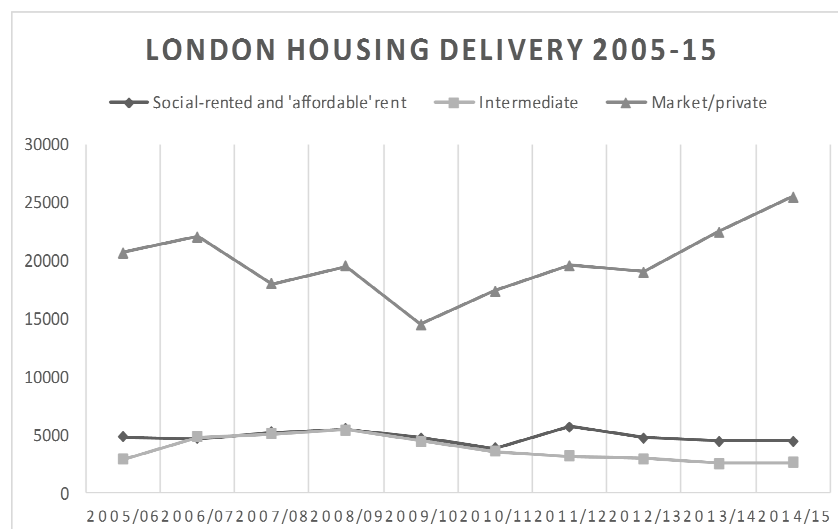
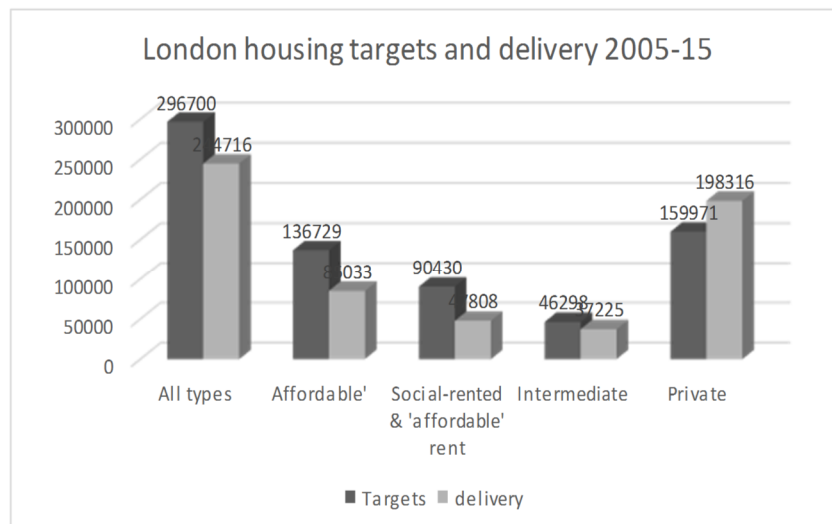


London Tenants Federation

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	9200	11900	129
Westminster	7740	9666	125
LONDON total	296700	283349	96%

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 & 'affordable' rent	Targets	Numbers of SR delivered	Numbers of AR delivered	Total numbers delivered	% of target delivered	% of all housing delivered
Barking & Dagenham	3070	838	201	1039	34	20
Barnet	5718	1875	102	1977	35	19
Bexley	1008	803	68	871	86	24
Brent	3091	2407	138	2545	82	24
Bromely	1570	1008	15	1023	65	15
Camden	2082	1092	13	1105	53	13
City of London	311	26	0	26	8	2
Croydon	3443	2826	373	3199	93	24
Ealing	2611	1505	17	1522	58	16
Enfield	1566	1147	16	1163	74	24
Greenwich	5926	1864	15	1879	32	19
Hackney	3164	2786	24	2810	89	19
Hammersmith & Fulham	1515	702	0	702	46	9
Haringey	2437	1258	139	1397	57	18
Harrow	1135	667	28	695	61	12
Havering	1948	826	314	1140	59	24
Hillingdon	1237	1230	0	1230	99	14
Hounslow	1414	1303	80	1383	98	15
Islington	3405	2380	0	2380	70	14
Kensington & Chelsea	1443	563	4	567	39	25
Kingston upon Thames	1146	392	19	411	36	11
Lambeth	3730	2396	79	2475	66	20
Lewisham	3061	1432	83	1515	49	14
Merton	1134	784	40	824	73	17
Newham	7996	2100	153	2253	28	17
Redbridge	2392	493	1	494	21	9
Richmond upon Thames	808	585	0	585	72	15
Southwark	5290	2312	91	2403	45	14
Sutton	949	606	35	641	68	14
Tower Hamlets	8696	4405	0	4405	51	24
Waltham Forest	2000	819	237	1056	53	18
Wandsworth	2743	625	23	648	24	5
Westminster	2388	1445	0	1445	61	15
LONDON total	90430	45500	2308	47808	53%	17%

10-year intermediate	Targets	Numbers delivered	% of target delivered	% of all housing delivered
Barking & Dagenham	1565	875	56	17
Barnet	2979	645	22	6
Bexley	511	411	80	12
Brent	1574	1488	95	14
Bromely	790	528	67	8
Camden	1048	775	74	9
City of London	159	0	0	0
Croydon	1787	1359	76	10
Ealing	1328	1263	95	13
Enfield	802	663	83	14
Greenwich	3147	1615	51	16
Hackney	1628	2504	154	17
Hammersmith & Fulham	793	1498	189	20
Haringey	1237	1462	118	19
Harrow	568	1057	186	19
Havering	1062	745	70	16
Hillingdon	630	531	84	6
Hounslow	716	1989	278	21
Islington	1733	1880	108	11
Kensington & Chelsea	756	137	18	6
Kingston upon Thames	579	139	24	4
Lambeth	1879	1597	85	13
Lewisham	1571	1204	77	11
Merton	561	565	101	11
Newham	4012	2518	63	19
Redbridge	1203	552	46	10
Richmond upon Thames	404	267	66	7
Southwark	2737	2409	88	14
Sutton	456	513	113	11
Tower Hamlets	4403	2610	59	14
Waltham Forest	1035	938	91	16
Wandsworth	1444	2020	140	17
Westminster	1204	468	39	5
LONDON total	46298	37225	80%	13%

10-year 'affordable'	Targets	Numbers delivered	% of target delivered	% of all housing delivered
Barking & Dagenham	4636	1914	41	38
Barnet	8696	2622	30	25
Bexley	1519	1282	84	36
Brent	4666	4033	86	39
Bromely	2360	1551	66	23
Camden	3130	1880	60	22
City of London	470	26	6	2
Croydon	5230	4558	87	35
Ealing	3939	2785	71	29
Enfield	2368	1826	77	38
Greenwich	9074	3494	39	35
Hackney	4791	5314	111	35
Hammersmith & Fulham	2308	2200	95	29
Haringey	3674	2859	78	38
Harrow	1704	1752	103	31
Havering	3010	1885	63	40
Hillingdon	1867	1761	94	20
Hounslow	2130	3372	158	36
Islington	5138	4260	83	25
Kensington & Chelsea	2199	704	32	31
Kingston upon Thames	1725	550	32	14
Lambeth	5609	4072	73	33
Lewisham	4631	2719	59	25
Merton	1695	1389	82	28
Newham	12008	4771	40	36
Redbridge	3596	1046	29	20
Richmond upon Thames	1212	852	70	22
Southwark	8027	4812	60	29
Sutton	1404	1154	82	25
Tower Hamlets	13099	7015	54	38
Waltham Forest	3036	1994	66	34
Wandsworth	4187	2668	64	22
Westminster	3592	1913	53	20
LONDON total	136729	85033	62%	30%

10-year market/private	Targets	Numbers delivered	% of target delivered	% of all housing delivered
Barking & Dagenham	5404	3162	59	62
Barnet	10324	7717	75	75
Bexley	1761	2286	130	64
Brent	5434	6411	118	61
Bromely	2720	5321	196	77
Camden	3610	6700	186	78
City of London	550	1407	256	98
Croydon	6190	8614	139	65
Ealing	4581	6749	147	71
Enfield	2772	3038	110	62
Greenwich	10946	6533	60	65
Hackney	5629	9812	174	65
Hammersmith & Fulham	2752	5365	195	71
Haringey	4266	4735	111	62
Harrow	1956	3960	202	69
Havering	3710	2832	76	60
Hillingdon	2173	6874	316	80
Hounslow	2470	5885	238	64
Islington	5982	12695	212	75
Kensington & Chelsea	2621	1603	61	69
Kingston upon Thames	1995	3324	167	86
Lambeth	6471	8304	128	67
Lewisham	5429	7994	147	75
Merton	1925	3600	187	72
Newham	13812	8324	60	64
Redbridge	4144	4215	102	80
Richmond upon Thames	1388	2966	214	78
Southwark	9473	11998	127	71
Sutton	1556	3499	225	75
Tower Hamlets	15181	11466	76	62
Waltham Forest	3584	3942	110	66
Wandsworth	5013	9232	184	78
Westminster	4148	7753	187	80
LONDON total	159971	198316	124%	70%