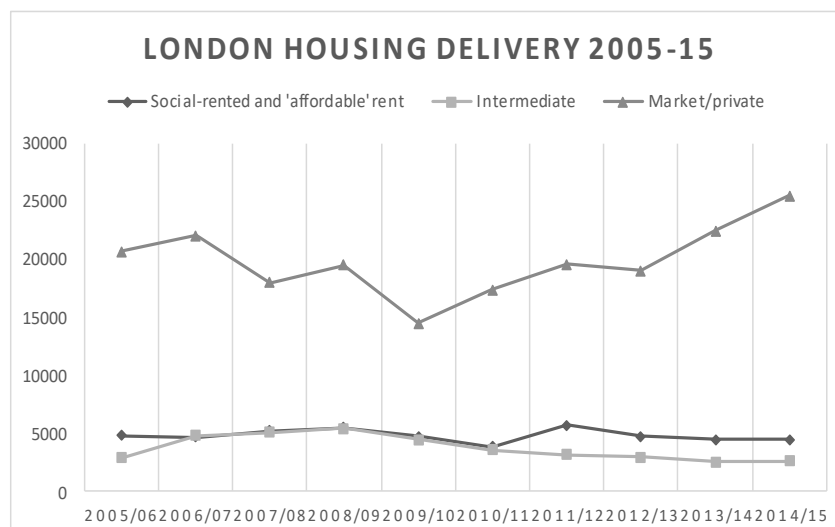
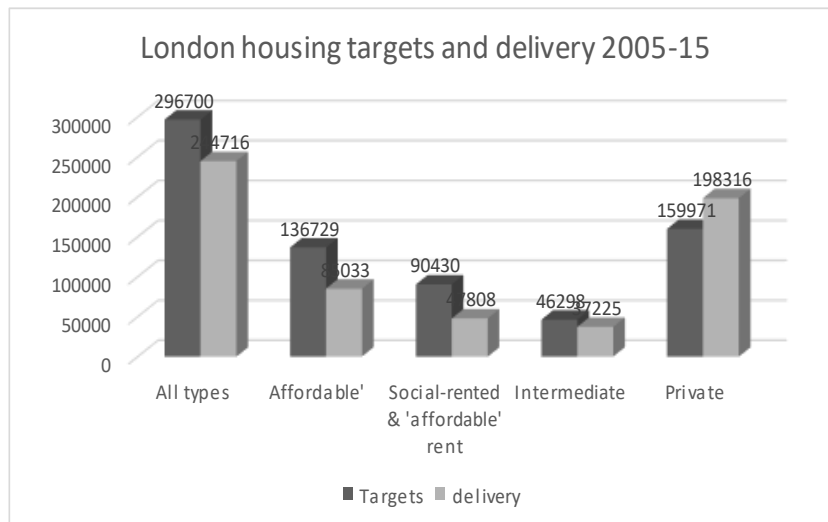


Analysis of delivery of London Plan Housing Targets 10 years (2005-15)



London Plan Housing Targets

The London Mayor's *London Plan* sets targets for new homes that are supposed to address Londoners' housing needs. These are periodically updated. The Plan sets a London-wide annual housing target (for all types of homes) and individual annual targets for each London borough. The (first) 2004 London Plan set an annual housing target of 23,000. This was increased to 30,500 in 2007, to 32,210 in 2011 and to 42,000 - applied from 2015. The Plan also sets either percentage or numerical London-wide targets for 'affordable' homes.

'Affordable' Housing Targets The 2004 London Plan set a 50% 'affordable' housing target, 70% of which (or 35% of the total housing target) was to be social-rented homes and 30% (or 15% of the total target) was to be intermediate housing. From 2011 the London Plan set a numerical London-wide target for 'affordable' housing, which for the period dealt with in this analysis was 13,200. This is the equivalent of 41% 'affordable' housing. The 'affordable' housing target was to comprise 60% (7920) social and 'affordable' rent homes (affordable rent homes being introduced in the Localism Act of 2011) and 40% (5280) intermediate homes.

The London Mayor also sets 'affordable' housing targets in the *London Housing Strategy*. The main difference between the two sets of targets is that in the London Plan targets are for additional housing taking into account how many new homes are replacements for others that have been lost from supply (mostly through demolition). The London Housing Strategy sets 'gross' targets that don't take into account how many are replacements for others lost from supply.

Composition of targets The London Plan 'net' housing targets comprise three elements (i) conventional self contained homes (ii) non-conventional supply of student bedrooms and non-self contained accommodation in hostels and houses in multiple occupation and (iii) long term empty properties returning to use.

Monitoring of housing delivery Annual Monitoring Reports of the London Plan provide data on housing delivery across London. Most of these also provide tables with three-year reporting on delivery of 'affordable' housing, which include updates on delivery figures that have been provided post the publication of previous years' annual reports. The London Plan's monitoring of additional housing delivery generally provides a more accurate picture of the extent to which housing need is, or isn't, being met in London, albeit 'affordable' homes delivered through conversion or rehabilitation of existing private properties to 'affordable' housing are not included in this data.

However, there is still a problem in terms of accuracy. By practice, replacement homes (following demolitions) are included in the London Plan monitoring reports, yet the demolitions are not taken into account until the final year of a development scheme. This means that in an instance such as the Heygate estate, the significant loss of social-rented homes will not be taken into account until some years hence and monitoring reports will be inaccurately suggest higher net delivery than is the case. The issues was highlighted in the 2008 London Plan Annual Monitoring Report. It said the GLA would keep this under review, but there has been no change in the practice since then.

LTF's 10 year analysis LTF's 10 year analysis collates data provided in the Annual Monitoring Reports of the London Plan comparing targets to delivery and percentages of all homes delivered that are 'affordable' (including social rented, 'affordable' rent and intermediate) and market/private housing. It includes London-wide and borough housing targets and delivery. In addition, while the London Plan only sets London-wide targets for 'affordable' housing and assumes some variation in delivery by the boroughs, LTF applies the London-wide percentage targets for 'affordable' housing to each borough. It assumes that if London-wide targets (particularly for social-rented homes) are not delivered by each borough, the London-wide target cannot be met, particularly since all boroughs fail to deliver the numbers of 'affordable' (particularly social-rented) homes needed to meet London's assessed housing need.

10 year London housing delivery (2005-15)

- The 10 target for delivery of homes (of all types) in London was 296,700.
- 28,3349 (96% of target) were delivered across London. 38,633 were non-conventional (non-self contained) housing units.
- The 10 year 'affordable' housing target was 136,729.
- 85,033 were delivered (62% of target and 30% of the total number of homes delivered).
- The 10 year social (and 'affordable' rent) housing target was 90,430.
- 47,808 social and 'affordable' rent homes were delivered (comprising 2308 'affordable' rent and 45,500 social rented homes) - 53% of target and only 17% of the total homes delivered.
- The 10 year intermediate housing target was 46,298.
- 37,225 intermediate homes were delivered - 80% of target and 13% of the total homes delivered in London
- The 10 year target for market /private homes was 159,971
- 198,316 private homes were delivered - 124% of target and 70% of the total number of homes delivered.

The failures to deliver social-rented homes is even more shocking given that households with median incomes or less in London are pretty much unable to afford anything but social-rented homes. Additionally, while the annual monitoring reports record delivery of social and 'affordable' rent homes separately, there is increasing worry that the boroughs are recording some social-rented as 'affordable' rent homes. Unchallenged by the London Mayor's office, this incorrect data is likely repeated in the annual monitoring reports of the London Plan.

10-year housing targets & delivery	Target	Numbers delivered	% of the target delivered
Barking & Dagenham	10040	5076	51
Barnet	19020	10339	54
Bexley	3280	3568	109
Brent	10100	10444	103
Bromely	5080	6872	135
Camden	6740	8580	127
City of London	1020	1433	140
Croydon	11420	13172	115
Ealing	8520	9534	112
Enfield	5140	4864	95
Greenwich	20020	10027	50
Hackney	10420	15126	145
Hammersmith & Fulham	5060	7565	150
Haringey	7940	7594	96
Harrow	3660	5712	156
Havering	6720	4717	70
Hillingdon	4040	8635	214
Hounslow	4600	9257	201
Islington	11120	16955	152
Kensington & Chelsea	4820	2307	48
Kingston upon Thames	3720	3874	104
Lambeth	12080	12376	102
Lewisham	10060	10713	106
Merton	3620	4989	138
Newham	25820	13095	51
Redbridge	7740	5261	68
Richmond upon Thames	2600	3818	147
Southwark	17500	16810	96
Sutton	2960	4653	157
Tower Hamlets	28280	18481	65
Waltham Forest	6620	5936	90
Wandsworth	2200	1100	50
Westminster	1000	1000	100

Further detail is provided on page 4 of - numerical housing targets and delivery, as well as the percentages of targets delivered and the percentages of all homes delivered that were - private/market, 'affordable', social and 'affordable' rent or intermediate homes - in each London borough. Some highlights:

- In Hillingdon and Hounslow more than 200% of their total housing targets were delivered.
- In 16 boroughs less than 15% of the homes delivered were social-rent & 'affordable' rent. Delivery rate ranged from just 2% (City of London) to 25% (Kensington and Chelsea).
- In 13 boroughs more than 75% of the homes delivered were private/market. At the same time less than 15% of the homes delivered in 12 of these boroughs - Bexley, Bromley, City of London, Hillingdon, Islington, Kingston upon Thames, Lewisham, Redbridge, Richmond upon Thames, Sutton, Wandsworth and Westminster - were social-rented and 'affordable' rent.
- In 7 boroughs - City of London, Harrow, Hounslow, Hillingdon, Islington, Richmond upon Thames and Sutton - more than double their portion of London Plan targets for market/private housing target were delivered.

10-year social &	Targets	Numbers of SR delivered	Numbers of AR delivered	Total numbers delivered	% of target delivered	% of all housing delivered	10-year	Targets	Numbers delivered	% of target delivered	% of all housing delivered	
Barking & Dagenham	3070	838	201	1039	34	20	Barking & Dagenham	1565	875	56	17	
Barnet	5718	1875	102	1977	35	19	Barnet	2979	645	22	6	
Bexley	1008	803	68	871	86	24	Bexley	511	411	80	12	
Brent	3091	2407	138	2545	82	24	Brent	1574	1488	95	14	
Bromely	1570	1008	15	1023	65	15	Bromely	790	528	67	8	
Camden	2082	1092	13	1105	53	13	Camden	1048	775	74	9	
City of London	311	26	0	26	8	2	City of London	159	0	0	0	
Croydon	3443	2826	373	3199	93	24	Croydon	1787	1359	76	10	
Ealing	2611	1505	17	1522	58	16	Ealing	1328	1263	95	13	
Enfield	1566	1147	16	1163	74	24	Enfield	802	663	83	14	
Greenwich	5926	1864	15	1879	32	19	Greenwich	3147	1615	51	16	
Hackney	3164	2786	24	2810	89	19	Hackney	1628	2504	154	17	
Hammersmith & Fulham	1515	702	0	702	46	9	Hammersmith & Fulham	793	1498	189	20	
Haringey	2437	1258	139	1397	57	18	Haringey	1237	1462	118	19	
Harrow	1135	667	28	695	61	12	Harrow	568	1057	186	19	
Havering	1948	826	314	1140	59	24	Havering	1062	745	70	16	
Hillingdon	1237	1230	0	1230	99	14	Hillingdon	630	531	84	6	
Hounslow	1414	1303	80	1383	98	15	Hounslow	716	1989	278	21	
Islington	3405	2380	0	2380	70	14	Islington	1733	1880	108	11	
Kensington & Chelsea	1443	563	4	567	39	25	Kensington & Chelsea	756	137	18	6	
Kingston upon Thames	1146	392	19	411	36	11	Kingston upon Thames	579	139	24	4	
Lambeth	3730	2396	79	2475	66	20	Lambeth	1879	1597	85	13	
Lewisham	3061	1432	83	1515	49	14	Lewisham	1571	1204	77	11	
Merton	1134	784	40	824	73	17	Merton	561	565	101	11	
Newham	7996	2100	153	2253	28	17	Newham	4012	2518	63	19	
Redbridge	2392	493	1	494	21	9	Redbridge	1203	552	46	10	
Richmond upon Thames	808	585	0	585	72	15	Richmond upon Thames	404	267	66	7	
Southwark	5290	2312	91	2403	45	14	Southwark	2737	2409	88	14	
Sutton	949	606	35	641	68	14	Sutton	456	513	113	11	
Tower Hamlets							Tower Hamlets					
Waltham Forest							Waltham Forest					
Wandsworth	10-year	Targets	Numbers delivered	% of target delivered	% of all housing delivered		10-year market/	Targets	Numbers delivered	% of target delivered	% of all housing delivered	
Westminster												
LONDON total							LONDON total					
Barking & Dagenham	2388	1445	0	1445	61	38	Barking & Dagenham	1204	3162	468	59	
Barnet	90430	45500	2308	47808	53%	17%	Barnet	1032	46298	37225	80%	13%
Bexley		1519	1282	84	36		Bexley	1761	2286	130	64	
Brent		4666	4033	86	39		Brent	5434	6411	118	61	
Bromely		2360	1551	66	23		Bromely	2720	5321	196	77	
Camden		3130	1880	60	22		Camden	3610	6700	186	78	
City of London		470	26	6	2		City of London	550	1407	256	98	
Croydon		5230	4558	87	35		Croydon	6190	8614	139	65	
Ealing		3939	2785	71	29		Ealing	4581	6749	147	71	
Enfield		2368	1826	77	38		Enfield	2772	3038	110	62	
Greenwich		9074	3494	39	35		Greenwich	10946	6533	60	65	
Hackney		4791	5314	111	35		Hackney	5629	9812	174	65	
Hammersmith & Fulham		2308	2200	95	29		Hammersmith & Fulham	2752	5365	195	71	
Haringey		3674	2859	78	38		Haringey	4266	4735	111	62	
Harrow		1704	1752	103	31		Harrow	1956	3960	202	69	
Havering		3010	1885	63	40		Havering	3710	2832	76	60	
Hillingdon		1867	1761	94	20		Hillingdon	2173	6874	316	80	
Hounslow		2130	3372	158	36		Hounslow	2470	5885	238	64	
Islington		5138	4260	83	25		Islington	5982	12695	212	75	
Kensington & Chelsea		2199	704	32	31		Kensington & Chelsea	2621	1603	61	69	
Kingston upon Thames		1725	550	32	14		Kingston upon Thames	1995	3324	167	86	
Lambeth		5609	4072	73	33		Lambeth	6471	8304	128	67	
Lewisham		4631	2719	59	25		Lewisham	5429	7994	147	75	
Merton		1695	1389	82	28		Merton	1925	3600	187	72	
Newham		12008	4771	40	36		Newham	13812	8324	60	64	
Redbridge		3596	1046	29	20		Redbridge	4144	4215	102	80	
Richmond upon Thames		1212	852	70	22		Richmond upon Thames	1388	2966	214	78	
Southwark		8027	4812	60	29		Southwark	9473	11998	127	71	
Sutton		1404	1154	82	25		Sutton	1556	3499	225	75	
Tower Hamlets		13099	7015	54	38		Tower Hamlets	15181	11466	76	62	
Waltham Forest		3036	1994	66	34		Waltham Forest	3584	3942	110	66	
Wandsworth							Wandsworth					
Westminster							Westminster					