

London's housing targets and **2016/17** delivery

London Tenants Federation BRIEFING PAPER

Using data from the 2018 Annual Monitoring Report of the London Plan
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LONDON HOUSING TARGETS AND DELIVERY 2016/17

(from data provided in the September 2018 Annual Monitoring Report of the London Plan)

SUMMARY

2016/17 London housing targets

- 42,248 total number of homes
- 17,000 'affordable homes'
- 10,200 social or 'affordable' rent homes (60% of 'affordable' homes target).
- 6,800 intermediate homes (40% of affordable homes target)

2016/17 London housing delivery

- 45,505 delivered across London (**107%** of target)
- 7,347 'affordable' homes (**43%** of target and **16%** of all homes delivered)
- 2,318 social-rented homes (**5%** of all homes delivered in London)
- 2,103 'affordable' rent homes (**5%** of all homes delivered in London)
- 4,421 combined social and 'affordable' rent homes (**43%** of the target and **10%** of total homes delivered)
- 2,926 intermediate homes (**43%** of target and **6%** of all homes delivered).
- 38,158 market homes (**150%** of target and **84%** of all homes delivered)

Housing delivery is not meeting Londoner's needs, with its massive under-delivery of social-rented and over delivery of market homes.

NB despite the London Plan setting a target for all types of homes, when looking at percentages of homes delivered, the Mayor's office only looks at percentages of the conventional self-contained homes delivered (excluding non self-contained homes (student, care-homes and shared / HMOs) in the Annual Monitoring Report of the London Plan.

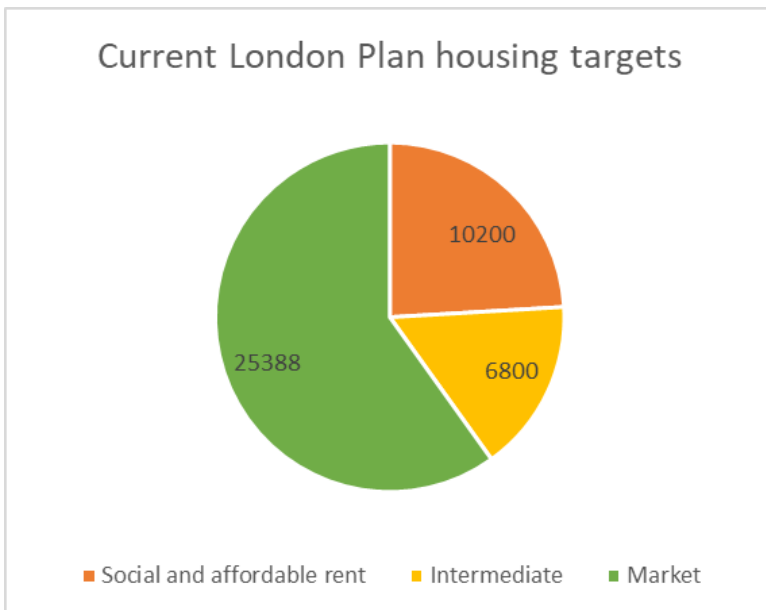
In this document we look at percentages of the total delivery .

LONDON HOUSING TARGETS AND DELIVERY - 2016/17

LONDON HOUSING TARGETS

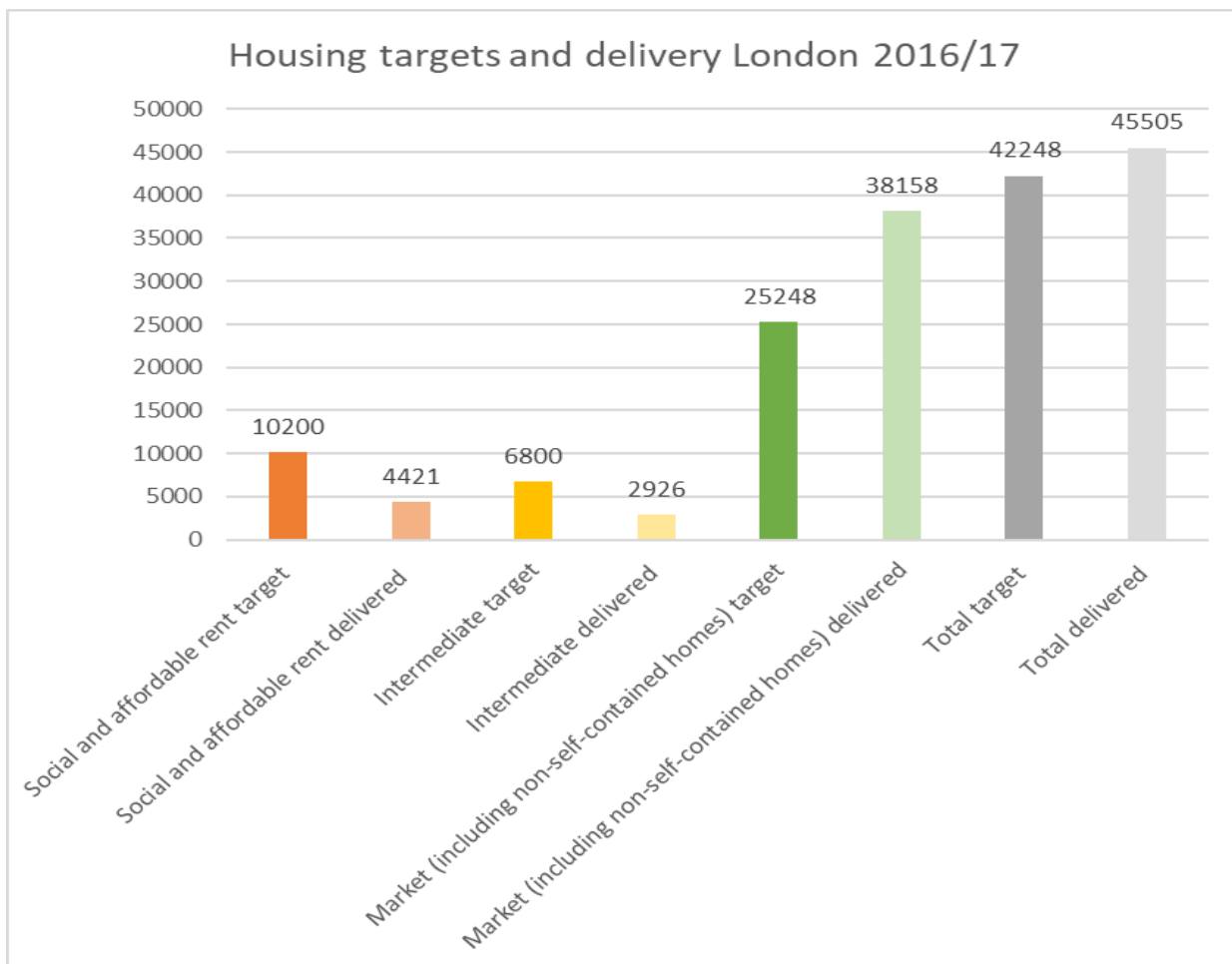
Targets are set out in the London Mayor's London Plan. The Plan contains a London-wide net (additional homes taking into account any lost through demolition) target and net targets for each borough and (in the current Plan) for the London Legacy Development Corporation (LLDC) area .

The current London Plan's London-wide target is for 42,248 additional homes per annum. It also sets an annual net target for 17,000 'affordable' homes, of which 60% (10,200) should be social or 'affordable' rent homes and 40% (6,800) intermediate. In total 24% of the full housing target is for social and 'affordable' rent homes, 16% intermediate and 60% market homes.



A higher annual target of 64,935 is contained in the draft new London Plan. The final target won't be formally agreed until sometime in 2019. The draft also proposes a strategic target of 50% affordable housing; amounting to 32,468 affordable homes a year.

It is proposed that this affordable target will comprise targets of 30% low-cost rented homes (15% of all homes), 30% immediate homes (15% of all homes) and 40% (20% of all homes) that are to be determined by the boroughs / local planning authorities.



HOUSING DELIVERY

The Mayor's most recent, September 2018, Annual Monitoring Report (AMR) of the London Plan reports on housing delivery for 2016/17. A total of **45,505** homes were delivered (107% of target). While this sounds good, it is misleading as many of these homes don't meet Londoners' needs.

The total includes **41,371** conventional self-contained homes, **4,526** non self-contained homes, and **392** more long-term empty properties than there were last year, resulting in a minus 392 figure on the total homes delivered. Government data on long term empty homes relates to homes that have (discretionary) council tax discounts, so can't be treated as absolute. This data shows that there were 349 less combined council and housing association long-term vacant homes, which might would imply an additional 349 net social/affordable rent homes to the affordable homes delivered (see total below) and 741 less net market homes.

Additional homes include: newly built homes, converted homes and homes delivered through change of use. The net non self-contained homes delivered in 2016/17 comprised: 4,391 student, 192 care home and -57 and hostels or HMO bed-spaces.

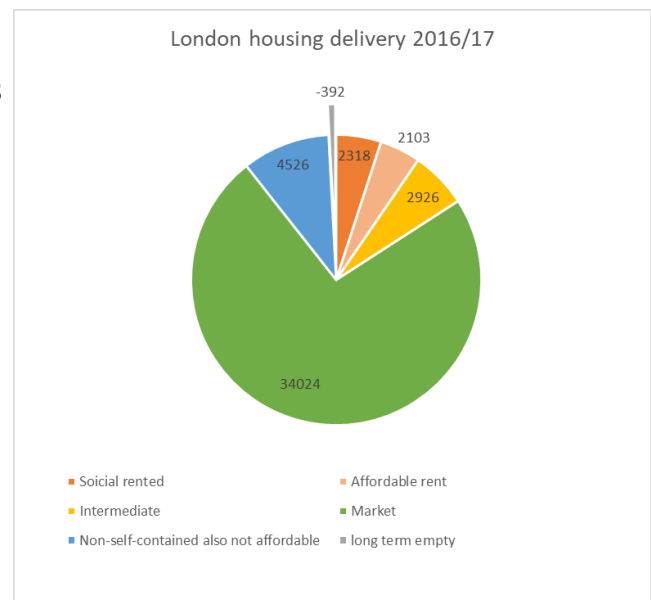
The table (right) sets out the current London Plan borough and LLDC targets, totals and the percentage of targets delivered. The LLDC and 13 boroughs failed to meet their targets. Sutton delivered more than double its target. Bexley, Brent, Bromley, Camden, Croydon and Wandsworth delivered more than 150% of their targets.

Affordable homes delivered: 7,347 (just 16% of the total homes delivered). This comprises 2,318 social-rented homes; 2,103 'affordable' rent homes (each being 5% of all homes delivered) and 2,926 intermediate homes (6% of all homes delivered)

We must be sceptical about what is recorded in the AMR as social-rented homes. Many boroughs record the previous Mayor's 'capped affordable rent' and Sadiq Khan's 'London Affordable Rent' homes as social rented; acknowledged in the AMR.

Market homes delivered: calculated as (total homes delivered) minus (affordable homes delivered) was 38,158. This is 150% of the target and 84% of all homes delivered.

Delivery compared to housing need: The Mayor's latest assessment of housing need shows that if both newly arising need and backlog of need were to be met in a 25 year period, 30,972 new low-cost (social-rented) homes would have to be delivered each year. If need were met over a more reasonable 10-year period (as previously required), the target for low cost/social-rented homes would have to increase to more than 4,000 per annum.



Boroughs & LLDC	Total homes	Total homes	% of homes
	TARGET	DELIVERED	DELIVERED
Barking & Dagenham	1236	566	46
Barnet	2349	2269	97
Bexley	446	728	163
Brent	1525	2957	194
Bromley	641	980	153
Camden	889	1377	155
City of London	141	-103	-73
Croydon	1435	2854	199
Ealing	1297	1396	108
Enfield	798	1177	147
Greenwich	2685	2312	86
Hackney	1599	1301	81
Hammersmith & Fulham	1031	1044	101
Haringey	1502	784	52
Harrow	593	668	113
Havering	1170	525	45
Hillingdon	559	788	141
Hounslow	822	1212	147
Islington	1264	1435	114
Kensington & Chelsea	733	319	44
Kingston Upon Thames	643	227	35
Lambeth	1559	1135	73
Lewisham	1385	2063	149
LLDC	1471	222	15
Merton	411	372	91
Newham	1994	2250	113
Redbridge	1123	601	54
Richmond upon Thames	315	427	136
Southwark	2736	2490	91
Sutton	363	831	229
Tower Hamlets	3931	5030	128
Waltham Forest	862	980	114
Wandsworth	1812	2767	153
Westminster	1068	1521	142
TOTAL	42388	45505	107

Boroughs & LLDC	Market TARGET	Market DELIVERED	Total homes DELIVERED	% of all homes DELIVERED
Barking & Dagenham	740	391	566	69
Barnet	1407	1799	2269	79
Bexley	267	548	728	75
Brent	913	2676	2957	90
Bromley	384	933	980	95
Camden	532	1236	1377	90
City of London	84	-103	-103	100
Croydon	859	2523	2854	88
Ealing	777	1109	1396	79
Enfield	478	875	1177	74
Greenwich	1608	1909	2312	83
Hackney	958	1069	1301	82
H & Fulham	618	935	1044	90
Haringey	900	636	784	81
Harrow	355	665	668	100
Havering	701	458	525	87
Hillingdon	335	729	788	93
Hounslow	492	954	1212	79
Islington	757	1336	1435	93
K & Chelsea	439	296	319	93
Kingston Upon Thames	385	212	227	93
Lambeth	934	943	1135	83
Lewisham	830	1760	2063	85
LLDC	881	222	222	100
Merton	246	298	372	80
Newham	1194	1885	2250	84
Redbridge	673	524	601	87
Richmond upon Thames	189	386	427	90
Southwark	1639	1938	2490	78
Sutton	217	821	831	99
Tower Hamlets	2354	3768	5030	75
Waltham Forest	516	673	980	69
Wandsworth	1085	2389	2767	86
Westminster	640	1365	1521	90
TOTAL	25388	38158	45505	84

The table (left) sets out borough and LLDC targets for market homes - (total target) minus (proportionate affordable homes target), the number of market homes delivered and the percentage of all homes delivered that were market homes.

In all but Barking & Dagenham, Enfield and Waltham Forest more than 75% of homes delivered were market homes. 90% or more of all the homes delivered in Brent, Bromley Camden, City of London, Harrow, Islington, Kingston, K&C, Richmond, Sutton and Westminster & LLDC, were market homes.

Table (left below) sets out borough and LLDC targets for intermediate homes, the number of intermediate homes delivered and the percentage of all homes delivered that were intermediate homes.

Table (right below) sets out social & 'affordable' rent targets for each borough and the LLDC, separate and combined numbers of social & 'affordable' rent homes delivered and the % of all homes delivered that were social/affordable rent. In Bromley, H&F, Havering, Hillingdon, Merton, Sutton and Wandsworth, 5% or less of homes delivered were social/ 'affordable' rent. No social/ 'affordable' rent homes were delivered in City of London or Harrow.

NB we don't have separate 'affordable' housing delivery info for the LLDC area and assume these are recorded under relevant boroughs.

Boroughs & LLDC	Intermediate TARGET	Intermediate DELIVERED	Total homes DELIVERED	% of all homes DELIVERED
Barking & Dagenham	198	25	566	4
Barnet	377	137	2269	6
Bexley	72	75	728	10
Brent	245	30	2957	1
Bromley	103	-5	980	-1
Camden	143	58	1377	4
City of London	23	0	-103	0
Croydon	230	119	2854	4
Ealing	208	111	1396	8
Enfield	128	127	1177	11
Greenwich	431	151	2312	7
Hackney	257	149	1301	11
H & Fulham	165	55	1044	5
Haringey	241	15	784	2
Harrow	95	1	668	0
Havering	188	49	525	9
Hillingdon	90	40	788	5
Hounslow	132	64	1212	5
Islington	203	9	1435	1
K & Chelsea	118	5	319	2
Kingston Upon Thames	103	2	227	1
Lambeth	250	285	1135	25
Lewisham	222	119	2063	6
LLDC	236		222	0
Merton	66	55	372	15
Newham	320	213	2250	9
Redbridge	180	1	601	0
Richmond upon Thames	51	11	427	3
Southwark	439	159	2490	6
Sutton	58	0	831	0
Tower Hamlets	631	368	5030	7
Waltham Forest	138	145	980	15
Wandsworth	291	283	2767	10
Westminster	171	70	1521	5
TOTAL	6800	2926	45505	6

Social & AR TARGET	Social DELIVERED	AR DELIVERED	Social & AR DELIVERED	Total homes DELIVERED	% of all homes DELIVERED
297	96	54	150	566	27
565	48	285	333	2269	15
107	54	51	105	728	14
367	193	58	251	2957	8
154	30	22	52	980	5
214	47	36	83	1377	6
34	0	0	0	-103	0
345	42	170	212	2854	7
312	158	18	176	1396	13
192	47	128	175	1177	15
646	232	20	252	2312	11
385	20	63	83	1301	6
248	5	49	54	1044	5
361	96	37	133	784	17
143	1	1	2	668	0
282	3	15	18	525	3
135	4	15	19	788	2
198	170	24	194	1212	16
304	90	0	90	1435	6
176	11	7	18	319	6
155	13	0	13	227	6
375	-174	81	-93	1135	-8
333	110	74	184	2063	9
354			0	222	0
99	7	12	19	372	5
480	70	82	152	2250	7
270	14	62	76	601	13
76	24	6	30	427	7
658	371	22	393	2490	16
87	10	0	10	831	1
946	424	470	894	5030	18
207	0	162	162	980	17
436	33	62	95	2767	3
257	69	17	86	1521	6
10200	2318	2103	4421	45505	10

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