

## How many more social & affordable rent homes would London have now had each borough met their targets from 2005-17?

Had all London boroughs hit their London Plan targets between 2005 and 2017 we would now have an additional 53,375 social and affordable rent homes. This would have reduced the 163,000 home back-log of existing need<sup>1</sup> by a third.

| 2005-17              | Target        | Social rent delivered | Affordable rent delivered | Shortfall    |
|----------------------|---------------|-----------------------|---------------------------|--------------|
| Barking and Dagenham | 2582          | 953                   | 478                       | 1151         |
| Barnet               | 5323          | 2026                  | 377                       | 2920         |
| Bexley               | 963           | 484                   | 280                       | 199          |
| Brent                | 3689          | 2607                  | 227                       | 855          |
| Bromley              | 2395          | 1233                  | 42                        | 1120         |
| Camden               | 2772          | 1189                  | 52                        | 1531         |
| City of London       | 340           | 26                    | 0                         | 314          |
| Croydon              | 4920          | 2891                  | 811                       | 1218         |
| Ealing               | 3371          | 1704                  | 75                        | 1592         |
| Enfield              | 1944          | 1157                  | 176                       | 611          |
| Greenwich            | 5527          | 2530                  | 165                       | 2832         |
| Hackney              | 5110          | 2087                  | 317                       | 2706         |
| Hammersmith & Fulham | 2400          | 722                   | 49                        | 1629         |
| Haringey             | 3007          | 1350                  | 199                       | 1458         |
| Harrow               | 1943          | 455                   | 89                        | 1399         |
| Havering             | 2597          | 1238                  | 568                       | 791          |
| Hillingdon           | 2256          | 1278                  | 78                        | 900          |
| Hounslow             | 3310          | 1640                  | 143                       | 1527         |
| Islington            | 5823          | 2580                  | 0                         | 3243         |
| Kensington & Chelsea | 1370          | 474                   | 11                        | 885          |
| Kingston upon Thames | 1393          | 398                   | 89                        | 906          |
| Lambeth              | 4310          | 2203                  | 263                       | 1844         |
| Lewisham             | 3660          | 1728                  | 162                       | 1770         |
| Merton               | 1631          | 818                   | 52                        | 761          |
| Newham               | 5644          | 2360                  | 339                       | 2945         |
| Redbridge            | 2512          | 506                   | 110                       | 1896         |
| Richmond upon Thames | 1267          | 704                   | 6                         | 557          |
| Southwark            | 6541          | 2544                  | 249                       | 3748         |
| Sutton               | 1394          | 650                   | 62                        | 682          |
| Tower Hamlets        | 9533          | 5334                  | 790                       | 3409         |
| Waltham Forest       | 2446          | 819                   | 855                       | 772          |
| Wandsworth           | 4577          | 798                   | 186                       | 3593         |
| Westminster          | 3223          | 1596                  | 17                        | 1610         |
| <b>LONDON total</b>  | <b>109774</b> | <b>49084</b>          | <b>7317</b>               | <b>53375</b> |

<sup>1</sup> 2017 London Strategic Housing Market Assessment

**How have we assessed the target for each borough?** The boroughs' total targets for 2005 to 2017 are based on the target set for 35% of homes to be social rented from 2005/06–2011/12 and a proportional percentage for each borough based on the London-wide numerical targets for social / affordable rent homes set from 2011/12.

**Source for delivery of social and affordable rent homes:** We have used the annual monitoring reports of the London Plan. These are probably the best available source of delivery across London, but are not entirely accurate. A key issue relates to demolition of homes. To assess net delivery, demolitions need to be taken into account. However, the Mayor's office only takes these into account once new homes have been delivered, which can take years. In respect of social and affordable rent homes, some boroughs have consistently recorded affordable rent homes as social rented.

**Which boroughs had the biggest shortfalls between 2005 and 2017?** Fourteen boroughs delivered less than half of their targets, the worst offenders being Wandsworth, Redbridge, Harrow and City of London (which, despite having by far one of the lowest targets, built out a measly 8% of it).

Southwark, Wandsworth, Tower Hamlets and Islington produced the biggest numerical shortfalls in social and affordable rent delivery in this time, together accounting for more than a quarter of the capital's overall shortfall.

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