

London Tenants Federation

Analysis of targets and delivery of housing in London (2015/16)

Using data from the 2017 Annual Monitoring Report of the London Plan

(published July 2017)

LTF ANALYSIS OF NET HOUSING TARGETS AND DELIVERY FOR 2015/16 (using data from the London Plan Annual Monitoring Report published in July 2017)

The tables on page 3 and 4 set out data relating to net housing delivery compared to London Plan targets; both London-wide and for individual planning authorities (the 32 boroughs, City of London and the London Legacy Development Corporation) along with percentages of targets met for 2015/16. Data is derived from the most recent Annual Monitoring Report (AMR) of the London Plan.

- The current London Plan's annual London-wide target for new and additional (net) housing, combining all housing types, was for 42,388. **A total of 38,553 were delivered (91% of the target)** This includes 32,919 conventional, self contained, homes, 4,564 non-conventional homes (such as student, care homes and shared housing) and 1,070 empty homes brought back into use.

The London Plan also sets out a target for each borough. In 14 authorities target were exceeded. (See page 3)

- The current annual London Plan target for 'affordable housing' (including social-rented, affordable rent and intermediate housing) is 17,000. In this analysis we have assumed a borough target proportionate to each boroughs total housing target. A total of 6,675 **affordable homes were delivered (39% of target)**. In eight authorities, targets that we have applied in this analysis were exceeded. (See page 3)
- The total target for market homes (which we have calculated simply as the total target minus the affordable housing target) was 25,388. As always, this target was over met.

A total of **31,878 market homes were delivered (126% of target)**. In 20 authorities the target we have applied was exceeded. **Six authorities - (Camden, Hillingdon, Lambeth, Merton, Richmond and Wandsworth) delivered more than double their target for market housing.** (See page 3)

- The London Plan target for social and affordable rent homes is

10,200 (60% of the affordable housing target). **As usual this target was horrendously under-delivered. Only 3,707 social and affordable rent homes were delivered (just 36% of target).**

We assume that most of what the AMR refers to as social-rented homes are actually 'capped affordable rents' (i.e. less than 50% market rents including service charges) since there is no longer grant funding available to deliver social-rented homes. In only three authorities was target for social and affordable rent homes met (Havering, Richmond and Waltham Forest).

Only 10% of homes delivered in London in 2015/16 were social or affordable rent homes, when the London Plan target is the equivalent of 25%

There was a net loss of 650 social and affordable rent homes in 2015/16, from seven boroughs (Bexley, Bromley, Harrow, Kingston, Redbridge, Southwark and Sutton).

- **There was a net loss of 2,157 London social-rented homes from seven London boroughs in 2015/16 - Bexley (-583), Bromley (-8), Enfield (-37), Harrow (-213), Kingston (-7), Redbridge (-11), Southwark (-163) and Sutton (-35).**

The difference between net loss of social-housing and social & affordable rent homes is likely the result of demolition of council homes in regeneration schemes and delivery of 'discounted affordable rent' homes at up to 80% market rents replacements.

Actual loss of social-rented homes is likely much higher than accounted for in the AMR since the report only takes into account net loss of homes through demolition in regeneration schemes once the schemes have been completed (which can take years). (See page 4)

- The London Plan target for intermediate housing is 6,800 (40% of the affordable housing target), **2,968 intermediate homes were delivered (44% of target)**. In three boroughs intermediate housing targets were exceeded.

NB. the breakdown figures highlighted in this analysis are slightly out (although not significantly so) due to lack of detailed data in the AMR regarding the LLDC.

	Targets	Total del	% delivered	AH target	AH delivery	% of target
Barking and Dagenham	1236	503	41	496	325	66
Barnet	2349	1827	78	942	190	20
Bexley	446	-100	-22	179	-329	-184
Brent	1525	1449	95	612	52	9
Bromely	641	765	119	257	10	4
Camden	889	1334	150	357	182	51
City of London	141	73	52	57	0	0
Croydon	1435	1832	128	576	383	67
Ealing	1297	1619	125	520	239	46
Enfield	798	389	49	320	52	16
Greenwich	2685	1755	65	1077	786	73
Hackney	1599	1859	116	641	145	23
Hammersmith & Fulham	1031	254	25	413	35	8
Haringey	1502	487	32	602	0	0
Harrow	593	363	61	238	-94	-40
Havering	1170	1560	133	469	600	128
Hillingdon	559	993	178	224	97	43
Hounslow	822	594	72	330	212	64
Islington	1264	1956	155	507	222	44
Kensington & Chelsea	733	114	16	294	67	23
Kingston upon Thames	643	365	57	258	-7	-3
Lambeth	1559	2811	180	625	138	22
Lewisham	1385	1444	104	555	237	43
LLDC	1471	1306	89	590	?	?
Merton	411	697	170	165	65	39
Newham	1994	1649	83	800	423	53
Redbridge	1123	531	47	450	52	12
Richmond upon Thames	315	544	173	126	99	78
Southwark	2736	1510	55	1097	121	11
Sutton	363	257	71	146	9	6
Tower Hamlets	3931	2881	73	1577	886	56
Waltham Forest	862	875	102	346	670	194
Wandsworth	1812	3142	173	727	632	87
Westminster	1068	915	86	428	176	41
LONDON total	42388	38553	91	17000	6675	39

market H target	market H delivered	% of target	del
740	178		24
1407	1637		116
267	229		86
913	1397		153
384	755		197
532	1152		216
84	73		86
859	1449		169
777	1380		178
478	337		71
1608	969		60
958	1714		179
618	219		35
900	487		54
355	457		129
701	960		137
335	896		268
492	382		78
757	1734		229
439	47		11
385	372		97
934	2673		286
830	1207		146
881	?		?
246	632		257
1194	1226		103
673	479		71
189	445		236
1639	1389		85
217	248		114
2354	1995		85
516	205		40
1085	2510		231
640	739		116
25388	31878		126

	Social / Affordable rent target					% of target delivered		
	SR delivered	AR delivered	SR+AR delivered			Intermediate target	delivery	% target
Barking and Dagenham	297	19	223	242	81	198	83	42
Barnet	565	130	0	130	23	377	60	16
Bexley	107	-583	174	-409	-381	72	80	112
Brent	367	7	31	38	10	245	14	6
Bromley	154	-8	5	-3	-2	103	13	13
Camden	214	48	3	51	24	143	131	92
City of London	34	0	0	0	0	23	0	0
Croydon	345	23	268	291	84	230	92	40
Ealing	312	51	40	91	29	208	148	71
Enfield	192	-37	15	-22	-11	128	74	58
Greenwich	646	409	130	539	83	431	247	57
Hackney	385	25	45	70	18	257	75	29
Hammersmith & Fulham	248	14	0	14	6	165	21	13
Haringey	361	0	0	0	0	241	0	0
Harrow	143	-213	60	-153	-107	95	59	62
Havering	282	371	134	505	179	188	95	51
Hillingdon	135	65	24	89	66	90	8	9
Hounslow	198	16	88	104	53	132	108	82
Islington	304	110	0	110	36	203	112	55
Kensington & Chelsea	176	43	0	43	24	118	24	20
Kingston upon Thames	155	-7	0	-7	-5	103	0	0
Lambeth	375	-17	102	85	23	250	53	21
Lewisham	333	157	5	162	49	222	75	34
LLDC	354	?	?	?	?	236	?	?
Merton	99	23	0	23	23	66	42	64
Newham	480	190	101	291	61	320	132	41
Redbridge	270	-11	47	36	13	180	16	9
Richmond upon Thames	76	95	0	95	125	51	4	8
Southwark	658	-165	132	-33	-5	439	154	35
Sutton	87	-35	12	-23	-26	58	32	55
Tower Hamlets	946	303	265	568	60	631	318	50
Waltham Forest	207	0	456	456	220	138	214	155
Wandsworth	436	141	101	242	56	291	390	134
Westminster	257	82	0	82	32	171	94	55
LONDON total	10200	1246	2461	3707	36	6800	2968	44