

Housing targets, need and delivery in London **2019/20**

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HOUSING TARGETS, NEED AND DELIVERY IN LONDON 2019/20

1. HOUSING TARGETS:

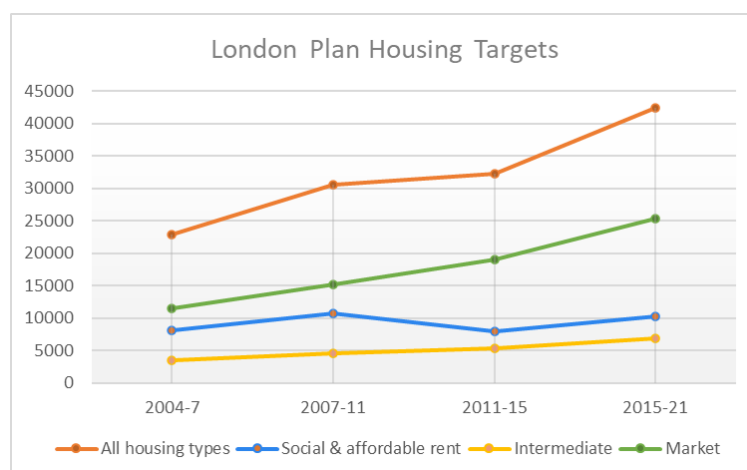
The Mayor of London's London Plan, first published in 2004, sets an overall annual target for new and additional homes (of all types) in London and separate targets for each London borough or planning authority.

These are 'net' targets, with loss of housing - for example through demolition are taken into account (although not necessarily until replacement homes have been built).

It also sets targets for affordable housing and a split for social/affordable and intermediate housing.

- From 2004-11 the affordable housing target was set at 50% of the total London housing target. The target was split into 70% social rented and 30% intermediate housing, or 35%/15% of the total housing target.
- In 2011 an annual numerical target for affordable homes was set which, in equivalent percentage terms, reduced the affordable housing target from 50% to 40% of the total target.
- From 2011-16 the affordable target was set at 13,200 and from 2016-21 at 17,000. The split in the affordable housing target also reduced the social, (and affordable rent homes - introduced in 2011/12) from 70% to 60% and was increased for intermediate homes to 40%.

Effectively, this reduced the social (and affordable rent) target from 35% to 24% of the total London target and retained the intermediate housing target at 15% of the total housing target.



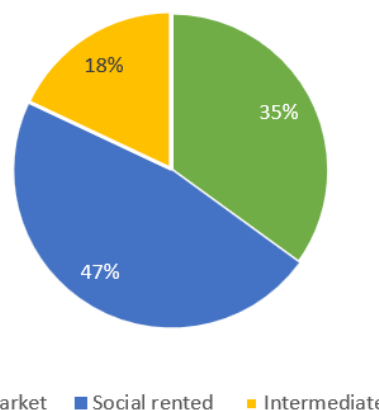
The targets go through a process of being agreed as deliverable at Examinations in Public of the London Plan, which are held prior to the London Plan being formally agreed as being 'sound' and published.

2. HOUSING NEED:

The most recent assessment of London's housing needs was the Mayor of London's 2017 Strategic Housing Market Assessment. It assessed a requirement

of 65,900 homes per annum for 25 years with 47% social rented, 35% market housing for sale, and 18% intermediate homes (to address annual growth and the backlog of need).

Housing need - as assessed in 2017



It assessed that London had a 208,666 backlog of need for housing and that **162,627 (78%) of the backlog was for social rented homes.**

This had grown by almost three times the amount since the previous 2013 assessed housing need in London and is likely very much higher five years on.

2. MONITORING DELIVERY OF TARGETS: The Mayor of London is required to monitor the implementation of his London Plan including housing delivery.

He publishes an Annual Monitoring Report (AMR) which provides details of the London Plan targets including those for housing delivery. The seventeenth AMR, reporting (late) on 2019/20 was published in November 2022.

3. TARGETS AND DELIVERY FOR ALL HOUSING TYPEs IN LONDON IN 2019/20:

This target was **42,388** and delivery was **38,557 (91% of the target)**

The homes include:

- conventional (self-contained) homes including new build homes and conversions of existing homes
- non-conventional homes including bedrooms in student halls, large houses in multiple occupation, hostels, co-housing and care homes.
- Ten London boroughs: Brent, Camden, Croydon, Harrow, Hillingdon, Hounslow, Kensington & Chelsea, Newham, Richmond Upon Thames and Sutton delivered more than 100% of the target.
- Hillingdon delivered more than three times their London Plan target.

4. TARGETS AND DELIVERY OF SOCIAL RENTED AND AFFORDABLE RENT HOMES

The target for social and affordable rent homes in London was **10,119**. Only **3,527 (35%)** of the target were delivered, comprising 882 (25%) social rented homes, 218 (6%) London Affordable Rent and 2447 (69%) affordable housing (at up to 80% market rents).

In only two boroughs was the target met - Hounslow and Kensington & Chelsea.

In two boroughs - Bexley and Ealing, there were minus figures for the delivery of social and affordable rented homes.

5. TARGETS AND DELIVERY OF INTERMEDIATE HOMES

The targets for intermediate homes was **6,800** and **3716 (55%)** were delivered.

6. TARGET AND DELIVERY OF 'AFFORDABLE' HOMES

The target for 'affordable' homes including social rented, London Affordable Rent, Affordable Rent and Intermediate homes was **17,000**. The delivery of Affordable homes was **7163** - comprising 51% intermediate homes, 12% social rented, 3% London Affordable Rent and 34% affordable rent.

7. TARGET AND DELIVERY OF PRIVATE/MARKET HOMES FOR SALE

The London Plan doesn't actually set a target for market homes, but we take this to be the total target (42,388) minus the target for 'affordable' housing (17,000).

Thus, the target for market homes for sale in London, in 2019/20, was **25,388** and **30,387 (120%)** of the target was delivered.

8. BOROUGH/PLANNING AUTHORITIES' TARGETS FOR ALL HOUSING TYPES, THE AMOUNT DELIVERED AND THE PERCENTAGE OF TARGET DELIVERED

All housing types	Housing target	Delivery	% target del
Barking and Dagenham	1236	1069	86
Barnet	2349	1865	79
Bexley	446	2	0
Brent	1525	1892	124
Bromley	641	548	85
Camden	889	1490	168
City of London	141	100	71
Croydon	1435	1676	117
Ealing	1297	134	10
Enfield	798	499	63
Greenwich	2685	2422	90
Hackney	1599	856	54
Hammersmith & Fulham	1031	472	46
Haringey	1502	724	48
Harrow	593	1343	226
Havering	1170	525	45
Hillingdon	559	1720	308
Hounslow	822	1399	170
Islington	1264	1205	95
Kensington & Chelsea	733	997	136
Kingston upon Thames	643	571	89
Lambeth	1559	1529	98
Lewisham	1385	1072	77
LLDC	1471	1448	98
Merton	411	397	97
Newham	1994	2521	126
Redbridge	1123	711	63
Richmond upon Thames	315	316	100
Southwark	2736	1366	50
Sutton	363	568	156
Tower Hamlets	3931	3828	97
Waltham Forest	862	944	110
Wandsworth	1812	1413	78
Westminster	1068	935	88
London TOTAL	42388	38557	91

9. BOUROUGH/PLANNING AUTHORITIES' DELIVERY OF SOCIAL RENTED, LONDON AFFORDABLE RENT AND AFFORDABLE RENT HOMES DELIVERED

In this chart, we provide (from left to right) (i) the number of homes (of all types) delivered in each borough/planning authority in 2019/20, (ii) the number of social rented homes delivered in each, (iii) the percentage of all homes delivered that were social rented, (iv) the number of London Affordable Rent homes delivered, (v) the number of Affordable Rent homes delivered, (vi) the total social and affordable rent homes (combined) delivered and (vii) the percentage of all homes delivered that were social and affordable rent homes.

Delivery of:	All housing types	SR	% SR	LAR	AR	SR+LAR+AR	%SR,LAR & AR
Barking and Dagenham	1069	11	1	52	0	63	6
Barnet	1865	101	5	54	26	181	10
Bexley	2	-201		0	22	-179	-8950
Brent	1892	78	4	75	96	249	13
Bromley	548	11	2	0	8	19	3
Camden	1490	100	7	16	0	116	8
City of London	100	0	0	0	0	0	0
Croydon	1676	32	2	0	85	117	7
Ealing	134	-983	-734	0	63	-920	-687
Enfield	499	101	20	0	48	149	30
Greenwich	2422	247	10	0	129	376	16
Hackney	856	70	8	0	14	84	10
Hammersmith & Fulham	472	14	3	0	0	14	3
Haringey	724	13	2	0	17	30	4
Harrow	1343	3	0	0	33	36	3
Havering	525	51	10	0	0	51	10
Hillingdon	1720	12	1	0	51	63	4
Hounslow	1399	59	4	0	193	252	18
Islington	1205	232	19	0	0	232	19
Kensington & Chelsea	997	386	39	0	0	386	39
Kingston upon Thames	571	0	0	0	6	6	1
Lambeth	1529	9	1	0	202	211	14
Lewisham	1072	76	7	0	72	148	14
LLDC	1448	13	1	0	154	167	12
Merton	397	8	2	12	43	63	16
Newham	2521	138	5	-2	266	402	16
Redbridge	711	40	6	0	81	121	17
Richmond upon Thames	316	-30	-9	0	34	4	1
Southwark	1366	46	3	0	40	86	6
Sutton	568	60	11	0	3	63	11
Tower Hamlets	3828	208	5	0	527	735	19
Waltham Forest	944	85	9	11	13	109	12
Wandsworth	1413	-133	-9	0	157	24	2
Westminster	935	25	3	0	64	89	10
LONDON total	38557	882	2	218	2447	3547	9

10. INTERMEDIATE HOUSING DELIVERY PER BOROUGH/PLANNING AUTHORITY.

This table shows from left to right (i) the total homes delivered in the borough, (ii) the proportionate intermediate target per borough/planning authority, (iii) intermediate homes delivered and (iv) the percentage of homes delivered that were intermediate.

Boroughs	Total homes del	Int target	Int delivered	% of home Int
Barking and Dagenham	1069	198	156	15
Barnet	1865	377	181	10
Bexley	2	72	56	2800
Brent	1892	245	302	16
Bromley	548	103	8	1
Camden	1490	143	39	3
City of London	100	23	0	0
Croydon	1676	230	219	13
Ealing	134	208	140	104
Enfield	499	128	4	1
Greenwich	2422	431	171	7
Hackney	856	257	44	5
Hammersmith & Fulham	472	165	0	0
Haringey	724	241	109	15
Harrow	1343	95	104	8
Havering	525	188	4	1
Hillingdon	1720	90	64	4
Hounslow	1399	132	86	6
Islington	1205	203	96	8
Kensington & Chelsea	997	118	21	2
Kingston upon Thames	571	103	41	7
Lambeth	1529	250	136	9
Lewisham	1072	222	57	5
LLDC	1448	236	132	9
Merton	397	66	34	9
Newham	2521	320	325	13
Redbridge	711	180	125	18
Richmond upon Thames	316	51	0	0
Southwark	1366	439	140	10
Sutton	568	58	48	8
Tower Hamlets	3828	631	259	7
Waltham Forest	944	138	67	7
Wandsworth	1413	291	234	17
Westminster	935	171	314	34
LONDON total	38557	6800	3716	10

11. TARGETS AND DELIVERY OF ALL TYPES OF 'AFFORDABLE' HOMES PER BOROUGH/PLANNING AUTHORITY AND PERCENTAGE OF THE TARGET MET

In only two boroughs - Hounslow and Kensington & Chelsea were 100% or more of the affordable housing targets were met.

In the boroughs/planning authorities of Bromley, City of London, Hackney, Hammersmith and Fulham, Havering, Kingston Upon Thames and Richmond Upon Thames 20% or less of the 'affordable' housing targets were met.

Boroughs	Affordable target	SR	LAR	AR	Int del	Affordable delivered	% target met
Barking & Dagenham	496	11	52	0	156	219	44
Barnet	942	101	54	26	181	362	38
Bexley	179	-201	0	22	56	-123	-69
Brent	612	78	75	96	302	551	90
Bromley	257	11	0	8	8	27	11
Camden	357	100	16	0	39	155	43
City of London	57	0	0	0	0	0	0
Croydon	575	32	0	85	219	336	58
Ealing	520	-983	0	63	140	-780	-150
Enfield	320	101	0	48	4	153	48
Greenwich	1077	247	0	129	171	547	51
Hackney	641	70	0	14	44	128	20
Hammersmith & Fulham	413	14	0	0	0	14	3
Haringey	602	13	0	17	109	139	23
Harrow	238	3	0	33	104	140	59
Havering	469	51	0	0	4	55	12
Hillingdon	224	12	0	51	64	127	57
Hounslow	330	59	0	193	86	338	103
Islington	507	232	0	0	96	328	65
Kensington & Chelsea	294	386	0	0	21	407	138
Kingston upon Thames	258	0	0	6	41	47	18
Lambeth	625	9	0	202	136	347	56
Lewisham	555	76	0	72	57	205	37
LLDC	590	13	0	154	132	299	51
Merton	165	8	12	43	34	97	59
Newham	800	138	-2	266	325	727	91
Redbridge	450	40	0	81	125	246	55
Richmond upon Thames	126	-30	0	34	0	4	3
Southwark	1097	46	0	40	140	226	21
Sutton	146	60	0	3	48	111	76
Tower Hamlets	1576	208	0	527	259	994	63
Waltham Forest	346	85	11	13	67	176	51
Wandsworth	727	-133	0	157	234	258	36
Westminster	428	25	0	64	314	403	94
LONDON total	16999	882	218	2447	3716	7263	43

12. MARKET HOUSING FOR SALE

In all but nine London boroughs/planning authorities - Bexley, Enfield, Hackney, Hammersmith and Fulham, Haringey, Havering, Redbridge, Southwark and Wandsworth more than the target for market homes for sale was met.

In Harrow, three times the target and in Hillingdon, almost four and a half times the target was met. In Hounslow and Sutton more than double the targets for market homes for sale in 2019/20 were met.

Market Housing 2019/20	Target	Delivery	% of target met
Barking and Dagenham	740	850	115
Barnet	1407	1511	107
Bexley	267	121	45
Brent	913	1414	155
Bromley	384	521	136
Camden	532	877	165
City of London	84	100	118
Croydon	860	1252	146
Ealing	777	917	118
Enfield	478	366	77
Greenwich	1608	1873	116
Hackney	958	574	60
Hammersmith & Fulham	618	458	74
Haringey	900	590	66
Harrow	355	1076	303
Havering	701	469	67
Hillingdon	335	1491	445
Hounslow	492	1074	218
Islington	757	877	116
Kensington & Chelsea	439	590	134
Kingston upon Thames	385	505	131
Lambeth	934	1230	132
Lewisham	830	867	105
LLDC	881	1149	130
Merton	246	314	128
Newham	1194	1791	150
Redbridge	673	420	62
Richmond upon Thames	189	295	156
Southwark	1639	1095	67
Sutton	217	442	203
Tower Hamlets	2355	2826	120
Waltham Forest	516	768	149
Wandsworth	1085	1030	95
Westminster	640	654	102
LONDON total	25389	30387	120

13. COMPARISON OF HOUSING NEED, TARGET AND DELIVERY OF DIFFERENT HOUSING TYPES IN LONDON

The chart below shows delivery of London Affordable Rent and Affordable Rent although the need is actually for social rented homes.

Note that a higher percentage of market homes were delivered than the target for 2019/20 and need assessed in 2017.

