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LONDON PLAN ANNUAL MONITORING REPORT 16 2018/19

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

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

The data tables are available to download from the London Datastore at https://data.london.gov.uk/dataset/london-plan-amr-16-tables-and-data

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Chapter 1 - Introduction

Scope and Purpose of the AMR

1.1 This is the 16th London Plan Annual Monitoring Report (AMR 16). It is a snapshot in time focusing on the year 2018/19, specifically the period from 1 April 2018 to 31 March 2019. However the exact reporting period of each Key Performance Indicator (KPI) in Chapter 2 may differ depending upon the available data. The sections in Chapter 3 are more varied. The Housing Provision Annual Monitor 2018/19, Affordable Housing and Achieving an Inclusive Environment sections provide data on 2018/19, while the remaining sections usually contain the most recently available data. The time periods throughout are continued from previous editions of the AMR. Note that the publication of this report has been delayed due to the extraordinary circumstances of the Covid-19 pandemic during 2020. Clearly much has changed in the interim (including the publication of a new London Plan in March 2021), and updated data will be provided either in real-time on the Mayor's website or in the next edition of the AMR later in 2021. We will be monitoring progress on the implementation of the new London Plan in future AMRs after that, including developing the monitoring framework.

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

1.3 While this is the 16th AMR published by the Mayor of London, it is the ninth that uses the six strategic objectives and the suite of 24 Key Performance Indicators (KPIs) introduced in the London Plan published in July 2011. These were slightly modified through the revised Plan published in March 2015. The amended targets are listed below:

- KPI 4 – Target net additional homes figure changed from 32,210 to 42,000
- KPI 5 – Target net additional affordable homes figure changed from 13,200 to 17,000
- KPI 19 – Target date for zero biodegradable and recyclable waste to landfill brought forward from 2031 to 2026

- KPI 21 – Target production figure of 8,550 GWh of energy from renewables included

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

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

1.6 Paragraph 8.18 of the London Plan 2016 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 2016 but do not represent additional policy in themselves.

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

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

The Planning London DataHub

1.9 In 2020 the Mayor of London launched the first part of the new Planning London DataHub, which will change how data is collected relating to planning applications.

1.10 The new system will mean that data is harvested from planning applications through amending the application forms for all applications in London, meaning that the data needed to monitor the effectiveness of the plan (and subsequently the new London Plan) will be available for future AMRs.

1.11 The new data set is not limited to reportable applications in the same way it previously was, so data about a variety of new application types is available. The data will be a publicly accessible data set.

1.12 In practice for many of the KPIs in future, the data will be monitorable in live time around consented schemes, and as live monitoring is implemented this will improve the quality of the data. This may enable lighter touch AMRs in future years.

Chapter 2 - 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% of new residential development to be on previously developed land

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

2.2 Over 99 per cent of units approved during 2018/19 are on brownfield land, 3 per cent above the 96 per cent target for the second year in a row.

Table 2.1 Development on brownfield land

Year	% of development approved on previously developed land		% of development completed on previously developed land	
	By units	By site area	By units	By site area
2006/07	98.6%	98.0%	97.2%	96.5%
2007/08	97.3%	96.7%	96.6%	94.8%
2008/09	98.1%	96.6%	98.9%	98.1%
2009/10	97.3%	96.8%	98.8%	97.9%
2010/11	96.8%	95.3%	97.1%	95.7%
2011/12	99.0%	97.4%	97.6%	95.0%
2012/13	98.2%	97.8%	95.7%	95.3%
2013/14	98.4%	97.2%	97.0%	96.6%
2014/15	97.4%	96.7%	98.7%	96.7%
2015/16	98.7%	98.6%	98.1%	97.2%
2016/17	98.0%	97.5%	98.3%	96.6%
2017/18	99.1%	98.1%	99.4%	98.7%
2018/19	99.4%	99.3%	97.9%	96.2%

Table 2.2 Development on brownfield land by borough 2018/19

Borough	% of development approved		% of development completed	
	By units	By site area	By units	By site area
Barking and Dagenham	99.6%	99.8%	74.9%	66.7%
Barnet	99%	97.5%	99.1%	97.4%
Bexley	100%	100%	99.9%	99.7%
Brent	99.8%	99.2%	100%	100%
Bromley	99%	96.5%	100%	99.8%
Camden	100%	100%	99.9%	99.9%
City of London	100%	100%	100%	100%
Croydon	100%	100%	100%	100%
Ealing	99.4%	99.1%	97.6%	94%
Enfield	100%	100%	97.1%	91.6%
Greenwich	99.9%	99.9%	100%	100%
Hackney	100%	100%	100%	100%
Hammersmith and Fulham	100%	100%	100%	100%
Haringey	98.7%	97.8%	100%	100%
Harrow	100%	100%	100%	100%
Havering	99.9%	99.6%	99.2%	97.7%
Hillingdon	99.9%	99.9%	99.7%	99.9%
Hounslow	99.9%	99.7%	96.7%	96.4%
Islington	95.9%	98.1%	100%	100%
Kensington and Chelsea	100%	100%	100%	100%
Kingston upon Thames	100%	100%	80.1%	74.7%
Lambeth	95.4%	96.3%	100%	100%
Lewisham	95.8%	97%	100%	100%
Merton	97.7%	95.8%	100%	100%
Newham	99.8%	99.6%	93.7%	97.2%
Redbridge	99.1%	98.2%	99.5%	99.6%
Richmond upon Thames	100%	100%	100%	100%
Southwark	99.8%	99.9%	100%	100%
Sutton	100%	100%	100%	100%
Tower Hamlets	100%	100%	100%	100%
Waltham Forest	100%	100%	100%	100%
Wandsworth	100%	99.9%	100%	100%
Westminster	100%	100%	100%	100%
London	99.4%	99.3%	97.9%	96.2%

Key Performance Indicator 2

Optimise the density of residential development

Target: Over 95% of development to comply with the housing density location and the density matrix (London Plan 2016 Table 3.2)

2.3 Table 2.3 and Table 2.4 compare the residential density achieved for each scheme against the density range set out in the Sustainable Residential Quality (SRQ) matrix in the London Plan 2016, taking into account both the site's Public Transport Access Level (PTAL) and its setting as defined in the 2017 Strategic Housing Land Availability Assessment. All units in residential approvals, for which a site area could be calculated, are included. Density is calculated by dividing the total number of units (gross) by the residential site area. In mixed use schemes, the area allocated to non-residential uses and to open space is subtracted from the total site area to give the residential site area. The percentages are based on total units rather than the number of schemes. The same PTAL is calculated for all units on a site within a permission based on the location provided for the scheme as a whole. This will usually be towards the centre of the site.

2.4 38 per cent of residential units were approved at a density within the range in the SRQ matrix during 2018/19, compared to 35 per cent in 2017/18. For schemes of 15 units or more, 36 per cent of approved units are in schemes within the range set out in the SRQ matrix. This is consistent with reporting in previous AMRs which shows that the majority of approved developments in London have been delivered at densities beyond those set out in the density matrix for every year since the commencement of the London Plan in 2004, apart from 2012/13 when 52 per cent were within the range. This reflects the fact that the density matrix was conceived as an indicative guide to what could be developed on a site.

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

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

Financial year	% of units approved		
	Within range	Above range	Below range
2006/07	39%	57%	5%
2007/08	25%	71%	3%
2008/09	35%	60%	5%
2009/10	36%	59%	5%
2010/11	45%	52%	4%
2011/12	37%	58%	4%
2012/13	45%	51%	4%
2013/14	39%	55%	6%
2014/15	32%	61%	7%
2015/16	52%	44%	4%
2016/17	43%	51%	6%
2017/18	35%	59%	6%
2018/19	38%	57%	5%

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

Financial year	% of units approved in schemes 15+		
	Within range	Above range	Below range
2006/07	40%	59%	1%
2007/08	23%	76%	1%
2008/09	32%	66%	2%
2009/10	35%	62%	3%
2010/11	44%	54%	2%
2011/12	37%	60%	3%
2012/13	46%	53%	2%
2013/14	38%	58%	4%
2014/15	31%	63%	5%
2015/16	53%	45%	2%
2016/17	40%	58%	2%
2017/18	30%	68%	2%
2018/19	36%	63%	1%

Key Performance Indicator 3

Minimise the loss of open space

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

2.6 Table 2.5 shows planning approvals in 2018/19 on protected open space, and the amount of protected open space that would be lost if they are implemented. The types of open space protection are:

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

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

2.7 The potential loss of protected open space approved during 2018/19 was 7.9 hectares, less than 11.14 hectares in 2017/18 and 13.88 hectares recorded in 2016/17. This includes permissions on previously developed open space and for uses that are ancillary to the primary use as open space. They may include financing for improvements to existing or adjacent open space.

2.8 An area of 3.876 hectares (49 per cent of the total) of this potential development is in the Green Belt, 1.606 hectares (20 per cent) is on MOL and 2.424 hectares (31 per cent) is on open space that has another local designation.

2.9 The permission with the largest potential loss of open space is in Ealing (reference 183238FUL) where a school is proposed on 1.455 hectares of MOL which has already been identified as suitable for a school in the borough's DPD documents. The largest development in the Green Belt is in Havering (reference P0692/18) which will provide new facilities for Romford Football Club. This accounts for 1.253 hectares of the 1.533 hectares of Green Belt approved for development in the borough during 2018/19.

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

Table 2.5 Open space designated for protection in planning permissions granted during 2018/19 by borough (hectares)

Borough	Green Belt	MOL	Local and Other	Total potential loss
Bromley	0.370	0	0	0.370
Ealing	0	1.476	0	1.476
Greenwich	0	0.004	1.190	1.194
Harrow	0	0	0.370	0.370
Havering	1.533	0	0	1.533
Hillingdon	0.019	0	0	0.019
Hounslow	0.975	0.102	0	1.077
Kingston upon Thames	0.979	0.005	0.028	1.012
Lewisham	0	0	0.343	0.343
Merton	0	0	0.340	0.340
Redbridge	0	0	0.146	0.146
Sutton	0	0	0.007	0.007
Tower Hamlets	0	0.019	0	0.019
Total	**3.876**	**1.606**	**2.424**	**7.906**

Key Performance Indicator 4

Increase supply of new homes

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

2.11 This target comprises three elements:

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

2.12 This target was introduced in the 2015 London Plan. The first two elements are monitored using LDD data, the third uses Council Tax data published by MHCLG. The components of the target at planning authority level can be found in Annex 4 of the London Plan 2016. The number of long-term vacant properties returning to use is calculated using the Government's housing live table 615, by taking the net change in the number of long-term empty properties (longer than 6 months). The data covers the period to October each year so does not align to the reporting period in the AMR, but represents the best source of information available.

2.13 Net conventional completions stand at 36,129, non-conventional completions at 1,766 and long-term vacant properties returning to use are -2,196. The total of 35,699 represents 84 per cent of the 42,388 target introduced in the 2015 London Plan.

2.14 2018/19 has seen considerable variation between London's planning authorities. A total of 15 have exceeded their benchmark for the year, including two that have achieved more than double the benchmark target. Despite an increase in the number of long-term vacant properties, 322 net completions in the City of London is 228 per cent of the 141 unit benchmark and 1,121 units in Hillingdon is 201 per cent of their benchmark figure of 559.

2.15 By contrast a net loss of non-self-contained accommodation and an increase in the number of long-term vacant properties have led to a net delivery of -64 in Kensington and Chelsea. Tower Hamlets, which has previously provided large numbers of residential completions, has delivered just 16 per cent of their substantial target of 3,931, while 324 completions in Haringey is 22 per cent of the target of 1,502.

2.16 In numeric terms, the borough with the highest total completions is Southwark, where 3,523 is 129 per cent of the benchmark. They are followed by Barnet where 2,183 completion is 93 per cent of their benchmark. Ealing (2,087, 161 per cent of benchmark) and Lambeth (2,046, 131 per cent of benchmark) also recorded over 2,000 completions. A further 10 authorities recorded over 1,000 total completions.

2.17 The highest number of completions of non-self-contained rooms was in Lambeth, where two large schemes for student accommodation (permission references 15/05619/VOC and 17/01047/NMC) provided over 1,000 rooms between them. However, this was not a strong year for non-self-contained accommodation. Besides the completion of 445 units within the London Legacy Development Corporation area (reference 13/00404/FUM), there are no other significant increases, while 6 planning authorities saw no change and 13 recorded a net loss.

2.18 The number of long term-vacant properties increased by over 2,000 for the second year in a row. In total, 22 boroughs saw an increase in the number of long-term vacant properties (a net loss of housing), while 10 saw a decrease (a net gain). The biggest loss was in Harrow, but despite recording a loss of 409 units, Harrow still achieved 145 per cent of its target of 593 due to 1,230 conventional completions. There were losses of over 300 in Newham (-381), Tower Hamlets (-350) and Hounslow (-301). The biggest decrease in vacants was in Ealing, where 334 contributed to them achieving 161 per cent of their benchmark. Southwark saw a decrease of 297.

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

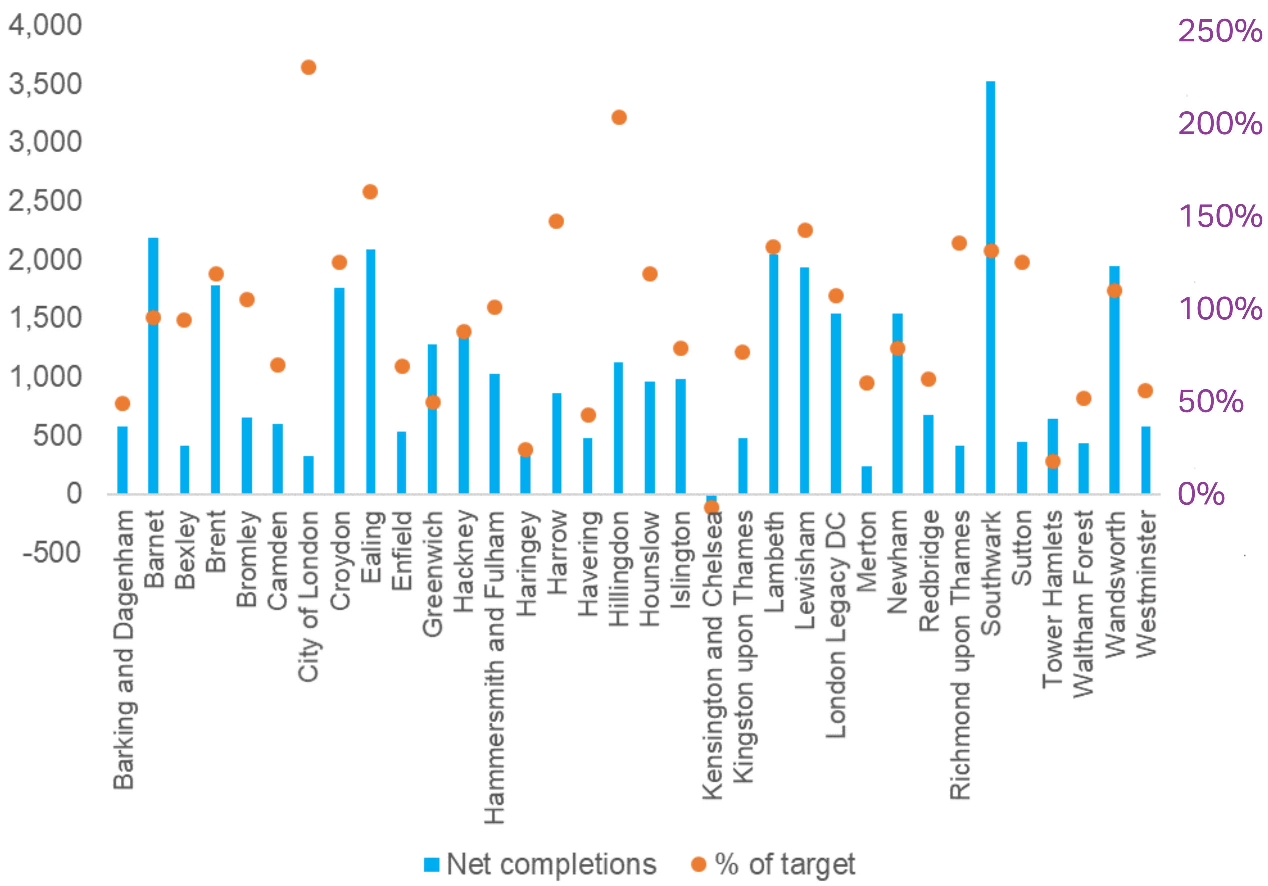
2.20 Although non-conventional bedrooms are considered as one unit when measuring against the London Plan housing targets, for the purposes of the Housing Delivery Test, student accommodation is divided by 2.5, while C2 and SG rooms are divided by 1.8. More information on these adjustments can be found in the Housing Delivery Test measurement rule book.

Table 2.6 Number of net housing completions by planning authority 2018/19

Borough	Net conven-tional	Net non-conven-tional	Vacants*	Total	London Plan target	% of target
Barking and Dagenham	675	0	-100	575	1,236	47%
Barnet	2,209	22	-48	2,183	2,349	93%
Bexley	486	80	-157	409	446	92%
Brent	1,740	-24	69	1,785	1,525	117%
Bromley	709	21	-72	658	641	103%
Camden	827	-194	-31	602	889	68%
City of London	351	0	-29	322	141	228%
Croydon	1,588	-3	181	1,766	1,435	123%
Ealing	1,758	-5	334	2,087	1,297	161%
Enfield	500	-1	34	533	798	67%
Greenwich	1,514	-66	-166	1,282	2,685	48%
Hackney	1,517	76	-221	1,372	1,599	86%
Hammersmith and Fulham	1,041	0	-18	1,023	1,031	99%
Haringey	570	18	-264	324	1,502	22%
Harrow	1,230	40	-409	861	593	145%
Havering	454	-1	26	479	1,170	41%
Hillingdon	990	119	12	1,121	559	201%
Hounslow	1,264	0	-301	963	822	117%
Islington	916	192	-129	979	1,264	77%
Kensington and Chelsea	115	-115	-64	-64	733	-9%
Kingston upon Thames	500	-7	-13	480	643	75%
Lambeth	954	1,040	52	2,046	1,559	131%
Lewisham	1,628	179	126	1,933	1,385	140%
London Legacy DC	1,095	445	-	1,540	1,471	105%
Merton	272	-34	0	238	411	58%
Newham	1,927	-9	-381	1,537	1,994	77%
Redbridge	765	45	-137	673	1,123	60%
Richmond upon Thames	419	0	-1	418	315	133%
Southwark	3,208	18	297	3,523	2,736	129%
Sutton	575	-57	-70	448	363	123%
Tower Hamlets	991	4	-350	645	3,931	16%
Waltham Forest	613	0	-181	432	862	50%
Wandsworth	1,925	9	17	1,951	1,812	108%
Westminster	803	-26	-202	575	1,068	54%
London	36,129	1,766	-2,196	35,699	42,388	84%

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

Figure 2.1 Net housing completions by planning authority and compliance with London Plan housing targets 2018/19



Key Performance Indicator 5

An increased supply of affordable homes

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

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

2.22 Table 2.7 shows that during 2018/19 a net total of 6,509 affordable units were completed. This represents an increase of 2,272 from 2017/18. The three-year total is 17,573.

2.23 In percentage terms, the share of affordable housing has risen to 18 per cent of net housing supply, 4 percentage points more than in 2017/18 and 1 percentage point more than 2016/17.

2.24 Net affordable housing output can vary considerably from year to year, particularly at a local level so Table 2.7 also shows average affordable housing output as a proportion of overall conventional housing provision over a three-year period. Between 2016/17 and 2018/19 affordable housing output averaged 16 per cent of total provision.

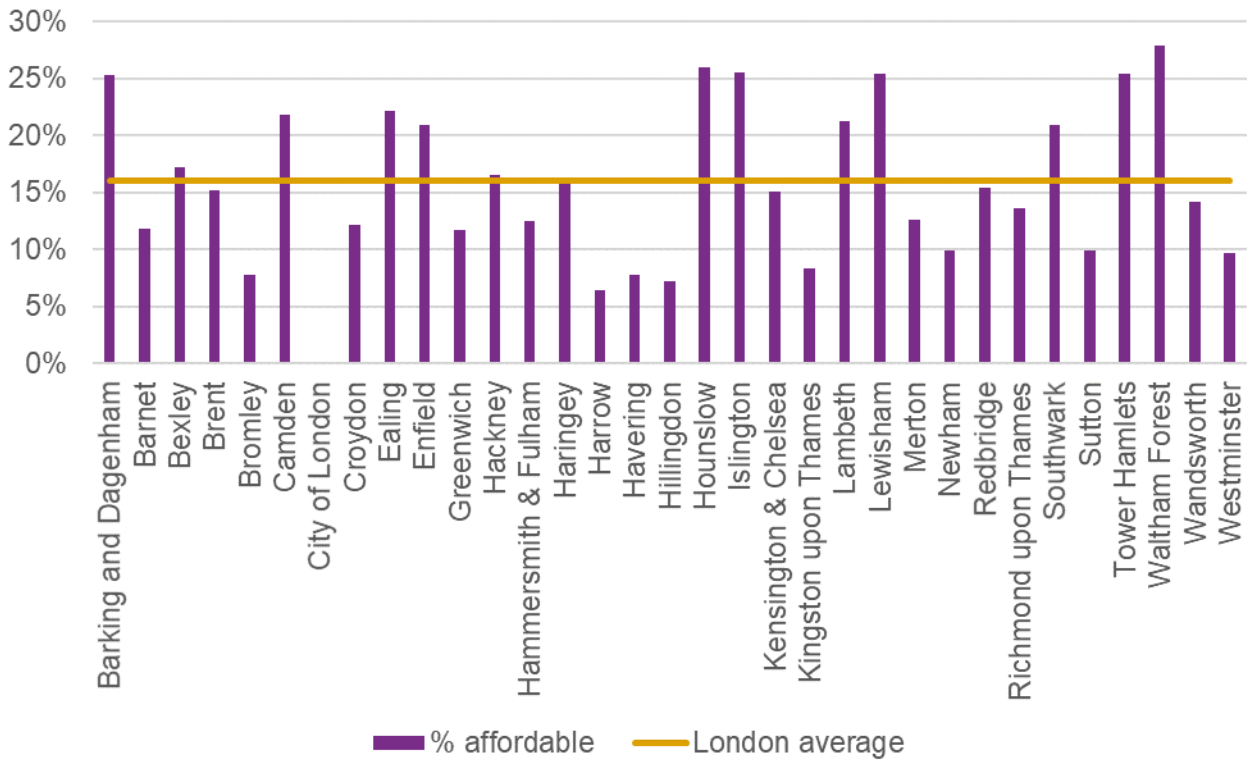
2.25 Figure 2.2 shows the three-year average performance of individual boroughs relative to the London-wide average. Over the three years, Waltham Forest has reported the highest share of affordable housing with an average of 28 per cent of their delivery being affordable. In absolute terms, Tower Hamlets have completed the most affordable homes, with a three-year total of 1,978. Southwark, with 1,362, are the only other borough to have completed over 1,000 affordable units during this three-year period.

2.26 The low level of affordable housing in the residential pipeline has been noted in previous AMRs, so an increase in the number and percentage of affordable completions is a positive sign, even though they remain well below the target level. Policies requiring affordable housing do not normally apply to schemes of less than 10 units or to those obtained through permitted development rights, so it is only through major schemes that the pipeline of affordable units can be increased.

Table 2.7 Affordable housing output as a proportion of overall conventional housing provision over the three years 2016/17 to 2018/19

Borough	Total net conventional affordable completions				Affordable as % of total net conventional supply			
	2016 /17	2017 /18	2018 /19	Total	2016 /17	2017 /18	2018 /19	All years
Barking and Dagenham	199	0	230	429	32%	0%	34%	25%
Barnet	483	341	-4	820	21%	14%	0%	12%
Bexley	180	0	92	272	22%	0%	19%	17%
Brent	281	-147	442	576	21%	-21%	25%	15%
Bromley	45	7	121	173	5%	1%	17%	8%
Camden	139	255	266	660	11%	27%	32%	22%
City of London	0	0	0	0	0%	0%	0%	0%
Croydon	243	175	324	742	9%	9%	20%	12%
Ealing	339	57	520	916	27%	5%	30%	22%
Enfield	302	7	61	370	34%	2%	12%	21%
Greenwich	-23	523	157	657	-1%	27%	10%	12%
Hackney	232	261	144	637	20%	23%	9%	17%
Hammersmith and Fulham	148	71	204	423	14%	6%	20%	13%
Haringey	148	253	11	412	20%	21%	2%	16%
Harrow	3	27	137	167	0%	4%	11%	6%
Havering	52	7	46	105	9%	3%	10%	8%
Hillingdon	59	66	78	203	7%	7%	8%	7%
Hounslow	232	283	355	870	20%	30%	28%	26%
Islington	99	72	339	510	14%	19%	37%	26%
Kensington and Chelsea	23	73	1	97	12%	22%	1%	15%
Kingston upon Thames	15	29	39	83	5%	13%	8%	8%
Lambeth	192	294	272	758	17%	20%	29%	21%
Lewisham	303	47	600	950	19%	9%	37%	25%
Merton	86	82	5	173	19%	13%	2%	13%
Newham	365	73	240	678	15%	4%	10%	10%
Redbridge	52	122	151	325	6%	26%	20%	15%
Richmond upon Thames	62	41	70	173	13%	11%	17%	14%
Southwark	552	184	626	1,362	23%	21%	20%	21%
Sutton	10	37	143	190	2%	5%	25%	10%
Tower Hamlets	1,165	566	247	1,978	27%	28%	16%	25%
Waltham Forest	307	151	199	657	30%	21%	32%	28%
Wandsworth	378	198	310	886	17%	10%	16%	14%
Westminster	156	82	83	321	12%	7%	10%	10%
London	6,827	4,237	6,509	17,573	17%	14%	18%	16%

Figure 2.2 Affordable housing - three year average performance by borough



Key Performance Indicator 6

Reducing health inequalities

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

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

Key Performance Indicator 7

Sustaining economic activity

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

2.28 Table 2.8 shows that during 2019 London saw its employment rate rise to 74.5 per cent, up 0.2 percentage points on the previous year. The employment rate for both London and the UK has risen year-on-year, following a downturn between 2009 and 2011. London's employment rate in 2019 was the highest annual average level since records began in 1992.

2.29 London has traditionally had an employment rate below the national average, however the gap closed significantly in recent years, with the difference at 1.1 percentage points in 2019.

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

Table 2.8 Working age London residents in employment by calendar year

Year	London working age residents in employment	London residents of working age	London employment rate %	UK employment rate %	Difference London to UK %
2004	3,433,700	5,039,000	68.1	72.5	-4.4
2005	3,476,500	5,112,400	68.0	72.5	-4.5
2006	3,528,500	5,183,500	68.1	72.4	-4.3
2007	3,608,400	5,262,000	68.6	72.4	-3.8
2008	3,699,400	5,351,500	69.1	72.1	-3.0
2009	3,695,600	5,443,400	67.9	70.6	-2.7
2010	3,719,200	5,524,000	67.3	70.1	-2.8
2011	3,787,900	5,630,500	67.3	69.8	-2.5
2012	3,866,800	5,670,000	68.2	70.5	-2.3
2013	3,977,500	5,722,500	69.5	71.2	-1.7
2014	4,128,900	5,789,600	71.3	72.3	-1.0
2015	4,278,400	5,867,700	72.9	73.4	-0.5
2016	4,363,700	5,920,900	73.7	73.8	-0.1
2017	4,388,100	5,937,200	73.9	74.7	-0.8
2018	4,475,000	6,024,100	74.3	75.0	-0.7
2019	4,521,400	6,069,200	74.5	75.6	-1.1

Source: Annual Population Survey - includes self-employment

Key Performance Indicator 8

Ensure that there is sufficient development capacity in the office market

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

The ratio

2.31 In this edition of the AMR, we continue to use data from both EGi London Offices and the London Development Database (LDD). The analysis is by calendar year.

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

Year	EGi	LDD
2004	11.9:1	6.4:1
2005	8.1:1	7.4:1
2006	8.3:1	8.7:1
2007	6.3:1	4.7:1
2008	7.5:1	4.1:1
2009	10.0:1	7.0:1
2010	13.0:1	11.6:1
2011	13.5:1	8.0:1
2012	8.3:1	3.9:1
2013	7.1:1	4.5:1
2014	5.9:1	3.2:1
2015	6.0:1	3.8:1
2016	4.9:1	3.6:1
2017	5.4:1	3.0:1
2018	5.1:1	3.1:1
2019	9.0:1	n/a

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

Central London is defined as Camden, City of London, City of Westminster, Hackney, Hammersmith and Fulham, Islington, Kensington and Chelsea, Lambeth, Southwark, Tower Hamlets and Wandsworth.

2.32 According to the EGi data, the ratio of the stock of office planning permissions granted (PPGs) to average three years starts at end-2019 rose to a healthy 9.1:1 (Table 2.9). This compares to 2018's ratio of 5.1:1, reflecting several new and very large PPGs during 2019. The EGi data has been adjusted for four schemes erroneously counted as starts last year and which are now reclassified as PPGs, but the impact is negligible[1].

2.33 This is the highest ratio since the peak years of 2009-11, when it rose largely in response to the Global Financial Crisis (GFC), and a large number of scheme starts were assumed to have been delayed. It fell steadily thereafter, until 2019. In the most recent set of comparable figures for the two databases, for 2018, the ratio of PPGs to starts was 5.1:1 according to EGi and 3.1:1 according to LDD.

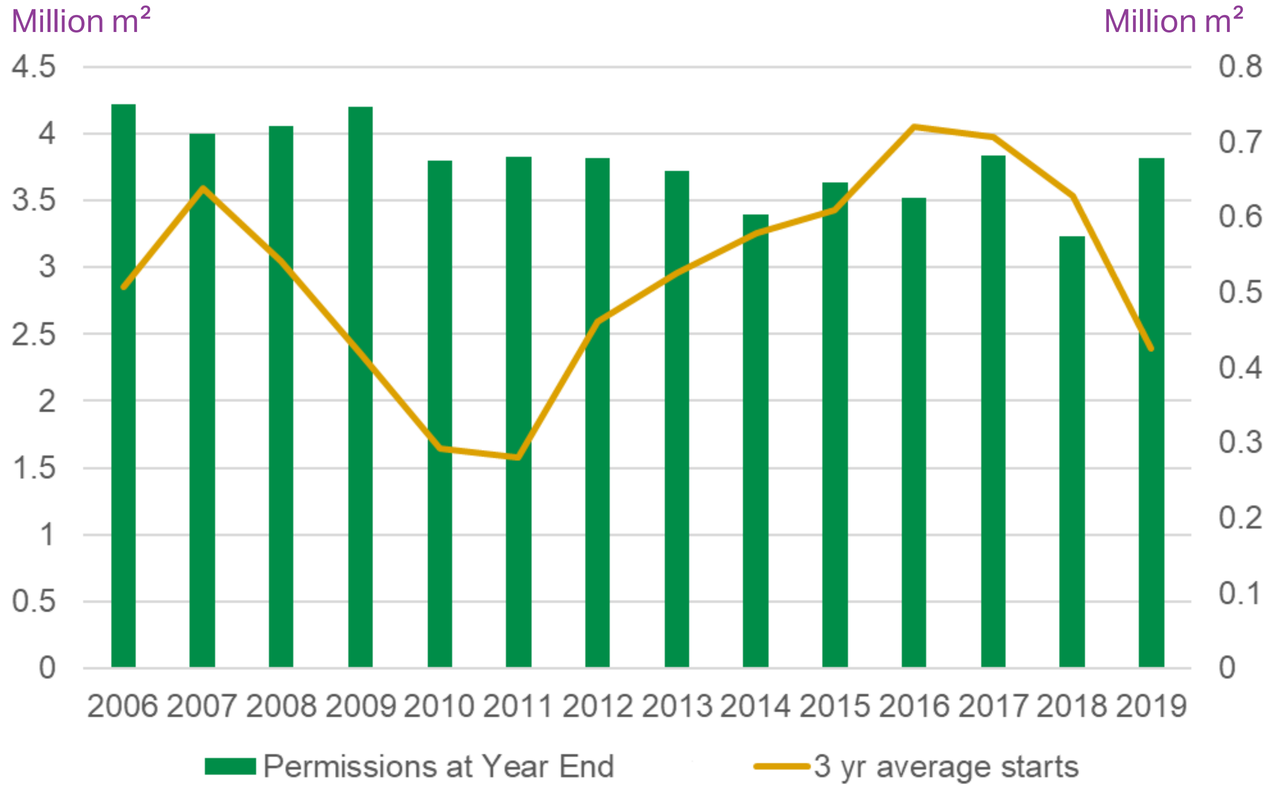
2.34 The LDD ratio has recovered slightly from the record low of 3 in 2017. Having risen sharply in the years immediately following the GFC (mirroring the EGi data), the ratio fell steadily, remaining below 4 since 2014 and bottoming out in 2017. In 2018, there was a fall in starts and a modest rise in PPGs. If LDD data follow EGi data in 2019, then the sharp rise in PPGs and in starts should see upward pressure on the ratio.

2.35 The reasons for the LDD benchmark remaining low in 2018 are probably multi-faceted. As with the previous year, there could still be some 'Brexit effect', in terms of uncertainty, although this explanation is not clear cut (having been falling since 2015) and the outcome of negotiations surrounding the Withdrawal Agreement could see this phenomenon persist for another year or so. The 'normal' property cycle remains a factor with development levels reflecting anticipated returns. The 'cyclical' component explanation is supported by a sharp rise in new permissions in the EGi data. The sharp rise in the 2019 EGi ratio should be mirrored by the 2019 LDD data when it is published.

2.36 To illustrate the changing relationship between PPGs and starts, Figure 2.3 shows the level of starts since just before the GFC, through to 2019. As can be seen, average three year starts fell sharply following the recession. Starts lifted again in 2012, rising for four years, before faltering after the EU referendum. Since then the three year average has been falling and is at its lowest level since 2012. A distinct fall in PPGs during 2018 reinforced downward pressure on the ratio, but this bounced back in 2019, causing a sharp turnaround in the ratio.

1 The schemes are: 174 Mile End Road E1 4LJ (1,467 m²); 17-21 Corsham Street N1 6DR (1,370 m²); 71-73 Carter Lane EC4V 5EQ (216 m²); 282-286 Old Kent Road SE1 5UE (84 m²)

Figure 2.3 Comparison of office permissions granted and three-year average starts, central London, 2006-2019 (Million m²)



Source: Ramidus Consulting, EGi London Offices

2.37 As is usually the case, final permissions and starts data from LDD for 2019 are not yet available, hence the absence of a ratio for that year. In addition to different handling of starts on some schemes, variation in the ratios can be accounted for by the different definitions used in the datasets[2]. It is known that the EGi database provides a more comprehensive coverage than LDD and, in particular, contains a much greater amount of data on the refurbishment market – around 13 per cent of development activity is refurbishment. Further it has a stricter definition of what constitutes a start.

Starts and permissions

2.38 Based on EGi data, Figure 2.4 shows that there were starts containing slightly over 400,000 m² in 2019[3]. The 2019 starts figure is significantly below the ten-year average of 549,000 m². When compared to the long run (1985-2019), it is also below the average of 582,000 m². The three-year average for starts over the period 2017-2019 is 425,000 m², lower than the 2018 figure of 628,000 m².

2.39 The fall in starts during 2019 might reflect ongoing uncertainty following the Brexit referendum in 2016, as investors pursue a ‘wait-and-see’ approach. That permissions rose sharply may suggest that this is caution rather than pessimism.

2.40 Reflecting the fall in starts overall, the number of large schemes starting also dipped somewhat. While in 2018 there were 10 starts of 20,000 m² or more, in 2019 there were only five, including: 6-8 Bishopsgate, EC2 (66,314 m²); Ludgate

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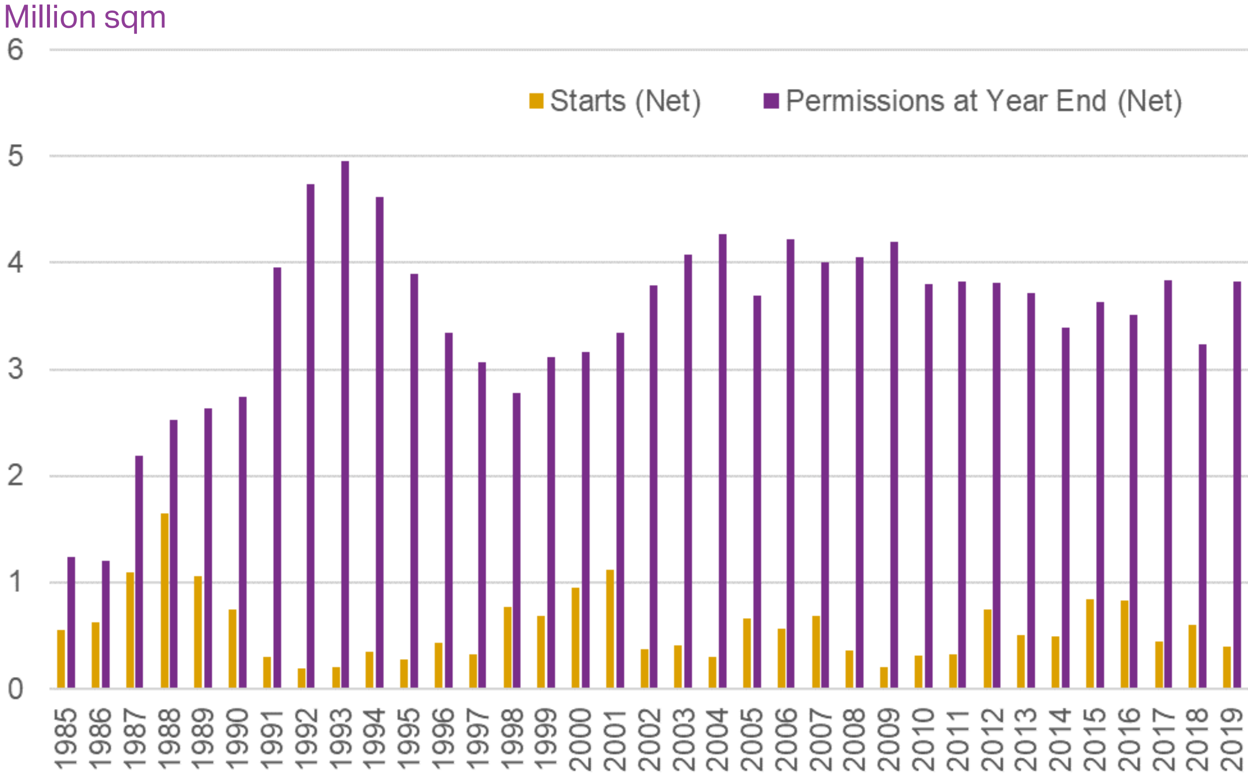
2 EGi data for permissions are based on planning committee decisions which are a precursor to discussion on the content of S106 agreements, whereas LDD waits for a decision letter to be issued which does not happen until the legal agreement has been signed. LDD data has a minimum threshold of 1,000 m²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

3 All figures cited are m² net internal area

& Sampson House, Bankside, SE1 (36,298 m²); The Cube, W2 (34,018 m²); King's Cross Central T2, N1 (22,464 m²), and 1 Oxford Street W1 (21,194 m²). None of these schemes are pre-leased.

Figure 2.4 Office starts and year-end permissions in central London, 1985-2019



Source: Ramidus Consulting, EGi London Offices

2.41 Unimplemented office permissions at year end-2019 totalled 3,820,326 m² according to the EGi data (compared to 3,233,643 m² at the end of 2018). The 2019 figure compares to a ten-year average of 3,658,680 m² and a long run average of 3,497,726 m², putting the 2019 figure well above trend.

2.42 There are 15 outstanding permissions comprising 50,000 m² or more. Four of these are in Docklands: Wood Wharf (267,372 m²); North Quay (222,000 m²); Riverside South, Westferry (185,000 m²) and 1 Park Place (81,700 m²). There is one at King's Cross on York Way (166,600 m²); two to the west of the CAZ at Gateway Site, White City (50,500 m²) and Warwick Road, Earl's Court (67,800 m²);

and two on the Southbank, at Battersea Power Station (73,800 m^2) and York Road (74,300 m^2).

2.43 The remaining seven all have EC addresses: 1 Undershaft (105,500 m^2); 19-21 Billiter Street (105,000 m^2); 100 Leadenhall Street (81,600 m^2); Worship Street/ Curtain Road (71,800 m^2); 6-8 Bishopsgate (66,300 m^2); 20 Ropemaker Street (50,800 m^2) and Royal Mint (50,500 m^2). Royal Mint Court is the planned site for a new Chinese Embassy and trade centre. This is largely unchanged since the previous KPI 8 update.

2.44 The largest new consent over 20,000 m^2 is the refurbishment and extension of Portland House, Stag Place, SW1 (40,246 m^2), followed by 1-2 Broadgate, EC2 (35,911 m^2); Canada Water phase 1, SE16 (31,070 m^2); 130 Fenchurch Street EC3 (29,230 m^2); Stonecutter Court, EC4 (25,78-9 m^2) and the refurbishment of 1 Kemble Street, WC2 (24,840 m^2).

Office market overview

2.45 The Central London market had been operating against the backdrop of Brexit for over three years, with the attendant uncertainty being reflected in the supply figures shown above. Even though the UK had formally left the EU, it was still in the transition period and the final shape of its relationship with the EU was unknown. To this point, the impact of the EU exit has been modest. Indeed, 2019 saw real wages recover to their 2009 levels, while interest rates and inflation remained low.

2.46 Development and vacancy: Construction completions across Central London totalled around 1,105,000 m^2 in 2019 (down 10 per cent on the previous year)[4]. Just over one-third of the 1.2 million m^2 under construction at the year-end was pre-leased. Across Central London overall vacancy rates continued to run at below 5 per cent, as they have done since 2014.

2.47 The lack of new development beyond the Central Activities Zone and Northern Isle Of Dogs remains a concern as commercial development and residential development compete for land. As noted in the previous AMR update, there is a particular concern over the impact of Permitted Development Rights and the loss of secondary, low-cost space, typically occupied by smaller businesses in those central area fringe locations lying just beyond the CAZ. It is notable that

4 Deloitte Real Estate (2019) London Office Crane Survey, Winter

EGi data show, in terms of space currently under construction, that Westminster is set to lose around 40,000 m² of stock, mainly in more than 30 small schemes, although the New Scotland Yard redevelopment accounts for more than half of this total. This should be corrected if outstanding consents are implemented, which in turn should curtail a long-term trend for net loss of space to residential in Westminster.

2.48 Investment: Levels of investment were subdued in 2019. Central London investment amounted to £12.6bn (compared to £18.0bn in 2018), the lowest level since 2011. According to JLL the last quarter of 2019 saw 16 sales of over £100 million[5].

2.49 One source of concern is London's ability to attract high levels of foreign direct investment (FDI). Figure 2.5 shows FDI in London since 2008. Between 15,000 and 29,000 jobs have been created through FDI in the capital each year since 2011 up to 2018. However, the first three quarters of 2019 saw a sharp decline in both the number of jobs created and investment projects.

2.50 Take-up: Central London office take-up for the whole of 2019 reached 1.35 million m², down 8 per cent on 2018. The 2019 figure is 6 per cent lower than the five-year average, but 4 per cent higher than the 10-year average, according to an Estates Gazette report based on Radius Data Exchange figures. At the same time, data from JLL also found that take-up across Central London was 'robust' at 2.8 million sq ft (260,000 m²) which although down quarter-on-quarter was above the 10-year quarterly average[6].

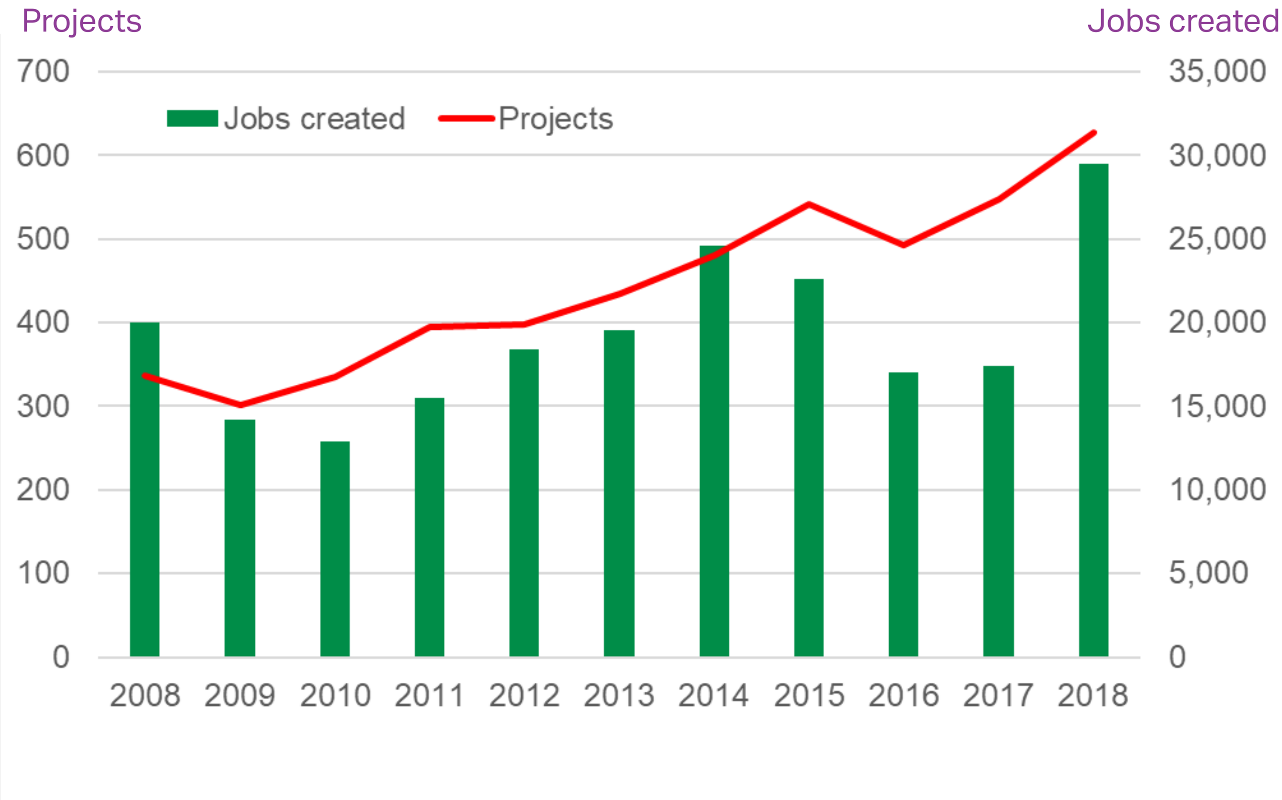
2.51 There were 12 London deals of 10,000 m² or more in 2019, including EBRD's letting at 1 Bank Street, E14 (33,000 m²); BT taking the whole of 1 Braham Street, E1 (29,700 m²); The Office Group at Chancery House, WC2 (14,500 m²), and Monzo at Broadwalk House, EC2 (11,335 m²).

2.52 The flexible workspace sector accounted for 23 per cent of lettings in the fourth quarter of 2019, according to Cushman and Wakefield[7]. Furthermore, the traditional dominance of financial services in the leasing market has been challenged by other sectors. For example, the technology, media and telecoms sector accounted for around 19.6 per cent of take-up in 2019, despite no mega-

5 JLL (2019) Central London Office Market Report Q4 2019
6 Estates Gazette (2020) Confidence returns as clarity emerges 9 Feb 2020
7 Cushman & Wakefield (2020) Marketbeat Q4 2019

lettings to technology firms. In spite of the uncertainties surrounding Brexit, demand for London office space has remained resilient.

Figure 2.5 Foreign direct investment projects and jobs created in London 2008 - 2019



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

2.53 Overview: During 2019, demand for space in London's office market remained fairly resilient despite the uncertainties surrounding Brexit. Depending on the new regulatory environment for the future relationship with the EU, the lacklustre levels of FDI could rebound. Developers are still lining up planning consents and supply remains rather tight on the narrow LDD ratio. This should, however, improve in line with the EGi ratio, once LDD data for 2019 becomes available.

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

2.54 Table 2.10 shows an estimated total of 62.6 hectares of net industrial land release recorded in planning approvals in 2018/19, taking into account losses and gains of industrial land. As observed in previous years, the East London sub-region contributed the largest area for transfer to other uses, with 38.8 hectares making up 62 per cent of total net release. Brent permitted the highest single net release figure, 13.5 hectares contributing 22 per cent of total net release. Newham (12.2 hectares), Havering (9.0 hectares) and Haringey (8.2 hectares) are the other boroughs that contributed at least 10 per cent of the total net release.

2.55 The largest individual site losses in terms of industrial land include:

- The former Parcelforce Depot site in Newham (11.9 hectares)
- The former Nestle factory in Hillingdon (8.6 hectares)
- The former Northfield Industrial Estate in Brent (8.4 hectares)
- The Beam Park development in Havering/Barking and Dagenham (6.1 hectares)
- The Hackney Wick Central site in Hackney/Tower Hamlets (4.0 hectares)

The largest individual site gains in terms of industrial land include:

- The Rectory Farm development in Hounslow (17.8 hectares)
- Phase 2 of the Prologis Park West London development (formerly Stockley Park Phase 3) in Hillingdon (4.2 hectares)

2.56 The benchmark for land release in the Land for industry and transport SPG was exceeded by the greatest proportion in the North London sub-region where 8.8 hectares were released – more than twice the benchmark. The SPG benchmark was also exceeded in the East, Central and South London sub-regions. In the West London sub-region, the SPG benchmark was not exceeded once planning approvals that resulted in net gains of industrial land were taken into account.

2.57 The release of more industrial land than is recommended by the benchmarks has been driven primarily by pressure for residential development. These findings reinforce the need for a new approach to managing industrial capacity in London, and this has been taken forward in the draft new London Plan.

Table 2.10 Industrial land release (hectares) in planning approvals 2001-2018/19

Sub-region	Annual average release			Annual release			London Plan/SPG annual benchmark 2011-2031
	2001-2006	2006-2011	2011/12-2015/16	2016/17	2017/18	2018/19	
Central	6	5	8.0	10.3	3.2	3.8	2.3
East	57	54	30.3	27.5	30.9	38.8	19.4
North	2	2	3.6	6.1	14.7	8.8	3.4
South	11	4	12.5	18.4	7.6	4.6	4.4
West	10	18	23.3	9.4	16.5	6.6	7.2
London	86	83	77.6	71.7	73.0	62.6	36.7

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

2.58 Note that figures for 2017/18 and 2018/19 include land currently in industrial use and mixed industrial/non-industrial use sites that are transferred to other uses (net losses of industrial land) and the transfer of non-industrial uses to industrial related ones (net gains of industrial land).

2.59 Research commissioned by the GLA indicates that there will be positive net demand for industrial land in London over the period 2016 to 2041, mostly driven by strong demand for logistics to service growth in London's economy and population. Based on this evidence, the draft new London Plan addresses the need to provide sufficient industrial, logistics and related capacity to meet current and future demands for industrial and related functions.

Key Performance Indicator 10

Employment in Outer London

Target: Growth in total employment in Outer London

2.60 Table 2.11 shows estimates of the number of jobs in London, including self-employed jobs, from 2004 to 2018, and the proportion of jobs in the Outer London boroughs.

2.61 It shows that since 2011 employment in Outer London has generally been growing year-on-year, increasing by around 312,000 from 2011 to 2017 (16.2 per cent). Between 2017 and 2018, however, employment in Outer London declined by around 41,000 (1.8 per cent), marking the first annual decline since 2011. Though caution should be taken in interpreting single year-on-year changes, this means that the share of jobs in Outer London fell to 37 per cent of the London total.

Table 2.11 Number (thousands) and percentage of jobs in Outer London, 2004-2018

Year	Outer London	All of London	% in Outer London
2004	1,927,776	4,578,626	42%
2005	1,946,521	4,681,435	42%
2006	1,974,691	4,732,508	42%
2007	1,958,049	4,788,834	41%
2008	1,996,130	4,927,932	41%
2009	1,927,867	4,820,810	40%
2010	1,930,769	4,811,901	40%
2011	1,920,881	4,894,597	39%
2012	2,002,649	5,093,094	39%
2013	2,050,210	5,243,063	39%
2014	2,113,447	5,467,171	39%
2015	2,135,603	5,589,071	38%
2016	2,179,406	5,719,818	38%
2017	2,232,630	5,851,145	38%
2018	2,191,606	5,918,513	37%

Source: GLA Economics analysis of Office for National Statistics data

2.62 Estimates of employee jobs by borough are calculated by applying borough shares of total London employee jobs from the ONS Business Register and Employment Survey (BRES) to the London total employee jobs component of ONS Workforce Jobs series (WFJ). Self-employed jobs are calculated by applying estimates of borough shares of London's total self-employed jobs from the Annual Population Survey (APS) to the London total self-employed jobs component of WFJ. Employee and self-employed jobs are added together for an estimate of total employment. For consistency with the GLA London Jobs Series the jobs total used here excludes Sections T and U.

2.63 From 2015 the coverage of the ONS Standard Business Survey Population was extended to include a population of solely Pay As You Earn (PAYE) based businesses. The overall impact that including PAYE units had on BRES employee estimates is relatively small (0.7 per cent in 2015) but there is variation at a local level. To maintain consistency with previous years, we have adjusted our historic (2004-2014) borough employee shares to account for the increase in coverage based on two versions of 2015 data released by the ONS. More information can be found on the ONS website.

Key Performance Indicator 11

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

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

Employment Rates for White and BAME Groups

2.64 Table 2.12 shows that the employment rate for Black, Asian and Minority Ethnic (BAME) Londoners continues to increase. The employment rate for white residents has shown relatively little growth over the longer term, so the gap between employment rates for white and the overall BAME group has decreased.

2.65 Table 2.13 provides further detail on employment rates by broad ethnic group. This data is illustrated graphically in Figure 2.6 and Figure 2.7. The data and charts indicate that employment rates across all broad ethnic groups in London have generally been rising over the period between 2004 and 2019 and the gaps relative to the white population have generally been falling. Within the BAME categorisation, the Pakistani/Bangladeshi broad ethnic group has the highest employment rate gap in 2019 (over 20 percentage points) relative to the white population. Among the Black or Black British and the Mixed ethnic groups there has been a reduction in the employment rate gap, notably since 2011, but in 2019 these groups remain between 10 and 11 percentage points below the employment rate in the white population. The Indian ethnic group consistently has the lowest employment rate gap (around 5 percentage points in 2019) relative to the white population.

2.66 The data in Table 2.12 and Table 2.13 include further revisions made by ONS in 2019. The data has been re-weighted in line with the latest ONS estimates, which provides more accurate population information than was previously available. The figures are estimates based on a sample survey, so some variability is expected.

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

Year	All persons		White groups		BAME groups		Employment rate gap White / BAME
	In employment	Rate %	In employment	Rate %	In employment	Rate %	
2004	3,433,700	68.1	2,518,200	73.4	907,600	56.8	16.6
2005	3,476,500	68.0	2,502,400	73.4	968,600	57.1	16.3
2006	3,528,500	68.1	2,489,900	73.6	1,031,200	57.7	15.9
2007	3,608,400	68.6	2,495,600	73.7	1,108,800	59.4	14.3
2008	3,699,400	69.1	2,554,500	74.4	1,140,700	59.6	14.8
2009	3,695,600	67.9	2,566,600	73.6	1,122,500	57.7	15.9
2010	3,719,200	67.3	2,507,600	72.3	1,204,100	58.9	13.4
2011	3,787,900	67.3	2,512,900	73.0	1,268,600	58.2	14.8
2012	3,866,800	68.2	2,554,400	73.7	1,309,000	59.5	14.2
2013	3,977,500	69.5	2,627,500	75.0	1,346,400	60.8	14.2
2014	4,128,900	71.3	2,712,600	76.8	1,408,400	62.7	14.1
2015	4,278,400	72.9	2,737,800	78.2	1,531,300	65.0	13.2
2016	4,363,700	73.7	2,787,500	78.6	1,570,400	66.3	12.3
2017	4,388,100	73.9	2,831,200	78.8	1,553,200	66.4	12.4
2018	4,475,000	74.3	2,871,600	79.6	1,594,100	66.4	13.2
2019	4,521,400	74.5	2,919,200	79.3	1,597,800	67.1	12.2

Source: Annual Population Survey

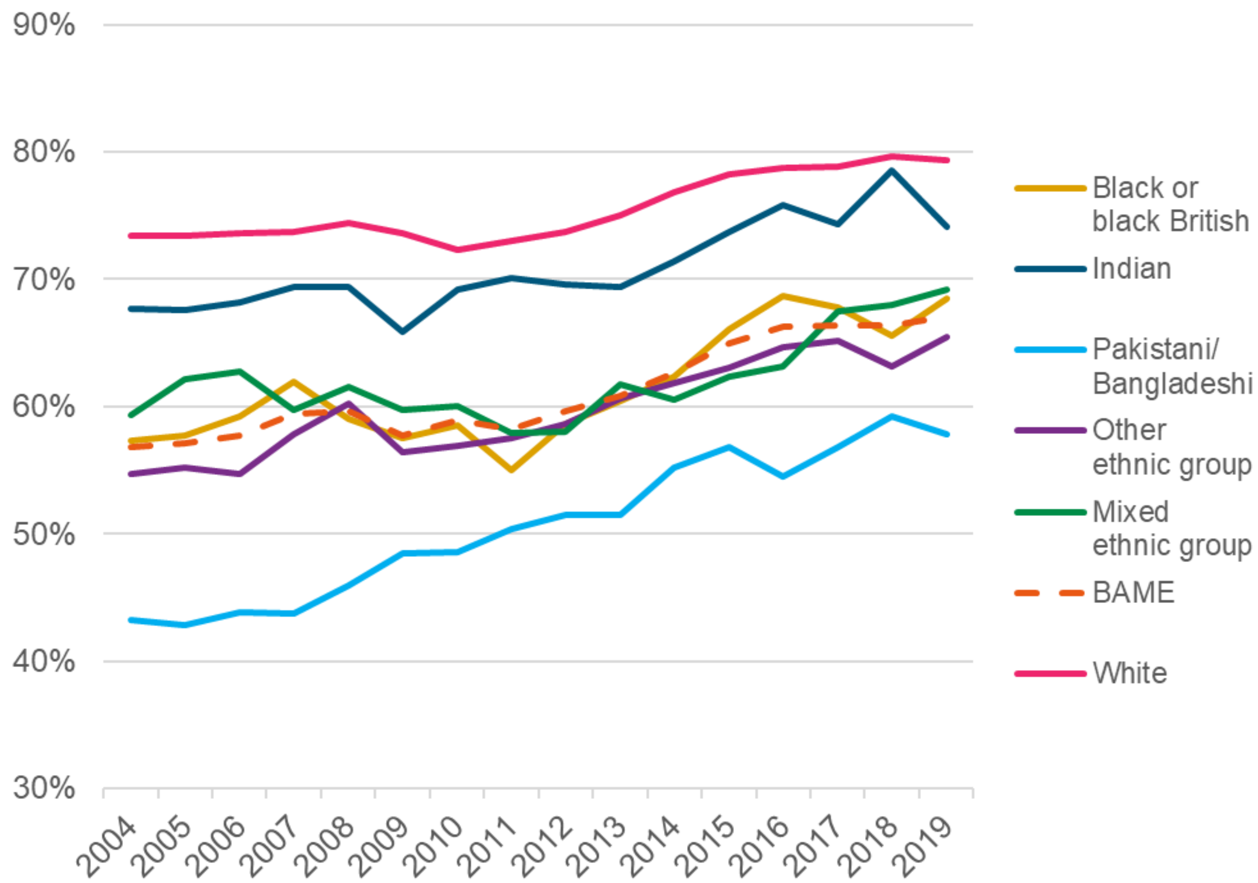
Table 2.13 Employment rates (%) by broad ethnic group[8], aged 16-64, by calendar year

Year	White	BAME	Black or black British	Indian	Mixed ethnic group	Pakistani / Bangla-deshi	Other ethnic group
2004	73.4	56.8	57.3	67.7	59.3	43.2	54.7
2005	73.4	57.1	57.7	67.6	62.1	42.8	55.2
2006	73.6	57.7	59.2	68.2	62.8	43.8	54.7
2007	73.7	59.4	61.9	69.4	59.7	43.7	57.8
2008	74.4	59.6	59.0	69.4	61.5	46.0	60.2
2009	73.6	57.7	57.5	65.9	59.7	48.5	56.4
2010	72.3	58.9	58.5	69.2	60.0	48.6	56.9
2011	73.0	58.2	55.0	70.1	57.9	50.4	57.5
2012	73.7	59.6	58.6	69.6	58.0	51.5	58.6
2013	75.0	60.8	60.4	69.4	61.7	51.5	60.6
2014	76.8	62.7	62.3	71.4	60.5	55.2	61.8
2015	78.2	65.0	66.1	73.7	62.3	56.8	63.1
2016	78.7	66.3	68.7	75.8	63.2	54.5	64.7
2017	78.8	66.4	67.8	74.3	67.5	56.8	65.2
2018	79.6	66.4	65.6	78.5	68.0	59.2	63.2
2019	79.3	67.1	68.5	74.1	69.2	57.8	65.5

Source: Annual Population Survey

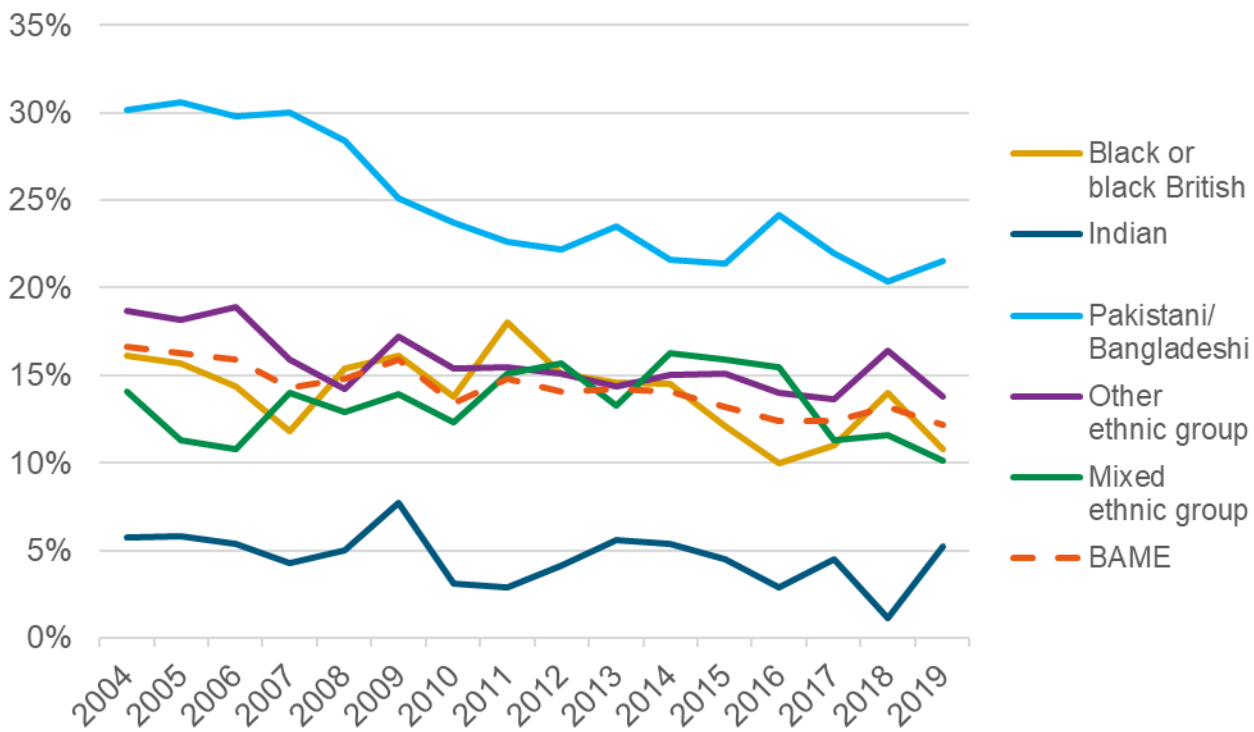
8 Standard ethnic group disaggregation of Annual Population Survey data as available through NOMIS

Figure 2.6 Employment rates (per cent) by broad ethnic group, London 2004-2019



Source: Annual Population Survey

Figure 2.7 Employment rate gap (percentage points) by broad ethnic group relative to the white population, London 2004-2019



Source: Annual Population Survey

Lone parents on income support

2.67 Table 2.14 shows that in May 2019 there were 37,460 lone parents claiming Income Support in London. However, meaningful comparisons of the Income Support claimant data over time cannot be made. This is because there have been significant changes in the Government's welfare system since this measure was devised. Income Support, along with several other types of benefit, is gradually being replaced by Universal Credit. It is not possible to separate out Universal Credit claimants who would have been entitled to Income Support from claimants who would have been entitled to other benefits covered by Universal Credit, such as Child Tax Credits, Working Tax Credits, Housing Benefit or Job Seekers Allowance. This means that the time series should be treated with extreme caution.

Table 2.14 Lone parents on income support in London versus England and Wales

Year	Lone parent families on IS in London	As % of lone parent families in London	Lone parent families on IS in England and Wales	As % of lone parent families in England and Wales	Difference (percentage points)
2006	162,770	46.0	709,370	37.0	9.0
2007	160,450	45.0	702,580	36.0	9.0
2008	152,520	40.0	679,150	34.0	6.0
2009	141,720	37.0	662,660	33.0	4.0
2010	129,100	33.0	624,330	30.0	3.0
2011	109,200	28.0	547,600	27.0	1.0
2012	102,590	27.1	531,020	25.0	2.1
2013	83,050	22.8	459,910	22.1	0.7
2014	73,300	20.2	436,730	21.3	-1.1
2015	66,440	17.1	406,630	19.8	-2.7
2016	62,450	17.8	383,710	19.7	-1.9
2017	56,150	18.7	356,170	19.4	-0.7
2018	50,590	16.3	320,770	17.6	-1.3
2019	37,460	10.9	233,810	12.7	-1.8

Source for Table 2.14: Data for (May) 2006 – 2018 sourced from the DWP's Work and Pensions Longitudinal Study extracted from NOMIS, data for lone parents on income support for (May) 2019 is sourced from the DWP's Work and Pensions Longitudinal Study extracted from Stat-Xplore (as data is no longer available on NOMIS). Denominators for all years are estimates of lone parents with dependent children taken from ONS Labour Force Survey April-June.

Note that changes in the Government's welfare system mean that it is no longer possible to make meaningful comparisons over time based on the Income Support claimant data and the data in the table above should be treated with extreme caution.

2.68 The GLA has published a range of datasets relating to economic fairness including employment gaps by gender, parental employment[9] (including lone parents), disability and ethnicity. These datasets and others related to economic fairness can be downloaded from the London Datastore[10].

9 https://data.london.gov.uk/dataset/employment-rates-of-parents

10 https://data.london.gov.uk/economic-fairness/#:~:text=We%20define%20economic%20fairness%20as,narrowing%20the%20gaps%20between%20people

Key Performance Indicator 12

Improving the provision of social infrastructure and related services

Target: Reduce the average class sizes in primary schools

2.69 The Department for Education figures in Table 2.15 show that the average class size in one teacher classes in state funded primary schools across London fell by 0.1 from 2018 to 2019. After remaining stable for three years from 2013 to 2015 at 27.8, the London average has dropped in each of the last four years to 27.2 pupils per class in 2019.

2.70 Over the period from 2009 to 2019, the average class size increased slightly from 27 to 27.2. Compared to 2009 however, 23 London boroughs have seen an increase in the average number of pupils per class and 9 have decreased.

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

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

Table 2.15 Average size of one teacher classes

Borough	2009	2013	2014	2015	2016	2017	2018	2019	Change 2009 to 2019
Barking and Dagenham	27.2	28.3	28.0	28.3	28.7	28.2	27.8	27.5	0.3
Barnet	27.6	28.2	28.4	28.5	28.2	28.2	28.1	27.9	0.3
Bexley	27.8	28.5	28.4	28.5	28.5	28.7	28.4	28.2	0.4
Brent	27.8	28.7	28.9	28.4	28.4	28.3	27.4	27.3	-0.5
Bromley	27.7	28.4	28.3	28.4	28.2	28.1	28.1	27.9	0.2
Camden	26.6	27.5	27.6	27.7	27.9	27.5	27.2	26.7	0.1
City	24.7	25.9	25.9	24.4	-	-	24.3	26.2	1.5
Croydon	27.7	28.2	28.2	28.0	28.0	27.4	27.3	27.2	-0.5
Ealing	27.2	28.3	28.0	28.2	27.9	27.7	27.4	27.5	0.3
Enfield	28.6	28.8	28.7	28.4	28.4	27.9	28.0	27.8	-0.8
Greenwich	26.2	27.1	27.4	27.9	27.7	27.7	27.6	27.3	1.1
Hackney	25.8	26.2	26.8	26.9	26.8	26.2	26.5	25.6	-0.2
Hammersmith and Fulham	26.2	26.1	26.1	26.0	25.6	25.9	25.8	26.3	0.1
Haringey	27.5	28.2	28.0	28.1	28.2	27.8	28.0	27.6	0.1
Harrow	26.9	28.8	29.8	29.4	29.0	28.9	28.4	28.5	1.6
Havering	27.4	28.6	28.4	28.0	28.1	28.1	28.2	27.9	0.5
Hillingdon	27.2	27.9	28.0	28.1	28.1	28.1	27.7	27.4	0.2
Hounslow	27.4	28.4	28.1	28.1	28.2	28.2	28.0	28.0	0.6
Islington	25.5	26.3	26.6	26.7	27.0	26.8	26.6	26.3	0.8
Kensington and Chelsea	25.7	26.7	26.7	26.7	26.3	25.4	25.8	25.4	-0.3
Kingston	27.1	27.7	27.6	27.7	27.7	27.7	27.5	27.3	0.2
Lambeth	25.6	26.6	26.3	26.1	26.2	26.1	25.8	25.6	0
Lewisham	26.3	27.2	27.4	27.2	27.0	26.9	26.8	27.4	1.1
Merton	27.0	27.7	27.8	27.1	27.1	26.8	26.3	26.1	-0.9
Newham	27.0	27.9	26.6	27.4	29.6	27.5	27.5	27.3	0.3
Redbridge	29.1	29.1	29.3	29.2	28.3	29.3	29.0	28.8	-0.3
Richmond	26.9	28.2	28.5	28.2	25.9	28.2	28.0	27.9	1.0
Southwark	24.6	26.3	26.4	26.1	28.7	25.3	25.4	25.1	0.5
Sutton	27.7	28.7	28.8	28.8	27.0	28.3	28.1	28.1	0.4
Tower Hamlets	26.3	27.6	27.7	27.5	27.3	26.9	26.7	26.7	0.4
Waltham Forest	28.1	28.2	28.4	27.8	25.3	27.3	26.9	26.5	-1.6
Wandsworth	25.3	25.9	25.8	26.0	25.0	25.7	25.7	25.4	0.1
Westminster	25.4	26.0	25.6	25.3	27.7	25.0	24.6	24.3	-1.1
London	27.0	27.8	27.8	27.8	27.7	27.5	27.3	27.2	0.2

Source: Department for Education https://www.gov.uk/government/statistics/schools-pupils-and-their-characteristics-january-2019

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

2.73 Since 2001, use of public transport per head has grown by almost 30 per cent, although there was a decrease of 1 index point in 2018, following a 1.4 index point reduction in the previous year. Private transport use per head has decreased by 1.3 index points between 2017 and 2018, and has now decreased by over 26 per cent since 2001.

2.74 The indices in Table 2.16 are derived from the time series of journey stages per head compiled for the Travel in London Report 12 (TfL City Planning November 2019). This includes all travel to, from or within Greater London, including travel by commuters and visitors.

2.75 Total daily journey-stages in 2018 were 31.4 million, a slight decrease of 0.1 per cent on 2017, but 5.9 million higher than in 2001.

Table 2.16 Public and private transport indexes

Year	Public transport index	Private transport index
2001	100	100
2002	103.1	99.5
2003	108.0	97.0
2004	113.8	95.1
2005	112.0	92.9
2006	114.7	92.1
2007	124.3	89.0
2008	128.1	86.7
2009	127.5	86.1
2010	127.7	83.6
2011	130.7	81.7
2012	132.7	80.5
2013	134.2	78.8
2014	136.7	78.5
2015	136.7	76.7
2016	132.4	75.2
2017	130.8	75.2
2018	129.8	73.9

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

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

Key Performance Indicator 14

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

Target: Zero car traffic growth for London as a whole

2.77 Table 2.17 shows that road traffic volumes across London are down by 8 per cent on 2001 levels (16 per cent in Inner London and 5 per cent in Outer London). Between 2017 and 2018, traffic volumes for London as a whole remained the same, with a decrease in Inner London of 1.2 per cent and an increase of 0.5 per cent in Outer London.

Table 2.17 Traffic (billion vehicle kilometres, all vehicles) in London

Year	2001		2012	2013	2014	2015	2016	2017	2018
All roads:									
Greater London	32.26		28.90	28.82	29.33	29.23	29.52	29.54	29.54
Inner London (excl. City and Westminster)	8.98		7.57	7.42	7.52	7.50	7.60	7.65	7.56
Outer London	22.04		20.35	20.43	20.81	20.72	20.91	20.90	21.00
All roads index (2001=100)									
Greater London	100		89.6	89.3	90.9	90.6	91.5	91.6	91.6
Inner London (excl. City and Westminster)	100		84.3	82.6	83.7	83.5	84.6	85.1	84.2
Outer London	100		92.3	92.7	94.4	94.0	94.9	94.8	95.3

Source: TfL City Planning, Travel in London Report 12, section 9.2

Key Performance Indicator 15

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

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

2.78 Table 2.18 shows that in 2018 there were 745,000 cycle journey stages in London on an average day, an increase of 3.3 per cent on 2017. Since 2009 there has been a 45 per cent increase in cycle stages, equivalent to a 0.6 percentage point increase in the share of all trips by bicycle.

Table 2.18 Cycle journey stages and mode shares

Year	Daily cycle stages (millions)	Cycle mode share (percentage)
2001	0.32	1.2
2002	0.32	1.2
2003	0.37	1.4
2004	0.38	1.4
2005	0.42	1.6
2006	0.47	1.7
2007	0.47	1.6
2008	0.49	1.7
2009	0.51	1.8
2010	0.54	1.9
2011	0.57	1.9
2012	0.58	1.9
2013	0.59	1.9
2014	0.65	2.1
2015	0.67	2.1
2016	0.73	2.3
2017	0.72	2.3
2018	0.74	2.4

Source: TfL City Planning, Travel in London Report 12, Tables 2.2 and 2.4. A cycle trip is defined as a one-way movement to achieve a specific purpose that is conducted entirely by bike. A cycle journey stage includes these trips, but also shorter cycle legs undertaken as part of a longer trip using another mode – for example, cycling to a station to catch a train. Cycle journey stages therefore give a best indication of total cycling activity.

2.79 The draft new London Plan sets out a variety of measures to support more cycling in line with the aim of achieving a mode share target of 80 per cent of trips being made by foot, cycle or public transport. This includes increased cycle parking and supporting the delivery of a London-wide network of cycle routes.

Key Performance Indicator 16

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

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

Passengers

2.80 Table 2.19 includes figures for passenger journeys on all river boat services on the Thames – River Bus, River Tours, Charter Services and Woolwich Ferry passengers. 2018/19 saw a 2.6 per cent decrease in the number of passenger journeys on the river Thames. This small decline in passenger numbers from the previous year is largely due to the closure of the Woolwich Ferry from October 2018 to January 2019 for upgrades.

Table 2.19 Passengers on the River Thames

Year	Number of passengers	% change	% Change since 2011 baseline
2000/01	1,573,830		
2001/02	1,739,236	10.5%	
2002/03	2,030,300	16.7%	
2003/04	2,113,800	4.1%	
2004/05	2,343,276	10.9%	
2005/06	2,374,400	1.3%	
2006/07	5,260,157	121.5%	
2007/08	5,337,368	1.5%	
2008/09	6,179,889	15.8%	
2009/10	6,298,933	1.9%	
2010/11	6,621,116	5.1%	
2011/12	6,602,707	-0.3%	-0.3%
2012/13	6,277,244	-4.9%	-5.2%
2013/14	8,411,200	34.0%	27.0%
2014/15	10,022,668	19.2%	51.4%
2015/16	10,300,864	2.8%	55.6%
2016/17	10,620,123	3.1%	60.4%
2017/18	10,016,805	-5.7%	51.3%
2018/19	9,757,009	-2.6%	47.4%

Source: TfL London Rivers Services

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

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

Freight

2.81 In 2019, cargo trade on the River Thames was 12,918,000 tonnes, which represents a 21 per cent increase on the comparable figure for 2018 and the highest figure recorded since the start of the AMR in 2001. The reason underpinning this increase over the year was, due to relatively static inter-port trade, a very large increase in intra-port movements, particularly bulk materials associated with the Thames Tideway Tunnel scheme.

2.82 The data in Table 2.20 is a combination of inter-port trade, cargo handled at terminal in Greater London that either enters or leaves the Port of London across the Seaward Limits, and intra-port trade, cargo handled at terminals in Greater London that has its origin or destination at other terminals within the Port of London or the Seaward Limits.

2.83 The Port of London Authority (PLA) launched the 2035 Vision for the Tidal Thames[11] in May 2016, setting out goals and priority actions for achieving safe and sustainable growth in passenger and freight transport on the Thames. The 2035 Vision sets out clear targets, including doubling the number of passengers travelling by river to 20 million per year and the movement of over 4 million tonnes of freight between wharves (excluding volumes associated with major infrastructure projects). The GLA and TfL are working closely with the PLA to identify opportunities to continue to grow passenger and freight movement on the Thames.

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

Table 2.20 Cargo trade on the River Thames within Greater London

Year	Tonnes of cargo	% Change	% Change since 2011 baseline
2001	10,757,000		
2002	9,806,000	-8.8%	
2003	9,236,000	-5.8%	
2004	8,743,000	-5.3%	
2005	9,288,000	6.2%	
2006	9,337,000	0.5%	
2007	8,642,000	-7.4%	
2008	9,312,000	7.8%	
2009	8,146,000	-12.5%	
2010	7,754,000	-4.8%	
2011	9,022,000	16.4%	
2012	8,715,000	-3.4%	-3.4%
2013	11,087,000	27.2%	22.9%
2014	11,969,000	8.0%	32.7%
2015	10,633,000	-11.2%	17.9%
2016	11,376,000	7.0%	26.1%
2017	12,385,000	8.9%	37.3%
2018	10,619,000	-14.3%	17.7%
2019	12,918,000	21.6%	43.2%

Source: Port of London Authority

Key Performance Indicator 17

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

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

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

2.85 Table 2.21 shows that 77 per cent of all B1 Business floorspace approved during 2018/19 is in areas with a PTAL of 5 or 6. This is well above the benchmark target of 50 per cent, but slightly down on the 81 per cent recorded in 2017/18. When just offices are considered, the figure rises to 83 per cent, the same as in 2017/18.

2.86 B1 uses other than offices (such as light industrial, research and development) made up 9 per cent of all B1 floorspace approved in London during 2018/19, compared to just 3 per cent in 2017/18. In planning terms, all these uses fall within the same use class so the breakdown between them does not need to be specified at application stage. It is not known how much the assumptions being made about the proposed use when data is entered to LDD affect this figure, but 9 per cent is the same as recorded in 2016/17.

2.87 77 per cent of all office floorspace approved during 2018/19 was in the CAZ, up from 55 per cent in 2017/18. The proportion in Outer London is 5 per cent, down from 11 per cent in 2017/18, leaving 18 per cent in Inner London boroughs (but outside CAZ). As noted above, these percentages are based on gross floorspace, so losses are not taken into account.

Table 2.21 B1 Floorspace by PTAL level - all permissions 2018/19

PTAL Level	All B1		Offices (B1a)	
	Floorspace (M^2)	%	Floorspace (M^2)	%
5 or 6	1,132,922	77%	1,125,892	83%
4 or less	346,936	23%	224,257	17%
Total floorspace	1,479,856		1,350,149	

Source: London Development Database

Key Performance Indicator 18

Protection of biodiversity habitat

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

2.88 Table 2.22 shows planning permissions granted during 2018/19 within SINCs, and the amount of the SINC that would be lost if they are implemented. The following categories of SINC are recorded:

- Statutory Site of Special Scientific Interest
- Site of Metropolitan Importance
- Site of Borough Grade 1 Importance
- Site of Borough Grade 2 Importance
- Site of Local Importance

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

2.89 A total of eight approvals were recorded during 2018/19 on sites either partially or fully designated as SINCs. The table includes a brief description of each proposal.

2.90 The total area potentially lost is less than one hectare, a decrease from the 2.85 hectares in 2017/18 and the 3 hectares recorded in 2016/17. The largest potential loss is in Haringey (reference HGY/2017/2036) where new dwellings are proposed on a site of Borough Grade 2 importance. The development site is derelict land considered to be of limited biodiversity value and the development will include improvements to the remaining area of the SINC. An educational or other trust will be created to implement the required restoration works and long-term management.

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

Table 2.22 Loss of protected habitat in planning approvals 2018/19

Borough	Borough reference	Nature conservation type	Area (hectares)	Description
Brent	17/4203	Site of Borough Grade 2 Importance	0.150	Land is designated as a Site of Nature Conservation Importance Grade II. The new housing would be on existing hard-standing and the adjacent orchard area will remain
Brent	18/0321	Site of Borough Grade 2 Importance	0	Existing open space along the canal to be retained so no net loss
Brent	18/0353	Site of Borough Grade 2 Importance	0.079	New flats on site within the Liberal Jewish Cemetery deemed acceptable for development. The plot is unused and is separated away from the cemeteries and park lands which form the core areas of the protected land

Borough	Borough reference	Nature conservation type	Area (hectares)	Description
Haringey	HGY/2017/2036	Site of Borough Grade 2 Importance	0.600	Residential development on part of SINC of borough grade II importance. The development site is derelict land of limited biodiversity value and the development will include improvements to the remaining area of the SINC. A trust will be created to restore and manage the SINC
Haringey	HGY/2018/1777	Site of Borough Grade 2 Importance	0	Existing Metropolitan open land status will remain so no net loss
Hillingdon	71797/ APP/2016/1419	Site of Metropolitan Importance	0.019	Two new moorings in green belt
Hounslow	00714/C/P7	Site of Borough Grade 2 Importance	0.032	Residential moorings
Tower Hamlets	PA/17/02442	Site of Borough Grade 1 Importance	0.019	New dwellings on brownfield site with storage containers. The redevelopment of the site will improve the setting of the adjacent open space

Key Performance Indicator 19

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

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

2.92 Table 2.23 shows the total amount of local authority collected waste has declined by 815,000 tonnes since 2002. 6.9 per cent of London's waste was disposed to landfill in 2018/19, a drop of 2.7 percentage points.

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

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

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

Table 2.23 Waste treatment methods of London's local authority collected waste (thousands of tonnes)

Method	2002/03		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Landfill	3,163		889	754	751	463	347	251
(%)	71.0%		24.4%	21.0%	20.3%	12.5%	9.6%	6.9%
Incineration with EfW	872		1,525	1,680	1,708	1,966	2,020	2,116
(%)	20.0%		41.9%	46.0%	46.1%	52.9%	55.6%	58.3%
Incineration without EfW	1		0	0	20	26	27	37
(%)	0.0%		0.0%	0.0%	0.5%	0.7%	0.7%	1.0%
Recycled/ composted	410		1,110	1,107	1,096	1,117	1,091	1,096
(%)	9.0%		30.5%	30.2%	29.6%	30.1%	30.1%	30.2%
Other#	0		116	122	131	145	145	128
(%)	0.0%		3.2%	3.3%	3.5%	3.9%	4.0%	3.5%
Total	4,446		3,640	3,662	3,705	3,716	3,631	3,629

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

Source: Department for Environment, Food and Rural Affairs

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

Key Performance Indicator 20

Reduce carbon dioxide emissions through new development

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

2.96 Policy 5.2 of the London Plan 2016 sets CO_2 emission reduction targets for new buildings. To meet the target, applicants are required to use the energy hierarchy and set out the carbon reductions achieved at each of the following stages:

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

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

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

2.99 From 1 October 2016, the London Plan target for new major residential developments was raised to zero carbon. Once the new London Plan is adopted in 2021, the zero-carbon target will also apply to non-residential development. While the priority remains for developments to reach carbon reduction targets on-site, the policy stipulates that any shortfalls should be met through a cash-in-lieu contribution to the relevant borough into a carbon offset fund, or through an off-site carbon reduction project agreed between the borough and the developer.

2.100 Although Policy 5.2 applies to all major development, data on emissions savings are only collected on the strategic applications that are referred to the Mayor.

The 2018 Energy Monitoring Report presents the results for calendar year 2018 against the CO_2 targets for the 130 major strategic development applications referred to the Mayor for approval. All of these applications were assessed against the most recent national building regulations (specifically Part L 2013 of Building Regulations). In 2018 a commitment was made to provide a greater proportion of renewable energy, a larger number of heat networks and a higher total carbon emissions reduction than in the previous years.

2.101 Overall performance against the Mayor's carbon reductions target continues to go beyond the minimum carbon reduction. Cumulatively the overall reduction in CO_2 emissions is estimated to be 36.9 per cent more than required by Building Regulations. For non-domestic buildings the overall reduction was 35.2 per cent, while domestic buildings reached 38.9 per cent, both of which exceed the Mayor's target of a 35 per cent carbon reduction against Building Regulations. This equates to a CO_2 emission reduction of just over 39,000 tonnes per annum, an improvement of more than 5 per cent compared with the previous year, which is broadly equivalent to the savings achieved from retrofitting loft insulation in more than 63,000 existing houses.

Table 2.24 On-site CO_2 emission reductions from applications approved in 2018 and assessed against the target of a 35% improvement on Part L of 2013 Building Regulations

Target	Regulated CO_2 emissions	Cumulative regulated CO_2 emissions reductions relative to Part L 2013 Building Regulations	
	(tCO_2/year)	(tCO_2/year)	(per cent)
Baseline	106,800	-	-
After energy efficiency	92,343	14,458	13.5
After energy efficiency & heat networks	73,519	33,281	31.2
After energy efficiency, heat networks & renewables	67,439	39,361	36.9

2.102 78 applications with a residential element were required to meet the zero-carbon homes target in 2018, achieving an overall saving of 39.4 per cent. This compares favourably with the equivalent figure of 35.6 per cent saving for the 13 applications with a residential element that were submitted before the zero carbon homes policy took effect on 1 October 2016 (and were therefore only required to meet the 35 per cent target).

Key Performance Indicator 21

Increase in energy generated from renewable sources

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

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

2.104 The most authoritative datasets for energy generated in London from renewable energy sources are provided by the Department for Business Energy and Industrial Strategy (BEIS). Table 2.24 shows the generation of electricity from renewables in London for 2011-2018. Generation has increased to 1,084 GWh from 765 GWh in 2011, but remains well below the 2026 target. However, there are other initiatives being introduced to increase renewable energy generation, such as the Mayor's Solar Action Plan.

Table 2.25 Estimate of annual renewable energy installed capacity and generation in London electricity: 2011-2018

Year	Capacity (MW) / generation (GWh)	Wind and wave	Landfill gas	Sewage gas	Other bio-energy	Photo-voltaics	Total
2011	Total (MW)	4	26	36	166	25	256
	Total (GWh)	8	155	82	513	7	765
2012	Total (MW)	4	26	39	167	43	280
	Total (GWh)	11	165	78	594	35	882
2013	Total (MW)	4	26	39	169	54	292
	Total (GWh)	12	178	84	588	41	902
2014	Total (MW)	11	26	54	173	68	331
	Total (GWh)	15	179	78	559	57	888
2015#	Total (MW)	11	26	54	192	96	368
	Total (GWh)	20	169	88	648	75	996
2016#	Total (MW)	11	26	59	193	111	380
	Total (GWh)	15	165	141	647	93	1,048
2017	Total (MW)	11	26	52	193	113	395
	Total (GWh)	17	154	148	660	102	1,081
2018	Total (MW)	11	26	52	195	121	405
	Total (GWh)	15	159	197	597	116	1,084

Updated with amended data released in September 2019

https://www.gov.uk/government/statistics/regional-renewable-statistics

Source: Regional Statistics 2003-2018: Installed Capacity, Department for Business Energy and Industrial Strategy, and Regional Statistics 2003-2018: Generation, Department for Business Energy and Industrial Strategy

Key Performance Indicator 22

Increase in Urban Greening

Target: Increase total area of green roofs in the CAZ

2.105 In 2014 the GLA, working with the Green Roof Consultancy, used 2013 aerial imagery to map all visible green roofs in the CAZ. A total of 678 green roofs covering an area of over 175,000 m^2 (17.5 hectares) were identified. An update based on 2015 aerial imagery identified additional coverage of 47,000 m^2 (4.7 hectares) taking the total coverage in the CAZ to 220,000 m^2 (22 hectares), an increase of 27 per cent. A further assessment based on 2017 imagery indicates that the total is now over 290,000 m^2 (29 hectares).

2.106 The most recent information including details of the range of sizes and types of green roof in the CAZ is available at https://www.london.gov.uk/sites/default/files/2019_london_living_roofs_walls_report.pdf.

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

Key Performance Indicator 23

Improve London's Blue Ribbon Network

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

2.108 The initial target to restore 15km of rivers and streams by 2015 has been achieved, as has the additional target of 10km by 2020.

2.109 The length of river restored for 2019 is 5,840 metres, giving a total of restored river since 2015 of 12,025 metres, thus the 2020 target has been met. The figure for 2019 shows a major uplift compared to that of 2018, which is in part due to under-recording in 2018 plus the completion of two major regeneration projects in 2019.

2.110 According to the data collated by the Environment Agency through the London Rivers Restoration Group (LRRG), catchment partnership river corridor enhancement projects remain as the most common method of delivery with a focus on delivering biodiversity improvements. Multiple benefit projects are still relatively uncommon, reflecting the complexity of such projects and difficulties in aligning funding streams.

2.111 There are currently no further targets for river restoration. However it is recommended by the Catchment Partnership in London Group[12] that, to offset both population growth and climate change pressures, the rate of restoration should increase to a minimum of 5 km per year by 2025.

12 The Catchment Partnerships in London Group (CPiL) consists of representatives of Partnerships operating on rivers running partly or fully throughout London, and other organisations with whom there are shared interests and who contribute actively to the work of the Partnerships. The Partnerships are working to actively involve communities and other stakeholders in restoring their local rivers, tackling pollution, managing invasive species, and improving access to rivers. The CPiL Group is chaired by Thames21

Table 2.26 River restoration in London 2000 to 2019

Year	Restoration (metres)	Cumulative restoration (metres)	Cumulative change since 2008 baseline	Cumulative change since 2015 baseline
2000	680	680		
2001	150	830		
2002	600	1,430		
2003	2,300	3,730		
2004	500	4,230		
2005	0	4,320		
2006	100	4,330		
2007	5,100	9,430		
2008	2,000	11,430		
2009	1,500	12,930	1,500	
2010	1,808	14,738	3,308	
2011	3,519	18,257	6,827	
2012	3,000	21,257	9,827	
2013	2,395	23,652	12,222	
2014	1,030	24,682	13,252	
2015	2,490	27,172	15,742	
2016	3,010	30,182		3,010
2017	2,645	32,827		5,655
2018	530	33,357		6,185
2019	5,840	39,197		12,025

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

Key Performance Indicator 24

Protecting and improving London's heritage and public realm

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

2.112 Table 2.27 shows that the number of designated heritage assets in London has increased from 2018 to 2019. There are 13 new listed buildings and 3 more conservation areas. The number of scheduled monuments, registered parks and gardens and World Heritage Sites have remained constant.

2.113 There has been no change in the percentage of listed buildings, conservation areas, scheduled monuments or registered parks and gardens recorded as being at risk. None of London's World Heritage Sites or registered battlefields are at risk.

2.114 More information on sites at risk in London can be found on the Historic England website: https://historicengland.org.uk/advice/heritage-at-risk/.

Table 2.27 Number and condition of designated heritage assets

Asset	2016		2017		2018		2019	
	Number	% at risk	Number	% at risk	Number	% at risk	Number	% at risk
World Heritage Sites*	4	0	4	0	4	0	4	0
Listed Buildings	19,020	3	19,081	3	19,174	3	19,187	3
Conservation Areas	1,026	7	1,025	8	1,027	7	1,030	7
Scheduled Monuments	162	17	165	17	165	16	165	16
Registered Parks and Gardens	151	7	151	7	153	7	153	7
Registered Battlefield	1	0	1	0	1	0	1	0

*designated by UNESCO

Source: Historic England

Chapter 3 - Additional Performance Measures and Statistics

Housing Provision Annual Monitor 2018/19

Introduction

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

3.2 This section deals with housing provision as defined for the purpose of monitoring the London Plan. There are three elements to the housing supply target in the London Plan 2016:

- The 'conventional supply' is new homes from new build, conversions of existing residential buildings or changes of use. This definition only includes dwellings that are fully self-contained; meaning they have kitchen and bathroom facilities behind their own lockable front door.
- The 'non-conventional', or 'non-self-contained' supply is any other form of living accommodation that does not meet the definition of 'self-contained'. It includes bedrooms in student halls, large houses in multiple occupation (HMOs), hostels, shared or co-living accommodation and care homes.
- Long-term vacant properties returning to use are obtained from the Council Tax Base and reported by the Ministry of Housing, Communities and Local Government (MHCLG). These contribute to the housing targets in Annex 4 of the London Plan 2016 so are mentioned in relation to completions, but are not applicable to approvals, starts or the pipeline. The data covers the period to October each year so does not align to the reporting period in the AMR, but represents the best source of information available.

3.3 All figures are usually 'net' (losses of existing units are subtracted from the gains) unless otherwise stated. The main exceptions are figures showing residential densities and compliance with accessibility standards, which are calculated using gross figures (losses are not subtracted from the total). Data on numbers of bedrooms is also gross due to the limited availability of this data for the existing residential units.

3.4 The reporting year used by the LDD and throughout this report begins on 1 April and runs to 31 March the following year, which is often referred to as the Financial Year (FY) in LDD data reports. FY2018 therefore runs from 1 April 2018 to 31 March 2019. To make it clearer we have used the form 2018/19 rather than FY2018 in this report.

3.5 LDD can record a range of different tenures, but for the purposes of this report they are usually grouped into four main categories, Market, Affordable Rent, social rented (which includes London Affordable Rent) and intermediate (which includes a range tenures including London Living Rent, London Shared Ownership, Discount Market Rent and Discount Market Sale). Full details of the unit tenure are included in the data extracts on the London Datastore.

3.6 Tenure types are generally taken from the s106 legal agreement associated with a permission. However, in some cases they may be updated to reflect either minor revisions through the planning process or the final tenure split when the scheme is implemented. This can change when, for example, the residential units are acquired by a housing association for affordable housing prior to completion. Tenure changes after completion are not recorded on the LDD.

3.7 While this section measures the net delivery of affordable homes using planning permissions, a separate definition of affordable housing delivery is used by central government and the Mayor for the purposes of monitoring his affordable homes programme. The Mayor's definition counts the gross number of affordable homes delivered through conventional supply or acquisitions of existing properties and includes changes in tenure that are not linked to the planning system so are not captured by LDD. Completion in relation to this definition is triggered by payment of grant and may therefore be recorded at a different point in time. The Affordable Housing Monitor covers affordable housing delivery using this definition.

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

3.9 Changes of use to residential through Section 3 of the General Permitted Development Order (GPDO) are also recorded, whether or not prior approval is required. Where prior approval is required (as is the case for Class O office to residential changes), the relevant class from the GPDO is recorded. Other classes (e.g. Class G ancillary retail to residential) may be recorded as s192 Certificates of Proposed Lawful Development rather than by the class in the

GPDO. Note that the streamlined prior approvals process means that applicants do not need to submit full details of the proposed scheme, so it is not always possible for the local authority to fill in all the details normally recorded on the LDD. These gaps in the data can occasionally lead to totals not matching across tables in this report. S191 Certificates of Existing Lawful Use are included where the change in units identified by the consent has not previously been identified in the local authority's housing stock figures. Temporary permissions are not included in the figures.

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

3.11 Data in all tables is shown by the London borough (including the City of London) where the development is located, rather than by planning authority. The only exception is Table 3.5, 'Total net completions against London Plan benchmark 2018/19' which includes LLDC as it has its own housing target in the London Plan. The borough has been used in the remaining tables to allow consistency with previous AMRs.

3.12 While some individual schemes are referenced in this report, it is only intended to give a brief overview to the London situation. More detailed information at a local level can be found in borough AMRs.

3.13 Percentages are usually rounded to a whole number, but occasionally decimal points are used to show differences that would otherwise be masked by the rounding.

3.14 Although the data in the LDD is supplied by the boroughs, the information presented here may be different from that found in the borough AMRs. This can be due to the timing of when the data is extracted, as the LDD is a live system that is continually updated and adjusted to reflect the best information available. There are also occasional differences in the way data is recorded, for example the way LDD allocates losses to the year the scheme is completed may not be replicated in borough AMRs. The LDD ensures that the data is collected using the same methodology across London without affecting the ability of boroughs to reflect local circumstances in their own AMRs.

Completions

3.15 Table 3.1 and Figure 3.1 show the latest data on net completions by year. Total completions for 2018/19 were 35,699, a 14 per cent increase from the 2017/18 total of 31,201. However, it is 84 per cent of the 42,388 target in the London Plan and 20 per cent down on the 44,701 net completions in 2016/17.

3.16 Total housing provision, as monitored in the London Plan, consists of three elements: conventional housing supply, non-self-contained accommodation, and long-term empty homes returning to use, often referred to as 'Vacants'. KPI 4 in Chapter 2 and Table 3.5 show housing provision at local authority level compared to the housing targets in Annex 4 of the London Plan 2016. Table 3.6 shows the delivery by borough compared to the housing targets over the last three years.

3.17 During 2018/19, the LDD records 40,768 completions and 4,639 unit losses giving a total for net conventional housing completions of 36,129. This is a 16 per cent increase from the 31,042 net conventional completions in 2017/18. It is 11 per cent below the high of 40,629 in 2016/17, but is the second highest total for net conventional completions since the LDD time-series began in 2004/05. This is only the fourth time that conventional completions have been over 30,000, all of which have been in the last four years.

3.18 The net total non-self-contained completions for 2018/19 were 1,776, a 26 per cent decrease from the 2,403 completed in 2017/18 and a 60 per cent reduction on the 4,464 recorded in 2016/17.

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

3.20 The number of long term vacant homes, as measured by the Council Tax Base and reported by MHCLG in October each year, increased from 22,481 to 24,677 between 2018 and 2019, resulting in a net decrease in the housing supply figures of 2,196 homes. This is the third time in the last four years that the number of long term vacant properties has increased, meaning a net loss for the housing supply figures.

3.21 When these three elements are combined, the total supply is 35,699. This is 6,689, or 16 per cent, below the 42,388 annual benchmark in the London Plan.

3.22 Table 3.2 shows conventional completions by year. Completions of 36,129 represent a welcome increase on the figure of 31,042 in 2017/18. It is the second highest total for conventional completions in our time-series, nearly 28 per cent above the average since 2004 which is now over 28,000 per year.

3.23 As ever, completions are not spread evenly across the London boroughs. The borough with the largest number of conventional completions in 2018/19 in both gross and net terms is Southwark with 3,587 gross and 3,208 net housing completions. Two other planning authorities recorded over 2,000 net completions. The next highest total, 2,488, is in Newham, followed by 2,209 in Barnet. Ealing recorded 2,129 gross completions and a net total of 1,758. At the other end of the scale, net conventional completions in Kensington and Chelsea are 115, while Merton recorded 272 and the City of London 351.

3.24 The LDD records all losses in the final year of scheme completion, while gains can be spread over several years. This can create some anomalies in individual boroughs. An example in 2018/19 is that 247 units have been lost in permission 13-AP-3581, at Elephant Park in Southwark due to the completion of the non-residential uses. All of the residential units were completed in 2017/18. There were also net unit losses on 13/00229/FUL (The Leys) in Barking and Dagenham and B/02349/14 (Dollis Valley Estate) in Barnet.

3.25 Table 3.7 shows conventional completions by tenure for 2018/19. Total net affordable housing completions were 6,509, an increase of 2,272, or 54 per cent, from the 4,237 recorded in 2017/18. In percentage terms, 18 per cent of total net completions were affordable, an increase of 4 percentage points compared to 2017/18. Of these the tenure split is 49 per cent intermediate, 24 per cent Affordable Rent and 27 per cent at social rented level (including London Affordable Rent). The boroughs with the highest proportion of affordable housing in their net housing supply were Lewisham and Islington, where 600 and 339 net affordable completions respectively make up 37 per cent of their net conventional completions. Barking and Dagenham (34 per cent), Camden (32 per cent), Waltham Forest (32 per cent) and Ealing (30 per cent) all recorded 30 per cent or more. At the other end of the spectrum, Barnet recorded a loss of 4 affordable units, largely down to the losses recorded on B/02349/14 (Dollis Valley Estate). There were no affordable completions recorded in the City of London, 1 per cent in Kensington and Chelsea and 2 per cent in Merton and Haringey.

3.26 Table 3.8 shows the same but for permissions to which affordable housing policies apply (excluding the various types of prior approval and those proposing less than 10 units). Of these, 23 per cent were affordable. Waltham Forest (49 per cent), Ealing (47 per cent), Camden (47 per cent), Lewisham (43 per cent), Islington (42 per cent) and Croydon (41 per cent) all recorded over 40 per cent.

3.27 Table 3.9 shows total net conventional affordable supply by borough over the last three years. The three-year average is down to 16 per cent (from 17 per cent in the previous three-year cycle), despite the 18 per cent recorded in 2018/19. The borough with the highest three-year average is Waltham Forest at 28 per cent. They are one of the 11 boroughs with a three-year average of over 20 per cent. At the other end of the scale, the City of London recorded a net 0 per cent affordable completions over the three-year cycle, while 5 other boroughs stand at less than 10 per cent.

3.28 It is important to remember that losses on a permission are all recorded in the same year while gains can be spread over several years, which can have a significant impact on the annual figures for any individual borough. The use of the three-year average serves to reduce the impact of these anomalies, but they can still show up in the figures. Examples from 2018/19 are given in paragraph 3.24. It will take several years before most of the referable planning permissions granted under the current administration make it through to completion. Of the units completed between 1 April 2018 and 31 March 2019, 90 per cent were approved before the Threshold Approach to affordable housing (the Fast Track Route and Viability Tested Route) was introduced in the Affordable Housing and Viability Supplementary Planning Guidance which was published on 16th August 2017.

3.29 Table 3.10 breaks down net conventional affordable supply in the last three years into social rented, intermediate and Affordable Rent. Over the three-year period, net conventional affordable housing supply amounted to 17,573 homes, with social rented units accounting for 22 per cent of these, intermediate products 49 per cent and Affordable Rent units 29 per cent. The borough that has provided the highest number of affordable completions is Tower Hamlets where the total is 1,978. The breakdown of 29 per cent social rented, 28 per cent intermediate and 44 per cent Affordable Rent in Tower Hamlets is quite different to the London average. The next highest is Southwark at 1,362 where, again, the distribution is very different from London as a whole with 48 per cent being social rented, 46 per cent intermediate and 6 per cent Affordable Rent. These are the only boroughs to have completed over 1,000 affordable units in the three-year period.

3.30 As noted above, LDD records a wider range of tenures than are detailed in the tables in this report. For example, London Affordable Rent is included in the Social Rented category while London Living Rent is included in the Intermediate group. It is a concern that the various terms are sometimes used interchangeably in planning reports and that monitoring officers may not always be able to obtain the information from the s106 agreement, leading to some units being incorrectly classified on LDD. This is an issue that we hope will be addressed by the LDD automation project, more details of which can be found in Chapter 1 of this AMR. Data on gross affordable housing delivered through the Mayor's affordable housing programme are shown in the Affordable Housing Monitor section of this report.

3.31 Table 3.11 shows the split of total gross conventional completions in 2018/19 across London by tenure and number of bedrooms. The figures are presented in gross terms as the number of bedrooms for homes lost or replaced is sometimes difficult to obtain, and the amount of missing data means it is not possible to calculate meaningful net figures. One-bed (including studios and bedsits) and two-bed properties made up most of the supply, accounting for 40 per cent and 38 per cent of the total respectively. The remaining 22 per cent, representing 8,874 units, have three bedrooms or more (the measure used as a proxy for family housing). This compares to 20 per cent recorded in 2017/18. However, the profile of supply varies with tenure. Homes with three bedrooms or more made up 41 per cent of social rented supply and 28 per cent of Affordable Rent homes. By contrast they made up just 21 per cent of market homes and 14 per cent of intermediate homes.

3.32 Table 3.12 shows the gross conventional supply of housing by borough and number of bedrooms. The boroughs that provided the highest percentage of three or more bed housing was Enfield, where 335 units made up 56 per cent of total completions. Barking and Dagenham recorded the completion of 399 homes with three bedrooms or more, which is 44 per cent of the total. Both are outer London boroughs, in contrast to 2017/18 when the highest proportion of homes with three bedrooms or more were in the inner London boroughs of Kensington and Chelsea and Westminster. In numeric terms, the highest delivery of homes with three or more bedrooms was Southwark (794), followed by Barnet (769). The borough with the lowest percentage of completions with three bedrooms or more was Harrow, where 123 units made up 9 per cent of the total. Three others, the City of London, Greenwich, and Tower Hamlets, recorded 14 per cent.

3.33 Looking just at affordable housing with three or more bedrooms in Table 3.13, 2,186 family homes represent 27 per cent of total affordable completions. The smaller numbers involved lead to a greater variation in the percentages at borough level. For example, 100 per cent of affordable homes completed in Kensington and Chelsea in 2018/19 were family-sized because the single affordable home completed in the borough had four bedrooms. Barking and Dagenham completed 233 affordable homes with three bedrooms or more, representing 61 per cent of their completions, while 89 family sized homes in Redbridge made up 59 per cent of its gross affordable completions. In purely numeric terms, Southwark completed 304, representing 34 per cent of supply and Ealing 302, 45 per cent of supply. No affordable homes of three bedrooms or more were recorded in the City of London, Merton and Richmond upon Thames. Kingston upon Thames joins Kensington and Chelsea in recording just 1 affordable home with three bedrooms or more.

3.34 There are three development types for conventional housing supply recorded in the LDD; new-build (including extensions that create new residential units), conversions (changes to the number of units in properties already in residential use) and changes of use (for example gains from industrial or commercial uses and losses to non-C3 uses). Table 3.14 shows gross and net conventional supply by type for each borough. Across London, new build homes made up the largest part of supply, 81 per cent of net completions in 2018/19, which is slightly up from 78 per cent in 2017/18. 14 per cent of net units came from changes of use, which compares to 23 per cent in 2016/17 and 17.5 per cent in 2017/18. The remainder, approximately 4.5 per cent, were from residential conversions. This is the same as in 2017/18.

3.35 While residential conversions are not a major source of completions in many boroughs, there are some where they make a significant contribution. In Haringey, conversions provided a net increase of 230 units, making up 40 per cent of supply during 2018/19. 39 conversions in Merton made up 14 per cent of net supply and a gain of 59 units in Enfield made up 12 per cent. Ealing, where 188 units from conversions made up 11 per cent of supply, are one of four boroughs to record a net gain of over 100 units through residential conversions, the other two being Barnet (140) and Croydon (103). Contrastingly 'de-conversions', where a number of homes were combined (for example, two flats combined into a house) contributed to a net loss from conversions in two boroughs, Kensington and Chelsea and Westminster, both for the fifth year in a row. Richmond upon Thames has also been seeing net losses of units through residential conversions in recent years.

3.36 Completions by permission type are shown in Table 3.15. LDD records all types of consent that permit a change in the number of homes, including permitted development (such as office, retail and storage and distribution to residential) and Certificates of Proposed Lawful Development. Due to their numerical significance, office to residential prior approvals (Class O, formerly J) are shown separately from all other prior approvals, which are grouped together with s192 Certificates of Proposed Lawful Development under the heading of 'Other prior approvals'. Amendments, including variations to legal agreements, are also grouped together. Amendments to existing consents or legal agreements are recorded on LDD when they permit a change in the number or tenure of the residential units.

3.37 Full permissions accounted for 65 per cent of all completions recorded on LDD, while Outline consents (for which no further details or reserved matters needed to be entered) accounted for 4 per cent. Details/Reserve Matters made up 16 per cent, the same as in 2017/18, while amendments to consented schemes made up 5 per cent of completions compared to 9 per cent in 2017/18. Prior approvals of various types made up 8 per cent of all completions, down from 10 per cent in 2017/18 and nearly 17 per cent in 2016/17. This is due to the decrease in completions through office to residential prior approvals, and is reflected in the drop in the proportion of completions through changes of use seen in Table 3.14. The impact of other types of prior approval to completions remains small, contributing less than 1 per cent, but the net gain has risen to 246. Certificates of existing lawful use, which can be used to pick up new residential units that had not previously received planning consent, remain at below 2 per cent.

3.38 The average density of new housing completions in London, as shown in Table 3.16, was 128 dwellings per hectare (dph). This is less than the 138 dph in 2017/18 (revised since the last AMR) and an average of approximately 130 dph for the years from 2008/09 to 2018/19. As would be expected, the lowest densities are found in the outer London boroughs. Enfield has a recorded density of completions of 36 dph, while in Hillingdon it is 39 dph. In total ten boroughs recorded a density below 100 dph, all of which are in outer London. Over the time-series, an average of 11 boroughs have a density below 100 dph. The highest density, both in 2018/19 and across the time-series, is in the City of London. The 347 dph recorded in 2018/19 is below their average of over 480 dph for the time-series. Southwark, at 304 dph, was the only other borough to record a density of over 300 in 2018/19. In Tower Hamlets, the borough with the second highest average density across the time-series of 306, the density in 2018/19 was 199 dph.

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

3.40 The net total of non-self-contained units completed during 2018/19 (Table 3.17) was 1,766. As has been seen recent years, this is based on the increase in student accommodation. A net total of 1,759 student rooms were completed across seven boroughs, including 1,032 rooms in Lambeth and 445 in Newham. Camden, however, recorded a loss of 214 rooms in permission 2013/0685/P. The big gains in student rooms in outer London seen in 2017/18 were not repeated in 2018/19.

3.41 In contrast to the gains in student rooms, there was a small increase of 30 rooms in C2 care homes and a loss of 23 rooms from hostels and large HMOs. These numbers can at least in part be attributed to a continued move towards more self-contained provision and improvements to the existing housing stock noted in previous AMRs. They also mask the amount of activity in these areas. In gross terms, 528 C2 rooms were completed, with 10 boroughs showing a net gain and 10 a net loss. There were 536 SG rooms completed, with 13 boroughs recording a net gain and 9 a net loss.

3.42 The number of long-term vacant properties (shown in Table 3.5) is derived from the Council Tax Base and is published by the Ministry of Housing, Communities and Local Government in Housing Live Table 615. The data included in this report is broken down by borough (meaning there is no separate total for the London Legacy Development Corporation) and it covers the period from 2 October 2018 to 7 October 2019, so does not exactly match the time-period used for the rest of the data. However, it remains the best source of net data available. Long-term empty homes are defined as those dwellings which had been unoccupied and substantially unfurnished for over six months. Since April 2012 there has been local discretion over the level of Council Tax discount that vacant properties receive, and since April 2013 local authorities have also been able to charge a Council Tax premium of up to 50 per cent on properties vacant for more than two years. It is not known what impact this has had on the recording of vacant properties.

3.43 The number of long-term vacant properties (vacants) increased from 22,481 in October 2018 to 24,677 in October 2019, meaning a negative net impact of 2,196 units on housing supply. Harrow recorded an increase of 409 vacant homes, the highest number from the 22 boroughs that recorded an increase (and therefore a loss of total housing supply). Of the 10 boroughs that saw a decrease in the number of vacant properties (so an increase in housing supply), the 334 in Ealing was the highest.

Approvals

3.44 During 2018/19, net conventional housing approvals were 82,804 and non-self-contained approvals were 3,886.

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

3.46 Table 3.3 shows the time series of net approvals at London level since 2004/05. Net conventional housing approvals during 2018/19 currently stand at 82,804. This is below the peak in 2014/15 when market conditions were particularly favourable, but well above the average for the time-series.

3.47 Since the publication of AMR 15, a lot of work has been done with the London boroughs to identify and add permissions that had been missed, particularly during 2017/18. As a result, the approvals figure for 2017/18 has been revised up from 65,134 to 78,981. This is still below the revised total for 2016/17, which is now 81,915. The biggest changes are seen in the outer London boroughs, particularly during 2017/18. They now contribute 66 per cent of unit approvals in that year, far above the long-term average.

3.48 Despite a big drop in approvals in outer London between 2017/18 and 2018/19, the outer London boroughs still contributed 53 per cent of approvals in 2018/19. This is above the average across the time-series of 43 per cent. 9 per cent of approvals were in the Central Activities Zone and 38 per cent were in the rest of Inner London, bouncing back from less than 25 per cent in 2017/18, but still below the time-series average of 45 per cent. Although outer London was again the main focus for new permissions, 2018/19 reflects the sort of large variations in these proportions from year to year that characterise the time-series as the focus shifts to and from various Opportunity Areas and other large development sites.

3.49 Table 3.18 shows net approvals by borough and tenure. Of the homes approved in London during 2018/19, 78 per cent were for market sale or rent, 12 per cent intermediate sale or rent, 6 per cent Affordable Rent and 4 per cent social rented.

This total of 22 per cent affordable is up from 19 per cent in 2016/17 and 21 per cent in 2017/18. The boroughs recording the highest percentage of affordable units in approvals were Islington (35 per cent), Barking and Dagenham (33 per cent), Southwark (32 per cent) Hammersmith and Fulham (32 per cent) and Westminster (31 per cent).

3.50 The borough approving the highest number of units was Brent, which granted permissions containing 6,484 net units (6,812 before unit losses are subtracted). Of these, 27 per cent were affordable (mainly intermediate and Affordable Rent). Newham approved 6,248 net units, of which 29 per cent were affordable, including over 1,000 units within the intermediate tenure category. The total of 1,800 net affordable units is the highest of any borough. Of the total net units approved in Newham, 197 were in the London Legacy Development Corporation area. Tower Hamlets (6,070) and Wandsworth (6,014) also approved permissions containing over 6,000 net units in 2018/19.

3.51 A total of 8 new permissions for schemes of over 1,000 net units were approved in 2018/19, across 7 boroughs. The largest residential approval was for 3,810 units at the Former Parcel Force Depot in Newham (17/01847/OUT), followed by over 3,000 units on the hybrid planning application at the Northfields Industrial Estate in Brent. The only borough to approve two schemes over 1,000 net units was Haringey (HGY/2017/3117 and HGY/2018/2223) for a combined total of 2,727 homes. In addition, the approvals figures contain two reserved matters applications and a material amendment for over 1,000 net units.

3.52 Table 3.19 looks at affordable housing in schemes to which affordable housing policies apply, so excluding all types of prior approval and schemes proposing fewer than 10 residential units. When these are excluded, 27 per cent of units were affordable, with the highest percentages being in Hounslow (47 per cent) and Islington (43 per cent).

3.53 It should be noted that the tenure of the units may change during the life of a scheme. For example, the tenure may not have been defined on some outline permissions, so the number of affordable units may increase as details of the later phases are submitted. The tenure of approved units can also change at any time before completion, for example as the result of negotiations between developers and planning authorities or by subsequent transfer of units to a housing association.

3.54 Gross approvals by number of bedrooms is shown in Table 3.20. 16 per cent of homes approved in 2018/19 had three or more bedrooms, the threshold to qualify as family housing. This is down from 21 per cent in 2017/18 (revised from 18 per cent in the last AMR) and 20 per cent in 2016/17. The boroughs granting permission for the most homes with three or more bedrooms were Newham (where 1,316 is 21 per cent of gross approvals) and Brent (where 1,307 is 19 per cent of gross approvals). The highest percentage was in Enfield, where 285 units are 31 per cent of approved units.

3.55 Table 3.21 shows gross affordable approvals by the number of bedrooms. At 20 per cent, the proportion that have three bedrooms or more was higher than the 16 per cent for all tenures. Newham has recorded 688 three-bedroom units, making up 38 per cent of their total gross approvals. This was the highest in both numeric and percentage terms.

3.56 Net approvals by permission type are shown in Table 3.22. Full permissions made up 55 per cent of the total, while over 21 per cent were in outline permissions. Details and reserved matters accounted for 9 per cent, while amendments to existing permissions made up a further 8 per cent. Prior approvals also contributed 7 per cent of the total, primarily through office to residential prior approvals. Certificates of existing lawful use made up less than 1 per cent of total net approvals.

3.57 The average density of new housing approvals, shown in Table 3.23, was 165 dph, an increase on 155 dph in 2017/18 (this has been adjusted up from 154 dph reported in the last AMR). As ever there is wide variation between boroughs. The highest density was in Wandsworth (414 dph), who have recorded densities on approvals above 400 dph in each of the last three years. The next highest was Newham (340 dph, a big leap from 217 dph recorded in 2017/18), and Greenwich (307 dph). The lowest densities are found in Enfield (37 dph), Richmond upon Thames (57 dph) and Bromley (58 dph). Residential site areas can be difficult to calculate accurately in mixed use schemes, particularly when they are delivered in phases. Densities can sometimes be changed as more information becomes available through the submission of the phases.

3.58 Table 3.24 shows a net total of 3,886 non-self-contained rooms were approved during 2018/19 in London. This is made up of a net gain of 3,424 student bedrooms, 171 rooms in C2 care homes and 291 hostel/HMO bedrooms. This is a decrease on the 4,224 approved in 2017/18 (revised from 4,000 in the last AMR) and continues the trend of student rooms making up the majority of net supply.

Starts

3.59 Total net conventional starts in 2017/18 were 43,273, while non-self-contained starts were 2,569.

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

3.61 The total of 43,273 net conventional starts is a 17 per cent decrease on the revised figure for 2017/18 of 52,162, and 43 per cent less than the 76,189 starts in 2016/17. It is worth noting that the 2016/17 figure includes over 12,000 units in the Greenwich Peninsula (reference 15/0716), an unusually large scheme which makes it harder to make comparisons against other financial years.

3.62 It is important to note that some starts only get picked up when work is well under way, or upon scheme completion (particularly in the case of conversions or changes of use where there may be little or no external evidence of the work, and on the non-self-contained supply). This means that starts figures are often revised upwards over time as more information is obtained.

3.63 Table 3.25 shows net conventional housing starts by tenure. 78 per cent of net starts were for market units, 14 per cent intermediate units, 4 per cent Affordable Rent and 4 per cent for social rent. The affordable units made up 22 per cent of net units starts, the same as in 2017/18. When only considering permissions to which affordable housing policies apply, shown in Table 3.26, 26 per cent were affordable.

3.64 Table 3.27 shows gross starts by number of bedrooms. As in previous years, most of the units recorded as started had fewer than three bedrooms, with 41 per cent being one bedroom or studio units, 41 per cent having two bedrooms and just under 19 per cent having three bedrooms or more. The borough that started permissions with the highest number of family sized homes during 2018/19 was Enfield (731), followed by Barking and Dagenham (690). In percentage terms, Hackney, Havering and Westminster recorded 31 per cent of homes in permissions that started as having three bedrooms or more.

3.65 Table 3.28 shows net conventional starts by permission type. 54 per cent of starts were in Full permissions. Outlines made up 19 per cent due to some large schemes being recorded as started during this year, including 17/01307/OUT (Beam Park in Barking and Dagenham) and HGY/2017/3117 (Olympia Trading Estate in Haringey Heartlands). Details and Reserved Matters made up 9.5 per cent and amendments to schemes a further 10.5 per cent, while prior approvals made up about 5.5 per cent. This is down from 7 per cent in 2017/18.

3.66 Table 3.29 shows a net total of 2,569 non-self-contained units in schemes that were started in 2018/19, down from 3,953 (revised since last AMR in 2017/18), but still well above the 923 in 2016/17. 2,298 of these were student rooms, nearly 90 per cent of the total. There were net starts of 75 rooms in care homes and 196 hostel rooms.

The pipeline of new homes

3.67 The total net conventional pipeline at 31 March 2018 was 305,289 homes, and the non-self-contained pipeline was 12,814 rooms.

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

3.69 Table 3.4 shows the net pipeline as at the end of each financial year (31 March) at London level since 2004/05. The number of units in the pipeline at the end of 2018/19 was 305,289, an increase of 8 per cent on the revised total at the end of 2017/18 of 282,544. Note this figure has been substantially revised upwards since the last AMR following an extensive audit of missing permissions, but remains below the total of 284,754 at the end of 2016/17. This total of over 305,000 means that there is now capacity within the conventional planning pipeline to deliver over 7 years of supply at the current benchmark level of 42,388 completions per annum, and 58 per cent of the 10-year target of 522,870 in the draft new London Plan. In terms of spatial distribution, 11 per cent of units in the pipeline are in the CAZ, 47 per cent in the rest of Inner London and 42 per cent are in the outer London boroughs. These shares are relatively close to the long-term trend of 11 per cent, 49 per cent and 40 per cent respectively, but 2018/19 continued the trend which has seen the share in outer London increase each year since the end of 2014/15 when it was 36 per cent.

3.70 Table 3.30 shows the planning pipeline for conventional residential units as of 31 March 2019. At the end of the year there were 135,062 units (net) in schemes which have been granted planning permission but on which construction had not started, and 170,227 units (net) in schemes under construction. The proportion of units in schemes that were started is 56 per cent. The borough with the most units in the pipeline was Tower Hamlets (31,174) followed by Newham (27,915) and Greenwich (26,125).

3.71 The tenure of the units in the pipeline (net) can be seen in Table 3.31 while Table 3.32 shows existing, proposed and net tenure using the category groupings used elsewhere in this report. Note that London Affordable Rent is included in the social rented column while the other tenures in Table 3.33 are included in the Intermediate category. The proportion of affordable units across London rose to 20 per cent, up from 18 per cent at the end of 2017/18. This is the third year in a row that the proportion of affordable housing in the pipeline has risen following a previously long period of steady decline, but the low level of affordable units in the pipeline is likely to take several years to address. The borough with the highest proportion of affordable units in the pipeline was Barking and Dagenham, where 6,107 affordable units made up 34 per cent of the pipeline. In Islington, 968 units made up 30 per cent of the total net pipeline. In terms of the number of net affordable units, Newham had the most at 6,949, which was 25 per cent of their total net pipeline. Tower Hamlets had 6,317, 20 per cent of their total. Table 3.33 shows the pipeline just for permissions to which affordable housing policies apply. When considering just these permissions, 22 per cent of net units were affordable, a rise from 20 per cent at the end of 2017/18.

3.72 Table 3.34 shows the gross conventional pipeline by number of bedrooms. 20 per cent of units for which the information is available will provide three bedrooms or more, while just under 40 per cent are studios or one bedroom units and just over 40 per cent are two bed units.

3.73 Table 3.35 shows the net pipeline by permission type. This shows that 49 per cent of units were in full permissions, 30 per cent in Outlines, 10 per cent in Details or Reserved matters, 6 per cent in amendments and 4 per cent in the various types of prior approval. Note that hybrid applications (part full, part outline) are usually included in the Outline category.

3.74 The net pipeline of non-self-contained units as at 31 March 2019, as shown in Table 3.36, was 12,814. Of these, 68 per cent were in schemes that were under construction. This means there are just over 4,000 non-self-contained rooms in permissions that were not started.

Gypsy and Traveller sites

3.75 No new permissions involving pitches for Gypsies and Travellers were recorded in 2018/19 in London. Two permissions were completed in Hounslow, 00257/B/S2 and 00257/B/S3, which provide 11 additional plots between them.

3.76 The planning pipeline at 31 March 2019 contained just one permission for additional pitches, a scheme of five pitches in Havering under reference P0950/17.

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

Housing tables and charts

Table 3.1 Total net housing delivery in London

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Conventional	26,754	28,751	34,213	40,629	31,042	36,129
Non-conventional	4,417	4,092	4,583	4,464	2,403	1,766
Vacants back in use*	1,057	-120	1,070	-392	-2,244	-2,196
Total	32,228	32,723	39,866	44,701	31,201	35,699

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

See paragraph 3.2 for definitions

Figure 3.1 Total net housing delivery in London 2004/05 - 2018/19

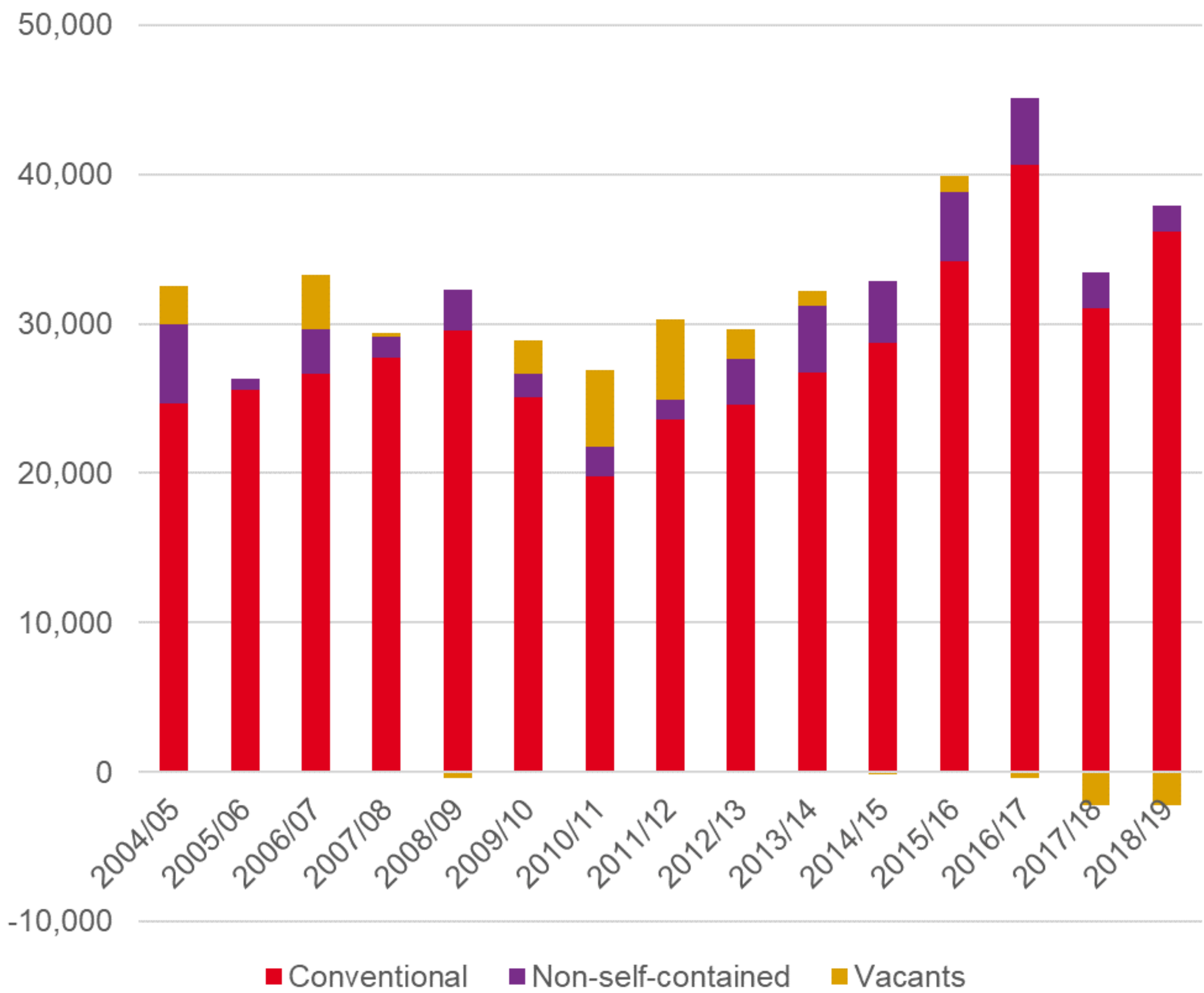


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Table 3.2 Net conventional housing completions in London

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Central Activities Zone	2,129	2,574	3,646	4,315	4,138	3,915
Inner London	12,622	12,352	14,615	17,775	11,926	14,894
Outer London	12,003	13,825	15,952	18,539	14,978	17,320
Total	26,754	28,751	34,213	40,629	31,042	36,129

Figure 3.2 Net conventional housing completions in London 2004/05 to 2018/19

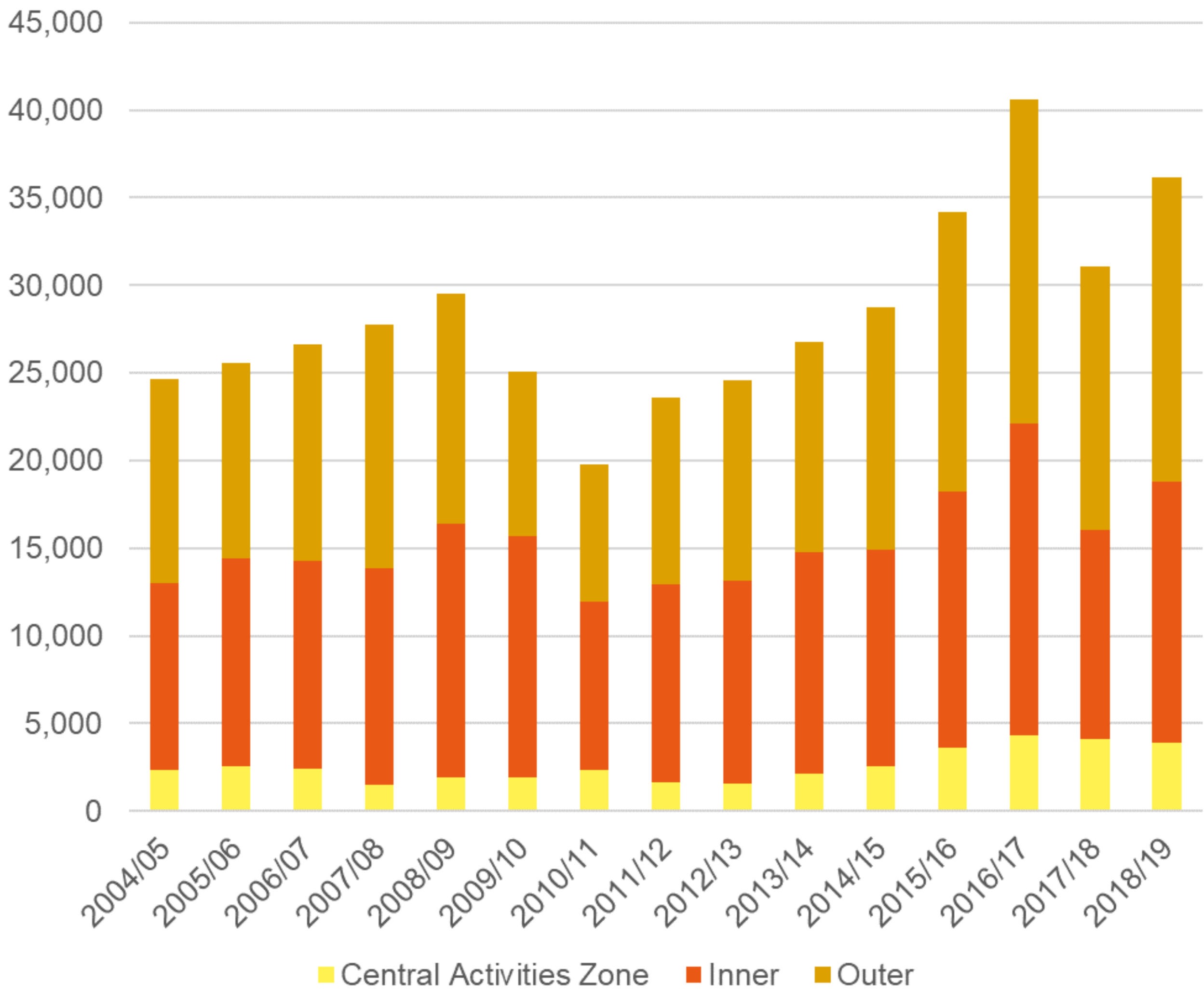

Table 3.3 Net conventional housing approvals in London

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Central Activities Zone	12,025	19,896	9,986	13,730	7,448	7,581
Inner London	33,250	45,603	39,928	27,542	19,521	31,213
Outer London	26,822	25,798	30,871	40,643	52,012	44,010
Total	72,097	91,297	80,785	81,915	78,981	82,804

Figure 3.3 Net conventional housing approvals in London 2004/05 to 2018/19

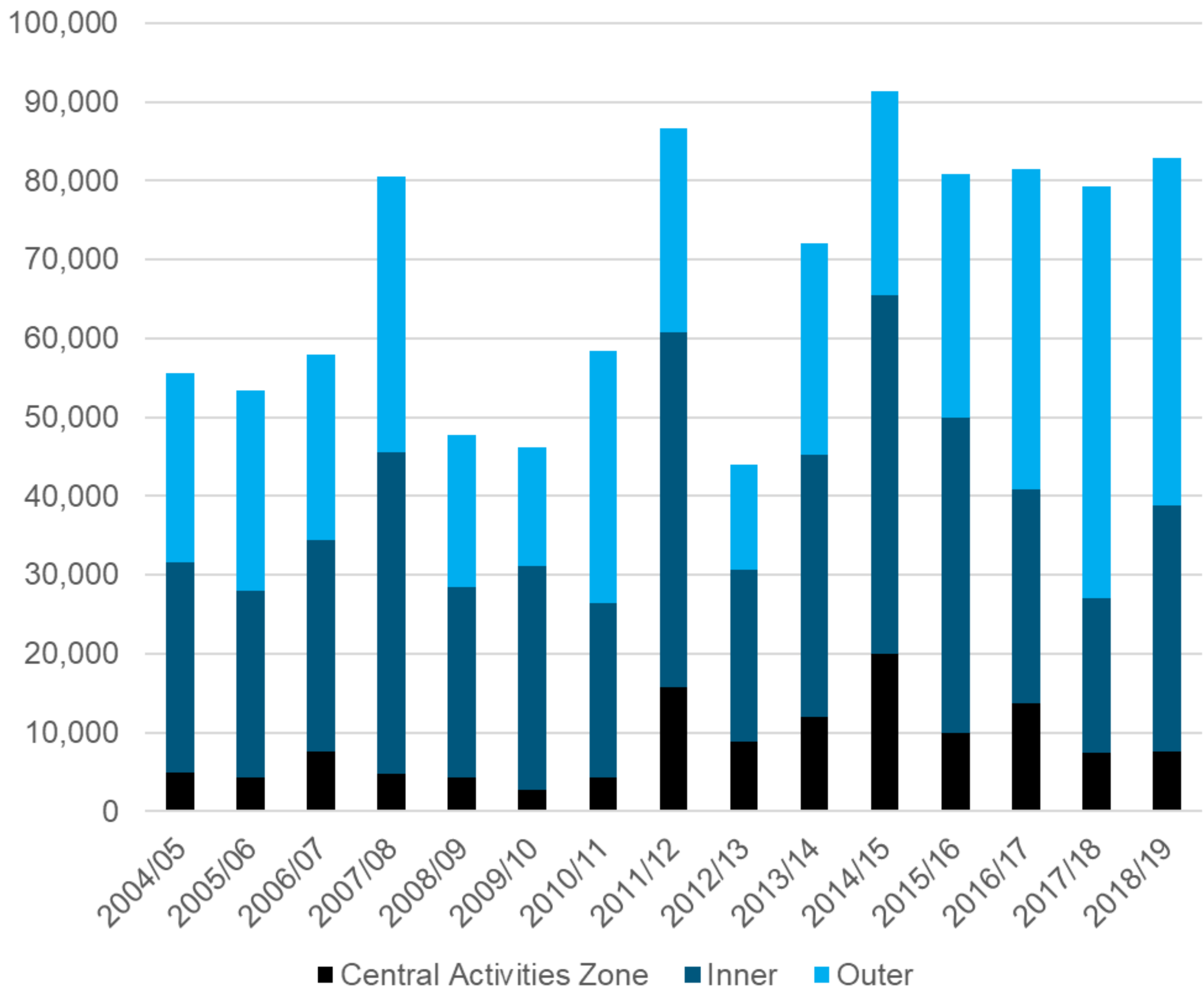

Table 3.4 Net conventional housing pipeline in London at end of financial year (31 March)

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Central Activities Zone	36,053	37,789	38,843	37,476	34,103	32,102
Inner London	119,658	129,358	135,038	136,091	133,494	144,274
Outer London	89,965	94,719	100,975	111,187	114,947	128,913
Total	245,676	261,866	274,856	284,754	282,544	305,289

Figure 3.4 Conventional housing pipeline in London at end of financial year (31 March) 2004/05 to 2018/19

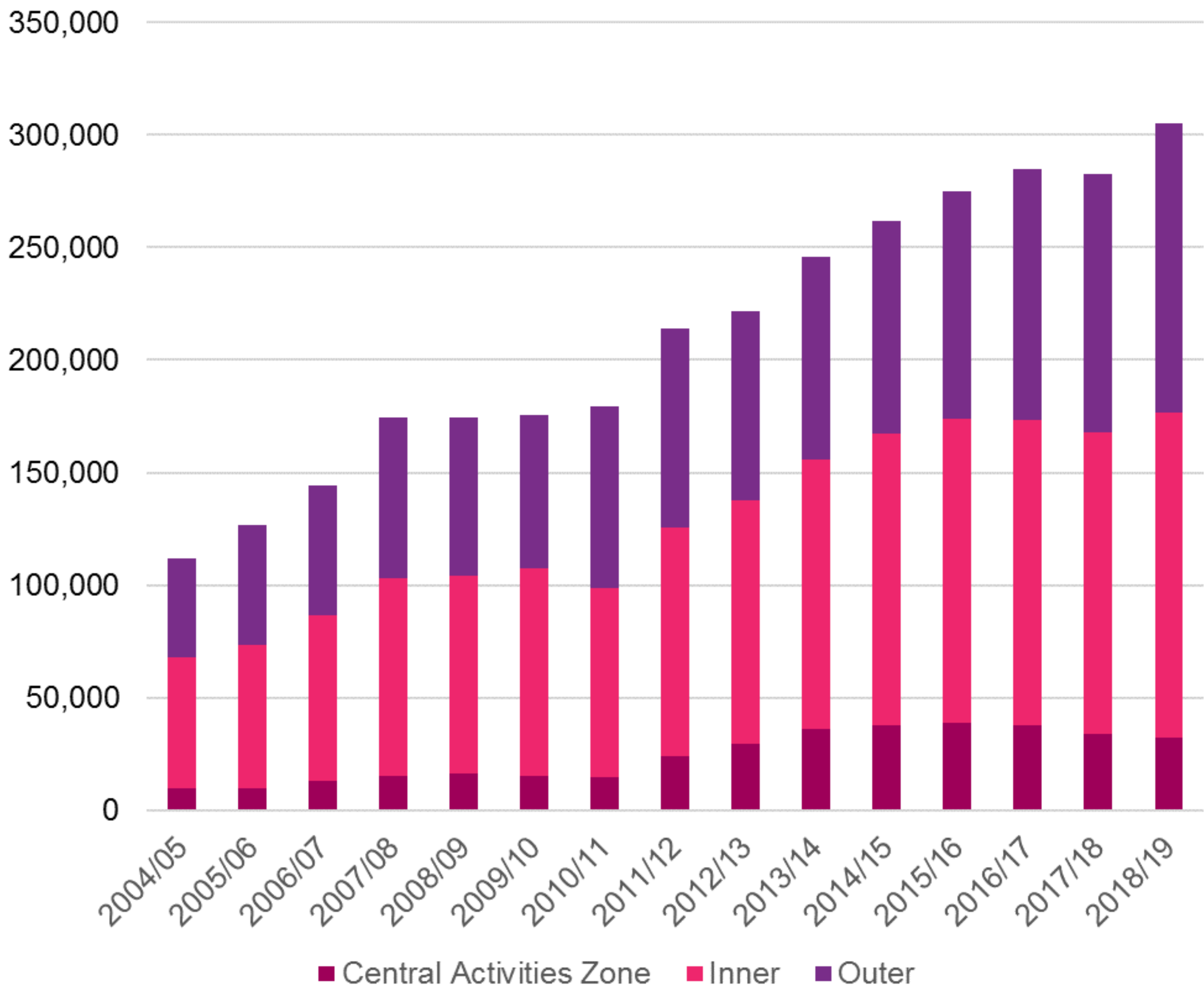

Table 3.5 Total net completions against London Plan benchmark 2018/19

Borough	Net conven-tional	Net non-conv	Vacants*	Total	London Plan target	% of target
Barking and Dagenham	675	0	-100	575	1,236	47%
Barnet	2,209	22	-48	2,183	2,349	93%
Bexley	486	80	-157	409	446	92%
Brent	1,740	-24	69	1,785	1,525	117%
Bromley	709	21	-72	658	641	103%
Camden	827	-194	-31	602	889	68%
City of London	351	0	-29	322	141	228%
Croydon	1,588	-3	181	1,766	1,435	123%
Ealing	1,758	-5	334	2,087	1,297	161%
Enfield	500	-1	34	533	798	67%
Greenwich	1,514	-66	-166	1,282	2,685	48%
Hackney	1,517	76	-221	1,372	1,599	86%
Hammersmith and Fulham	1,041	0	-18	1,023	1,031	99%
Haringey	570	18	-264	324	1,502	22%
Harrow	1,230	40	-409	861	593	145%
Havering	454	-1	26	479	1,170	41%
Hillingdon	990	119	12	1,121	559	201%
Hounslow	1,264	0	-301	963	822	117%
Islington	916	192	-129	979	1,264	77%
Kensington and Chelsea	115	-115	-64	-64	733	-9%
Kingston upon Thames	500	-7	-13	480	643	75%
Lambeth	954	1,040	52	2,046	1,559	131%
Lewisham	1,628	179	126	1,933	1,385	140%
London Legacy DC	1,095	445	-	1,540	1,471	105%
Merton	272	-34	0	238	411	58%
Newham	1,927	-9	-381	1,537	1,994	77%
Redbridge	765	45	-137	673	1,123	60%
Richmond upon Thames	419	0	-1	418	315	133%
Southwark	3,208	18	297	3,523	2,736	129%
Sutton	575	-57	-70	448	363	123%
Tower Hamlets	991	4	-350	645	3,931	16%
Waltham Forest	613	0	-181	432	862	50%
Wandsworth	1,925	9	17	1,951	1,812	108%
Westminster	803	-26	-202	575	1,068	54%
London	36,129	1,766	-2,196	35,699	42,388	84%

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

Figure 3.5 Total housing provision as a percentage of London Plan housing targets 2018/19

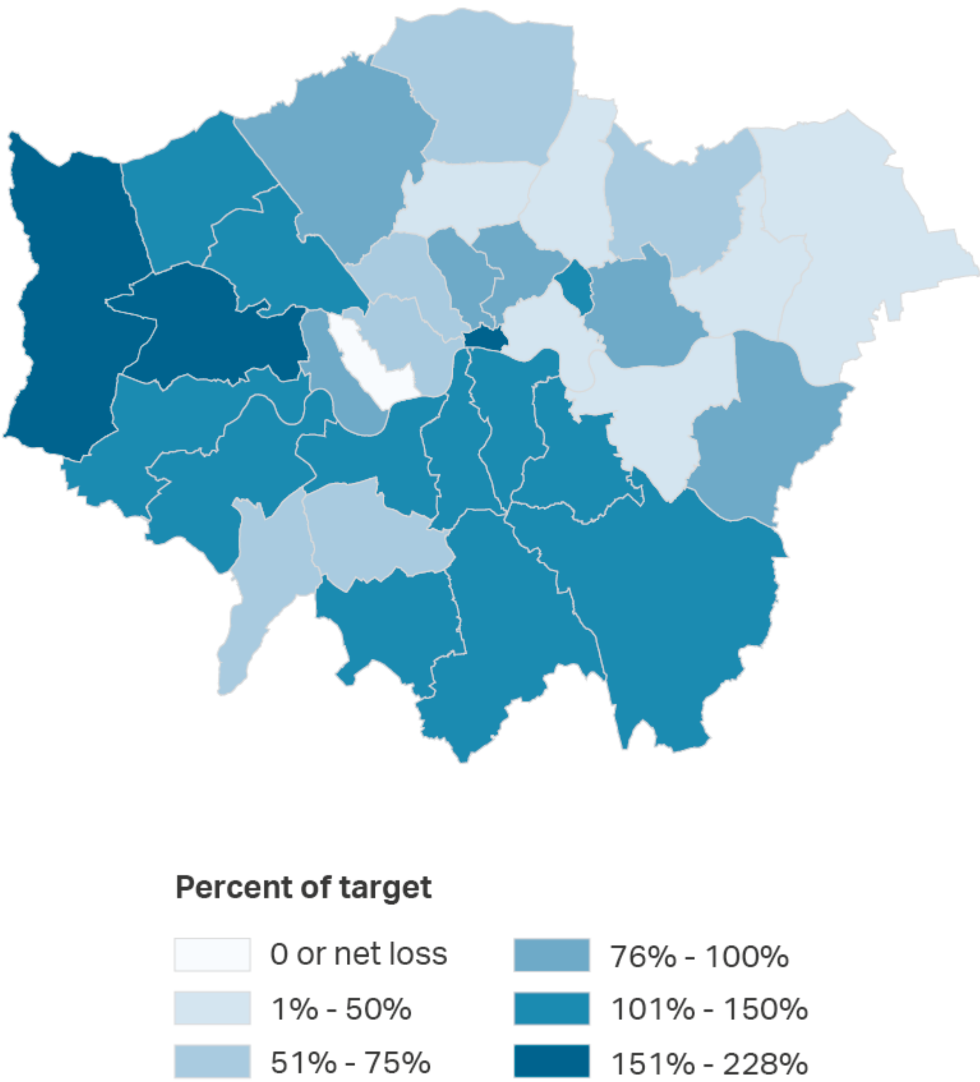

Table 3.6 Total net completions against London Plan benchmark for the three year period 2016/17 to 2018/19

Borough	Total net completions	Total expected by benchmark	Delivery compared to benchmark
Barking and Dagenham	1,574	3,708	42%
Barnet	6,746	7,047	96%
Bexley	1,468	1,338	110%
Brent	6,643	4,575	145%
Bromley	2,362	1,923	123%
Camden	2,809	2,667	105%
City of London	69	423	16%
Croydon	6,050	4,305	141%
Ealing	4,696	3,891	121%
Enfield	1,972	2,394	82%
Greenwich	5,037	8,055	63%
Hackney	3,882	4,797	81%
Hammersmith and Fulham	3,749	3,093	121%
Haringey	2,214	4,506	49%
Harrow	2,637	1,779	148%
Havering	1,128	3,510	32%
Hillingdon	2,905	1,677	173%
Hounslow	3,136	2,466	127%
Islington	2,829	3,792	75%
Kensington and Chelsea	611	2,199	28%
Kingston upon Thames	1,624	1,929	84%
Lambeth	4,494	4,677	96%
Lewisham	4,422	4,155	106%
London Legacy DC	2,749	4,413	62%
Merton	1,225	1,233	99%
Newham	4,423	5,982	74%
Redbridge	1,851	3,369	55%
Richmond upon Thames	1,072	945	113%
Southwark	6,177	8,208	75%
Sutton	1,889	1,089	173%
Tower Hamlets	6,988	11,793	59%
Waltham Forest	2,673	2,586	103%
Wandsworth	6,653	5,436	122%
Westminster	2,877	3,204	90%
London	111,634	127,164	88%

Table 3.7 Net conventional completions by tenure 2018/19

Borough	Market	Social rented	Interme-diate	Afforda-ble Rent	All tenures	Afforda-ble %
Barking and Dagenham	445	162	46	22	675	34%
Barnet	2,213	-80	36	40	2,209	0%
Bexley	394	-198	108	182	486	19%
Brent	1,298	180	208	54	1,740	25%
Bromley	588	22	57	42	709	17%
Camden	561	214	39	13	827	32%
City of London	351	0	0	0	351	0%
Croydon	1,264	-33	262	95	1,588	20%
Ealing	1,238	160	231	129	1,758	30%
Enfield	439	-19	14	66	500	12%
Greenwich	1,357	56	63	38	1,514	10%
Hackney	1,374	15	119	10	1,518	9%
Hammersmith and Fulham	837	64	140	0	1,041	20%
Haringey	559	0	11	0	570	2%
Harrow	1,093	-38	37	138	1,230	11%
Havering	408	16	17	13	454	10%
Hillingdon	912	23	30	25	990	8%
Hounslow	909	72	157	126	1,264	28%
Islington	577	281	58	0	916	37%
Kensington and Chelsea	114	1	0	0	115	1%
Kingston upon Thames	461	7	29	3	500	8%
Lambeth	682	135	87	50	954	29%
Lewisham	1,028	261	162	177	1,628	37%
Merton	267	3	2	0	272	2%
Newham	2,248	6	181	53	2,488	10%
Redbridge	614	34	108	9	765	20%
Richmond upon Thames	349	0	34	36	419	17%
Southwark	2,582	190	391	45	3,208	20%
Sutton	432	77	60	6	575	25%
Tower Hamlets	1,277	54	120	73	1,524	16%
Waltham Forest	414	45	113	41	613	32%
Wandsworth	1,615	23	217	70	1,925	16%
Westminster	720	45	29	9	803	10%
London	29,620	1,778	3,166	1,565	36,129	18%

Figure 3.6 Net affordable housing delivery in London by units and tenure 2018/19

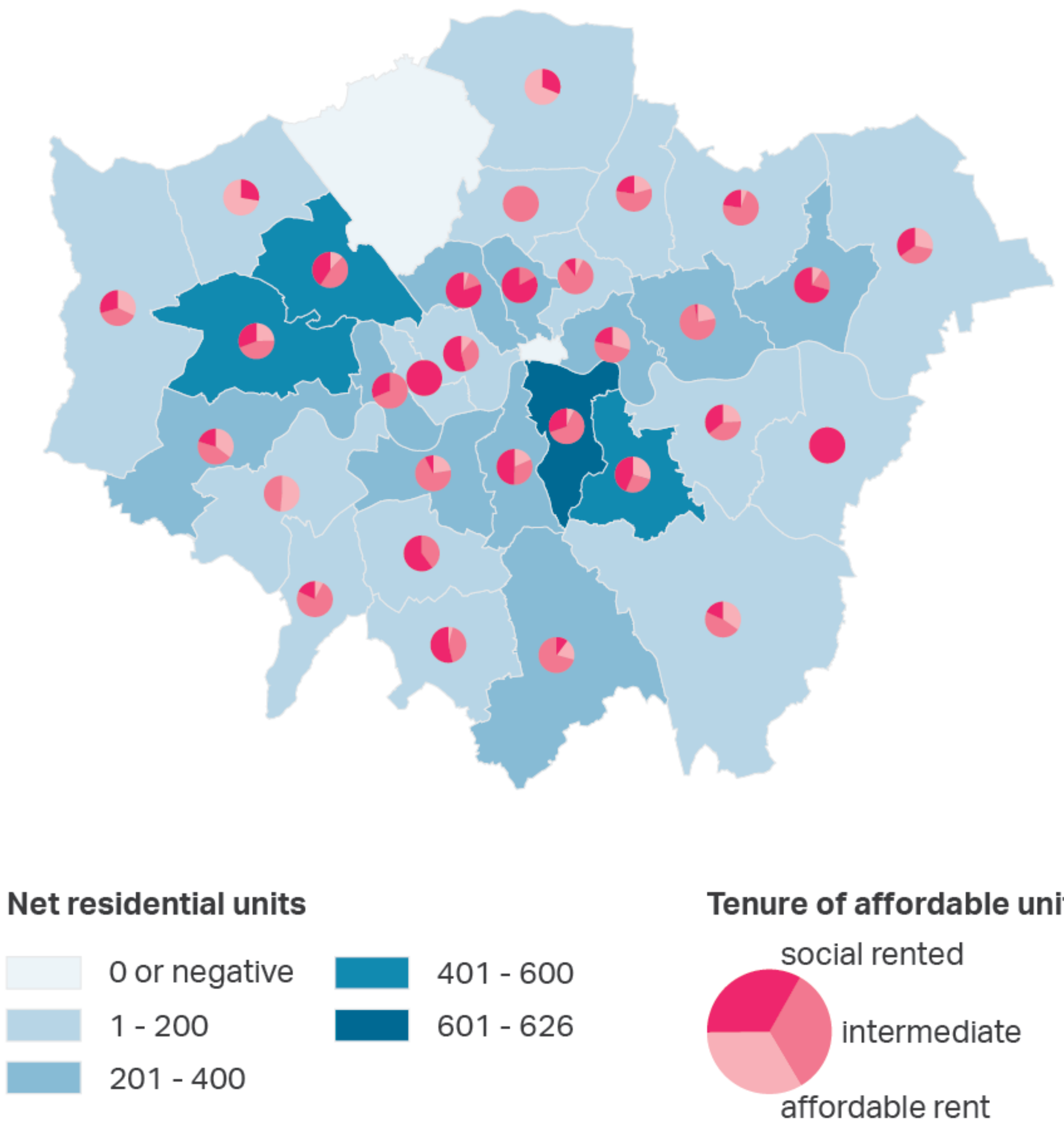

Table 3.8 Net conventional completions in major planning permissions by tenure 2018/19

Borough	Market	Social rented	Interme-diate	Afforda-ble Rent	All tenures	Afforda-ble %
Barking and Dagenham	414	148	46	14	622	33%
Barnet	1,587	-80	36	40	1,583	0%
Bexley	212	-192	103	182	305	30%
Brent	1,085	163	208	54	1,510	28%
Bromley	411	23	57	42	533	23%
Camden	301	213	39	13	566	47%
City of London	331	0	0	0	331	0%
Croydon	377	-33	211	80	635	41%
Ealing	589	160	231	129	1,109	47%
Enfield	218	-7	11	66	288	24%
Greenwich	1,219	54	61	38	1,372	11%
Hackney	1,133	14	118	10	1,275	11%
Hammersmith and Fulham	634	64	139	0	837	24%
Haringey	109	0	12	0	121	10%
Harrow	648	-40	37	135	780	17%
Havering	212	13	17	6	248	15%
Hillingdon	702	14	26	25	767	8%
Hounslow	553	72	153	126	904	39%
Islington	457	274	58	0	789	42%
Kensington and Chelsea	27	0	0	0	27	0%
Kingston upon Thames	245	0	29	3	277	12%
Lambeth	439	135	87	49	710	38%
Lewisham	803	259	161	177	1,400	43%
Merton	70	3	2	0	75	7%
Newham	2,024	3	181	53	2,261	10%
Redbridge	394	25	108	0	527	25%
Richmond upon Thames	189	0	34	36	259	27%
Southwark	2,360	183	391	45	2,979	21%
Sutton	239	65	60	6	370	35%
Tower Hamlets	1,168	49	120	73	1,410	17%
Waltham Forest	194	35	113	41	383	49%
Wandsworth	1,320	9	217	62	1,608	18%
Westminster	585	37	27	9	658	11%
London	21,249	1,663	3,093	1,514	27,519	23%

‘Major’ schemes are those proposing 10 residential units or more. This table excludes certificates of Proposed Lawful Development and all types of prior approval, as well as Certificates of Existing Lawful Use.

Table 3.9 Affordable housing completions as a proportion of total net conventional supply 2016/17 to 2018/19

Borough	Affordable as % of net conventional supply			Average over 3 year cycle
	2016/17	2017/18	2018/19	
Barking and Dagenham	32%	0%	34%	25%
Barnet	21%	14%	0%	12%
Bexley	22%	0%	19%	17%
Brent	21%	-21%	25%	15%
Bromley	5%	1%	17%	8%
Camden	11%	27%	32%	22%
City of London	0%	0%	0%	0%
Croydon	9%	9%	20%	12%
Ealing	27%	5%	30%	22%
Enfield	34%	2%	12%	21%
Greenwich	-1%	27%	10%	12%
Hackney	20%	23%	9%	17%
Hammersmith and Fulham	14%	6%	20%	13%
Haringey	20%	21%	2%	16%
Harrow	0%	4%	11%	6%
Havering	9%	3%	10%	8%
Hillingdon	7%	7%	8%	7%
Hounslow	20%	30%	28%	26%
Islington	14%	19%	37%	26%
Kensington and Chelsea	12%	22%	1%	15%
Kingston upon Thames	5%	13%	8%	8%
Lambeth	17%	20%	29%	21%
Lewisham	19%	9%	37%	25%
Merton	19%	13%	2%	13%
Newham	15%	4%	10%	10%
Redbridge	6%	26%	20%	15%
Richmond upon Thames	13%	11%	17%	14%
Southwark	23%	21%	20%	21%
Sutton	2%	5%	25%	10%
Tower Hamlets	27%	28%	16%	25%
Waltham Forest	30%	21%	32%	28%
Wandsworth	17%	10%	16%	14%
Westminster	12%	7%	10%	10%
London	17%	14%	18%	16%

Figure 3.7 Affordable housing as a percentage of total net housing delivery in London 2018/19

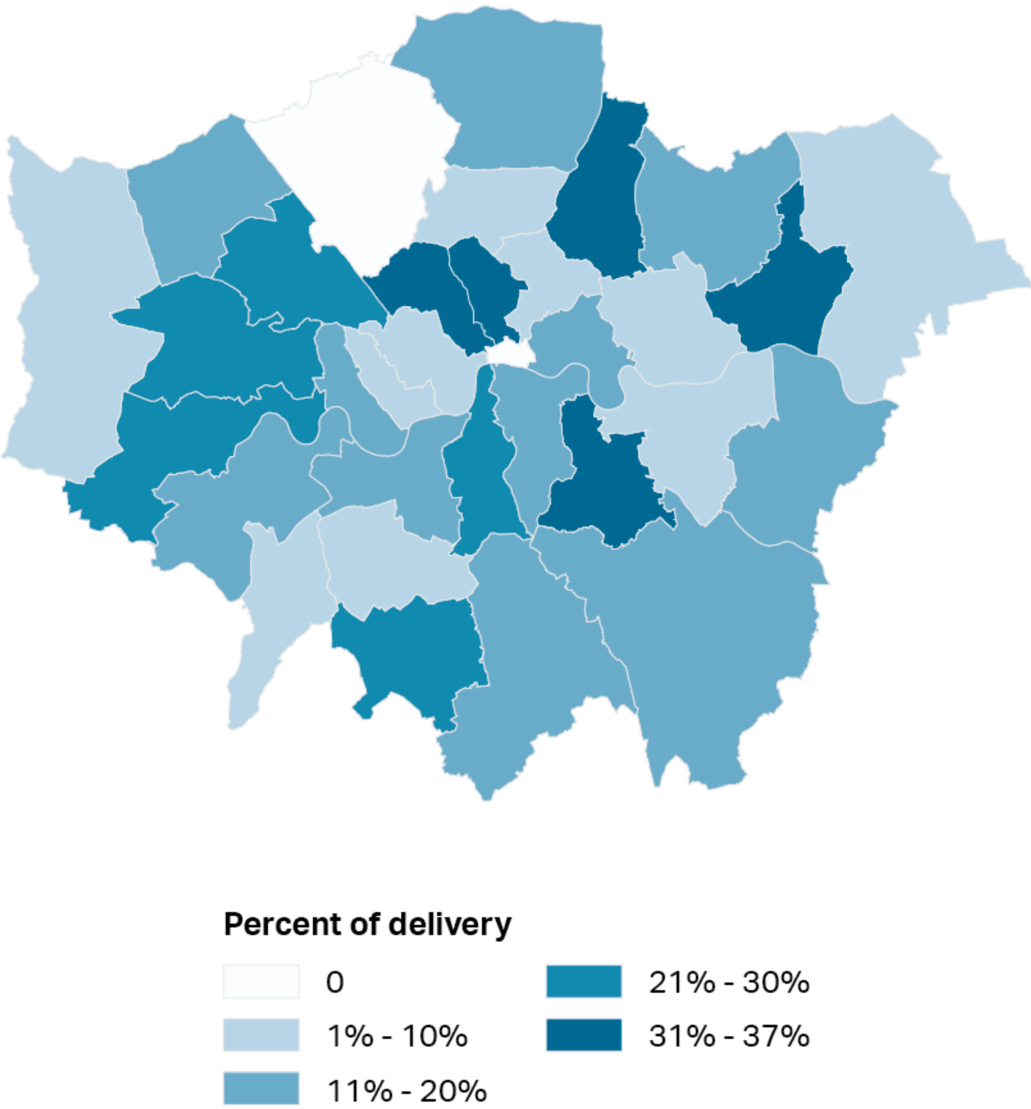

Table 3.10 Net conventional affordable housing completions by tenure 2016/17 to 2018/19

Borough	Total 2016/17 to 2018/19			Total affordable
	Social rented	Intermediate	Affordable Rent	
Barking and Dagenham	282	71	76	429
Barnet	-12	362	470	820
Bexley	-198	183	287	272
Brent	156	290	130	576
Bromley	52	59	62	173
Camden	352	208	100	660
City of London	0	0	0	0
Croydon	22	381	339	742
Ealing	298	426	192	916
Enfield	8	143	219	370
Greenwich	-82	583	156	657
Hackney	132	396	109	637
Hammersmith and Fulham	69	302	52	423
Haringey	168	170	74	412
Harrow	-100	98	169	167
Havering	11	81	13	105
Hillingdon	40	78	85	203
Hounslow	285	387	198	870
Islington	429	81	0	510
Kensington and Chelsea	78	7	12	97
Kingston upon Thames	29	51	3	83
Lambeth	42	478	238	758
Lewisham	385	309	256	950
Merton	9	116	48	173
Newham	-81	592	167	678
Redbridge	60	194	71	325
Richmond upon Thames	24	56	93	173
Southwark	651	629	82	1,362
Sutton	-108	240	58	190
Tower Hamlets	571	546	861	1,978
Waltham Forest	81	345	231	657
Wandsworth	56	638	192	886
Westminster	116	164	41	321
London	3,825	8,664	5,084	17,573

Table 3.11 Gross conventional housing completions by tenure and number of bedrooms in London 2018/19

Dwellings	1 bed	2 beds	3 beds	4 beds or more	Total
Social Rented	787	1,058	968	306	3,119
Intermediate	1,423	1,374	406	51	3,254
Affordable Rent	530	643	377	78	1,628
Market	13,458	12,562	4,849	1,839	32,708
All tenures	16,198	15,637	6,600	2,274	40,709
Unit Tenure	**1 bed**	**2 beds**	**3 beds**	**4 beds or more**	**% 3 or more**
Social Rented	25%	34%	31%	10%	41%
Intermediate	44%	42%	12%	2%	14%
Affordable Rent	33%	39%	23%	5%	28%
Market	41%	38%	15%	6%	21%
All tenures	40%	38%	16%	6%	22%

Note: Not knowns are excluded from this table.

Table 3.12 Gross conventional housing completions by number of bedrooms 2018/19

Borough	1 bed	2 beds	3 beds	4 beds or more	Total	% 3 or more
Barking and Dagenham	210	290	216	183	899	44%
Barnet	849	967	488	281	2,585	30%
Bexley	217	378	138	12	745	20%
Brent	765	779	311	92	1,947	21%
Bromley	224	405	79	79	787	20%
Camden	323	380	181	57	941	25%
City of London	208	94	48	3	353	14%
Croydon	859	545	214	140	1,758	20%
Ealing	805	835	413	76	2,129	23%
Enfield	128	140	207	128	603	56%
Greenwich	736	697	209	29	1,671	14%
Hackney	803	654	295	67	1,819	20%
Hammersmith and Fulham	482	423	209	100	1,214	25%
Haringey	428	165	92	42	727	18%
Harrow	640	579	89	34	1,342	9%
Havering	219	183	52	39	493	18%
Hillingdon	499	368	126	33	1,026	15%
Hounslow	578	569	206	41	1,394	18%
Islington	404	411	132	38	985	17%
Kensington and Chelsea	86	74	42	24	226	29%
Kingston upon Thames	255	143	74	80	552	28%
Lambeth	416	439	144	45	1,044	18%
Lewisham	779	680	214	65	1,738	16%
Merton	153	101	55	21	330	23%
Newham	1,252	786	463	45	2,546	20%
Redbridge	323	290	134	72	819	25%
Richmond upon Thames	163	176	104	51	494	31%
Southwark	1,209	1,584	671	123	3,587	22%
Sutton	243	209	161	25	638	29%
Tower Hamlets	729	600	187	33	1,549	14%
Waltham Forest	272	273	115	16	676	19%
Wandsworth	651	1,057	268	111	2,087	18%
Westminster	290	363	263	89	1,005	35%
London	16,198	15,637	6,600	2,274	40,709	22%

Note: Not knowns are excluded from this table.

Table 3.13 Gross conventional affordable housing completions by number of bedrooms 2018/19

Borough	1 bed	2 beds	3 beds	4 beds or more	Total	% 3 or more
Barking and Dagenham	48	99	150	83	380	61%
Barnet	43	104	5	6	158	7%
Bexley	45	177	66	2	290	23%
Brent	184	140	93	26	443	27%
Bromley	43	67	10	2	122	10%
Camden	95	70	80	21	266	38%
City of London	0	0	0	0	0	0%
Croydon	128	171	46	12	357	16%
Ealing	184	192	261	41	678	45%
Enfield	43	29	29	2	103	30%
Greenwich	91	63	51	0	205	25%
Hackney	104	99	52	24	279	27%
Hammersmith and Fulham	137	14	50	4	205	26%
Haringey	2	6	4	0	12	33%
Harrow	52	105	21	0	178	12%
Havering	9	21	14	2	46	35%
Hillingdon	26	28	22	4	80	33%
Hounslow	149	232	67	2	450	15%
Islington	104	157	56	28	345	24%
Kensington and Chelsea	0	0	0	1	1	100%
Kingston upon Thames	31	7	1	0	39	3%
Lambeth	99	116	44	20	279	23%
Lewisham	257	266	114	40	677	23%
Merton	2	3	0	0	5	0%
Newham	158	69	14	0	241	6%
Redbridge	20	43	76	13	152	59%
Richmond upon Thames	19	51	0	0	70	0%
Southwark	252	345	241	63	901	34%
Sutton	93	60	29	0	182	16%
Tower Hamlets	66	115	44	24	249	27%
Waltham Forest	87	72	50	6	215	26%
Wandsworth	150	125	31	4	310	11%
Westminster	19	29	30	5	83	42%
London	2,740	3,075	1,751	435	8,001	27%

Note: Not knowns are excluded from this table.

Table 3.14 Net conventional completions by development type 2018/19

Borough	New build	Change of use	Conversion	Total
Barking and Dagenham	657	10	8	675
Barnet	1,763	306	140	2,209
Bexley	394	62	30	486
Brent	1,601	110	29	1,740
Bromley	607	66	36	709
Camden	627	165	35	827
City of London	301	46	4	351
Croydon	861	624	103	1,588
Ealing	1,126	444	188	1,758
Enfield	394	47	59	500
Greenwich	1,362	94	58	1,514
Hackney	1,320	118	80	1,518
Hammersmith and Fulham	872	104	65	1,041
Haringey	175	165	230	570
Harrow	820	349	61	1,230
Havering	356	79	19	454
Hillingdon	718	234	38	990
Hounslow	997	266	1	1,264
Islington	840	57	19	916
Kensington and Chelsea	25	93	-3	115
Kingston upon Thames	337	145	18	500
Lambeth	789	78	87	954
Lewisham	1,452	149	27	1,628
Merton	130	103	39	272
Newham	2,349	78	61	2,488
Redbridge	407	321	37	765
Richmond upon Thames	216	196	7	419
Southwark	3,124	69	15	3,208
Sutton	436	125	14	575
Tower Hamlets	1,469	49	6	1,524
Waltham Forest	498	59	56	613
Wandsworth	1,728	124	73	1,925
Westminster	593	221	-11	803
London	29,344	5,156	1,629	36,129

Table 3.15 Net conventional housing completions by permission type 2018/19

Borough	Full	Outline	Reserved matters	Prior approvals	S191	All types
Barking and Dagenham	203	0	468	1	3	675
Barnet	1,173	277	481	274	4	2,209
Bexley	409	25	9	43	0	486
Brent	1,135	0	545	60	0	1,740
Bromley	662	7	5	35	0	709
Camden	631	141	5	38	12	827
City of London	220	0	131	0	0	351
Croydon	784	0	272	517	15	1,588
Ealing	1,074	0	349	312	23	1,758
Enfield	477	8	0	15	0	500
Greenwich	1,097	0	379	30	8	1,514
Hackney	820	175	421	33	69	1,518
Hammersmith and Fulham	712	149	111	65	4	1,041
Haringey	326	0	0	123	121	570
Harrow	782	30	71	345	2	1,230
Havering	349	50	7	48	0	454
Hillingdon	426	0	458	103	3	990
Hounslow	852	5	157	241	9	1,264
Islington	864	0	5	4	43	916
Kensington and Chelsea	111	0	0	1	3	115
Kingston upon Thames	295	-1	106	100	0	500
Lambeth	728	0	129	38	59	954
Lewisham	1,042	0	474	86	26	1,628
Merton	182	11	0	79	0	272
Newham	1,007	0	1,386	38	57	2,488
Redbridge	623	0	25	86	31	765
Richmond upon Thames	362	0	0	57	0	419
Southwark	3,305	137	-247	13	0	3,208
Sutton	342	0	139	94	0	575
Tower Hamlets	781	197	527	19	0	1,524
Waltham Forest	485	0	25	48	55	613
Wandsworth	999	122	739	52	13	1,925
Westminster	363	0	428	5	7	803
London	23,621	1,333	7,605	3,003	567	36,129

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

Table 3.16 Density of residential completions by borough (dwellings per hectare) 2013/14 to 2018/19

Borough	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Barking and Dagenham	151	71	130	89	199	73
Barnet	85	76	66	107	94	101
Bexley	64	107	69	63	76	92
Brent	338	110	169	198	175	146
Bromley	31	35	55	56	52	75
Camden	163	163	153	216	172	139
City of London	808	478	298	444	369	347
Croydon	77	97	177	117	173	95
Ealing	121	101	105	127	125	172
Enfield	97	67	72	71	64	36
Greenwich	102	201	238	150	299	215
Hackney	235	246	235	254	194	237
Hammersmith and Fulham	275	173	184	156	145	181
Haringey	112	125	235	133	143	130
Harrow	83	82	75	128	101	113
Havering	37	53	98	51	89	67
Hillingdon	53	55	36	67	45	39
Hounslow	119	116	105	135	132	121
Islington	216	227	293	350	264	194
Kensington and Chelsea	112	163	155	107	128	113
Kingston upon Thames	52	72	70	96	67	75
Lambeth	200	165	159	180	190	167
Lewisham	174	145	284	177	128	138
Merton	93	62	95	99	99	78
Newham	306	276	203	244	287	212
Redbridge	85	61	128	127	91	159
Richmond upon Thames	96	67	84	86	72	93
Southwark	190	230	179	314	164	304
Sutton	50	53	96	127	108	111
Tower Hamlets	310	278	232	372	362	199
Waltham Forest	115	131	112	150	130	140
Wandsworth	112	206	191	168	359	225
Westminster	218	187	234	194	210	174
London	139	125	123	138	138	128

Table 3.17 Net non-self-contained housing completions by use 2018/19

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	Total rooms
Barking and Dagenham	0	0	0	0
Barnet	0	11	11	22
Bexley	0	80	0	80
Brent	0	-6	-18	-24
Bromley	0	13	8	21
Camden	-214	-8	28	-194
City of London	0	0	0	0
Croydon	0	-49	46	-3
Ealing	35	-26	-14	-5
Enfield	0	0	-1	-1
Greenwich	0	-74	8	-66
Hackney	0	0	76	76
Hammersmith and Fulham	0	0	0	0
Haringey	0	11	7	18
Harrow	0	7	33	40
Havering	0	-1	0	-1
Hillingdon	0	112	7	119
Hounslow	0	0	0	0
Islington	257	15	-80	192
Kensington and Chelsea	0	0	-115	-115
Kingston upon Thames	17	-17	-7	-7
Lambeth	1,032	8	0	1,040
Lewisham	179	0	0	179
Merton	0	-41	7	-34
Newham	445	7	-16	436
Redbridge	0	45	0	45
Richmond upon Thames	0	0	0	0
Southwark	8	0	10	18
Sutton	0	-45	-12	-57
Tower Hamlets	0	0	4	4
Waltham Forest	0	0	0	0
Wandsworth	0	-12	21	9
Westminster	0	0	-26	-26
London	1,759	30	-23	1,766

Figure 3.8 Net conventional housing approvals in London 2018/19

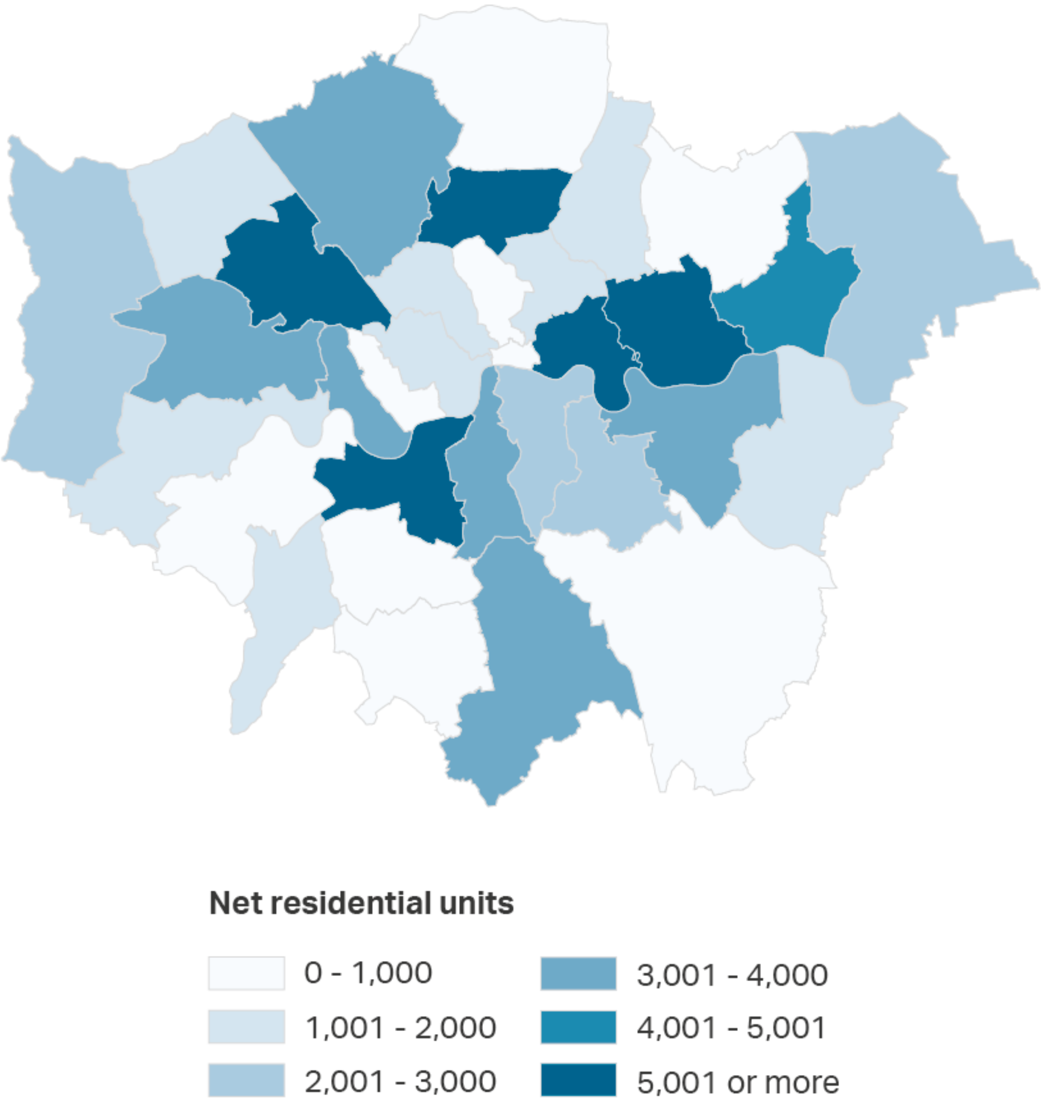

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Table 3.18 Net conventional approvals by tenure 2018/19

Borough	Market	Social rented	Interme-diate	Afforda-ble Rent	All tenures	Afforda-ble %
Barking and Dagenham	3,179	376	1,068	121	4,744	33%
Barnet	3,154	313	12	0	3,479	9%
Bexley	866	81	65	43	1,055	18%
Brent	4,754	72	865	793	6,484	27%
Bromley	628	43	18	0	689	9%
Camden	812	19	86	174	1,091	26%
City of London	41	0	0	0	41	0%
Croydon	3,298	42	214	155	3,709	11%
Ealing	2,963	-987	682	541	3,199	7%
Enfield	711	-106	16	140	761	7%
Greenwich	2,144	591	201	74	3,010	29%
Hackney	1,365	102	187	89	1,743	22%
Hammersmith and Fulham	2,481	322	776	61	3,640	32%
Haringey	4,071	338	736	4	5,149	21%
Harrow	1,537	30	159	136	1,862	17%
Havering	1,883	52	314	78	2,327	19%
Hillingdon	2,141	55	531	143	2,870	25%
Hounslow	1,534	122	246	69	1,971	22%
Islington	429	183	43	0	655	35%
Kensington and Chelsea	243	28	25	0	296	18%
Kingston upon Thames	1,414	52	24	35	1,525	7%
Lambeth	2,445	184	277	214	3,120	22%
Lewisham	2,122	343	157	131	2,753	23%
Merton	556	0	16	28	600	7%
Newham	4,448	201	1,007	592	6,248	29%
Redbridge	753	0	126	39	918	18%
Richmond upon Thames	231	-30	5	19	225	-3%
Southwark	1,760	442	359	13	2,574	32%
Sutton	443	13	41	0	497	11%
Tower Hamlets	4,584	373	553	560	6,070	24%
Waltham Forest	1,517	21	329	79	1,946	22%
Wandsworth	4,901	145	725	243	6,014	19%
Westminster	1,066	199	235	39	1,539	31%
London	64,474	3,619	10,098	4,613	82,804	22%

Table 3.19 Net conventional approvals in major planning permissions by tenure FY2018/19

Borough	Market	Social rented	Interme-diate	Afforda-ble Rent	All tenures	Afforda-ble %
Barking and Dagenham	3,069	363	1,068	121	4,621	34%
Barnet	2,154	301	12	0	2,467	13%
Bexley	620	81	65	43	809	23%
Brent	3,587	93	862	793	5,335	33%
Bromley	201	45	18	0	264	24%
Camden	688	17	86	174	965	29%
City of London	19	0	0	0	19	0%
Croydon	1,812	34	213	155	2,214	18%
Ealing	2,059	-993	675	540	2,281	10%
Enfield	300	-106	16	140	350	14%
Greenwich	1,775	585	199	74	2,633	33%
Hackney	981	108	188	89	1,366	28%
Hammersmith and Fulham	2,194	322	776	61	3,353	35%
Haringey	3,563	339	736	4	4,642	23%
Harrow	918	29	159	136	1,242	26%
Havering	1,407	48	309	78	1,842	24%
Hillingdon	1,573	55	531	143	2,302	32%
Hounslow	480	115	238	69	902	47%
Islington	290	176	43	0	509	43%
Kensington and Chelsea	269	19	26	0	314	14%
Kingston upon Thames	1,173	51	24	35	1,283	9%
Lambeth	2,129	184	269	214	2,796	24%
Lewisham	1,908	320	156	131	2,515	24%
Merton	290	0	16	28	334	13%
Newham	3,793	181	991	583	5,548	32%
Redbridge	511	0	126	39	676	24%
Richmond upon Thames	68	-30	5	19	62	-10%
Southwark	1,407	442	352	13	2,214	36%
Sutton	150	12	41	0	203	26%
Tower Hamlets	4,078	365	557	561	5,561	27%
Waltham Forest	1,101	1	329	79	1,510	27%
Wandsworth	4,427	128	718	237	5,510	20%
Westminster	954	194	231	39	1,418	33%
London	49,948	3,479	10,035	4,598	68,060	27%

'Major' schemes are those proposing 10 residential units or more. This table excludes certificates of Proposed Lawful Development and all types of prior approval, as well as Certificates of Existing Lawful Use.

Table 3.20 Gross conventional housing approvals by number of bedrooms 2018/19

Borough	1 bed	2 beds	3 beds	4 beds or more	Total	% 3 or more
Barking and Dagenham	1,607	2,434	766	145	4,952	18%
Barnet	1,698	1,518	423	128	3,767	15%
Bexley	419	454	180	51	1,104	21%
Brent	3,371	2,134	1,180	127	6,812	19%
Bromley	340	337	61	70	808	16%
Camden	568	475	174	40	1,257	17%
City of London	42	4	1	0	47	2%
Croydon	1,734	1,626	513	59	3,932	15%
Ealing	1,844	2,107	586	118	4,655	15%
Enfield	262	387	236	49	934	31%
Greenwich	1,231	1,346	455	22	3,054	16%
Hackney	819	829	315	57	2,020	18%
Hammersmith and Fulham	1,518	1,780	523	48	3,869	15%
Haringey	2,549	2,256	534	64	5,403	11%
Harrow	1,463	636	118	36	2,253	7%
Havering	901	920	403	174	2,398	24%
Hillingdon	1,438	1,252	276	37	3,003	10%
Hounslow	991	532	183	59	1,765	14%
Islington	278	430	126	31	865	18%
Kensington and Chelsea	221	149	58	31	459	19%
Kingston upon Thames	616	614	319	34	1,583	22%
Lambeth	1,688	1,173	425	36	3,322	14%
Lewisham	663	910	316	58	1,947	19%
Merton	283	303	95	44	725	19%
Newham	2,985	2,032	1,299	17	6,333	21%
Redbridge	484	383	131	20	1,018	15%
Richmond upon Thames	142	105	47	26	320	23%
Southwark	1,053	1,287	392	67	2,799	16%
Sutton	297	183	58	12	550	13%
Tower Hamlets	3,137	2,218	783	129	6,267	15%
Waltham Forest	679	593	242	16	1,530	17%
Wandsworth	2,625	2,946	840	90	6,501	14%
Westminster	725	758	467	97	2,047	28%
London	38,672	35,113	12,528	1,992	88,299	16%

Note: Not knowns are excluded from this table.

Table 3.21 Gross conventional affordable housing approvals by number of bedrooms 2018/19

Borough	1 bed	2 beds	3 beds	4 beds or more	Total	% 3 or more
Barking and Dagenham	414	1,116	129	3	1,662	8%
Barnet	120	174	54	4	352	16%
Bexley	72	83	30	4	189	18%
Brent	639	808	343	4	1,794	19%
Bromley	24	28	11	0	63	17%
Camden	134	84	54	8	280	22%
City of London	0	0	0	0	0	0%
Croydon	171	152	86	3	412	22%
Ealing	406	613	291	62	1,372	26%
Enfield	61	95	24	0	180	13%
Greenwich	235	435	190	8	868	23%
Hackney	71	204	111	2	388	29%
Hammersmith and Fulham	477	570	130	5	1,182	11%
Haringey	478	499	89	13	1,079	9%
Harrow	348	194	37	0	579	6%
Havering	127	221	90	6	444	22%
Hillingdon	363	303	83	2	751	11%
Hounslow	218	161	53	5	437	13%
Islington	106	157	74	6	343	23%
Kensington and Chelsea	105	11	6	10	132	12%
Kingston upon Thames	36	52	23	0	111	21%
Lambeth	338	275	128	10	751	18%
Lewisham	103	281	137	24	545	30%
Merton	25	17	2	0	44	5%
Newham	561	551	688	0	1,800	38%
Redbridge	78	61	22	4	165	16%
Richmond upon Thames	24	0	0	0	24	0%
Southwark	247	424	178	13	862	22%
Sutton	32	18	4	0	54	7%
Tower Hamlets	559	490	339	112	1,500	30%
Waltham Forest	92	153	84	0	329	26%
Wandsworth	587	604	116	23	1,330	10%
Westminster	186	179	127	13	505	28%
London	7,438	9,015	3,736	344	20,527	20%

Note: Not knowns are excluded from this table.

Table 3.22 Net conventional housing approvals by permission type 2018/19

Borough	Full	Outline	Reserved matters	Prior approvals	S191	All types
Barking and Dagenham	783	3,586	371	1	3	4,744
Barnet	910	4	2,139	422	4	3,479
Bexley	756	0	228	71	0	1,055
Brent	2,174	3,030	396	884	0	6,484
Bromley	523	22	0	144	0	689
Camden	901	0	163	15	12	1,091
City of London	41	0	0	0	0	41
Croydon	2,446	990	25	233	15	3,709
Ealing	2,742	1	74	359	23	3,199
Enfield	737	0	0	24	0	761
Greenwich	2,319	1	479	203	8	3,010
Hackney	458	1,161	-1	56	69	1,743
Hammersmith and Fulham	1,513	1,843	229	51	4	3,640
Haringey	2,648	2,291	26	63	121	5,149
Harrow	871	283	350	356	2	1,862
Havering	1,148	728	194	257	0	2,327
Hillingdon	2,095	120	395	257	3	2,870
Hounslow	1,067	0	75	820	9	1,971
Islington	364	1	235	11	44	655
Kensington and Chelsea	292	0	0	1	3	296
Kingston upon Thames	1,456	6	2	59	2	1,525
Lambeth	1,919	7	1,036	99	59	3,120
Lewisham	1,563	0	1,114	50	26	2,753
Merton	558	0	0	42	0	600
Newham	1,634	2,790	1,392	375	57	6,248
Redbridge	854	9	10	14	31	918
Richmond upon Thames	185	0	0	40	0	225
Southwark	2,545	0	0	29	0	2,574
Sutton	369	7	0	121	0	497
Tower Hamlets	5,515	4	186	365	0	6,070
Waltham Forest	1,345	0	479	67	55	1,946
Wandsworth	2,059	7	3,789	150	9	6,014
Westminster	907	126	460	39	7	1,539
London	45,697	17,017	13,846	5,678	566	82,804

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

Table 3.23 Density of residential approvals by borough (dwellings per hectare) 2013/14 to 2018/19

Borough	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Barking and Dagenham	68	100	239	160	155	94
Barnet	93	96	113	111	112	109
Bexley	98	57	95	112	77	114
Brent	193	150	165	226	245	262
Bromley	31	41	59	53	34	58
Camden	133	188	165	109	150	224
City of London	440	340	315	315	256	118
Croydon	164	144	139	81	133	121
Ealing	119	123	90	185	210	147
Enfield	75	73	116	64	78	37
Greenwich	265	206	204	182	224	307
Hackney	245	417	217	188	132	187
Hammersmith and Fulham	391	275	210	151	279	180
Haringey	109	143	138	153	174	246
Harrow	65	130	109	170	142	152
Havering	47	66	53	78	48	78
Hillingdon	60	54	88	34	87	106
Hounslow	138	120	166	144	197	171
Islington	236	360	167	414	265	149
Kensington and Chelsea	140	189	147	160	142	206
Kingston upon Thames	61	86	53	106	98	134
Lambeth	216	341	260	282	243	295
Lewisham	141	212	154	153	77	158
Merton	76	102	97	91	105	102
Newham	176	295	224	288	217	340
Redbridge	102	111	148	161	172	176
Richmond upon Thames	88	85	92	68	83	57
Southwark	296	222	163	163	182	185
Sutton	149	117	112	112	69	127
Tower Hamlets	456	452	550	395	436	235
Waltham Forest	142	141	107	157	182	183
Wandsworth	347	328	355	404	460	414
Westminster	193	165	185	215	211	202
London	158	181	162	162	155	165

Table 3.24 Net non-self-contained housing approvals by use 2018/19

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	Total rooms
Barking and Dagenham	0	5	0	5
Barnet	-64	144	25	105
Bexley	0	8	0	8
Brent	961	0	-6	955
Bromley	0	-1	7	6
Camden	0	-3	-17	-20
City of London	0	0	0	0
Croydon	59	37	81	177
Ealing	0	-1	29	28
Enfield	0	6	7	13
Greenwich	0	12	10	22
Hackney	24	0	-8	16
Hammersmith and Fulham	25	-14	0	11
Haringey	0	-11	1	-10
Harrow	0	-47	17	-30
Havering	0	-24	13	-11
Hillingdon	0	60	13	73
Hounslow	0	0	15	15
Islington	0	0	-18	-18
Kensington and Chelsea	0	92	-24	68
Kingston upon Thames	0	0	-1	-1
Lambeth	974	-77	21	918
Lewisham	0	11	13	24
Merton	0	0	5	5
Newham	524	2	-29	497
Redbridge	0	6	-2	4
Richmond upon Thames	0	-7	0	-7
Southwark	0	-4	0	-4
Sutton	0	-6	0	-6
Tower Hamlets	311	-30	128	409
Waltham Forest	0	4	0	4
Wandsworth	576	9	61	646
Westminster	34	0	-50	-16
London	3,424	171	291	3,886

Figure 3.9 Net conventional housing starts in London 2018/19

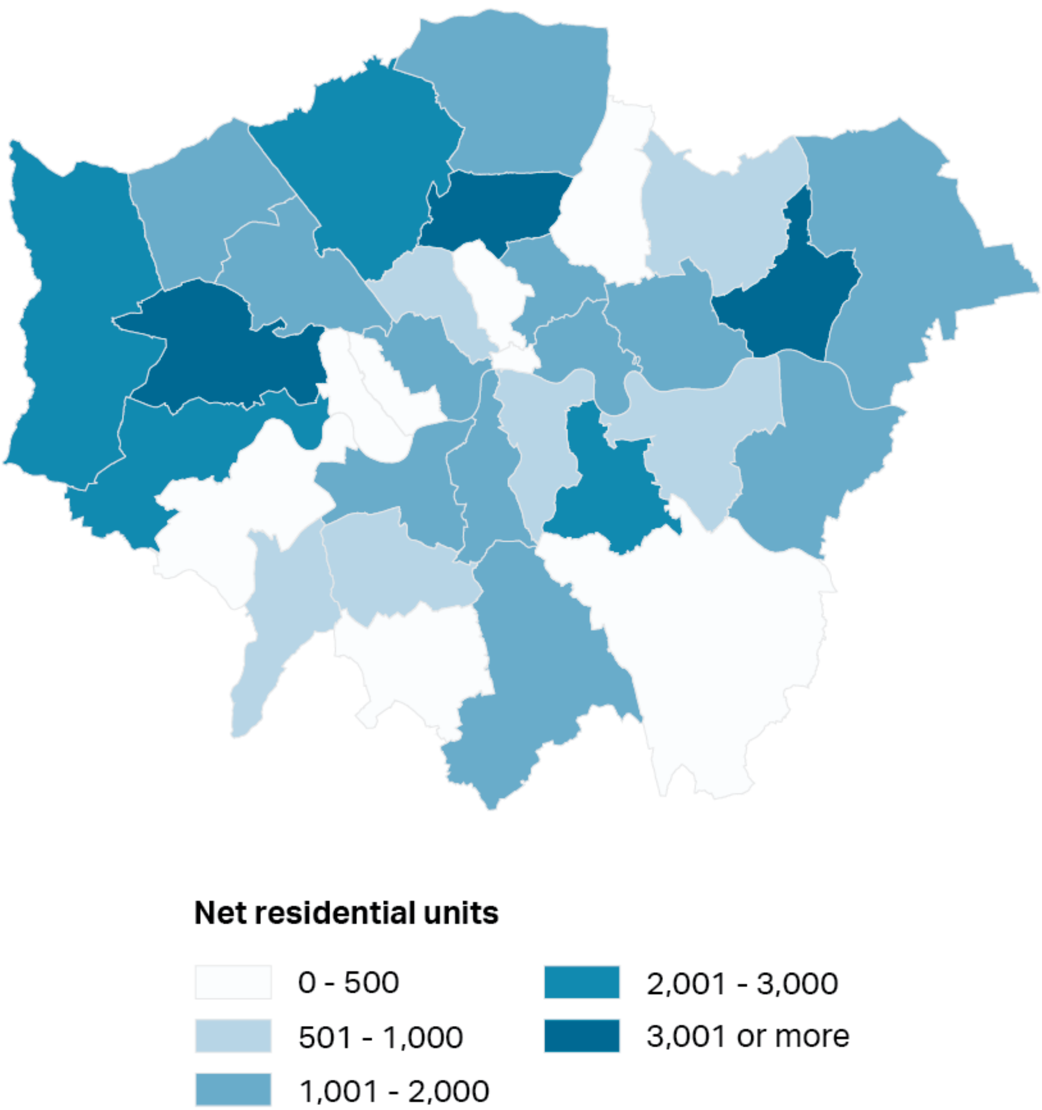


Table 3.25 Net conventional starts by tenure 2018/19

Borough	Market	Social rented	Intermediate	Affordable Rent	All tenures	Affordable %
Barking and Dagenham	2,028	203	822	0	3,053	34%
Barnet	1,968	175	58	173	2,374	17%
Bexley	1,042	81	54	40	1,217	14%
Brent	1,217	12	163	97	1,489	18%
Bromley	301	39	21	11	372	19%
Camden	431	49	36	24	540	20%
City of London	28	0	0	0	28	0%
Croydon	1,402	54	277	149	1,882	26%
Ealing	2,359	59	836	0	3,254	28%
Enfield	1,613	-478	438	140	1,713	6%
Greenwich	365	27	76	138	606	40%
Hackney	1,032	180	253	107	1,572	34%
Hammersmith and Fulham	331	-23	71	24	403	18%
Haringey	2,616	125	331	11	3,083	15%
Harrow	897	29	129	114	1,169	23%
Havering	1,002	12	285	83	1,382	27%
Hillingdon	2,145	33	484	143	2,805	24%
Hounslow	1,935	103	149	44	2,231	13%
Islington	156	99	26	0	281	44%
Kensington and Chelsea	324	32	26	0	382	15%
Kingston upon Thames	810	7	69	19	905	10%
Lambeth	952	262	102	123	1,439	34%
Lewisham	2,008	55	182	61	2,306	13%
Merton	421	16	44	84	565	25%
Newham	1,264	138	112	86	1,600	21%
Redbridge	527	4	40	0	571	8%
Richmond upon Thames	148	0	0	5	153	3%
Southwark	539	202	105	0	846	36%
Sutton	308	6	30	0	344	10%
Tower Hamlets	741	155	60	90	1,046	29%
Waltham Forest	366	17	22	17	422	13%
Wandsworth	1,320	71	495	4	1,890	30%
Westminster	1,111	132	68	39	1,350	18%
London	33,707	1,876	5,864	1,826	43,273	22%

Table 3.26 Net conventional starts in major planning permissions by tenure 2018/19

Borough	Market	Social rented	Interme-diate	Afforda-ble Rent	All tenures	Afforda-ble %
Barking and Dagenham	2,008	203	822	0	3,033	34%
Barnet	1,448	158	58	165	1,829	21%
Bexley	827	81	51	36	995	17%
Brent	951	0	163	97	1,211	21%
Bromley	134	40	21	11	206	35%
Camden	328	49	36	24	437	25%
City of London	0	0	0	0	0	0%
Croydon	632	47	268	140	1,087	42%
Ealing	2,060	59	836	0	2,955	30%
Enfield	1,423	-486	438	140	1,515	6%
Greenwich	303	25	68	138	534	43%
Hackney	822	184	253	107	1,366	40%
Hammersmith and Fulham	203	-23	73	24	277	27%
Haringey	2,202	125	331	7	2,665	17%
Harrow	422	27	129	111	689	39%
Havering	823	10	285	76	1,194	31%
Hillingdon	1,587	31	484	143	2,245	29%
Hounslow	1,554	102	149	44	1,849	16%
Islington	38	99	26	0	163	77%
Kensington and Chelsea	303	31	26	0	360	16%
Kingston upon Thames	645	6	69	19	739	13%
Lambeth	658	258	102	123	1,141	42%
Lewisham	1,848	50	181	61	2,140	14%
Merton	224	16	44	84	368	39%
Newham	1,075	118	104	77	1,374	22%
Redbridge	379	0	40	0	419	10%
Richmond upon Thames	23	0	0	0	23	0%
Southwark	300	201	105	0	606	50%
Sutton	152	0	30	0	182	16%
Tower Hamlets	634	149	60	90	933	32%
Waltham Forest	110	0	22	17	149	26%
Wandsworth	1,002	67	495	4	1,568	36%
Westminster	959	117	59	39	1,174	18%
London	26,077	1,744	5,828	1,777	35,426	26%

‘Major’ schemes are those proposing 10 residential units or more. This table excludes certificates of Proposed Lawful Development and all types of prior approval, as well as Certificates of Existing Lawful Use.

Table 3.27 Gross conventional housing starts by number of bedrooms 2018/19

Borough	1 bed	2 beds	3 beds	4 beds or more	Total	% 3 or more
Barking and Dagenham	939	1,463	566	124	3,092	22%
Barnet	999	1,023	385	117	2,524	20%
Bexley	453	501	226	70	1,250	24%
Brent	778	500	266	81	1,625	21%
Bromley	170	160	70	38	438	25%
Camden	197	282	119	23	621	23%
City of London	21	8	1	0	30	3%
Croydon	916	718	297	97	2,028	19%
Ealing	1,754	1,361	291	16	3,422	9%
Enfield	508	1,429	577	154	2,668	27%
Greenwich	184	289	128	19	620	24%
Hackney	514	377	368	32	1,291	31%
Hammersmith and Fulham	251	248	106	37	642	22%
Haringey	1,375	1,519	304	40	3,238	11%
Harrow	551	580	95	22	1,248	9%
Havering	346	659	322	121	1,448	31%
Hillingdon	1,586	1,032	210	21	2,849	8%
Hounslow	1,178	835	217	20	2,250	11%
Islington	157	154	42	11	364	15%
Kensington and Chelsea	183	195	60	27	465	19%
Kingston upon Thames	370	466	110	40	986	15%
Lambeth	771	590	244	38	1,643	17%
Lewisham	510	659	209	70	1,448	19%
Merton	197	274	130	63	664	29%
Newham	772	457	415	15	1,659	26%
Redbridge	314	204	91	6	615	16%
Richmond upon Thames	77	94	24	26	221	23%
Southwark	448	385	150	28	1,011	18%
Sutton	219	124	31	8	382	10%
Tower Hamlets	446	473	227	37	1,183	22%
Waltham Forest	229	155	53	16	453	15%
Wandsworth	724	902	290	85	2,001	19%
Westminster	526	525	387	81	1,519	31%
London	18,663	18,641	7,011	1,583	45,898	19%

Note: Not knowns are excluded from this table.

Table 3.28 Net conventional housing starts by permission type 2018/19

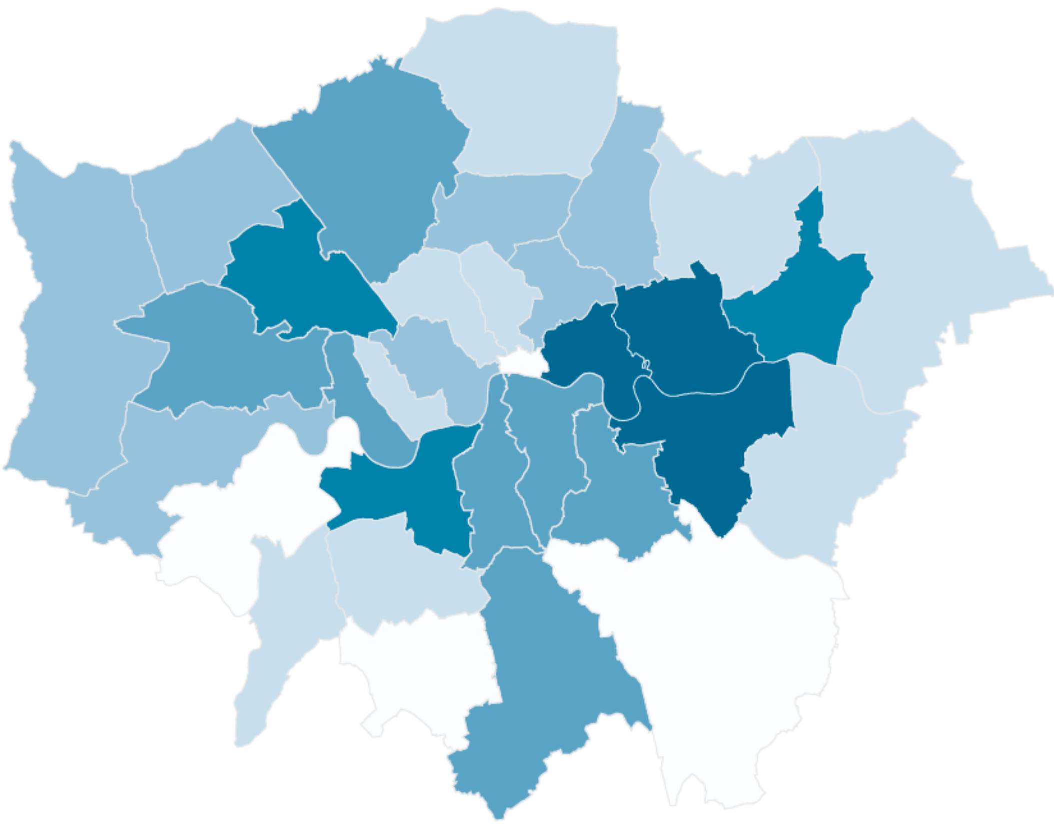
Borough	Full	Outline	Reserved matters	Prior approvals	S191	All types
Barking and Dagenham	151	2,899	0	0	3	3,053
Barnet	515	0	1,616	239	4	2,374
Bexley	642	0	477	98	0	1,217
Brent	1,189	0	229	71	0	1,489
Bromley	292	29	0	51	0	372
Camden	522	0	0	6	12	540
City of London	28	0	0	0	0	28
Croydon	1,557	7	89	214	15	1,882
Ealing	3,144	0	56	31	23	3,254
Enfield	733	973	0	7	0	1,713
Greenwich	599	0	0	-1	8	606
Hackney	1,186	0	301	16	69	1,572
Hammersmith and Fulham	160	0	229	10	4	403
Haringey	1,088	1,841	0	33	121	3,083
Harrow	400	0	460	307	2	1,169
Havering	604	536	194	48	0	1,382
Hillingdon	2,079	0	352	371	3	2,805
Hounslow	418	876	648	280	9	2,231
Islington	216	1	14	7	43	281
Kensington and Chelsea	378	0	0	1	3	382
Kingston upon Thames	816	7	0	80	2	905
Lambeth	1,114	0	169	97	59	1,439
Lewisham	246	1,131	900	3	26	2,306
Merton	514	3	0	48	0	565
Newham	900	0	623	20	57	1,600
Redbridge	417	0	116	7	31	571
Richmond upon Thames	118	0	0	35	0	153
Southwark	808	0	0	38	0	846
Sutton	282	0	0	62	0	344
Tower Hamlets	358	0	658	30	0	1,046
Waltham Forest	288	0	0	79	55	422
Wandsworth	709	0	1,119	60	2	1,890
Westminster	871	0	460	12	7	1,350
London	23,342	8,303	8,710	2,360	558	43,273

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

Table 3.29 Net non-self-contained housing starts by use 2018/19

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	Total rooms
Barking and Dagenham	0	0	0	0
Barnet	0	0	-2	-2
Bexley	0	0	0	0
Brent	961	0	-16	945
Bromley	0	-7	0	-7
Camden	0	1	-17	-16
City of London	0	0	0	0
Croydon	0	89	97	186
Ealing	0	6	8	14
Enfield	0	0	7	7
Greenwich	0	6	0	6
Hackney	0	0	-15	-15
Hammersmith and Fulham	24	0	0	24
Haringey	0	0	28	28
Harrow	0	-33	40	7
Havering	0	-18	0	-18
Hillingdon	0	0	14	14
Hounslow	0	31	0	31
Islington	0	-1	0	-1
Kensington and Chelsea	-2	92	-16	74
Kingston upon Thames	245	2	14	261
Lambeth	133	-69	4	68
Lewisham	0	4	0	4
Merton	0	0	7	7
Newham	0	4	-8	-4
Redbridge	0	0	-14	-14
Richmond upon Thames	0	0	0	0
Southwark	8	-4	0	4
Sutton	0	-6	7	1
Tower Hamlets	0	0	4	4
Waltham Forest	353	-19	-8	326
Wandsworth	576	25	8	609
Westminster	0	-28	54	26
London	2,298	75	196	2,569

Figure 3.10 Net conventional housing pipeline in London at 31 March 2019



Net residential units

525 - 2,500	10,001 - 15,000
2,501 - 5,000	15,001 - 20,000
5,001 - 10,000	25,001 - 31,174

Note: no borough falls within the range 20,001-25,000

Table 3.30 Net conventional housing pipeline at 31 March 2019

Borough	Not started	Started	Total pipeline
Barking and Dagenham	13,114	4,771	17,885
Barnet	5,807	6,931	12,738
Bexley	1,457	2,106	3,563
Brent	10,198	5,997	16,195
Bromley	1,120	949	2,069
Camden	1,832	3,080	4,912
City of London	42	483	525
Croydon	5,954	5,008	10,962
Ealing	4,843	7,386	12,229
Enfield	1,040	2,483	3,523
Greenwich	4,673	21,452	26,125
Hackney	2,116	5,735	7,851
Hammersmith and Fulham	8,034	6,597	14,631
Haringey	3,442	4,750	8,192
Harrow	3,318	2,272	5,590
Havering	2,305	1,621	3,926
Hillingdon	1,892	4,285	6,177
Hounslow	2,630	5,755	8,385
Islington	749	2,487	3,236
Kensington and Chelsea	253	2,770	3,023
Kingston upon Thames	1,787	1,465	3,252
Lambeth	4,332	5,911	10,243
Lewisham	7,872	3,265	11,137
Merton	1,161	1,490	2,651
Newham	19,867	8,048	27,915
Redbridge	1,764	1,332	3,096
Richmond upon Thames	308	724	1,032
Southwark	3,520	7,319	10,839
Sutton	524	1,465	1,989
Tower Hamlets	9,268	21,906	31,174
Waltham Forest	2,853	2,606	5,459
Wandsworth	5,175	12,338	17,513
Westminster	1,812	5,440	7,252
London	135,062	170,227	305,289

Table 3.31 Net conventional pipeline by tenure in London at 31 March 2019 (full tenure breakdown)

Tenure	Total pipeline
Market	245,107
Social Rented	6,770
London Affordable Rent	1,550
Affordable Rent	17,019
Discount Market Rent	726
Discount Market Sale	444
London Living Rent	777
Starter Home	45
Other Intermediate	32,851
All tenures	305,289

Table 3.32 Net conventional pipeline by tenure at 31 March 2019

Borough	Market	Social rented	Intermediate	Affordable Rent	All tenures	Affordable %
Barking and Dagenham	11,778	2,750	3,230	127	17,885	34%
Barnet	11,734	-231	813	422	12,738	8%
Bexley	2,772	-120	368	543	3,563	22%
Brent	11,886	496	2,608	1,205	16,195	27%
Bromley	1,933	71	46	19	2,069	7%
Camden	3,830	449	379	254	4,912	22%
City of London	489	9	0	27	525	7%
Croydon	9,073	127	1,165	597	10,962	17%
Ealing	10,888	-2,718	3,131	928	12,229	11%
Enfield	3,290	-606	604	235	3,523	7%
Greenwich	20,403	1,365	1,975	2,382	26,125	22%
Hackney	6,829	-377	1,180	219	7,851	13%
Hammersmith and Fulham	11,278	1,249	1,942	162	14,631	23%
Haringey	6,518	372	1,144	158	8,192	20%
Harrow	4,518	33	452	587	5,590	19%
Havering	3,381	93	374	78	3,926	14%
Hillingdon	5,301	81	595	200	6,177	14%
Hounslow	6,737	211	835	602	8,385	20%
Islington	2,268	421	354	193	3,236	30%
Kensington and Chelsea	2,582	243	198	0	3,023	15%
Kingston upon Thames	2,974	63	142	73	3,252	9%
Lambeth	7,877	753	870	743	10,243	23%
Lewisham	9,498	62	649	928	11,137	15%
Merton	2,249	-15	231	186	2,651	15%
Newham	20,966	1,421	3,297	2,231	27,915	25%
Redbridge	2,481	122	308	185	3,096	20%
Richmond upon Thames	947	-3	32	56	1,032	8%
Southwark	9,607	-680	1,675	237	10,839	11%
Sutton	1,820	30	59	80	1,989	8%
Tower Hamlets	24,857	1,420	2,469	2,428	31,174	20%
Waltham Forest	4,403	73	777	206	5,459	19%
Wandsworth	14,041	763	2,093	616	17,513	20%
Westminster	5,899	393	848	112	7,252	19%
London	245,107	8,320	34,843	17,019	305,289	20%

Table 3.33 Net conventional pipeline in major planning permissions by tenure at 31 March 2019

Boroughs	Market	Social rented	Interme-diate	Afforda-ble Rent	All tenures	Afforda-ble %
Barking and Dagenham	11,437	2,727	3,230	127	17,521	35%
Barnet	8,781	-274	813	406	9,726	10%
Bexley	2,097	-120	359	515	2,851	26%
Brent	9,481	483	2,606	1,202	13,772	31%
Bromley	885	72	46	19	1,022	13%
Camden	3,230	445	379	254	4,308	25%
City of London	429	0	0	27	456	6%
Croydon	5,650	82	1,119	597	7,448	24%
Ealing	8,905	-2,727	3,124	924	10,226	13%
Enfield	2,458	-622	602	235	2,673	8%
Greenwich	19,800	1,361	1,969	2,382	25,512	22%
Hackney	6,076	-379	1,181	219	7,097	14%
Hammersmith and Fulham	10,657	1,249	1,943	162	14,011	24%
Haringey	5,784	359	1,141	154	7,438	22%
Harrow	3,195	29	445	581	4,250	25%
Havering	2,516	88	369	78	3,051	18%
Hillingdon	3,345	78	595	200	4,218	21%
Hounslow	4,472	194	827	602	6,095	27%
Islington	1,968	401	354	193	2,916	33%
Kensington and Chelsea	2,479	234	191	0	2,904	15%
Kingston upon Thames	2,389	63	142	73	2,667	10%
Lambeth	7,170	750	862	743	9,525	25%
Lewisham	8,893	65	644	928	10,530	16%
Merton	1,545	-24	230	186	1,937	20%
Newham	19,933	1,394	3,281	2,222	26,830	26%
Redbridge	1,909	104	308	185	2,506	24%
Richmond upon Thames	579	-8	32	49	652	11%
Southwark	8,526	-713	1,666	237	9,716	12%
Sutton	1,196	23	59	80	1,358	12%
Tower Hamlets	23,645	1,402	2,469	2,428	29,944	21%
Waltham Forest	3,573	35	777	206	4,591	22%
Wandsworth	12,854	713	2,086	610	16,263	21%
Westminster	5,226	373	834	104	6,537	20%
London	211,083	7,857	34,683	16,928	270,551	22%

'Major' schemes are those proposing 10 residential units or more. This table excludes certificates of Proposed Lawful Development and all types of prior approval, as well as Certificates of Existing Lawful Use.

Table 3.34 Gross conventional housing pipeline by number of bedrooms at 31 March 2019

Borough	1 bed	2 beds	3 beds	4 beds or more	Total	% 3 or more
Barking and Dagenham	4,083	8,700	3,993	1,382	18,158	30%
Barnet	6,284	6,608	2,469	583	15,944	19%
Bexley	1,363	1,546	771	203	3,883	25%
Brent	8,637	5,851	2,258	221	16,967	15%
Bromley	847	951	263	282	2,343	23%
Camden	2,353	2,522	1,080	299	6,254	22%
City of London	247	262	24	3	536	5%
Croydon	5,444	4,302	1,415	299	11,460	15%
Ealing	7,134	8,025	2,480	737	18,376	18%
Enfield	1,282	2,331	1,077	286	4,976	27%
Greenwich	11,745	10,788	4,381	421	27,335	18%
Hackney	3,871	3,774	1,981	355	9,981	23%
Hammersmith and Fulham	6,162	5,976	2,149	418	14,705	17%
Haringey	3,746	3,674	990	134	8,544	13%
Harrow	2,834	2,514	556	226	6,130	13%
Havering	1,334	1,855	691	248	4,128	23%
Hillingdon	3,175	2,454	631	180	6,440	13%
Hounslow	4,002	3,242	983	130	8,357	13%
Islington	1,342	1,819	506	119	3,786	17%
Kensington and Chelsea	1,472	1,318	773	357	3,920	29%
Kingston	1,272	1,432	586	175	3,465	22%
Lambeth	4,366	4,616	1,632	193	10,807	17%
Lewisham	2,745	3,629	1,090	301	7,765	18%
Merton	1,050	1,242	502	214	3,008	24%
Newham	9,038	8,277	5,712	675	23,702	27%
Redbridge	1,494	1,416	369	68	3,347	13%
Richmond	390	506	197	120	1,213	26%
Southwark	5,414	6,782	2,338	776	15,310	20%
Sutton	905	921	282	108	2,216	18%
Tower Hamlets	15,423	11,597	4,719	736	32,475	17%
Waltham Forest	2,041	2,302	878	144	5,365	19%
Wandsworth	6,266	8,393	2,959	622	18,240	20%
Westminster	3,104	3,182	2,062	594	8,942	30%
London	130,865	132,807	52,797	11,609	328,078	20%

Note: Not knowns are excluded from this table.

Table 3.35 Net conventional housing pipeline by permission type at 31 March 2019

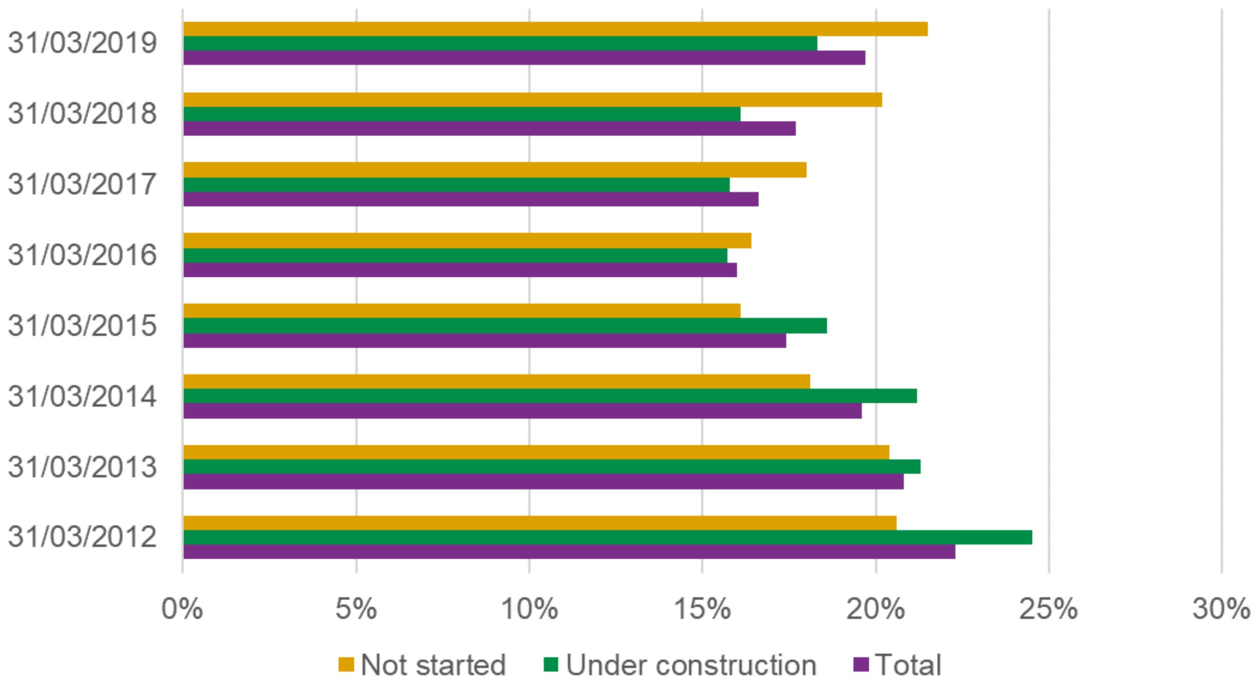
Borough	Full	Outline	Reserved matters	Prior approvals	All types
Barking and Dagenham	2,137	14,366	1,286	96	17,885
Barnet	4,437	1,982	4,619	1,700	12,738
Bexley	1,790	925	603	245	3,563
Brent	7,010	5,208	2,274	1,703	16,195
Bromley	1,426	334	7	302	2,069
Camden	3,966	435	440	71	4,912
City of London	265	0	260	0	525
Croydon	8,418	1,306	268	970	10,962
Ealing	7,707	2,238	1,474	810	12,229
Enfield	2,325	980	0	218	3,523
Greenwich	6,507	17,549	1,844	225	26,125
Hackney	3,493	3,092	1,185	81	7,851
Hammersmith and Fulham	8,701	4,698	1,078	154	14,631
Haringey	5,018	2,995	26	153	8,192
Harrow	2,211	970	1,637	772	5,590
Havering	2,237	909	359	421	3,926
Hillingdon	3,342	545	1,040	1,250	6,177
Hounslow	4,654	1,386	723	1,622	8,385
Islington	2,003	1	1,193	39	3,236
Kensington and Chelsea	1,900	344	779	0	3,023
Kingston upon Thames	3,014	14	41	183	3,252
Lambeth	5,025	1,764	3,250	204	10,243
Lewisham	2,961	6,876	1,167	133	11,137
Merton	2,450	5	36	160	2,651
Newham	10,089	11,415	5,948	463	27,915
Redbridge	2,656	11	356	73	3,096
Richmond upon Thames	909	0	0	123	1,032
Southwark	6,423	2,977	1,332	107	10,839
Sutton	1,164	7	532	286	1,989
Tower Hamlets	19,753	4,413	6,500	508	31,174
Waltham Forest	3,766	730	731	232	5,459
Wandsworth	5,204	2,717	9,187	405	17,513
Westminster	6,788	132	231	101	7,252
London	149,749	91,324	50,406	13,810	305,289

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

Table 3.36 Net non-self-contained pipeline at 31 March 2019

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	All NSC
Barking and Dagenham	0	405	0	405
Barnet	-52	193	33	174
Bexley	18	8	0	26
Brent	2,690	-23	-38	2,629
Bromley	-28	-36	30	-34
Camden	387	-3	-464	-80
City of London	619	0	0	619
Croydon	59	9	136	204
Ealing	1,106	9	152	1,267
Enfield	-347	75	18	-254
Greenwich	857	-91	10	776
Hackney	261	9	-10	260
Hammersmith and Fulham	42	-7	-11	24
Haringey	64	-42	9	31
Harrow	0	71	49	120
Havering	0	-17	4	-13
Hillingdon	0	187	14	201
Hounslow	0	21	15	36
Islington	0	-8	25	17
Kensington and Chelsea	-2	155	-149	4
Kingston upon Thames	228	16	9	253
Lambeth	1,402	-143	153	1,412
Lewisham	74	56	4	134
Merton	0	0	-2	-2
Newham	1,475	4	131	1,610
Redbridge	0	59	164	223
Richmond upon Thames	49	4	0	53
Southwark	770	-4	-4	762
Sutton	0	69	18	87
Tower Hamlets	779	-30	149	898
Waltham Forest	353	-12	-6	335
Wandsworth	576	205	29	810
Westminster	34	-13	-194	-173
London	11,414	1,126	274	12,814

Figure 3.11 Percentage of affordable housing in the pipeline at year end in London 2011/12 to 2018/19



Affordable Housing

Affordable Housing Delivery Monitor

3.78 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. For the London Housing Strategy, affordable housing delivery is measured in gross terms and includes acquisitions of existing private sector homes for use as affordable housing. It is therefore often higher than the net provision of affordable housing in planning terms reported in the main body of the Annual Monitoring Report (AMR) and the Housing Provision Monitor. The timing of when starts and completions are recorded can also differ between the two data sources, as one draws on data from the planning system and the other on administrative data from affordable housing investment programmes.

3.79 The key national data source for monitoring affordable housing delivery targets is the set of statistics on affordable housing supply published by the Ministry for Housing, Communities and Local Government. These statistics are compiled from a range of sources, including the GLA and local authorities. In recent years, most affordable homes in London have been delivered with the support of GLA funding, but the statistics also include units provided without any public funding.

3.80 Table 3.37 shows affordable housing starts in London according to this definition, broken down by type, from 2015/16 (when MHCLG first started recording these figures) to 2018/19. Over this period, a total of 45,849 affordable homes were started, of which 2,362 were for social rent, 6,049 London Affordable Rent, 13,350 other Affordable Rent and 23,685 were some form of intermediate housing (including shared ownership and intermediate rent). The remaining 403 were of unknown tenure.

3.81 It should be noted that for homes delivered with the support of GLA funding, the number of social rented units reflects only those delivered through the Building Council Homes for Londoners programme, and so do not represent the full number of social rented homes delivered across GLA programmes. In other programmes, social rented homes are counted as London Affordable Rent.

Table 3.37 Affordable housing starts by type

Affordable Housing	2015/16	2016/17	2017/18	2018/19	Total
Social rented	326	529	718	789	2,362
London Affordable Rent	0	0	2,715	3,334	6,049
Affordable Rent	3,877	3,938	3,374	2,161	13,350
Intermediate	3,034	4,131	7,331	9,189	23,685
Unknown tenure	0	0	111	292	403
Total	7,237	8,598	14,249	15,765	45,849

See MHCLG live tables 1006 to 1009 and statistical release for full notes and definitions

3.82 Table 3.38 shows affordable housing completions according to the same definition. 29,147 homes were completed between 2015/16 and 2018/19, with a notably higher proportion of other Affordable Rent homes, reflecting the legacy of the previous affordable homes programme.

Table 3.38 Affordable housing completions by type

Affordable Housing	2015/16	2016/17	2017/18	2018/19	Total
Social rented	1,062	1,149	986	534	3,731
London Affordable Rent	0	0	103	1,002	1,105
Affordable Rent	2,808	3,164	3,191	3,446	12,609
Intermediate	1,919	2,705	2,851	4,190	11,665
Unknown tenure	0	0	4	33	37
Total	5,789	7,018	7,135	9,205	29,147

Source: MHCLG housing live tables 1006 to 1009

3.83 Further statistics, including full details for each London borough, can be found in MHCLG's live tables on affordable housing supply.

Intermediate housing affordability

3.84 Paragraph 3.61 of the London Plan 2016 sets out the income thresholds for intermediate housing and states that these will be updated on an annual basis in the London Plan AMR. Paragraph 4.6.8 of the 2020 publication version of the new London Plan states that the thresholds will be reviewed and updated where necessary in the AMR.

3.85 In AMR 12, published in 2016, a £90,000 household income cap was introduced for intermediate housing to reflect government's approach to shared ownership. This removed the previous higher income cap for families in larger homes. However, to recognise the different role that intermediate rented products play in meeting affordable housing need compared to shared ownership products, and to ensure those rented products are genuinely affordable in line with the Mayor's London Living Rent product, the cap for intermediate rented products was reduced to a household income of £60,000 per annum in AMR 13. These thresholds have not been changed in this AMR.

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

3.87 For dwellings to be considered affordable, annual housing costs, including mortgage payments (assuming reasonable interest rates and deposit requirements[13]), rent and service charge, should be no greater than 40 per cent of a household's net income.

3.88 Local planning authorities should seek to ensure that new intermediate supply provides for households with a range of incomes below the upper limit of £90,000, and that it provides a range of dwelling types including unit sizes. Recent AMRs have stated that average housing costs, including service charges for Shared Ownership and Discounted Market Sale, should be affordable by households on annual gross incomes of £56,200 a year. This figure is the mid-point of the upper income threshold for sale schemes of £90,000 and a lower threshold of £22,400 that was derived by increasing the previous threshold by RPI. These figures and the resulting midpoint have not been increased in this AMR.

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

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

year, which is £961 a month or £222 a week. For London Living Rent, please refer to the rent setting guidance provided on the GLA website.

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

Local Affordable Housing Policies

3.91 Paragraph 50 of the National Planning Policy Framework (March 2012) requires all boroughs which have identified a need for affordable housing to set out policies for meeting this need. Policy 3.11 in the London Plan 2016 states that targets should be consistent with the overall strategic target of at least 17,000 affordable homes in London each year (this target relates to the 2015 London Plan, increased from 13,200 in the 2011 Plan). Boroughs are free to set targets in absolute or percentage terms. The London Plan sets out a range of issues boroughs should consider (for example, capacity, viability, balanced communities). Table 3.39 shows adopted and emerging borough affordable housing targets.

Table 3.39 Affordable housing policy by planning authority

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Barking & Dagenham	Core Strategy 2010 / DM Policies 2011	Use London Plan Policy	Reg 18 Stage 2 Jan 2020. To provide a minimum of 35% affordable housing subject to viability.	Intermediate 30%: Affordable Rent 70%
Barnet	Core Strategy and DM Policies 2012	40% for sites of 10 units or more (0.4 hectares or more)	Reg 18 Feb 2020. Strategic 50% affordable housing target.	60% social rented: 40% intermediate Emerging policy retains this split
Bexley	Core Strategy 2012	50% and a minimum of 35%	Reg 18 March 19. 50% Strategic and 35% threshold	70% social rented: 30% intermediate Emerging is for 30%/30% and the remaining based on Bexley Housing Strategy.

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Brent	Core Strategy July 2010 / DM Polices Nov 2016	50%	London Plan Policy H5 threshold approach to applications will be applied	Adopted 70% social rented: 30% intermediate Emerging 70% social rented/ Affordable Rent; 30% intermediate
Bromley	January 2019	35% provision for sites of 11 dwellings or more than 1,000sqm	n/a	60% social rented: 40% intermediate
Camden	July 2017	50% on 25 or more units Sliding scale on fewer than 25 units starting at 2% for one home and increasing by 2% for each additional home	n/a	60% social rented: 40% intermediate
City of London	January 2015	30% provision for sites of 10 dwellings or more on site and 60% off site	35% on-site / 60% off-site. No overall strategic target of 50%	60% social rented/ Affordable Rent: 40% intermediate including key worker housing.

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Croydon	February 2018	50% subject to viability		60% social rented: 40% intermediate
Ealing	Core Strategy April 2012	50% for developments of 10 or more dwellings	n/a	60% social rented/ Affordable Rent: 40% intermediate
Enfield	Core Strategy 2010 / DM Policies 2014	40% provision for sites with 10 or more dwellings; developments with fewer than 10 units, a contribution towards off site affordable housing required based on borough wide target of 20%	Reg I8 consultation December 2018. Threshold approach set at 35% with strategic target of 50%	70% social rented: 30% intermediate
Greenwich	Core Strategy July 2014 and updated August 2016	35% provision for sites of 10 dwellings or more than 0.5 hectares	n/a	70% social rented/ Affordable Rent: 30% intermediate

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Hackney	Core Strategy December 2010 / DM Policies July 2015	50% provision for sites of 10 or more dwellings	Inspectors Report issued June 2020. 50% Threshold below which applications are subject to viability. To be adopted imminently.	Current and emerging policy 60% social rented: 40% intermediate
Hammersmith & Fulham	February 2018	50%	n/a	60% social rented/ Affordable Rent: 40% intermediate
Haringey	Alterations to Core Strategy July 2017	40% of habitable rooms for sites with 10 or more dwellings subject to viability	n/a	60% social rented/ Affordable Rent: 40% intermediate
Harrow	Core Strategy 2012 / DM Policies 2013	40% provision for sites of 10 or more dwellings	n/a	London Plan Policy 60% social rented/ Affordable Rent: 40% intermediate, but to be agreed on a case by case basis at pre app stage

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Havering	2008	50% of all new homes from specified sources	Examination 29-30 May 2019: 35% threshold but no overall strategic target of 50%	70% social rented/ Affordable Rent: 30% intermediate on sites with 10 or more dwellings or of 0.5 hectares or more
Hillingdon	November 2012 DM Policies (Local Plan 2 examination 2018)	35% provision for sites of 10 or more dwellings subject to viability	Local Plan 2 policy remains the same	70% social rent: 30% intermediate
Hounslow	September 2015	40% provision for sites of 10 or more dwellings (strategic borough-wide target of 40% of all new housing)	Reg 19 Sept 2019 - 50% strategic target. Proposed threshold approach but does not specify 35% threshold level.	60% social rented/ Affordable Rent: 40% intermediate. Emerging policy is for 70/30

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Islington	February 2011	50% additional housing built in the borough; Sites below 10 units required to provide financial contribution	Reg 19 Sept 2019. 50% Strategic affordable housing target and 45% threshold underpinned by local evidence	Current and emerging, 70% social rented: 30% intermediate
Kensington & Chelsea	Local Plan Partial Review adopted 11 September 2019	35% affordable on sites providing 650 sqm or more gross residential floorspace, once the threshold is met all gross residential floorspace is liable for an affordable housing contribution. Below 35% then maximum reasonable amount subject to viability		50% social rented/ Affordable Rent: 50% intermediate

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Kingston upon Thames	Core Strategy April 2012	50% on sites of 10 or more units. 5 units (1 affordable) 6 units (1 affordable) 7 units (2 affordable) 8 units (3 affordable) 9 units (4 affordable) 10 units (5 affordable)	Draft Reg 18 Local Plan June 2019 - recognises 50% Draft New London Plan strategic target	70% social rented/ Affordable Rent: 30% intermediate
Lambeth	September 2015	50% on sites of 0.1 hectare or 10 or more homes where public subsidy is available. 40% without public subsidy. Financial contribution for sites fewer than 10 units	Draft Plan submitted for examination on May 22 2020. Strategic 50% target and Mayor's threshold approach set out in H6 of Draft New London Plan.	Current and emerging is for 70% social rented/ Affordable Rent: 30% intermediate
Lewisham	June 2011	50% from all sources	NOTE: Draft Reg 18 not out to consultation yet. 50% strategic and 35% viability threshold.	70% social rented: 30% intermediate Emerging policy is for case by case basis

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
London Legacy Development Corporation	July 2015	35% minimum (or 455 our of 1,471)	As per Draft New London Plan Policy H5 and H6. Inspector's Report and required modifications received April 2020.	60% social rented/ Affordable Rent: 40% intermediate
Merton	Core Strategy 2011 DM Policies and sites 2014	40% borough-wide 40% ten units or more 20% 1-9 units	Reg 18 stage 2 consultation Oct 2018. 11 units or more as per Draft New London Plan Policy H5 and H6. 2-10 units. Up to an equivalent of 20% AH	60% social rented: 40% intermediate Emerging policy is for 70/30 in favour of low cost rent
Newham	December 2018	50% AH. Viability required on schemes below 50% except Canning where threshold for viability set at 35% .	n/a	Between 35-50% AH to have tenure split of 60/40 in favour of social housing. In Canning Town tenure split of 65/35.

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Old Oak Park Royal Development Corporation	Currently at examination.	As per Draft New London Plan Policy H5 and H6.	Examination hearings held and inspectors report published. 50% strategic affordable housing target and Mayor's threshold approach to be followed.	Emerging policy is for 70/30 in favour of intermediate
Redbridge	March 2018	35% minimum - Strategic target.	n/a	60/40 in favour of social and affordable rented
Richmond upon Thames	July 2018	50% of all new units. 1-9 units increments set at 4% for conversions, 5% for new build and 10% replacing employment floorspace	n/a	80% social rented: 20% intermediate

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Southwark	Core Strategy 2011	35% everywhere / 50% in Aylesbury Action Area core.	Reg 19 consultation March 2019. 35% AH. Tenure split 70/30 in favour of social rented. Area specific split 75/25 in favour of social rented	70% social rented; 30% intermediate. Elephant & Castle OA 50% - 50%; Peckham AA 30% - 70%; Old Kent Road AA 50% - 50%; West Camberwell AA 50% - 50%
Sutton	February 2018	A minimum of 35% on-site. No threshold approach and all subject to viability.	n/a	75% social rented: 25% intermediate
Tower Hamlets	15 January 2020	35%-50% provision for sites of 10 or more dwellings	Minimum of 35%. Tenure split 70/30 in favour of social rented	70% social rented/ Affordable Rent: 30% intermediate
Waltham Forest	Core Strategy March 2012	50%	Reg 18 consultation August 2019. As per new London Plan - 50% strategic and 35% threshold etc.	70%/30% in favour of low cost rent.

Planning authority	Local Plan adoption	Adopted borough policy target	Emerging borough policy target	Affordable housing tenure split
Wandsworth	Core Strategy March 2016	33% provision for sites of 10 or more dwellings. Minimum 15% in Nine Elms	n/a	60% social/ affordable rent: 40% intermediate
Westminster	August 2016	30%	Reg 19 consultation June 2019. 35% AH. No threshold approach.	60% social rented/ Affordable Rent: 40% intermediate. Emerging policy is for 60/40 split in favour of intermediate.

Achieving an Inclusive Environment

Accessible dwellings

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

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

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

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

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

3.96 Table 3.40 shows the compliance with M4(2) and M4(3) during 2018/19. The total of 73.5 per cent meeting M4(2) is below the 90 per cent policy requirement, but above the 69.3 per cent in 2017/18. In addition, 9.3 per cent of dwellings comply with M4(3), meaning that 82.8 per cent of new-build dwellings are achieving M4(2) or M4(3) standards in London. This is above the total of 76.9 per cent in 2017/18 but is some way off the 100 per cent policy coverage target.

3.97 M4(2) and M4(3) must be required by condition on the planning permission to be valid, so a commitment to meet these standards in the Design and Access statement or any other application document is not sufficient. In addition, details and reserved matters permissions following on from schemes designed prior to the adoption of the new standard are not always given a new condition related to accessibility. Finally, some planning authorities may not require compliance on small schemes. These may be factors contributing to why the 100 per cent target is not being achieved.

Table 3.40 New-build homes meeting accessible housing standards M4(2) and M4(3) approved 2018/19

Borough	% M4(2) compliant	% M4(3) compliant
Barking and Dagenham	89.9	9.8
Barnet	88.2	8.8
Bexley	89.6	10.2
Brent	77.6	8.4
Bromley	85.0	0.5
Camden	76.1	7.4
City of London	0	0
Croydon	59.7	7.6
Ealing	72.3	7.8
Enfield	74.6	0.8
Greenwich	83.0	6.9
Hackney	89.9	9.5
Hammersmith and Fulham	64.4	17.9
Haringey	77.4	9.4
Harrow	91.1	8.8
Havering	64.2	8.9
Hillingdon	80.7	16.0
Hounslow	76.7	9.0
Islington	60.5	9.5
Kensington and Chelsea	16.0	4.9
Kingston upon Thames	74.1	7.7
Lambeth	62.9	9.4
Lewisham	57.5	6.2

Borough	% M4(2) compliant	% M4(3) compliant
Merton	17.1	7.4
Newham	70.8	10.6
Redbridge	90.5	8.8
Richmond upon Thames	59.0	20.9
Southwark	48.5	6.9
Sutton	76.7	6.1
Tower Hamlets	79.8	10.6
Waltham Forest	88.2	8.9
Wandsworth	61.9	7.7
Westminster	89.5	9.5
London	73.5	9.3

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

Specialist housing for older people

3.98 The 2015 London Plan introduced new strategic benchmarks to inform local targets for specialist housing for older people. The benchmarks are for delivery over ten years. Table 3.41 shows the delivery to 2018/19 by borough. Figures are net approvals of self-contained residential and non-self-contained rooms in care homes and hostels (use classes C2 and SG). Each non-self-contained room counts as a single unit. The data has been substantially revised since the last AMR to ensure consistency of application of the definitions across the LDD dataset and by the addition of several permissions that had not previously been entered to the system.

Table 3.41 Net approvals of specialist housing units 2018/19

Borough	2015/16	2016/17	2017/18	2018/19	All years
Barking and Dagenham	18	0	0	0	18
Barnet	24	41	-22	-55	-12
Bexley	100	154	0	0	254
Brent	-19	8	131	0	120
Bromley	-9	53	-6	1	39
Camden	83	26	0	0	109
City of London	0	0	0	0	0
Croydon	7	78	-27	0	58
Ealing	0	-29	-29	-16	-74
Enfield	-13	7	57	0	51
Greenwich	4	0	0	0	4
Hackney	-18	10	-4	1	-11
Hammersmith and Fulham	0	0	0	0	0
Haringey	0	-18	-7	0	-25
Harrow	133	23	132	15	303
Havering	16	9	0	0	25
Hillingdon	148	0	0	60	208
Hounslow	43	94	61	0	198
Islington	40	0	0	0	40
Kensington and Chelsea	20	36	13	85	154
Kingston upon Thames	-28	2	-4	0	-30
Lambeth	0	65	-83	41	23
Lewisham	-47	53	-1	26	31
Merton	0	9	0	0	9
Newham	-4	-6	0	-11	-21

Borough	2015/16	2016/17	2017/18	2018/19	All years
Redbridge	-17	0	13	-9	-13
Richmond upon Thames	-35	0	0	17	-18
Southwark	-10	0	0	0	-10
Sutton	198	74	32	1	305
Tower Hamlets	0	28	0	0	28
Waltham Forest	-3	-4	-25	1	-31
Wandsworth	2	13	192	54	261
Westminster	14	36	-10	0	40
London	647	762	413	211	2,033

3.99 The locations of specialist older persons housing and M4(3) and M4(2) compliant dwellings recorded on the London Development Database can be seen on the Mayor's Accessible and specialist older persons housing locator at https://www.london.gov.uk/what-we-do/planning/accessible-housing.

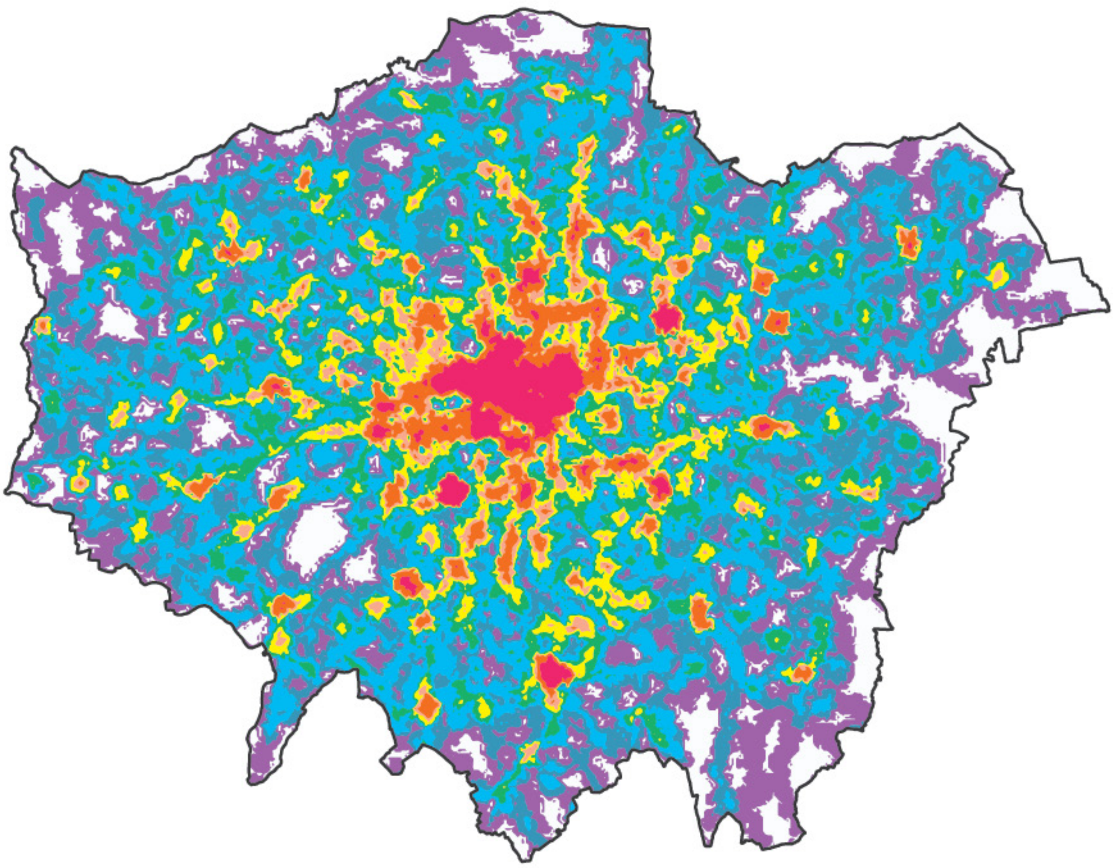
Affordable student accommodation

3.100 The Mayor's Housing SPG (2016) states that the Mayor will publish, in his Annual Monitoring Report for the London Plan, the annual rental cost for purpose-built student accommodation (PBSA) that is considered affordable for the coming academic year. As set out in the Housing SPG, the annual rental cost for affordable PBSA equates to 55 per cent of the maximum student maintenance loan for living costs available to a UK full-time student in London living away from home for that academic year. For the academic year 2018/19 the annual rental cost for affordable PBSA must not exceed £6,606.

Environment and Transport

PTAL Map

Figure 3.12 London Public Transport Access Level (PTAL) map 2015



PTAL level

0	2	5
1a	3	6a
1b	4	6b

3.101 Figure 3.12 displays the Public Transport Access Levels (PTALs) for London. PTALs are produced by TfL and are used in several important areas of planning policy, for example housing density (PTALs are used when calculating compliance with the density matrix in KPI 2) and parking provision. The PTAL map is the same as shown in the last AMR. TfL are currently in the process of producing an updated version.

3.102 TfL's WebCAT[14] tool-kit can be used to measure transport connectivity using PTAL and Time Mapping analysis.

Crossrail funding

3.103 Crossrail is a £18.25bn investment in public transport that will contribute to accommodating economic growth and a rising population within London. Under the Crossrail funding agreement with the Government, the Mayor had to raise £600m by the end of March 2019 from developer contributions via a combination of Crossrail section 106 planning obligations (s106) and Mayoral CIL (MCIL) payments.

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

3.105 In December 2018, the Mayor committed to borrow £1.3bn from the Department for Transport to help complete the Crossrail project, and future MCIL receipts received after 2019/20 will be used to help service and repay this borrowing. This is expected to continue for a period of approximately ten years.

3.106 The London boroughs, City of London and Mayoral Development Corporations collect MCIL on the Mayor's behalf. Table 3.42 shows funding secured for Crossrail to the end of 2019/2020 financial year from each funding stream. The CIL regulations 2010 (as amended) require the Mayor to report on various aspects of how CIL receipts are being spent, and this is set out in Table 3.43.

[14] https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat

It is not possible to link CIL to a specific type of Crossrail expenditure as the proceeds are used to repay borrowing.

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

Year	S106 (£M)	CIL (£M)
2010/11	0.24	0
2011/12	1.43	0
2012/13	17.20	6.09
2013/14	13.31	46.69
2014/15	13.69	73.19
2015/16	30.24	118.64
2016/17	24.90	136.86
2017/18	7.87	108.99
2018/19	9.05	117.02
2019/20	6.84	135.85
Total	124.76*	743.36**

* Total Crossrail Funding Planning Obligations SPG receipts to end 2019/20 financial year

**Total figure based on actual receipts received since 2012/13 financial year

Table 3.43 Use of CIL receipts

Category	£
Total CIL Expenditure	743,361,266
Amount used to repay borrowing	0
Amount spent (2019/20) on administration by TfL/ GLA (up to 1%)	761,492
Amount spent (2019/20) on administration by collecting authorities (up to 4%)	5,660,499

Source: Transport for London

Progress on Regional Flood Risk Appraisal recommendations

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

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

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

3.110 The GLA will support the 10-year Review of the Thames Estuary 2100 plan that the Environment Agency is initiating.

Table 3.44 Progress on Regional Flood Risk Appraisal recommendations

No.	Recommendation	Progress at June 2020
1	All Thames-side planning authorities should consider in their Strategic Flood Risk Assessments (SFRAs), and put in place Local Plan, policies to promote the setting back of development from the edge of the Thames and tidal tributaries to enable sustainable and cost effective upgrade of river walls/embankments in line with Policy 5.12, Catchment Flood Management Plans (CFMPs), TE2100 and advice from the Environment Agency.	Planning Authorities continue to update their SFRAs and Local Plans, where necessary, in close liaison with the Environment Agency. Most London boroughs have in place Local Plan policies which make reference to Thames Estuary 2100, or have proposed such policies in their draft Local Plans. Jointly with the Environment Agency, the GLA and the London boroughs are also promoting a 'riverside strategy' approach to improve flood risk management and, at the same time, the riverside environment.

No.	Recommendation	Progress at June 2020
2	The boroughs of Richmond, Kingston, Hounslow and Wandsworth should put in place policies to ensure alternative responses to managing fluvial risk such as flood resilience measures (e.g. flood gates) or potentially safeguarding land for future flood storage or, on the fluvial tributaries, setting back local defences or any resilience measures between Teddington Lock and Hammersmith Bridge in line with TE2100 findings.	Richmond, Hounslow, Kingston, and Wandsworth all have policies in their Local Plans to address flood risk management from all sources.
3	The boroughs of Newham and Greenwich should work with the Environment Agency on issues such as the safeguarding of potential land needs around the existing Thames Barrier, and the London Borough of Bexley should work with the Environment Agency on future flood risk management options in line with TE2100 findings.	Greenwich has up-to-date Local Plan policies in place to enable the potential safeguarding of land needs around the existing Thames Barrier. Any major land take for a new flood barrier will be outside London.
4	Boroughs at confluences of tributary rivers with the Thames should ensure flood risk assessments (FRAs) include an assessment of the interaction of all forms of flooding, but fluvial and tidal flood risks in particular. These are the boroughs of Havering, Barking and Dagenham, Newham, Tower Hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston.	Tidal influences are generally taken into account in the SFRAs. Modelling addresses the interaction of fluvial and tidal flood risk at confluences.

No.	Recommendation	Progress at June 2020
5	Regeneration and redevelopment of London's fluvial river corridors offer a crucial opportunity to reduce flood risk. SFRAs and policies should focus on making the most of this opportunity through appropriate location, layout and design of development as set out in the Thames CFMP. In particular opportunities should be sought to: Set back development from the river edge to enable sustainable and cost effective flood risk management options Ensure that developments at residual flood risk are designed to be flood compatible and/or flood resilient Maximise the use of open spaces within developments which have a residual flood risk to make space for flood water.	The Environment Agency continues to work with local authorities to ensure SFRAs, Local Plan policies, Opportunity Area Planning Frameworks and planning applications apply these flood risk management measures as a standard.

No.	Recommendation	Progress at June 2020
6	Developments all across London should reduce surface water discharge, in line with the Sustainable Drainage hierarchy set out in Policy 5.13 of the London Plan 2016, the emerging Sustainable Design and Construction SPG and the emerging London Sustainable Drainage Action Plan (LSDAP).	In strategic developments reviewed by the GLA, many developments achieve greenfield run-off rates. However, these schemes often rely on attenuation tanks. GLA officers promote the use of 'green' sustainable drainage techniques, which can deliver a wider range of benefits and feature higher in the hierarchy. There is also more emphasis on such techniques in the drainage hierarchy of the new London Plan policy. The London-wide drainage proforma that was co-developed between the GLA and Lead Local Flood Authorities provides consistency across London in terms of the information needed as part of a drainage strategy and how it should be formatted.
7	Thames Water should continue its programme of addressing foul sewer flooding.	Thames Water continues to address localised sewer flooding problems. Specifically related to Counters Creek catchment in west London, Thames Water no longer intends to pursue installation of a large storm relief sewer. Instead the aim is to reduce sewer flooding through a combination of non-return valve installations, targeted sustainable drainage measures, and local pipe upgrades.
8	Groundwater flood risk should be considered in FRAs and SFRAs to ensure that its impacts do not increase.	As SFRAs are reviewed, this is starting to be included, and it is also being addressed in some site specific FRAs. However, poor data quality may prevent more detailed consideration.

No.	Recommendation	Progress at June 2020
9	Reservoir flood risk should be considered in FRAs and SFRAs to ensure its impacts do not increase.	As SFRAs are reviewed, this is being considered, and is being addressed in some site-specific FRAs as well.
10	Detailed flood risk assessments should be undertaken at an early stage at the level of individual major development locations and town centre development sites. Opportunities to reduce flood risk should be maximised where possible.	This is generally being achieved for developments greater than 1 hectare with flood risk from any source. The GLA has led work with the Environment Agency, relevant boroughs and water companies to promote Integrated Water Management Strategies (IWMSs) at major development locations including Vauxhall, Nine Elms and Battersea, Old Oak and Park Royal, the Charlton to Crayford Riverfront and Old Kent Road. Work is also nearing completion on the Isle of Dogs IWMS. The Thamesmead IWMS and the Royal Docks IWMS are underway. The GLA, again working closely with the Environment Agency, is also helping to inform the Sustainable Drainage Strategy for the Old Oak North development area, working with the OPDC Team. In addition, the Environment Agency's Sustainable Places Team is engaging with London boroughs at the pre-application stage.

No.	Recommendation	Progress at June 2020
11	Relevant transport authorities and operators should examine, and regularly review, their infrastructure for potential flooding locations and flood risk reduction measures. This should include their networks, stations, depots, underpasses and tunnels. For large stations and depots, solutions should be sought to store or disperse rainwater from heavy storms.	Through the LSDAP work streams, the GLA is cooperating with TfL and London boroughs to increase the role of sustainable drainage across the transport networks/assets. In addition to providing design advice on major transport projects to help incorporate SuDS, the GLA has also supported TfL in the development of SuDS component concept design statements and a SuDS highways training programme to embed surface water flood risk management into standard practice. TfL, supported by the London Climate Change Partnership, hosts a Transport Adaptation Steering Group that looks at climate adaptation measures across transport infrastructure and strategies in order to improve transport sector resilience. TfL has also produced a sector-based climate adaptation plan to set out how to improve and monitor performance on adaptation. London Underground's comprehensive investigation into flood risk to its assets and infrastructure is still underway. Funding for the remaining work is being reviewed by TfL.

No.	Recommendation	Progress at June 2020
12	Emergency service authorities and operators covering hospitals, ambulances, fire stations, police stations and prisons should ensure that emergency plans, in particular for facilities in flood risk areas, are in place. They should be regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London, the GLA has undertaken work to examine surface water flood risk at hospital and emergency services sites across London. Each London borough also has its own multi-agency Flood Plan, which should identify critical infrastructure/vulnerable sites at risk of flooding. The London Resilience Forum provides a centralised forum for coordination of emergency response efforts across London.
13	Education authorities should ensure that emergency plans, in particular for facilities in flood risk areas, are in place and regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London, the GLA has undertaken work to examine surface water flood risk at secondary school sites across London. The LSDAP highlights that school sites have a good range of opportunities to implement more sustainable drainage measures. Each London borough has its own multi-agency Flood Plan, which should identify education facilities at risk.

No.	Recommendation	Progress at June 2020
14	Operators of electricity, gas, water, sewerage, and waste utility sites should maintain an up-to-date assessment of the flood risk to their installations and, considering the likely impacts of failure, establish any necessary protection measures including secondary flood defences.	The updated 2018 RFRA provides a more up-to-date and accurate picture of flood risk to strategic utilities. Electricity: Critical sub-stations and other assets are being upgraded and made more resilient by National Grid. Water/Sewerage: Investment to improve mitigation/resilience of assets to flooding are taking place, with water companies prioritising based on site-specific flood risk assessments. The London Resilience Partnership has worked with multiple sectors to map out infrastructure interdependencies using the Anytown approach. This helps to identify the potential for cascading failures due to disruption in one sector.

Planning

London Local Plans

3.111 The National Planning Policy Framework requires local planning authorities to produce a Local Plan for their area. In law (Planning and Compulsory Purchase Act 2004) the documents that make up the Local Plan are described as the development plan documents (DPDs). There is good coverage of Local Plans across London, with 34 adopted and 20 under review by the end of 2019.

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

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

3.114 Table 3.45 shows the status of the Local Plan in each of London’s 35 planning authorities and any plan documents that were either reviewed or adopted in 2019.

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

3.116 The Mayor is working with London's planning authorities to collect comprehensive information on the spatial elements of development plans across London. This can be viewed on the Mayor's Planning Data map, or downloaded from the London Datastore.

Table 3.45 London borough policy documents reviewed in 2019

Planning authority	Plan status	Plan documents reviewed and/or adopted during 2019
Barking and Dagenham	Core strategy adopted July 2010 Borough wide development policies adopted March 2011	• Call for Sites for the Barking and Dagenham Local Plan (Apr 19) • Regulation 18 consultation on the Local Plan (Nov 19)
Barnet	Adopted both Core Strategy and Development Management Policies September 2012 Review in progress	• Draft Scoping Report Local Plan Integrated Impact Assessment (Jan 19)
Bexley	UDP policies 2004 Local Plan (Core Strategy) adopted February 2012 Review in progress	• Local Plan Preferred Approach consultation (Mar 19) • Local Development Scheme (Oct 19) • Statement of Community Involvement (Oct 19)
Brent	Core Strategy adopted July 2010 Development Management Policies Local Plan Adopted Nov 2016 Review in progress	• Consultation on Article 4 Direction for B1a and B1c to C3 (Oct 19) • Consultation on Article 4 Direction for Borough-wide HMOs (Oct 19) • Local Plan Regulation 19 consultation (Oct 19)
Bromley	Local Plan adopted February 2019	• Local Plan formal adoption (Feb 19)

Planning authority	Plan status	Plan documents reviewed and/or adopted during 2019
Camden	Local Plan adopted July 2017	• Adopted Planning Guidance Documents • Access for all (Mar 19) • Air Quality (Mar 19) • Artworks, statues and memorials (Mar 19) • Design (Mar 19) • Developer contribution (Mar 19) • Energy efficiency and adaptation (Mar 19) • Interim housing (Mar 19) • Housing (Mar 19) • Student Housing (Mar 19) • Transport (Mar 19) • Trees (Mar 19) • Water and flooding (Mar 19) • Holborn vision and urban strategy public consultation (May 19) • Camley Street Area Draft Supplementary Planning Guidance (Jun 19) • Article 4 Direction consultation light industrial to residential (Sep 19) • Partial review of Camden's Community Infrastructure Levy Charging Schedule (Oct 19) • Kentish Town Planning Framework consultation (Dec 19)
City of London	Local Plan adopted January 2015 Review in progress	• Markets Consolidation Programme public consultation (Jun 19)

Planning authority	Plan status	Plan documents reviewed and/or adopted during 2019
Croydon	Local Plan adopted February 2018 Review in progress	• Borough-wide non-immediate Article 4 Direction Small House in Multiple Occupation (Jan 19) • Addington Conservation Area Review (Apr 19) • Adoption of Suburban Design Guide SPD (May 19) • Green Belt Review Study (May 19) • Issues and Preferred Options South London Waste Plan (Oct 19) • Local Plan Review consultation (Nov 19)
Ealing	Core Strategy DPD adopted April 2012 Development Management DPD adopted December 2013	
Enfield	Core Strategy adopted November 2010 Development Management Document adopted November 2014 Review in progress	• Edmonton Leeside Area Action Plan consultation on proposed main and additional modifications (May 19) • Adoption of Enfield's Heritage Strategy 2019-2025 (Aug 19)
Greenwich	Core Strategy with Detailed Policies adopted July 2014	• Site Allocations Local Plan Preferred Approach consultation (Aug 19)

Planning authority	Plan status	Plan documents reviewed and/or adopted during 2019
Hackney	Core Strategy adopted November 2010 Development Management Local Plan adopted July 2015 Site Allocations Local Plan adopted July 2016 Review in progress	• Future Shoreditch Area Action Plan Regulation 18 consultation (Apr 19) • Local Plan Main Modifications consultation (Sep 19)
Hammersmith and Fulham	Local Plan adopted February 2018	
Haringey	Local Plan adopted March 2013 Development Management DPD July 2017 Site Allocations DPD July 2017	
Harrow	Core Strategy Adopted February 2012 Development Management Policies Local Plan adopted July 2013	
Havering	Core Strategy adopted 2008 Review in progress	• Consultation on modifications for Havering Community Infrastructure Levy (Mar 19) • Public consultation on revised draft Local Plan Policy 11 Gypsy and Traveller and Show People Accommodation (Apr 19) • Havering Community Infrastructure Levy formally adopted (Jul 19)

Planning authority	Plan status	Plan documents reviewed and/or adopted during 2019
Hillingdon	Local Plan Part 1 adopted November 2012 Review in progress Examination underway	• Consultation on the Main Modifications to the Local Plan Part 2 (Mar 19)
Hounslow	Local Plan adopted September 2015	
Islington	Core Strategy adopted February 2011 Development Management Policies adopted June 2013 Review in progress	• Consultation on the Draft Local Plan Reg 18 (Nov 18-Jan 19)
Kensington and Chelsea	Core Strategy Adopted December 2010 Partial reviews: Pubs and Local Character adopted Oct 2013 Conservation and Design adopted Dec 2014 Miscellaneous Matters adopted Dec 2014 Basements adopted Jan 2015 Review in progress Examination underway	• Consultation on Second Draft Planning Contributions SPD (Nov 18-Jan 19) • Chelsea Estates Conservation Area Designation and Appraisal Consultation (Mar 19)

Planning authority	Plan status	Plan documents reviewed and/or adopted during 2019
Kingston upon Thames	Core Strategy, including DM policies, adopted April 2012 Preparing a new Local Plan and Kingston Opportunity Area	
Lambeth	Lambeth Local Plan adopted September 2015 Partial Review in progress	
Lewisham	Core Strategy adopted June 2011 DM Policies adopted 2014 Updated Local Development Scheme May 2018	
London Legacy Development Corporation	Current Local Plan adopted July 2015 Review in progress	• SEA Screening Consultation for Night-time Economy SPD (Dec 18-Jan 19)
Merton	Core Strategy adopted 2011 South London Waste Plan adopted 2012 Sites and Policies Plan and Policies Map adopted July 2014 Review in progress	• Local Plan 2020 Stage 2 consultation (Oct 18-Jan 19)
Newham	Local Plan formally adopted December 2018	
Old Oak and Park Royal Development Corporation	In preparation Examination underway	• Local Plan Examination Hearing Sessions (Apr 19)

Planning authority	Plan status	Plan documents reviewed and/or adopted during 2019
Redbridge	Local Plan formally adopted March 2018	• Community Infrastructure Levy (Nov 18-Jan 19) • Article 4 borough-wide HMOs non-immediate (Dec 18-Jan 19)
Richmond upon Thames	Local Plan adopted July 2018	
Southwark	Core Strategy April 2011 Saved Southwark Plan July 2007 Review in progress	• Movement Plan (Nov 18-Jan 19)
Sutton	Local Plan formally adopted March 2018	• New Southwark Plan Proposed Submission Version consultation (May 19)
Tower Hamlets	Current Core Strategy adopted 2010 Managing Development Document (including site allocations) adopted 2013 Review in progress Examination underway	• Statement of Community Involvement (Nov 18-Jan 19) Community Infrastructure Levy (Nov 18-Jan 19)
Waltham Forest	Core Strategy adopted March 2012 Development Management Policies with Policies Map adopted in October 2013 Review in progress	

Planning authority	Plan status	Plan documents reviewed and/or adopted during 2019
Wandsworth	Core Strategy adopted March 2012 Development Management Policies with Policies Map adopted in October 2013 Review in progress	
Westminster	Westminster City Plan formal adoption November 2016 Review in progress	• Article 4 Direction - removal of office (B1a) to residential permitted development rights (Apr 19)

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

Opportunity Areas

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

3.118 Table 3.46 shows conventional residential completions during 2018/19 and Table 3.47 shows the pipeline of residential units as at 31 March 2019 in the OAs with adopted planning frameworks.

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

3.120 GLA Planning are currently working on an Opportunity Areas Monitoring Report OAMR). The OAMR will report on the status of London's many OAs, and will include a survey of actual and forecast growth in homes and jobs, as well as the types of plans being used to direct their delivery. The purpose of the OAMR is to show how coordination across boroughs and the Mayor's agencies unlocks and accelerates growth opportunities. London's OAMR will also support the monitoring and review processes set up within many OAs to ensure supporting infrastructure is delivered at a complementary pace to growth in new homes and jobs.

Table 3.46 Net housing completions in adopted Opportunity Areas 2018/19

Opportunity Area	Net units
Bankside, Borough and London Bridge	817
Canada Water	347
Charlton Riverside	17
City Fringe/ Tech City	847
Colindale/ Burnt Oak	355
Cricklewood/ Brent Cross	334
Croydon	568
Earls Court and West Kensington	2
Elephant and Castle	701
Euston	94
Greenwich Peninsula	140
Harrow & Wealdstone	695
Ilford	144
Isle of Dogs	549
King's Cross - St Pancras	0
London Riverside	644
Old Oak and Park Royal	23
OLSPG boundary	1,236
Paddington	335
Southall	244
Thamesmead and Abbey Wood	1
Tottenham Court Road	13
Upper Lea Valley	506
Vauxhall, Nine Elms and Battersea	1,076
Victoria	24
Waterloo	1
Wembley	559
White City	152
Woolwich	681
Total	11,105

Table 3.47 Net housing pipeline in adopted Opportunity Areas at 31 March 2019

Opportunity Area	Not started	Under construction	Total
Bankside, Borough and London Bridge	600	884	1,484
Canada Water	41	1,135	1,176
Charlton Riverside	1	73	74
City Fringe/ Tech City	1,740	5,024	6,764
Colindale/Burnt Oak	1,363	2,960	4,323
Cricklewood/Brent Cross	1,272	602	1,874
Croydon	3,118	2,675	5,793
Earls Court and West Kensington	3,861	2,232	6,093
Elephant and Castle	1,191	2,179	3,370
Euston	17	-124	-107
Greenwich Peninsula	634	16,323	16,957
Harrow & Wealdstone	1,935	1,143	3,078
Ilford	959	928	1,887
Isle of Dogs	4,455	14,827	19,282
King's Cross - St Pancras	591	470	1,061
London Riverside	13,206	5,487	18,693
Old Oak and Park Royal	1,483	2,320	3,803
OLSPG boundary	17,130	5,509	22,639
Paddington	2	599	601
Southall	459	4,427	4,886
Thamesmead & Abbey Wood	1,113	774	1,887
Tottenham Court Road	-2	201	199
Upper Lea Valley	3,780	4,593	8,373
Vauxhall, Nine Elms & Battersea	4,181	11,103	15,284
Victoria	6	625	631
Waterloo	1,087	406	1,493
Wembley	4,511	3,443	7,954
White City	513	3,596	4,109
Woolwich	278	3,075	3,353
Total	69,525	97,489	167,014

London Plan guidance

3.121 The Mayor produces guidance to provide further detail on particular policies in the London Plan. There are 23 Supplementary Planning Guidance (SPG) documents that support the London Plan 2016.

3.122 Because of the progress of the new London Plan, no new Supplementary Planning Documents were progressed during the monitoring period. However, two Practice Notes (industrial intensification and the threshold approach to affordable housing on public land) were published for the new London Plan.

3.123 Following the publication of the new London Plan, the SPGs which still support the aims and policy objectives of the new Plan will be retained, while others will need to be replaced. The programme for new London Plan guidance in 2021 is set out at https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance.

3.124 Following the Mayoral elections in 2021, this programme will be updated for future years.

Planning Decisions

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

Table 3.48 Planning applications referred to the Mayor by year

	2013	2014	2015	2016	2017	2018	2019	Average since 2013
Total referrals	359	373	454	389	382	335	378	372
Stage 2 referrals	191	189	173	173	166	180	139	174
Strategic Call-ins	4	1	4	3	4	6	7	4

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

Calendar Year	Total number of Stage 2 / call-ins considered by the Mayor	Of which that include (C3) residential units	Total number of Stage 2 / call-ins recommended for approval	Of which that include (C3) residential units
2012	183	117	169	108
2013	190	123	177	112
2014	191	134	162	111
2015	171	114	150	96
2016	175	125	155	107
2017	166	103	138	81
2018	177	119	148	99
2019	140	88	108	63

Table 3.50 Tenure of residential units in Stage 2 decisions 2019

Tenure	Units
Affordable Rent	939
Discount Market Rent	409
Discount Market Sale	137
London Affordable Rent	2,051
London Living Rent	542
Shared Ownership	3,450
Social Rent	2,428
Private units	17,887

Note: Excludes s73 amendments.

Shared ownership includes London Shared Ownership

Source for all tables: GLA Planning. All figures are for calendar years

Chapter 4 - Other Contextual Data Sources

This AMR provides data on a wide range of topics and does not attempt to provide a comprehensive assessment of any of them. The links below provide a starting point for further investigation into some of the topics covered, and should help anyone researching these subjects gain access to the most up to date information.

London Datastore

The primary source of data and statistics held by the GLA is the London Datastore which includes data of relevance to London from the GLA and a range of other public sector organisations.

London Development Database

Progress on the LDD automation project is reported on the Mayor's website. The data from LDD can be downloaded from the London Datastore's LDD page and can be viewed on a map on our public page. For more information, please email the Data Team.

The new London Plan

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

Planning data map

Our open planning data map for London contains the latest spatial data about planning policy. The spatial layers on the map can be downloaded from the London Datastore.

Development management

More information on the Mayor’s Development Management unit, including reports on referred planning applications, details of call-ins and the Mayor's pre-application service can be found at: https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions. A new search of the strategic planning applications that have been referred to the Mayor will be available at https://gla.force.com/pr/s/.

Keep up to date with the Mayor's planning consultations and news

You can register to be notified of planning policy consultations or sign up for GLA Planning News at https://www.london.gov.uk/what-we-do/planning/planning-notification

Ministry of Housing, Communities and Local Government

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

Learn more about the planning system

The Government has produce a plain English guide to the planning system. You can keep up to date with changes on the Planning Reform page.

The Planning Portal is an useful place to find out more about the planning system. The site includes a glossary of planning terms and a guide to the Use Classes Order.

GLA Economics

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

Government data and statistics

A wide range of data published by central government, local authorities and public bodies can be found at https://data.gov.uk/

Government departments

The Gov.uk website at https://www.gov.uk provides access to all Central Government departments and services

Department for Environment, Food and Rural Affairs

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

Sustainable development

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

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

Air quality

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

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

Waste

More information on the Mayor's role in tackling London's waste can be found at https://www.london.gov.uk/what-we-do/environment/waste-and-recycling. DEFRA produces statistics on waste and recycling which can be found at https://www.gov.uk/government/collections/waste-and-recycling-statistics.

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

Minerals (aggregates)

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

Transport

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

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

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

The Department for Transport also holds useful information on transport.

Waterways

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

Health

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

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

Education

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

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