MAYOR OF LONDON

LONDON PLAN ANNUAL MONITORING REPORT 14 2016/17

SEPTEMBER 2018

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Greater London Authority

September 2018

Published by

Greater London Authority
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London SE1 2AA

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

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

Front cover photo: Eleanor Ward/GLA

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CONTENTS

FIGURES AND MAPS

TABLES

Executive Summary

i. This Annual Monitoring Report (AMR) provides information about progress being made in implementing the policies and addressing the objectives of the London Plan by showing how London is performing against 24 Key Performance Indicators (KPIs) identified in Chapter 8 of the Plan. Although this is the 14th AMR published by the Mayor, it is the second one that monitors the policies introduced in the 2015 London Plan using the slightly modified set of KPI targets introduced through that Plan.

ii. Chapter 2 provides greater detail on each of the 24 KPIs, and Table 1 summarises progress against each of them. The KPIs are not policies; they have been chosen as yardsticks to show the direction of travel in implementing the London Plan, and the extent of change, to help monitor progress and identify areas where policy changes may need to be considered.

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

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

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

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

v. 11 of the 24 KPI targets have been met or are heading in the right direction. Table 1.1 provides an overview of the performance of all KPIs. The performance against the individual London Plan Objectives is summarised as follows:

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

vi. Net provision of new affordable housing has increased to 7,347 units, 4% more than in 2015/16. In total, over 45,500 dwellings were completed in 2016/17, 7% above the London Plan target. An above-target proportion of new residential developments in London have been built on previously developed land in the last year. 43% of developments fall within the London Plan density matrix range.

Objective 2 - An internationally competitive and successful city

vii. At nearly 74%, London's employment rate has continued to rise since 2009. Over 400,000m2 of office floorspace was started in 2016/17, and the office pipeline remains above the benchmark. The rate of loss of industrial land was 72 hectares (ha), 35 ha above the monitoring benchmark.

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

viii. The employment rate gap between the BAME and white population is almost 1% lower than in the previous year, and lone parents claiming income support in London is 1% lower than in England and Wales. Employment in Outer London remains the same as the previous year. The pupil/ teacher ratio across London has dropped slightly. Net affordable housing completions have been significantly below the numeric target with the three-year average affordable homes share down by a further 3%.

Objective 4- A city that delights the senses

ix. The proportion of designated heritage assets at risk has increased by one asset. Progress has been made against the 2020 river restoration target, with over 50% already achieved. 13 ha designated open space was lost last year, down by 3 ha on the previous year. In terms of cycling, the mode share has increased by 0.2%.

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

x. Rates for waste recycling have increased slightly on the previous year while waste going to landfill has fallen by nearly 8%. Average carbon dioxide emission savings have exceeded the Building Regulation target. The estimated generation of renewable energy increased by another 4% but is still well below target. There has been a loss of 3 ha of protected habitat based on development approvals, lower than previous year's figure of 6 ha.

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

xi. There was a small drop in public transport usage last year with private transport usage up slightly. More than 70% of B1 development occurred in locations with high public transport access levels, well above the target. In terms of the use of London's waterways, both passenger and freight transport on the Thames were up on the previous year.

Table 1.1 KPI Performance Overview

	KPI Target		Comment
1	Maintain at least 96 per cent of new residential development to be on previously developed land	+	98% of units approved during 2016/17 on brownfield land
2	Over 95 per cent of development to comply with the housing density location and the density matrix	-	Compliance has decreased to 43%
3	No net loss of open space designated for protection in LDFs due to new development	+	Loss of 13.9 ha an improvement on the previous years loss of 16 ha.
4	Average completion of a minimum of 42,000 net additional homes per year	+	Over 45,500 completions during 2016/17. 3,000 above the London Plan target
5	Completion of 17,000 net additional affordable homes per year	-	7,300 affordable homes completed during 2016/17
6	Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (split by gender)	n/a	Data no longer available
7	Increase in the proportion of working age London residents in employment 2011-2031	+	0.8% increase on previous year
8	Stock of office permissions to be at least three times the average rate of starts over the previous three years	+	Ratio 5.4:1
9	Release of industrial land to be in line with benchmarks in the Industrial Capacity SPG	-	71.7 ha released (35 Ha higher than the benchmark)
10	Growth in total employment in Outer London	+ / -	Employment in Outer London remains at 38%
11	Reduce employment rate gap between BAME groups and the white population; and reduce the gap between lone parents on income support in London vs England & Wales average	+	The employment rate gap continues to fall and is 0.8% below the previous year. The gap between lone parents on IS in London versus England & Wales falls to 1%
12	Reduce the average class size in primary schools	+	Average number of pupils per one teacher class has dropped by 0.2

Table 1.1 KPI Performance Overview			
	KPI Target		Comment
13	Use of public transport per head grows faster than use of private car per head	-	Public transport use down 4% and private transport use slightly up by 0.4%
14	Zero car traffic growth for London as a whole	-	Traffic volume up 1.4%
15	Increase in share of all trips by bicycle from 2 per cent in 2009 to 5 per cent by 2026	-	0.2% increase of cycle mode share compared to previous year
16	A 50% increase in passengers and freight traffic transported on the Blue Ribbon Network from 2011-2021	+	3.1% increase in passengers and 9% increase in freight traffic in 2016/17
17	Maintain at least 50 per cent of B1 development in PTAL zones 5-6	+	More than 70% of B1 development in PTAL zones 5-6
18	No net loss of Sites of Importance for Nature Conservation.	+	Loss of 2.9 ha of SINC. Lower than previous year's loss of 6 ha
19	At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2026	-	Recycling rate stands at 30% for Local Authority collected waste (LACW) which is a 0.5% increase on the previous year. LACW to landfill fell by 7.8% to 12.5%.
20	Annual average % carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and in all developments by 2019	+	35% on-site carbon reduction target exceeded by 0.7% across all applications in 2016.
21	Production of 8,550 GWh of energy from renewable sources by 2026	-	1,048 GWh of renewable energy generated during 2016.
22	Increase in total area of green roofs in the CAZ.	n/a	No new data available
23	Restore 15km of rivers and streams 2009-2015 with an additional 10km by 2020	+	56% of additional 10km delivered
24	Reduction in proportion of designated heritage assets at risk as a % of the total number of designated heritage assets in London.	-	The addition of one conservation area at risk. All other designations remain the same.

Chapter 1 - Introduction

Scope and Purpose of the AMR

1.1 This is the 14th London Plan Annual Monitoring Report (AMR 14). Section 346 of the Greater London Authority (GLA) Act 1999 places a duty on the Mayor to monitor implementation of his Spatial Development Strategy (the London Plan) and collect data about issues relevant to its preparation, review, alteration, replacement or implementation. The AMR is the central document in the monitoring process and in assessing the effectiveness of the London Plan. It is important for keeping the London Plan under review and as evidence for plan preparation.

1.2 While this is the 14th AMR published by the Mayor of London, it is the seventh that uses the six strategic objectives and the suite of 24 Key Performance Indicators (KPIs) introduced in the London Plan published in July 2011. These were slightly modified through the revised Plan published in March 2015. The amended targets are listed below:

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

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

1.4 Although the KPIs form the core of the AMR, it should be recognised that a wide range of factors outside the sphere of influence of the London Plan influence the KPIs. The inclusion of additional relevant performance measures and statistics helps to paint a broader picture of London's performance (see chapter 3). Whilst recognising longer-term trends where available, the focus of the monitoring in this AMR is on the year 2016/17.

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

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

The London Development Database

1.7 The London Development Database (LDD) is the key data source for monitoring planning approvals and completions in London. Data is entered by each of the 35 Planning Authorities in London. The Database currently collects data on planning permissions that meet the criteria for submission from approval through to completion or expiry. Its strength lies in the ability to manipulate comparable London-wide data to produce a diverse range of reports. The data can also be exported to GIS systems to give a further level of spatial analysis. The value of the LDD is dependent on the work done by London's planning authorities in providing the data, and the Mayor would like to take this opportunity to thank all of those concerned in supporting this invaluable resource.

1.8 Work is now well underway on the comprehensive redevelopment of the LDD. Since its creation in 2004 it has been subject to incremental development to keep it up to date with changes in the planning system, but the fundamental design and operation had not changed. Work to update the underlying database to prepare it for the re-write of the web portal used by the London boroughs was completed in 2017, and the new interface is now in development.

1.9 As part of the Smarter London Together roadmap, the GLA's Chief Digital Officer Theo Blackwell has initiated a London-wide collaboration to streamline how planning data passes through the planning system and ultimately to LDD. As part of the re-write, we are improving the automation of data flows to and from the LDD, and the GLA is working with MHCLG, London's planning authorities and other partners in the industry to achieve the maximum benefit from this automation. If successful, this project could lead to cost savings for the London boroughs and improve the quality and quantity of data collected. This improved data will provide better intelligence for planners, infrastructure providers and the development industry as well as helping the Mayor to effectively deliver the London Plan. All Londoners will also have access to the data and can benefit from the improved intelligence it offers.

1.10 It is expected that the project will take at least a year to make an impact. Updates will be published as the project develops.

1.11 We will continue to develop the LDD and public access to data in parallel to this project. In the meantime, the LDD public page can be found at https://maps.london.gov.uk/map/?ldd and a map showing the number of permissions by use class (rather than residential units and non-residential floor spaces) is available at http://maps.london.gov.uk/ldd/ or via the In My Area section of the GLA website. Finally, a listing of schemes from the LDD is now available on the London Datastore.

1.12 Any changes to the way data is handled by LDD that affect the data used in future AMRs, whether in response to the planning data project or in preparation for revised KPIs in the London Plan will be clearly stated in future AMRs.

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 tables 2.1 and 2.2 are shown both by number of units and by site area, although the proportion by number of units is considered to be 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 compared with 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 98% of units approved during 2016/17 are on brownfield land, 2% above the 96% target.

Table 2.1 Development on Brownfield Land 2006/07 to 2016/17

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	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	97.4	97.6	95.0
2012/13	98.2	97.8	95.7	95.3
2013/14	98.4	97.2	97	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	97.5	98.3	96.6

Table 2.2 Development on Brownfield Land by Borough 2016/17

Borough	% of Dev. Approved		% of Dev. Completed	
	by units	by site area	by units	by site area
Barking and Dagenham	96.2%	91.9%	100%	100%
Barnet	99.7%	99.7%	100%	100%
Bexley	99.8%	99.9%	100%	100%
Brent	83.3%	89.4%	99.6%	98.5%
Bromley	100%	100%	100%	100%
Camden	99.3%	99.4%	100%	100%
City of London	100%	100%	100%	100%
Croydon	99.6%	99.8%	100%	100%
Ealing	95.5%	92.8%	99.7%	99.8%
Enfield	97.4%	98.1%	98.4%	95.1%
Greenwich	93.4%	75.8%	99.3%	98.4%
Hackney	100%	100%	100%	100%
Hammersmith and Fulham	100%	100%	100%	100%
Haringey	99.7%	99.5%	99.1%	94.7%
Harrow	100%	100%	100%	100%
Havering	98%	96.1%	62.5%	67.8%
Hillingdon	100%	100%	98.8%	97.7%
Hounslow	96.7%	96.5%	80.5%	76.2%
Islington	100%	100%	100%	100%
Kensington and Chelsea	100%	100%	100%	100%
Kingston upon Thames	92.2%	90.6%	100%	100%
Lambeth	100%	99.9%	96.4%	97.4%
Lewisham	99.7%	99.3%	99.9%	99.9%
Merton	99%	98.9%	99.7%	99.4%
Newham	98.6%	99.4%	100%	100%
Redbridge	99.5%	98.8%	99.6%	98.4%
Richmond upon Thames	97.5%	98%	100%	100%
Southwark	100%	99.7%	98.5%	98.5%
Sutton	100%	100%	100%	100%
Tower Hamlets	99.8%	99.3%	99.5%	99.1%
Waltham Forest	100%	100%	100%	100%
Wandsworth	99.8%	99.8%	100%	100%
Westminster	100%	100%	100%	100%
London	98%	97.5%	98.3%	96.6%

Key Performance Indicator 2

Optimise the density of residential development

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

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

2.4 For approvals, compliance during 2016/17 has decreased to 43%. For schemes of 15 units or more, 40% of approved units are in schemes within the range set out in the SRQ matrix.

2.5 Land in London is a scarce resource. It is important that land is used appropriately and that schemes are designed to suit local circumstances and are deliverable.

Table 2.3 Residential Approvals Compared to the Density Matrix – All Schemes

Financial year	% of units approvals		
	Within range	Above range	Below range
2006/07	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%

Table 2.4 Residential Approvals Compared to the Density Matrix – Schemes of 15 Units or More

Financial year	% of units approvals schemes 15+		
	Within range	Above range	Below range
2006/07	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%

Key Performance Indicator 3

Minimise the loss of Open space

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

2.6 The following table monitors planning approvals on protected open space for 2016/17. All data for this KPI is extracted from the LDD. It is important to note that the designation or de-designation of protected open space is not done through the planning permission process, and is therefore not recorded on the LDD. This measure records the approvals that have been given for a building or works that will affect the character of the protected open space. The decision as to whether the completed development warrants the de-designation of the area is a separate one. Re-provision within a planning permission is taken into account when calculating the loss, but positive numbers are only recorded in rare circumstances, meaning a loss is inevitable and therefore no accurate measure of net change can be achieved. The GLA is working with the 35 London Planning Authorities to see if the data for this KPI target can be improved by accurately monitoring change of open space designations in local plans.

2.7 The types of open space protection are Green Belt, Metropolitan Open Land and Local Open Spaces. Any borough specific designations are recorded as Other Designated Protection. These are different from the designations for nature conservation recorded in KPI 18.

2.8 Table 2.5 shows that the overall loss of protected open space approved during 2016/17 was just under 14 hectares. This is 2 hectares less than the previous financial year. 5% (0.634 hectares) of this potential development is in the Green Belt, 12% (1.666 hectares) is on Metropolitan Open Land and 83% (11.583 hectares) is on local open spaces.

2.9 The biggest single potential recorded loss is 3.45 hectares of Local Open Space at the Gaelic Athletic Association Sports Grounds off Avery Hill Road in Greenwich (ref 14/3551). The application was refused by the council on the 17/07/2015 but granted by the Planning Inspectorate on the 26/05/2016. This permission is a departure from the Royal Greenwich Local Plan.

2.10 The next biggest recorded loss is 2.3 hectares of Local Open Space surrounding Wembley Stadium Station in Brent (ref 14/4931). The application was granted by the council on the 23/12/2016.

Table 2.5 Loss of Designated Open Space (Approvals) 2016/17

Borough Name	Borough Reference	Protection Designation	Area of Open Space (HA)
Barnet	16/6153/FUL	Green Belt	-0.144
Bexley	16/01251/FULM	Metropolitan Open Land	-1.500
Brent	14/4931	Local Open Spaces	-2.323
Bromley	16/03073/FULL1	Green Belt	-0.005
Ealing	161730FUL	Metropolitan Open Land	-0.116
Ealing	PP/2015/3238	Local Open Spaces	-0.882
Ealing	PP/2015/3265	Local Open Spaces	-1.358
Ealing	PP/2015/6021	Green Belt	-0.099
Enfield	15/04983/FUL	Green Belt	-0.061
Greenwich	14/3551	Local Open Spaces	-3.450
Harrow	P/4910/15	Local Open Spaces	-0.341
Hounslow	00461/A/P1	Local Open Spaces	-0.701
Hounslow	00519/D/P5	Local Open Spaces	-1.55
Hounslow	00870/F/P6	Local Open Spaces	-0.347
Hounslow	01359/F/P7	Green belt	-0.325
Newham	14/02893	Local Open Spaces	-0.51
Redbridge	5452/16	Local Open Spaces	-0.121
		Total	-13.883

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 The first two 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. This is the second AMR to monitor the targets introduced in the 2015 London Plan. The number of long-term vacant properties returning to use is calculated using the Government's housing live table 615, by taking the net change in the number of long term empty properties (longer than 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 41,371, non-conventional completions at 4,375 and long term vacant properties returning to use are -392. The total of 45,505 represents 107% of the 42,388 target in the 2015 London Plan. This is the highest single-year completions total recorded in a London Plan AMR.

2.14 However, there is significant variation in delivery compared to the benchmark between boroughs, with a total of 20 boroughs exceeding their annual benchmark and 13 missing their target. The London Legacy Development Corporation achieved 15% of their target. The London borough of Sutton's total delivery of 831 homes represents 229% of their benchmark figure of 363 is the highest delivery of all London Boroughs compared to the benchmark. Croydon has achieved 2,854 completions, 199% of their annual target. Bexley, Brent, Bromley, Camden and Wandsworth also exceeded their target by at least 50%. In numeric terms, the highest delivery was achieved in Tower Hamlets with 5,030 completions representing 128% of their target. Barking and Dagenham, City of London, Havering, Kensington and Chelsea and Kingston upon Thames have all fallen well short of their annual benchmark, achieving less than 50% of their target.

2.15 These are long-term benchmarks and 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.

2.16 Although non-conventionals bedrooms are considered as one unit when measuring against the London Plan housing targets, the Draft London Plan proposes a ratio of 3:1.

Table 2.6 Number of Net Housing Completions by Borough 2016/17

Borough	Net conv	Net non-conv	Vacants*	Total	London Plan target	% of target
Barking and Dagenham	595	-24	-5	566	1,236	46%
Barnet	2,228	-11	52	2,269	2,349	97%
Bexley	816	0	-88	728	446	163%
Brent	1,364	1,494	99	2,957	1,525	194%
Bromley	914	50	16	980	641	153%
Camden	1,206	199	-28	1,377	889	155%
City of London	7	0	-110	-103	141	-73%
Croydon	2,820	82	-48	2,854	1,435	199%
Ealing	1,170	332	-106	1,396	1,297	108%
Enfield	903	106	168	1,177	798	147%
Greenwich	2,442	7	-137	2,312	2,685	86%
Hackney	1,180	0	121	1,301	1,599	81%
Hammersmith and F.	984	8	52	1,044	1,031	101%
Haringey	737	-31	78	784	1,502	52%
Harrow	655	35	-22	668	593	113%
Havering	602	-12	-65	525	1,170	45%
Hillingdon	850	27	-89	788	559	141%
Hounslow	1,150	0	62	1,212	822	147%
Islington	680	900	-145	1,435	1,264	114%
Kensington and Chelsea	194	-44	169	319	733	44%
Kingston upon Thames	274	40	-87	227	643	35%
Lambeth	1,125	-12	22	1,135	1,559	73%
Lewisham	1,579	611	-127	2,063	1,385	149%
London Legacy DC	222	0	0	222	1,471	15%
Merton	451	14	-93	372	411	91%
Newham	2,347	19	-116	2,250	1,994	113%
Redbridge	780	9	-188	601	1,123	54%
Richmond upon Thames	474	-35	-12	427	315	136%
Southwark	2,421	271	-202	2,490	2,736	91%
Sutton	652	83	96	831	363	229%
Tower Hamlets	4,865	57	108	5,030	3,931	128%
Waltham Forest	1,033	-17	-36	980	862	114%
Wandsworth	2,309	370	88	2,767	1,812	153%
Westminster	1,342	-2	181	1,521	1,068	142%
London	41,371	4,526	-392	45,505	42,388	107%

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

Key Performance Indicator 5

An increased supply of affordable homes

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

2.17 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.

2.18 Table 2.7 shows that during 2016/17 a net total of 7,347 affordable units were completed. This represents a increase of nearly 400 units compared to the previous year's figure of 6,982.

2.19 In percentage terms, the share of affordable housing has fallen from 20% to 18% of net housing supply.

2.20 Net affordable housing output can vary considerably from year to year, particularly at a local level. Therefore it is more meaningful to measure individual borough delivery against a longer term average. Table 2.6 therefore shows average affordable housing output as a proportion of overall conventional housing provision over a three year period. Between 2014/15 and 2016/17 affordable housing output averaged 21% of total provision.

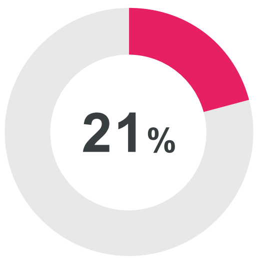
2.21 Figure 2.1 shows the three-year average performance of individual boroughs relative to the London-wide average of 21%. Over the three years, Waltham Forest has reported the highest share of affordable housing with a average of 47% of their delivery being affordable.

2.22 The proportion of overall affordable housing is also impacted by the increase in units being delivered through permitted development rights, which are not subject to affordable housing policies (see table 3.36).

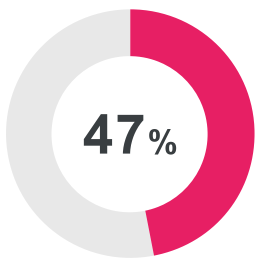
Table 2.7 Affordable Housing Output as a Proportion of Overall Conventional Housing Provision Over the Three Years to 2016/17

Borough	Total Net Conventional Affordable Completions				Affordable as % of Total Net Conventional Supply			
	2014/15	2015/16	2016/17	Total	2014/15	2015/16	2016/17	All Years
Barking and Dagenham	14	325	175	514	3%	41%	29%	27%
Barnet	344	205	470	1,019	24%	12%	21%	19%
Bexley	265	-148	180	297	33%	-136%	22%	17%
Brent	706	52	281	1,039	44%	5%	21%	26%
Bromley	-62	10	47	-5	-14%	1%	5%	-0%
Camden	62	182	141	385	12%	19%	12%	14%
City of London	0	0	0	0	0%	0%	0%	0%
Croydon	638	383	331	1,352	42%	19%	12%	21%
Ealing	75	236	287	598	9%	22%	25%	19%
Enfield	102	52	302	456	25%	8%	33%	23%
Greenwich	298	820	403	1,521	18%	35%	17%	24%
Hackney	232	246	232	710	18%	17%	19%	18%
Hammersmith & Fulham	173	35	109	317	20%	9%	11%	14%
Haringey	361	62	148	571	57%	10%	20%	29%
Harrow	96	-94	3	5	23%	-10%	0%	0%
Havering	394	601	67	1,062	53%	36%	11%	35%
Hillingdon	86	118	59	263	12%	13%	7%	11%
Hounslow	449	172	258	879	41%	22%	22%	29%
Islington	223	222	99	544	25%	21%	15%	21%
Kensington & Chelsea	53	67	23	143	7%	20%	12%	11%
Kingston upon Thames	132	-7	15	140	25%	-2%	5%	13%
Lambeth	358	138	192	688	25%	10%	17%	18%
Lewisham	418	237	303	958	29%	15%	19%	21%
Merton	91	77	74	242	19%	12%	16%	16%
Newham	625	423	365	1,413	31%	29%	14%	24%
Redbridge	-20	98	77	155	-12%	19%	10%	11%
Richmond upon Thames	5	99	41	145	1%	18%	9%	10%
Southwark	109	120	552	781	9%	9%	23%	16%
Sutton	180	9	10	199	38%	2%	2%	13%
Tower Hamlets	723	886	1,262	2,871	31%	36%	26%	30%
Waltham Forest	281	670	307	1,258	40%	69%	30%	47%
Wandsworth	144	519	378	1,041	15%	18%	16%	17%
Westminster	48	180	156	384	7%	20%	12%	13%
London	7,603	6,995	7,347	21,945	25%	20%	18%	21%

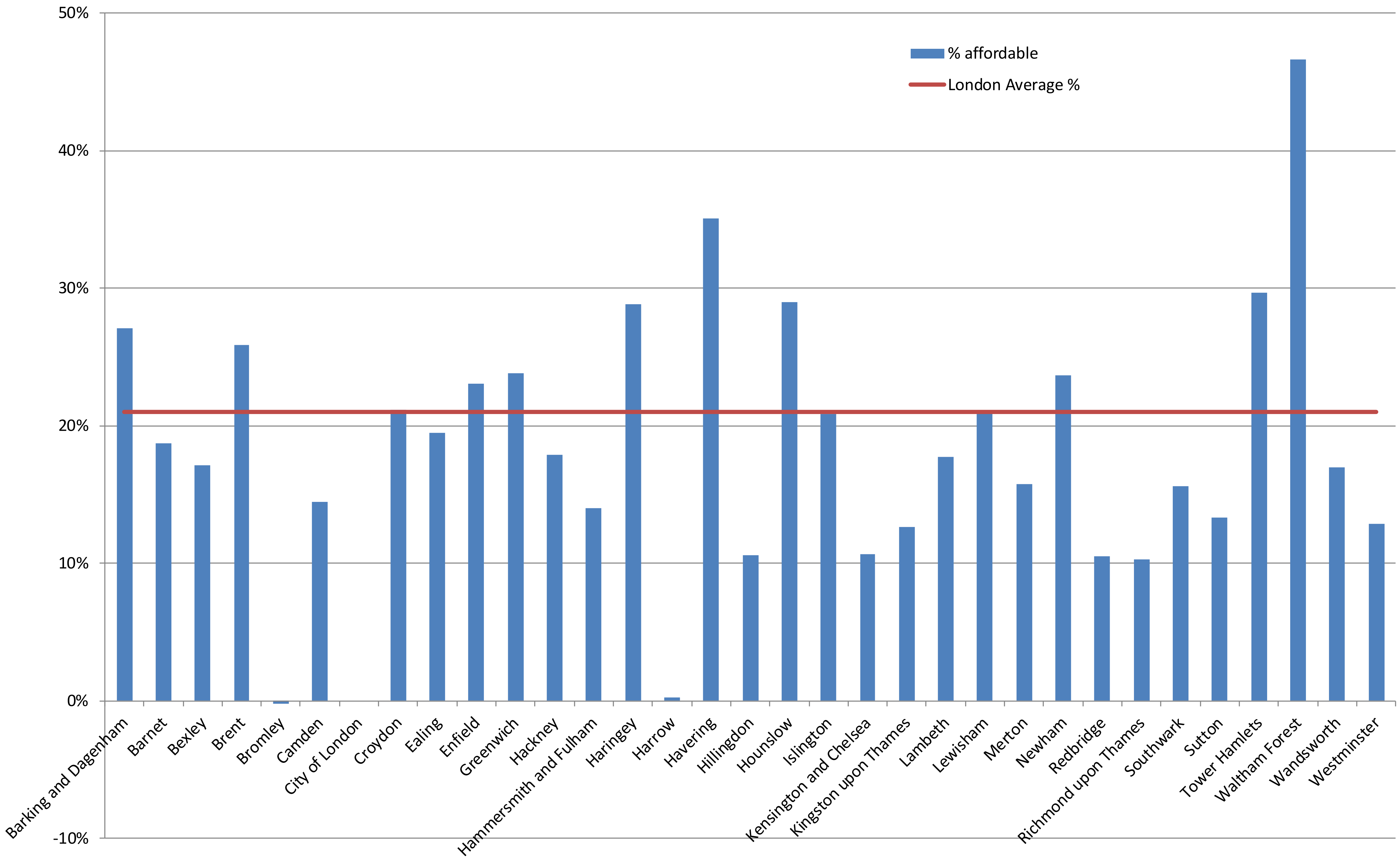
Figure 2.1 Affordable Housing - Three Year Average Performance by Borough



Over the last 3 years 21% of conventional supply has been affordable



Tower Hamlets has averaged 47% affordable supply over the last three years



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)

2.23 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 can currently not be monitored.

Key Performance Indicator 7

Sustaining economic activity

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

2.24 Table 2.8 shows that during 2016 London saw its employment rate rise to 73.7%, up 0.8% 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. This has taken London's employment rate to its highest annual average level at any time since records began for London in 1992.

2.25 London has traditionally had an employment rate below the national average, however the gap has closed significantly in recent years and now sits at just 0.1% points.

2.26 The data in table 2.8 includes further revisions made by ONS in 2017. The data has been re-weighted in line with the latest ONS estimates, which provides more accurate population information than was previously available.

Table 2.8 Working Age London Residents in Employment by Calendar Year

			Employment Rate %		
Year	London Working-Age Residents in Employment	London Residents of Working Age	London	UK	Difference
2004	3,433,700	5,039,000	68.1	72.5	-4.4
2005	3,476,500	5,112,400	68.0	72.5	-4.5
2006	3,528,500	5,183,500	68.1	72.4	-4.3
2007	3,608,400	5,262,000	68.6	72.4	-3.8
2008	3,699,400	5,351,500	69.1	72.1	-3.0
2009	3,695,600	5,443,400	67.9	70.6	-2.7
2010	3,719,200	5,524,000	67.3	70.1	-2.8
2011	3,787,900	5,630,500	67.3	69.8	-2.5
2012	3,867,000	5,669,600	68.2	70.5	-2.3
2013	3,978,000	5,722,000	69.5	71.2	-1.7
2014	4,128,300	5,788,300	71.3	72.2	-0.9
2015	4,281,900	5,872,700	72.9	73.4	-0.5
2016	4,410,600	5,982,700	73.7	73.8	-0.1

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

2.27 In this edition of AMR, we continue to use data from both EGi London Offices and the London Development Database (LDD). According to the EGi data, the ratio of permissions to average three years starts at end-2017 was comfortably ahead of the benchmark target at 5.4:1 (Table 2.9). This is a slight increase on 2016, albeit broadly comparable with each year 2014-2016.

2.28 The ratio rose dramatically in 2009-2011, largely in response to the Global Financial Crisis (when a large number of scheme starts can be assumed to have been delayed); and has since steadily fallen to its current level. In the most recent set of comparable figures for the two databases, for 2016, the ratio of permissions to starts was 4.9:1 according to EGi and 3.6:1 according to LDD.

Table 2.9 Ratio of Planning Permissions to Three Year Average Starts in Central London

Year	EGi	LDD
2004	11.9:1	6.4:1
2005	8.1:1	7.4:1
2006	8.3:1	8.7:1
2007	6.3:1	4.7:1
2008	7.5:1	4.1:1
2009	10.0:1	7.0:1
2010	13.0:1	11.6:1
2011	13.5:1	8.0:1
2012	8.3:1	3.9:1
2013	7.1:1	4.5:1
2014	5.9:1	3.2:1
2015	6.0:1	3.8:12
2016	4.9:1	3.6:1
2017	5.4:1	n/a

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

2.29 The LDD ratio also remains above the benchmark target. Having risen sharply in the years immediately following the Global Financial Crisis (mirroring the EGi data), the ratio has fallen steadily since to below 4:1. The ratio has remained within a relatively tight band (3.2 to 4.5) for five successive years and at a similar level to its level before the Financial Crisis.

2.30 Final permissions and starts data from LDD for 2017 are not yet available, hence the absence of a ratio for that year. In addition to different handling of starts on some schemes, variation in the ratios can be accounted for by the different definitions used in the datasets.[1] It is known that the EGi database provides a more comprehensive coverage than LDD and, in particular, contains a much greater amount of data on the refurbishment market – around 13% of development activity is refurbishment.

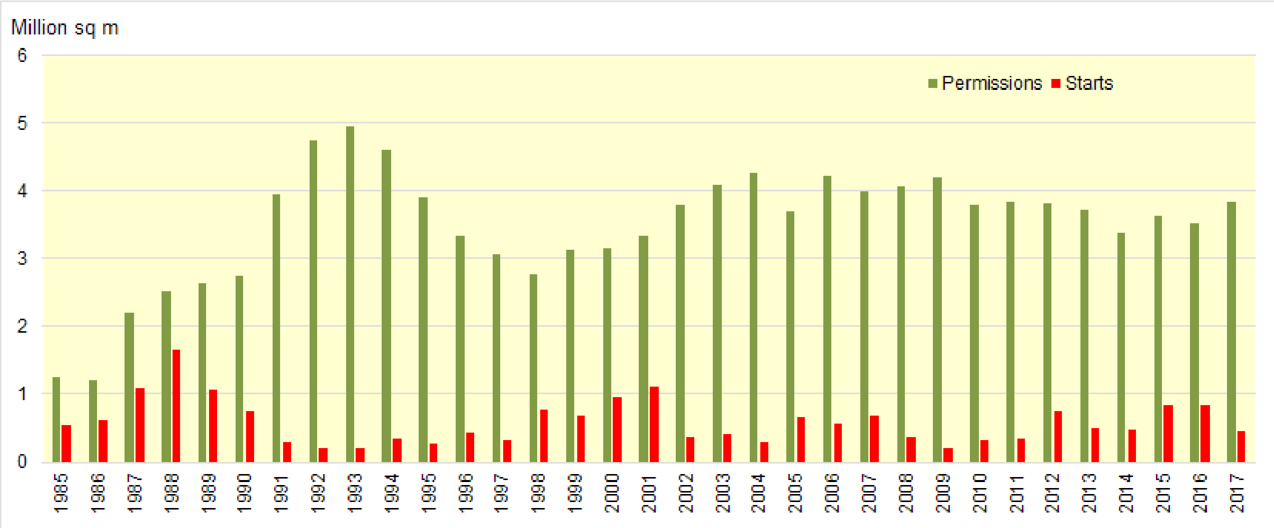
Starts and permissions

2.31 Based on EGi data, Figure 2 shows that 2017 saw gross starts of 446,159 sq m.[2] This figure is close to that of 2014 (488,561 sq m) which was followed by two well-above average years.

[1] EGi data for permissions are based on planning committee decisions which are a precursor to discussion on the content of S106 agreements, whereas LDD waits for a decision letter to be issued which does not happen until the legal agreement has been signed. LDD data has a minimum threshold of 1,000 sq m gross, whereas the threshold in EGi data is 500 sq m gross. LDD data excludes 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% of those covered by EGi. The LDD figure provides a useful measure of the store of permissions available to facilitate the immediate responsiveness of developers to changes in demand, whereas the EGi figure gives a broader measure of activity by developers in the office market (accepting that some of the permissions in that dataset may never come to fruition).

[2] All figures cited are sq m net internal area.

Figure 2.2 Office Starts and Year-end Permissions in Central London, 1985-2017



Source: Ramidus Consulting, EGi London Offices

2.32 The 2017 figure is relatively close to the ten-year average of 506,199 sq m. When compared to the very long term, it is lower than the 1985-2017 average of 587,858 sq m. The three-year average for starts over the period 2015-2017 is 706,190 sq m, which ranks as the second-highest (2014-16 = 720,324 sq m) three year average since 2002.

2.33 There were seven starts on schemes of 20,000 sq m or more. These include The Boulevard at King's Cross, N1 (60,910 sq m); 100 Liverpool Street, EC2 (40,360 sq m); 2 Arundel Street, WC2 (37,090 sq m); 135 Bishopsgate, EC2 (29,614); 245 Hammersmith Road, W6 (25,107); 80 Charlotte Street, W1 (22,297) and The Stage in Hearn Street, EC2 (20,848). There were only a further five schemes started of between 10,000 sq m and 20,000 sq m.

2.34 Significantly, much of this space is pre-let: the King's Cross scheme is Google's new HQ; half of 100 Liverpool Street is under offer to Sumitomo Mitsui Banking Group; Charlotte Street has been pre-let to Boston Consulting Group and Arup, and Hearn Street has been fully pre-let to WeWork.

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

2.36 As has been the case for several years, large permissions are dominated by activity in Docklands: within a total of seven proposals of more than 100,000 sq m, three are in E14. These schemes include Wood Wharf, Preston's Road (267,372 sq m); North Quay, Aspen Way (222,036 sq m) and Riverside South, Westferry (185,283 sq m). All three of these schemes appeared in the 2015 and 2016 versions of this report.

2.37 The other schemes over 100,000 sq m are largely unchanged: Battersea Power Station, SW8 (157,777 sq m); 1 Undershaft, EC3 (105,550 sq m); 40 Leadenhall, EC3 (105,033 sq m) and Pancras Road, N1 (101,948 sq m). These eight schemes together account for almost 30% of the consented space at the end of 2017.

Office Market Overview

2.38 The Central London market had a mixed 2016, with take-up somewhat below the long-run average, and lower than 2014 or 2015. Most commentators interpreted the lower take-up in terms of occupiers exercising caution around the EU referendum. The subdued market continued in 2017, but became more active as the year unfolded, with the year-end figure exceeding both 2016 and long-term averages at between c130,000 sq m and 140,000 sq m (depending on the source). The latter part of the year was particularly active, with at least seven deals over 10,000 sq m in the final quarter. Significantly, 10% of the annual take-up was accounted for by one company: WeWork.

2.39 Just over one-third of take-up (37%) was by business services firms; 20% by creative businesses and 15% by banking and finance. The City and West End saw c510,000 sq m and c445,000 sq m of take-up, respectively; Midtown and South bank saw 130,000 sq m and c100,000 sq m; while Docklands saw just 37,000 sq m.[3]

2.40 Given the healthy take-up, it is little surprise that availability fell during the latter part of 2017. In Q4 2017, Central London availability fell to 1.27m sq m; down from 1.34m sq m in Q4 2016, and below the ten-year average of 1.49m sq m. The overall vacancy rate stood at 4.7% at the end of 2017; which ranged from 2.8% in the Southbank, to 3.7% in the West End, to 5.8% in the City and to 8.0% in Docklands. Despite the uptick in activity in the final quarter, the overall year-end vacancy rate of 4.7% compared with 4.1% at the same time in 2016. The rise in vacancy was almost entirely due to second

3 CBRE (2018) Central London Office Marketview Q4 2017

hand space coming onto the market. Availability of new space fell across all sub-markets during 2017, by 25% overall.

2.41 There is 530,000 sq m of new development and refurbishment in the Central London pipeline due to complete before the end of 2018. The pipeline rises significantly in 2019 and 2020 before falling back in 2021 and 2022. If demand is maintained at recent levels, the market is potentially moving into a supply-constrained phase.

2.42 Over half of the space in the 2018 completion pipeline is pre-let or under offer. The fifteen largest pre-lets of 2017 are shown in Figure 3. It can be seen that four of the top ten were by WeWork; management consultants Boston Consulting and McKinsey both re-committed to London, and that German bank Deutsche was the largest pre-let.

Figure 2.3 Largest pre-lets in Central London during 2017

Address	Post code	Deal date	Net sq m	Occupier
Moorfields	EC2Y 9DP	01/08/2017	43,570	Deutsche Bank
York Road	SE1 7NA	01/06/2017	26,332	WeWork
Bishopsgate	EC3A 7BH	01/02/2017	23,831	Freshfields Bruckhaus Deringer
Hearn Street	EC2A 3LP	01/11/2017	16,498	WeWork
Shaftesbury Avenue	WC2H 8AD	01/06/2017	13,006	WeWork
Charlotte Street	W1T 4QP	01/02/2017	12,412	Arup Group Limited
Charlotte Street	W1T 4QP	01/09/2017	11,473	Boston Consulting Group
Poultry	EC2R 8EJ	01/12/2017	10,709	WeWork
Old Street	EC1V 9HQ	01/12/2017	9,271	Turner Broadcasting International
New Oxford Street	WC1A 1BA	01/01/2017	9,011	McKinsey & Company
Ponton Road	SW8 5BL	01/12/2017	7,748	Penguin Random House
Old Bailey	EC4M 7AN	01/09/2017	6,040	Metro Bank
New Oxford Street	WC1A 1NU	01/01/2017	5,621	COS Stores GB
Old Bailey	EC4M 7AN	01/07/2017	5,341	Withers

2.43 There are three important trends worth highlighting in this overview.

2.44 Growth of technology sector London is emerging as Europe's tech capital. The tech sector continued its growth in the London occupational market during 2017; accounting for one-fifth of all take-up.

2.45 According to London & Partners[4], venture capital investment into the UK's tech sector reached an all-time high in 2017, attracting £2.99bn; almost double the total amount invested in 2016 (£1.63bn). London's tech firms raised a record £2.45bn (80% of the 2017 national total). The data also show that the UK and London remain the favourite destination in Europe for tech investors. UK firms attracted almost four times more funding in 2017 than Germany (£694m) and more than France, Ireland and Sweden combined. London tech firms also raised significantly more venture capital investment than any other European city, including Amsterdam, Berlin and Paris.

2.46 It is critical for London to consolidate its role as the 'Tech capital of Europe'. Even without uncertainties from Brexit, financial services growth has been structurally weak for a number of years, and tech industries have potential to drive growth.

2.47 The flexible space market continues to develop and expand. Over the course of 2014, 2015 and 2016, take-up by the sector ranged between 8% and 10% of the total. In 2017 this jumped to 20% (or c215,00 sq m). This jump in take-up was underpinned by WeWork, which leased 158,000 sq m of space and is now London's largest private sector occupier.

2.48 While there will, no doubt be some consolidation in the sector, it seems that flexible space is now a permanent and established property sub-sector. Currently, the sector accounts for approaching 700,000 sq m across London, or around 2.5% of total stock. This could easily double in the medium-term.

2.49 Flexible space providers have, historically, catered mainly for small and very small occupiers. However, they are increasingly competing in the traditional leasehold market, particularly for units of less than c1,000 sq m. New lease accounting rules, which determine that leaseholds must be held on balance sheets, will encourage this trend. This will push the 4% share of stock, cited above, significantly higher.

4 http://www.londonandpartners.com/media-centre/press-releases/2017/20180105-2017-record-year-for-london-and-uk-tech-investment

2.50 The loss of office stock to residential conversion under Permitted Development Rights (PDR) continued into 2017. According to data in the London Development Database from 1 May 2013 to 31 March 2017, across London over 676,000 sq m of office space had been lost, and that unimplemented prior approvals (excluding those which have lapsed) amounted to 1.0 million sq m; giving a total potential loss of nearly 1.7 million sq m. The overall completion rate[5] in terms of office floorspace lost in prior approvals has also increased, from around 20% at the end of March 2016 to 40% at the end of March 2017.

2.51 Concern that PDR was leading to the loss of usable, lower specification, lower cost stock, typically occupied by smaller businesses, was raised in the previous two AMRs. Particularly in those central area fringe locations lying just beyond the CAZ, office stock is under intense pressure for conversion to residential use. Alongside evidence that occupied buildings are being converted, and that supply constraints are a potential issue, our concern over the negative impact of PDR remains.

2.52 Selected areas in London are currently exempted from office-to-residential PDR in recognition of their role as nationally significant office locations, including the Central Activities Zone (CAZ), Northern Isle of Dogs, Tech City, The Royal Borough of Kensington & Chelsea and the Royal Docks Enterprise Zones. These exemptions are due to expire in May 2019. It is critical that the contributions to the London and national economy of these nationally significant agglomerations of office functions are safeguarded. It is imperative therefore that the relevant boroughs introduce Article 4 Directions to remove office-to-residential PDR after the exemptions expire. The Mayor has issued strategic evidence to support these Directions.[6]

[5] Measured here as office floorspace lost in prior approval completions since 1 May 2013 as a percentage of office floorspace lost in all prior approvals (completions and the planning pipeline).

[6] Mayor of London (2018) *Strategic Evidence to Support London Borough Article 4 Directions in London's Nationally Significant Office Locations GLA, February 2018*

Key Performance Indicator 9

Ensure that there is sufficient employment land available

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

2.53 Table 2.10 shows an estimated total of 71.7 hectares of industrial land release recorded in planning approvals in 2016/17. Over 38 per cent of the area approved for transfer to other uses was in East London and a further 26 per cent in South London. Tower Hamlets alone accounted for almost a fifth of the land area transferred in all approvals. The largest individual site transfers of industrial land include:

- Phases 1 & 2 Former Felnex Trading Estate, Hackbridge in Sutton (7.7 hectares)
- Former Westferry Printworks, 235 Westferry Road in Tower Hamlets (6.4 hectares)
- The Printworks (Former Harmsworth Quays Printworks), Surrey Quays Road in Southwark (5.3 hectares)
- Land at Lionel Road, South Brentford in Hounslow (3.4 hectares)
- Hercules Wharf, Castle Wharf and Union Wharf, Orchard Place in Tower Hamlets (2.6 hectares).

2.54 Approximately 97 per cent of the approvals involved transfers of less than one hectare of industrial land.

2.55 The SPG benchmark was exceeded in all London's sub-regions, by the greatest proportion in Central and South London (more than four times the benchmark in both sub regions).

2.56 However, the amount of industrial land released in 2016/17 planning approvals was still lower than the five year average releases across London over the period 2001-2015/16. Please note that the figures in table 2.10 include planning approvals that involve the loss of industrial or warehousing uses and do not include the transfer of other types of uses to industrial related ones so these figures could be overstating the loss of employment land.

Table 2.10 Industrial Land Release (hectares) in Planning Approvals 2001-2016/17							
Sub-region	Annual average release			Release in planning approvals			London Plan/ SPG annual benchmark 2011-2031
	2001-2006	2006-2011	2011/12-2015/16	2014/15	2015/16	2016/17	
Central	6	5	8	13.5	4.1	10.3	2.3
East	57	54	30	29.4	25.7	27.5	19.4
North	2	2	4	5.1	1.2	6.1	3.4
South	11	4	12	12.3	6.3	18.4	4.4
West	10	18	23	36.3	3.6	9.4	7.2
London	86	83	78	96.6	40.9	71.7	36.7

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

Key Performance Indicator 10

Employment in Outer London

Target: Growth in total Employment in Outer London

2.57 Table 2.11 shows the total number of jobs, including self-employed, from 2004 to 2016, in London. The proportion of jobs in the Outer London boroughs has remained at 38% over the last two years. Since 2011 there has been a strong recovery, with jobs in outer London increasing by 244,000 (+12.7%). However, this represents a weaker rise than in inner London (18.3%) and London overall (16.1%). Please note that the figures for previous years have been updated after the ONS upwardly revised its London Workforce Jobs series to incorporate employment in a broader set of businesses[7].

2.58 In 17 of the 19 Outer London boroughs the number of jobs has grown since 2004. However, there is significant variation between individual boroughs and the growth in jobs has not been as large as in London overall.

Table 2.11 Number (000s) and Percentage of Jobs in Outer London, 2004-2016			
Year	Outer London	London	% in Outer London
2004	1927	4578	42%
2005	1942	4682	41%
2006	1969	4732	42%
2007	1955	4788	41%
2008	1993	4928	40%
2009	1924	4823	40%
2010	1931	4815	40%
2011	1918	4895	39%
2012	2000	5092	39%
2013	2044	5242	39%
2014	2112	5467	39%
2015	2129	5581	38%
2016	2162	5683	38%

Source: GLA London Jobs series 2017

[7] See Revisions to workforce jobs - Office for National Statistics and London labour market projections 2017 for an explanation of the methodology. A breakdown of the data is available for download on the London Datastore.

Key Performance Indicator 11

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

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

2.59 Table 2.12 shows that employment rates for both white and Black, Asian and Minority Ethnic (BAME) groups continue to increase. The gap between employment rates for white vs BAME Londoners has broadly followed a downward trend. Over the last ten years the gap has reduced by 3.5% points and is now at 12.4%. This is the lowest gap on record and 0.8% below the previous year's gap. The data in Table 2.14 includes further revisions made by ONS in 2017. The data has been re-weighted in line with the latest ONS estimates, which provides more accurate population information than was previously available.

2.60 Table 2.13 shows that since 2014 lone parents in London have been less likely to be claiming income support than the national average. In 2017 lone parents in London were 1% point less likely to be claiming income support than the national average, compared to 2% points less likely in 2016. In contrast, lone parents were 9 percentage points more likely to be claiming income support than the national average in 2006.

2.61 Please note that table 2.13 is not consistent with the respective table in last year's AMR. This is due to an error in reporting which has since been amended. It should also be noted that since the introduction of the Employment Support allowance (ESA) in 2008, lone parents with health issues who were previously claiming income support, now claim ESA. This has to be considered when comparing different years for the 'Lone Parents on Income Support' series. However, it does not affect the comparison of data between London and England and Wales in one particular year.

Source: Table 2.12 Annual Population Survey Note that due to changes in the ethnicity questions on the Annual Population Survey during 2011 these estimates cannot be reliably viewed as a time series. They can, however, be used to estimate the relative levels of economic activity of different ethnic groups.
Table 2.13 DWP's Work and Pensions Longitudinal Study extracted from NOMIS, denominators are number of lone parents with dependent children taken from ONS Labour Force Survey April-June.

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 Employ-ment	Rate %	In Employ-ment	Rate %	In Employ-ment	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	3,867,000	68.2	2,554,800	73.7	1,308,800	59.6	14.1
2013	3,978,000	69.5	2,628,300	75.0	1,346,100	60.8	14.2
2014	4,128,300	71.3	2,712,400	76.8	1,408,000	62.7	14.1
2015	4,281,900	72.9	2,740,100	78.2	1,532,500	65.0	13.2
2016	4,410,600	73.7	2,816,600	78.7	1,588,100	66.3	12.4

Table 2.13 Lone parents on income support in London vs England & Wales

Annual Report	London		England and Wales		Difference
	Lone Parent families on IS	as % of lone parent families#	Lone Parent Families on IS	as % of Lone Parent families#	
2006	162,770	46	709,370	37	9
2007	160,450	45	702,580	36	9
2008	152,520	40	679,150	34	5
2009	141,720	37	662,660	33	4
2010	129,100	33	624,330	30	3
2011	109,200	28	547,600	27	1
2012	102,590	27	531,020	25	2
2013	83,050	23	459,910	22	1
2014	73,300	20	436,730	21	-1
2015	66,440	17	406,630	20	-3
2016	62,450	18	383,710	20	-2
2017	56,150	18	356,170	19	-1

Key Performance Indicator 12

Improving the provision of social infrastructure and related services

Target: Reduce the average class sizes in primary schools

2.62 Between 2009 and 2017 the average class size[8] across London increased slightly by 2.1 pupils. Over this period 23 London boroughs recorded an increase in the average number of pupils per class and 10 recorded a decrease. After remaining stable for 3 years at 27.8 the London average has continued to drop over the last two years to 27.5 pupils per class. However it is unclear whether this decrease will continue and class sizes will continued to be monitored closely. An accurate figure for the City of London has not been available for the last couple of years. Therefore the following analysis focuses on the other 32 London Boroughs.

2.63 The City of London figures for the past couple of years have highlighted problems with the data collection method utilised by the Department of Education (DfE). The collection of this data occurs at a time specified by the DfE. It can therefore happen whilst the majority of students are being taught in multiple teacher classes e.g. gym class

2.64 The main drivers of changing class sizes in London is demographic including migration out of London to other parts of the UK as well as challenges in recruiting and retaining teachers. Updated Pupil Demand projections have been published for the decade ahead to 2017/18[9].The building of new schools is likely to need to continue as the population continues to grow. Between January 2016 and January 2017, there was a net increase of 8 primary schools in London[10].

Table 2.14 Average size of one teacher classes

Borough	2009	2010	2011	2012	2013	2014	2015	2016	2017	2009-2017
Barking & D.	27.2	27.5	27.9	27.9	28.3	28.0	28.3	28.7	28.2	1.0
Barnet	27.6	27.9	28.1	28	28.2	28.4	28.5	28.2	28.2	0.6
Bexley	27.8	28	28.2	28.3	28.5	28.4	28.5	28.5	28.7	0.9
Brent	27.8	28.1	28.5	28.6	28.7	28.9	28.4	28.4	28.3	0.5
Bromley	27.7	27.8	28.1	28.3	28.4	28.3	28.4	28.2	28.1	0.4
Camden	26.6	27.1	27.1	27.5	27.5	27.6	27.7	27.9	27.5	0.9
City	24.7	25.9	25.9	24.7	25.9	25.9	24.4	-	-	-
Croydon	27.7	27.9	28.1	28.2	28.2	28.2	28.0	28.0	27.4	-0.3
Ealing	27.2	27.7	27.8	28	28.3	28.0	28.2	27.9	27.7	0.5
Enfield	28.6	28.2	28.7	28.8	28.8	28.7	28.4	28.4	27.9	-0.7
Greenwich	26.2	26.5	26.9	27	27.1	27.4	27.9	27.7	27.7	1.5
Hackney	25.8	26.1	26.3	26.3	26.2	26.8	26.9	26.8	26.2	0.4
Hammersmith & F.	26.2	26.4	26.1	26.8	26.1	26.1	26.0	25.6	25.9	-0.3
Haringey	27.5	27.6	28	27.9	28.2	28.0	28.1	28.2	27.8	0.3
Harrow	26.9	26.7	28	28.5	28.8	29.8	29.4	29.0	28.9	2.0
Havering	27.4	27.8	28	28.2	28.6	28.4	28.0	28.1	28.1	0.7
Hillingdon	27.2	27.4	27.4	27.5	27.9	28.0	28.1	28.1	28.1	0.9
Hounslow	27.4	27.8	28.2	28.4	28.4	28.1	28.1	28.2	28.2	0.8
Islington	25.5	25.3	26.2	26.4	26.3	26.6	26.7	27.0	26.8	1.3
Kensington & C.	25.7	26.2	26.8	27	26.7	26.7	26.7	26.3	25.4	-0.3
Kingston	27.1	27.7	27.6	27.5	27.7	27.6	27.7	27.7	27.7	0.6
Lambeth	25.6	25.7	26	26.3	26.6	26.3	26.1	26.2	26.1	0.5
Lewisham	26.3	26.3	26.8	26.9	27.2	27.4	27.2	27.0	26.9	0.6
Merton	27	27.1	27.5	27.9	27.7	27.8	27.1	27.1	26.8	-0.2
Newham	27	27.4	27.8	28.1	27.9	26.6	27.4	29.6	27.5	0.5
Redbridge	29.1	29	29.5	29.6	29.1	29.3	29.2	28.3	29.3	2.3
Richmond	26.9	27.4	28	27.9	28.2	28.5	28.2	25.9	28.2	-0.9
Southwark	24.6	24.8	25.3	25.8	26.3	26.4	26.1	28.7	25.3	-1.6
Sutton	27.7	27.9	28.2	28.5	28.7	28.8	28.8	27.0	28.3	3.7
Tower Hamlets	26.3	26.9	27.3	27.7	27.6	27.7	27.5	27.3	26.9	-0.8
Waltham Forest	28.1	28.5	28	28.5	28.2	28.4	27.8	25.3	27.3	1.0
Wandsworth	25.3	25.9	25.6	26.3	25.9	25.8	26.0	25.0	25.7	-2.4
Westminster	25.4	26.3	26.7	26.6	26.0	25.6	25.3	27.7	25.0	-0.3
London	27	27.2	27.6	27.7	27.8	27.8	27.8	27.7	27.5	2.1

Source: Department for Education https://www.gov.uk/government/statistics/schools-pupils-and-their-characteristics-january-2017

8 One teacher classes in state funded primary schools

9 https://data.london.gov.uk/dataset/pan-london-school-place-demand

10 Department for Education https://www.gov.uk/government/statistics/schools-pupils-and-their-characteristics-january-2017

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

2.65 Since 2001, use of public transport per head has grown by over 32%, although there was a decrease of 4% in the latest year. Private transport use per head has decreased by almost 23% since 2001, although there was a slight increase of 0.4% in the latest year.

2.66 The indices in Table 2.15 are derived from the time series of journey stages per head compiled for the Travel in London Report 10 (TfL City Planning December 2017). This includes all travel to, from or within Greater London, including travel by commuters and visitors.

2.67 Total daily journey stages in 2016 were 31.7 million, a slight increase of 0.2% on 2015, and 6.2 million higher than in 2001.

Table 2.15 Public and private transport indexes

Year	Public transport index	Private transport index
2001	100.0	100.0
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	77.1

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

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

2.68 Table 2.16 shows that road traffic volumes across London are down by 8% on 2001 levels (16% Inner London and 4% Outer London). In the last year traffic volumes for London as a whole have increased by 1.4%, with increases in both Inner (0.8%) and Outer London (1.8%).

Table 2.16 Traffic (billion vehicle kilometres, all vehicles) in London															
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
All roads:																
Greater London	32.26	32.14	31.95	31.60	31.38	31.49	31.16	30.27	30.07	29.70	29.11	28.90	28.82	29.33	29.23	29.69
Inner London (excl. City and Westminster)	8.98	8.90	8.84	8.66	8.51	8.52	8.58	8.29	8.19	8.05	7.82	7.57	7.42	7.52	7.50	7.57
Outer London	22.04	22.03	21.93	21.73	21.66	21.76	21.43	20.90	20.83	20.63	20.28	20.35	20.43	20.81	20.72	21.11
All roads index (2001=100)																
Greater London	100.0	99.6	99.0	98.0	97.3	97.6	96.6	93.8	93.2	92.1	90.2	89.6	89.3	90.9	90.6	92.0
Inner London (excl. City and Westminster)	100.0	99.1	98.4	96.4	94.8	94.9	95.5	92.3	91.2	89.6	87.1	84.3	82.6	83.7	83.5	84.3
Outer London	100.0	99.9	99.5	98.6	98.3	98.7	97.2	94.8	94.5	93.6	92.0	92.3	92.7	94.4	94.0	95.8

Source: TfL City Planning, Travel in London Report 10, section 3.14

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

2.69 Table 2.17 shows that in 2016 there were 730,000 cycle journey stages in London on a average day, which is nearly a 9 % increase on 2015. Since 2009 there has been a 43 % increase in cycle stages equivalent to a 0.5 % increase in the share of all trips by bicycle.

Table 2.17 Cycle journey stages and mode shares, 2001 to 2016

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

Source: TfL City Planning, Travel in London Report 10, tables 2.4 and 3.3. 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.

Key Performance Indicator 16

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

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

2.70 Table 2.18 includes figures for passenger journeys on all river boat services on the Thames – River Bus, River Tours, Charter Services and also Woolwich Ferry passengers. Woolwich Ferry passenger numbers were only included in the count from 2006/2007. This partly explains the large 122% 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% increase from 2012/13 figures.

2.71 Despite the baseline changes it is apparent that the number of passengers on the Thames increased until 2011 and after a small decline in 2011/12 and 2012/13, numbers have risen again, to over 10.3 million in 2015/16.

2.72 Key projects which have contributed to this increase include:

- The roll-out of Oyster card (September 2015) and Contactless (May 2016) payment readers at all River Bus piers, enabling pay as you go users to use River Bus services without first queuing for a ticket
- New piers at Plantation Wharf (Nov 2015) and Battersea Power Station (Nov 2017), along with two pier extensions at Bankside and Westminster (2016) have improved connectivity and the customer experience
- A river marketing campaign demonstrating the link between the river and key tourist attractions and business hubs along the Thames
- Improvements to signage and information provision on piers, including countdown screens and Legible London wayfinding maps and signs

2.73 Table 2.19 shows the amount of cargo carried by river since 2001. A significant proportion of cargo transported by River in the capital is aggregates for the construction industry. Following an increase of 7% in 2016 there has been a further increase of 9% in 2017 to 12,385,000 tonnes, the highest total recorded.

2.74 The data in table 2.19 is a combination of interport trade[11] such as sea dredged aggregates, petroleum products or cane sugar; and intraport trade[12]. Interport volumes decreased very slightly in 2017, although the volume of aggregates handled increased to 5.7 million tonnes. Intraport volumes increased by over one million tonnes with Construction, Excavation and Demolition Waste (CE&DW) increasing by almost 200% from the previous year, with substantial volumes generated by both the Northern Line Extension and Thames Tideway Tunnel projects in addition to a number of riparian developments.

2.75 The Port of London Authority launched their 2035 Vision for the Tidal Thames in May 2016[13] setting out goals and priority actions including freight and passenger transport on the Thames. The 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 will work closely with the PLA to identify opportunities to continue to grow passenger and freight movement on the Thames.

Table 2.18 Passengers on the River Thames

Year	No of passengers	% change
April 2000 – March 2001	1,573,830	-
April 2001 – March 2002	1,739,236	10.5
April 2002 – March 2003	2,030,300	16.7
April 2003 – March 2004	2,113,800	4.1
April 2004 – March 2005	2,343,276	10.9
April 2005 – March 2006	2,374,400	1.3
April 2006 - March 2007	5,260,157	121.5
April 2007 - March 2008	5,337,368	1.5
April 2008 – March 2009	6,179,889	15.8
April 2009 – March 2010	6,298,933	1.9
April 2010 – March 2011	6,621,116	5.1
April 2011 – March 2012	6,602,707	-0.3
April 2012 – March 2013	6,277,244	-4.9
April 2013 – March 2014	8,411,200	34.0
April 2014 – March 2015	10,022,668	19.2
April 2015 – March 2016	10,300,864	2.8
April 2016 – March 2017	10,620,123	3.1

Source: TfL London Rivers Services

Table 2.19 Cargo Trade on the River Thames Within Greater London

Year	Tonnes of cargo	% change
2001	10,757,000	-
2002	9,806,000	9%
2003	9,236,000	6%
2004	8,743,000	-5%
2005	9,288,000	6%
2006	9,337,000	0.50%
2007	8,642,000	-7%
2008	9,312,000	8%
2009	8,146,000	-13%
2010	7,754,000	-5%
2011	9,022,000	16%
2012	8,715,000	-3%
2013	11,087,000	27%
2014	11,969,000	8%
2015	10,633,000	-11%
2016	11,376,000	7%
2017	12,385,000	9%

Source: Port of London Authority

[11] Cargo handled at terminal in Greater London that either enters or leaves the Port of London across the Seaward Limits
[12] Cargo handled at terminals in Greater London that has its origin or destination at terminals within the Port of London or within the Seaward Limits
[13] http://www.pla.co.uk/assets/thevisionforthetidalthames.pdf

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

2.76 This indicator aims to show that high-density employment generators such as offices are mainly located in areas with a Public Transport Accessibility Level (PTAL) of 5 or 6 - 6 being the highest, 0 the lowest. The floorspaces are gross, i.e. associated losses are not subtracted. The data is taken from the LDD which has a threshold for data submission of 1,000m2 for B1 uses, so schemes proposing less than this are not recorded.

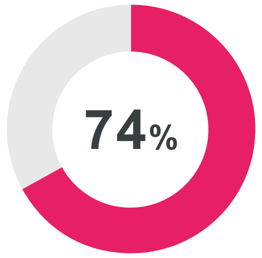
2.77 67% of all B1 Business floorspace approved during 2016/17 is located in areas with a Public Transport Access Level of 5/6, well above the benchmark target of 50% and 2% below the previous year's figure. When just offices are considered, the figure rises to 74%, up 1% on the previous year.

2.78 The majority (62%) of the office floorspace approved in 2016/17 is in the CAZ. All of this is in areas of PTAL 5/6. A further 25% of office floorspace is located in the rest of Inner London (outside CAZ). Only 12% of the approved office floorspace is in the Outer London boroughs.

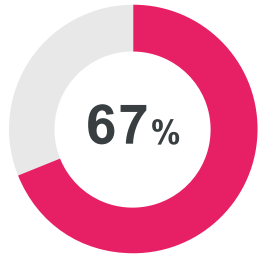
2.79 As noted above, the figures are based on gross approvals of 1,000m2 or more. When losses to change of use or demolition are taken into account, approvals during 2016/17 would result in net gains of both all B1 (225,641m2) and B1a office (273,839m2) floorspace across London. The spatial distribution of approvals is significant, with growth in Inner London masking a decline in the amount of B1, and office floorspace, in the Outer London boroughs.

Table 2.20 B1 Floorspace by PTAL level - All Permissions 2016/17

PTAL Level	All B1		Offices (B1a)	
	Floorspace (M2)	%	Floorspace (M2)	%
5 or 6	1,203,077	67%	1,196,309	74%
4 or less	580,723	33%	421,711	26%
Total floorspace	1,783,800		1,618,020	



74% of office approved in areas with a PTAL level of 5/6



69% of B1 approved in areas with a PTAL level of 5/6

Key Performance Indicator 18

Protection of biodiversity habitat

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

2.80 This performance indicator is based on the changes in SINCs as a result of Planning permissions granted during 2015/16 and submitted to the London Development Database. Designation and de-designation of SINCs is not done through the planning permission process. What is recorded is that approval has been given for a building or works that will affect the character of the site. The decision as to whether the completed development warrants the de-designation of the area is a separate one. Whilst mitigation/compensation of impacts on the nature conservation interests of a designated site may be specified as part of the permission, this is unlikely to immediately warrant this land being designated resulting in a loss of designated status being recorded:

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

2.81 Open Space protection designations such as Green Belt, MOL and Local Open Space are addressed in KPI 3.

2.82 Table 2.21 shows that a total of seven approvals were recorded during 2016/17 on SINCs. The total area covered is 2.977 hectares.

2.83 Zero permissions were granted on Sites of Metropolitan Importance, compared to three the year before amounting to over 4.6 ha. Three permissions were granted on Sites of Borough Grade 1 Importance, two on Sites of Borough Grade 2 Importance and two on Sites of Local Importance. The total potential loss amounts to 2.977 ha which is over six hectares less than in 2015/16.

2.84 The approval with the biggest potential loss of SINC in 2016/17 is 14/4931 in Brent (2.323ha of Site of Borough Grade 1 Importance). The permission relates to the natural/ semi-natural scrub land surrounding Wembley Stadium Station and the development is mentioned in KPI 3.

Table 2.21 Loss of Protected Habitat (Approvals) 2016/17

Borough	Borough Reference	Nature Conservation Type	Area of Open Space (Ha)
Brent	14/4931	Site of Borough Grade 1 Importance	-2.323
Brent	16/0674	Site of Borough Grade 1 Importance	-0.053
Ealing	161730FUL	Site of Borough Grade 2 Importance	-0.116
Ealing	PP/2015/6021	Site of Borough Grade 2 Importance	-0.099
Enfield	15/04983/FUL	Site of Local Importance	-0.061
Hounslow	01359/F/P7	Site of Local Importance	-0.325
			-2.977

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/ composted by 2015 and 0% of biodegradable or recyclable waste to landfill by 2026

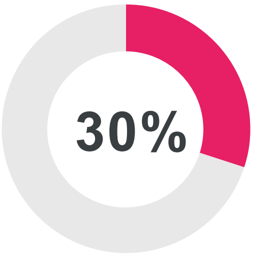
2.85 Table 2.22 shows the total amount of local authority collected waste has declined by 730,000 tonnes since 2002. 12.5% of London's waste was disposed to landfill in 2016/17.

2.86 Table 2.22 also shows London's recycling rate for local authority collected waste increasing steadily since 2002/03 (9%), reaching 30% in 2011/12, and stabilising at that level over the past five years but missing the 2015 target. However, with a 0.5% increase compared to the previous year the recycling rate is moving in the right direction. There is also still some way to go towards reaching the European Union target of 50% by 2020.

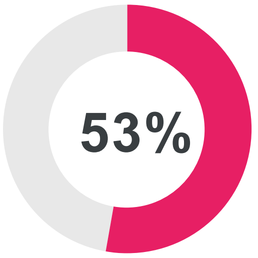
2.87 London has a lower household recycling rate than the UK average (44%) and faces a number of challenges including; a relatively high proportion of flats with limited storage space and access for recycling; varied and potentially confusing recycling service provision across borough boundaries; and production of less garden waste for composting. However, London compares more favourably with other areas of the country in terms of recycling 'dry material' (e.g. plastics, paper, tins, cans, glass).

2.88 The majority of waste previously going to landfill is being diverted to incineration with energy recovery, which is now at 53%. This is an almost 8% decrease in landfill compared to the previous year and 59% less than in 2002/03.

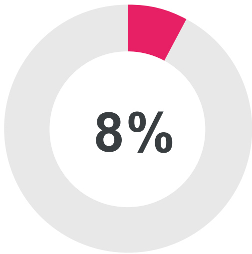
2.89 Where this KPI mentions municipal waste we are simply referring to Local Authority Collected Waste.



London has a 30% recycling rate



53% of waste is incinerated



8% decrease in waste going to landfill

Table 2.22 Waste Treatment Methods of London's Local Authority Collected Waste (thousands of tonnes)

Method	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Landfill	3,163	3,021	2,856	2,692	2,404	2,209	1,946	1,882	1,696	1,116	911	889	754	751	463
(%)	71.0%	70.0%	65.4%	63.7%	56.8%	53.2%	49.0%	48.7%	44.7%	30.6%	25.5%	24.4%	21%	20.3%	12.50%
Incineration with EfW	872	826	869	767	929	919	912	803	896	1,303	1,462	1,525	1680	1,708	1,966
(%)	20.0%	19.0%	19.9%	18.2%	21.9%	22.1%	22.9%	20.8%	23.6%	35.7%	40.9%	41.9%	46%	46.1%	52.90%
Incineration without EfW	1	1	1	0	0	0	0	1	0	0	0	0	0	20	26
(%)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.5%	0.70%
Recycled/ composted	410	494	643	763	844	925	994	1,060	1,076	1,105	1,088	1,110	1,107	1,096	1,117
(%)	9.0%	11.0%	14.7%	18.1%	19.9%	22.3%	25.0%	27.4%	28.3%	30.3%	30.4%	30.5%	30.2%	29.6%	30.10%
Other#	0	0	0	0	59	101	123	117	130	124	115	116	122	131	145
(%)	0.0%	0.0%	0.0%	0.0%	1.4%	2.4%	3.1%	3.0%	3.4%	3.4%	3.2%	3.2%	3.3%	3.5%	3.90%
Total	4,446	4,342	4,370	4,223	4,235	4,154	3,975	3,862	3,797	3,648	3,576	3,640	3,662	3,705	3,716

Other includes material sent for other treatment processes including mechanical sorting, biological or specialist treatment.
Source: Department for Environment, Food & 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

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

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

2.91 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.

2.92 The CO2 reduction targets are expressed as minimum improvements over the carbon targets[14] set for buildings in national Building Regulations, which serves as a baseline (see table 2.26). When revised Building Regulations came into effect on 6 April 2014, the London Plan CO2 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.

2.93 From 1 October 2016, the target for new major residential developments was raised to zero carbon and from 2019 the zero carbon target will also apply to non-residential development. While the priority remains for developments to reach carbon reduction targets on-site, 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. Although the zero carbon homes policy was introduced for Stage I applications received after 1 October 2016, no such developments reached Stage II in 2016 and so there is no data to report on zero carbon homes for calendar year 2016.

14 Target Emission Rates outlined in Part L of Building Regulations.

Table 2.23 Targets and their periods of applicability (for applications received by the GLA at Stage II from 1 January – 31 December 2016)

Target	Applicable from	Applicable until	Number of developments in 2016
25 per cent beyond Part L 2010	2010	30/09/2013	0
40 per cent beyond Part L 2010	1/10/2013	5/07/2014	1
35 per cent beyond Part L 2013*	6/04/2014	Domestic: 30/9/2016 Non-domestic: 2019	141
Domestic zero carbon target	1/10/2016	Ongoing	0

* The 35 percent beyond Part L 2013 was devised to be equivalent to the existing 40 percent beyond Part L 2010 target. A transition period applied between 6/04/2014 and 5/07/2014 when applicants were able to present their CO2 reductions relative to either a 2010 or 2013 baseline.

2.94 The 2016 Energy Monitoring Report[15] presents the results for calendar year 2016 against the CO2 targets for the 142 major development applications referred to the Mayor for approval. All of these applications were assessed against the most recent national building regulations (specifically Part L 2013 of Building Regulations), except for one which was submitted under previous building regulations but was not approved until 2016.

2.95 The overall reduction in CO2 emissions from these applications exceeded the target, with a 35.7 per cent improvement on Part L 2013 Building Regulations reported. This equates to a cumulative regulated CO2 emission reduction of over 48,000 tonnes per annum, which is broadly equivalent to the saving achieved from retrofitting loft insulation in approximately 80,000 existing houses.

In addition:

- Overall, developers committed to greater carbon reductions from energy efficiency alone, exceeding Building Regulations by 7.4 per cent. This is

15 https://www.london.gov.uk/node/42419

driving investment in energy efficiency.

- It is estimated that London Plan energy policies resulted in £160 million of investment in low carbon and renewable energy generation and infrastructure in 2016.
- 51,736 dwellings (95 per cent of the total dwellings receiving approval) committed to a heat network connection. This is critical for facilitating larger, area wide heat networks.
- 80 per cent of applications proposed renewable technologies (predominantly solar PV and heat pumps) to reach the carbon reduction target. The number of applicants pursuing solutions with these technologies over the past few years appears to be broadly stable, reflecting the acceptance of these technologies.
- Many applicants demonstrated it is possible to exceed the on-site 35% carbon reduction comfortably, with the majority of applications achieving a 35-45% carbon reduction.
- Offsetting remains necessary and will continue to play a role in planning applications going forwards following the introduction of the zero carbon homes policy.

Key Performance Indicator 21

Increase in energy generated from renewable sources.

Target: Production of 8550 GWh of energy from renewable sources by 2026

2.96 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 and air and water source heat pumps.

2.97 The most authoritative datasets for energy generated in London from renewable energy sources are provided by the Department of Business Energy and Industrial Strategy (BEIS, formerly Department for Energy and Climate Change). Table 2.24 shows the generation of electricity from renewables in London for 2011-2016. Generation has increased to 1048 GWh from 765 GWh in 2011, but is well below the 2026 target. This increase is primarily due to improved/corrected geo-referencing for landfill and sewage gas sites, with several large sites reallocated from a neighbouring region (East or South East) to London. These sites are: Beckton and Riverside (Sewage), and Beddington, South Ockendon and Rainham (Landfill Gas).

In addition, through the Renewable Heat Incentive (RHI) - the following renewable heat installations have been achieved by December 2017:

- 38 MW of capacity installed through the non-domestic RHI (an increase of 41% from December 2016);
- A total of 506 domestic accredited installations from domestic RHI (an increase of 19% from December 2016).

Table 2.24 Estimate of Annual Renewable Energy Installed Capacity and Generation in London Electricity: 2011-2016

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	86	368
	Total (GWh)	20	169	88	648	71	996
2016	Total (MW)	11	26	59	193	91	380
	Total (GWh)	15	165	141	647	80	1048

Updated with amended data released in September 2017
https://www.gov.uk/government/statistics/regional-renewable-statistics
Source: Regional Statistics 2003-2016: Installed Capacity, Department of Business Energy and Industrial Strategy, and Regional Statistics 2003-2013: Generation, Department of Business Energy and Industrial Strategy

Key Performance Indicator 22

Increase in Urban Greening

Target: Increase total area of green roofs in the CAZ

2.98 In 2014 the GLA, working with the Green Roof Consultancy, used 2013 aerial imagery to map all visible green roofs in the CAZ. A total of 678 green roofs covering an area of over 175,000m2 (17.5 ha) were identified. An update based on 2015 aerial imagery identified additional coverage of 47,000m2 (4.7 ha) taking the total coverage in the CAZ to 22 ha, an increase of 27%.

2.99 The map and further information are available here: https://www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/green-roof-map.

2.100 Further improvements in the resolution of aerial imagery, and the ability to analyse it, may 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)

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

2.102 The London River Restoration Group, recommended that projects have post project appraisals. For the Steering Group to enable a project to be assessed in terms of restoration, the following investigations can be made;

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

2.103 The time of restoration of a habitat is defined as the point at which the necessary construction works have been carried out on the ground to the extent that the habitat is likely to develop without further construction work. For schemes that are phased over several years, an estimate of the length gained is made for each year ensuring that there is no double counting. In order to verify that habitats have been created and conditions secured, scheme details need to be submitted to the London River Restoration Group, which is a sub-group of the Catchment Partnership in London.

2.104 Table 2.25 shows consistent restoration of 1.5 km p/a and above each year since 2007, except for the year 2014. Overall, the target of 15 km of river restoration between 2008 (base year as per London Biodiversity Action Plan habitat target) and 2015 has been achieved and exceeded by 742m and in 2016 over 3km were restored. This represents significant progress of 30% against the additional 10km target to 2020.

2.105 Significant restoration schemes at Hogsmill, and the Edgware Brook just under 2km of restoration. The All London Green Grid and River Basin Management Plan should also facilitate further achievements. It should be noted that the London Biodiversity Action Plan includes, alongside this KPI, a target for maintenance and enhancement reflected in London Plan Policy 7.19 (Table 7.3).

Table 2.25 River Restoration in London 2000 to 2017

Year	Restoration (metres)	Cumulative Restoration (metres)	Cumulative Change Since 2008 Baseline
2000	680	680	-
2001	150	830	-
2002	600	1,430	-
2003	2,300	3,730	-
2004	500	4,230	-
2005	0	4,230	-
2006	100	4,330	-
2007	5,100	9,430	-
2008	2,000	11,430	0
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	330	23,982	12,552
2015	2,490	27,172	15,742
2016	3,010	30,182	18,752
2017	2,645	32,827	21,397

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

2.106 Table 2.26 shows that the number of designated heritage assets in London has increased from last year. There are 61 new listed buildings and three more scheduled monuments. The number of registered parks and gardens, World Heritage Sites in London have remained constant while there has been a drop in conservation areas. The percentage of designated assets at risk remains the same with the exception of conservation areas which has increased by 1%. None of London's World Heritage Sites or registered battlefields are at risk.

2.107 For details on individual designated assets, please visit Historic England also provides a summary document with the number and condition of all designated assets and has produced a Heritage at Risk 2017 summary for London.

Table 2.26 Number and condition of designated heritage assets

Asset	2012		2013		2014		2015		2016		2017	
	No.	% at Risk	no.	% at Risk	No.	% at Risk	No.	% at Risk	No.	% at Risk	No.	% at Risk
World Heritage Sites*	4	0	4	0	4	0	4	0	4	0	4	0
Listed Buildings	18,854	2.8	18,872	2.7	18,896	3	18,936	2.59	19,020	3	19,081	3
Conservation Areas	949	6.8	1,009	6.3	1,017	6.3**	1,021	6**	1,026	7	1,025	8
Scheduled Monuments	154	22.7	155	20.6	156	19.9	158	19.6	162	17	165	17
Registered Parks and Gardens	150	8	150	7.3	150	7.3	150	6	151	7	151	7
Registered Battlefield	1	0	1	0	1	0	1	0	1	0	1	0

*designated by UNESCO; ** 977 of the 1025 Conservation Areas in London have been surveyed through the Conservation Areas at Risk survey. 79 or 8% of those conservation areas surveyed are considered to be at risk.
Source: Historic England

Chapter 3 - Additional Performance Measures and Statistics

Housing and Design

Housing Provision Annual Monitor 2016/17

Introduction

3.108 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.

3.109 This section deals with housing provision as defined for the purpose of monitoring the London Plan. The focus is on the 'conventional supply' of housing, that is the supply of 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. Other forms of living accommodation that do not meet the definition of 'self-contained' make up the 'non-conventional' supply. This includes rooms in student halls, large houses in multiple occupation (HMOs), rooms in hostels and bedrooms in care homes. The non-conventional supply also contributes to the housing targets in Annex 4 of the London Plan, as do vacant properties returning to use. Where these are being referred to, it will be explicitly stated in the text.

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

3.111 The reporting year used by LDD begins on 1st April and runs to 31st March the following year, which is often referred to as the Financial Year (FY) in LDD data reports. FY2016 therefore runs from 01/04/2016 to 31/03/2017. To make it clearer we have used the form 2016/17 rather than FY2016 in this report.

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

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

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

3.115 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 of the details normally recorded on LDD. These gaps in the data can lead to totals not matching across tables in this report. S191 Certificates of Existing Lawful Use are included where the change in units identified by the consent has not previously been identified in the Local Authority's housing stock figures. Temporary permissions are not included in these figures.

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

3.117 Data in all tables is shown by London Borough, rather than by planning authority. The only exception is Table 3.6 – Total net completions against London Plan benchmark 2016/17 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.

3.118 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.

3.119 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 LDD is a live system that is continually updated and adjusted to reflect the best information available. There are also occasional differences in the way data is recorded, for example the way completions are allocated to particular years. The LDD ensures that the data is collected using the same methodology across London without affecting the ability of boroughs to reflect local circumstances in their own AMRs.

Table 3.1 Key Statistics and Findings
There were 41,371 net conventional housing completions in London in 2016/17, an increase of over 17% on completions in 2015/16 and the highest annual figure since the start of the LDD in 2004.
In addition, 4,526 non-self-contained units were completed, a 2% increase on the previous year.
The number of long term vacant dwellings in London increased by 392.
This total of 45,505 completions is 107% of the 42,388 benchmark for the annual provision of new housing in the London Plan 2015 and an 12% increase on completions in 2015/16. This was also the highest annual total since the start of the LDD in 2004.
New build accounted for 74% of net conventional supply in 2016/17, conversions 3% and changes of use 23%. This latter figure is up from 19% in the previous year and 13% in 2014/15.
Just 18% of completions in 2016/17 are affordable. Over the last three years net conventional affordable housing completions through planning permissions amounted to 21,928 homes. This represents 21% of total completions.

Table 3.1 Key Statistics and Findings
Across all tenures, 41% of homes completed during 2016/17 were one bedroom or studio units, 39% had two bedrooms and the remaining 20% had three bedrooms or more. In 2014/15, 24% of homes completed had 3 bedrooms or more. In numeric terms, however, the 9,058 homes with 3 bedrooms or more completed in 2016/17 is the highest since LDD began monitoring in 2004/05.
27% of gross affordable homes completed in 2016/17 had three or more bedrooms, up slightly from 26% the previous year.
Net conventional housing approvals during 2016/17 are 69,681. This is down on the revised total of 77,079 approvals in 2015/16.
18% of net units approved are affordable. This compares to 14% in 2015/16.
The average density of new housing approvals in 2016/17 was 153 dwellings per hectare (dph), and the average density of completions was 140 dph.
LDD records 66,938 net conventional starts and 757 net non-self-contained starts. (See paragraph 3.45 for the definition of a start). This is a big drop in non-self-contained starts compared to the previous year, where the updated figure is now 6,860.
18% of net units in schemes started during 2016/17 are affordable housing. This is the same as the revised figure for 2015/16.
The conventional housing pipeline in London remains healthy. As of 31 March 2017, the net conventional housing pipeline consisted of 282,271 homes. Of these, 58% are in schemes that are recorded as 'under construction', slightly up from 53% the previous year.
The pipeline of non-self-contained accommodation is 12,345 units, down for the fifth year in a row. Of the units in the current pipeline, 69% are in schemes that are under construction.

Completions

3.120 Table 3.2 and Figure 3.3 show the latest data on completions by year. Total completions for 2016/17 are 45,505.

3.121 Total housing provision as monitored in the London Plan consists of three elements: conventional housing supply, non-self-contained accommodation, and long-term empty homes returning to use, often referred to as 'Vacants'. KPI 4 in chapter 2 and table 3.6 show housing provision at borough level compared to the housing targets in Annex 4 of the 2016 London Plan. Table 3.7 shows the delivery by borough compared to the housing targets over the last three years. This is the second AMR to be monitored against the 42,388 target. Table 3.7 therefore compares delivery to the sum of one year of the

2011 target and two years at the current target.

3.122 During 2016/17, LDD recorded 45,752 completions and 4,381 unit losses giving a total for net conventional housing completions of 41,371. This continues an upward trend each year since 2010/11 when conventional completions fell below 20,000.

3.123 The net total non-self-contained completions for 2016/17 are 4,526, just a slight increase on the previous year which has been revised slightly since AMR 13 to 4,448. 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, and brings our definition in line with that used for Communal Accommodation category in the annual Housing Flows Reconciliation return to the Ministry of Housing, Communities and Local Government. However, for the purposes of monitoring the London Plan the number of separate bedrooms is counted, whereas the Housing Flows Reconciliation records the number of Council Tax rateable units, which will generally be a lower figure.

3.124 The number of 'vacants', as measure by the Council Tax Base and reported by MHCLG, increased from 19,845 to 20,237 between 2016 and 2017, a net decrease in the housing supply figures of 392 homes.

3.125 When combined, the total supply is 45,505. This is 4,907 above the revised total of 40,598 for 2015/16. The previous highest completions total was 34,035 achieved in 2014/15.

3.126 As ever, completions are not spread evenly across the London boroughs. The borough with the largest number of conventional completions in both gross and net terms is Tower Hamlets. Their 4,865 net completions make up over 11% of the total. The next highest total, 2,820, is in Croydon. Wandsworth, who had the most completions in 2015/16, delivered 2,309 homes. This is the sixth highest in this busy year for completions in which seven boroughs saw over 2,000 net completions and a further nine provided over 1,000. At the other end of the scale, a total of 7 new homes were completed in the City and Kensington and Chelsea recorded 194.

3.127 LDD records all losses in the final year of scheme completion, while gains can be spread over several years. This can lead to high gross but low net completions where large-scale residential redevelopment is taking place. This is not a significant issue for many boroughs in 2016/17. One example from this year is that there is a net loss of 39 units from the redevelopment at Myatts Field North, however this scheme has delivered a total net gain of 503 units since the first completions on the site in 2013/14. The absence of many other examples of this in 2016/17 may indicate that there are some significant unit losses which will show up in the coming years.

3.128 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 3.11 shows gross and net conventional supply by type for each borough. Across London, new build provides the most units accounting for 73% of net completions, however this is below the 77% recorded in 2015/16. This is because the contribution of changes of use continues to rise, up to 23%. Conversions now make up less than 4% of net supply.

3.129 The increase in the importance of changes of use reflects the impact of the new classes of permitted development. Completions by permission type are shown in table 3.17. Since 2015/16 all types of consent that permit a change in the number of units have recorded on LDD. This includes prior approvals (such as office, retail and storage & distribution to residential), Certificates of Proposed Lawful Development granted under s192 of the Town and Country Planning Act and amendments to existing consents or legal agreements where they permit a change that affects the numbers in LDD. Due to their numerical significance, office to residential prior approvals (Class O, formerly J) are shown while all other prior approvals are grouped together with s192 Certificates of proposed lawful development under the heading of 'Other prior approvals'. Amendments, including variations to legal agreements, are also grouped together. Full permissions account for 61% of all completions, while Outline consents (for which no further details / reserved matters are needed on LDD) account for 6% and Details / Reserve Matters make up 8%. Prior approvals of various types make up over 16% of all completions, but of 6,828 net completions, 6,639 are from office to residential prior approvals.

3.130 The impact of office to residential prior approvals continues to be most significant in Outer London where they make up over 25% of completions, compared to 10% in Inner London (excluding the Central Activities Zone where there is an exemption from this type of prior approval). As a consequence, new build units make up approximately 63% and changes of use 31% of completions in Outer London compared to 81% and 16% in Inner London.

3.131 The impact of residential conversions is insignificant in many boroughs, but there is some variation across London. While they contributed 15% of completions in Ealing, and 14% in Hammersmith and Fulham and The City of London, they contributed a net loss in Westminster, Kensington and Chelsea and Richmond upon Thames, all for the third year in a row. This is because the gain from converting houses into flats was outweighed by the loss from converting flats into houses.

3.132 Total net affordable housing supply in 2016/17 was 7,347, representing 18% of total completions. This is lower in percentage terms than the 20% achieved in 2015/16, but higher in absolute terms than the revised total of 6,995. When looking only at major planning permissions where affordable housing policies apply (10 units or more, excluding permitted development / prior approvals), a net total of 7.097 affordable completions equates to 25% of total net completions.

3.133 The three-year average on all completions is down to 21%, from 24% in the previous three-year cycle. Table 3.14 shows total net conventional affordable supply by borough over the last three years, both in numeric terms and as a proportion of total supply. In 2016/17 the borough in which affordable housing formed the highest proportion of net housing supply was Enfield at 33%. The next highest is Waltham Forest at 30%, which had the highest three-year average at 47% They are the only borough with a three-year average of over 40%, and Havering (35%) and Tower Hamlets (30%) are the only others with 30% or more. In contrast, Bromley, Harrow and The City of London all recorded a net 0% over the three-year cycle. In the case of the first two, this is due to a net loss of affordable housing in a previous year. There were no net losses recorded in 2016/17. It is important to remember that losses on a permission are all recorded in the same year while gains can be spread over different years. This can have a significant impact on the annual figures for any individual borough, but the low three-year average across London is a matter which the current Mayor has made a clear commitment to address. However, it will take several years before most of the referable planning permissions granted under the current administration make it through to completion.

3.134 Over the three-year period from 2014/15 to 2016/17, net conventional affordable housing supply amounted to 21,945 homes, with social rented units accounting for 30% of these, intermediate products 40% and Affordable Rent units 29%. This continues the trend from social rent to Affordable Rent seen in the last AMR. Note though that some Affordable Rent units are ultimately provided at a level equivalent to social rent, so the terms are sometimes used interchangeably by boroughs.

3.135 Table 3.8 shows the split of total gross conventional completions in 2016/17 across London as a whole by tenure and number of bedrooms. The figures are presented in gross terms as the number of bedrooms for homes lost or replaced is sometimes difficult to obtain and there are sufficient gaps in the data to prevent the calculation of meaningful net figures. One-bed (including studios and bedsits) and two-bed properties make up the majority of supply, accounting for 41% and 38% of the total respectively. The remaining 20% have 3 bedrooms or more (the measure used as a proxy for family housing). However, the profile of supply varies with tenure. Homes with 3 bedrooms or more make up 34% of social rented supply, 33% of Affordable Rent homes, 18% of market homes and 15% of intermediate homes. This profile is very similar to that seen in 2015/16, although there has been a slight increase in the proportion of 1 bed units in market and social rented homes.

3.136 Table 3.9 shows the gross conventional supply of housing by borough and number of bedrooms while Table 3.10 shows the same for affordable housing only. Across London, 9,056 homes with three bedrooms or more were completed, compared to 7,823 the previous year. The boroughs providing the highest percentage of 3 or more bed housing are Havering (314 is 46% of completions), Bexley (327, 39%), Kensington and Chelsea (154, 39%) and Barking and Dagenham (221, 37%). When we look just at affordable housing with 3 or more bedrooms, 2,240 homes represent 27% of total affordable completions. The boroughs that provided the highest percentage were Kensington and Chelsea (22, 43%) Barking and Dagenham (75, 43%), Islington (46, 41%) and Enfield (121, 40%). This amounts to 264 units in total. More significant in terms of numbers are the 512 homes with 3 bedrooms or more that make up 36% of the supply of affordable housing in Tower Hamlets.

3.137 The average density of new housing completions in London (shown in Table 3.16) was 140 dwellings per hectare (dph), compared to an average of approximately 127dph for the years from 2008/09 to 2015/16. As would be expected, the lowest densities are found in the outer London boroughs. Havering (51dph), Bromley (55dph), Hillingdon (68dph), Bexley and Enfield (both 71dph) all recorded densities of below 75dph. The highest density, both in 2016/17 and across the time-series is in The City of London where densities average over 500dph, but usually on a relatively small number of completions. Tower Hamlets completed 5,124 homes with an average density of 372dph. Islington completed 755 homes with an average density of 357dph and Southwark 2,529 homes with an average density of 320dph.

3.138 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 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.

3.139 The total of 4,526 non-self-contained units completed during FY2016 continues the recent trend for strong delivery of student accommodation. In total 5,500 student rooms were completed and 1,100 replaced, giving a net total of 4,391. These were spread across nine boroughs. Brent provided the most, 1,501 rooms in two permissions (14/0363 and 14/3624) forming part of the comprehensive redevelopment of the area around the Wembley stadium. In total 1,843 student rooms were provided in outer London and 2,548 in inner London (including the Central Activities Zone).

3.140 In contrast to the large gains in student rooms, there has been a decrease of 57 rooms from hostels and large HMOs. This can at least in part be attributed to a move towards more self-contained provision and improvements to the existing housing stock leading to low-quality non-self-contained units being replaced by new self-contained flats. There was a net increase of 192 beds in care homes, although there was a net loss of 128 in Inner London and a gain of 320 in outer London.

3.141 The number of long term vacant properties is derived from the Council Tax Base and is published by the Ministry of Housing, Communities and Local Government in Housing Live Table 615. The data included in this report is broken down by borough (meaning there is no separate total for the London Legacy Development Corporation) and it covers the period from 4th October 2016 to 2nd October 2017, 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 discount that vacant properties receive, and since April 2013 local authorities have also been able to charge a premium of up to 50% on properties vacant for more than two years. It is not known what impact this has had on the recording of vacant properties.

3.142 The number of long-term vacant properties (vacants) increased from 19,845 in October 2016 to 20,237 in October 2017, meaning a net decrease of 392 units to housing supply. Southwark recorded an increase of 202 vacant homes and Redbridge 188. In total 19 boroughs recorded an increase in long-term vacant properties. There were decreases in 14 boroughs, including Westminster (down 181 to 292), Kensington and Chelsea (169) and Enfield (168).

Approvals

3.143 During 2016/17, net conventional housing approvals were 69,681 and non-self-contained approvals were 3,376.

3.144 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 cannot simply be added together to give a cumulative total, however they are comparable year on year. Table 3.3 shows the trend in net approvals at London level since 2004/05, while Table 3.18 breaks down 2016/17 approvals by tenure[16], Table 3.19 shows by tenure[17] for major planning permission only and Table 3.20 shows approvals by bedrooms. Table 3.21 shows non-self-contained approvals by type.

3.145 Net conventional housing approvals during 2016/17 currently stand at 69,681. This is down for the second year in a row, but still above the long-term average of approximately 64,000.

3.146 Approvals in outer London make up nearly 51% of all approvals in 2016/17, which is well above the long-term average of just under 40%. This is only the second year since LDD began monitoring in 2004/05 that conventional approvals in outer London have outnumbered those in inner London, the previous occasion was 2010/11 when 54% of unit approvals were in outer London. This proved to be an exception as outer London only accounted for 30% the following year. 10% of approvals were in the Central Activities Zone and 38% were in the rest of inner London. There have been some quite large variations in these proportions in previous years, so it is too early to say if this is in any way indicative of a future trend.

3.147 The borough to approve the highest number of units is Tower Hamlets, who granted permission for 8,299. Of these, approximately 72% are in the Isle of Dogs area, and 96% were within an identified Opportunity Area. Tower Hamlets also provided the most conventional completions this year.

[16] Figures do not include cash in lieu contributions for affordable housing secured as part of the approval

[17] *ibid*

3.148 The largest residential approval was at Silvertown Quays in Newham where 3,000 homes were granted permission (14/01605). Other large schemes to have been granted permission are 1,513 units at Millharbour Village in Tower Hamlets (PA/14/03195) and 1,007 units at the Greenwich Peninsula (16/0186). Silvertown Quays and Millharbour Village are on sites previously in non-residential use and are new consents, while the units at Greenwich Peninsula supersede units already approved in the masterplan for the area.

3.149 In terms of tenure, 82% of homes approved in 2016/17 units are for market sale or rent, 7% intermediate, 6% Affordable Rent and 4% social rented. This total of 18% affordable is a slight increase on the 14% seen in the previous two years. When looking only at major planning permissions to which affordable housing policies apply (Table 3.19), 23% are affordable. It should be noted that the tenure of the units may change. 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.

3.150 20% of units approved in 2016/17 have 3 or more bedrooms, the threshold to qualify as family housing. 42% are 1 bed units (including studios) and 38% 2 bed units. Hammersmith and Fulham approved the highest proportion of units with 3 or more bedrooms, 318 units equating to 41% of gross approvals. The borough to approve the most 3 or more bed homes was Newham where 2,271 equated to 35% of total net approvals. Harrow approved just 144 3 or more bed units, 10% of their total gross approvals.

3.151 The average density of new housing approvals, shown in Table 3.22, is 153 dph, a decrease on last year's 158 dph. As ever there is wide variation between boroughs. For the fourth year in a row, the highest density is in Tower Hamlets (372 dph). The next highest is in the City of London (315 dph) followed by Newham (297 dph). The lowest densities are found in Bromley (51 dph) and Enfield (60 dph).

3.152 A net total of 3,376 non-self-contained rooms were approved during 2016/17. This is made up of a net gain of 2,744 student bedrooms, 133 care home bedrooms and 499 hostel / HMO bedrooms. This is an increase on the 2,467 approved in 2015/16 (this total has increased substantially since the last AMR when just 867 non-self-contained units were recorded), but still below the long-term average and less than non-self-contained completions for the second year in a row.

Starts

3.153 Total net conventional starts in 2016/17 were 66,936, while non-self-contained starts were 757. 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 can't simply be added together to give a cumulative total. They are however comparable year on year.

3.154 The total of 66,936 net conventional starts is slightly higher than the revised figure for 2015/16 of 65,075 and still much higher than has been recorded in recent years. However they are boosted substantially by the starting of the revised Greenwich Peninsula masterplan (15/0716) which proposes 12,898 units. These will be delivered in various phases, many of which will probably require additional consents before they can be implemented. The next largest start is for 2,971 homes at the New Covent Garden Market site in Wandsworth (2014/2810).

3.155 Table 3.26 shows net conventional starts by permission type. 52% of starts are in Full permissions, while the recorded start at Greenwich Peninsula contributes to Outline permissions making up 23% of starts. Details and Reserved Matters make up 7% and amendments to schemes a further 12%, while prior approvals make up about 5%.

3.156 Table 3.24 shows net conventional housing 'starts' by tenure. 82% of net starts are for market units, 8% intermediate units, 7% affordable rented and 3% for social rent. The total of 18% affordable units is a slight increase on the 15% in 2015/16. When looking at net starts in major planning permissions to which affordable housing policies apply (Table 3.25), 20% are affordable.

3.157 As in previous years the majority of the units recorded as started have 1 and 2 bedrooms, with 42% being one bedroom or studio units, 39% having 2 bedrooms and 19% having 3 bedrooms or more.

3.158 The schemes that were started in 206/17 contain a net total of 757 non-self-contained units. However, the gains are all in student bedrooms. The net starts of 1,444 student rooms compares to starts of schemes containing a net loss of 512 SG bedrooms and 175 bedrooms in care homes. A similar pattern has been observed in approvals and completions in recent years.

3.159 It is important to note that boroughs are still reporting difficulties in identifying starts on site and that some starts only get picked up when work is well underway, or occasionally only on 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). However, it is hoped that linking Community Infrastructure Levy payments to starts on sites has help to improve the recording of starts, reducing the risk of starts going undetected until late in the development process.

The pipeline of new homes

3.160 The total net conventional pipeline as at 31st March 2017 was 282,271 homes, and the non-self-contained pipeline was 13,843 rooms.

3.161 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.

3.162 Table 3.4 shows the net pipeline as at the end of each financial year (31st March) at London level since 2004/05. The number of units in the pipeline continues to rise, now to over 282,000 units, meaning there is capacity within the planning system to deliver more than 6 years of supply at the target level in the London Plan 2016.

3.163 Table 3.29 shows the planning pipeline for conventional residential units as of 31 March 2017. At the end of the year there were 117,271 units (net) in schemes which have been granted planning permission but on which construction had not started and 165,000 units (net) in schemes under construction. This means that the proportion of units in schemes that are started is up to 58%. The borough with the most units in the pipeline is Tower Hamlets (28,666) followed by Greenwich (27,864), Newham (23,992) and Barnet (21,320).

3.164 The tenure of the units in the pipeline can be seen in table 3.31. The proportion of affordable units across London is now down to 15%. This low level of affordable units in the pipeline is likely to take several years to address, and could mean that the percentage in completions will remain relatively low for the next few years. The borough with the highest proportion of affordable units in the pipeline is Barking and Dagenham, where 4,573 affordable units make up 34% of the pipeline. In terms of units, Tower Hamlets have 5,270 units which is 18% of their total residential pipeline. When looking at the net pipeline in major planning permissions to which affordable housing policies apply (Table 3.), 17% are affordable.

3.165 Table 3.30 shows the proportion of the pipeline by permission type. This shows that 49% of units are in full permissions, 9% in Details / Reserved matters, 5% in amendments and 5% in the various types of prior approval. This leaves 32% in Outline permissions, most of which will need further approvals in the form of Details and Reserved Matters before they can be implemented. This is partly down to hybrid applications (part full / part outline) being included in the Outline category.

3.166 Table 3.28 shows the gross conventional pipeline by number of bedrooms. 21% of units for which the information is available will provide 3 bedrooms or more, while 40% are two bed units.

3.167 The net pipeline of non-self-contained units is 13,843. Of these, 75% are in schemes that are under construction. There are currently 3,451 rooms in permissions that are not started, which is an increase on the previous year where 2,374 rooms were in schemes that were not started, 16% of the pipeline.

Gypsy and traveller sites

3.168 No permissions for new pitches for gypsies and travellers were recorded in 2016/17 in London. The planning pipeline contains permissions for 12 additional pitches. 11 of these are in Hounslow.

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

Table 3.2 Net Housing Supply in London														
	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
Conventional	24,680	25,549	26,647	27,736	29,527	25,093	19,909	23,515	23,961	26,728	30,179	35,080	41,371	27,754
Non-Conventional	5,314	792	3,028	1,407	2,764	1,561	2,021	1,290	2,932	4,416	3,976	4,448	4,526	2,960
Vacants back in use*	2,519	-61	3,608	287	-398	2,223	4,882	5,670	2,018	1,057	-120	1,070	-392	1,720
Total	32,513	26,280	33,283	29,430	31,893	28,877	26,812	30,475	28,911	31,905	34,035	40,598	45,505	32,347

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

Table 3.3 Net Conventional Housing Approvals														
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
CAZ	4,877	4,281	7,611	4,813	4,208	2,739	4,309	15,698	10,783	8,651	18,480	7,087	7,203	7,749
Inner	26,709	23,647	26,722	40,705	24,092	28,269	22,108	45,026	21,735	32,743	45,314	39,856	27,028	31,073
Outer	23,881	25,387	23,610	35,000	19,273	15,029	31,945	26,033	13,110	26,749	26,117	30,134	35,450	25,517
London	55,467	53,315	57,943	80,518	47,573	46,037	58,362	86,757	45,628	68,143	89,911	77,077	69,681	64,339

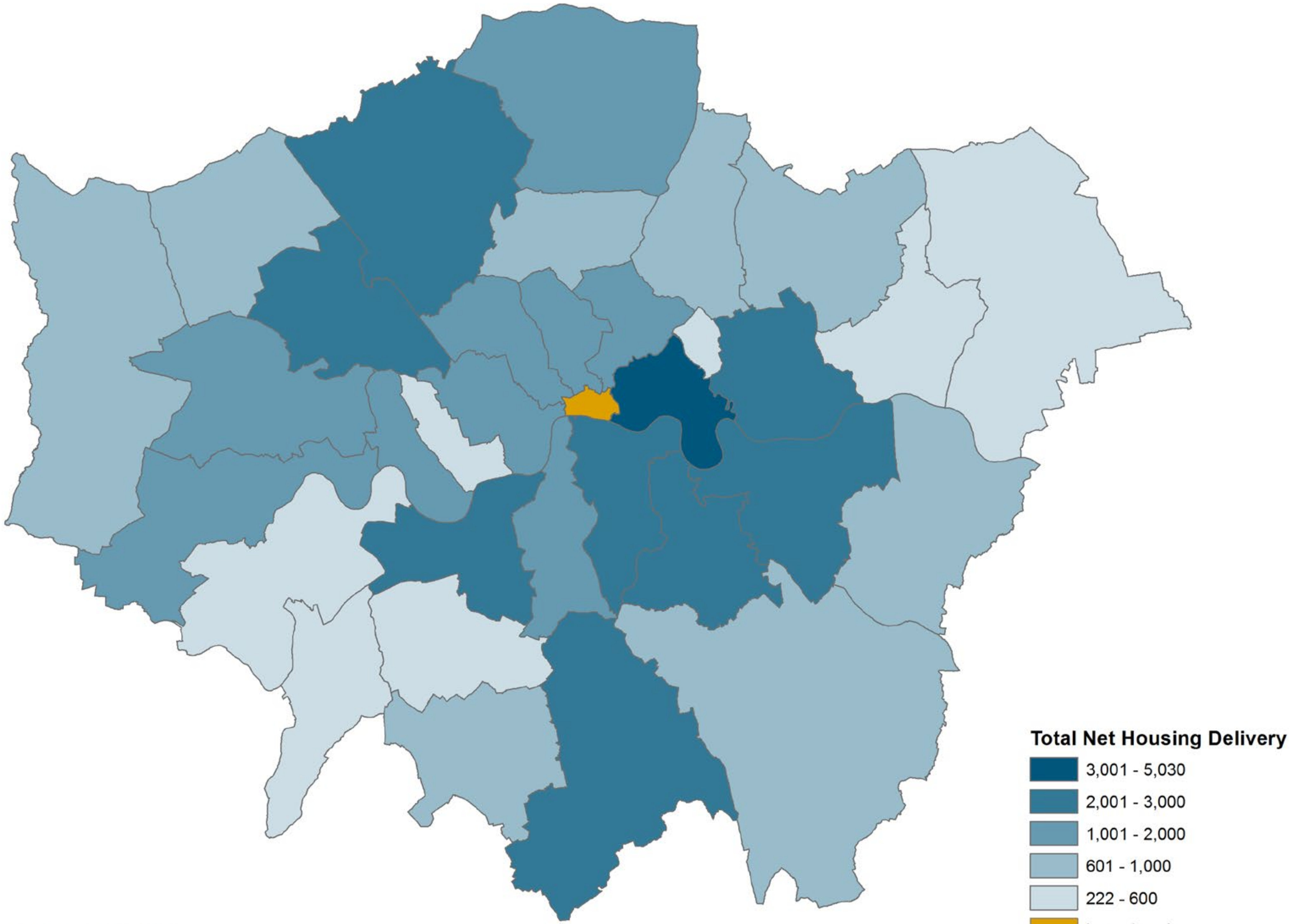
Table 3.4 Net Conventional Housing Pipeline in London as at End of Financial Year														
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
CAZ	9,468	9,923	13,180	15,225	16,209	15,416	14,589	24,131	29,488	33,445	39,158	39,541	36,692	22,805
Inner	58,648	63,589	73,303	87,836	87,433	91,942	83,791	100,541	106,378	121,240	132,626	137,955	136,872	98,627
Outer	43,563	52,862	57,936	71,067	70,199	67,192	79,795	86,547	82,952	87,920	93,438	100,876	108,707	77,158
London	111,679	126,374	144,419	174,128	173,841	174,550	178,175	211,219	218,818	242,605	265,222	278,372	282,271	198,590

Table 3.5 Net Conventional Housing Completions														
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average
CAZ	2,311	2,567	2,391	1,526	1,930	1,911	2,317	1,629	1,564	2,131	2,568	3,638	4,337	2,371
Inner	10,672	11,819	11,852	12,345	14,464	13,769	9,640	11,284	11,614	12,612	13,737	14,926	18,566	12,869
Outer	11,697	11,165	12,402	13,868	13,133	9,416	7,835	10,864	11,470	11,985	13,874	16,516	18,468	12,515
London	24,680	25,551	26,645	27,739	29,527	25,096	19,792	23,777	24,648	26,728	30,179	35,080	41,371	27,755

Table 3.6 Total Net Completions Against London Plan Benchmark 2016/17						
Borough	Net conv	Net non-conv	Vacants*	Total	London Plan target	% of target
Barking and Dagenham	595	-24	-5	566	1,236	46%
Barnet	2,228	-11	52	2,269	2,349	97%
Bexley	816	0	-88	728	446	163%
Brent	1,364	1,494	99	2,957	1,525	194%
Bromley	914	50	16	980	641	153%
Camden	1,206	199	-28	1,377	889	155%
City of London	7	0	-110	-103	141	-73%
Croydon	2,820	82	-48	2,854	1,435	199%
Ealing	1,170	332	-106	1,396	1,297	108%
Enfield	903	106	168	1,177	798	147%
Greenwich	2,442	7	-137	2,312	2,685	86%
Hackney	1,180	0	121	1,301	1,599	81%
Hammersmith and Fulham	984	8	52	1,044	1,031	101%
Haringey	737	-31	78	784	1,502	52%
Harrow	655	35	-22	668	593	113%
Havering	602	-12	-65	525	1,170	45%
Hillingdon	850	27	-89	788	559	141%
Hounslow	1,150	0	62	1,212	822	147%
Islington	680	900	-145	1,435	1,264	114%
Kensington and Chelsea	194	-44	169	319	733	44%
Kingston upon Thames	274	40	-87	227	643	35%
Lambeth	1,125	-12	22	1,135	1,559	73%
Lewisham	1,579	611	-127	2,063	1,385	149%
London Legacy DC	222	0	0	222	1,471	15%
Merton	451	14	-93	372	411	91%
Newham	2,347	19	-116	2,250	1,994	113%
Redbridge	780	9	-188	601	1,123	54%
Richmond upon Thames	474	-35	-12	427	315	136%
Southwark	2,421	271	-202	2,490	2,736	91%
Sutton	652	83	96	831	363	229%
Tower Hamlets	4,865	57	108	5,030	3,931	128%
Waltham Forest	1,033	-17	-36	980	862	114%
Wandsworth	2,309	370	88	2,767	1,812	153%
Westminster	1,342	-2	181	1,521	1,068	142%
London	41,371	4,526	-392	45,505	42,388	107%

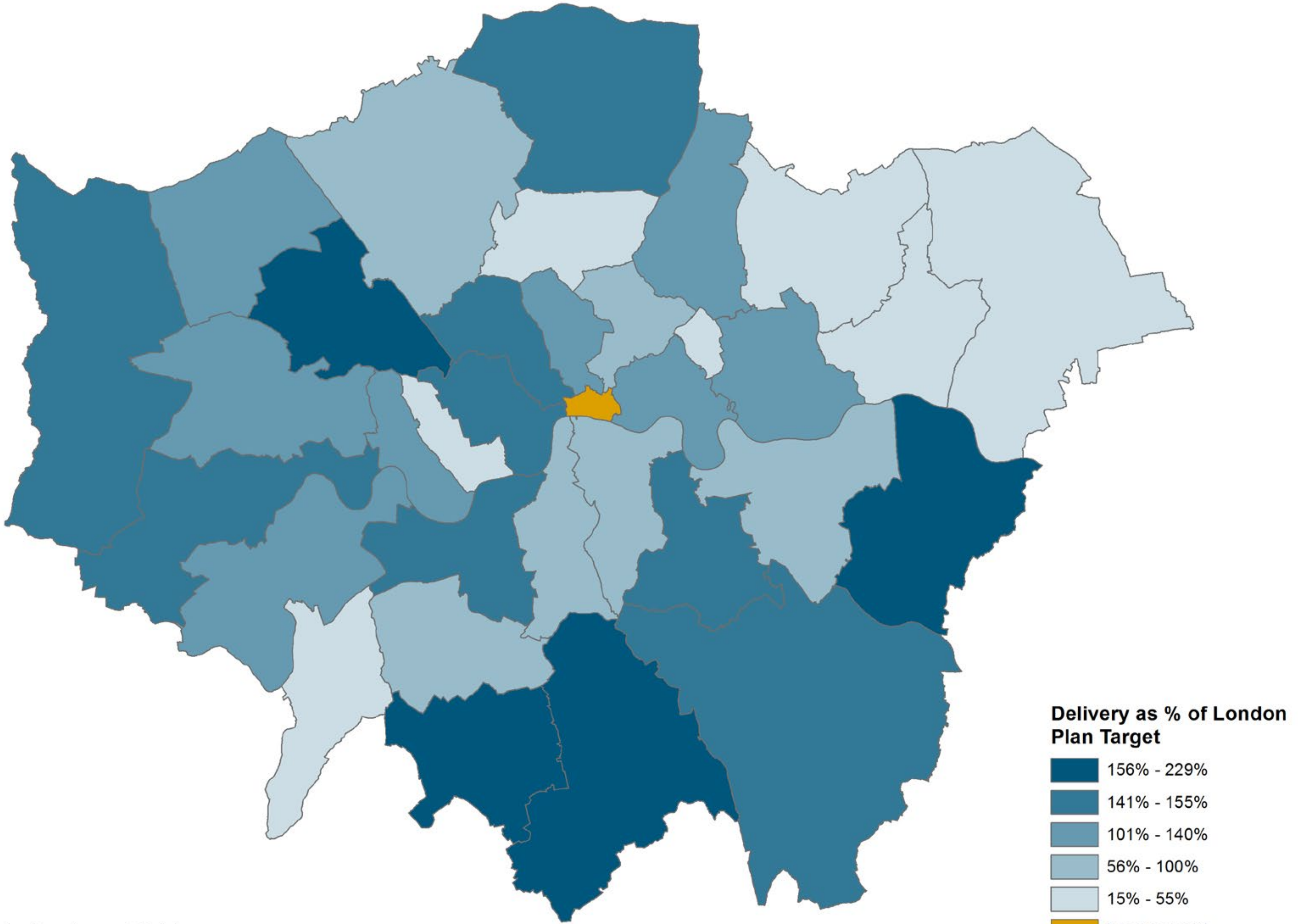
* All long term vacants returning to use from the GOV.UK Housing Live Table 615.

Figure 3.1 Total Housing Delivery 2016/17



Soucre: London Development Database

Figure 3.2 Total Housing Delivery against London Plan Housing Targets



Soucre: London Development Database

Figure 3.3 Total Housing Provision by Year

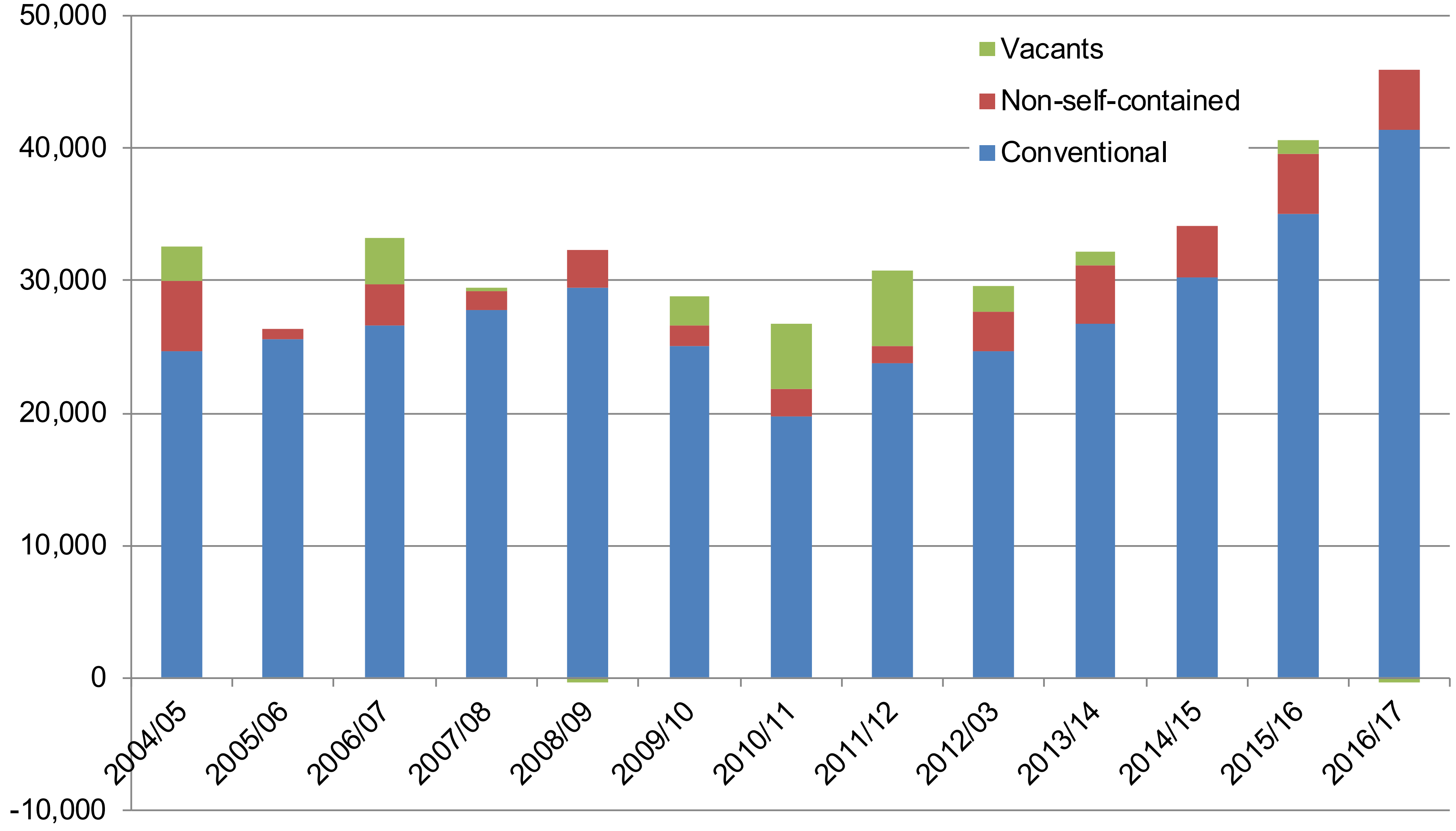


Table 3.7 Total net completions against London Plan benchmark for the three year period 2014/15 to 2016/17

Borough	Total net completions	Total expected by benchmark	Delivery compared to benchmark
Barking and Dagenham	1,896	3,537	54
Barnet	5,444	6,953	78
Bexley	1,732	1,227	141
Brent	4,017	4,115	98
Bromley	2,108	1,782	118
Camden	2,666	2,443	109
City of London	310	392	79
Croydon	6,384	4,200	152
Ealing	3,073	3,484	88
Enfield	1,981	2,156	92
Greenwich	6,378	7,965	80
Hackney	3,958	4,358	91
Hammersmith and Fulham	2,268	2,677	85
Haringey	1,979	3,824	52
Harrow	1,975	1,536	129
Havering	3,030	3,310	92
Hillingdon	2,485	1,543	161
Hounslow	3,032	2,114	143
Islington	2,613	3,698	71
Kensington and Chelsea	1,341	2,051	65
Kingston upon Thames	1,107	1,661	67
Lambeth	3,875	4,313	90
Lewisham	4,565	3,875	118
Merton	1,539	1,142	135
Newham	5,787	6,488	89
Redbridge	1,471	3,006	49
Richmond upon Thames	1,408	875	161
Southwark	5,014	7,477	67
Sutton	1,497	936	160
Tower Hamlets	9,635	10,747	90
Waltham Forest	2,700	2,484	109
Wandsworth	6,135	4,769	129
Westminster	2,978	2,906	102
London	106,381	114,044	93

The three year total is calculated as one year at the 32k target from the London Plan 2011 and two years at the 42k target introduced in the London Plan 2015. A separate target for the LLDC was introduced in the 2015 Plan so it has not been included in this table. Completions in the LLDC have been excluded from the completions totals for the boroughs with which it overlaps.

Table 3.8 Gross conventional housing completions by tenure and number of bedrooms 2016/17

Dwellings	1 bed	2 beds	3 beds	4+ beds	Total
Social Rented	1,018	1,120	814	283	3,235
Intermediate	1,151	1,373	409	40	2,973
Affordable Rent	586	840	481	213	2,120
Market	16,162	14,446	4,937	1,879	37,424
All Tenure	18,917	17,779	6,641	2,415	45,752
As a % of total	**1 bed**	**2 bed**	**3 bed**	**4+ bed**	**Total**
Social Rented	31%	35%	25%	9%	100%
Intermediate	39%	46%	14%	1%	100%
Affordable Rent	28%	40%	23%	10%	100%
Market	43%	39%	13%	5%	100%
All Tenure	41%	39%	15%	5%	100%

Table 3.9 Gross conventional housing completions by number of bedrooms 2016/17

Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3 or more
Barking and Dagenham	139	241	168	53	601	37%
Barnet	704	1,145	436	99	2,384	22%
Bexley	159	355	151	176	841	39%
Brent	654	653	148	23	1,478	12%
Bromley	428	391	133	83	1,035	21%
Camden	601	534	134	38	1,307	13%
City of London	5	7	0	0	12	0%
Croydon	1,627	878	408	66	2,979	16%
Ealing	652	645	205	64	1,566	17%
Enfield	462	289	175	96	1,022	27%
Greenwich	1,444	765	297	30	2,536	13%
Hackney	494	505	282	89	1,370	27%
Hammersmith and Fulham	531	480	158	161	1,330	24%
Haringey	468	330	103	48	949	16%
Harrow	259	314	94	59	726	21%
Havering	157	206	190	124	677	46%
Hillingdon	396	318	65	118	897	20%
Hounslow	696	362	114	10	1,182	10%
Islington	335	301	79	40	755	16%
Kensington and Chelsea	156	85	77	77	395	39%
Kingston upon Thames	133	107	31	34	305	21%
Lambeth	790	571	198	58	1,617	16%
Lewisham	604	794	216	42	1,656	16%
Merton	246	176	49	60	531	21%
Newham	1,095	1,058	387	54	2,594	17%
Redbridge	403	277	81	60	821	17%
Richmond upon Thames	203	240	46	48	537	18%
Southwark	901	1,136	396	96	2,529	19%
Sutton	379	299	25	20	723	6%
Tower Hamlets	2,159	1,962	832	171	5,124	20%
Waltham Forest	377	476	186	69	1,108	23%
Wandsworth	755	1,282	301	123	2,461	17%
Westminster	505	597	476	126	1,704	35%
London	18,917	17,779	6,641	2,415	45,752	20%

Table 3.10 Gross conventional affordable housing completions by number of bedrooms 2016/17

Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3 or more
Barking and Dagenham	45	55	48	27	175	43%
Barnet	140	186	131	13	470	31%
Bexley	34	112	22	12	180	19%
Brent	111	122	45	3	281	17%
Bromley	35	43	10	5	93	16%
Camden	52	55	36	7	150	29%
City of London	0	0	0	0	0	0%
Croydon	80	167	84	3	334	26%
Ealing	179	168	78	31	456	24%
Enfield	56	125	65	56	302	40%
Greenwich	144	211	88	5	448	21%
Hackney	91	122	43	25	281	24%
Hammersmith and Fulham	54	50	8	0	112	7%
Haringey	116	38	18	16	188	18%
Harrow	2	2	0	0	4	0%
Havering	9	58	36	0	103	35%
Hillingdon	14	36	9	0	59	15%
Hounslow	148	110	25	0	283	9%
Islington	36	29	23	23	111	41%
Kensington and Chelsea	2	11	4	6	23	43%
Kingston upon Thames	7	5	3	0	15	20%
Lambeth	293	132	99	15	539	21%
Lewisham	67	133	80	23	303	34%
Merton	23	29	21	1	74	30%
Newham	92	157	96	20	365	32%
Redbridge	25	48	3	2	78	6%
Richmond upon Thames	21	18	2	0	41	5%
Southwark	183	223	141	46	593	32%
Sutton	22	1	0	0	23	0%
Tower Hamlets	402	489	358	154	1,403	36%
Waltham Forest	46	152	72	37	307	36%
Wandsworth	179	179	18	2	378	5%
Westminster	47	67	38	4	156	27%
London	2,755	3,333	1,704	536	8,328	27%

Table 3.11 Net Conventional Completions by Development Type 2016/17

Borough	New build			Conversion			Change of use			Total		
	Lost	Gained	Net	Lost	Gained	Net	Lost	Gained	Net	Lost	gained	Net
Barking and Dagenham	0	556	556	6	15	9	0	30	30	6	601	595
Barnet	69	1,861	1,792	87	195	108	0	328	328	156	2,384	2,228
Bexley	13	796	783	11	17	6	1	28	27	25	841	816
Brent	2	1,040	1,038	111	141	30	1	297	296	114	1,478	1,364
Bromley	95	498	403	24	50	26	2	487	485	121	1,035	914
Camden	19	623	604	80	97	17	2	587	585	101	1,307	1,206
City of London	0	0	0	1	2	1	4	10	6	5	12	7
Croydon	45	1,456	1,411	110	319	209	4	1,204	1,200	159	2,979	2,820
Ealing	228	1,033	805	159	332	173	9	201	192	396	1,566	1,170
Enfield	55	534	479	52	109	57	12	379	367	119	1,022	903
Greenwich	59	2,321	2,262	34	45	11	1	170	169	94	2,536	2,442
Hackney	77	1,091	1,014	96	160	64	4	119	115	177	1,370	1,193
Hammersmith and Fulham	9	377	368	336	476	140	1	477	476	346	1,330	984
Haringey	69	511	442	139	211	72	4	227	223	212	949	737
Harrow	20	392	372	46	90	44	5	244	239	71	726	655
Havering	64	493	429	10	21	11	1	163	162	75	677	602
Hillingdon	25	555	530	21	37	16	1	305	304	47	897	850
Hounslow	27	638	611	5	35	30	0	509	509	32	1,182	1,150
Islington	17	376	359	57	88	31	1	291	290	75	755	680
Kensington and Chelsea	31	165	134	151	141	-10	19	89	70	201	395	194
Kingston upon Thames	18	126	108	12	35	23	1	144	143	31	305	274
Lambeth	388	1,087	699	103	152	49	1	378	377	492	1,617	1,125
Lewisham	32	1,351	1,319	45	77	32	0	228	228	77	1,656	1,579
Merton	34	259	225	44	64	20	2	208	206	80	531	451
Newham	3	2,360	2,357	61	128	67	3	106	103	67	2,594	2,527
Redbridge	7	474	467	33	79	46	1	268	267	41	821	780
Richmond upon Thames	17	286	269	46	41	-5	0	210	210	63	537	474
Southwark	70	2,356	2,286	37	93	56	1	80	79	108	2,529	2,421
Sutton	17	199	182	49	68	19	5	456	451	71	723	652
Tower Hamlets	205	4,628	4,423	25	43	18	0	453	453	230	5,124	4,894
Waltham Forest	3	785	782	51	126	75	21	197	176	75	1,108	1,033
Wandsworth	48	2,067	2,019	104	158	54	0	236	236	152	2,461	2,309
Westminster	129	1,015	886	220	135	-85	13	554	541	362	1,704	1,342
London	1,895	32,309	30,414	2,366	3,780	1,414	120	9,663	9,543	4,381	45,752	41,371

Table 3.12 Conventional Completions by Tenure FY2016/17													
Borough	Existing Units				Proposed Units				Net Units				Net % affordable.
	Market	Social Rented	Intermediate	Affordable Rent	Market	Social Rented	Intermediate	Affordable Rent	Market	Social Rented	Intermediate	Affordable Rent	
Barking and Dagenham	6	0	0	0	426	96	25	54	420	96	25	54	29
Barnet	156	0	0	0	1,914	48	137	285	1,758	48	137	285	21
Bexley	25	0	0	0	661	54	75	51	636	54	75	51	22
Brent	114	0	0	0	1,197	193	30	58	1,083	193	30	58	21
Bromley	75	0	46	0	942	30	41	22	867	30	-5	22	5
Camden	92	9	0	0	1,157	56	58	36	1,065	47	58	36	12
City of London	5	0	0	0	12	0	0	0	7	0	0	0	0
Croydon	156	3	0	0	2,645	45	119	170	2,489	42	119	170	12
Ealing	227	169	0	0	1,110	327	111	18	883	158	111	18	25
Enfield	119	0	0	0	720	47	127	128	601	47	127	128	33
Greenwich	49	45	0	0	2,088	277	151	20	2,039	232	151	20	17
Hackney	128	49	0	0	1,089	69	149	63	961	20	149	63	19
Hammersmith and Fulham	343	3	0	0	1,218	8	55	49	875	5	55	49	11
Haringey	172	40	0	0	761	136	15	37	589	96	15	37	20
Harrow	70	1	0	0	722	2	1	1	652	1	1	1	0
Havering	39	36	0	0	574	39	49	15	535	3	49	15	11
Hillingdon	47	0	0	0	838	4	40	15	791	4	40	15	7
Hounslow	7	25	0	0	899	195	64	24	892	170	64	24	22
Islington	63	12	0	0	644	102	9	0	581	90	9	0	15
Kensington and Chelsea	201	0	0	0	372	11	5	7	171	11	5	7	12
Kingston upon Thames	31	0	0	0	290	13	2	0	259	13	2	0	5
Lambeth	145	347	0	0	1,078	173	285	81	933	-174	285	81	17
Lewisham	77	0	0	0	1,353	110	119	74	1,276	110	119	74	19
Merton	80	0	0	0	457	7	55	12	377	7	55	12	16
Newham	67	0	0	0	2,229	70	213	82	2,162	70	213	82	14
Redbridge	40	0	1	0	743	14	2	62	703	14	1	62	10
Richmond upon Thames	63	0	0	0	496	24	11	6	433	24	11	6	9
Southwark	67	41	0	0	1,936	412	159	22	1,869	371	159	22	23
Sutton	58	13	0	0	700	23	0	0	642	10	0	0	2
Tower Hamlets	89	124	0	17	3,721	548	368	487	3,632	424	368	470	26
Waltham Forest	75	0	0	0	801	0	145	162	726	0	145	162	30
Wandsworth	152	0	0	0	2,083	33	283	62	1,931	33	283	62	16
Westminster	362	0	0	0	1,548	69	70	17	1,186	69	70	17	12
London	3,400	917	47	17	37,424	3,235	2,973	2,120	34,024	2,318	2,926	2,103	18

Table 3.13 Conventional Completions in Major Planning Permissions by Tenure FY2016/17													
Borough	Existing Units				Proposed Units				Net Units				Net % affordable.
	Market	Social Rented	Intermediate	Affordable Rent	Market	Social Rented	Intermediate	Affordable Rent	Market	Social Rented	Intermediate	Affordable Rent	
Barking and Dagenham	0	0	0	0	359	96	25	54	359	96	25	54	33
Barnet	12	0	0	0	1,214	26	137	285	1,202	26	137	285	27
Bexley	6	0	0	0	546	54	75	42	540	54	75	42	24
Brent	0	0	0	0	713	187	30	49	713	187	30	49	27
Bromley	2	0	46	0	246	30	41	22	244	30	-5	22	16
Camden	11	0	0	0	438	39	58	36	427	39	58	36	24
City of London	0	0	0	0	0	0	0	0	0	0	0	0	0
Croydon	13	0	0	0	827	34	111	159	814	34	111	159	27
Ealing	72	167	0	0	502	322	111	18	430	155	111	18	40
Enfield	31	0	0	0	222	47	127	128	191	47	127	128	61
Greenwich	6	45	0	0	1,892	265	151	17	1,886	220	151	17	17
Hackney	4	45	0	0	677	66	147	63	673	21	147	63	26
Hammersmith and Fulham	19	0	0	0	194	3	53	49	175	3	53	49	38
Haringey	3	40	0	0	184	136	15	37	181	96	15	37	45
Harrow	5	0	0	0	303	0	1	1	298	0	1	1	1
Havering	0	36	0	0	273	39	48	0	273	3	48	0	16
Hillingdon	5	0	0	0	391	4	40	15	386	4	40	15	13
Hounslow	0	25	0	0	280	185	61	24	280	160	61	24	47
Islington	0	10	0	0	165	95	9	0	165	85	9	0	36
Kensington and Chelsea	3	0	0	0	110	0	5	7	107	0	5	7	10
Kingston upon Thames	0	0	0	0	37	13	2	0	37	13	2	0	29
Lambeth	59	345	0	0	449	165	285	72	390	-180	285	72	31
Lewisham	0	0	0	0	981	106	119	71	981	106	119	71	23
Merton	0	0	0	0	12	4	55	12	12	4	55	12	86
Newham	0	0	0	0	1,894	57	207	82	1,894	57	207	82	15
Redbridge	0	0	0	0	325	10	0	62	325	10	0	62	18
Richmond upon Thames	7	0	0	0	162	18	11	6	155	18	11	6	18
Southwark	20	41	0	0	1,671	411	159	22	1,651	370	159	22	25
Sutton	7	4	0	0	150	12	0	0	143	8	0	0	5
Tower Hamlets	33	124	0	17	3,116	545	358	487	3,083	421	358	470	29
Waltham Forest	1	0	0	0	432	0	137	162	431	0	137	162	41
Wandsworth	24	0	0	0	1,422	30	282	57	1,398	30	282	57	21
Westminster	101	0	0	0	1,020	66	63	15	919	66	63	15	14
London	444	882	46	17	21,207	3,065	2,923	2,054	20,763	2,183	2,877	2,037	25

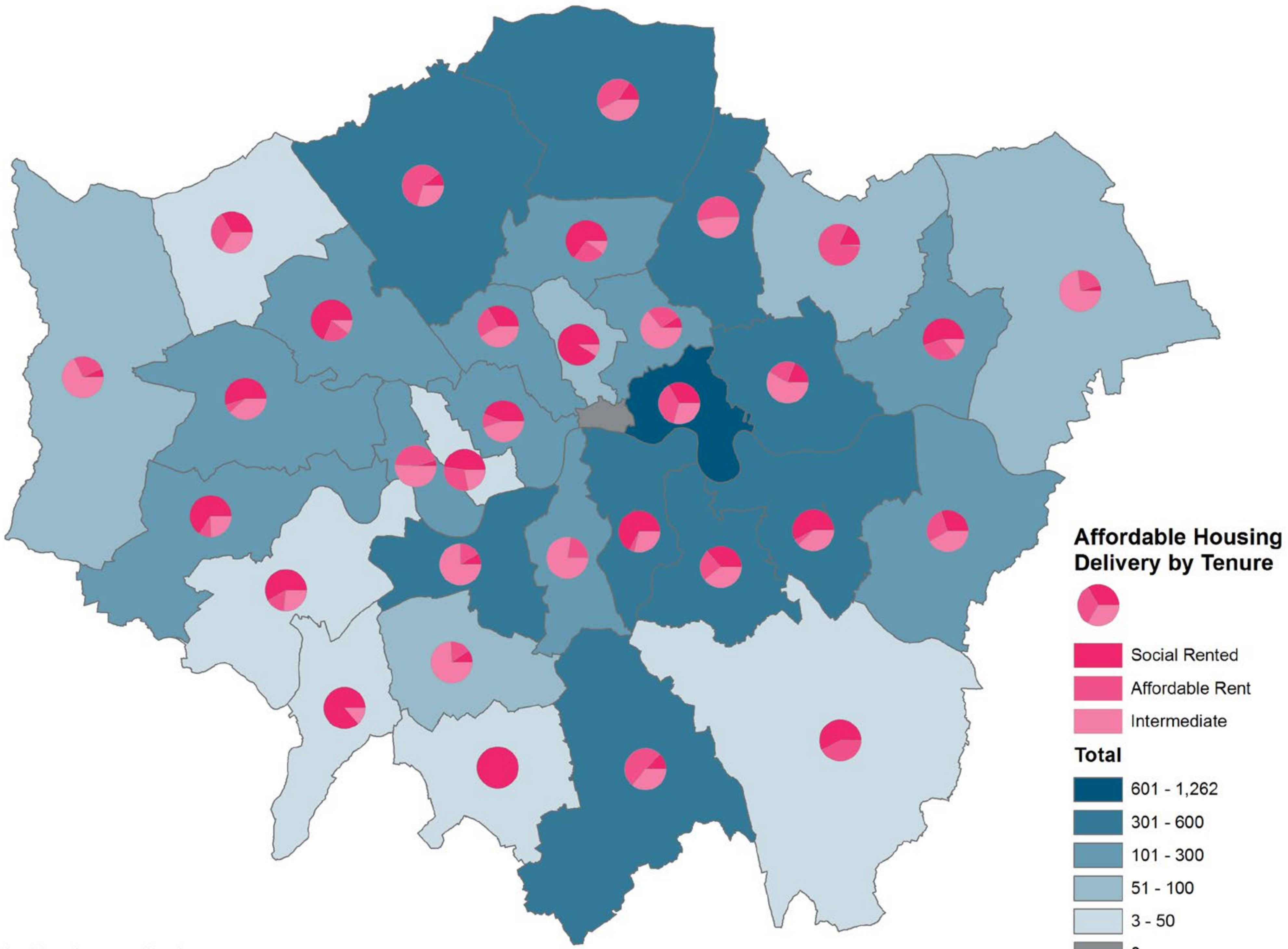
‘Major’ schemes are those proposing 10 residential units or more.

‘In referring to ‘planning permissions’ this table excludes certificates of Proposed Lawful Development and all types of prior approval, as well of Certificates of Existing Lawful Use.

Table 3.14 Net conventional affordable housing completions by tenure 2014/15 to 2016/17

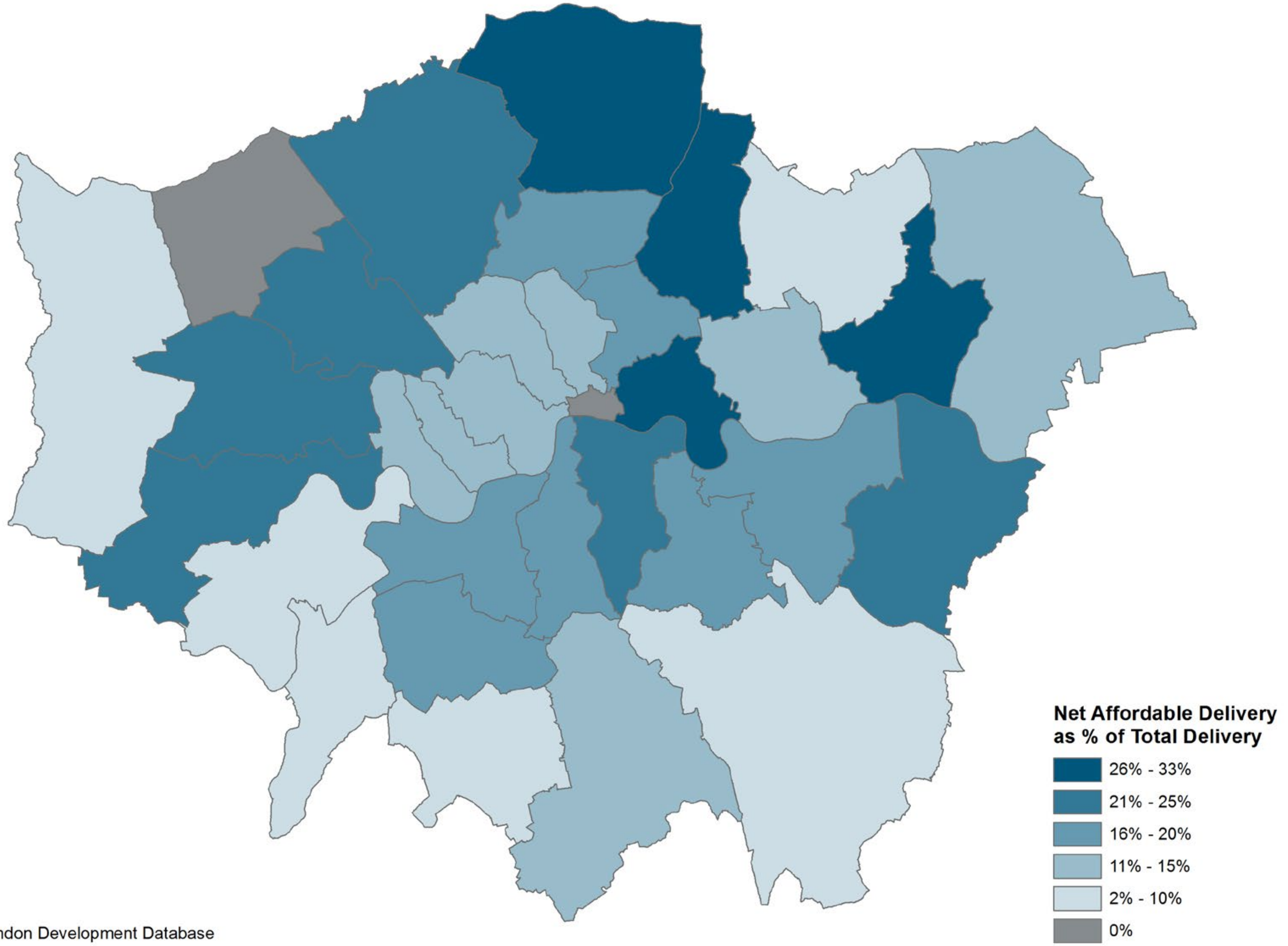
Borough Name	2014/15			2015/16			2016/17			Total			All tenures Total
	Social Rented	Intermediate	Affordable Rent	Social Rented	Intermediate	Affordable Rent	Social Rented	Intermediate	Affordable Rent	Social Rented	Intermediate	Affordable Rent	
Barking and Dagenham	-101	115	0	19	83	223	96	25	54	14	223	277	514
Barnet	245	49	50	138	67	0	48	137	285	431	253	335	1,019
Bexley	74	156	35	-402	80	174	54	75	51	-274	311	260	297
Brent	294	274	138	7	14	31	193	30	58	494	318	227	1,039
Bromley	-100	23	15	-8	13	5	30	-5	22	-78	31	42	-5
Camden	35	27	0	48	131	3	47	58	36	130	216	39	385
City	0	0	0	0	0	0	0	0	0	0	0	0	0
Croydon	296	91	251	23	92	268	42	119	170	361	302	689	1,352
Ealing	101	-36	10	51	145	40	158	111	18	310	220	68	598
Enfield	34	35	33	-37	74	15	47	127	128	44	236	176	456
Greenwich	207	88	3	422	268	130	232	151	20	861	507	153	1,521
Hackney	-185	221	196	94	107	45	20	149	63	-71	477	304	710
Hammersmith and Fulham	2	171	0	14	21	0	5	55	49	21	247	49	317
Haringey	41	181	139	4	35	23	96	15	37	141	231	199	571
Harrow	41	55	0	-213	59	60	1	1	1	-171	115	61	5
Havering	20	22	352	372	95	134	3	49	15	395	166	501	1,062
Hillingdon	59	27	0	55	0	63	4	40	15	118	67	78	263
Hounslow	184	202	63	30	86	56	170	64	24	384	352	143	879
Islington	196	27	0	110	112	0	90	9	0	396	148	0	544
Kensington and Chelsea	-8	61	0	43	24	0	11	5	7	46	90	7	143
Kingston upon Thames	37	19	76	-7	0	0	13	2	0	43	21	76	140
Lambeth	148	143	67	-17	53	102	-174	285	81	-43	481	250	688
Lewisham	241	164	13	157	75	5	110	119	74	508	358	92	958
Merton	34	31	26	30	47	0	7	55	12	71	133	38	242
Newham	320	246	59	190	132	101	70	213	82	580	591	242	1,413
Redbridge	-29	8	1	35	16	47	14	1	62	20	25	110	155
Richmond upon Thames	5	0	0	95	4	0	24	11	6	124	15	6	145
Southwark	-121	169	61	-166	154	132	371	159	22	84	482	215	781
Sutton	157	0	23	-35	32	12	10	0	0	132	32	35	199
Tower Hamlets	477	191	55	303	318	265	424	368	470	1,204	877	790	2,871
Waltham Forest	24	110	147	0	214	456	0	145	162	24	469	765	1,258
Wandsworth	65	56	23	140	278	101	33	283	62	238	617	186	1,041
Westminster	25	23	0	82	98	0	69	70	17	176	191	17	384
London	2,818	2,949	1,836	1,577	2,927	2,491	2,318	2,926	2,103	6,713	8,802	6,430	21,945

Figure 3.4 Net affordable housing delivery by tenure 2016/17



Soucre: London Development Database

Figure 3.5 Affordable Housing Delivery as a percentage of net conventional housing delivery 2016/17



Soucre: London Development Database

Table 3.15 Affordable housing completions as a proportion of total net conventional supply 2014/15 to 2016/17							
Borough	Total net conventional affordable completions			Affordable as % of net conventional supply			Average over 3 year cycle
	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17	
Barking and Dagenham	14	325	175	3%	41%	29%	27%
Barnet	344	205	470	24%	12%	21%	19%
Bexley	265	-148	180	33%	-136%	22%	17%
Brent	706	52	281	44%	5%	21%	26%
Bromley	-62	10	47	-14%	1%	5%	-0%
Camden	62	182	141	12%	19%	12%	14%
City of London	0	0	0	0%	0%	0%	0%
Croydon	638	383	331	42%	19%	12%	21%
Ealing	75	236	287	9%	22%	25%	19%
Enfield	102	52	302	25%	8%	33%	23%
Greenwich	298	820	403	18%	35%	17%	24%
Hackney	232	246	232	18%	17%	19%	18%
Hammersmith and Fulham	173	35	109	20%	9%	11%	14%
Haringey	361	62	148	57%	10%	20%	29%
Harrow	96	-94	3	23%	-10%	0%	0%
Havering	394	601	67	53%	36%	11%	35%
Hillingdon	86	118	59	12%	13%	7%	11%
Hounslow	449	172	258	41%	22%	22%	29%
Islington	223	222	99	25%	21%	15%	21%
Kensington and Chelsea	53	67	23	7%	20%	12%	11%
Kingston upon Thames	132	-7	15	25%	-2%	5%	13%
Lambeth	358	138	192	25%	10%	17%	18%
Lewisham	418	237	303	29%	15%	19%	21%
Merton	91	77	74	19%	12%	16%	16%
Newham	625	423	365	31%	29%	14%	24%
Redbridge	-20	98	77	-12%	19%	10%	11%
Richmond upon Thames	5	99	41	1%	18%	9%	10%
Southwark	109	120	552	9%	9%	23%	16%
Sutton	180	9	10	38%	2%	2%	13%
Tower Hamlets	723	886	1,262	31%	36%	26%	30%
Waltham Forest	281	670	307	40%	69%	30%	47%
Wandsworth	144	519	378	15%	18%	16%	17%
Westminster	48	180	156	7%	20%	12%	13%
London	7,603	6,995	7,347	25%	20%	18%	21%

Table 3.16 Density of Residential Completions by Borough (dwellings per hectare) 2008/09 to 2016/17									
Borough	2008/09	2009/10	2010/11	2011/12	2012/03	2013/14	2014/15	2015/16	2016/17
Barking and Dagenham	71	72	53	68	48	37	53	96	51
Barnet	35	30	49	46	49	31	35	55	55
Bexley	60	93	44	25	101	53	53	57	68
Brent	76	81	42	70	98	64	107	69	71
Bromley	68	61	86	59	73	97	67	72	71
Camden	83	71	54	59	101	96	67	85	86
City of London	49	45	52	90	67	52	72	70	96
Croydon	47	67	101	80	132	93	48	146	97
Ealing	173	126	194	153	157	112	163	155	107
Enfield	146	238	112	57	166	151	71	130	108
Greenwich	98	64	84	80	93	85	76	68	108
Hackney	98	121	101	75	82	77	97	177	116
Hammersmith and Fulham	110	100	218	171	84	87	61	128	121
Haringey	122	110	239	144	156	102	280	230	126
Harrow	88	66	66	79	97	50	53	96	127
Havering	71	116	79	61	93	83	82	75	128
Hillingdon	159	110	112	102	101	121	101	106	130
Hounslow	159	108	106	148	164	112	125	235	134
Islington	119	184	94	78	55	119	116	119	146
Kensington and Chelsea	131	117	160	125	133	115	132	112	150
Kingston upon Thames	207	209	231	205	223	275	173	185	161
Lambeth	136	188	164	159	134	174	145	284	167
Lewisham	172	165	104	125	163	112	210	225	168
Merton	172	157	290	169	157	200	165	172	180
Newham	274	260	142	195	213	216	187	234	194
Redbridge	145	150	156	141	137	130	110	169	198
Richmond upon Thames	229	183	184	116	178	170	164	159	246
Southwark	267	240	216	163	253	307	280	203	247
Sutton	222	246	198	230	244	235	246	235	260
Tower Hamlets	220	226	372	212	165	190	230	180	320
Waltham Forest	285	199	187	296	207	216	229	294	357
Wandsworth	313	382	404	286	230	310	278	232	372
Westminster	505	500	306	857	376	808	478	298	444
London	127	138	130	114	130	127	120	130	140

Table 3.17 Net Conventional Housing Completions by Permission Type 2016/17								
Borough	Full	Outline	Reserved matters	Amendments	Office to Residential Prior Approval (Class O - formerly J)	Other Prior Approvals	S191 Certificate of Existing Lawful Use	All permission types
Barking and Dagenham	409	157	3	0	23	0	3	595
Barnet	1,090	14	638	211	275	-1	1	2,228
Bexley	514	249	34	0	9	8	2	816
Brent	905	144	24	7	243	1	40	1,364
Bromley	496	34	0	0	378	5	1	914
Camden	596	0	129	0	412	2	67	1,206
City of London	7	0	0	0	0	0	0	7
Croydon	1,237	498	16	1	1,055	13	0	2,820
Ealing	827	1	111	0	131	0	100	1,170
Enfield	609	0	0	0	239	8	47	903
Greenwich	671	1,260	305	134	66	0	6	2,442
Hackney	576	8	394	140	17	3	55	1,193
Hammersmith and Fulham	646	0	0	-1	335	4	0	984
Haringey	401	0	135	0	152	7	42	737
Harrow	340	84	25	0	203	0	3	655
Havering	432	35	0	0	134	1	0	602
Hillingdon	370	76	83	47	269	4	1	850
Hounslow	544	0	118	15	472	1	0	1,150
Islington	409	0	0	4	205	20	42	680
Kensington and Chelsea	186	0	0	0	0	-2	10	194
Kingston upon Thames	138	13	0	0	113	9	1	274
Lambeth	591	-38	0	262	267	7	36	1,125
Lewisham	1,075	1	411	0	51	9	32	1,579
Merton	197	63	0	0	146	25	20	451
Newham	2,021	0	369	0	67	5	65	2,527
Redbridge	456	24	0	10	231	11	48	780
Richmond upon Thames	321	0	0	0	145	4	4	474
Southwark	2,382	0	0	0	33	-3	9	2,421
Sutton	254	0	0	0	396	2	0	652
Tower Hamlets	2,739	0	337	1,468	343	0	7	4,894
Waltham Forest	845	0	0	0	103	17	68	1,033
Wandsworth	1,784	23	26	308	116	28	24	2,309
Westminster	1,281	0	32	0	10	1	18	1,342
London	25,349	2,646	3,190	2,606	6,639	189	752	41,371

Note: Amendments includes Minor Material Amendments and Variations to s106. Other prior approvals includes s192 Certificates of Proposed Lawful Development, but does not include office to residential prior approvals.

Table 3.18 Conventional Approvals by Tenure FY2016/17

Borough	Existing Units				Proposed Units				Net Units				Net % affordable.
	Market	Social Rented	Intermediate	Affordable Rent	Market	Social Rented	Intermediate	Affordable Rent	Market	Social Rented	Intermediate	Affordable Rent	
Barking and Dagenham	9	0	0	0	9	222	0	6	1,213	222	0	6	16
Barnet	419	15	0	0	434	107	100	118	3,046	92	100	118	9
Bexley	71	201	6	0	278	0	332	519	1,764	-201	326	519	27
Brent	258	41	0	0	299	412	288	128	3,071	371	288	128	20
Bromley	150	0	0	0	150	0	35	50	1,023	0	35	50	8
Camden	237	1	5	0	243	252	47	0	808	251	42	0	27
City of London	0	0	0	0	0	0	0	0	404	0	0	0	0
Croydon	239	8	2	0	249	30	176	139	1,887	22	174	139	15
Ealing	402	151	1	0	554	184	506	307	3,671	33	505	307	19
Enfield	124	2	0	0	126	62	35	0	650	60	35	0	13
Greenwich	50	0	0	0	50	249	138	31	1,773	249	138	31	19
Hackney	311	10	7	0	328	60	186	33	1,797	50	179	33	13
Hammersmith and Fulham	335	0	0	0	335	47	15	0	387	47	15	0	14
Haringey	143	0	0	0	143	21	60	95	1,548	21	60	95	10
Harrow	93	0	0	0	93	1	121	135	1,073	1	121	135	19
Havering	52	28	0	0	80	67	30	9	825	39	30	9	9
Hillingdon	100	2	1	0	103	10	7	31	997	8	6	31	4
Hounslow	90	34	14	0	138	5	354	362	2,310	-29	340	362	23
Islington	64	0	0	0	64	111	23	0	391	111	23	0	26
Kensington and Chelsea	275	2	6	0	283	9	8	0	453	7	2	0	2
Kingston upon Thames	118	0	6	0	124	8	87	41	1,284	8	81	41	9
Lambeth	125	78	0	0	203	297	256	145	2,702	219	256	145	19
Lewisham	109	5	0	0	114	110	65	65	967	105	65	65	20
Merton	141	2	0	0	143	21	26	48	856	19	26	48	10
Newham	80	1	0	0	4,980	144	676	730	4,900	143	676	730	24
Redbridge	90	0	0	0	1,047	45	49	145	957	45	49	145	20
Richmond upon Thames	86	0	0	0	649	42	5	17	563	42	5	17	10
Southwark	92	0	1	0	1,218	279	109	0	1,126	279	108	0	26
Sutton	90	11	0	0	1,151	102	18	158	1,061	91	18	158	20
Tower Hamlets	86	18	0	0	6,624	550	469	760	6,538	532	469	760	21
Waltham Forest	141	182	0	0	2,064	228	184	147	1,923	46	184	147	16
Wandsworth	555	94	24	0	2,808	205	441	274	2,253	111	417	274	26
Westminster	605	51	0	0	3,238	184	408	26	2,633	133	408	26	18
London	5,740	937	73	0	28,322	4,064	5,254	4,519	56,854	3,127	5,181	4,519	18

Table 3.19 Conventional Approvals in Major Planning Permissions by Tenure FY2016/17													
Borough	Existing Units				Proposed Units				Net Units				Net % affordable.
	Market	Social Rented	Intermediate	Affordable Rent	Market	Social Rented	Intermediate	Affordable Rent	Market	Social Rented	Intermediate	Affordable Rent	
Barking and Dagenham	2	0	0	0	1,104	216	0	6	1,102	216	0	6	17
Barnet	108	0	0	0	2,103	70	100	102	1,995	70	100	102	12
Bexley	35	201	0	0	1,493	0	321	519	1,458	-201	321	519	30
Brent	63	40	0	0	2,135	396	288	128	2,072	356	288	128	27
Bromley	9	0	0	0	432	0	34	50	423	0	34	50	17
Camden	22	0	5	0	553	249	47	0	531	249	42	0	35
City of London	0	0	0	0	396	0	0	0	396	0	0	0	0
Croydon	53	0	0	0	713	25	169	139	660	25	169	139	34
Ealing	83	148	0	0	2,792	181	504	305	2,709	33	504	305	24
Enfield	7	0	0	0	230	48	32	0	223	48	32	0	26
Greenwich	2	0	0	0	1,593	249	138	31	1,591	249	138	31	21
Hackney	18	0	1	0	1,567	45	181	33	1,549	45	180	33	14
Hammersmith and Fulham	86	0	0	0	144	47	13	0	58	47	13	0	51
Haringey	5	0	0	0	1,099	17	54	91	1,094	17	54	91	13
Harrow	10	0	0	0	459	0	116	132	449	0	116	132	36
Havering	14	9	0	0	342	51	25	0	328	42	25	0	17
Hillingdon	0	0	0	0	564	0	5	31	564	0	5	31	6
Hounslow	9	34	14	0	1,250	5	354	362	1,241	-29	340	362	35
Islington	0	0	0	0	184	96	23	0	184	96	23	0	39
Kensington and Chelsea	96	0	0	0	420	0	0	0	324	0	0	0	0
Kingston upon Thames	56	0	6	0	1,086	6	87	41	1,030	6	81	41	11
Lambeth	21	76	0	0	2,346	295	256	136	2,325	219	256	136	21
Lewisham	25	1	0	0	737	96	65	65	712	95	65	65	24
Merton	2	0	0	0	434	12	25	48	432	12	25	48	16
Newham	6	0	0	0	4,512	135	676	730	4,506	135	676	730	25
Redbridge	8	0	0	0	582	24	49	136	574	24	49	136	27
Richmond upon Thames	0	0	0	0	361	37	5	15	361	37	5	15	14
Southwark	1	0	0	0	627	257	106	0	626	257	106	0	37
Sutton	42	11	0	0	798	102	18	158	756	91	18	158	26
Tower Hamlets	43	18	0	0	6,156	545	469	760	6,113	527	469	760	22
Waltham Forest	56	182	0	0	1,530	210	184	147	1,474	28	184	147	20
Wandsworth	327	94	24	0	1,891	188	439	274	1,564	94	415	274	33
Westminster	313	31	0	0	2,646	173	399	18	2,333	142	399	18	19
London	1,522	845	50	0	43,279	3,775	5,182	4,457	41,757	2,930	5,132	4,457	23

‘Major’ schemes are those proposing 10 residential units or more.

‘In referring to ‘planning permissions’ this table excludes certificates of Proposed Lawful Development and all types of prior approval, as well of Certificates of Existing Lawful Use.

Table 3.20 Gross Conventional Housing Approvals by Number of Bedrooms 2016/17

Borough	Number of Bedrooms					% 3+
	1	2	3	4+	Total	
Barking and Dagenham	585	651	134	80	1,450	15
Barnet	1,484	1,557	566	183	3,790	20
Bexley	903	984	648	151	2,686	30
Brent	2,129	1,498	462	68	4,157	13
Bromley	467	492	130	169	1,258	24
Camden	472	508	255	109	1,344	27
City of London	172	182	47	3	404	12
Croydon	1,233	920	242	76	2,471	13
Ealing	2,261	2,130	546	133	5,070	13
Enfield	300	290	206	75	871	32
Greenwich	892	937	334	78	2,241	18
Hackney	905	922	501	59	2,387	23
Hammersmith and Fulham	254	212	142	176	784	41
Haringey	816	786	227	38	1,867	14
Harrow	771	508	121	23	1,423	10
Havering	513	286	142	42	983	19
Hillingdon	479	431	151	84	1,145	21
Hounslow	1,727	1,002	346	46	3,121	13
Islington	183	325	66	15	589	14
Kensington and Chelsea	289	251	140	65	745	28
Kingston upon Thames	520	640	243	135	1,538	25
Lambeth	1,469	1,527	462	67	3,525	15
Lewisham	596	522	164	34	1,316	15
Merton	429	413	149	101	1,092	23
Newham	2,124	2,135	1,826	445	6,530	35
Redbridge	603	530	138	15	1,286	12
Richmond upon Thames	212	307	134	60	713	27
Southwark	627	679	263	37	1,606	19
Sutton	545	581	234	69	1,429	21
Tower Hamlets	4,219	2,842	1,148	194	8,403	16
Waltham Forest	997	1,147	396	83	2,623	18
Wandsworth	1,499	1,592	492	145	3,728	17
Westminster	1,340	1,385	839	292	3,856	29
London	32,015	29,172	11,894	3,350	76,431	20

Table 3.21 Net Non-conventional Housing Approvals by Use 2016/17

Borough	Student hall bedrooms	Care home bedrooms	Hostel / HMO bedrooms	Total rooms
Barking and Dagenham	0	0	0	0
Barnet	0	13	2	15
Bexley	18	80	0	98
Brent	1,665	14	-10	1,669
Bromley	0	-23	7	-16
Camden	-277	0	-64	-341
City of London	0	0	0	0
Croydon	0	-25	123	98
Ealing	459	-39	-68	352
Enfield	-347	-1	8	-340
Greenwich	0	0	0	0
Hackney	0	10	341	351
Hammersmith and Fulham	306	10	0	316
Haringey	0	-15	1	-14
Harrow	0	-8	65	57
Havering	0	42	-12	30
Hillingdon	0	0	123	123
Hounslow	0	-14	0	-14
Islington	0	-16	-4	-20
Kensington and Chelsea	0	50	-103	-53
Kingston upon Thames	17	0	-34	-17
Lambeth	466	0	-13	453
Lewisham	0	0	46	46
Merton	0	0	0	0
Newham	511	-4	6	513
Redbridge	0	45	0	45
Richmond upon Thames	0	5	0	5
Southwark	0	0	-9	-9
Sutton	0	17	40	57
Tower Hamlets	-8	0	19	11
Waltham Forest	0	0	31	31
Wandsworth	0	2	-9	-7
Westminster	-66	-10	13	-63
London	2,744	133	499	3,376

Table 3.22 Density of Residential Approvals by Borough (dwellings per hectare) 2008/09 to 2016/17									
Borough	2008/09	2009/10	2010/11	2011/12	2012/03	2013/14	2014/15	2015/16	2016/17
Barking and Dagenham	80	134	273	126	67	71	100	217	137
Barnet	110	102	100	70	93	93	81	112	108
Bexley	110	83	80	99	64	98	57	96	100
Brent	133	182	185	146	134	193	151	164	200
Bromley	36	49	52	36	40	31	40	58	51
Camden	136	140	139	181	189	133	188	166	112
City of London	329	235	457	507	447	440	340	316	315
Croydon	131	97	141	154	121	164	102	139	102
Ealing	162	153	142	112	94	119	123	88	187
Enfield	65	72	61	61	91	75	73	119	60
Greenwich	211	145	337	239	233	254	283	201	183
Hackney	200	245	235	284	118	245	416	217	188
Hammersmith and Fulham	187	300	183	243	219	393	262	212	147
Haringey	142	107	117	200	146	109	144	138	153
Harrow	62	83	63	89	92	65	130	116	169
Havering	55	99	122	58	57	46	52	48	78
Hillingdon	91	39	57	72	53	60	87	83	68
Hounslow	158	62	75	103	78	138	130	168	146
Islington	244	271	293	285	193	236	360	167	223
Kensington and Chelsea	133	102	225	192	163	140	189	147	159
Kingston upon Thames	75	64	62	50	34	61	86	53	88
Lambeth	130	195	183	177	226	216	339	205	278
Lewisham	161	229	133	230	127	141	207	154	153
Merton	80	69	65	75	46	76	103	89	93
Newham	378	260	398	316	151	176	297	224	297
Redbridge	87	373	158	108	71	102	111	147	175
Richmond upon Thames	58	46	106	71	54	89	72	91	67
Southwark	334	230	224	211	366	296	222	163	96
Sutton	101	58	57	106	57	149	119	113	112
Tower Hamlets	316	361	296	479	189	455	435	550	372
Waltham Forest	123	121	111	144	128	142	142	107	157
Wandsworth	168	150	206	387	261	212	202	283	241
Westminster	155	199	206	218	195	193	164	186	213
London	139	151	137	165	135	151	171	158	153

Table 3.23 Net Conventional Housing Approvals by Permission Type 2016/17								
Borough	Full	Outline	Reserved matters	Amendments	Office to Residential Prior Approval (Class O - formerly J)	Other prior approvals	S191 Certificate of Existing Lawful Use	All permission types
Barking and Dagenham	976	36	405	0	20	1	3	1,441
Barnet	1,702	74	0	987	578	14	1	3,356
Bexley	937	1,223	139	0	104	3	2	2,408
Brent	1,782	590	701	25	697	23	40	3,858
Bromley	868	15	0	0	210	14	1	1,108
Camden	694	0	286	11	22	15	73	1,101
City of London	173	0	0	231	0	0	0	404
Croydon	1,856	84	0	0	213	69	0	2,222
Ealing	2,574	764	792	9	266	11	100	4,516
Enfield	595	15	0	0	81	7	47	745
Greenwich	1,848	0	0	294	37	6	6	2,191
Hackney	1,008	0	302	671	7	16	55	2,059
Hammersmith and Fulham	359	0	0	0	88	2	0	449
Haringey	1,440	144	0	0	65	33	42	1,724
Harrow	880	0	0	0	446	1	3	1,330
Havering	510	1	48	0	341	3	0	903
Hillingdon	535	9	85	185	226	1	1	1,042
Hounslow	1,898	0	157	0	919	9	0	2,983
Islington	427	0	0	0	36	18	44	525
Kensington and Chelsea	450	0	0	0	0	2	10	462
Kingston upon Thames	1,195	7	106	0	95	10	1	1,414
Lambeth	1,384	4	0	1,823	51	24	36	3,322
Lewisham	1,053	0	0	53	59	5	32	1,202
Merton	796	2	0	0	96	35	20	949
Newham	1,849	3,508	927	0	88	12	65	6,449
Redbridge	612	2	0	363	161	10	48	1,196
Richmond upon Thames	280	0	0	223	113	7	4	627
Southwark	1,302	0	122	0	79	1	9	1,513
Sutton	493	0	734	0	88	13	0	1,328
Tower Hamlets	5,394	36	1,907	767	185	3	7	8,299
Waltham Forest	2,058	0	0	0	156	18	68	2,300
Wandsworth	1,316	431	0	1,051	220	14	23	3,055
Westminster	3,047	0	105	0	29	0	19	3,200
London	42,291	6,945	6,816	6,693	5,776	400	760	69,681

Note: Amendments includes Minor Material Amendments and Variations to s106. Other prior approvals includes s192 Certificates of Proposed Lawful Development, but does not include office to residential prior approvals.

Table 3.24 Conventional Starts by Tenure 2016/17

Borough	Existing				Proposed				Net				% Aff.
	Market	Soc.Rent	Int.	Aff. Rent	Market	Soc. Rent	Int.	Aff. Rent	Market	Soc. Rent	Int.	Aff. Rent	
Barking and Dagenham	21	0	0	0	575	20	49	2	554	20	49	2	11
Barnet	286	0	0	0	1,856	195	198	69	1,570	195	198	69	23
Bexley	58	192	0	0	356	0	159	196	298	-192	159	196	35
Brent	212	187	0	0	1,199	238	200	44	987	51	200	44	23
Bromley	73	0	0	0	897	11	43	129	824	11	43	129	18
Camden	107	0	0	0	741	58	19	0	634	58	19	0	11
City of London	0	0	0	0	250	0	0	0	250	0	0	0	0
Croydon	153	34	0	0	2,230	105	125	142	2,077	71	125	142	14
Ealing	210	324	0	0	1,543	292	98	18	1,333	-32	98	18	6
Enfield	131	128	0	0	629	171	70	0	498	43	70	0	18
Greenwich	22	0	0	0	11,346	172	957	2,081	11,324	172	957	2,081	22
Hackney	208	189	1	0	2,065	181	282	81	1,857	-8	281	81	16
Hammersmith and Fulham	193	8	0	0	745	16	38	0	552	8	38	0	8
Haringey	167	0	0	0	2,250	0	39	296	2,083	0	39	296	14
Harrow	65	40	0	0	1,110	1	133	154	1,045	-39	133	154	19
Havering	18	36	0	0	262	9	19	15	244	-27	19	15	3
Hillingdon	36	31	0	0	421	23	18	4	385	-8	18	4	4
Hounslow	8	34	14	0	1,419	57	431	273	1,411	23	417	273	34
Islington	77	28	0	0	709	246	47	0	632	218	47	0	30
Kensington and Chelsea	269	2	0	0	540	11	0	0	271	9	0	0	3
Kingston upon Thames	39	0	0	0	287	23	25	9	248	23	25	9	19
Lambeth	104	76	0	0	3,121	227	296	177	3,017	151	296	177	17
Lewisham	72	0	30	0	1,017	64	120	40	945	64	90	40	17
Merton	85	3	0	0	476	11	0	0	391	8	0	0	2
Newham	197	0	0	0	2,632	12	217	223	2,435	12	217	223	16
Redbridge	57	0	1	0	853	62	22	73	796	62	21	73	16
Richmond upon Thames	61	0	0	0	455	74	37	0	394	74	37	0	22
Southwark	57	51	0	0	1,568	186	116	6	1,511	135	116	6	15
Sutton	63	20	0	0	539	111	18	0	476	91	18	0	19
Tower Hamlets	78	18	0	0	5,348	87	387	493	5,270	69	387	493	15
Waltham Forest	72	20	0	0	569	106	93	11	497	86	93	11	28
Wandsworth	471	0	24	0	8,286	320	754	330	7,815	320	730	330	15
Westminster	348	91	0	0	2,739	155	342	41	2,391	64	342	41	16
London	4,018	1,512	70	0	59,033	3,244	5,352	4,907	55,015	1,732	5,282	4,907	18

Table 3.25 Conventional Starts in Major Planning Permissions by Tenure 2016/17													
Borough	Existing				Proposed				Net				% Aff.
	Market	Soc.Rent	Int.	Aff. Rent	Market	Soc. Rent	Int.	Aff. Rent	Market	Soc. Rent	Int.	Aff. Rent	
Barking and Dagenham	18	0	0	0	521	14	49	0	503	14	49	0	11
Barnet	149	0	0	0	1,382	195	198	69	1,233	195	198	69	27
Bexley	38	192	0	0	207	0	159	187	169	-192	159	187	48
Brent	86	187	0	0	849	238	197	44	763	51	197	44	28
Bromley	10	0	0	0	544	11	42	129	534	11	42	129	25
Camden	9	0	0	0	408	55	19	0	399	55	19	0	16
City of London	0	0	0	0	231	0	0	0	231	0	0	0	0
Croydon	20	33	0	0	757	96	120	137	737	63	120	137	30
Ealing	119	318	0	0	863	292	98	17	744	-26	98	17	11
Enfield	37	128	0	0	287	137	67	0	250	9	67	0	23
Greenwich	8	0	0	0	11,219	171	957	2,078	11,211	171	957	2,078	22
Hackney	47	180	1	0	1,589	173	281	81	1,542	-7	280	81	19
Hammersmith and Fulham	8	8	0	0	290	16	34	0	282	8	34	0	13
Haringey	6	0	0	0	1,802	0	32	296	1,796	0	32	296	15
Harrow	9	40	0	0	834	0	133	148	825	-40	133	148	23
Havering	0	36	0	0	9	9	14	0	9	-27	14	0	0
Hillingdon	0	0	0	0	255	23	18	4	255	23	18	4	15
Hounslow	6	34	14	0	1,061	57	431	273	1,055	23	417	273	40
Islington	7	28	0	0	385	239	47	0	378	211	47	0	41
Kensington and Chelsea	57	0	0	0	249	0	0	0	192	0	0	0	0
Kingston upon Thames	1	0	0	0	97	23	25	9	96	23	25	9	37
Lambeth	18	76	0	0	2,626	226	296	168	2,608	150	296	168	19
Lewisham	17	0	30	0	760	56	120	40	743	56	90	40	20
Merton	2	0	0	0	125	0	0	0	123	0	0	0	0
Newham	0	0	0	0	2,349	3	217	223	2,349	3	217	223	16
Redbridge	3	0	0	0	579	48	20	73	576	48	20	73	20
Richmond upon Thames	0	0	0	0	240	74	37	0	240	74	37	0	32
Southwark	9	51	0	0	1,290	183	116	6	1,281	132	116	6	17
Sutton	28	11	0	0	134	102	18	0	106	91	18	0	51
Tower Hamlets	30	18	0	0	5,172	83	387	493	5,142	65	387	493	16
Waltham Forest	8	20	0	0	146	60	93	11	138	40	93	11	51
Wandsworth	290	0	24	0	7,796	320	752	326	7,506	320	728	326	15
Westminster	174	91	0	0	2,301	155	342	33	2,127	64	342	33	17
London	1,214	1,451	69	0	47,357	3,059	5,319	4,845	46,143	1,608	5,250	4,845	20

‘Major’ schemes are those proposing 10 residential units or more.

‘In referring to ‘planning permissions’ this table excludes certificates of Proposed Lawful Development and all types of prior approval, as well of Certificates of Existing Lawful Use.

Table 3.26 Net Conventional Housing Starts by Permission Type 2016/17

Borough	Full	Outline	Reserved matters	Amendments	Office to Residential Prior Approval (Class O - formerly J)	Other prior approvals	S191 Certificate of Existing Lawful Use	All permission types
Barking and Dagenham	593	0	0	0	29	0	3	625
Barnet	1,333	149	436	12	91	10	1	2,032
Bexley	410	25	0	0	20	4	2	461
Brent	817	0	361	0	62	2	40	1,282
Bromley	881	0	0	0	119	6	1	1,007
Camden	597	0	0	11	22	14	67	711
City of London	19	0	0	231	0	0	0	250
Croydon	1,537	75	24	87	679	13	0	2,415
Ealing	810	0	118	66	324	0	99	1,417
Enfield	539	9	0	0	7	9	47	611
Greenwich	1,570	12,898	0	34	21	5	6	14,534
Hackney	820	15	645	672	5	3	51	2,211
Hammersmith and Fulham	519	0	0	0	73	6	0	598
Haringey	1,275	1,056	0	0	41	5	41	2,418
Harrow	1,176	30	0	0	83	1	3	1,293
Havering	110	0	0	0	139	2	0	251
Hillingdon	255	0	121	0	20	2	1	399
Hounslow	1,821	0	0	0	303	0	0	2,124
Islington	768	0	0	1	69	18	41	897
Kensington and Chelsea	270	0	0	0	0	0	10	280
Kingston upon Thames	222	0	0	0	77	5	1	305
Lambeth	1,563	0	0	1,861	175	6	36	3,641
Lewisham	1,084	0	0	0	21	2	32	1,139
Merton	305	11	0	0	36	27	20	399
Newham	1,232	0	1,565	1	16	8	65	2,887
Redbridge	453	0	0	357	85	12	45	952
Richmond upon Thames	432	0	0	0	64	5	4	505
Southwark	930	800	0	0	31	-2	9	1,768
Sutton	386	0	6	0	182	11	0	585
Tower Hamlets	3,651	508	1,269	764	19	1	7	6,219
Waltham Forest	453	0	0	0	153	12	69	687
Wandsworth	5,452	0	0	3,676	36	6	25	9,195
Westminster	2,715	0	105	0	0	0	18	2,838
London	34,998	15,576	4,650	7,773	3,002	193	744	66,936

Note: Amendments includes Minor Material Amendments and Variations to s106. Other prior approvals includes s192 Certificates of Proposed Lawful Development, but does not include office to residential prior approvals.

Table 3.27 Gross Conventional Housing Starts by Number of Bedrooms 2016/17

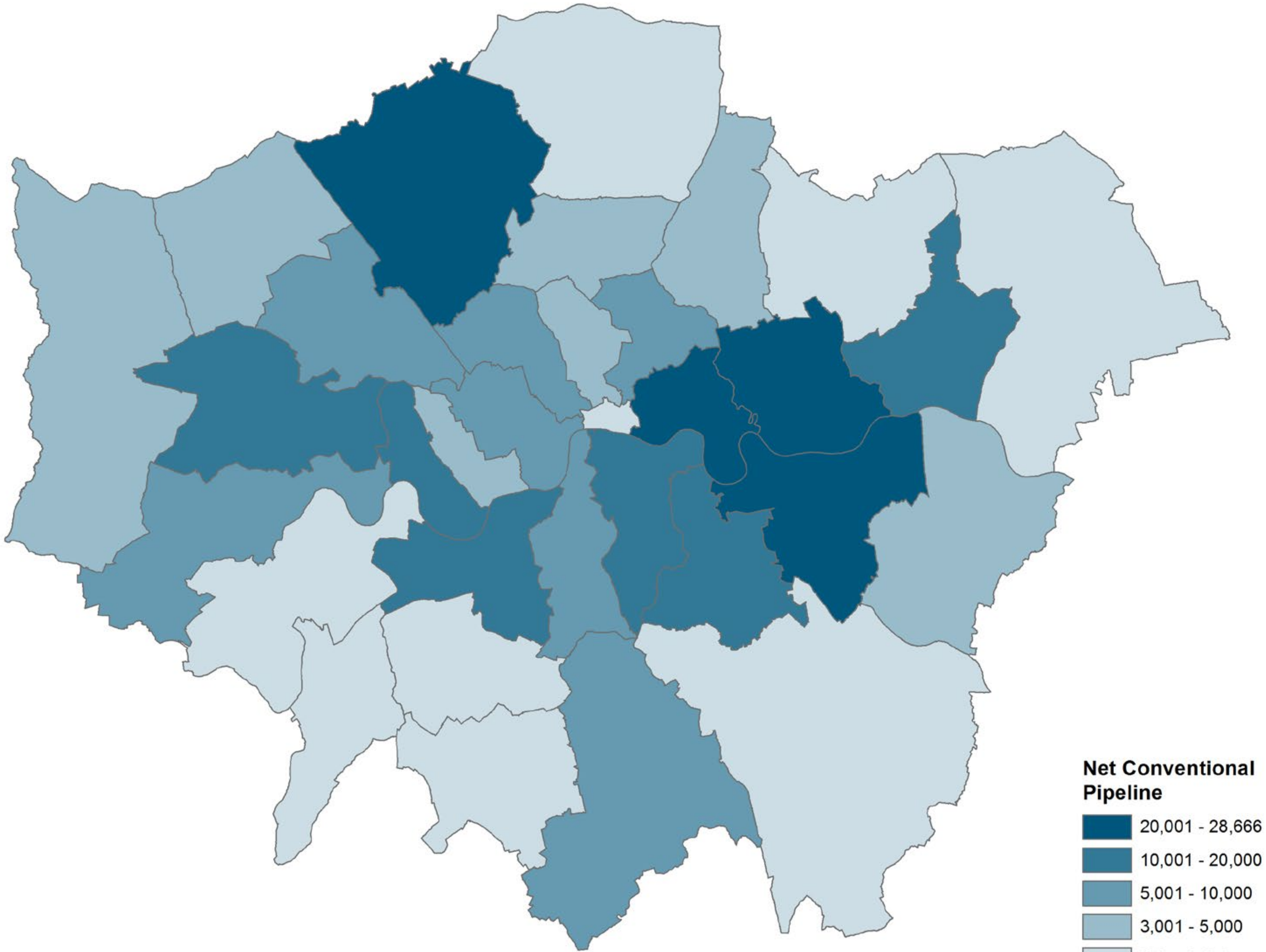
Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3+
Barking and Dagenham	185	366	5	90	646	15
Barnet	722	907	420	269	2,318	30
Bexley	165	374	134	38	711	24
Brent	721	629	296	35	1,681	20
Bromley	323	441	102	214	1,080	29
Camden	289	293	169	67	818	29
City of London	112	109	29	0	250	12
Croydon	1,472	807	226	97	2,602	12
Ealing	845	765	285	56	1,951	17
Enfield	329	313	171	57	870	26
Greenwich	7,272	5,121	2,153	10	14,556	15
Hackney	954	1,105	425	125	2,609	21
Hammersmith and Fulham	275	259	126	139	799	33
Haringey	1,530	742	225	88	2,585	12
Harrow	582	645	151	20	1,398	12
Havering	129	96	46	34	305	26
Hillingdon	161	173	73	59	466	28
Hounslow	925	850	352	53	2,180	19
Islington	310	530	123	39	1,002	16
Kensington and Chelsea	215	151	117	68	551	34
Kingston upon Thames	133	124	53	34	344	25
Lambeth	1,670	1,614	442	95	3,821	14
Lewisham	512	545	156	28	1,241	15
Merton	186	191	62	48	487	23
Newham	1,207	1,012	743	122	3,084	28
Redbridge	392	504	102	12	1,010	11
Richmond upon Thames	138	210	106	112	566	39
Southwark	658	851	313	54	1,876	20
Sutton	367	183	89	29	668	18
Tower Hamlets	3,502	2,183	571	59	6,315	10
Waltham Forest	359	304	95	21	779	15
Wandsworth	2,740	5,015	1,595	340	9,690	20
Westminster	1,120	1,176	733	248	3,277	30
London	27,735	25,768	10,555	3,063	67,121	19

Table 3.28 Gross Conventional Housing Pipeline by Number of Bedrooms as at 31/03/2017

Borough	Number of Bedrooms						
	1	2	3	4+	Not known	Total	% 3+
Barking and D.	2,673	7,054	3,668	1,625	0	15,020	35
Barnet	8,431	11,145	3,930	1,359	18	24,883	21
Bexley	1,243	1,501	817	225	1	3,787	28
Brent	3,961	4,115	1,717	304	0	10,097	20
Bromley	1,006	1,341	294	399	2	3,042	23
Camden	2,530	2,987	1,332	434	0	7,283	24
City of London	411	377	81	20	0	889	11
Croydon	3,795	2,778	684	382	0	7,639	14
Ealing	5,565	7,209	2,476	837	0	16,087	21
Enfield	731	1,086	617	262	0	2,696	33
Greenwich	13,542	11,461	4,493	403	770	30,669	16
Hackney	4,046	4,180	2,077	469	588	11,360	22
Hammersmith and F.	6,792	5,043	2,407	685	1,472	16,399	19
Haringey	2,344	1,822	666	245	12	5,089	18
Harrow	2,255	2,223	410	247	0	5,135	13
Havering	978	843	449	178	0	2,448	26
Hillingdon	1,842	1,915	481	210	0	4,448	16
Hounslow	3,670	3,177	1,024	219	31	8,121	15
Islington	1,744	1,933	578	150	0	4,405	17
Kensington and C.	1,515	1,496	934	406	0	4,351	31
Kingston	1,052	1,038	330	243	0	2,663	22
Lambeth	3,626	4,491	1,493	279	0	9,889	18
Lewisham	3,244	3,662	908	283	3,500	11,597	10
Merton	771	947	253	203	0	2,174	21
Newham	7,132	7,454	4,378	775	4,693	24,432	21
Redbridge	1,277	1,140	301	136	1	2,855	15
Richmond	572	787	294	184	1	1,838	26
Southwark	5,335	6,861	2,536	854	1	15,587	22
Sutton	1,254	1,444	485	149	0	3,332	19
Tower Hamlets	13,356	10,631	4,529	706	650	29,872	18
Waltham Forest	1,463	1,879	703	109	0	4,154	20
Wandsworth	6,179	9,609	3,628	918	1	20,335	22
Westminster	3,565	3,799	2,659	738	66	10,827	31
London	117,901	127,430	51,635	14,636	11,807	323,409	20

Table 3.29 Conventional Pipeline at 31/03/2017									
Borough	Not Started			Started			Total Pipeline		
	Existing	Proposed	Net	Existing	Proposed	Net	Existing	Proposed	Net
Barking and Dagenham	9	2,713	2,704	1,597	12,307	10,710	1,606	15,020	13,414
Barnet	739	12,309	11,570	2,824	12,574	9,750	3,563	24,883	21,320
Bexley	293	2,862	2,569	255	925	670	548	3,787	3,239
Brent	281	4,023	3,742	691	6,074	5,383	972	10,097	9,125
Bromley	160	1,330	1,170	113	1,712	1,599	273	3,042	2,769
Camden	366	2,814	2,448	1,087	4,469	3,382	1,453	7,283	5,830
City of London	3	41	38	13	848	835	16	889	873
Croydon	223	3,368	3,145	182	4,271	4,089	405	7,639	7,234
Ealing	1,307	9,223	7,916	3,806	6,864	3,058	5,113	16,087	10,974
Enfield	97	1,139	1,042	516	1,557	1,041	613	2,696	2,083
Greenwich	479	2,561	2,082	2,326	28,108	25,782	2,805	30,669	27,864
Hackney	2,240	6,358	4,118	2,911	5,002	2,091	5,151	11,360	6,209
Hammersmith and Fulham	1,119	10,750	9,631	715	5,649	4,934	1,834	16,399	14,565
Haringey	183	1,693	1,510	145	3,396	3,251	328	5,089	4,761
Harrow	134	2,736	2,602	181	2,399	2,218	315	5,135	4,820
Havering	165	1,865	1,700	382	583	201	547	2,448	1,901
Hillingdon	123	1,582	1,459	77	2,866	2,789	200	4,448	4,248
Hounslow	185	5,002	4,817	107	3,119	3,012	292	8,121	7,829
Islington	82	353	271	398	4,052	3,654	480	4,405	3,925
Kensington and Chelsea	669	1,186	517	337	3,165	2,828	1,006	4,351	3,345
Kingston upon Thames	144	1,839	1,695	60	824	764	204	2,663	2,459
Lambeth	133	1,837	1,704	1,324	8,052	6,728	1,457	9,889	8,432
Lewisham	87	8,505	8,418	354	3,092	2,738	441	11,597	11,156
Merton	147	1,325	1,178	133	849	716	280	2,174	1,894
Newham	28	16,334	16,306	412	8,098	7,686	440	24,432	23,992
Redbridge	101	1,122	1,021	78	1,733	1,655	179	2,855	2,676
Richmond upon Thames	120	816	696	104	1,022	918	224	1,838	1,614
Southwark	2,843	6,085	3,242	1,572	9,502	7,930	4,415	15,587	11,172
Sutton	62	1,471	1,409	732	1,861	1,129	794	3,332	2,538
Tower Hamlets	111	7,558	7,447	1,095	22,314	21,219	1,206	29,872	28,666
Waltham Forest	273	2,681	2,408	72	1,473	1,401	345	4,154	3,809
Wandsworth	798	4,354	3,556	1,190	15,981	14,791	1,988	20,335	18,347
Westminster	910	4,050	3,140	729	6,777	6,048	1,639	10,827	9,188
London	14,614	131,885	117,271	26,518	191,518	165,000	41,132	323,403	282,271

Figure 3.6 Net Conventional Housing pipeline as at 31/03/2017



Soucre: London Development Database

Table 3.30 Conventional Pipeline by Tenure 2016/17

Borough	Existing				Proposed				Net				% Aff.
	Market	Soc.Rent	Int.	Aff. Rent	Market	Soc. Rent	Int.	Aff. Rent	Market	Soc. Rent	Int.	Aff. Rent	
Barking and Dagenham	469	1,137	0	0	9,310	2,640	2,616	454	8,841	1,503	2,616	454	34
Barnet	1,559	2,004	0	0	20,875	2,155	1,331	522	19,316	151	1,331	522	9
Bexley	149	393	6	0	2,714	0	417	656	2,565	-393	411	656	21
Brent	459	513	0	0	7,461	1,325	1,038	273	7,002	812	1,038	273	23
Bromley	273	0	0	0	2,739	66	110	127	2,466	66	110	127	11
Camden	812	601	40	0	5,418	1,358	442	65	4,606	757	402	65	21
City of London	16	0	0	0	862	0	0	27	846	0	0	27	3
Croydon	314	88	2	1	6,605	181	430	423	6,291	93	428	422	13
Ealing	1,440	3,627	46	0	11,062	2,809	1,870	346	9,622	-818	1,824	346	12
Enfield	257	356	0	0	2,220	228	155	93	1,963	-128	155	93	6
Greenwich	170	2,332	0	303	24,463	1,651	2,123	2,432	24,293	-681	2,123	2,129	13
Hackney	750	4,124	276	1	7,997	1,585	1,598	180	7,247	-2,539	1,322	179	-17
Hammersmith and Fulham	1,212	621	1	0	13,488	1,405	1,399	107	12,276	784	1,398	107	16
Haringey	320	8	0	0	4,418	104	225	342	4,098	96	225	342	14
Harrow	210	105	0	0	4,465	5	309	356	4,255	-100	309	356	12
Havering	130	417	0	0	2,282	92	58	16	2,152	-325	58	16	-13
Hillingdon	166	33	1	0	4,139	119	91	99	3,973	86	90	99	6
Hounslow	210	68	14	0	6,520	213	750	638	6,310	145	736	638	19
Islington	202	278	0	0	3,056	800	356	193	2,854	522	356	193	27
Kensington and Chelsea	588	412	6	0	3,418	721	207	5	2,830	309	201	5	15
Kingston upon Thames	196	1	1	6	2,424	24	168	47	2,228	23	167	41	9
Lambeth	444	1,013	0	0	7,403	1,138	750	598	6,959	125	750	598	17
Lewisham	174	191	30	46	9,277	580	802	938	9,103	389	772	892	18
Merton	236	44	0	0	1,924	92	88	70	1,688	48	88	70	11
Newham	191	249	0	0	19,289	1,207	2,405	1,531	19,098	958	2,405	1,531	20
Redbridge	175	4	0	0	2,372	220	118	145	2,197	216	118	145	18
Richmond upon Thames	224	0	0	0	1,655	126	40	17	1,431	126	40	17	11
Southwark	724	3,690	1	0	11,331	2,497	1,516	243	10,607	-1,193	1,515	243	5
Sutton	130	637	27	0	2,686	268	149	229	2,556	-369	122	229	-1
Tower Hamlets	348	858	0	0	23,744	2,366	1,696	2,066	23,396	1,508	1,696	2,066	18
Waltham Forest	147	198	0	0	3,275	267	350	262	3,128	69	350	262	18
Wandsworth	1,248	331	151	258	16,907	817	1,733	878	15,659	486	1,582	620	15
Westminster	1,375	264	0	0	9,001	738	945	143	7,626	474	945	143	17
London	15,318	24,597	602	615	254,800	27,797	26,285	14,521	239,482	3,200	25,683	13,906	15

Table 3.31 Conventional Pipeline in Major Planning Permissions by Tenure 2016/17													
Borough	Existing				Proposed				Net				% Aff.
	Market	Soc.Rent	Int.	Aff. Rent	Market	Soc. Rent	Int.	Aff. Rent	Market	Soc. Rent	Int.	Aff. Rent	
Barking and Dagenham	461	1,137	0	0	9,034	2,620	2,616	452	8,573	1,483	2,616	452	35
Barnet	1,008	1,989	0	0	18,189	2,118	1,331	506	17,181	129	1,331	506	10
Bexley	78	393	0	0	2,002	0	406	656	1,924	-393	406	656	26
Brent	130	512	0	0	5,686	1,295	1,035	273	5,556	783	1,035	273	27
Bromley	33	0	0	0	1,388	65	109	127	1,355	65	109	127	18
Camden	327	597	39	0	3,712	1,344	442	65	3,385	747	403	65	26
City of London	14	0	0	0	783	0	0	27	769	0	0	27	3
Croydon	64	81	0	1	3,123	177	385	420	3,059	96	385	419	23
Ealing	993	3,619	45	0	8,799	2,806	1,868	341	7,806	-813	1,823	341	15
Enfield	119	324	0	0	1,444	176	150	93	1,325	-148	150	93	7
Greenwich	95	2,332	0	303	23,919	1,645	2,117	2,432	23,824	-687	2,117	2,129	13
Hackney	336	4,115	269	1	6,740	1,568	1,592	180	6,404	-2,547	1,323	179	-19
Hammersmith and Fulham	914	621	0	0	12,429	1,401	1,397	107	11,515	780	1,397	107	17
Haringey	61	7	0	0	3,371	84	206	336	3,310	77	206	336	16
Harrow	32	105	0	0	2,668	2	304	341	2,636	-103	304	341	17
Havering	33	398	0	0	1,396	68	53	6	1,363	-330	53	6	-25
Hillingdon	10	31	0	0	3,111	109	86	99	3,101	78	86	99	8
Hounslow	69	68	14	0	4,434	212	749	638	4,365	144	735	638	26
Islington	61	274	0	0	2,325	769	356	193	2,264	495	356	193	32
Kensington and Chelsea	205	410	0	0	2,850	719	192	5	2,645	309	192	5	16
Kingston upon Thames	63	0	0	6	1,601	22	168	47	1,538	22	168	41	13
Lambeth	307	1,010	0	0	6,350	1,136	750	598	6,043	126	750	598	20
Lewisham	81	152	30	46	8,381	570	802	936	8,300	418	772	890	20
Merton	24	40	0	0	1,088	72	87	70	1,064	32	87	70	15
Newham	151	249	0	0	18,747	1,171	2,396	1,531	18,596	922	2,396	1,531	21
Redbridge	53	0	0	0	1,404	187	118	136	1,351	187	118	136	25
Richmond upon Thames	21	0	0	0	790	111	40	15	769	111	40	15	18
Southwark	566	3,688	0	0	10,056	2,463	1,508	243	9,490	-1,225	1,508	243	5
Sutton	69	637	27	0	1,807	268	149	229	1,738	-369	122	229	-1
Tower Hamlets	273	854	0	0	22,116	2,355	1,696	2,066	21,843	1,501	1,696	2,066	19
Waltham Forest	62	198	0	0	2,481	210	350	262	2,419	12	350	262	21
Wandsworth	852	331	151	258	15,211	781	1,731	866	14,359	450	1,580	608	16
Westminster	717	243	0	0	7,189	717	931	135	6,472	474	931	135	19
London	8,282	24,415	575	615	214,624	27,241	26,120	14,431	206,342	2,826	25,545	13,816	17

‘Major’ schemes are those proposing 10 residential units or more.

‘In referring to ‘planning permissions’ this table excludes certificates of Proposed Lawful Development and all types of prior approval, as well of Certificates of Existing Lawful Use.

Table 3.32 Net Conventional Housing Pipeline by Permission Type as at 31/03/2017							
Borough	Full	Outline	Reserved matters	Amendments	Prior Approval (Class O - formerly J)	Other prior approvals	All permission types
Barking and Dagenham	2,332	10,290	695	0	94	3	13,414
Barnet	7,243	10,994	1,211	768	1,085	19	21,320
Bexley	1,509	1,225	334	0	168	3	3,239
Brent	3,907	2,757	1,534	28	871	28	9,125
Bromley	2,078	211	2	0	464	14	2,769
Camden	4,386	576	484	11	361	12	5,830
City of London	482	0	0	391	0	0	873
Croydon	4,358	564	196	104	1,947	65	7,234
Ealing	4,237	4,669	1,337	9	711	11	10,974
Enfield	1,422	516	0	0	125	20	2,083
Greenwich	7,212	19,148	524	902	67	11	27,864
Hackney	1,641	2,663	750	1,076	40	39	6,209
Hammersmith and Fulham	10,459	2,689	1,076	-6	338	9	14,565
Haringey	3,292	1,318	0	0	123	28	4,761
Harrow	2,202	1,067	289	0	1,256	6	4,820
Havering	1,539	168	-202	0	384	12	1,901
Hillingdon	1,583	1,642	370	152	500	1	4,248
Hounslow	4,019	1,393	893	0	1,509	15	7,829
Islington	2,738	930	0	0	253	4	3,925
Kensington and Chelsea	2,220	344	779	0	0	2	3,345
Kingston upon Thames	1,952	14	106	-2	370	19	2,459
Lambeth	4,834	840	135	2,384	212	27	8,432
Lewisham	2,772	7,502	455	53	370	4	11,156
Merton	1,688	14	0	0	173	19	1,894
Newham	8,374	8,465	7,062	1	79	11	23,992
Redbridge	1,869	2	0	370	415	20	2,676
Richmond upon Thames	987	2	0	223	395	7	1,614
Southwark	7,030	3,345	615	0	181	1	11,172
Sutton	1,438	9	708	0	365	18	2,538
Tower Hamlets	16,216	4,846	4,556	2,288	757	3	28,666
Waltham Forest	3,262	311	0	0	215	21	3,809
Wandsworth	9,945	3,074	0	4,821	490	17	18,347
Westminster	8,623	0	193	260	112	0	9,188
London	137,849	91,588	24,102	13,833	14,430	469	282,271

Note: Amendments includes Minor Material Amendments and Variations to s106. Other prior approvals includes s192 Certificates of Proposed Lawful Development, but does not include office to residential prior approvals.

Table 3.33 Net Non-conventional Pipeline at 31/03/17			
Borough	Not Started	Started	Total
Barking and Dagenham	18	176	194
Barnet	120	-124	-4
Bexley	98	234	332
Brent	-8	2,341	2,333
Bromley	146	-89	57
Camden	-300	727	427
City of London	0	-202	-202
Croydon	0	4	4
Ealing	38	326	364
Enfield	18	-266	-248
Greenwich	-63	745	682
Hackney	270	313	583
Hammersmith and Fulham	111	-9	102
Haringey	-1	-21	-22
Harrow	185	32	217
Havering	-21	0	-21
Hillingdon	109	254	363
Hounslow	-11	32	21
Islington	-30	1,081	1,051
Kensington and Chelsea	107	-56	51
Kingston upon Thames	551	479	1,030
Lambeth	1,492	556	2,048
Lewisham	100	923	1,023
Merton	0	-78	-78
Newham	160	1,128	1,288
Redbridge	67	0	67
Richmond upon Thames	-24	0	-24
Southwark	-44	1,000	956
Sutton	60	257	317
Tower Hamlets	44	568	612
Waltham Forest	-8	570	562
Wandsworth	294	-36	258
Westminster	-27	-473	-500
London	3,451	10,392	13,843

Affordable Housing Delivery Monitor

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

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

3.172 These statistics are compiled from a range of sources. The vast majority of delivery in London in recent years has been funded by the Greater London Authority, but the statistics also include units provided without any public funding and a number of assisted purchases.

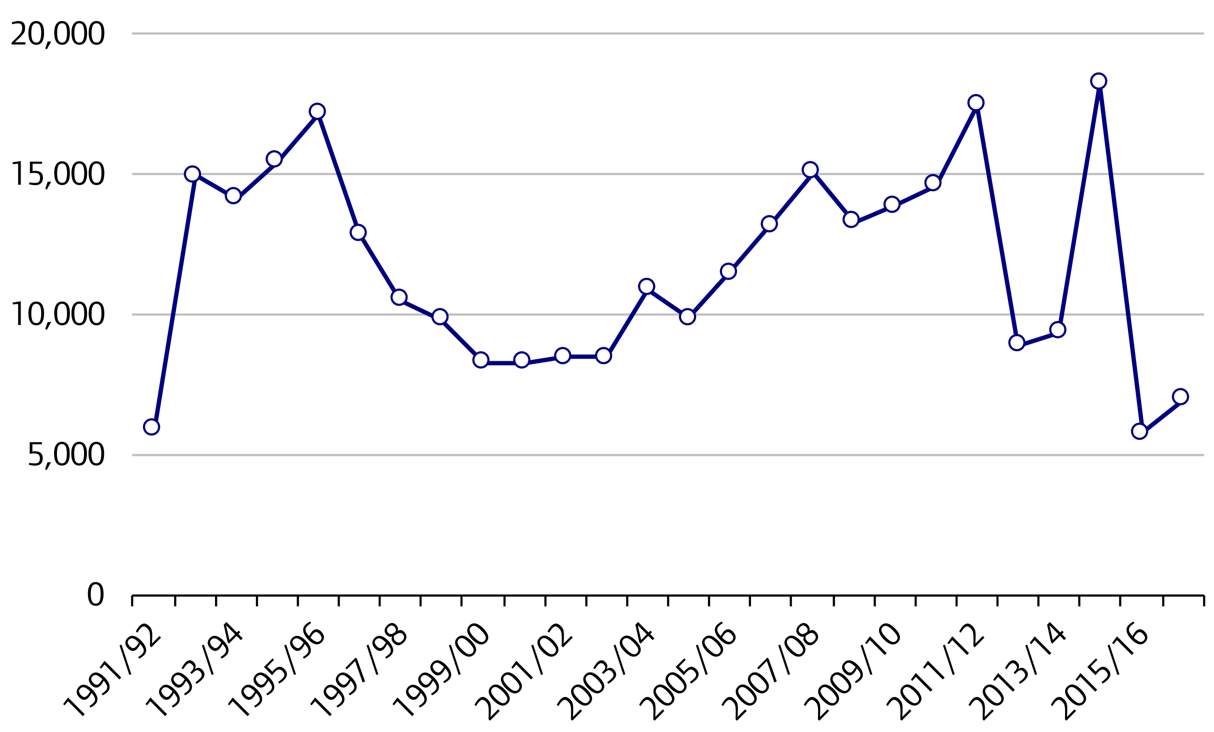
3.173 Table 3.34 shows affordable housing delivery in London by type in the five years 2012/13 to 2016/17. Over this period a total of 49,270 affordable homes were delivered, of which 14,020 were social rented housing,18,490 Affordable Rent and 16,760 intermediate housing.

3.174 Figure 3.7 shows the trend in total affordable housing delivery in London since 1991/92, while table 3.27 shows delivery by borough and type in 2015/16.

Table 3.34 Affordable Housing Delivery by Type					
Affordable Housing	2012/13	2013/14	2014/15	2015/16	2016/17
Social Rent	5,060	3,590	3,160	1,060	1,150
Affordable Rent	480	2,400	9,630	2,810	3,170
Intermediate Affordable Housing	3,360	3,390	5,440	1,920	2,650
All affordable	8,910	9,380	18,230	5,790	6,960

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

Figure 3.7 Affordable housing delivery in London 1991/92 - 2015/16



Source: MHCLG

Intermediate Housing

3.175 Paragraph 3.61 of the 2016 London Plan sets out the income thresholds for intermediate housing and states that these will be updated on an annual basis in the London Plan AMR.

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

3.177 Therefore, the costs (including service charges) of intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the NPPF 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 and Discounted Market Rent, Affordable Private Rent and Intermediate Rent) should be affordable to households on incomes of £60,000 or less.

3.178 For dwellings to be considered affordable, annual housing costs, including mortgage payments (assuming reasonable interest rates and deposit requirements[18]), rent and service charge, should be no greater than 40% of net household income, based on the household income limits set out above.

3.179 Local planning authorities should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit, and provides a range of dwelling types in terms of a mix of unit sizes (measured by number of bedrooms). The 2016 AMR 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 pa, calculated as the mid-point of the upper income threshold of £90,000 and a lower threshold of £22,400 that was derived by increasing the previous year's threshold by RPI. This lower threshold has also not been increased in this AMR.

3.180 On this basis, average housing costs for Shared Ownership and Discounted Market Sale, including service charges, should be £1,311 a month or £303 a week (housing costs at 40% of net income, net income being assumed to be 70% of gross income), 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 gross income of £41,200, resulting in housing costs of £11,536 a year or £961 a month and £222 a week. For London Living Rent – please refer to the rent setting guidance provided on the GLA website.

3.181 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.

[18] 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

Table 3.35 Affordable Delivery in London by Tenure 2016/17

Borough	Social rent	Affordable Rent	Intermediate	Total
Barking and Dagenham	0	50	10	60
Barnet	0	260	60	320
Bexley	0	50	20	70
Brent	0	200	20	230
Bromley	0	40	40	70
Camden	10	50	20	70
City of London	0	0	0	0
Croydon	20	80	90	190
Ealing	0	10	20	30
Enfield	20	130	220	370
Greenwich	270	120	90	470
Hackney	50	70	40	170
Hammersmith and Fulham	0	0	50	50
Haringey	0	170	20	190
Harrow	0	70	10	80
Havering	0	10	30	40
Hillingdon	60	20	40	120
Hounslow	140	120	40	290
Islington	120	20	60	190
Kensington and Chelsea	0	0	0	10
Kingston upon Thames	0	110	0	110
Lambeth	0	10	70	80
Lewisham	10	160	120	290
Merton	0	10	0	10
Newham	110	290	440	840
Redbridge	0	50	10	60
Richmond upon Thames	0	40	20	60
Southwark	200	50	140	390
Sutton	10	50	40	100
Tower Hamlets	70	660	350	1,090
Waltham Forest	10	40	70	110
Wandsworth	0	90	240	330
Westminster	60	150	100	300
London	0	0	200	200
Not recorded	0	10	50	50

Source: MHCLG. Figures rounded to the nearest 10.

Local Affordable Housing Policies

3.182 Paragraph 50 of the National Planning Policy Framework (March 2012) requires all boroughs which have identified a need for affordable housing to set out policies for meeting this need. London Plan Policy 3.11 states that targets should be consistent with the overall strategic target of at least 17,000 affordable homes in London p.a. (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 (capacity, viability, balanced communities etc.). Table 3.36 shows adopted and emerging borough affordable housing targets.

Table 3.36 Affordable Housing Policy by Borough

Borough	Adopted Borough Policy Target as at January 2017 (Numerical/ Percentage)	Emerging Borough Policy Target	Affordable Housing Tenure Split
Barking & Dagenham	Use London Plan Policy	25%/ 30%	Emerging 10% or 12% intermediate; 15%/18% affordable rent
Barnet	40% for sites of 10 units or more (0.4 ha or more)	n/a	60% social rented; 40% intermediate
Bexley	50% and a minimum of 35%	n/a	70% social rented; 30% intermediate
Brent	50%	50% for sites of 10 or more dwellings	Adopted 70% social rented; 30% intermediate Emerging 70% social/affordable rented; 30% intermediate
Bromley	35% provision for sites of 11 or more dwellings or residential floorspace of more than 1,000sq m	Emerging: 60% social-rented/affordable; 40% intermediate	70% social-rented; 30% intermediate
Camden	A sliding scale target, 2% for each additional unit up to 24 units, and 50% provision for sites with 25 units or more.		60% social-affordable rented; 40% intermediate
City of London	30% provision for sites of 10 dwellings or more on site and 60% off site	n/a	60% social/affordable rent; 40% intermediate including key worker housing
Croydon	50% for sites of 10 or more dwellings		60% affordable; 40% intermediate
Ealing	50% for developments of 10 or more dwellings	n/a	60% social/affordable rented; 40% intermediate
Enfield	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%	n/a	70% social rented; 30% intermediate
Greenwich	35% provision for sites of 10 dwellings or more than 0.5 ha	n/a	70% social/affordable rented; 30% intermediate
Hackney	50% provision for sites of 10 or more dwellings	n/a	60% social rented; 40% intermediate

Table 3.36 Affordable Housing Policy by Borough			
Borough	Adopted Borough Policy Target as at January 2017 (Numerical/ Percentage)	Emerging Borough Policy Target	Affordable Housing Tenure Split
Hammersmith & Fulham	50% for developments of/sites with capacity for 11 or more units		60% social/affordable rent (especially families), 40% intermediate
Haringey	40% of habitable rooms on sites delivering 10 or more dwellings		60% affordable (including social); 40% intermediate
Harrow	40% provision for sites of 10 or more dwellings	n/a	London Plan Policy (60% social/ affordable rented, 40% intermediate) but to be agreed on a case by case basis at pre application stage
Havering	35% provision based on habitable rooms for sites of 10 or more dwellings or residential floorspace of more than 1,000sq m		70% social/ affordable rented; 30% intermediate on sites with 10 or more dwellings or sites of 0.5ha or more
Hillingdon	35% provision for sites of 10 or more dwellings	n/a	70% social rent; 30% intermediate
Hounslow	40% provision for sites of 10 or more dwellings (strategic borough-wide target of 40% of all new housing)	n/a	60% affordable/social rent; 40% intermediate
Islington	50% additional housing built in the borough; Sites below 10 units required to provide financial contribution	n/a	70% social rent; 30% intermediate
Kensington & Chelsea	50% by floor area on residential floorspace in excess of 800sq m gross internal area	n/a	A minimum 15% affordable units to be intermediate in Golborne, St Charles, Notting Barns, Norland, Colville, Earls' Court and Cremorne wards. All other wards a minimum of 85% social rented.
Kingston upon Thames	50% on sites of 10 or more units. Sites of 5 – 10 units: 5 units (1 affordable) 6 units (1 affordable) 7 units (2 affordable) 8 units (3 affordable) 9 units (4 affordable) 10 units (5 affordable)	n/a	70% social/affordable rent; 30% intermediate
Lambeth	50% on sites of 0.1 ha or 10 or more homes where public subsidy is available. 40% without public subsidy. Financial contribution for sites fewer than 10 units	n/a	70% social/affordable; 30% intermediate
Lewisham	50% from all sources	n/a	70% social rented; 30% intermediate
London Legacy Development Corporation	35% minimum (or 455 our of 1,471)	n/a	60% social/ affordable rent; 40% intermediate

Table 3.36 Affordable Housing Policy by Borough			
Borough	Adopted Borough Policy Target as at January 2017 (Numerical/ Percentage)	Emerging Borough Policy Target	Affordable Housing Tenure Split
Merton	40% borough-wide 40% ten units or more 20% 1-9 units	n/a	60% social rented; 40% intermediate
Newham	50% of all new homes 35-50% of sites with 10 or more dwellings	n/a	50% social rent; 50% intermediate
Old Oak Park Royal Development Corporation	n/a	50% provision for sites of 10 or more dwellings or residential floorspace of more than 1,000sq m	Emerging: 30% affordable rent; 70% intermediate
Redbridge	50% provision for sites of 10 or more dwellings or residential sites of 0.5ha or more	n/a	60% social rent; 40% intermediate
Richmond upon Thames	50% of all new units	n/a	80% social rent 20% intermediate
Southwark	35% everywhere	35% provision for sites providing 10 or more dwellings	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	35% provision for sites of 11 or more dwellings or residential floorspace of more than 1,000sq m		75% social/affordable rent; 25% intermediate
Tower Hamlets	35%-50% provision for sites of 10 or more dwellings	35% - 50% provision for sites of 11 of more dwellings	
Waltham Forest	50%	n/a	n/a
Wandsworth	33% provision for sites of 10 or more dwellings. Minimum 15% in Nine Elms.	n/a	60% social/ affordable rent; 40% intermediate
Westminster	30%		60% social/ affordable rent; 40% intermediate

Achieving an Inclusive Environment

Accessible Dwellings

3.183 Since 1st 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)

3.184 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.

3.185 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, and they are exclusive so each dwelling can be required to meet just one of the standards (previously a dwelling could satisfy both Lifetime Homes standard and Wheelchair Accessible Housing standard) . London Plan policy therefore states that 90% of new build dwellings should meet M4(2) and 10% M4(3).

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

3.187 Table 3.37 shows the compliance with M4(2) and M4(3) during 2016/17. The total of 76% meeting M4(2) is well below the 90% policy requirement. A further 9% of dwellings comply with M4(3), meaning that 85% of new build dwellings are achieving M4(2) or M4(3) standards in London, which is some way off the 100% policy coverage aimed for. M4(2) and M4(3) must be required by condition on the planning permission to be valid, so a commitment to meet these standards in the Design and Access statement or any other application document is not sufficient. The transition to a more rigorous assessment of the presence of a condition in determining compliance with these standards could account for the fall in compliance with previous monitoring of Lifetime Homes and Wheelchair Accessible Housing standards.

Specialist housing for older people

3.188 The 2015 London Plan introduced new strategic benchmarks to inform local targets for specialist housing for older people. LDD now includes the facility to record specialist housing for older people separately from other sheltered accommodation for residential (C3) dwellings. Care homes can also be identified as being specifically for older residents (however do not fall under the C3 use classification). Table 3.38 shows the totals of the net approvals during 2016/17 for these three types of specialist accommodation, with care home rooms being described as 'non-self-contained rooms for older people'.

Affordable student accommodation

3.189 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. As set out in the Housing SPG, the annual rental cost for affordable PBSA equates to 55% of the maximum student maintenance loan for living costs available to a UK full-time student in London living away from home for that academic year. For the academic year 2018/19 the annual rental cost for affordable PBSA must not exceed £6,245.

Table 3.37 New Build Homes Meeting Accessible Housing Standards M4(2) and M4(3) Approved 2016/17

Borough	% M4(2) Compliant	% M4(3) Compliant
Barking and Dagenham	90	9
Barnet	90	3
Bexley	91	9
Brent	88	11
Bromley	20	2
Camden	84	9
City of London	59	39
Croydon	42	2
Ealing	88	10
Enfield	35	8
Greenwich	31	4
Hackney	77	10
Hammersmith and Fulham	64	13
Haringey	91	9
Harrow	83	17
Havering	45	5
Hillingdon	80	8
Hounslow	33	3
Islington	94	5
Kensington and Chelsea	49	11
Kingston upon Thames	77	8
Lambeth	82	11
Lewisham	77	15
Merton	92	3
Newham	74	9
Redbridge	43	8
Richmond upon Thames	87	7
Southwark	31	6
Sutton	84	10
Tower Hamlets	90	10
Waltham Forest	76	9
Wandsworth	78	10
Westminster	82	10
London	76	9

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

Table 3.38 Net approvals of specialist housing 2016/17

Borough	Specialist housing for older people	Other sheltered accommodation (C3)	Non-self-contained rooms for older people
Barking and Dagenham	0	1	0
Barnet	32	1	9
Bexley	74	0	80
Brent	0	-27	8
Bromley	0	-1	12
Camden	38	0	0
City of London	0	0	0
Croydon	75	-1	3
Ealing	0	0	-29
Enfield	0	11	7
Greenwich	0	38	0
Hackney	0	0	10
Hammersmith and Fulham	0	0	0
Haringey	0	5	-18
Harrow	58	0	-6
Havering	9	-19	0
Hillingdon	0	-1	0
Hounslow	94	0	0
Islington	0	0	0
Kensington and Chelsea	0	0	39
Kingston upon Thames	0	0	2
Lambeth	105	1	0
Lewisham	53	0	0
Merton	9	1	0
Newham	0	0	-6
Redbridge	0	0	0
Richmond upon Thames	0	4	0
Southwark	0	0	0
Sutton	0	0	74
Tower Hamlets	28	0	0
Waltham Forest	0	0	-4
Wandsworth	13	0	0
Westminster	36	0	0
London	624	13	181

Note: Changes in non-self-contained accommodation are only recorded on LDD if they meet the criteria for submission, either by proposing a change of 7 rooms or more, or by meeting another criteria such as a loss or gain of residential units.

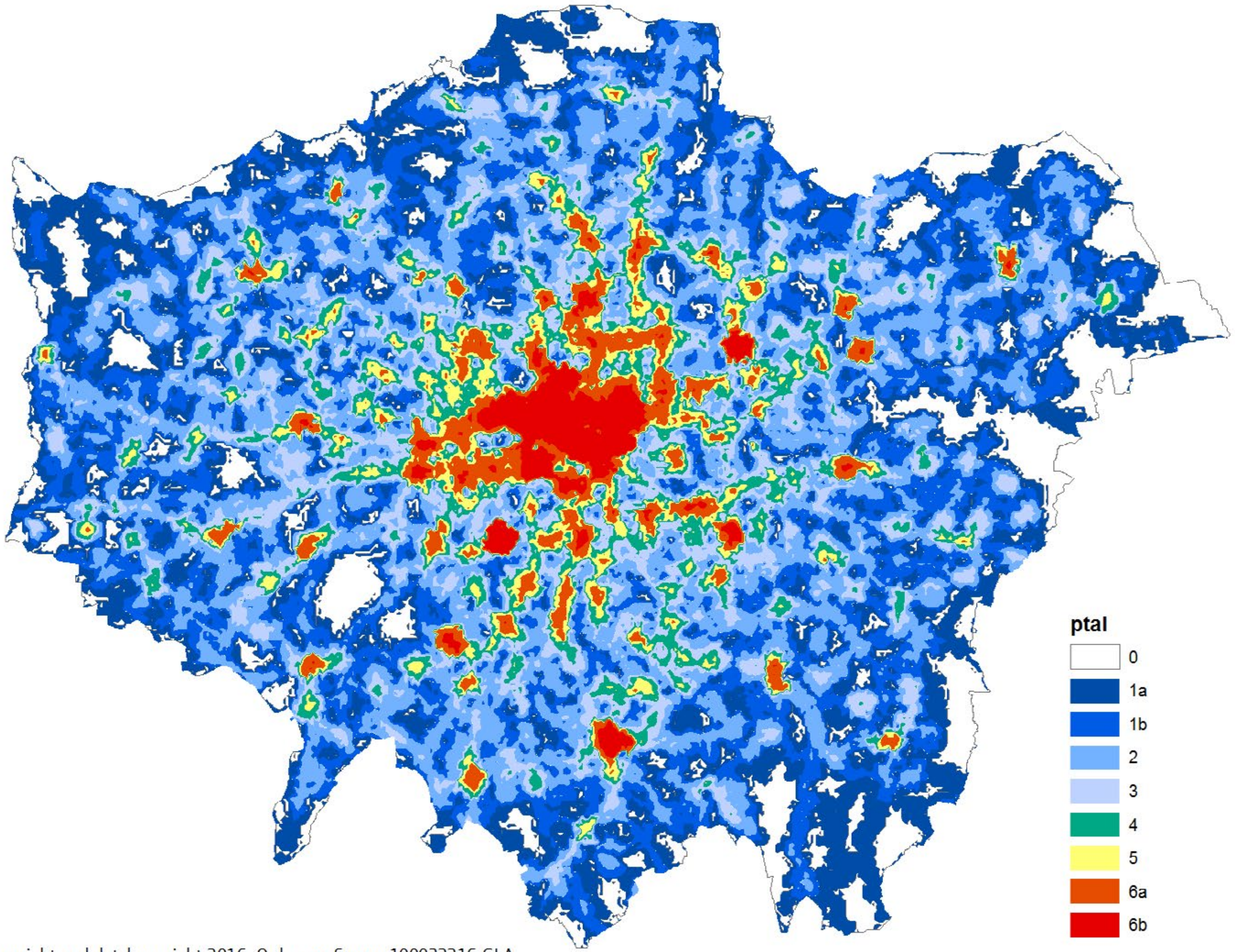
Environment and Transport

PTAL Map

3.190 Figure 3.8 displays the public transport access levels (PTALs) for London. In several important areas of planning policy (for example housing density and parking provision), the London Plan uses PTALs to calculate compliance with the density matrix. Datasets are available from Transport for London (TfL).

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

Figure 3.8 London Public Transport Access Level (PTAL) Map 2016



Crossrail Funding

3.192 Crossrail is a £15bn investment in public transport that will contribute to accommodating economic growth and a rising population within London. Under the funding agreement with the Government the Mayor is required to raise £600m from developer contributions via both S106 contributions related to the Crossrail funding SPG and the Mayoral Community Infrastructure Levy (MCIL). The Mayor's CIL came into effect in April 2012 and it raises funds to contribute to the construction of Crossrail. The MCIL is a London-wide charge, applying to most land uses. The SPG on the "Use of Planning Obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy" was refreshed in March 2016.

3.193 Table 3.39 shows funding secured for Crossrail to date from each funding stream. The CIL regulations 2010 (as amended) require the Mayor to report on various aspects of how CIL receipts are being spent. This is set out in Table 3.39A. It is not possible to link CIL to a specific type of Crossrail expenditure as the proceeds are transferred into the Sponsor Funding account (SFA), which then draws on the total to be spent in line with the project's requirements. The amount of CIL 'in hand' is zero, as all of it is transferred to the SFA to fund the Crossrail scheme on a quarterly basis.

Table 3.39 Developer Contributions Towards Funding Crossrail (£M). Net of CIL Administration Costs

S106	Year	CIL
0.24	2010/11	0
1.43	2011/12	0
17.20	2012/13	6.09
13.31	2013/14	46.69
13.69	2014/15	73.19
30.24	2015/16	118.64
24.90	2016/17	136.86
5.88	2017/18*	80.76
	2018/19	
	2019/20	
106.89	Total	462.23

* figures for 2017/18 are based on actual income up to the end of January 2018.
# TfL / GLA admin fee capped at £600k in 2017/18.
figures correct to the end of January 2018
Source: Transport for London

Table 3.39A Use of CIL Receipts

Category	£
Total CIL Expenditure	462,230,922
amount used to repay borrowing	0
amount spent (2017/18) on administration by TfL/ GLA (up to 1%)	600,000#
amount spent (2017/18) on administration by	
collecting authorities (up to 4%)	£3,570,498##
amount of CIL 'in-hand'	0

Progress on Regional Flood Risk Appraisal Recommendations

3.194 The Regional Flood Risk Appraisal (RFRA) first review was published in August 2014, updating the previous (2009) RFRA. A new review of the RFRA is underway to support the Mayor's new London Plan. This latest version is expected to be published in the Autumn 2018.

3.195 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 will also be reported on an annual basis.

Table 3.40 Progress on Regional Flood Risk Appraisal Recommendations

No.	Recommendation	Progress at August 2018
1	All Thames-side planning authorities should consider in their 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, CFMPs, TE2100 and advice from the Environment Agency.	Planning Authorities continue to update their SFRAs, DPDs and Local Plans where necessary, on which there is close liaison with the Environment Agency. Most London boroughs have in place Local Plan policies which make reference to Thames Estuary 2100 or have proposed such policies in their Draft Local Plans.
2	The London 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 London Boroughs of Newham and Greenwich should work with the Environment Agency on issues such as the potential 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 river 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 London Boroughs of Havering, Barking & Dagenham, Newham, Tower hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston.	Tidal influences are generally taken into account in the SFRAs modelling addressing the interaction of fluvial and tidal flood risk at confluences.
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, and planning applications apply these flood risk management measures as a standard.
6	Developments all across London should reduce surface water discharge in line with the Sustainable Drainage hierarchy set out in Policy 5.13 of the London Plan, the emerging Sustainable Design and construction SPG and the emerging London Sustainable Drainage Action Plan (LSDAP).	In strategic developments reviewed by the GLA, many developments achieve greenfield run-off rates. However, these schemes often rely on attenuation tanks. GLA officers will seek to 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 emerging new draft London Plan policy.

Table 3.40 Progress on Regional Flood Risk Appraisal Recommendations

No.	Recommendation	Progress at August 2018
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 intend to pursue to install a large storm relief sewer. Instead they aim to reduce sewer flooding through a combination of non-return valve installations, targeted sustainable drainage measures, and local pipe upgrades.
8	The 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.
9	The 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, and opportunities to reduce flood risk should be maximised where possible.	This is generally being achieved and the GLA has lead 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 Battersea, Old Oak & Park Royal, the Charlton to Crayford Riverfront and Old Kent Road. Work is also starting on the Isle of Dogs. 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 the London boroughs at the pre-application stage.
11	Relevant transport authorities and operators should examine and regularly review their infrastructure including the networks, stations, depots, underpasses and tunnels for potential flooding locations and flood risk reduction measures. For large stations and depots, solutions should be sought to store or disperse rainwater from heavy storms.	Through the London Sustainable Drainage Action Plan workstreams, the GLA is working with TfL and London boroughs to increase the role out of sustainable drainage systems across their transport networks/assets. London Underground's comprehensive Investigation into flood risk to their assets and infrastructure is entering its second phase.
12	Emergency service authorities and operators covering hospitals, ambulance, fire and police stations as well as prisons 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 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.
13	Education authorities should ensure that emergency plans in particular for facilities in flood risk areas are in place and regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London the GLA has undertaken work to examine surface water flood risk at secondary school sites across London. The LSDAP also identifies school sites as having a good range of opportunities to implement more sustainable drainage measures. Each London borough also has its own Multi-Agency Flood Plan, which should identify education facilities at risk.
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 update of the RFRA, which is underway, aims to provide a more up-to-date and accurate picture of flood risk to strategic utilities. Electricity: Critical substations and other assets are being upgraded and made more resilient by National Grid. Water/Sewerage: Investment to improve mitigation/resilience of assets to flooding are taking place. Water companies are prioritising based on site-specific flood risk assessments.

Planning

Progress With Supplementary Planning Guidance

3.196 The Mayor produces Supplementary Planning Guidance (SPG) documents to provide further detail on particular policies in the London Plan. In 2016/17 the Mayor published two SPGs: Affordable Housing & Viability and Culture and Night-Time Economy.

3.197 All full and draft SPGs are available on the Mayor's website https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance

London Borough Local Plans and Progress

3.198 The National Planning Policy Framework (NPPF) requires local planning authorities to produce a Local Plan for their area. In law (Planning and Compulsory Purchase Act 2004) this is described as the development plan documents (DPDs). There is now good coverage of Local Plans across London, with 34 adopted and 17 under review.

3.199 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). This is the Publication Stage. The Mayor has 6 weeks to respond to the consultation. The Mayor will respond to Supplementary Planning Document (SPD) and Neighbourhood Plans only where strategic policy issues are raised.

3.200 In order to achieve general conformity with the London Plan in accordance with Section 24(1) (b) of the Planning and Compulsory Purchase Act 2004, the Mayor works proactively with the boroughs, commenting on and holding meetings to discuss informal drafts of documents and meetings to discuss the Mayor's response to consultation. Table 3.41 lists policy documents that were published in 2017.

Table 3.41 London Borough Policy Documents Published in 2017

Borough	Policy Documents
Barking & Dagenham	-
Barnet	"Local Development Scheme Residential Design Guidance Sustainable Design & Constructions SPDs Graham Park SPD"
Bexley	Article 4 Direction – Housing in Multiple Occupation (HMO)
Brent	"Development Management Policies Adopted Shopfront and Advertising Design Guide "
Bromley	Local Plan Reg 19 Submission
Camden	"Draft Local Plan Submission & Examination Highgate Neighbourhood Plan (joint with Haringey) Kentish Town Neighbourhood Plan Article 4 Direction - Basements "
City of London	"Local Plan Issues & Options Archaeology and Development SPD Public Realm SPD Enforcement SPD Fleet Street Area Strategy Air Quality SPD (Jan 2017)"
Croydon	"Local Plan Strategic Policies Partial Review Reg 19 Local Plan detailed Policies and Proposals Reg 19"
Ealing	"Southall Green SPD Central Ealing SPD"
Enfield	"North East Enfield Area Action Plan Adopted S106 SPD Adopted Ritz Parade SPD consultation CIL SPD Adopted"
Greenwich	"Local Plan Site Allocations Issues & Options Thomas Street SPD Residential Extensions, Conversions and Basements SPD"
Hackney	"New Local Plan Direction of Travel Consultation Hackney Central AAP"
Hammersmith & Fulham	-
Haringey	"Examination and post examination modifications into: Alterations to the Strategic Policies Development Management DPD Site Allocations DPD Tottenham Area Action Plan Wood Green Area Action Plan 9Feb 2017) Highgate Neighbourhood Plan (joint with Camden)"
Harrow	-
Havering	New Local Plan Direction of Travel Consultation

Table 3.41 London Borough Policy Documents Published in 2017

Borough	Policy Documents
Hillingdon	-
Hounslow	"Noise Generating & Noise Sensitive Development SPD Great West Corridor – issues paper West of Borough – issues paper"
Islington	"Local Plan Review (scope) Reg 18 Consultation Planning Obligations SPD Urban Design Guide SPD Article 4 Direction"
Kensington & Chelsea	"Local Plan Partial Review Reg 18 Consultation Basements SPD (Adopted) Article 4 Direction"
Kingston upon Thames	"Local Development Scheme (Adopted) New Local Plan Direction of Travel"
Lambeth	"Development Viability SPD Employment and Skills SPD South Bank & Waterloo Neighbourhood Plan (see also Southwark)"
Lewisham	Gypsy & Traveller Site Allocation
London Legacy Development Corporation	"Bromley by Bow SPD Pudding Mill SPD Hackney Wick and Fish Island SPD Carbon Off-setting SPD Planning Obligations SPD"
Merton	Merton Estates Local Plan Submission
Newham	"Detailed Sites & Policies DPD (Examination, Mods & Adoption) Waste Management in New Development SPD Planning Obligations & Development Viability SPD Gypsy & Traveller DPD"
Old Oak & Park Royal Development Corporation	Local Plan Reg 18 Consultation
Redbridge	Local Plan 2015-2030 Pre Submission draft
Richmond upon Thames	"Local Plan Reg 19 Noise Generating & Noise Sensitive Development SPD Hampton Draft Village Planning Guidance SPD Hampton Hill Draft Village Planning Guidance SPD Hampton Wick & Teddington Draft Village Planning Guidance SPD Ham & Petersham Neighbourhood Plan (Feb 2017)"
Southwark	"New Southwark Plan –Area Visions & Site Allocations (Feb 2017) Old Kent Road AAP Article 4 Direction South Bank & Waterloo Neighbourhood Plan (see also Lambeth)"
Sutton	"New Local Plan Reg 19 Hackbridge & Beddington Corner Neighbourhood Plan"
Tower Hamlets	"New Local Plan Reg 18 Consultation Planning Obligations SPD Development Viability SPD"
Waltham Forest	Lee Valley Eastside Vision
Wandsworth	"Historic Environment SPD (Adopted) Housing SPD (Adopted) Local Plan Call for Sites"
Westminster	Local Plan Special Policy Areas Reg 19 & Examination Local Plan Main Mods (Basements & Mixed Use) Article 4 Direction (Basements) Mayfair Neighbourhood Plan Knightsbridge Neighbourhood Plan Opportunity Framework Upper Vauxhall Bridge Rd

Source: Association of London Borough Planning Officers (ALBPO), Local Plan Borough Updates & Borough websites.

Town & Country (Local Planning) (England) Regulations 2012

Regulation 18 - preferred options stage of Local Plan issued for consultation

Regulation 19 - submission stage of the Local Plan issued for consultation

https://www.gov.uk/guidance/local-plans--2#preparing-a-local-plan

Opportunity Areas

3.201 Details on Opportunity Areas (OAs) an be found in Annex 1 of the 2015 London Plan.

3.202 Opportunity Areas have the potential to deliver a substantial amount of the new homes and jobs that London needs. GLA Planning will this Autumn publish the first London's Opportunity Areas Review, a survey of growth in London's many Opportunity Areas. Its purpose is to show how coordination across boroughs and the Mayor's agencies unlocks and accelerates growth opportunities. London's Opportunity Areas Review also supports the monitoring and review processes set up within many Opportunity Areas to ensure supporting infrastructure is delivered at correct pace to the housing and jobs growth.

3.203 For further information including details on housing and employment targets please visit our interactive Opportunity Area Map https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/opportunity-areas/opportunity-areas-map-0

Planning Decisions

3.204 Table 3.42 highlights the ongoing work of the Mayor's Development Management Team in helping to implement the London Plan.

Table 3.42 Planning Applications Referred to the Mayor

	2000-2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2000-2017
Total	1,871	334	240	258	300	307	359	373	454	389	382	5,267
Strategic Call-ins	-	-	2	1	2	1	2	1	5	3	4	21

Source: GLA Planning

London Planning Awards

3.205 The Mayor, London First, the Royal Town Planning Institute and London Councils jointly organise the privately-sponsored annual London Planning Awards to showcase and celebrate good planning practice in the capital. The 15th London Planning Awards were held on 18th January 2018 at Banqueting House, Whitehall. Full details of the winning entries are given in Table 3.43.

Table 3.43 London Planning Awards – Winners
Entry Descriptions and Award Citations Taken From the Mayor's and Sir Edward Lister's Speeches at the London Planning Awards Ceremony, City Hall 27th February 2017
Best New Place to Live Abell & Cleland A successful scheme which accommodates a mix of private and affordable homes in a central London location. Arranged in two buildings that respond to the character of neighbouring early 20th century mansion blocks and the nearby, 18th century Baroque St John's Smith Square church. The judges were impressed by the scheme's ability to deliver exemplary, tenure blind design, expertly incorporating views across London as well as a high proportion of affordable homes. **Best New Place to Live – Highly Commended** Dujardin Mews High quality materials detailing and a refined design approach, combined with a well-considered public realm, has created an exemplary benchmark of housing design for Ponders End and a lasting testament to Enfield's commitment to design quality. Dujardin Mews is 100% affordable, half of which is made up of predominantly family-sized, social rent homes. The judges applauded the residential led design process and the emphasis placed on quality and generosity of living spaces and private amenity space.
Best New Place to Work St James' Market This landmark development located south of Piccadilly Circus has transformed a previously forgotten part of London's West End to provide 260,000sq.ft mixed use scheme across two buildings, centred on a new public space. The two buildings are markedly different in style, yet complementary. Curving, open ribbons of Portland stone, inlaid with metal bands, sit opposite reconstructed Grade II-listed façades. Art is a key element of the public space, which restores the southern link to the Royal Opera Arcade. The free-standing pavilion hosts performances, events and exhibitions St James Market includes BREEAM Excellent offices, five flagship retail stores and seven restaurants within over a quarter of an acre of regenerated, pedestrianised space. **Best New Place to Work – Highly Commended** Alex Munroe Workshop Located at the end of Tower Bridge Road, a small property, between a public house and a shop, houses the Alex Monroe Jewellery Workshop; designed by DSDHA Architects. The building is uniquely designed externally and internally, deliberately adding character to the local streetscape. The façade is wrapped in a protective veil of Cor-ten steel slats, replicating the steel security shutters pulled over shopfronts at the end of the day. Its deliberately rough texture hints at a different world of creativity and artistry within the building.
Best Mixed Use Scheme Bucklesbury/Bloomberg The new headquarters for the Bloomberg media company, successfully combines a mix of commercial uses, exemplary architecture and public realm while responding positively to the historic character of the City through an appropriately scaled and sensitively detailed building. The judges praised the scheme's strong heritage led design approach which reinstates the former Roman Watling Street, greatly enhancing pedestrian permeability and capacity, between Cannon Street Station and the City, and linking with a wider network of new public realm. Much of the ground floor is designed to be public facing and includes a broad mix of independent retail units and restaurants to enhance street life in this part of the City. The building accommodates a new entrance to Bank Underground station which will open on to one of 3 new public spaces squares. Crucially the Roman Temple of Mithras is restored and incorporated into a public exhibition space with accompanying gallery space and education facilities.

Best New Iconic Building or Scheme Dollar Bay This new 30 storey tower is a striking addition at the head of South Dock in Canary Wharf. The judges were impressed by its high quality architectural design - A ‘pair of crystals’, separated by a golden fracture, bringing natural daylight to communal spaces- the dock-facing elevation reflects water and sky from the zigzagging glass louvres. The scheme provides 125 mixed tenure homes all of which exceed the Mayor’s design standards by 50%. Making the most of the views across the docks and the Thames, all homes are double or triple aspect. The name, Dollar Bay, is inspired by history of the area. In WWII, US navy officers ships stationed in the docks, used to drop dollar bills to the dock workers who helped tow them as a sign of gratitude.	
Mayor’s Award for Innovation in Planning Rectory Farm This entry turned a potentially contentious scheme, involving the extraction of minerals from a constrained site, bordered by houses and busy roads, into a commercial development with significant benefits for local residents. The developers approach was an innovative ‘Top Down’ construction method. This technique provides restored parkland at surface level while excavating minerals underneath the site. Once mining is completed, underground warehouses will be developed providing multi-use commercial as well as a new parkland and recreation space within the green belt. This scheme delivers innovation in planning practice as well as a multiple of social, environmental and economic benefits.	
Mayor’s Award for Excellence in Environmental Planning Dollar Bay With its zigzagging glass louvres which reflect the water and sky, Dollar Bay is a striking addition at the head of South Dock in Canary Wharf. Judges were impressed by the unique dock water cooling solution, used to cool the tower, providing high energy efficiency, reducing the carbon footprint of the building by 23%, and reducing costs for homeowners by 39%.	
Mayors Award for Planning Excellence King’s Cross Station	

Chapter 4 - Other Contextual Data Sources

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

London Datastore

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

London Development Database

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

London Plan evidence base

Details on the London Plan evidence base can be found here https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/evidence-base

Development Management

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

GLA Economics

The latest reports from GLA economics can be found here and the latest news here.

Sustainable Development

Information on the London Sustainable Development Commission and their work can be found here.

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

Waste

The Mayor's Municipal Waste Management Strategy can be found here. DEFRA produces statistics on waste and recycling which can be downloaded here.

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 here.

Waterways

The London Rivers Action Plan, a tool to help restore rivers for people and nature can be found here.

Transport

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

Transport for London has performance statistics available to view here and details on how PTAL scores are calculated here.

TfL's WebCAT toolkit can be used to measure transport connectivity using PTAL score and time Mapping analysis.

The Department for Transport also holds useful information on transport.

Health

London Health Programmes closed as a separate NHS organisation on the 31 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 have 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.

Government data sources

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

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

Links to a number of national reports on education provision can be found at: https://www.gov.uk/government/publications?keywords=Education&publication_filter_option=all&topics%5B%5D=all&departments%5B%5D=all&official_document_status=all&world_locations%5B%5D=all&from_date=&to_date=

Department of Environment, Food and Rural Affairs

Various data and studies on the environment can be found on DEFRAs website.

Ministry of Housing, Communities and Local Government

The latest information on Government policies and publications related to planning can be found on MHCLGs website.

Other Formats and Languages

For a large print, Braille, disc, sign language video or audio-tape version of this document, or if you would like a summary of this document in your language please contact us at this address:

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