | 2,744 | 2,353 | 85.8 | 219 | 8.0 |
| Ealing | 992 | 822 | 82.9 | 64 | 6.5 |
| Enfield | 519 | 436 | 84.0 | 51 | 9.8 |
| Greenwich | 7,875 | 7,786 | 98.9 | 822 | 10.4 |
| Hackney | 3,729 | 3,596 | 96.4 | 379 | 10.2 |

| TABLE 3.5: COMPLIANCE WITH LIFETIME HOMES AND WHEELCHAIR ACCESSIBLE HOMES STANDARDS FOR ALL SCHEMES DURING FY2011 | | | | | |
|---|---|---|---|---|---|
| BOROUGH NAME | PROPOSED TOTAL RESIDENTIAL UNITS | LIFETIME HOMES TOTAL | % LIFETIME TOTAL | WHEELCHAIR ACC HOMES TOTAL | % WHEELCHAIR TOTAL |
| Hammersmith and Fulham | 5,381 | 5,032 | 93.5 | 377 | 7.0 |
| Haringey | 2,066 | 1,908 | 92.4 | 43 | 2.1 |
| Harrow | 677 | 621 | 91.7 | 64 | 9.5 |
| Havering | 2,132 | 855 | 40.1 | 195 | 9.1 |
| Hillingdon | 2,036 | 1,998 | 98.1 | 220 | 10.8 |
| Hounslow | 2,162 | 1,238 | 57.3 | 128 | 5.9 |
| Islington | 1,554 | 1,176 | 75.7 | 126 | 8.1 |
| Kensington and Chelsea | 1,040 | 848 | 81.5 | 91 | 8.8 |
| Kingston upon Thames | 339 | 212 | 62.5 | 16 | 4.7 |
| Lambeth | 1,602 | 1,220 | 76.2 | 127 | 7.9 |
| Lewisham | 6,699 | 6,223 | 92.9 | 709 | 10.6 |
| Merton | 944 | 545 | 57.7 | 116 | 12.3 |
| Newham | 9,083 | 8,962 | 98.7 | 1,246 | 13.7 |
| Redbridge | 843 | 828 | 98.2 | 11 | 1.3 |
| Richmond upon Thames | 533 | 277 | 52.0 | 25 | 4.7 |
| Southwark | 2,573 | 2,137 | 83.1 | 200 | 7.8 |
| Sutton | 1,409 | 1,162 | 82.5 | 189 | 13.4 |
| Tower Hamlets | 3,736 | 3,454 | 92.5 | 348 | 9.3 |
| Waltham Forest | 937 | 749 | 79.9 | 60 | 6.4 |
| Wandsworth | 10,737 | 10,160 | 94.6 | 1,038 | 9.7 |
| Westminster | 4,027 | 3,320 | 82.4 | 372 | 9.2 |
| Total: | 85,348 | 74,430 | 87.2 | 7,940 | 9.3 |

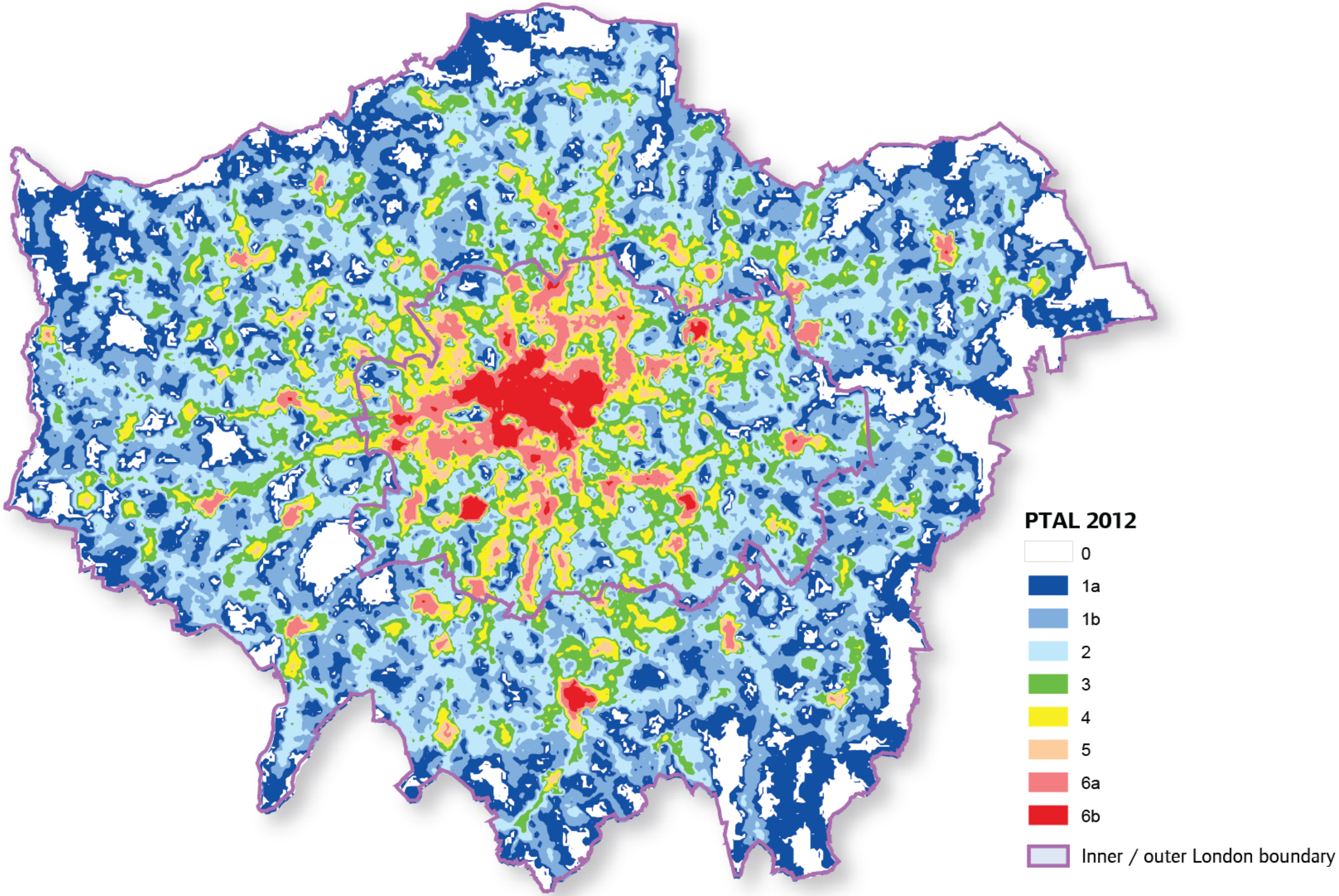
*Source: London Development Database*

## ENVIRONMENT AND TRANSPORT

### PTAL MAP

3.36 In several important areas of planning policy (dealing, for example, with housing density and parking provision), the London Plan uses public transport accessibility levels (PTALs). At examination in public of the London Plan (EiP), questions were raised about how developers and others can make sure they are working on the basis of the most recent PTALs, given that they change as public transport services change. The Mayor's representatives agreed at the EiP that the definitive PTAL map (see figure 3.3) would be published in the AMR. The 2011 PTAL map has been included here as it is the current version for the time covered by this monitoring report and is the one used to calculate compliance with the density matrix. Extracts are available from TfL.

## FIGURE 3.3: LONDON PUBLIC TRANSPORT ACCESSIBILITY (PTAL) MAP 2011




Source - Transport for London


Map produced by the GLA Intelligence Unit

## PLANNING DECISIONS

3.37 To bring about positive change on the ground, policies need to be implemented. This is why the role of development management is so crucial. Table 3.5 below highlights the ongoing work of the Mayor's Planning Decisions Unit in helping to implement the London Plan. The table below shows a continuing high volume of referrals to the Mayor. This year has seen referrals rise by 2% over 2011. The Mayor has continued to use his strategic powers to call-in applications sparingly. Last year he 'called-in' less than 1% of referable applications and 2012 has seen a similar low level. The 1 'call in' this year was the London Fruit and Wool Exchange in the London Borough of Tower Hamlets.

**TABLE 3.5 PLANNING APPLICATIONS REFERRED TO THE MAYOR**

| | 2000-2007 | 2008 | 2009 | 2010 | 2011 | 2012 | TOTAL 2000-2012 |
|---|---|---|---|---|---|---|---|
| Total | 1,871 | 334 | 240 | 258 | 300 | 307 | 3310 |
| Strategic Call-ins | - | - | 2 | 1 | 2 | 1 | 6 |

# ENDNOTES

[1] See table 615 here http://is.gd/clgstocktables

[2]See Housing Live Tables: http://is.gd/CLGaffordable

CHAPTER FOUR

# OTHER CONTEXTUAL DATA SOURCES

# OTHER CONTEXTUAL DATA SOURCES

4.1 This AMR cannot and does not attempt to be comprehensive. There is also a significant amount of relevant 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.

4.2 A full list of publications from the Demography and Policy Analysis Group from previous years is available via the GLA's website at: http://www.london.gov.uk/who-runs-london/mayor/publications/society/facts-and-figures

### LONDON DATASTORE

4.3 The primary source of data and statistics held by the GLA is the London Datastore. http://data.london.gov.uk/ which includes data not just from the GLA but also a range of other public sector organisations.

### LONDON DEVELOPMENT DATABASE

4.4 For more information on the London Development database Email the LDD Team (lddteam@london.gov.uk). The re-launched LDD public page can be found at http://www.london.gov.uk/webmaps/ldd/

### PLANNING DECISIONS UNIT

4.5 More information on the activities of the Mayor's Planning Decisions Unit can be found at: http://www.london.gov.uk/priorities/planning/strategic-planning-applications

### GLA ECONOMICS REPORTS

4.6 The latest reports can be found at http://www.london.gov.uk/gla-economics-publications-2009-todate, and http://www.london.gov.uk/gla-economics-publications

4.7 For the latest news the Mayor's Business and Economy section can be found at http://www.london.gov.uk/landing-page/business-economy

4.8 The London Sustainable Development Commission website is at http://www.londonsdc.org/

### LONDON ENERGY PARTNERSHIP

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

## OTHER LONDON DATA SOURCES

### WASTE

4.10 The Mayor's Municipal Waste Management Strategy can be found at http://www.london.gov.uk/publication/londons-wasted-resource-mayors-municipal-waste-management-strategy

4.11 DEFRA produces statistics on waste and recycling which can be found at: http://www.defra.gov.uk/statistics/environment/waste/

| TABLE 4.1 BRIEFINGS FROM THE GLA DEMOGRAPHY AND POLICY ANALYSIS GROUP | |
|---|---|
| REFERENCE | BRIEFING NAME |
| 2012-01 | Claimant Count Model 2012: Technical Note - Richard Walker |
| 2012-02 | London Assembly Constituency Profiles 2012 - Gareth Piggott |
| 2012-03 | MDIT Briefing note - Richard Fairchild |
| 2012-04 | Education Outcomes for Children in Care - David Ewens |
| **UPDATES FROM THE GLA DEMOGRAPHY AND POLICY ANALYSIS GROUP** | |
| REFERENCE | TITLE |
| 01-2012 | Ward Level Summary Measures of Indices of Deprivation 2010 - Social Exclusion Team |
| 02-2012 | Income Deprivation Affecting Children and Older People Social Exclusion Team |
| 03-2012 | Dangerous Dogs Update - Strategic Crime Analysis |
| 04-2012 | 2012 London Crime: A National Picture (12 month rolling) - Strategic Crime Analysis |
| 05-2012 | 2012 London Crime: A National Picture (12 month rolling) - Strategic Crime Analysis |
| 06-2012 | 2011 Census Update: Online completion in London - Demography Team |
| 07-2012 | Ethnic Group Population Projections: 2011 rounded - SHLAA Demography Team |
| 08-2012 | London Crime: A National Picture (12 month rolling) - Strategic Crime Analysis |
| 09-2012 | Births by birthplace of Mother: - 2010 Demography Team |
| 10-2012 | Unemployment in London - Social Exclusion Team |
| 11-2012 | Poverty Figures for London: 2010/11 - Social Exclusion Team |
| 12-2012 | Improvements in Estimating Migration - Demography Team |

4.12 More up to date London specific data is available on the Capital Waste Facts website http://laportal.wrap.org.uk/Login.aspx

**MINERALS (AGGREGATES)**

4.13 Information on the London Aggregates Working Party (LAWP), including Annual Monitoring Reports, can be found at: http://www.london.gov.uk/priorities/planning/london-aggregates-working-party

**WATERWAYS**

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

**TRANSPORT**

4.15 The latest information on The Mayor's work on transport can be found at: http://www.london.gov.uk/priorities/transport

4.16 Transport for London performance statistics can be found at http://www.tfl.gov.uk/corporate/about-tfl/publications/1482.aspx and at http://www.tfl.gov.uk/corporate/about-tfl/investorrelations/1458.aspx

4.17 Details on how PTAL scores are calculated can be found in http://data.london.gov.uk/documents/PTAL-methodology.pdf

4.18 A map based PTAL calculator can be found at http://webpid.elgin.gov.uk/.

4.19 The Department for Transport provides some useful data on transport at http://www.dft.gov.uk/pgr/statistics

### HEALTH

4.20 London Health Programmes uses health intelligence to identify health needs of Londoners and to redesign services. http://www.londonhp.nhs.uk/

4.21 London Health Observatory monitors health and healthcare in the capital. http://www.lho.org.uk/

4.22 As of April 2013 the LHO will become part of Public Health England. https://www.gov.uk/government/organisations/public-health-england

## GOVERNMENT DATA SOURCES

4.23 Government departments are in the process of moving their websites to a central domain, https://www.gov.uk/. It is likely that any links to websites outside gov.uk will cease to function in the near future.

4.24 Various data and studies on education and skills can be found at the following site: http://www.education.gov.uk/, which contains a section on Research and Statistics.

4.25 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

4.26 Various data and studies on the environment can be found on the DEFRA site http://www.defra.gov.uk/statistics/

### DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT

4.27 The latest information on Government policies and publications related to planning can be found at https://www.gov.uk/government/topics/planning-and-building. CLG publishes a number of statistics relating to planning at https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics

CHAPTER FIVE

# CONCLUSIONS AND LOOKING AHEAD

# CONCLUSIONS AND LOOKING AHEAD

5.1 This AMR covers a period when at national level, wide-ranging proposals to change the planning system based on the new National Planning Policy Framework were being implemented. In London it saw the implementation of the Mayor's Community Infrastructure Levy and the publication of a wide range of Supplementary Planning Guidance (SPG) documents as part of a new approach to planning policy implementation, of which this AMR forms an important part. At the same time, London has seen continued population growth at a time of serious economic downturn and constrained public resources.

5.2 Robust, evidence-based and effectively monitored strategic planning policy for London continues to be vital if the progress shown across many of the indicators in this report is to be sustained, and even more so if the areas where further work is needed are to be addressed.

5.3 Looking forward, next year will see the progression of the Revised Early Minor Alterations to the Plan to take account of the National Planning Policy Framework, changes to national policy on affordable housing and other developments. 2013 will also mark the start of Further Alterations to the London Plan to roll the Plan forward to 2036, particularly with the strong population growth recorded by early data from the 2011 census in mind. The continued exploration of innovative new ways to use the planning system to help fund and deliver strategic infrastructure to help ensure that growth and development can proceed sustainably in the capital will also be a priority. It will be backed up by a strengthened system of infrastructure planning underpinned by the first London Plan Implementation Plan. A number of further SPGs will also be published.

5.4 This AMR again makes plain that the planning system has much to contribute to Londoners' quality of life – and there is a huge amount of activity at City Hall, in boroughs and neighbourhoods to make sure these opportunities are maximised.

## Other formats and languages

For a large print, Braille, disc, sign language video or audio-tape version of this document, please contact us at the address below:

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### Chinese

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### Hindi

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

### Vietnamese

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

### Bengali

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

### Greek

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

### Urdu

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

### Turkish

Bu belgenin kendi dilinizde hazırlanmış bir nüshasını edinmek için, lütfen aşağıdaki telefon numarasını arayınız veya adrese başvurunuz.

### Arabic

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

### Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

### Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.

MAYOR OF LONDON