

Housing delivery London 2014/17

Social housing tenants Conference 2018

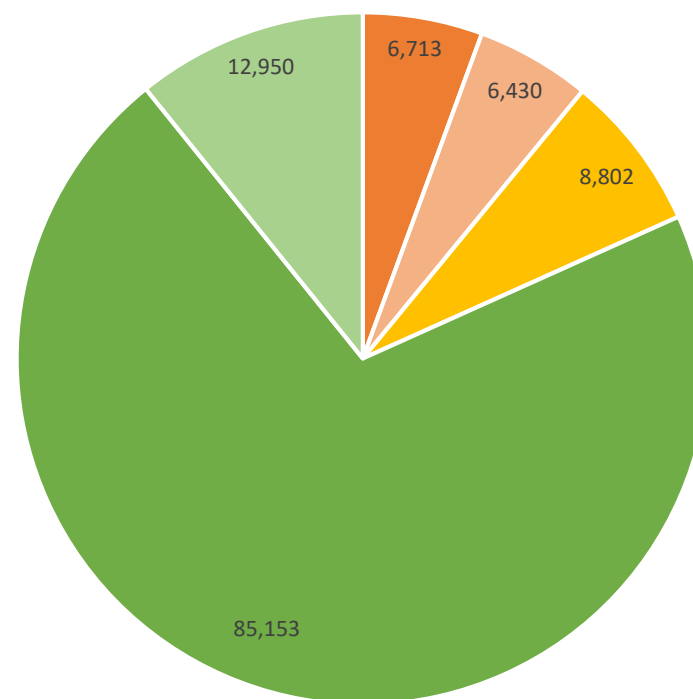


London housing targets 2014/17

- **116,986** total London Plan housing target (32,210 + 42,388 x 2)
- **47,200** 'affordable homes' (13,200 + 17,000 x 2)
- **28,320** social and affordable rent (60% of the affordable housing target)
- **18,880** intermediate (40% of AH target)
- **69,786** conventional (self-contained homes) and non-self-contained (such as student, shared, HMO and care homes)

Housing delivery 2014/17

- Total **120,048** (3,062 over target)
- **6,713** social rented (5.6%)
- **6,430** 'affordable' rent (5.4%)
- **13,143** total social/affordable rent
- **8902** intermediate (7%)
- **85,153** market (conventional)
- **12,950** market (non-conventional)
- Total market **82%**



■ Social rented (5.6%) ■ Affordable rent (5.4%) ■ Intermediate (7%) ■ Market conventional (71%) ■ Market non-conventional (11%)

3-year borough delivery

- Across London, only 19% of the additional homes delivered were '**affordable**' (while the London target is the equivalent of 40%)
- Only one London borough delivered the target - Waltham Forest where 49% affordable homes were delivered. But, only 1% were social-rented, 30% 'affordable' rent & 31% intermediate.
- No affordable homes were delivered in the City of London and Harrow.
- In all but seven boroughs (Barking & Dagenham, Greenwich, Haringey, Havering, Hounslow, Tower Hamlets and Waltham Forest) less than 25% of homes delivered were affordable.

Delivery	All housing types	Affordable homes	% of homes affordable
Waltham Forest	2543	1258	49
Havering	2786	1062	38
Haringey	1610	571	35
Tower Hamlets	8777	2871	33
Barking & Dagenham	1638	514	31
Hounslow	3038	879	29
Greenwich	5560	1521	27
Croydon	5999	1352	23
Newham	6405	1413	22
Bexley	1387	297	21
Enfield	2185	456	21
Lewisham	4816	958	20
Barnet	5183	1019	20
Ealing	3477	598	17
Brent	6074	1039	17
Merton	1537	242	16
Wandsworth	7011	1041	15
Hackney	4800	710	15
Southwark	6028	781	13
Islington	4220	544	13
Sutton	1611	199	12
Kingston Upon Thames	1200	140	12
Lambeth	6011	688	11
H & Fulham	2824	317	11
Richmond upon Thames	1302	145	11
Redbridge	1406	155	11
Westminster	3498	384	11
K & Chelsea	1344	143	11
Hillingdon	2714	263	10
Camden	4261	385	9
Harrow	1417	5	0
City of London	200	0	0
Bromley	2108	-5	0

Delivery of ‘affordable’ housing 2014 – 17 showing best to worst (in terms of percentage of homes delivered) by borough

Delivery	All housing types	S & AR	% S&AR
Havering	2786	896	32
Waltham Forest	2543	789	31
Tower Hamlets	8777	1994	23
Haringey	1610	340	21
Greenwich	5560	1014	18
Barking & Dagenham	1638	291	18
Croydon	5999	1050	18
Hounslow	3038	527	17
Barnet	5183	766	15
Newham	6405	822	13
Lewisham	4816	600	12
Brent	6074	721	12
Ealing	3477	378	11
Sutton	1611	167	10
Enfield	2185	220	10
Richmond upon Thames	1302	130	10
Kingston Upon Thames	1200	119	10
Islington	4220	396	9
Redbridge	1406	130	9
Hillingdon	2714	196	7
Merton	1537	109	7
Wandsworth	7011	424	6
Westminster	3498	193	6
Southwark	6028	299	5
Hackney	4800	233	5
Camden	4261	169	4
K & Chelsea	1344	53	4
Lambeth	6011	207	3
H & Fulham	2824	70	2
City of London	200	0	0
Bexley	1387	-14	-1
Bromley	2108	-36	-2
Harrow	1417	-110	-8

Delivery of **social and 'affordable' rent homes** 2014 – 17 showing best to worst (in terms of percentage of homes delivered) by borough

Delivery	All housing types	SR	% SR
Greenwich	5560	861	15
Havering	2786	395	14
Tower Hamlets	8777	1204	14
Hounslow	3038	384	13
Lewisham	4816	508	11
Richmond upon Thames	1302	124	10
Islington	4220	396	9
Newham	6405	580	9
Ealing	3477	310	9
Haringey	1610	141	9
Barnet	5183	431	8
Sutton	1611	132	8
Brent	6074	494	8
Croydon	5999	361	6
Westminster	3498	176	5
Merton	1537	71	5
Hillingdon	2714	118	4
Kingston Upon Thames	1200	43	4
K & Chelsea	1344	46	3
Wandsworth	7011	238	3
Camden	4261	130	3
Enfield	2185	44	2
Redbridge	1406	20	1
Southwark	6028	84	1
Waltham Forest	2543	24	1
Barking & Dagenham	1638	14	1
H & Fulham	2824	21	1
City of London	200	0	0
Lambeth	6011	-43	-1
Hackney	4800	-71	-1
Bromley	2108	-78	-4
Harrow	1417	-171	-12
Bexley	1387	-274	-20

Delivery of **social rent homes** 2014 – 17 showing best to worst (in terms of percentage of homes delivered) by borough

Housing association delivery

- The next couple of slides about housing association delivery – focused on 24 housing associations where data is available.
- This as an on-going LTF research project that volunteers can join - by researching their housing associations!

3-year housing association delivery

- Housing associations are increasingly delivering more private housing. Of 24 mostly larger HAs where figures are available...
- Between 2015 and 2018 two delivered more private/market than affordable housing: A2 Dominion (56%) and Swan (55%). Poplar HARCA built 62% market in 2015/16. Previous and planned results show even higher market proportions.
- An additional 5 delivered between 30%-50% market housing – L&Q (44%), One Housing (37%), Genesis (37%), Notting Hill (35%) and Peabody (32%).
- Note: these figures are for 'London-based' HA's whole development programmes. A minority will be outside London, because HAs still don't report their London supply separately.

Housing association delivery

- However, most still delivered 70% or more 'affordable' housing albeit with variations on what that 'affordable' means. This includes larger associations such as - Network, Family Mosaic, Metropolitan, Peabody, Catalyst, Hyde, Notting Hill, Guinness, Clarion and Viridian (now Optivo).
- But three of these delivered more than 40% intermediate housing: Viridian (45%), Metropolitan (41%) and Notting Hill (40%)
- Six associations delivered more than 50% social and affordable rent housing – Hexagon (79%), Guinness Partnership (70%), Islington and Shoreditch (70%), Octavia (65%), Optivo (60% – in 2017/18), Clarion (54%).
- One housing associations delivered more than 50% social-rented homes - Octavia (56%)

London's housing need

- The Mayor's office assessed (in 2017) a need for 65,878 new homes each year in London.
 - 30,972** (47%) 'low cost' (social & London affordable) rent.
 - 23,037** (35%) market homes (for sale and rent)
 - 11,869** (18%) 'intermediate' (rent and shared ownership):
- **BUT** this assumes dealing with London's backlog of need over a long 25 years.
- To address backlog of need in 10 years (as used to be required) it would require delivery of almost 41,000 social-rented homes per annum.

New London housing targets

- **50%** affordable homes
- **30%** of the affordable homes (or 15% of the total) to be 'low cost rent'
- **30%** of the affordable homes (or 15% of the total) to be intermediate homes
- **40%** of affordable homes (or 20% of total) to be determined by the boroughs