LONDON PLAN ANNUAL MONITORING REPORT 10, 2012-13

MARCH 2014

LONDON PLAN 2011
IMPLEMENTATION FRAMEWORK

MAYOR OF LONDON

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GREATER LONDON AUTHORITY
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Updated July 2014 to reflect revised long term empty homes returning to use figures. Amendments have been made to the following pages: 2, 4, 21-22, 60-63 and 88-89.

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EXECUTIVE SUMMARY

i This Annual Monitoring Report (AMR) provides information about progress being made in implementing the policies and addressing the objectives and policies of the London Plan (published in July 2011), by showing how London is performing against 24 indicators identified in Chapter 8 of the Plan. Although this is the tenth AMR published by the Mayor, it is the third using the KPIs in the 2011 London Plan.

ii Chapter 2 provides greater detail on each of the 24 Key Performance Indicators (KPIs), and the table below summarises progress against each of these KPIs. The KPIs are not policies; they have been chosen as yardsticks to show the direction of travel in implementing the London Plan, and the extent of change, to help monitor progress and identify areas where policy changes may need to be considered.

iii The London Plan sets six strategic objectives to be delivered by its detailed policies. These are that London should be:

Objective 1- A city that meets the challenges of economic and population growth,

Objective 2- An internationally competitive and successful city,

Objective 3- A city of diverse, strong, secure and accessible neighbourhoods,

Objective 4- A city that delights the senses,

Objective 5- A city that becomes a world leader in improving the environment,

Objective 6- A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.

iv Different KPIs contribute to measuring the performance of the London Plan against these six objectives;

Objective 1 – KPIs 1,2,4,5,6,12,14
Objective 2 – KPIs 2,7,8,9,10,12,17,24
Objective 3 – KPIs 2,5,10,11,12,15
Objective 4 – KPIs 1,3,15,19,22,23,24
Objective 5 – KPIs 1,3,18,19,20,21,22,23
Objective 6 – KPIs 1,13,14,15,16,17

v Overall, the performance is positive: 14 KPI targets are met or heading in the right direction, while 5 have not been met or are heading the wrong way. For 5 KPI targets the performance is mixed. The performance against the individual Objectives is summarised as follows:

Objective 1- A city that meets the challenges of economic and population growth

vi A very high proportion of new residential developments in London continues to be built on previously developed land and increasingly at appropriate densities within the density matrix range. 26,600 dwellings were completed in 2012/13 against the 32,210 ten year average annual target. The gap in life expectancy between the most and least deprived Londoners continues to decrease.

Objective 2 - An internationally competitive and successful city

vii Employment across London showed strong growth over the period 2011-2012, with an increase of 196,000 and the overall employment rate increasing as well. The office pipeline remains healthy and B1 office development continues largely in locations with high public transport accessibility. Whilst the rate of loss of industrial land decreased relative to the previous year, the rate remains above the monitoring benchmark in the London Plan and the Mayor's Land for Industry SPG. This trend will need to be monitored closely.

Objective 3- A city of diverse, strong, secure and accessible neighbourhoods

viii Employment specifically in Outer London has increased by 79,000 between 2011 and 2012 and the gap in the employment rate between Black, Asian and Minority Ethnic (BAME) groups and the white population has narrowed. Lone parent income support has decreased, although slightly less than outside London. The increase in pupil/teacher ratios is marginal and reflects a wider national trend. Net affordable housing completions remain below target with the three-year average affordable homes share down by 1% on the previous year.

Objective 4- A city that delights the senses

ix There has been a reduction in the percentage of designated heritage assets at risk across all categories. Progress with river restoration activities is on target, and there has been little loss of designated open space, under 0.6 ha. In terms of cycling, 10,000 more trips were recorded than in the previous year.

Objective 5- A city that becomes a world leader in improving the environment

x Waste recycling rates continue to go up and landfilling continues to go down significantly. Carbon dioxide emissions savings are above target and there has been an increase in renewable energy output. The area of green roofs in the CAZ has increased significantly over the past few years. There has been little loss of approved sites for nature conservation (0.87 ha) and this is slightly below the figure from the previous year.

Objective 6- A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities

xi Public transport use continues to grow annually, while private car use and road traffic across London continue to decline. Office development largely continues in locations with high public transport accessibility. In terms of the use of London's waterways for transport passengers numbers are up.

TABLE 1.1 KPI PERFORMANCE OVERVIEW			
	KPI TARGET		**COMMENT**
1	Maintain at least 96 per cent of new residential development to be on previously developed land	+/-	Approved units 2.2% above target, but completions fallen to 0.3% below target
2	Over 95 per cent of development to comply with the housing density location and the density matrix	+/-	Still below target, but significant increase within the density matrix range from 40% in previous year to 58%
3	No net loss of open space designated for protection in LDFs due to new development	-	Loss recorded, but with under 0.6 ha insignificant and new open space not recorded
4	Average completions of a minimum of 32,210 net additional homes per year	-	18% below target
5	Completion of 13,200 net additional affordable homes per year	-	Below target. Three-year average affordable homes share of overall conventional housing provision down by 1% on previous year
6	Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (split by gender)	+	Differences reduced very slightly on previous year
7	Increase in the proportion of working age London residents in employment 2011-2031	+	Increase of almost 1% on previous year and reduction in gap between London and the rest of UK
8	Stock of office permissions to be at least three times the average rate of starts over the previous three years	+	Stock of permissions seven times average rate of starts
9	Release of industrial land to be in line with benchmarks in the Industry SPG	-	Reduced rate of loss of industrial land, but still 100% above the benchmark
10	Growth in total employment in Outer London	+	Total employment in Outer London increased by 4.1% on previous year
11	Reduce employment rate gap between BAME groups and the white population; and reduce the gap between lone parents on income support in London vs England & Wales average	+/-	BAME gap down; lone parent income support down, but slightly less than outside London
12	Reduce the average class size in primary schools	-	Continued slight increase in class size
13	Use of public transport per head grows faster than use of private car per head	+	Public transport use continues to grow annually, and private car use continues to decline
14	Zero car traffic growth for London as a whole	+	Annual decrease in road traffic for London as a whole continues
15	Increase in share of all trips by bicycle from 2 per cent in 2009 to 5 per cent by 2026	+	10,000 more trips per day than in previous year

TABLE 1.1 KPI PERFORMANCE OVERVIEW			
	KPI TARGET		**COMMENT**
16	A 50% increase in passengers and freight traffic transported on the Blue Ribbon Network from 2011-2021	+/-	Slight increase in passenger numbers, slight fall in freight numbers
17	Maintain at least 50 per cent of B1 development in PTAL zones 5-6	+/-	1 % below target, but specifically for B1 Office 12 % above the 50% target
18	No net loss of Sites of Importance for Nature Conservation.	+	0.87 ha loss to approved development, slightly less than previous year. New designations not recorded.
19	At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2031	+	Recycling over 30 % and continues to increase, landfilling continues to decrease significantly
20	Annual average percentage carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and in all developments by 2019	+	11% above the 25% carbon dioxide emissions savings target (2010 -2013)
21	Production of 8550 GWh of energy from renewable sources by 2026	+	25%# increase in output from renewable resources between 2011 and 2012
22	Increase in total area of green roofs in the CAZ.	+	Increase by 150 % between 2007 and 2012
23	Restore 15km of rivers and streams 2009-2015 with an additional 10km by 2020	+	Over 12 km of the 15km restoration target for 2015 achieved
24	Reduction in proportion of designated heritage assets at risk as a percentage of the total number of designated heritage assets in London.	+	Decrease in the percentage of assets at risk

 # excludes heat energy generated from renewable sources

CHAPTER ONE

INTRODUCTION

SCOPE AND PURPOSE OF THE AMR

1.1 This is the tenth London Plan Annual Monitoring Report (AMR 10). Section 346 of the Greater London Authority (GLA) Act 1999 places a duty on the Mayor to monitor implementation of the Mayor's Spatial Development Strategy (the London Plan) and collect data about issues relevant to its preparation, review, alteration, replacement or implementation. The AMR is the central document in the monitoring process and in assessing the effectiveness of the London Plan. It is important for keeping the London Plan under review and as evidence for plan preparation.

1.2 While this is the tenth AMR published by the Mayor, it is the third that uses the six strategic objectives and the suite of 24 Key Performance Indicators (KPIs) introduced in the London Plan published in July 2011. These indicators are intended to be a mixture of those carried forward from the previous London Plan (to help ensure some comparability over time) and new/amended ones (reflecting new or changed policies, or changes in the availability of data). What has not changed is the importance the Mayor places' in effective monitoring. The London Plan is founded on a "plan-monitor-manage" approach to policy-making, ensuring that strategic planning policies are evidence-based, effective, and changed when necessary.

1.3 The AMR does not attempt to measure and monitor each Plan policy, as this would not recognize the complexity of planning decisions based on a range of different policies. It could also be unduly resource intensive and would raise considerable challenges in setting meaningful indicators for which reliable data would be available. However, these documents together do give a detailed picture of how London is changing, and of the significant contribution the planning system is making to meeting these changes.

1.4 At the core of this AMR are the Key Performance Indicators (KPIs) set out in Policy 8.4 (A) and Table 8.1 of the London Plan (see chapter 2 of this document for detailed analysis of the performance of each KPI). However, it should be recognised that a wide range of factors outside the sphere of influence of the London Plan influence the KPIs. The inclusion of additional relevant performance measures and statistics helps to paint a broader picture of London's performance (see chapter 3). Whilst recognising longer-term trends where available, the focus of the monitoring in this AMR is on the year 2012/13.

1.5 Paragraph 8.18 of the London Plan clarifies that the target for each indicator should be regarded as a benchmark, showing the direction and scale of change. These targets contribute to measuring the performance of the objectives set out in Policy 1.1 and paragraph 1.53 of the London Plan but do not represent additional policy in themselves.

1.6 This report draws on a range of data sources, but the GLA's London Development Database (LDD) is of central importance (see further details about LDD in the following section). The LDD is a "live" system monitoring planning permissions and completions. It provides good quality, comprehensive data for the GLA, London boroughs and others involved in planning for London. In addition to the

LDD, this report draws on details provided by the GLA's Intelligence Unit, the GLA's Transport and Environment Team, Transport for London (TfL), English Heritage, the Environment Agency and the Port of London Authority.

THE LONDON DEVELOPMENT DATABASE

1.7 The London Development Database (LDD) is the key data source for monitoring planning approvals and completions in London. Data is entered by each of the 33 local planning authorities and the GLA provides a co-ordinating, consistency and quality management role. The Database monitors each planning permission from approval through to completion or expiry. Its strength lies in the ability to manipulate data in order to produce various specific reports. The data can also be exported to GIS systems to give a further level of spatial analysis. The value of the LDD is dependent on work by the boroughs to provide the required data, and the Mayor would take this opportunity to thank all of those concerned in supporting this invaluable resource.

1.8 It should be noted that some boroughs use the London Development Database as a data source for their own AMRs, and all are expected to compare the data they publish with the data they have entered into LDD. This should ensure a level of consistency between data on housing, open space etc which is published in both the borough and GLA AMRs. However, some differences in the figures do occur. This can in part be attributed to LDD being a live system, which is continually updated and adjusted to reflect the best information available. There are also occasional differences in the way completions are allocated to particular years, which may cause discrepancies between borough and GLA AMR data.

1.9 2013 saw the first full review of the Information Scheme since it was originally agreed in 2003. The primary objective of the review was to clarify the rules regarding the sharing of data, but it coincided with the introduction of Class J Prior Approvals which permit changes of use from office to residential use without the need for a formal planning permission. In order that these could be captured by the system, it was necessary to extend the scope of the scheme to include types of planning consent not previously covered by the scheme. Signed copies of the revised Information Scheme were received from 26 boroughs, four more than the number required to make it binding on all 33 meaning that these prior approvals are now formally part of the scheme.

1.10 The LDD system itself has remained fundamentally unchanged since it was first developed in 2004, with changes being made incrementally as required. A substantial project to modernise and future-proof the system is ongoing, the first phase of which was reported in the last AMR. Following borough acceptance of the new Information Scheme, work is underway to allow the system to monitor a range of new permission types. Once this latest update goes live, the focus will return to completing the migration of the database to a more modern server. The LDD Management Team, which comprises representatives from the GLA and a number of London boroughs, will look closely at the system and decide if any further changes are required which can be implemented in tandem with the migration process.

1.11 Phase two of the development of the LDD public page, which can be found at http://www.london.gov.uk/webmaps/ldd/, is now underway with considerable changes planned. The new version is due to launch in the summer of 2014 and the changes will be reported on in the next AMR.

THE LONDON PLAN AND ITS IMPLEMENTATION

1.12 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the statutory development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

1.13 At the centre of the Mayor's new approach to implementation of the London Plan is a suite of documents that together make up a London Planning Implementation Framework. The keystone of this approach is an Implementation Plan, which sets out the overall approach to London Plan policy implementation. It provides details of how each of the 121 policies in the London Plan will be delivered and contains detailed information about London's infrastructure needs to help inform policy development and implementation by the Mayor, boroughs and others. The published first edition was published in January 2013 and is available at http://www.london.gov.uk/publication/implementation-plan. It will be updated regularly.

1.14 The Implementation Framework also includes:

- Supplementary Planning Guidance (SPG),
- Opportunity Area/Intensification Area Frameworks, Implementation guides
- This Annual Monitoring Report.

1.15 The key distinction between the Implementation Plan and the AMR is that the latter is looking predominately at past performance to identify trends, whilst the Implementation Plan is focusing on current and future actions to facilitate policy implementation and performance improvements. Linking KPIs and implementation actions directly may not be helpful as they serve different purposes and operate at different levels of detail. Together, however, they provide an important overview of the way London is changing, and of the way planning policies are used, and can be in the future, to influence and respond to these changes.

FURTHER ALTERATIONS TO THE LONDON PLAN

1.16 In January 2014 the Mayor published his Further Alterations to the London Plan (FALP) rolling the London Plan forward to 2036, particularly to address key housing and employment issues emerging from an analysis of the most recent census data. The Further Alterations propose minor changes to three KPI targets that reflect changes elsewhere in the Plan. These are KPIs 4, 5 and 19.

CHAPTER TWO

PERFORMANCE AGAINST KEY PERFORMANCE INDICATOR TARGETS

KEY PERFORMANCE INDICATOR 1

Maximise the proportion of development taking place on previously developed land

Target: Maintain at least 96 per cent of new residential development to be on previously developed land

2.1 This KPI looks at the proportion of residential planning permissions on previously developed land. The figures are shown both by number of units and by site area, although the number of units is considered to be the key measure. The percentages are arrived at by looking for a net loss of greenfield open space on the permission. The area of greenfield land that will be lost is then compared to the proposed residential site area to produce a percentage that is applied to the proposed units. Where both residential and non-residential uses are proposed, the greenfield area is divided proportionately between the two uses.

2.2 98.2% of units approved during 2012/13 are on brownfield land, slightly down on last year (99%) but above the Mayor's 96% target. Only 4 boroughs; Bexley, Lambeth, Barking and Dagenham and Havering; were below the 96% target. The low percentage in Lambeth is due to a high density scheme in Vauxhall on a traffic island which while not technically 'brownfield' offers little in the way of amenity value. Its total site area is less than a quarter of a hectare, and therefore Lambeth's site area figure is above the 96% target. The only permission on a greenfield site in Barking and Dagenham is a renewal of phase 2 of the Lymington Fields development originally granted permission in 2009. The other major schemes approved are at the Howbury Centre site in Bexley and 28 dwellings on the Lamb's Lane Rough in Havering.

2.3 The proportion of units completed on brownfield land stands at 95.7%, also down on last year's 97.6% and largely due to several large schemes reaching completion. The largest of these is phase 1a of the New Hendon Village redevelopment which will include some re-provision of open space in later phases. Other major completions include 161 flats at Perry Street in Bexley, Glenister Garden and Regency Gardens in Hillingdon and the former bowling green site at Williams Lane in Richmond upon Thames.

TABLE 2.1 DEVELOPMENT ON BROWNFIELD LAND				
YEAR	% OF DEVELOPMENT APPROVED ON PREVIOUSLY DEVELOPED LAND		% OF DEVELOPMENT COMPLETED ON PREVIOUSLY DEVELOPED LAND	
	BY UNITS	BY SITE AREA	BY UNITS	BY SITE AREA
2006/07	98.6	98	97.2	96.5
2007/08	97.3	96.7	96.6	94.8
2008/09	98.1	96.6	98.9	98.1
2009/10	97.3	96.8	98.8	97.9
2010/11	96.8	95.3	97.1	95.7
2011/12	99.0	97.4	97.6	95.0
2012/13	98.2	97.8	95.7	95.3

Source: London Development Database

TABLE 2.2 DEVELOPMENT ON BROWNFIELD LAND BY BOROUGH 2012/13				
BOROUGH	% OF DEVELOPMENT APPROVED ON PREVIOUSLY DEVELOPED LAND		% OF DEVELOPMENT COMPLETED ON PREVIOUSLY DEVELOPED LAND	
	BY UNITS	BY SITE AREA	BY UNITS	BY SITE AREA
Barking and Dagenham	81.0	89.3	100.0	100.0
Barnet	99.9	99.6	70.1	88.9
Bexley	75.3	72.3	66.0	75.1
Brent	97.9	96.3	100.0	100.0
Bromley	100.0	99.8	85.4	90.6
Camden	99.1	96.4	100.0	100.0
City of London	100.0	100.0	100.0	100.0
Croydon	99.2	96.4	99.6	99.7
Ealing	98.8	98.1	99.2	99.1
Enfield	100.0	100.0	95.9	96.3
Greenwich	99.8	99.0	93.7	75.4
Hackney	100.0	100.0	100.0	100.0
Hammersmith and Fulham	99.6	99.3	100.0	100.0
Haringey	100.0	100.0	100.0	100.0
Harrow	100.0	100.0	100.0	100.0
Havering	91.9	92.0	100.0	100.0
Hillingdon	98.4	95.7	89.3	76.9
Hounslow	100.0	100.0	100.0	100.0
Islington	100.0	100.0	100.0	100.0
Kensington and Chelsea	100.0	100.0	100.0	100.0
Kingston upon Thames	97.4	96.7	100.0	100.0
Lambeth	78.9	96.6	100.0	100.0
Lewisham	100.0	100.0	100.0	100.0
Merton	100.0	100.0	93.1	88.9
Newham	100.0	100.0	100.0	100.0
Redbridge	100.0	100.0	100.0	100.0
Richmond upon Thames	100.0	100.0	82.8	88.2
Southwark	99.9	99.9	99.6	99.3
Sutton	100.0	100.0	100.0	100.0
Tower Hamlets	100.0	100.0	99.8	99.5
Waltham Forest	100.0	100.0	100.0	100.0
Wandsworth	100.0	100.0	97.4	96.0
Westminster	100.0	100.0	100.0	100.0
London	98.2	97.8	95.7	95.3

Source: London Development Database

KEY PERFORMANCE INDICATOR 2

Optimise the density of residential development

Target: Over 95 per cent of development to comply with the housing density location and the density matrix (London Plan Table 3.2)

2.4 The tables below compare the residential density achieved for each scheme against the optimal density range set out in the Sustainable Residential Quality (SRQ) matrix in the London Plan, taking into account both the site's Public Transport Accessibility Level (PTAL) and its setting as defined in the Strategic Housing Land Availability Assessment. All units in residential approvals for which a site area could be calculated are included. Density is the result of dividing the total number of units (gross) by the residential site area. In mixed use schemes, the area allocated to non-residential uses and to open space is subtracted from the total site area to give the residential site area. The percentages refer to units not schemes.

TABLE 2.3 RESIDENTIAL APPROVALS COMPARED TO THE DENSITY MATRIX – ALL SCHEMES

FINANCIAL YEAR	% OF UNITS APPROVALS		
	WITHIN RANGE	ABOVE RANGE	BELOW RANGE
2006/07	36%	60%	4%
2007/08	40%	55%	5%
2008/09	41%	53%	7%
2009/10	39%	56%	6%
2010/11	37%	58%	5%
2011/12	40%	55%	5%
2012/13	58%	37%	5%

Source: London Development Database

TABLE 2.4 RESIDENTIAL APPROVALS COMPARED TO THE DENSITY MATRIX – SCHEMES OF 15 UNITS OR MORE

FINANCIAL YEAR	% OF UNITS APPROVALS SCHEMES 15+		
	WITHIN RANGE	ABOVE RANGE	BELOW RANGE
2006/07	30%	69%	1%
2007/08	36%	63%	2%
2008/09	36%	62%	2%
2009/10	35%	63%	2%
2010/11	31%	68%	1%
2011/12	37%	60%	3%
2012/13	59%	39%	2%

Source: London Development Database

2.5 There has been a significant improvement in the performance against this indicator target, for both all schemes and large schemes (defined as those with 15 proposed units or more). The percentage of units approved during 2012/13 within the range set out in the density matrix is 58%, up from 40% in the previous AMR. For large sites the percentage within the range has risen to 59% compared to 37% the previous year. For all and large schemes the percentages are also well above any year since monitoring began in 2006.

2.6 Land in London is a scarce resource, so the low figures for developments below range are a welcome indicator that land is not being used inefficiently. However the increase in the percentage of units within the range is a welcome development.

KEY PERFORMANCE INDICATOR 3

Minimise the loss of Open space

Target: No net loss of open space designated for protection in LDFs due to new development

2.7 From this year the performance monitoring for this KPI target is focusing more specifically on designated open space rather than open space overall – as previously reported.

2.8 Tables 2.5 and 2.6 are based on the changes in open space as a result of planning permissions. It is important to note that designation of new open space for protection is not done through the planning permission process, and is therefore not recorded by LDD. Re-provision within the planning permission is taken into account but no positive numbers are recorded meaning a loss is inevitable. We are working with partners Greenspace Information for Greater London to see if gains can be identified and included in future editions of the AMR. The types of protection are Green Belt, Metropolitan Open Land and Local Open Spaces. These are different from the designations for nature conservation recorded in KPI 18. The definition of open space used is based on that found in the now withdrawn PPG 17 and does not include private residential gardens.

2.9 The table below shows the overall loss of protected open space approved during 2012/13 was less than 0.6 hectares. The only significant loss being in Camden where a residential development within a redundant covered reservoir was allowed on appeal on the basis that the site was previously developed.

2.10 In terms of completions there have been a number of schemes which have been completed on protected open space amounting to 6.5 hectares in total. The biggest loss of green belt is in Enfield where improvements to Tottenham Hotspurs' training base included new indoor facilities. A permission to make existing pitches for travelers in Kingston legal is also recorded as a loss of open space although the open character of the site has not changed. The largest completion on MOL is for a new sports centre in Maysbrooke Park in Barking and Dagenham. The largest loss of a local open space is part of the wider regeneration of the former Grahame Park estate in Barnet where the loss of 1.22 hectares does not take into account re-provision in other phases of the scheme. The total net loss of this schemes open space is anticipated to be less than 0.3 hectares.

TABLE 2.5 LOSS OF DESIGNATED OPEN SPACE (APPROVALS)			
BOROUGH NAME	BOROUGH REFERENCE	PROTECTION DESIGNATION	AREA OF OPEN SPACE (HA)
Bexley	12/00873/FUL	Local Open Spaces	0.003
Bromley	12/00687/FULL1	Metropolitan Open Land	0.030
Camden	2011/0395/P	Local Open Spaces	0.510
Hounslow	00132/A/P12	Metropolitan Open Land	0.047
Total Loss (Gross hectares):			0.590

Source: London Development Database

TABLE 2.6 LOSS OF DESIGNATED OPEN SPACE (COMPLETIONS)			
BOROUGH NAME	BOROUGH REFERENCE	PROTECTION DESIGNATION	AREA OF OPEN SPACE (HA)
Enfield	TP/07/1623	Green Belt	1.300
Barnet	W01731LA/07	Local Open Spaces	1.220
Kingston upon Thames	12/10099/FUL	Green Belt	0.850
Merton	07/P3679	Local Open Spaces	0.630
Bromley	10/00740/DET	Green Belt	0.501
Barking and Dagenham	10/00804/FUL	Metropolitan Open Land	0.410
Havering	P1487/09	Metropolitan Open Land	0.350
Merton	06/P0320	Local Open Spaces	0.253
Enfield	TP/09/0667	Local Open Spaces	0.250
Redbridge	0004/09	Local Open Spaces	0.176
Brent	100438	Metropolitan Open Land	0.102
Croydon	09/01622/P	Metropolitan Open Land	0.099
Croydon	09/02227/P	Metropolitan Open Land	0.070
Croydon	12/00380/P	Metropolitan Open Land	0.047
Hounslow	00600/K/S32	Local Open Spaces	0.047
Kingston upon Thames	10/10154/FUL	Local Open Spaces	0.035
Southwark	09-AP-1031	Local Open Spaces	0.043
Ealing	P/2009/1641	Local Open Spaces	0.031
Ealing	P/2010/3744	Metropolitan Open Land	0.030
Merton	08/P0937	Local Open Spaces	0.029
Merton	06/P0320	Metropolitan Open Land	0.019
Kingston upon Thames	10/16277/FUL	Local Open Spaces	0.015
Bexley	12/00873/FUL	Local Open Spaces	0.003
Total Loss (Gross Hectares):			6.510

Source: London Development Database

KEY PERFORMANCE INDICATOR 4

Increase supply of new homes

Target: Average completion of a minimum of 32,210 net additional homes per year.

2.11 This target comprises three elements:

- conventional completions of self-contained houses and flats,
- the non-conventional supply of student bedrooms and non self-contained accommodation in hostels and Houses in multiple occupation
- long-term empty properties returning to use. The first two are taken from the London Development Database, the third uses Council Tax data published by CLG.

2.12 Net conventional completions stand at 21,923, representing 73% of the 29,830 target in the 2011 London Plan. By contrast the total net completions of non-self-contained accommodation are 2,659 units, or 163% of the 1,634 target. The benchmark target in the 2011 London Plan includes 749 empty homes returning to use each year. According to Council Tax records the number of long term empty properties (longer than 6 months) has decreased by 2,018, which represents a net gain of units. The impact on individual boroughs varies widely though. Croydon have recorded a significant drop in empty homes which has boosted their total supply to 149% of their target. By contrast a large increase in the number of empty homes has seriously affected the performance against the benchmark in several boroughs. Most notably Kensington and Chelsea and also Hounslow both record net losses once vacant homes are taken into account.

2.13 Despite the high delivery of student accommodation, which has boosted the non-conventional supply, total output is 76% of the benchmark figure. These are long-term benchmarks and individual years will vary over the development cycle. As the impacts of the economic downturn continue to affect the development industry, a below benchmark result was to be expected. With capacity for over 215,000 homes in the pipeline there is considerable scope for increased development as the economy continues to recover. However as set out in the Further Alterations to the London Plan, revised population projections suggest London’s population will rise quicker than anticipated by the 2011 London Plan, the need for additional housing is therefore more pressing than ever.

TABLE 2.7 NUMBER OF NET HOUSING COMPLETIONS BY BOROUGH 2012/13

BOROUGH	NET CONV	NET NON-CONV	LONG-TERM EMPTY HOMES RETURNING TO USE	TOTAL	LONDON PLAN TARGET	% OF TARGET
Barking and Dagenham	506	0	53	559	1,065	52
Barnet	1,379	0	-41	1338	2,255	59
Bexley	418	-2	-54	362	335	108
Brent	662	422	43	1127	1,065	106
Bromley	698	0	19	717	500	143
Camden	564	-21	-322	221	665	33
City of London	35	178	-14	199	110	181
Croydon	899	14	1068	1981	1,330	149
Ealing	990	692	33	1715	890	193
Enfield	550	0	-83	467	560	83
Greenwich	110	-26	247	331	2,595	13
Hackney	1,160	-358	117	919	1,160	79
Hammersmith and Fulham	421	11	479	911	615	148
Haringey	583	492	286	1361	820	166
Harrow	714	-12	-190	512	350	146
Havering	237	0	132	369	970	38
Hillingdon	1,467	0	-91	1376	425	324
Hounslow	232	16	-283	-35	470	-7
Islington	870	407	236	1513	1,170	129
Kensington and Chelsea	57	-49	-306	-298	585	-51
Kingston upon Thames	203	57	94	354	375	94
Lambeth	627	-14	68	681	1,195	57
Lewisham	1,810	7	5	1822	1,105	165
Merton	477	-8	-65	404	320	126
Newham	1013	6	43	1062	2,500	42
Redbridge	264	0	62	326	760	43
Richmond upon Thames	485	-6	-70	409	245	167
Southwark	1,250	941	-4	2187	2,005	109
Sutton	227	0	73	300	210	143
Tower Hamlets	997	54	208	1259	2,885	44
Waltham Forest	468	-11	68	525	760	69
Wandsworth	957	-31	39	965	1,145	84
Westminster	593	-100	168	661	770	86
Grand Total	21,923	2,659	2,018	26,600	32,210	82

Sources: London Development Database, Long term vacants from CLG Housing Live Tables 615 which summarise Council Tax records supplied by Local Authorities.

KEY PERFORMANCE INDICATOR 5

An increased supply of affordable homes

Target: Completion of 13,200 net additional affordable homes per year

2.14 During 2012/13 a total of 7,539 affordable units were completed. These are net conventional completions of new homes with unit losses deducted from the total. This represents a decrease from over 8,600 the previous year (revised upwards from the figure of 8,087 published in last year's AMR).

2.15 While the supply of affordable housing decreased in the last year, the total level of conventional completions remained relatively stable Therefore, the share of affordable housing has fallen from 39% to 34%.

2.16 Net affordable housing output can vary considerably from year to year, particularly at a local level. Therefore it is more meaningful to test individual borough performance against a longer term average. Table 2.8 shows average affordable housing output as a proportion of overall conventional housing provision over the three years to 2012/13. During this period affordable housing output averaged 37% of total provision, compared to 38% reported in the last AMR.

2.17 Figure 2.1 shows the three-year average performance of individual boroughs relative to this London-wide average of 37%. Over the three years, affordable housing exceeded 50% of total provision in two boroughs. In Brent affordable housing comprised 51% of the total provision over this period, largely due to a very high figure of 74% in 2011/12 when a number of 100% affordable schemes reached completion. Meanwhile the three year average in Waltham Forest has risen to 63% now that net losses due to the phasing of the completion of the Beaumont Road Estate redevelopment recorded in 2010/11 are no longer considered in the rolling average. The changes illustrate the impact individual schemes and their phasing can have on this figure.

2.18 The lowest proportion, as in the previous year, was recorded in the City of London (1%), followed by Westminster (16%) and Redbridge (19%).

2.19 During the economic downturn it was necessary to renegotiate affordable housing on a number of sites to ensure viability. It is now increasingly common for legal agreements to link affordable provision to final sales revenues and for units earmarked for private sale to be transferred to housing associations at or after completion, thus making it increasingly difficult to monitor final provision. This caused the significant rise in affordable completions for 2011/12, now 8,611 units compared to the figure of 8,087 reported in the previous AMR. It is not known if this year's total will similarly be revised upwards as additional information comes forward.

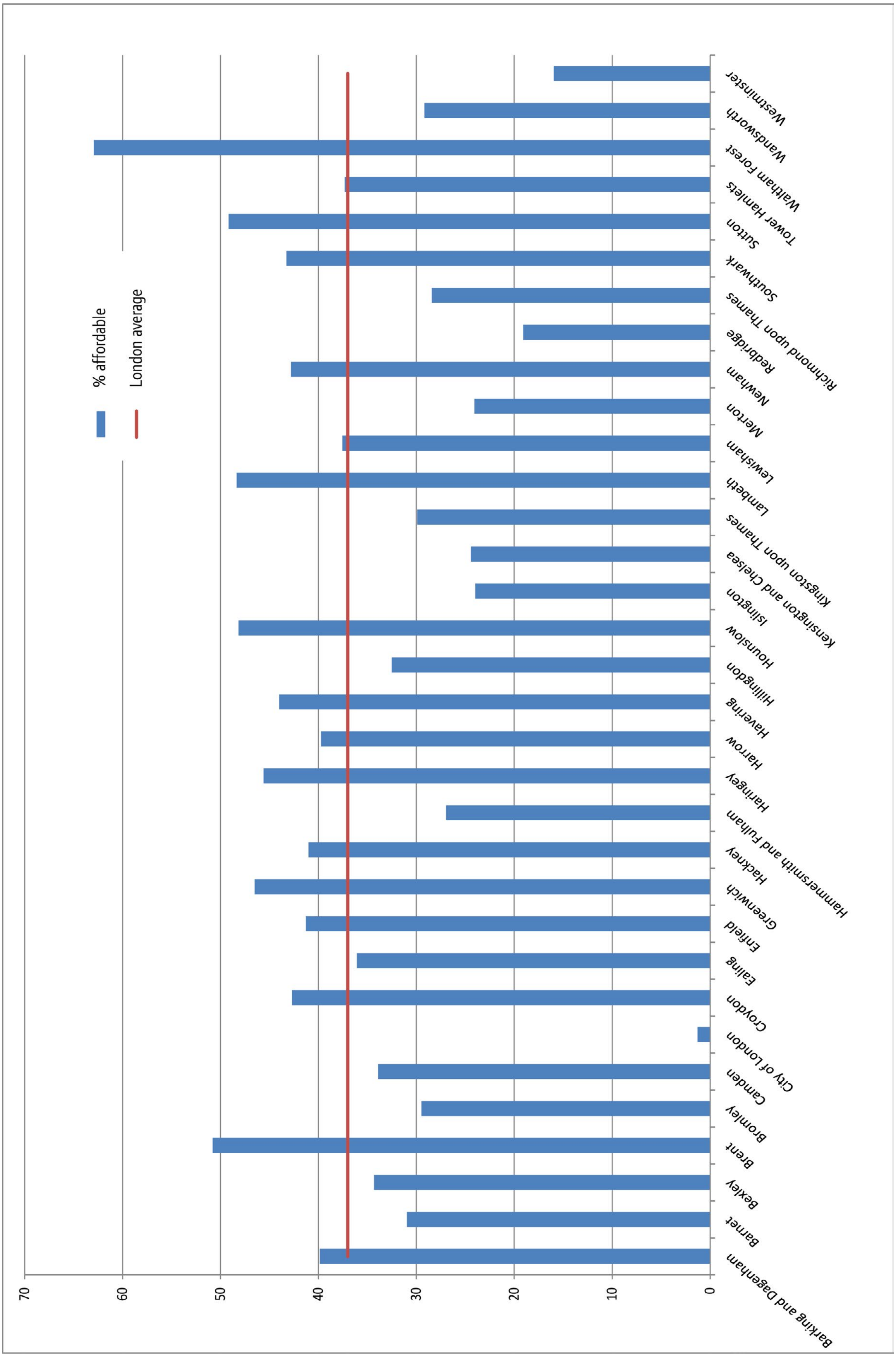
2.20 As noted in previous AMRs, the London Housing Strategy (LHS) investment target for affordable housing should not be confused with the affordable housing target set out in the London Plan. The LHS investment target is measured in gross terms and includes both new build and acquisitions, but the London Plan target is measured in terms of net conventional supply: that is, supply from new developments or conversions, adjusted to take account of demolitions and other losses. The LHS investment figure is therefore generally higher than the planning target. Monitoring achievement of the London Plan target is based on output from the London Development Database, and this definition should be used for calculating affordable housing targets for development planning purposes. Monitoring achievement of the LHS investment targets uses the more broadly based figures provided by DCLG.

TABLE 2.8 AVERAGE AFFORDABLE HOUSING OUTPUT AS A PROPORTION OF OVERALL CONVENTIONAL HOUSING PROVISION OVER THE THREE YEARS TO 2012/13

BOROUGH	TOTAL NET CONVENTIONAL AFFORDABLE COMPLETIONS				AFFORDABLE AS % OF TOTAL NET CONVENTIONAL SUPPLY			
	2010/11	2011/12	2012/13	TOTAL	2010/11	2011/12	2012/13	TOTAL
Barking and Dagenham	143	148	243	534	42	30	48	40%
Barnet	228	441	403	1,072	28	35	29	31%
Bexley	154	165	29	348	52	55	7	34%
Brent	184	412	224	820	47	74	34	51%
Bromley	248	214	142	604	33	36	20	29%
Camden	142	62	299	503	26	17	53	34%
City of London	2	0	0	2	2	0	0	1%
Croydon	396	362	409	1,167	35	52	45	43%
Ealing	73	333	300	706	27	48	30	36%
Enfield	220	79	243	542	48	26	44	41%
Greenwich	787	370	48	1,205	69	28	44	47%
Hackney	350	403	496	1,249	40	40	43	41%
Hammersmith & Fulham	196	80	107	383	37	17	25	27%
Haringey	89	344	364	797	21	46	62	46%
Harrow	167	192	292	651	37	41	41	40%
Havering	91	129	118	338	39	43	50	44%
Hillingdon	175	343	381	899	58	34	26	33%
Hounslow	349	319	49	717	52	54	21	48%
Islington	-66	459	223	616	-14	37	26	24%
Kensington & Chelsea	61	19	4	84	36	16	7	24%
Kingston upon Thames	65	81	38	184	44	31	19	30%
Lambeth	744	348	269	1,361	56	41	43	48%
Lewisham	339	469	592	1,400	47	39	33	38%
Merton	48	69	196	313	13	15	41	24%
Newham	436	407	305	1,148	49	53	30	43%
Redbridge	111	54	52	217	32	10	20	19%
Richmond upon Thames	45	79	167	291	14	36	34	28%
Southwark	562	593	458	1,613	40	55	37	43%
Sutton	222	235	103	560	67	40	45	49%
Tower Hamlets	315	705	262	1,282	24	63	26	37%
Waltham Forest	248	358	270	876	58	72	58	63%
Wandsworth	109	268	327	704	23	27	34	29%
Westminster	152	71	126	349	20	8	21	16%
London	7,385	8,611	7,539	23,535	38	39	34	37%

Source: London Development Database

FIGURE 2.1 THREE YEAR AVERAGE PERFORMANCE OF INDIVIDUAL BOROUGHS



Source: London Development Database

KEY PERFORMANCE INDICATOR 6

Reducing health inequalities

Target: Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (shown separately for men and women)

2.21 Figures on life expectancy at birth are produced at ward level based on mortalities over a ten year period. The London Plan's regeneration areas (policy 2.14) are identified as the 20% most deprived Lower Super Output Areas, which are not directly comparable with ward boundaries. As a proxy measure the 20% most deprived wards in London were identified using calculations from the LSOA based Indices of Multiple Deprivation 2010. The figures for each deprivation quintile summarised in the table are simple averages of the published figures.

2.22 When comparing the figures for 2002-06 and 2007-11, the difference in the life expectancy at birth in the most deprived wards has improved at a slightly faster rate compared to both the London average and the least deprived wards. The gap between top and bottom quintile for males has reduced from 5.2 years to 5.1 years. While the gap for women has reduced from 3.4 years to 3.3 years. Due to the methods used to calculate this, a degree of variability would be expected, so a comparison of the figures for the two dates needs to be treated with some caution.

TABLE 2.9 LIFE EXPECTANCY (YEARS) AT BIRTH OF MOST AND LEAST DEPRIVED 20% OF WARDS, BY SEX

YEAR	MALE		FEMALE	
	2002-2006	2007-2011	2002-2006	2007-2011
Most deprived 20% wards	74.4	76.6	80.1	81.9
Least deprived 20% wards	79.5	81.7	83.4	85.3
London average	76.8	78.9	81.5	83.3
Difference - most deprived to least deprived	5.2	5.1	3.4	3.3
Difference - most deprived to London average	2.5	2.3	1.4	1.3

Figures may not sum due to rounding

Source: GLA using ONS mortality data (vital stats) and ONS mid-year population estimates

KEY PERFORMANCE INDICATOR 7

Sustaining economic activity

Target: Increase in the proportion of working age London residents in employment 2011–2031

2.23 Table 2.10 shows that London saw a rise in its employment rate# in 2012 as the economy began to recover. This took the employment rate back to 2007 levels, though it was still below the 69.5 per cent peak in 2008. Nevertheless the recovery in the rate from the lows of 2010 and 2011 was strong and took it to above its 2004-2006 level.

2.24 Historically the rate of engagement in economic activity for London residents has been below that for the country overall. However as Table 2.10 shows, the gap has fallen steadily between 2005 and 2012, falling from 4.3 percentage points to just 1.7 percentage points – a reduction in the gap of just over 60 per cent.

TABLE 2.10 WORKING AGE LONDON RESIDENTS IN EMPLOYMENT BY CALENDAR YEAR

			EMPLOYMENT RATE %#		
YEAR	LONDON WORKING-AGE RESIDENTS IN EMPLOYMENT	LONDON RESIDENTS OF WORKING AGE	LONDON	UK	DIFFERENCE
2004	3,448,300	5,050,000	68.3	72.4	-4.1
2005	3,490,100	5,118,900	68.2	72.5	-4.3
2006	3,538,000	5,178,900	68.3	72.4	-4.1
2007	3,600,000	5,224,100	68.9	72.4	-3.5
2008	3,662,400	5,269,000	69.5	72.1	-2.6
2009	3,639,300	5,318,900	68.4	70.5	-2.1
2010	3,639,200	5,349,900	68.0	70.1	-2.1
2011	3,669,400	5,395,000	68.0	70.0	-2.0
2012	3,737,300	5,424,600	68.9	70.6	-1.7

 # This includes self-employment
Source: Annual Population Survey

KEY PERFORMANCE INDICATOR 8

Ensure that there is sufficient development capacity in the office market

Target: Stock of office permissions to be at least three times the average rate of starts over the previous three years

2.25 In this edition of AMR we continue to use data from both EGi London Offices and the London Development Database (LDD). According to the EGi data, the ratio of permissions to average three years starts at end-2013 was 7.1:1 (Figure 1). In the most recent set of comparable figures for the two databases, for 2012, the ratio of permissions to starts was 8.3:1 according to EGi and 3.9:1 according to LDD, both measures ahead of the target of 3:1.

2.26 Final permissions and starts data from LDD for 2013 are not yet available, hence the absence of a ratio for 2013. The variation in the ratios can be accounted for by the different definitions used in the datasets.[1]

2.27 It is known that the EGi database provides a more comprehensive coverage than LDD and, in particular, contains a much greater amount of data on the refurbishment market. This is a sector that is thought to have grown proportionately in recent years. It is recommended that some limited work should be undertaken to understand more fully the different results from the two data sets.

2.28 Starts and permissions - based on EGi data, Figure 2.12 demonstrates that 2013 saw starts of just over 500,000 sq m NIA (net internal area), down 23% on 2012 but still higher than the average of the past 10 years (466,847 sq m). When compared to the very long run, it is somewhat below the 1985-2013 average of 579,000 sq m. The three year average for starts over the

TABLE 2.11 RATIO OF PLANNING PERMISSIONS TO THREE YEAR AVERAGE STARTS IN CENTRAL LONDON#

YEAR	EGI	LDD
2004	11.9:1	6.4:1
2005	8.1:1	7.4:1
2006	8.3:1	8.7:1
2007	6.3:1	4.7:1
2008	7.5:1	4.1:1
2009	10.0:1	7.0:1
2010	13.0:1	11.6:1
2011	13.5:1	8.0:1
2012	8.3:1	3.9:1
2013	7.1:1	N/A

 # Central London is defined here as Camden, City of London, City of Westminster, Hackney, Hammersmith & Fulham, Islington, Kensington & Chelsea, Lambeth, Southwark, Tower Hamlets and Wandsworth.
Source: Ramidus Consulting, EGi London Offices, London Development Database

period 2011-2013 is 526,318 sq m.

2.29 The largest new starts are the 44,953 sq m first phase of Nova scheme in Victoria (formerly Victoria Circle), with the next largest starts being 60 Victoria Embankment, EC4 (43,402 sq m) and the new US Embassy at Nine Elms (41,480 sq m). The City of London accounted for most starts, at 168,773 sq m, (33.6% of the total), of which 35,382 sq m was pre-let. The City also had the highest average start size, at 11,252 sq m. Tower Hamlets was second highest in terms of average size, at 9,447 sq m, folled by Wandsworth being swollen by the Nine Elms scheme to 8,634 sq m. Despite a very low average scheme size of 4,801 sq m, Westminster's total of 153,628 sq m, still accounted for over 30% of starts.

2.30 Unimplemented office permissions at year end 2013 totalled just over 3.7 million sq.m NIA according to the EGi data. The average size of unimplemented consent is highest in Tower Hamlets at 23,333 sq m with the City of London trailing at 14,983 sq m. Lambeth – where less than 1,000 sq m started in 2013 – has an average unimplemented consent size of 10,497 sq m. Wandsworth's figure is 13,655 sq m. Tower Hamlets and the City of London combined 48% of unimplemented consents but 64% of starts, by aggregate size.

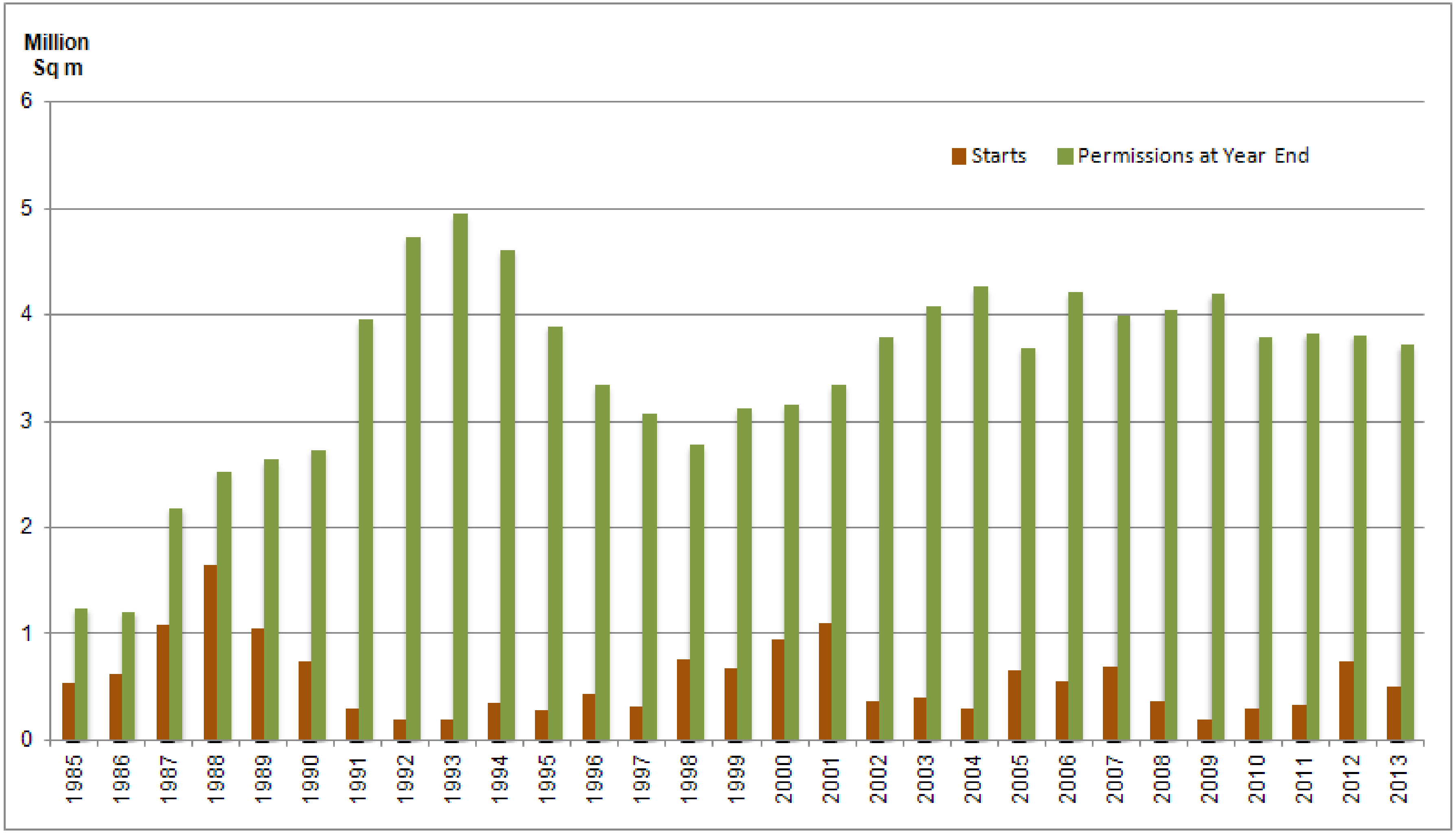
2.31 Office market overview - the central London occupational and investment markets were both busy during 2013, providing a confidence boost for the supply market generally. Take-up improved on the previous year, underpinned by very significant activity in the TMT and Insurance sectors. Vacancy rates have continued their modest fall, with CBRE data suggesting availability in central London falling from 1.524m sq m in Q4 2012, to 1.458m sq ft in Q4 2013[2]. Competition in some markets has pushed rents up, with prime space in the West End back up above £100 sq ft.

2.32 After 25 years of stalled attempts, it seems that Battersea Power Station is finally to be redeveloped, while another mega scheme, King's Cross is emerging with a plethora of occupiers emerging, including BNP Paribas, Google, Louis Vuitton and PRS for Music.

2.33 Investment, particularly from overseas investors, has continued to rise, not only in standing investments (such as at Broadgate and Chiswick Park), but also in development projects (see for example Royal Docks, Wandsworth and Hanover Square). Tenants are continuing to show footloose tendencies, with signs that the quality of product is now more important than traditional concepts of what is an acceptable location. See for example, Ogilvy & Mather moving to Sea Containers House on the South Bank.

2.34 The pressure for office-to-resi conversions continues apace. According to H2SO[3], since 2001, almost 600,000 sq m of West End offices have been lost to residential use – the equivalent of around 33,000 office workers at a generous density of 18 sq m per worker. Some of this has been displaced to newer locations such as Regent's Place and Paddington, but there may be a case for some research to establish how much, if any, is an actual loss to the area.

FIGURE 2.2 OFFICE STARTS AND YEAR-END PERMISSIONS IN CENTRAL LONDON 1985-2013



Source: Ramidus Consulting, EGi London Offices

KEY PERFORMANCE INDICATOR 9

Ensure that there is sufficient employment land available

Target: Release of industrial land to be in line with benchmarks in the Industrial capacity SPG

2.35 Table 2.12 shows an estimated total of 72.5 hectares of industrial land was recorded in planning approvals for transfer to other uses in 2012/13. More than half of this area of industrial land (38 hectares) was transferred in just four planning approvals in Harrow (Kodak site, Headstone Drive), Newham (Strand East, Sugarhouse Lane), Enfield (9 Morson Road) and Tower Hamlets (Land at Bromley-by-Bow North, Hancock Road, Three Mill Lane).

2.36 Table 2.12 shows that industrial land release in 2012/13 planning approvals was substantially less than that in 2011/12 but still double the annual benchmark in the 2012 Land for Industry and Transport SPG. In 2012/13 the benchmark was exceeded in all sub-regions and, in absolute terms, most significantly in West London. The rate of release in 2012/13 planning approvals is below the annual average rates of release in 2001-2006 and 2006-2011.

TABLE 2.12 INDUSTRIAL LAND RELEASE 2011/12

SUB-REGION	ANNUAL AVERAGE RELEASE 2001-2006	ANNUAL AVERAGE RELEASE 2006-2011	ACTUAL RELEASE 2011/12	ACTUAL RELEASE 2012/13	LONDON PLAN ANNUAL BENCHMARK 2006-2026	2012 SPG ANNUAL BENCHMARK 2011-2031
Central	6	5	9.4	6.0	--	2.3
East	57	54	38.6	29.2	--	19.4
North	2	2	1.5	6.5	--	3.4
South	11	4	31.7	5.1	--	4.4
West	10	18	35.1	25.7	--	7.2
London	86	83	116.3	72.5	41.0	36.7

Source: London Development Database, London Plan and SPG Land for Industry and Transport. Figures include release of land currently in industrial use and in mixed industrial/non-industrial use sites

KEY PERFORMANCE INDICATOR 10

Employment in Outer London

Target: Growth in total Employment in Outer London

2.37 Though there are local exceptions, the number of employee jobs in many outer boroughs has either grown or been relatively static over the past three decades. Nonetheless, since 1984, the growth in the number of employee jobs in Outer London has not been as large as in Inner London (9.5 per cent compared to 22.6 per cent). London overall experienced an increase in the number of employee jobs of 17.2 per cent.

2.38 The changes in employee jobs numbers for individual boroughs have varied significantly. Seven Outer London boroughs achieved over 15 per cent growth in the number of employee jobs since 1984, whereas four saw a reduction in employee jobs. The Mayor set up the Outer London Commission to investigate how Outer London can best realise its potential to contribute to the London economy. The Commission's recommendations made a major contribution to the London Plan's new policies for Outer London.

2.39 Table 2.13 shows the total number of jobs, including self-employed, from 2004 to 2012. In 2009 the total number of jobs in Outer London fell by 70,000 from its 2008 peak. However, it it has recently started to recover, increasing by 79,000 between 2011 and 2012 or by 4.1 per cent. This is similar to the level of growth in London overall.

2.40 It should be noted that the data used for this KPI differs from that used for previous reports, which was taken from the ONS Jobs Density series. The new method is consistent with what is used in GLA Economics' employment projections, which underpin the FALP. However, the historic series presented in Table 2.13 differs slightly from estimates presented in the FALP as they have here been updated to be consistent with revised Workforce Jobs (WFJ) estimates. In December 2013, the ONS revised their historic WFJ estimates[3].

TABLE 2.13 NUMBER AND PERCENTAGE OF JOBS IN OUTER LONDON, 2004-2012

YEAR	OUTER LONDON	LONDON	% IN OUTER LONDON
2004	1,927,000	4,579,000	42%
2005	1,942,000	4,678,000	42%
2006	1,974,000	4,734,000	42%
2007	1,955,000	4,785,000	41%
2008	1,993,000	4,925,000	40%
2009	1,923,000	4,813,000	40%
2010	1,923,000	4,804,000	40%
2011	1,911,000	4,875,000	39%
2012	1,990,000	5,071,000	39%

Source: Office for National Statistics; GLA Economics calculations

Note: Estimates of employee jobs by borough are calculated by applying borough shares of total London employee jobs from the ONS Business Register and Employment Survey to the London total employee jobs component of ONS Workforce Jobs (WFJ). Self-employed jobs are calculated by applying estimates of borough shares of London's total self-employed jobs from the Annual Population Survey data to the London total self-employed jobs component of WFJ. Employee and self-employed jobs are then added together for an estimate of total employment.

KEY PERFORMANCE INDICATOR 11

Increased employment opportunities for those suffering from disadvantage in the employment market

Target: Reduce the employment rate gap between Black, Asian and Minority Ethnic (BAME) groups and the white population and reduce the gap between lone parents on income support in London vs the average for England & Wales

2.41 Table 2.14 shows that the gap between employment rates for White vs Black, Asian and Minority Ethnic (BAME) Londoners has broadly followed a downward trend and that this was reinforced in the latest year, 2012. In 2004, the gap was 16.6 percentage points and the downward trend took this down to 13.2 percentage points by 2010. However, in 2011 the gap increased to 14.6 percentage points before falling again to 14.0 percentage points in 2012. Over the eight-year period the gap has reduced by 2.6 percentage points.

2.42 London Plan Policy 4.12 supports strategic development proposals which encourage employers to recruit local people and sustain their employment, and the provision of skills development, training opportunities and affordable spaces to start a business. The GLA has also been encouraging employers to recruit local people, in particular in deprived areas of London where a large number of BAME Londoners live and sustain employment. Initiatives such as the Construction Employer Accord, the host boroughs employment and skills projects and the GLA's Supplier Skills project also help with the objective. The latter supports TfL contractors in promoting employment and skills.

2.43 Table 2.15 shows that in terms of income support for lone parents with dependent children the absolute figure has continued to fall, but by slightly less than outside London, with a 1 percentage point increase in the gap between 2011 and 2012. However, since 2004 the gap has fallen from eight to five percentage points, after a peak in 2006 at thirteen percentage points, after peaking at 13% in 2006.

2.44 It should be noted that since the introduction of the Employment Support Allowance (ESA) in 2008, lone parents with health issues who were previously claiming Income Support, now claim ESA. This has to be considered when comparing different years for the 'Lone Parents on Income Support' series. However it does not affect the comparison of London and England and Wales data for each year.

TABLE 2.14 EMPLOYMENT RATES FOR WHITE AND BAME GROUPS, AGED 16-64, BY CALENDAR YEAR

YEAR	ALL PERSONS		WHITE GROUPS		BAME GROUPS		EMPLOYMENT RATE GAP
	IN EMPLOY-MENT	RATE %	IN EMPLOY-MENT	RATE %	IN EMPLOY-MENT	RATE %	WHITE/ BAME
2004	3,448,300	68.3	2,532,100	73.5	908,300	56.9	16.6
2005	3,490,100	68.2	2,517,500	73.6	967,300	57.3	16.3
2006	3,538,000	68.3	2,503,700	73.8	1,026,800	57.9	15.9
2007	3,600,000	68.9	2,500,500	73.9	1,095,500	59.7	14.2
2008	3,662,400	69.5	2,542,700	74.7	1,115,500	60.0	14.7
2009	3,639,300	68.4	2,541,800	73.9	1,091,100	58.4	15.5
2010	3,639,200	68.0	2,476,400	72.8	1,155,500	59.6	13.2
2011	3,669,400	68.0	2,459,700	73.5	1,203,400	58.9	14.6
2012	3,737,300	68.9	2,494,100	74.2	1,239,700	60.2	14.0

Source: Annual Population Survey Note that due to changes in the ethnicity questions on the Annual Population Survey during 2011 these estimates cannot be reliably viewed as a timeseries. They can, however, be used to estimate the relative levels of economic activity of different ethnic groups.

TABLE 2.15 LONE PARENTS ON INCOME SUPPORT IN LONDON VS ENGLAND & WALES

ANNUAL REPORT	LONDON		ENGLAND AND WALES		DIFFERENCE
	LONE PARENT FAMILIES ON IS	AS % OF LONE PARENT FAMILIES#	LONE PARENT FAMILIES ON IS	AS % OF LONE PARENT FAMILIES#	
2004	165,120	55	751,050	47	8
2005	163,620	57	721,370	45	12
2006	162,770	56	709,370	43	13
2007	160,450	55	702,580	43	12
2008	152,520	50	679,150	40	10
2009	141,720	49	662,660	39	10
2010	129,100	43	624,330	37	7
2011	109,200	36	547,600	32	4
2012	102,590	36	531,020	31	5

Source: DWP's Work and Pensions Longitudinal Study extracted from NOMIS
#Lone parent families with dependent children only

KEY PERFORMANCE INDICATOR 12

Improving the provision of social infrastructure and related services

Target: Reduce the average class sizes in primary schools

2.45 Between 2008 and 2011 the average class size across London increased, with a few exceptions in some boroughs in certain years. Between 2012 and 2013 only 10 boroughs saw a reduction in average class size compared to the 14 boroughs the previous year, 2 staying the same and 20 boroughs increasing in average class size. The trend across the whole of England has also been on the up with average class sizes currently just under 27.

2.46 The main drivers of increasing class sizes in London are demographic (primarily reduced migration out of London to other parts of the UK), resulting in an increased number of primary school children, as well as the pressure on London's primary schools to reduce costs. It is unclear if the recent change in migration patterns driven by the economic downturn is structural or temporary with previous trends resuming. This is something that will be monitored closely.

2.47 The building of new schools is likely to continue to counter this upwards trend. In 2012, a further 16 new Free Schools were set up in London. London Plan Policy 3.18 promotes further improvements by strengthening the importance of education provision, encouraging the establishment of new schools (new build, expansion of existing or change of use to educational purposes) and opportunities to enable local people and communities to do the same.

TABLE 2.16 AVERAGE SIZE OF ONE TEACHER CLASSES

BOROUGH	2008	2009	2010	2011	2012	2013
Barking & Dagenham	26.9	27.2	27.5	27.9	27.9	28.3
Barnet	27.5	27.6	27.9	28.1	28	28.2
Bexley	27.3	27.8	28	28.2	28.3	28.5
Brent	28	27.8	28.1	28.5	28.6	28.7
Bromley	27.2	27.7	27.8	28.1	28.3	28.4
Camden	26.9	26.6	27.1	27.1	27.5	27.5
City	24.8	24.7	25.9	25.9	24.7	25.9
Croydon	27.6	27.7	27.9	28.1	28.2	28.2
Ealing	27.5	27.2	27.7	27.8	28	28.3
Enfield	28.3	28.6	28.2	28.7	28.8	28.8
Greenwich	26.2	26.2	26.5	26.9	27	27.1
Hackney	25.8	25.8	26.1	26.3	26.3	26.2
Hammersmith & Fulham	25.8	26.2	26.4	26.1	26.8	26.1
Haringey	27.5	27.5	27.6	28	27.9	28.2
Harrow	26.1	26.9	26.7	28	28.5	28.8
Havering	27	27.4	27.8	28	28.2	28.6
Hillingdon	26.5	27.2	27.4	27.4	27.5	27.9
Hounslow	27.2	27.4	27.8	28.2	28.4	28.4
Islington	25.5	25.5	25.3	26.2	26.4	26.3
Kensington & Chelsea	26	25.7	26.2	26.8	27	26.7
Kingston	27.1	27.1	27.7	27.6	27.5	27.7
Lambeth	25.8	25.6	25.7	26	26.3	26.6
Lewisham	25.9	26.3	26.3	26.8	26.9	27.2
Merton	26.7	27	27.1	27.5	27.9	27.7
Newham	26.8	27	27.4	27.8	28.1	27.9
Redbridge	29.2	29.1	29	29.5	29.6	29.1
Richmond	26.5	26.9	27.4	28	27.9	28.2
Southwark	24.6	24.6	24.8	25.3	25.8	26.3
Sutton	27.9	27.7	27.9	28.2	28.5	28.7
Tower Hamlets	26.3	26.3	26.9	27.3	27.7	27.6
Waltham Forest	28	28.1	28.5	28	28.5	28.2
Wandsworth	25.5	25.3	25.9	25.6	26.3	25.9
Westminster	25.8	25.4	26.3	26.7	26.6	26.0
London	26.8	27	27.2	27.6	27.7	27.8

Source: Department for Education

KEY PERFORMANCE INDICATOR 13

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: Use of public transport per head grows faster than use of the private car per head

2.48 The indices in Table 2.17 are derived from the time series of journey stages per head compiled for Travel in London Report 6 (TfL Planning December 2013). This includes all travel to, from or within Greater London, including travel by commuters and visitors. For consistency the population estimates include in-commuters and visitors (derived from the Labour Force Survey and the International Passenger Survey respectively, courtesy of ONS). It should be noted that the figures have been revised compared to previous AMRs based on revised population data via the 2011 census.

2.49 Total daily journey stages in 2012 were 30.3 million, up from 29.9 million in 2011, and 4.8 million higher than in 2001. Of these stages, 33% were by private transport, and 44% by public transport. Since 2001, use of public transport per head has grown by over 30%, and increased by 2% in the latest year. In contrast, private transport use per head has decreased by 19% since 2001, and is down almost 3% in the latest year. In line with the target, public transport use per head continues to grow while private transport continues to fall year on year.

TABLE 2.17 PUBLIC AND PRIVATE TRANSPORT INDEXES

YEAR	PUBLIC TRANSPORT INDEX	PRIVATE TRANSPORT INDEX
2001	100.0	100.0
2002	103.1	99.5
2003	108.1	97.1
2004	113.8	95.1
2005	112	92.6
2006	114.7	92.0
2007	124.4	90.9
2008	128.2	86.4
2009	127.5	85.6
2010	127.8	84.8
2011	131.2	82.8
2012	133.6	80.7

Source: Transport for London

KEY PERFORMANCE INDICATOR 14

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: Zero car traffic growth for London as a whole

2.50 Table 2.18 shows that road traffic volumes continued to fall in the latest year, down by 0.7% between 2011 and 2012, and 10.4% since 2001. In 2012, traffic volumes fell in Inner London by 3.2%, while traffic in Outer London grew slightly by 0.3% . Traffic levels in Inner London are almost 16% lower than in 2001. In Outer London, traffic levels are almost 8% lower than 2001. With regards to the target, in terms of the longer term trend car traffic is declining rather than growing across all parts of London.

2.51 For London to continue to make progress in reducing its reliance on the private car, considerable investment is required in public transport, such as the £15 billion investment in Crossrail. For further details on developer contributions to Crossrail and the use of CIL receipts please see the Environment and Transport section of chapter 3.

TABLE 2.18 TRAFFIC (BILLION VEHICLE KILOMETRES, ALL VEHICLES) IN LONDON

YEAR	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
All roads:												
Greater London	32.26	32.14	31.95	31.59	31.38	31.49	31.16	30.27	30.07	29.70	29.10	28.90
Inner London (excl City and Westminster)	8.98	8.90	8.84	8.66	8.51	8.52	8.58	8.29	8.19	8.05	7.82	7.57
Outer London	22.04	22.03	21.92	21.72	21.66	21.76	21.42	20.90	20.83	20.63	20.28	20.35
All roads index (2001=100)	All roads index (2001=100)											
Greater London	100.0	99.6	99.0	97.9	97.3	97.6	96.6	93.8	93.2	92.1	90.2	89.6
Inner London (excl City and Westminster)	100.0	99.2	98.4	96.4	94.8	94.9	95.5	92.3	91.2	89.6	87.1	84.2
Outer London	100.0	99.9	99.5	98.6	98.3	98.7	97.2	94.8	94.5	93.6	92.0	92.3

Source: TfL Planning, Travel in London Report 6, section 3.10

KEY PERFORMANCE INDICATOR 15

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: Increase the share of all trips by bicycle from 2 per cent in 2009 to 5 per cent by 2026

2.52 Table 2.19 shows that in 2012 almost 2% of all journeys in Greater London on an average day were made by bicycle, an increase of 53% compared to 2001. Around 0.58 million journey stages were made by bicycle in Greater London on an average day, an increase of 82% compared to 2001 and 2% more in the most recent year 2011 to 2012).

2.53 If growth is sustained at this rate, London will remain on track to meet the Mayor's objective to see a cycling revolution, with a target for a 5% cycle mode share by 2026. The London Plan includes a range of policies to help achieve this objective, such as support for the Cycle Superhighway network and the London cycle hire scheme as well as standards for cycle parking and facilities for cyclists in new development. Transport for London is carrying out a comprehensive review of cycle parking standards; the first results of this work have informed the Early Minor Alterations of the London Plan (2013), and updated standards are proposed in the draft Further Alterations to the London Plan (2014).

TABLE 2.19 CYCLE JOURNEY STAGES AND MODE SHARES, 2000 TO 2012

YEAR	DAILY CYCLE STAGES (MILLIONS)	CYCLE MODE SHARE (PERCENTAGE)
2001	0.32	1.2
2002	0.32	1.2
2003	0.37	1.4
2004	0.38	1.4
2005	0.41	1.6
2006	0.47	1.7
2007	0.47	1.6
2008	0.49	1.7
2009	0.51	1.8
2010	0.54	1.9
2011	0.57	1.9
2012	0.58	1.9

Source: TfL Planning, Travel in London Report 6, tables 2.3 and 3.4

KEY PERFORMANCE INDICATOR 16

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: A 50% increase in passengers and freight transported on the Blue Ribbon Network from 2011-2021

2.54 Table 2.20 includes figures for passenger journeys on boat operators using TfL London River Services piers and the Thames Clipper London Eye to Woolwich Arsenal service. Figures also include passengers on river tours and charter boats. However, they exclude a number of other services working from independent piers as well as the Woolwich Ferry, which accounts annually for over an additional two million passenger journeys. Ticket sales count both single and return tickets as one journey on all services except Thames Clippers.

2.55 Table 2.20 shows that the number of passengers on the Thames increased until 2010. After the small decline in 2010/11 and 2012/11, numbers have gone up by 0.5 % in the latest year and the number of passengers above the baseline level in 2001 has significantly increased by 163%.

2.56 In April 2012, a new extension to London Eye Millennium Pier was installed creating additional capacity at the pier.

2.57 The achievement of the KPI target still requires considerable further investment. The Mayor of London and Transport for London launched a new River Action Plan in February 2013 outlining a host of measures to increase passenger journeys on the Thames further.

2.58 The plan has already helped deliver an enhanced Putney to Blackfriars River Bus service with faster journey times and more frequent River Bus services on this route. Plans to deliver better information at London's piers has begun with the introduction of real time boat arrival information, called iBoat.

2.59 Future plans include increasing capacity at existing central London piers, adding new piers to the river services network and further integration of river services into the wider transport network.

2.60 Table 2.21 deals with cargo carried by river. A significant proportion of the freight transported on the River Thames in the capital is aggregates for the construction industry.

2.61 The 3% reduction in 2012 was due to supply issues at the Thames Refinery, operated by Tate & Lyle. The inflated cost of raw cane sugar has meant deliveries to the refinery have been reduced. This refinery is one of the larger terminals in the part of the Port of London within Greater London and as such any reduction in supply has an effect on the overall figures. Elsewhere, growth returned to the aggregates sector and intraport trade also grew.

TABLE 2.20 PASSENGERS ON THE RIVER THAMES		
YEAR	NUMBER OF PASSENGERS	% CHANGE ON PREVIOUS YEAR
April 2000 – March 2001	1 573 830	-
April 2001 – March 2002	1,739,236	+ 10.5
April 2002 – March 2003	2 030 300	+ 16.7
April 2003 – March 2004	2,113,800	+ 4.1
April 2004 – March 2005	2,343,276	+ 10.9
April 2005 – March 2006	2,374,400	+ 1.3
April 2006 - March 2007	2,746,692	+ 15.7
April 2007 - March 2008	3,078,100	+ 12.1
April 2008 – March 2009	3,892,693	+ 26.5
April 2009 – March 2010	4,188,530	+ 7.6
April 2010 – March 2011	4,142,226	- 1.1
April 2011 – March 2012	4,136,200	- 0.1
April 2012 – March 2013	4,160,500	+ 0.5

Source: TfL London Rivers Services

TABLE 2.21 CARGO TRADE ON THE RIVER THAMES WITHIN GREATER LONDON		
YEAR	TONNES OF CARGO	% CHANGE ON PREVIOUS YEAR
2001	10,757,000	-
2002	9,806,000	+ 9%
2003	9,236,000	+ 6%
2004	8,743,000	- 5%
2005	9,288,000	+ 6%
2006	9,337,000	+ 0.5%
2007	8,642,000	- 7%
2008	9,312,000	+ 8%
2009	8,146,000	- 13%
2010	7,754,000	- 5%
2011	9,022,000	+ 16%
2012	8,715,000	-3%

Source: Port of London Authority

KEY PERFORMANCE INDICATOR 17

Increase in the number of jobs located in areas of high PTAL values

Target: Maintain at least 50 per cent of B1 development in PTAL zones 5-6

2.62 This indicator aims to show that high-density employment generators such as offices are mainly located in areas with good access to public transport - defined as having a Public Transport Accessibility Level (PTAL) of 5 or 6 - 6 being the highest, 0 the lowest. The floorspaces are gross, i.e. they do not subtract associated losses.

2.63 The amount of B1 floorspace approved during the year is relatively small, perhaps as a consequence of the spike in major approvals at the end of 2011/12. As a consequence the revised scheme for the BSkyB headquarters in Hounslow has a significant impact on the figures. This proposes nearly 170,000m2 of office and studio floorspace on a large site near Brentford with a low PTAL score. However the principle of intensification of the existing use of the site is set out in Hounslow's Brentford Area Action Plan and the permission includes a large s106 contribution towards improving transport in the area. The PTAL score also does not reflect the shuttle bus service between the railway station and the site operated by the employer. Additionally 36,000m2 of office and light industrial space was granted in the Queen Elizabeth Park.

2.64 Overall only 49% of B1 floorspace approved during 2012/13 is in areas of high PTAL. When looking specifically at office floorspace, the percentage rises to 62. Excluding the 100,000m2 of office space in the BSkyB permission, 78% of the remaining office floorspace is within PTAL zones 5 & 6.

TABLE 2.22 B1 FLOORSPACE FOR HIGH/LOW PTAL LEVELS - ALL PERMISSIONS

PTAL LEVEL	ALL B1		OFFICES (B1A)	
	FLOORSPACE (M2)	%	FLOORSPACE (M2)	%
5 or 6	321,169	49	308,331	62
4 or less	336,952	51	190,141	38
Total floorspace	658,121		498,472	

Source: London Development Database

KEY PERFORMANCE INDICATOR 18

Protection of biodiversity habitat

Target: No net loss of Sites of Importance for Nature Conservation (SINCs)

2.65 The tables opposite are based on the changes in SINCs as a result of planning permissions. Designation of new SINCs is not done through the planning permission process. Re-provision within the permission is taken into account but no positive numbers are recorded meaning a loss is inevitable. The London Development Database records the following conservation designations:

- Statutory Site of Special Scientific Interest,
- Site of Metropolitan Importance,
- Site of Borough Grade I Importance
- Site of Borough Grade II Importance
- Site of Local Importance

2.66 Open Space designations such as Green Belt, MOL and Local Open Space are addressed in KPI 3.

2.67 The table shows five approvals on SINCS approved in 2012/13. The total area again amounts to less than 0.6 Ha. It has gone down from 0.96 in the previous year to 0.87 Ha. The largest single loss is the approval of a housing scheme within a covered reservoir in Camden that was granted on appeal, the site being considered as previously developed land by the inspector.

2.68 The largest completion is a phase of the redevelopment New Hendon Village (former Grahame Park Estate). The total net loss of this schemes open space is anticipated to be less than 0.3 hectares.

TABLE 2.23 LOSS OF PROTECTED HABITAT (APPROVALS)			
BOROUGH NAME	BOROUGH REFERENCE	NATURE CONSERVATION TYPE	AREA OF OPEN SPACE (HA)
Bexley	12/00873/FUL	Metropolitan Importance	0.003
Brent	122653	Site of Local Importance	0.279
Bromley	12/00687/FULL1	Statutory SSSI	0.030
Camden	2011/0395/P	Borough Grade 2	0.510
Hounslow	00132/A/P12	Site of Local Importance	0.047
Total Loss (Gross hectares):		Sum:	0.869

Source: London Development Database

TABLE 2.24 LOSS OF PROTECTED HABITAT (COMPLETIONS)			
BOROUGH NAME	BOROUGH REFERENCE	NATURE CONSERVATION TYPE	AREA OF OPEN SPACE (HA)
Barnet	W01731LA/07	Site of Local Importance	1.220
Bexley	12/00873/FUL	Metropolitan Importance	0.003
Kingston upon Thames	10/10154/FUL	Site of Local Importance	0.047
Merton	08/P0937	Borough Grade 2	0.029
Southwark	09-AP-1031	Site of Local Importance	0.043
Total Loss (Gross Hectares):		SUM	1.342

Source: London Development Database

KEY PERFORMANCE INDICATOR 19

Increase in municipal waste recycled or composted and elimination of waste to landfill by 2031

Target: At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2031

2.69 Table 2.25 shows that the total amount of local authority collected waste has continued to decline – by about 75,000 tonnes in the latest year. It also shows that London's recycling rate for local authority collected waste has increased steadily over the previous ten years, reaching 30 per cent in 2012, although it is still well below the target. London has a lower household recycling rate than any other region in England, in part because it has a relatively high number of flats. The amount of local authority collected waste sent to landfill has gone down by over 5 per cent last year, after over 14 per cent in the year before and the amount has halved since 2007/8 with the majority being diverted to incineration with energy recovery.

TABLE 2.25 WASTE TREATMENT METHODS OF LONDON'S LOCAL AUTHORITY COLLECTED WASTE (THOUSANDS OF TONNES)

METHOD	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Landfill	3,163	3,021	2,856	2,692	2,404	2,209	1,946	1,882	1,696	1,116	911
(percentage)	71.0%	70.0%	65.4%	63.7%	56.8%	53.2%	49.0%	48.7%	44.7%	30.6%	25.5%
Incineration with EfW	872	826	869	767	929	919	912	803	896	1,303	1,462
(percentage)	20.0%	19.0%	19.9%	18.2%	21.9%	22.1%	22.9%	20.8%	23.6%	35.7%	40.9%
Incineration without EfW	1	1	1	0	0	0	0	1	0	0	0
(percentage)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Recycled/ composted	410	494	643	763	844	925	994	1,060	1,076	1,105	1,088
(percentage)	9.0%	11.0%	14.7%	18.1%	19.9%	22.3%	25.0%	27.4%	28.3%	30.3%	30.4%
Other#	0	0	0	0	59	101	123	117	130	124	115
(percentage)	0.0%	0.0%	0.0%	0.0%	1.4%	2.4%	3.1%	3.0%	3.4%	3.4%	3.2%
Total[6]	4,446	4,342	4,370	4,223	4,235	4,154	3,975	3,862	3,797	3,648	3,576

 # Other includes material which is sent for Anaerobic Digestion (AD) and that disposed through other treatment processess.

~ Total may exceed the sum of rows above; this is accounted for by incineration without energy from waste, which does not exceed 500 tonnes of ondon's local authority collected waste since 2005/06.

Source: Defra Waste Statistics, 2012, http://www.defra.gov.uk/statistics/files/2011-12-ANNUAL-publication_WITHOUTLINKS_v0.2.xls

KEY PERFORMANCE INDICATOR 20

Reduce carbon dioxide emissions through new development

Target: Annual average percentage carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and all developments by 2019

2.70 Policy 5.2 of the London Plan published in July 2011 sets out a stepped approach to reaching the Government's zero carbon targets – see Tables 2.26 and 2.27 opposite.

2.71 An analysis[5] of the energy assessments submitted alongside Stage II planning applications determined by the Mayor between 1 January and 31 December 2012 was undertaken by the GLA in 2013 to establish the projected carbon dioxide savings secured from these schemes. The report reflects a full year of applications assessed against the Mayor's energy hierarchy and carbon dioxide targets set out in London Plan Policy 5.2. The assessment was made against the 2010 Part L Building Regulations and showed an approximate 36 per cent reduction in regulated[6] carbon dioxide emissions beyond the minimum requirements of the 2010 building regulations. This is 11% above the 25% target. The 40% target for 2013-16 began to be applied from October 2013.

2.72 Of each of the elements of the energy hierarchy, combined heat and power (CHP) produced the largest carbon dioxide savings. It accounted for 29 per cent of all projected carbon dioxide savings secured in 2012. Approximately 53,000 dwellings (nearly 95 per cent of those proposed) were proposed to be connected to heat networks.

2.73 Five per cent of the projected savings were due to energy efficiency. Renewable energy technologies accounted for approximately eight per cent of the overall savings. Of the developments that proposed renewable energy technologies, over three quarters planned to install photovoltaic (PV) panel arrays. Developers committed to the installation of approximately 87,000m2 of PV panels.

2.74 The carbon dioxide savings from developments where CHP is unsuitable were substantially less than those with CHP. As such, developments unable to obtain energy from CHP are less likely to meet the carbon dioxide reduction targets set out in the London Plan.

2.75 Boroughs are being encouraged to set up carbon dioxide off-setting funds in line with Policy 5.2 to further reduce carbon dioxide across London.

TABLE 2.26 LONDON PLAN POLICY 5.2 CARBON DIOXIDE EMISSIONS REDUCTION TARGETS FOR RESIDENTIAL BUILDINGS	
YEAR	IMPROVEMENT ON 2010 BUILDING REGULATIONS
2010-2013	25 per cent
2013-2016	40 per cent
2016-2031	zero carbon

TABLE 2.27 LONDON PLAN POLICY 5.2 CARBON DIOXIDE EMISSIONS REDUCTION TARGETS FOR NON-DOMESTIC BUILDINGS	
YEAR	IMPROVEMENT ON 2010 BUILDING REGULATIONS
2010-2013	25 per cent
2013-2016	40 per cent
2016-2019	as per Building Regulations
2019-2031	zero carbon

Source: Draft Further Alterations to the London Plan January 2014

KEY PERFORMANCE INDICATOR 21

Increase in energy generated from renewable sources.

Target: Production of 8550[7] GWh of energy from renewable sources by 2026

2.76 This renewable energy generation target has been developed using data in the Mayor's Decentralised Energy Capacity Studies[8]. The renewable energy generation figure includes potential energy production from photovoltaics, solar water heating, ground source heat pumps, air source heat pumps and wind, hydro, biomass and energy from waste technologies.

Last year's data was taken from the Decentralised energy capacity study Phase 1: Technical assessment (pg11)[9]. The figures in that study have not updated.

2.77 The best available figures for energy generated in London from renewable energy sources are provided by the Department of Energy and Climate Change (DECC). The figures provided by DECC do not include heat generated from renewable sources such as solar water heating. Figures may be available in the future if the take up of the renewable heat incentive is published.

TABLE 2.28 ESTIMATE OF RENEWABLE ENERGY INSTALLED CAPACITY IN LONDON FOR 2010 AND 2011 - ELECTRICITY

YEAR	CAPACITY (MW)	BIO-MASS	WIND AND WAVE	LANDFILL GAS	SEWAGE GAS	BIO-ENERGY	PHOTO-VOLTAICS	TOTAL
2011#	Total (MW)	0	3.7	0.3	20.6	151.7	17.5	193.8
	Total (GWh)	0	7.9	1.7	45.1	558.7	4.1	617.6
2012~	Total (MW)	0	4.4	0.3	20.6	167.0	39.7	232.1
	Total (GWh)	0	10.8	1.3	46	679.7	29.2	767.0

 # At 31 December 2011 Source: Energy Trends, September 2012: Renewable electricity in Scotland, Wales, Northern Ireland and the regions of England in 2011 (tables 2 and 3)
~ At 31 December 2012 Source: Energy Trends, September 2013: Renewable electricity in Scotland, Wales, Northern Ireland and the regions of England in 2012 (tables 2 and 3).
Source: Energy Trends, September 2013: Renewable electricity in Scotland, Wales, Northern Ireland and the regions of England in 2012 (tables 2 and 3)

KEY PERFORMANCE INDICATOR 22

Increase in Urban Greening

Target: Increase total area of green roofs in the CAZ

2.78 Analysis of aerial imagery covering the Central Activities Zone shows an increase in green roof cover between a 2007 and a 2012 snapshot. Their comparison, using random sampling points, indicates that green roof cover in this part of central London has increased from less than 10ha in 2007 to around 25ha in 2012, a 150 per cent increase. We will continue to seek additional sources of green roof data to further validate this estimate.

KEY PERFORMANCE INDICATOR 23

Improve London's Blue Ribbon Network

Target: Restore 15km of rivers and streams* 2009 - 2015 and an additional 10km by 2020 (*defined as main river by the Environment Agency – includes larger streams and rivers but can also include smaller watercourses of local significance)

2.79 Restoration is defined as a measure that results in a significant increase in diversity of hydromorphological features and or improved floodplain connectivity and the restoration of river function through essential physical or biological processes, including flooding, sediment transport and the facilitation of species movement.

2.80 The Rivers and Streams Habitat Action Plan Steering Group, co-ordinating the implementation of this aspect of London's Biodiversity Action Plan and managed by the Environment Agency, recommends that projects have post project appraisals. For the steering group to enable a project to be assessed as restoration, the following assessments can be made.

- River Habitat Survey (undertaking pre and post project surveys are good practice).
- Urban River Survey (undertaking pre and post project surveys are good practice).
- Pre and post fixed point photography.

2.81 The time of restoration of a habitat is defined as the point at which the necessary construction works have been carried out on the ground to the extent that the habitat is likely to develop without further construction work. For schemes that are phased over several years, an estimate of the length gained is made for each year ensuring that there is no double counting. In order to verify that habitats have been created and conditions secured, scheme details need to be submitted to the Rivers & Streams HAP Steering Group. Once the outputs have been verified then the scheme can be reported and placed on Biodiversity Action Reporting system.

2.82 The following Table 2.29 shows consistent restoration of 1.5 km p/a and above each year since 2007. Over 12.2 km restoration in total and 2.4 km p/a since the 2008 base year represents satisfactory progress towards meeting the 2015 target of 15 km. Key restoration schemes reported in 2013 include the restoration of river banks and the removal of weirs on the rivers Beam, Hogsmill and Wandle. There is greater uncertainty associated with the additional 10 km target. However, the All London Green Grid and River Basin Management Plan should facilitate further achievements. It should be noted that the London Biodiversity Action Plan includes, alongside this KPI, a target for restoration targets for maintenance and enhancement13 – reflected in London Plan Policy 7.19 (Table 7.3).

TABLE 2.29 RIVER RESTORATION LONDON 2000 TO 2012

YEAR	RESTORATION (METRES)	CUMULATIVE RESTORATION (METRES)
2000	680	680
2001	150	830
2002	600	1,430
2003	2,300	3,730
2004	500	4,230
2005	0	4,320
2006	100	4,330
2007	5,100	9,430
2008	2,000	11,430
2009	1,500	12,930
2010	1,808	14,738
2011	3,519	18,257
2012	3,000	21,257
2013	2,395	23,652

Source: Rivers and Streams Habitat Action Plan Steering Group and the London Catchment Partnership

KEY PERFORMANCE INDICATOR 24

Protecting and improving London's heritage and public realm

Target: Reduction in the proportion of designated heritage assets at risk as a percentage of the total number of designated heritage assets in London

2.83 The target includes all designated heritage assets, including World Heritage Sites, listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields. Despite the pressures on development, Table 2.30 shows that the number of designated assets in London has increased from last year's. There are 18 new listed buildings, 60 new conservation areas (although only 9 more than in 2011) and one more schedule monument in London.

2.84 In terms of designated assets at risk, between 2012 and 2013 for all designed assets there has been a decrease in the percentage of those assets at risk. The largest decrease in the percentage of designated assets at risk show schedule monuments with a 2.1% decrease from the previous year. Conservation areas and registered parks and gardens had the second highest decrease in the percentage of those assets at risk with a 0.5% and 0.6% decrease respectively while the percentage of listed buildings at risk decreased by 0.1%. For World Heritage Sites and the one registered battlefield at Barnet, the situation is unchanged in terms of both their number and their condition. For detail on individual designated assets, please visit http://www.english-heritage.org.uk/caring/heritage-at-risk/. English Heritage also provides a summary document with the number and condition of all designated assets and has also produced a Heritage at Risk 2012 summary for London.

TABLE 2.30 NUMBER AND CONDITION OF DESIGNATED HERITAGE ASSETS

	2011		2012		2013	
	NUMBER	% AT RISK	NUMBER	% AT RISK	NUMBER	% AT RISK
World Heritage Sites*	4	0	4	0	4	0
Listed Buildings#	18,745	2.53%	18,854	2.80%	18,872	2.7%
Conservation Areas	1000	6.40%	949	6.80%	1,009	6.3%
Schedule Monuments	154	22.70%	154	22.70%	155	20.6%
Registered Parks and Gardens	149	5.40%	150	8%	150	7.3%
Registered Battlefield	1	0	1	0	1	0

*designated by UNESCO
does not include Places of Worship
Source: English Heritage

ENDNOTES

[1] EGi data for permissions are based on planning committee decisions which are a precursor to discussion on the content of S106 agreements, whereas LDD waits for a decision letter to be issued which does not happen until the legal agreement has been signed. LDD data has a minimum threshold of 1,000 sq m gross, whereas the threshold in EGi data is 500 sq m gross. LDD data exclude refurbishments where the existing building is already in office use, which are included by EGi. In addition EGi data for starts are based on observed construction of new or refurbished space, whereas LDD records whether work is started in a legal sense, so can include demolition works as starts where these, in effect, activate the permission. Over the period 2004-2011, the office floorspace permissions recorded by LDD are typically 60-70% of the floorspace recorded by EGi. The LDD figure provides a useful measure of the store of permissions available to facilitate the immediate responsiveness of developers to changes in demand, whereas the EGi figure gives a broader measure of activity by developers in the office market (accepting that some of the permissions in that dataset may never come to fruition).

[2] CBRE Central London Property Market Review Quarter 4 2013

[3] H2SO (2013) London West End Office to Residential Conversion Research Study 2012

[4] Further information for the reasons for these revisions can be found in 'Revisions to Workforce Jobs' at www.ons.gov.uk/ons/guide-method/method-quality/specific/labour-market/articles-and-reports/revisions-to-workforce-jobs-dec-2013.pdf

[5] Energy Planning. Monitoring the implementation of London Plan energy policies in 2012. GLA. 2013

[6] The carbon dioxide emissions controlled by Building Regulations such as emissions generated from hot water, space heating, cooling and fans.

[7] Figure has only become available after publication of the 2011 London Plan. It has been included since AMR 8.

[8] https://www.london.gov.uk/priorities/environment/tackling-climate-change/energy-supply

[9] https://www.london.gov.uk/priorities/environment/tackling-climate-change/energy-supply

CHAPTER THREE

ADDITIONAL PERFORMANCE MEASURES AND STATISTICS

HOUSING AND DESIGN

HOUSING PROVISION ANNUAL MONITOR 2012/13

INTRODUCTION

3.1 This report provides further detail on housing provision in London in addition to the tables in the main body of the Annual Monitoring Report. It is based on data provided by London boroughs to the London Development Database (LDD) maintained by the GLA. The LDD was established in 2004 with the support of government and the London Local Authorities and is widely regarded as the most authoritative source of information on housing provision in London.

3.2 The majority of this section deals with housing provision defined for the purpose of monitoring the London Plan: that is, net conventional supply from new build, conversions of existing residential buildings or changes of use. The Mayor's London Housing Strategy sets out a separate and distinctly defined target for affordable housing delivery, comprising the gross number of affordable homes delivered through conventional supply or acquisitions of existing properties. The final part of this section covers affordable housing delivery according to this latter definition.

KEY POINTS

a) There were 21,923 net conventional housing completions in London in 2012/13.

b) Taking into account net supply of 2,659 non-self-contained units and a drop of 2,018 in the number of long-term empty homes, total housing provision was 26,600.

c) New build accounted for 87% of net conventional supply in 2012/13, conversions 8% and changes of use 5%.

d) Over the last three years net conventional affordable housing completions amounted to 23,535 homes. Social rented accounting for 59% of affordable completions and intermediate housing 40%. The final 1% is affordable rent.

e) Across all tenures, gross conventional housing supply was dominated by one or two bedroom homes. 36% of completed homes had one bedroom, 41% had two bedrooms and 23% had three bedrooms or more, down slightly from 24% in 2011/12.

f) 29% of gross affordable housing completions in 2012/13 comprised homes with three or more bedrooms.

g) 22% of net approvals and 19% of net starts in 2012/13 were for affordable housing.

h) As of 31 March 2013, the net housing pipeline consisted of 216,500 homes. 57% of these are in schemes that had not yet started.

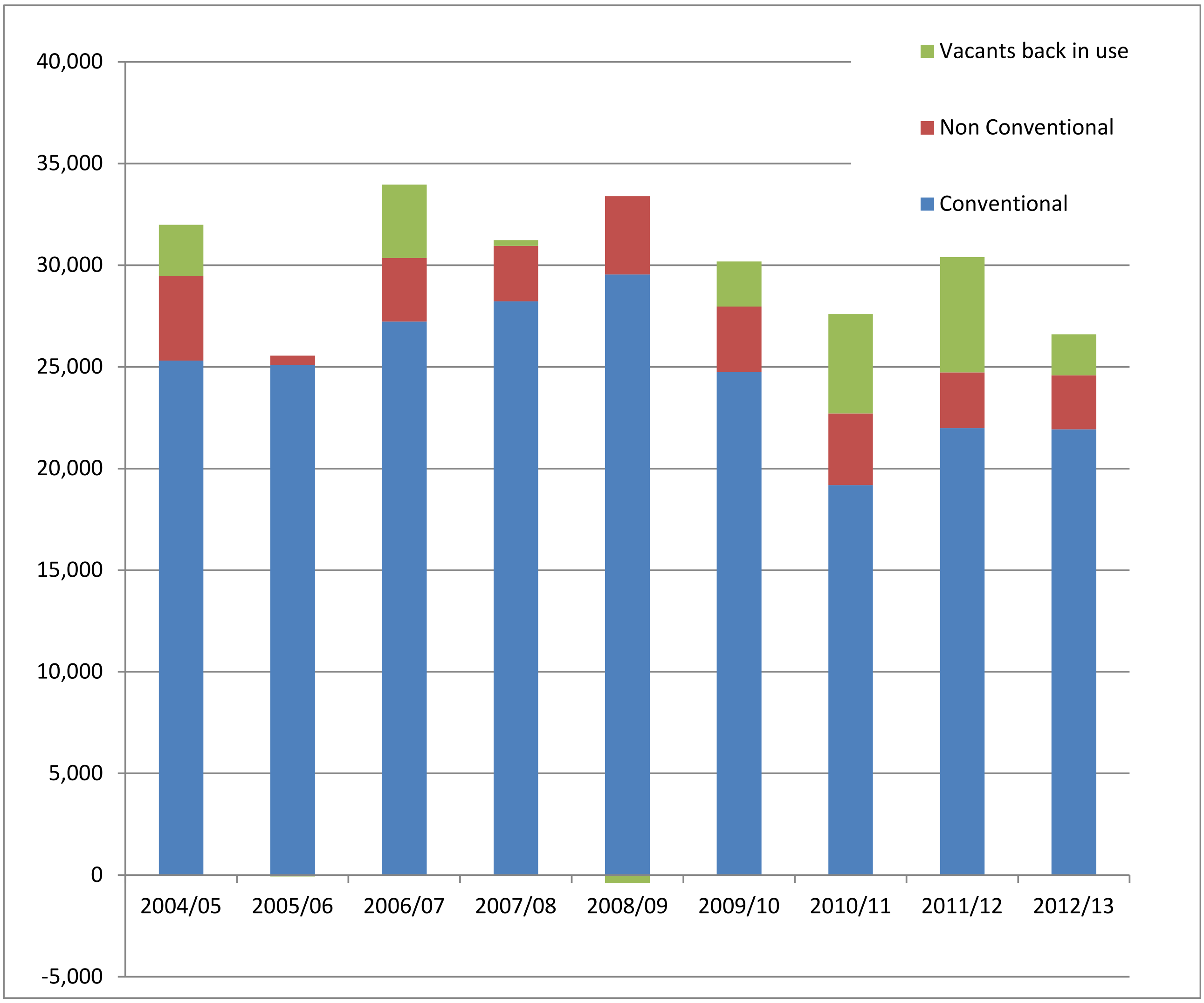
i) The average density of new housing completions in 2012/13 was 120 dwellings per hectare (dph), and the average density of approvals was 126 dph.

3.3 Total housing provision in the London Plan consists of three elements: conventional housing supply, non self-contained bedspaces, and long-term empty homes returning to use, often referred to as 'Vacants'. KPI 5 in the main body of the report shows housing provision at borough level (see also HPM1 and HPM2).

3.4 Figure 3.1 shows the separate elements of total housing provision for the last seven years. While overall provision in 2012/13 is lower than the previous year, this is largely due to a decrease to 2,018 compared to 5,670 units returning to use in 2011/12. The number of conventional and non-conventional completions are very similar to those recorded in the year before.

3.5 The figures for the change in long-term empty homes are taken from statistics published by the Department for Communities and Local Government, based on council tax returns from local authorities. This does not correspond with the reporting period of 1st April to 31st March for the LDD-sourced data, but is included as the best source of data on vacants available. The data for 2012/13 has been taken from CLG Table 615.

FIGURE 3.1 TOTAL HOUSING PROVISION BY YEAR AND SOURCE



Source: Conventional and non-conventional supply - London Development Database
Vacants - Housing Live Table 615; GOV.UK https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

TABLE 3.1 NET HOUSING SUPPLY IN LONDON, 2004/05 TO 2012/13

	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13
Conventional	25,300	25,084	27,226	28,215	29,534	24,732	19,185	21,988	21,923
Non-Conventional	4,164	460	3,121	2,728	3,860	3,230	3,529	2,742	2,659
Vacants back in use	2,519	-61	3,608	287	-398	2,223	4,882	5,670	2,018
Total	31,983	25,483	33,955	31,230	32,996	30,185	27,596	30,400	26,600

Source: Conventional and non-conventional supply - London Development Database

Vacants - GOV.UK Housing Live Table 615; https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

CONVENTIONAL COMPLETIONS

3.6 As can be seen from Figure 3.1 and Table 3.1, conventional housing completions represent the bulk of total housing provision in London.

3.7 Net conventional supply takes account of dwellings lost or replaced. In 2012/2013 there was a gross conventional supply of 25,334 homes, with 3,411 lost or replaced (see Table HPM2). Areas where large-scale estate redevelopment is taking place can show high gross but low net supply: for example, Brent had a gross supply of 1,067 homes but 405 homes were lost or replaced, for a net supply of 662.

3.8 There are three types of conventional housing supply recorded in the LDD: new build (including extensions), conversions (changes to the number of units in properties already in residential use) and changes of use (for example, from industrial or commercial uses and losses to non-C3 uses). Table HPM2 shows gross and net conventional supply by type for each borough. Across London, new build accounted for just under 87% of net conventional supply in 2012/13 (up from 81% in 2011/12), conversions 8% and changes of use 5% (down from 12% in 2011/12). The mix varied between boroughs with all completed units in the City of London coming from changes of use. Meanwhile new builds account for 99% of completions in Tower Hamlets. Conversions led to a net loss of units in four boroughs, the most significant of these is Westminster which lost 72 units. By contrast Lewisham gained 161 units through residential conversions.

3.9 The average density of new housing completions in London (shown in Table HPM14 was 120 dwellings per hectare (dph) in 2012/13 (Table HPM14), an increase on the previous year's figure of 111 (revised). As would be expected the lowest densities are found in the outer London boroughs. The density of completions in Bromley was 49dph while the figure for the City of London was 313 dph. Tower Hamlets and Hackney delivered at the next highest densities, 279 and 278 dph respectively.

SIZE MIX OF NEW SUPPLY

3.10 Table 3.2 shows the split of total gross conventional completions in 2012/13 across London as a whole by tenure and number of bedrooms (the figures are presented in gross terms as the number of bedrooms is not recorded on LDD for homes lost or replaced). One and two-bed properties make up the majority of supply, accounting for 36% and 41% of the total respectively. However the profile of supply varies with tenure; 37% of social rented supply comprises homes with three or more bedrooms, compared to 9% for intermediate homes and 20% of market homes. Across all tenures 23% of new supply had three bedrooms or more.

Table HMP6 shows the gross conventional supply of affordable housing by borough and number of bedrooms. Hackney, with 232, has delivered the most affordable family housing (with 3 bedrooms or more). This represents 45% of their affordable completions. Tower Hamlets have completed 201 which is 65% of total gross affordable completions in the borough, the highest percentage for any borough besides Kensington and Chelsea where three of their four affordable completions are 3-bed flats.

AFFORDABLE HOUSING COMPLETIONS

3.11 Total net affordable housing supply in 2012/13 was 7,539, down from 8,611 2011/12. Affordable units represent 34% of all net completions during this year, this is also down on the previous year's figure of 39%. Table HPM4 shows total net conventional affordable supply by borough over the last three years, both in numeric terms and as a proportion of total supply. In the last year the highest proportion of affordable housing supply was 62% in Haringey, followed by 58% in Waltham Forest which has the highest three-year average of 63%. The lowest delivery over the last three years is in the City of London (1%) followed by Westminster who have a three year average of 16%.

3.12 Table HPM3 breaks down net conventional affordable supply in the last three years into social rented, intermediate and Affordable Rent. Over the three-year period net conventional affordable housing supply amounted to 23,535 homes, with social rented units accounting for just under 59% of these and intermediate products 40%. Affordable rent units are starting to appear in completions, accounting for the remaining 1%. The figures for 2012/13 are very similar with 59% being social rent, 38% intermediate and 3% Affordable Rent.

TABLE 3.2 GROSS CONVENTIONAL HOUSING COMPLETIONS BY TENURE AND NUMBER OF BEDROOMS 2012/13

DWELLINGS	1 BED	2 BEDS	3 BEDS	4+ BEDS	TOTAL
Social Rented	1,306	2,004	1,563	621	5,494
Intermediate	1,246	1,361	207	56	2,870
Affordable Rent	72	70	47	15	204
Market	6,547	6,845	2,314	1,060	16,766
Grand Total	9,171	10,280	4,130	1,752	25,334
AS A % OF TOTAL	1 BED	2 BED	3 BED	4+ BED	TOTAL
Social Rented	24%	36%	28%	11%	100%
Intermediate	43%	47%	7%	2%	100%
Affordable Rent	35%	34%	23%	7%	100%
Market	39%	41%	14%	6%	100%
Total	36%	41%	16%	7%	100%

Source: London Development Database

CONVENTIONAL APPROVALS

3.13 Annual approvals include all units in planning permissions that are granted during the year unless they are superseded by a revision to the scheme within the same year. Many of the permissions granted will be for renewals of existing permissions, revisions to previously approved schemes or provide details of the phasing of outline permissions. For this reason approvals cannot simply be added together to give a cumulative total, however they are comparable year on year.

3.14 Table 3.3 shows the trend in net approvals at London level since 2004/05, while Table HPM7 breaks down 2012/13 net approvals by tenure and Table HPM8 by type. The table shows that approvals have dropped significantly since 2011/12. Total net approvals of just 38,703 is the lowest total in recent years, but needs to be put into the context of the spike in approvals in 2011/12 prior to the introduction of London's Community Infrastructure Levy (CIL) and the ongoing high capacity within the overall pipeline which is discussed in the following section.

3.15 In terms of tenure, 78% of these units are for market sale or rent, leaving 22% as affordable units, broken down as 10% intermediate, 7% Affordable Rent and 5% social rent. It should be noted that the tenure of approved units can change before completion, for example as the result of negotiations between developers and planning authorities or by subsequent transfer of units to a housing association.

3.16 The average density of new housing approvals shown in Table HPM 13 was 126 dph. This is significantly lower than the figure of over 160 dph for 2011/12 and is in line with the finding of KPI 2 that there has been increased compliance with the SRQ density matrix in the last year. As ever there is wide variation between boroughs. The highest density is in the City of London (452 dph) and the lowest is Kingston upon Thames at just 32 dph. It is interesting to note that the density of approvals has been higher than the density on completions every year since 2004.

HOUSING STARTS

3.17 In the LDD a 'start' is the point at which a planning permission can no longer lapse due to the borough acknowledging a legal start on site. This can be triggered by demolition of existing buildings or preparatory digging, and does not mean the start of physical construction work on an individual building. Annual starts include all units in planning permissions that are started during the year unless they are superseded by a revision to the scheme within the same year. Many of the permissions started will be for revisions to previously approved schemes or

TABLE 3.3 NET CONVENTIONAL HOUSING APPROVALS IN LONDON, 2004/05 TO 2012/13

2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
54,779	52,998	57,816	80,515	47,254	45,795	57,537	84,704	38,703

Source: London Development Database

provide details of the phasing of outline permissions that have been started in previous years. As with approvals, starts can't simply be added together to give a cumulative total, however they are comparable year on year.

3.18 Table HPM9 shows net conventional housing 'starts' by tenure. LDD records 24,716 starts, below the 28,069 recorded for 2011/12 and well below the 47,216 in 2010/11. The low level seems to contradict anecdotal evidence that the construction sector was showing signs of recovery during this period, but this may be due to the resumption of work on schemes started in previous years which would not show up in LDD starts. The healthy number of units in the pipeline discussed below shows that the lack of new starts is not necessarily a major cause for concern. In terms of tenure, 19% of net starts in 2012/13 were affordable housing, compared to 22% in 2011/12. This suggests a growth in demand for market housing which had been less desirable to build during the recession.

3.19 The majority of the units recorded as starts are 1 and 2 bed units, with properties of 3 bedrooms or more making up 25% of starts. This is slightly below the 27% figure for approvals.

THE PIPELINE OF NEW HOMES

3.20 The 'pipeline' of housing supply comprises homes which have been granted planning permission but are not yet completed, and can be broken down into homes that are 'not started' and those that are 'under construction'. It is important to bear in mind the definition of a start above, the under construction pipeline shows the capacity in schemes on which some work has started but should not be used to infer that work has begun on all the dwellings in those schemes.

3.21 The annual flow of planning approvals for new homes adds to the pipeline, while units are removed when they are either completed, superseded by a new scheme or pass their lapse date without a start being made.

3.22 Table 3.4 below shows the net pipeline as at the end of each financial year (31st March) at London level since 2004/05. Despite the low level of approvals, the number of units in the pipeline continues to rise, now topping 215,000 units, meaning there is capacity within the planning system to deliver 7 years of supply at the target level in the 2011 London Plan and more than 5 years at the higher target in the Draft Further Alterations to the London Plan published for consultation in January 2014.

TABLE 3.4 NET CONVENTIONAL HOUSING PIPELINE AT YEAR END IN LONDON, 2004/05 TO 2012/13

2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
108,818	124,862	142,305	173,464	173,772	173,702	177,782	211,200	216,476

Source: London Development Database

3.23 Table HPM11 shows the planning pipeline as of 31 March 2013. At the end of the year there were over 130,000 units (net) which have been granted planning permission but on which construction had not started as well as 93,000 units (net) in schemes under construction. The boroughs with the largest pipeline are mainly concentrated in the East, long viewed as the part of London with the most potential to accommodate growth. At over 23,000 units, Greenwich had the largest total net pipeline, followed by Newham and Tower Hamlets. Newham have the most units recorded as under construction, 17,500. Further West, Wandsworth has a total net pipeline of 17,000 units. At the other end of the scale, both the City of London and Richmond upon Thames had a total pipeline of under 1,000 units.

3.24 HPM 12 shows the gross conventional pipeline by number of bedrooms. 23% of units for which the information is available will provide 3 bedrooms or more.

GYPSY AND TRAVELLER SITES

3.25 Since 1st April 2009 the LDD has been recording the loss and gain of gypsy and traveler pitches. During 2012/13 three permissions relating to pitches for gypsies and travelers were approved. Two relate to the continued use of existing sites, one caravan pitch in Bexley and two pitches on former agricultural land in Kingston upon Thames. Bexley have also granted permission for 4 new pitches on an existing site at Willow Walk. In terms of completions, the reconfiguration of existing Swallow Park site in Kingston upon Thames to create three additional pitches is also recorded as complete in this year, as are the seven pitches approved during the year giving a total of 10. There are no recorded losses either approved or completed during this year. There are no permissions relating to gypsy and traveler pitches in the pipeline.

TABLE HPM 1: NET CONVENTIONAL COMPLETIONS 2012/13

BOROUGH NAME	LOST	GAINED	NET	LONDON PLAN 2011 BENCHMARK	SUPPLY AS % OF BENCHMARK
Barking and Dagenham	6	512	506	1,041	49%
Barnet	104	1,483	1,379	2,048	67%
Bexley	27	445	418	337	124%
Brent	405	1,067	662	975	68%
Bromley	67	765	698	501	139%
Camden	182	746	564	500	113%
City of London	6	41	35	81	43%
Croydon	80	979	899	1,221	74%
Ealing	158	1,148	990	843	117%
Enfield	36	586	550	530	104%
Greenwich	17	127	110	2,429	5%
Hackney	130	1,290	1,160	1,124	103%
Hammersmith and Fulham	68	489	421	564	75%
Haringey	83	666	583	792	74%
Harrow	132	846	714	349	205%
Havering	20	257	237	972	24%
Hillingdon	48	1,515	1,467	375	391%
Hounslow	19	251	232	453	51%
Islington	343	1,213	870	922	94%
Kensington and Chelsea	98	155	57	530	11%
Kingston upon Thames	29	232	203	329	62%
Lambeth	174	801	627	1,142	55%
Lewisham	255	2,065	1,810	1,088	166%
Merton	26	503	477	318	150%
Newham	45	1,058	1,013	2,499	41%
Redbridge	36	300	264	748	35%
Richmond upon Thames	87	572	485	210	231%
Southwark	143	1,393	1,250	1,877	67%
Sutton	35	262	227	211	108%
Tower Hamlets	51	1,048	997	2,462	40%
Waltham Forest	65	533	468	688	68%
Wandsworth	124	1,081	957	1,081	89%
Westminster	312	905	593	594	100%
London	3,411	25,334	21,923	29,834	73%

Source: London Development Database

TABLE HPM 2: NET CONVENTIONAL COMPLETIONS BY DEVELOPMENT TYPE 2012/13

	NEW BUILD			CONVERSION			CHANGE OF USE			TOTAL		
BOROUGH NAME	LOST	GAINED	NET	LOST	GAINED	NET	LOST	GAINED	NET	LOST	GAINED	NET
Barking and Dagenham	0	485	485	1	16	15	5	11	6	6	512	506
Barnet	45	1,307	1,262	2	32	30	57	144	87	104	1,483	1,379
Bexley	9	399	390	6	25	19	12	21	9	27	445	418
Brent	363	993	630	2	24	22	40	50	10	405	1,067	662
Bromley	42	657	615	2	44	42	23	64	41	67	765	698
Camden	87	478	391	3	158	155	92	110	18	182	746	564
City of London	0	0	0	0	39	39	6	2	-4	6	41	35
Croydon	32	762	730	2	102	100	46	115	69	80	979	899
Ealing	57	800	743	6	175	169	95	173	78	158	1,148	990
Enfield	15	521	506	3	15	12	18	50	32	36	586	550
Greenwich	2	83	81	1	21	20	14	23	9	17	127	110
Hackney	91	1,171	1,080	0	40	40	39	79	40	130	1,290	1,160
Hammersmith and Fulham	1	297	296	5	78	73	62	114	52	68	489	421
Haringey	13	521	508	1	34	33	69	111	42	83	666	583
Harrow	97	747	650	1	32	31	34	67	33	132	846	714
Havering	17	217	200	0	32	32	3	8	5	20	257	237
Hillingdon	29	1,454	1,425	1	21	20	18	40	22	48	1,515	1,467
Hounslow	9	232	223	1	6	5	9	13	4	19	251	232
Islington	255	942	687	2	102	100	86	169	83	343	1,213	870
Kensington and Chelsea	15	34	19	2	61	59	81	60	-21	98	155	57
Kingston upon Thames	14	180	166	0	28	28	15	24	9	29	232	203
Lambeth	84	592	508	4	48	44	86	161	75	174	801	627
Lewisham	89	1,582	1,493	7	163	156	159	320	161	255	2,065	1,810
Merton	10	468	458	0	25	25	16	10	-6	26	503	477
Newham	2	843	841	3	116	113	40	99	59	45	1,058	1,013
Redbridge	4	204	200	0	28	28	32	68	36	36	300	264

TABLE HPM 2: NET CONVENTIONAL COMPLETIONS BY DEVELOPMENT TYPE 2012/13

	NEW BUILD			CONVERSION			CHANGE OF USE			TOTAL		
BOROUGH NAME	LOST	GAINED	NET	LOST	GAINED	NET	LOST	GAINED	NET	LOST	GAINED	NET
Richmond upon Thames	35	481	446	2	28	26	50	63	13	87	572	485
Southwark	101	1,260	1,159	5	50	45	37	83	46	143	1,393	1,250
Sutton	21	204	183	0	21	21	14	37	23	35	262	227
Tower Hamlets	46	1,041	995	1	2	1	4	5	1	51	1,048	997
Waltham Forest	17	369	352	0	55	55	48	109	61	65	533	468
Wandsworth	23	868	845	3	64	61	98	149	51	124	1,081	957
Westminster	60	504	444	42	263	221	210	138	-72	312	905	593
London	1,685	20,696	19,011	108	1,948	1,840	1,618	2,690	1,072	3,411	25,334	21,923

Source: London Development Database

TABLE HPM 3: NET CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY TENURE 2010/11 TO 2012/13

BOROUGH NAME	2010/11			2011/12			2012/13			
	SOCIAL RENT	INT.	AFF. RENT	SOCIAL RENT	INT.	AFF. RENT	SOCIAL RENT	INT.	AFF. RENT	TOTAL
Barking and Dagenham	60	83	0	-14	162	0	167	76	0	534
Barnet	202	26	0	303	138	0	285	118	0	1,072
Bexley	125	29	0	126	39	0	17	12	0	348
Brent	-31	215	0	268	144	0	174	50	0	820
Bromley	201	47	0	204	10	0	129	13	0	604
Camden	110	32	0	37	25	0	194	105	0	503
City of London	2	0	0	0	0	0	0	0	0	2
Croydon	258	138	0	308	54	0	309	92	8	1,167
Ealing	48	25	0	264	69	0	168	132	0	706
Enfield	85	135	0	55	24	0	106	137	0	542
Greenwich	432	355	0	211	159	0	42	6	0	1,205
Hackney	197	153	0	232	171	0	285	198	13	1,249
Hammersmith and Fulham	17	179	0		80	0	5	102	0	383
Haringey	65	24	0	73	271	0	204	160	0	797
Harrow	108	59	0	45	147	0	179	85	28	651
Havering	77	14	0	106	23	0	86	32	0	338
Hillingdon	145	30	0	253	90	0	252	129	0	899
Hounslow	63	286	0	222	97	0	28	21	0	717
Islington	-69	3	0	265	194	0	57	166	0	616
Kensington and Chelsea	49	12	0	19	0	0	0	0	4	84
Kingston upon Thames	59	6	0	56	25	0	29	9	0	184
Lambeth	423	321	0	217	131	0	174	95	0	1,361
Lewisham	239	100	0	272	197	0	257	265	70	1,400
Merton	20	28	0	31	38	0	98	98	0	313
Newham	179	257	0	261	130	16	64	160	81	1,148
Redbridge	73	38	0	20	34	0	44	8	0	217
Richmond upon Thames	37	8	0	44	35	0	118	49	0	291
Southwark	147	415	0	459	134	0	295	163	0	1,613
Sutton	148	74	0	159	76	0	70	33	0	560

TABLE HPM 3: NET CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY TENURE 2010/11 TO 2012/13

BOROUGH NAME	2010/11			2011/12			2012/13			
	SOCIAL RENT	INT.	AFF. RENT	SOCIAL RENT	INT.	AFF. RENT	SOCIAL RENT	INT.	AFF. RENT	TOTAL
Tower Hamlets	191	124	0	538	167	0	160	102	0	1,282
Waltham Forest	78	170	0	299	59	0	162	108	0	876
Wandsworth	6	103	0	127	141	0	209	118	0	704
Westminster	109	43	0	31	40	0	98	28	0	349
London	3,853	3,532	0	5,491	3,104	16	4,465	2,870	204	23,535

Source: London Development Database

TABLE HPM 4: AFFORDABLE HOUSING COMPLETIONS AS PROPORTION OF TOTAL NET CONVENTIONAL SUPPLY, 2010/11 TO 2012/13						
BOROUGH	TOTAL NET CONVENTIONAL AFFORDABLE COMPLETIONS			AFFORDABLE AS % OF NET CONVENTIONAL SUPPLY		
	2010/11	2011/12	2012/13	2010/11	2011/12	2012/13
Barking and Dagenham	143	148	243	42	30	48
Barnet	228	441	403	28	35	29
Bexley	154	165	29	52	55	7
Brent	184	412	224	47	74	34
Bromley	248	214	142	33	36	20
Camden	142	62	299	26	17	53
City of London	2	0	0	2	0	0
Croydon	396	362	409	35	52	45
Ealing	73	333	300	27	48	30
Enfield	220	79	243	48	26	44
Greenwich	787	370	48	69	28	44
Hackney	350	403	496	40	40	43
Hammersmith and Fulham	196	80	107	37	17	25
Haringey	89	344	364	21	46	62
Harrow	167	192	292	37	41	41
Havering	91	129	118	39	43	50
Hillingdon	175	343	381	58	34	26
Hounslow	349	319	49	52	54	21
Islington	-66	459	223	-14	37	26
Kensington and Chelsea	61	19	4	36	16	7
Kingston upon Thames	65	81	38	44	31	19
Lambeth	744	348	269	56	41	43
Lewisham	339	469	592	47	39	33
Merton	48	69	196	13	15	41
Newham	436	407	305	49	53	30
Redbridge	111	54	52	32	10	20
Richmond upon Thames	45	79	167	14	36	34
Southwark	562	593	458	40	55	37
Sutton	222	235	103	67	40	45
Tower Hamlets	315	705	262	24	63	26
Waltham Forest	248	358	270	58	72	58
Wandsworth	109	268	327	23	27	34
Westminster	152	71	126	20	8	21
London	7,385	8,611	7,539	38	39	34

Source: London Development Database

TABLE HPM 5: GROSS CONVENTIONAL HOUSING COMPLETIONS BY NUMBER OF BEDROOMS 2012/13					
BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	131	155	146	80	44%
Barnet	692	473	244	74	21%
Bexley	199	195	37	14	11%
Brent	341	482	178	66	23%
Bromley	248	222	175	120	39%
Camden	289	281	128	48	24%
City of London	23	14	3	1	10%
Croydon	287	461	134	97	24%
Ealing	413	533	169	33	18%
Enfield	234	250	81	21	17%
Greenwich	73	35	18	1	15%
Hackney	444	443	271	132	31%
Hammersmith and Fulham	255	171	40	23	13%
Haringey	271	272	88	35	18%
Harrow	304	415	92	35	15%
Havering	51	77	85	44	50%
Hillingdon	574	574	224	143	24%
Hounslow	55	116	31	49	32%
Islington	411	582	160	60	18%
Kensington and Chelsea	55	38	45	17	40%
Kingston upon Thames	79	97	30	26	24%
Lambeth	290	366	100	45	18%
Lewisham	936	793	254	82	16%
Merton	87	203	119	94	42%
Newham	537	402	96	23	11%
Redbridge	108	99	78	15	31%
Richmond upon Thames	234	220	88	30	21%
Southwark	378	727	224	64	21%
Sutton	68	147	33	14	18%
Tower Hamlets	279	406	294	69	35%
Waltham Forest	219	224	67	23	17%
Wandsworth	307	519	158	97	24%
Westminster	299	288	241	77	35%
London Total	9,171	10,280	4,131	1,752	23%

Source: London Development Database

TABLE HPM 6: GROSS CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY NUMBER OF BEDROOMS 2012/13					
BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	44	69	96	34	53%
Barnet	180	125	94	4	24%
Bexley	10	14	6	0	20%
Brent	128	204	127	48	35%
Bromley	53	61	18	10	20%
Camden	165	119	71	22	25%
City of London	0	0	0	0	0%
Croydon	89	198	68	54	30%
Ealing	142	122	78	6	24%
Enfield	106	105	28	4	13%
Greenwich	15	20	13	0	27%
Hackney	138	140	132	100	45%
Hammersmith and Fulham	114	12	0	0	0%
Haringey	131	164	47	22	19%
Harrow	92	186	42	26	20%
Havering	18	36	48	16	54%
Hillingdon	102	164	82	33	30%
Hounslow	14	22	6	7	27%
Islington	105	234	93	40	28%
Kensington and Chelsea	1	0	3	0	75%
Kingston upon Thames	11	11	12	5	44%
Lambeth	103	160	71	31	28%
Lewisham	194	296	101	52	24%
Merton	44	85	37	31	35%
Newham	151	86	54	14	22%
Redbridge	21	10	21	0	40%
Richmond upon Thames	55	66	45	1	28%
Southwark	143	246	112	34	27%
Sutton	7	77	19	0	18%
Tower Hamlets	39	68	139	62	65%
Waltham Forest	77	136	46	21	24%
Wandsworth	102	142	79	5	26%
Westminster	30	57	29	10	31%
London	2,624	3,435	1,817	692	29%

Source: London Development Database

TABLE HPM 7: CONVENTIONAL APPROVALS BY TENURE FY2012/13

	EXISTING				PROPOSED				NET				
BOROUGH NAME	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	NET % AFFOR-DABLE
Barking and Dagenham	10	275	0	0	229	252	122	29	219	-23	122	29	37%
Barnet	160	0	0	0	897	22	18	49	737	22	18	49	11%
Bexley	67	562	0	0	812	2	108	275	745	-560	108	275	-31%
Brent	92	317	0	0	658	182	33	68	566	-135	33	68	-6%
Bromley	87	1	0	0	481	18	21	20	394	17	21	20	13%
Camden	262	109	0	0	1,326	250	123	5	1,064	141	123	5	20%
City of London	4	0	0	0	109	0	0	0	105	0	0	0	0%
Croydon	95	10	0	0	1,104	222	50	81	1,009	212	50	81	25%
Ealing	185	208	0	0	795	254	72	30	610	46	72	30	20%
Enfield	36	63	0	0	512	86	62	8	476	23	62	8	16%
Greenwich	62	2	0	0	604	176	68	3	542	174	68	3	31%
Hackney	160	359	0	0	993	415	171	15	833	56	171	15	23%
Hammersmith and Fulham	77	8	0	0	642	14	117	18	565	6	117	18	20%
Haringey	138	7	0	0	791	25	46	17	653	18	46	17	11%
Harrow	75	64	0	0	1,346	0	103	143	1,271	-64	103	143	13%
Havering	18	0	0	0	170	94	47	34	152	94	47	34	54%
Hillingdon	63	1	0	0	421	4	12	0	358	3	12	0	4%
Hounslow	46	64	0	0	269	58	39	80	223	-6	39	80	34%
Islington	97	38	0	0	574	124	53	0	477	86	53	0	23%
Kensington and Chelsea	212	2	0	0	389	54	46	0	177	52	46	0	36%
Kingston upon Thames	49	0	0	0	198	28	8	1	149	28	8	1	20%
Lambeth	164	124	0	0	1,067	189	72	46	903	65	72	46	17%
Lewisham	152	16	0	0	521	230	38	0	369	214	38	0	41%
Merton	63	0	0	0	209	11	2	0	146	11	2	0	8%
Newham	59	0	0	0	6,019	723	1,088	752	5,960	723	1,088	752	30%

TABLE HPM 7: CONVENTIONAL APPROVALS BY TENURE FY2012/13													
	EXISTING				PROPOSED				NET				
BOROUGH NAME	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	NET % AFFOR-DABLE
Redbridge	53	1	0	0	285	2	9	0	232	1	9	0	4%
Richmond upon Thames	95	0	0	0	162	2	0	0	67	2	0	0	3%
Southwark	100	146	0	0	3,111	527	441	52	3,011	381	441	52	22%
Sutton	48	308	0	0	570	72	66	102	522	-236	66	102	-15%
Tower Hamlets	70	347	0	0	2,230	681	265	225	2,160	334	265	225	28%
Waltham Forest	94	4	0	0	910	1	157	202	816	-3	157	202	30%
Wandsworth	280	226	0	0	4,287	269	403	384	4,007	43	403	384	17%
Westminster	366	7	2	0	1,174	60	102	0	808	53	100	0	16%
Sum:	3,539	3,269	2	0	33,865	5,047	3,962	2,639	30,326	1,778	3,960	2,639	22%

Source: London Development Database

** The total for Newham includes 6,809 units in the Queen Elizabeth Olympic Park granted by the London Legacy Development Corporation under reference 11/90621/OUTODA. While the majority of the units will be in Newham, parts of the site also fall within Tower Hamlets and Hackney.*

TABLE HPM 8: GROSS CONVENTIONAL HOUSING APPROVALS BY NUMBER OF BEDROOMS 2012/13

BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	192	223	177	40	34%
Barnet	307	424	151	104	26%
Bexley	174	545	284	194	40%
Brent	381	416	111	33	15%
Bromley	142	247	65	86	28%
Camden	619	740	223	122	20%
City of London	64	42	2	1	3%
Croydon	528	714	145	70	15%
Ealing	383	540	157	71	20%
Enfield	154	239	180	95	41%
Greenwich	255	450	124	22	17%
Hackney	508	611	336	139	30%
Hammersmith and Fulham	320	333	112	26	17%
Haringey	319	371	129	60	22%
Harrow	390	658	295	249	34%
Havering	74	108	129	34	47%
Hillingdon	179	160	68	30	22%
Hounslow	149	183	79	35	26%
Islington	246	355	118	32	20%
Kensington and Chelsea	178	142	114	55	35%
Kingston upon Thames	75	88	15	57	31%
Lambeth	524	623	169	58	17%
Lewisham	351	280	116	42	20%
Merton	94	63	14	51	29%
Newham	722	467	508	76	33%
Redbridge	131	99	25	41	22%
Richmond upon Thames	54	50	22	38	37%
Southwark	1054	1614	1115	348	35%
Sutton	205	336	180	89	33%
Tower Hamlets	921	1575	678	227	27%
Waltham Forest	343	597	236	94	26%
Wandsworth	1342	2706	966	329	24%
Westminster	392	471	339	134	35%
London	11,771	16,472	7,385	3,082	27%

Source: London Development Database

**This table excludes 6,809 units approved in the outline permission for the Queen Elizabeth Olympic Park for which the number of bedrooms is not defined*

TABLE HPM 9: CONVENTIONAL STARTS BY TENURE FY2012/13

BOROUGH NAME	EXISTING				PROPOSED				NET				% AFF
	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	
Barking and Dagenham	6	314	0	0	140	276	0	0	134	-38	0	0	-40%
Barnet	124	150	0	0	1,118	204	65	8	994	54	65	8	11%
Bexley	21	0	0	0	223	8	36	0	202	8	36	0	18%
Brent	99	94	0	0	762	310	98	0	663	216	98	0	32%
Bromley	62	1	0	0	362	7	5	0	300	6	5	0	4%
Camden	82	24	0	0	497	65	22	0	415	41	22	0	13%
City of London	9	0	0	0	370	2	0	0	361	2	0	0	1%
Croydon	70	0	0	0	505	99	34	59	435	99	34	59	31%
Ealing	114	83	20	0	473	73	33	0	359	-10	13	0	1%
Enfield	30	0	0	0	201	8	6	0	171	8	6	0	8%
Greenwich	32	0	0	0	828	223	116	12	796	223	116	12	31%
Hackney	52	27	0	0	622	146	79	0	570	119	79	0	26%
Hammersmith and Fulham	42	20	0	0	1,075	23	257	0	1,033	3	257	0	20%
Haringey	52	0	0	0	180	31	29	0	128	31	29	0	32%
Harrow	60	0	0	0	232	9	12	0	172	9	12	0	11%
Havering	12	0	0	0	406	91	30	11	394	91	30	11	25%
Hillingdon	56	1	0	0	1,402	126	112	0	1,346	125	112	0	15%
Hounslow	21	42	0	0	271	39	39	36	250	-3	39	36	22%
Islington	91	0	0	0	598	74	15	0	507	74	15	0	15%
Kensington and Chelsea	236	1	0	0	525	97	62	4	289	96	62	4	36%
Kingston upon Thames	33	0	0	0	268	18	11	2	235	18	11	2	12%
Lambeth	153	655	0	0	1,111	707	167	12	958	52	167	12	19%
Lewisham	161	15	0	0	819	121	50	97	658	106	50	97	28%
Merton	30	0	0	0	83	0	0	0	53	0	0	0	0%

TABLE HPM 9: CONVENTIONAL STARTS BY TENURE FY2012/13

	EXISTING				PROPOSED				NET				% AFF
BOROUGH NAME	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	
Newham	59	11	0	0	1,085	77	243	166	1,026	66	243	166	32%
Redbridge	31	0	0	0	344	0	0	0	313	0	0	0	0%
Richmond upon Thames	88	0	0	0	167	2	0	0	79	2	0	0	2%
Southwark	38	64	4	0	1,467	342	171	0	1,429	278	167	0	24%
Sutton	28	357	0	0	494	103	90	79	466	-254	90	79	-22%
Tower Hamlets	106	79	0	0	510	210	51	2	404	131	51	2	31%
Waltham Forest	48	144	0	0	197	47	91	12	149	-97	91	12	4%
Wandsworth	242	226	0	0	2,741	251	297	173	2,499	25	297	173	17%
Westminster	535	5	2	0	2,781	172	166	0	2,246	167	164	0	13%
Year Total:	2,823	2,313	26	0	22,857	3,961	2,387	673	20,034	1,648	2,361	673	19%

Source: London Development Database

TABLE HPM 10: GROSS CONVENTIONAL HOUSING STARTS BY NUMBER OF BEDROOMS 2012/13					
BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	143	87	139	47	45%
Barnet	402	731	201	61	19%
Bexley	87	102	60	18	29%
Brent	369	531	188	82	23%
Bromley	106	132	67	69	36%
Camden	207	215	99	63	28%
City of London	195	149	20	8	8%
Croydon	245	341	64	47	16%
Ealing	186	272	90	31	21%
Enfield	65	71	61	18	37%
Greenwich	645	361	156	17	15%
Hackney	281	348	161	57	26%
Hammersmith and Fulham	685	325	225	120	25%
Haringey	113	80	30	17	20%
Harrow	115	101	11	26	15%
Havering	45	184	208	101	57%
Hillingdon	362	646	341	291	39%
Hounslow	124	197	53	11	17%
Islington	302	274	86	25	16%
Kensington and Chelsea	189	200	185	114	43%
Kingston upon Thames	110	124	49	16	22%
Lambeth	743	805	360	89	22%
Lewisham	497	417	132	41	16%
Merton	33	15	7	28	42%
Newham	524	712	328	7	21%
Redbridge	142	123	40	39	23%
Richmond upon Thames	61	44	26	38	38%
Southwark	719	854	335	72	21%
Sutton	263	303	127	73	26%
Tower Hamlets	271	310	153	39	25%
Waltham Forest	145	152	27	23	14%
Wandsworth	897	1982	464	119	17%
Westminster	873	1170	919	157	34%
London	10,144	12,358	5,412	1,964	25%

Source: London Development Database

TABLE HPM 11: CONVENTIONAL PIPELINE AS AT 31/03/2013

	NOT STARTED			UNDER CONSTRUCTION			TOTAL PIPELINE		
BOROUGH NAME	EXISTING	GROSS	NET	EXISTING	GROSS	NET	EXISTING	GROSS	NET
Barking and Dagenham	293	2,499	2,206	318	11,545	11,227	611	14,044	13,433
Barnet	668	11,437	10,769	2,940	7,390	4,450	3,608	18,827	15,219
Bexley	627	1,340	713	31	1,177	1,146	658	2,517	1,859
Brent	491	7,116	6,625	125	1,809	1,684	616	8,925	8,309
Bromley	260	1,573	1,313	334	1,195	861	594	2,768	2,174
Camden	615	2,425	1,810	403	2,594	2,191	1,018	5,019	4,001
City of London	6	222	216	17	729	712	23	951	928
Croydon	232	4,164	3,932	75	2,236	2,161	307	6,400	6,093
Ealing	365	4,882	4,517	1,114	2,342	1,228	1,479	7,224	5,745
Enfield	123	957	834	195	797	602	318	1,754	1,436
Greenwich	115	9,365	9,250	1,991	16,198	14,207	2,106	25,563	23,457
Hackney	969	4,290	3,321	2,249	6,102	3,853	3,218	10,392	7,174
Hammersmith and Fulham	160	4,060	3,900	51	2,266	2,215	211	6,326	6,115
Haringey	182	2,857	2,675	59	737	678	241	3,594	3,353
Harrow	209	2,823	2,614	329	758	429	538	3,581	3,043
Havering	107	2,421	2,314	299	1,774	1,475	406	4,195	3,789
Hillingdon	118	909	791	89	3,051	2,962	207	3,960	3,753
Hounslow	152	1,922	1,770	195	1,636	1,441	347	3,558	3,211
Islington	136	2,186	2,050	409	2,945	2,536	545	5,131	4,586
Kensington and Chelsea	224	1,020	796	879	2,956	2,077	1,103	3,976	2,873
Kingston upon Thames	109	464	355	31	717	686	140	1,181	1,041
Lambeth	364	2,386	2,022	1,893	5,453	3,560	2,257	7,839	5,582
Lewisham	919	7,656	6,737	86	1,891	1,805	1,005	9,547	8,542
Merton	168	788	620	160	770	610	328	1,558	1,230
Newham	111	17,656	17,545	276	5,315	5,039	387	22,971	22,584
Redbridge	84	1,125	1,041	31	447	416	115	1,572	1,457
Richmond upon Thames	107	549	442	103	635	532	210	1,184	974
Southwark	649	6,288	5,639	297	3,757	3,460	946	10,045	9,099

TABLE HPM 11: CONVENTIONAL PIPELINE AS AT 31/03/2013

	NOT STARTED			UNDER CONSTRUCTION			TOTAL PIPELINE		
BOROUGH NAME	EXISTING	GROSS	NET	EXISTING	GROSS	NET	EXISTING	GROSS	NET
Sutton	114	1,381	1,267	650	741	91	764	2,122	1,358
Tower Hamlets	647	10,319	9,672	1,234	11,616	10,382	1,881	21,935	20,054
Waltham Forest	95	1,748	1,653	308	809	501	403	2,557	2,154
Wandsworth	158	11,586	11,428	526	6,086	5,560	684	17,672	16,988
Westminster	390	2,495	2,105	506	3,263	2,757	896	5,758	4,862
London	9,967	132,909	122,942	18,203	111,737	93,534	28,170	244,646	216,476

Source: London Development Database

TABLE HPM 12: GROSS CONVENTIONAL HOUSING PIPELINE AS AT 31/03/2013 BY NUMBER OF BEDROOMS					
BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	2,314	6,296	3,974	1,460	39%
Barnet	5,393	8,023	2,516	1,092	21%
Bexley	593	1,261	401	262	26%
Brent	3,053	4,030	1,562	280	21%
Bromley	574	1,307	491	396	32%
Camden	1,806	2,002	804	407	24%
City of London	527	332	60	32	10%
Croydon	2,644	3,089	493	174	10%
Ealing	1,956	3,319	1,408	541	27%
Enfield	465	732	376	181	32%
Greenwich	9,420	10,265	4,583	525	21%
Hackney	3,573	3,765	2,275	779	29%
Hammersmith and Fulham	2,427	2,699	941	259	19%
Haringey	2,185	927	324	158	13%
Harrow	1,058	1,581	532	410	26%
Havering	1,184	1,808	883	320	29%
Hillingdon	987	1,645	744	584	34%
Hounslow	1,143	1,469	783	163	27%
Islington	2,239	2,198	518	176	14%
Kensington and Chelsea	1,226	1,499	924	327	31%
Kingston upon Thames	424	481	157	119	23%
Lambeth	2,674	3,573	1,298	294	20%
Lewisham	3,322	4,751	1,144	330	15%
Merton	625	584	152	195	22%
Newham	5,351	7,049	3,058	704	23%
Redbridge	591	730	145	106	16%
Richmond upon Thames	447	497	121	119	20%
Southwark	3,247	4,139	2,113	546	26%
Sutton	616	831	481	194	32%
Tower Hamlets	9,318	8,051	3,585	976	21%
Waltham Forest	777	1,208	399	173	22%
Wandsworth	5,142	8,948	2,691	891	20%
Westminster	1,629	2,014	1,672	443	37%
London	78,930	101,103	41,608	13,616	23%

Source: London Development Database

Note: The table excludes 8,620 units for which the number of bedrooms is not known. The majority of these are in the Queen Elizabeth Olympic Park in Newham (6,809) and the West Hendon Estate in Barnet (1,803). The remaining 8 units are in minor schemes granted prior to 1st April 2004.

TABLE HPM 13: DENSITY OF RESIDENTIAL APPROVALS BY BOROUGH (DPH)

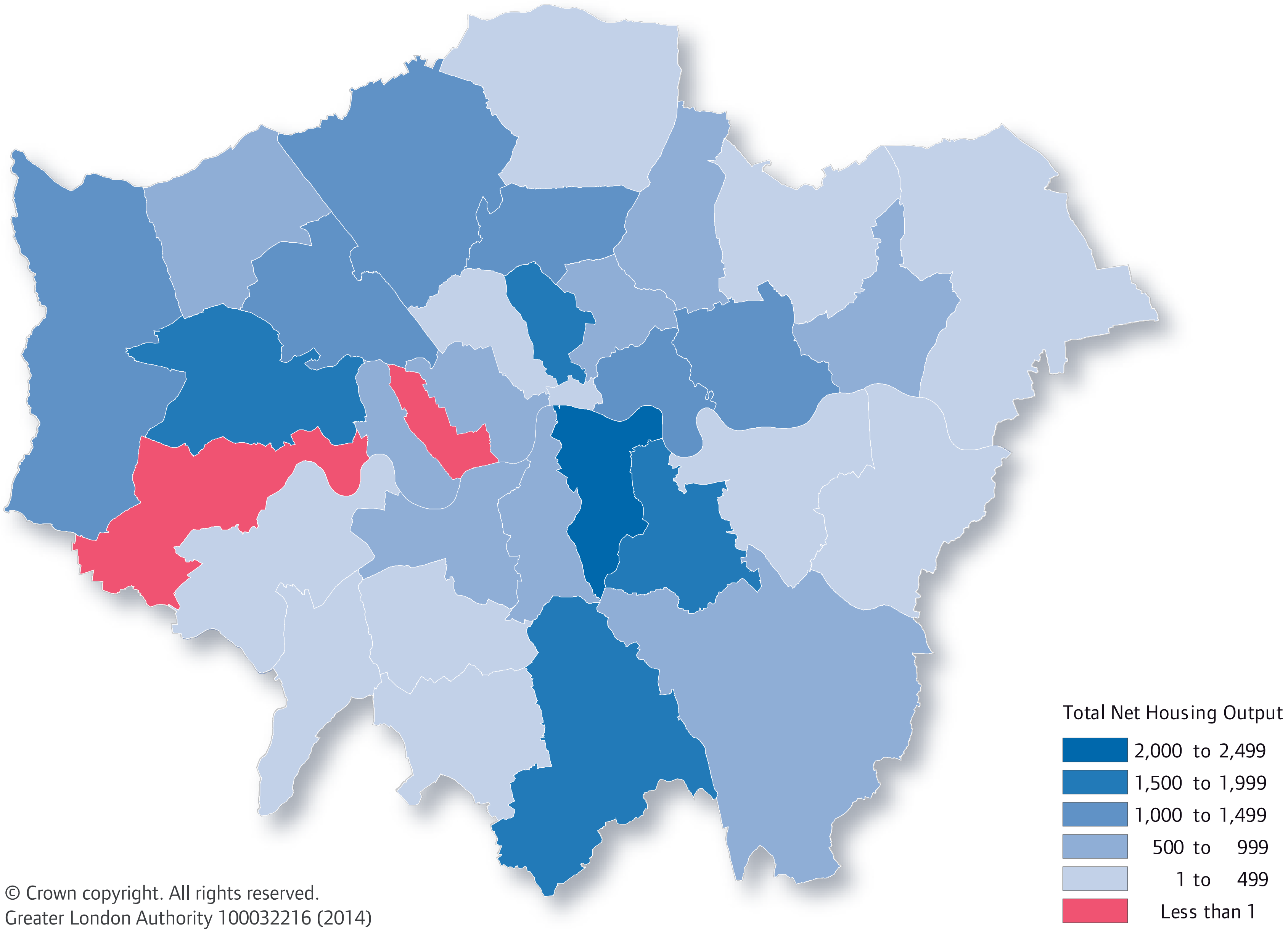
BOROUGH	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Barking and Dagenham	146	80	130	273	130	67
Barnet	83	112	100	99	69	61
Bexley	52	110	83	81	101	63
Brent	149	133	182	185	146	134
Bromley	49	36	49	57	35	40
Camden	113	136	140	140	182	170
City of London	1263	329	235	457	462	452
Croydon	106	131	97	141	169	103
Ealing	115	162	153	144	110	103
Enfield	82	65	71	61	61	91
Greenwich	248	211	143	337	240	233
Hackney	238	200	245	206	226	186
Hammersmith and Fulham	224	187	301	180	243	220
Haringey	173	96	107	118	214	134
Harrow	90	62	83	62	84	91
Havering	41	55	99	121	52	45
Hillingdon	68	91	39	57	69	58
Hounslow	95	159	61	75	128	67
Islington	252	243	271	310	287	194
Kensington and Chelsea	163	132	193	228	191	153
Kingston upon Thames	61	75	64	64	49	32
Lambeth	214	130	190	183	167	228
Lewisham	172	166	229	133	230	128
Merton	95	80	69	65	75	33
Newham	347	368	266	398	466	127
Redbridge	116	87	373	158	108	70
Richmond upon Thames	60	58	46	106	71	52
Southwark	277	334	230	224	208	361
Sutton	117	101	58	57	106	56
Tower Hamlets	447	310	373	318	487	239
Waltham Forest	128	132	121	111	147	128
Wandsworth	151	168	142	206	290	193
Westminster	256	156	199	207	217	198
London	151	138	152	137	165	126

Source: London Development Database
DPH = dwellings per hectare

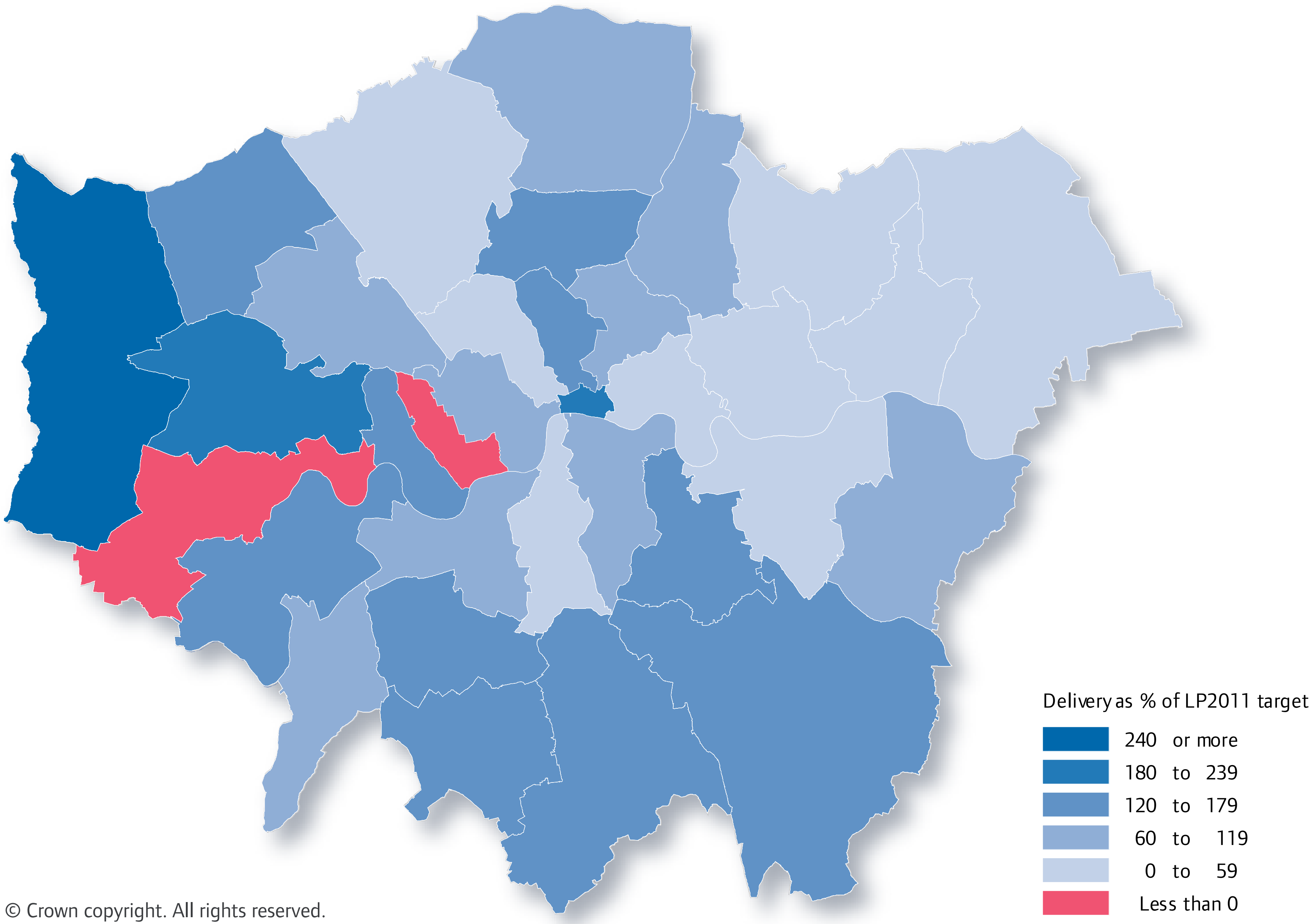
TABLE HPM 14: DENSITY OF RESIDENTIAL COMPLETIONS BY BOROUGH (DPH)						
BOROUGH	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Barking and Dagenham	123	139	238	111	50	166
Barnet	63	98	64	78	81	100
Bexley	51	76	81	65	70	102
Brent	106	144	150	156	141	134
Bromley	55	35	30	54	47	49
Camden	140	229	187	195	122	205
City of London	535	505	500	319	857	313
Croydon	72	98	121	101	76	81
Ealing	136	159	110	112	104	103
Enfield	92	68	61	86	59	73
Greenwich	138	122	112	239	194	119
Hackney	182	223	245	200	224	278
Hammersmith and Fulham	143	207	208	232	289	165
Haringey	138	159	108	112	120	108
Harrow	79	71	116	79	60	93
Havering	63	71	71	53	61	50
Hillingdon	54	60	94	44	25	107
Hounslow	102	120	184	94	78	50
Islington	236	285	199	187	297	201
Kensington and Chelsea	167	173	126	194	153	157
Kingston upon Thames	112	49	45	52	89	68
Lambeth	163	172	155	290	167	158
Lewisham	124	136	188	164	160	140
Merton	96	47	67	101	79	134
Newham	292	267	240	216	166	171
Redbridge	122	110	100	217	173	84
Richmond upon Thames	58	82	71	53	59	89
Southwark	254	220	227	373	213	167
Sutton	53	88	66	66	79	97
Tower Hamlets	298	313	356	365	286	279
Waltham Forest	125	131	118	169	125	132
Wandsworth	135	172	165	104	125	133
Westminster	205	269	258	142	194	206
London	117	128	136	133	111	120

Source: London Development Database
DPH = dwellings per hectare

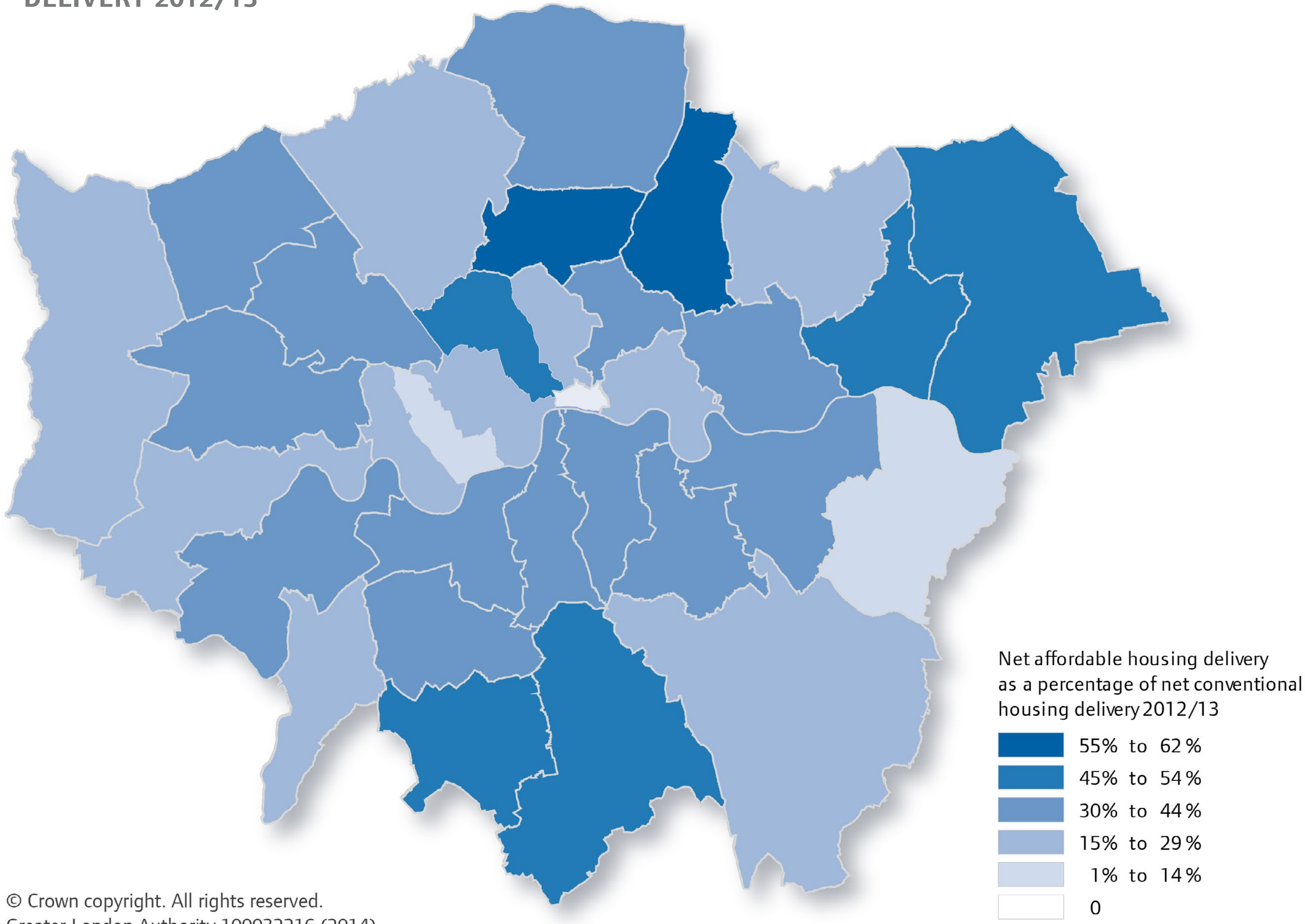
MAP HPM 1 – TOTAL HOUSING DELIVERY 2012/13



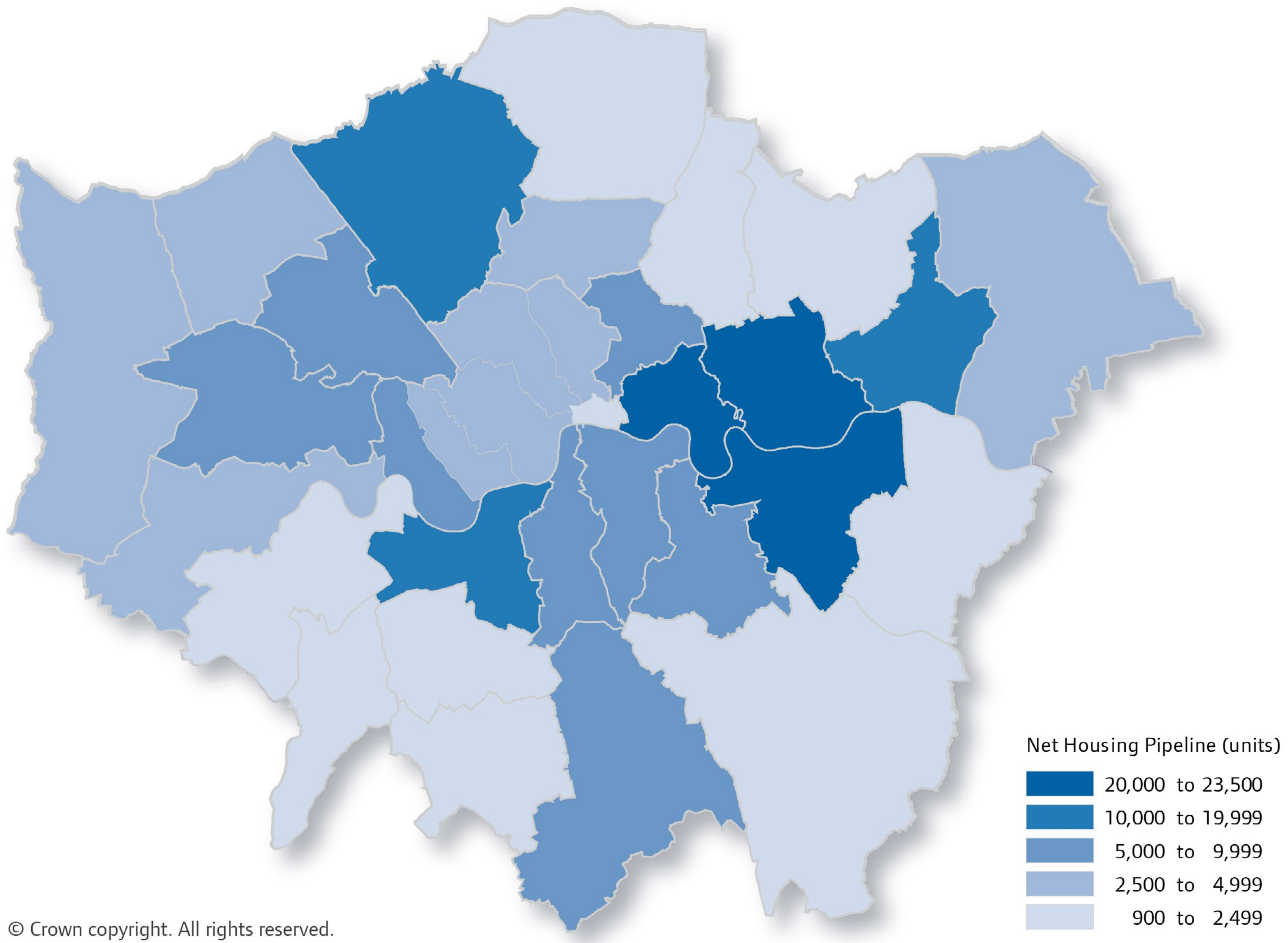
MAP HPM 2 – TOTAL HOUSING DELIVERY AS A PERCENTAGE OF LONDON PLAN HOUSING MONITORING BENCHMARKS



MAP HPM 3 – NET AFFORDABLE HOUSING DELIVERY AS A PERCENTAGE OF NET CONVENTIONAL HOUSING DELIVERY 2012/13



MAP HPM 4 – NET CONVENTIONAL HOUSING PIPELINE AS AT 31/03/2013



AFFORDABLE HOUSING DELIVERY MONITOR

3.26 The measure of affordable housing delivery used in the Mayor's London Housing Strategy is very different from the measure of housing provision used in the London Plan. Affordable housing delivery is measured in gross terms and includes acquisitions of existing private sector homes for use as affordable housing. Therefore it is typically higher in any given year than the net provision of affordable housing in planning terms reported in the main body of the Annual Monitoring Report and the Housing Provision Monitor.

3.27 The data source for monitoring affordable housing delivery targets is the set of statistics on affordable housing supply published by the Department for Communities and Local Government . DCLG no longer publish regional statistics but have provided the GLA with updated figures at London level.

3.28 These statistics are compiled from a range of sources. The vast majority of delivery in London in recent years has been funded by the Homes and Communities Agency and the Greater London Authority, but the statistics also include units provided without any public funding and a number of assisted purchases.

3.29 Table AHM1 below shows affordable housing delivery in London by type in the four years 2009/10 to 2012/13. Over this period a total of 53,493 affordable homes were delivered, of which 32,385 were social housing, 20,699 intermediate housing and 409 were Affordable Rent.

3.30 Figure 3.2 shows the trend in total

FIGURE 3.2 CHANGE IN AFFORDABLE HOUSING DELIVERY

affordable housing delivery in London since 1991/92. Delivery peaked at 17,148 in 1995/96, fell to 8,273 in 2000/01 and rose again to a new peak of 17,217 in 2011/12 before falling again to 8,701 in 2012/13. The drop in 2012/13 was due to the transition from the 2008-11 National Affordable Housing Programme to the 2011-15 Affordable Homes Programme.

IMMEDIATE HOUSING

3.31 Paragraph 3.62 of the 2011 London Plan sets out the income thresholds for intermediate housing and states that these will be updated on an annual basis in the London Plan Annual Monitoring Reports. The thresholds are therefore to be updated as follows. Intermediate provision is sub-market housing, where costs, including service charges, are above target rents for social rented housing, but where costs, including service charges, are affordable by households on incomes of less than £66,000. This figure has been up-dated from the London Plan (2011) figure of £61,400 on the basis of the latest data (as of quarter 4, 2013) on lower quartile house prices in London. This figure has been rounded, as it was in AMR 9, which has resulted in no increase in this figure.

3.32 In his 2011 replacement London Plan, the Mayor set out a higher intermediate housing income threshold of £74,000 for households with dependents, in order to reflect the higher cost of both developing and buying family-sized homes in London. This figure was derived by uprating the upper income threshold in the Plan (£61,400) by 20%. The upper threshold for intermediate family housing can therefore be updated by adding 20% to the general threshold of £66,000 and rounding for a figure of £80,000. Intermediate housing can include shared ownership, sub-market rent provision (including the new affordable rent product) and market provision, including key worker provision, where this affordability criterion is met and where provision is appropriate to meeting identified requirements.

3.33 For the criterion that provision is affordable to be met, the purchase price must be no greater than 3.5 times the household income limit specified above (i.e. no greater than £231,000), or (for products where a rent is paid) the annual housing costs, including rent and service charge, should be no greater than 40% of net household income. This is to reflect a different level of disposable income, relative to lower income households dependent on social housing. In the case of two or multiple income households, lenders will generally lend at lower multipliers in relation to incomes of household members other than the highest income earner, and consequently market access will generally be more restricted for such households.

3.34 Local planning authorities should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit, and provides a range of dwelling types in terms of a mix of unit sizes, measured by number of bedrooms. The average incomes of those entering intermediate housing will be in future be monitored annually, against the benchmarks of £43,550 pa (i.e. the midpoint of the range between £21,100 – updated from AMR9 in line with RPI - and £66,000) and £50,550 pa (i.e. the midpoint of the range between £21,100 and £80,000 . On this basis, average housing costs, including service charges, would be about £1,020 a month or £235 a week for smaller homes (housing costs at 40% of net income, net income being assumed to be 70% of gross income) and £1,180 a month and £270 a week for larger homes of 3 or more bedrooms.

3.35 These intermediate income caps - £66,000 for most households, increased to £80,000 for families accessing family sized (3 bed or more) accommodation - are also applied by the GLA to determine eligibility for GLA funded intermediate housing products.

LOCAL AFFORDABLE HOUSING POLICIES

3.36 The National Planning Policy Framework (March 2012) in paragraph 50 requires boroughs, which have identified a need for affordable housing, to set out policies for meeting this need. London Plan Policy 3.11 states that targets should be consistent with the overall strategic target of at least 13,200 (17,000 in FALP) affordable homes in London p.a. Boroughs are free to set targets in absolute or percentage terms, the London Plan sets out a range of issues boroughs should consider (capacity, viability, balanced communities etc). Table 3.10 shows adopted borough affordable housing policies.

TABLE AHM 1: AFFORDABLE HOUSING POLICY BY BOROUGH				
BOROUGH	BOROUGH POLICY TARGET % (OR PRACTICE) AS AT 2002	BOROUGH POLICY TARGET IN 2010	ADOPTED BOROUGH POLICY TARGET AS AT DECEMBER 2013 (NUMERICAL / PERCENTAGE)	EMERGING BOROUGH POLICY TARGET
Barking & Dagenham	25	50% (August 2010)	50% (July 2010)	n/a
Barnet	30	50%	40% (Sept 2012)	n/a
Bexley	25	35%	50% and a minimum of 35% of units to be affordable housing (Feb 2012)	n/a
Brent	30-50	50%	50% (July 2010)	n/a
Bromley	20	35%	35% (March 2008)	Plan currently being reviewed
Camden	50 Proposed	50% for >50 dwellings 10-50% for <50 dwellings	50% for >50 dwellings, 10-50% for <50 Dwellings (Nov 2010)	n/a
City of London	None	50%	30% (Sep 2011)	Plan currently being reviewed (30% on site and 60% off site)
Croydon	40	40-50%	50% (April 2013)	n/a
Ealing	50	50%	50% (April 2012)	n/a
Enfield	25	40%	40% (Nov 2010)	n/a
Greenwich	35	35% min	35% minimum	Plan currently being reviewed (35%)
Hackney	25	50%	50% (Nov 2010)	
Hammersmith & Fulham	65	50%	40% (Oct 2011)	n/a
Haringey	30	50%	50% Affordable Housing on site (March 2013)	n/a
Harrow	30	London Plan	40% (Feb 2012)	n/a
Havering	None	50%	50% (2008)	n/a
Hillingdon	25	365u/pa (50%)	35% (Nov 2012)	n/a
Hounslow	50	445 u/pa (50%)	445 u/pa (50%)	emerging
Islington	25	45%	50% (Feb 2011)	n/a
Kensington & Chelsea	33	Min of 200 units per an from 2011/12 with site specific policy of 50% affordable by floor area	50% (Dec 2010)	n/a

TABLE AHM 1: AFFORDABLE HOUSING POLICY BY BOROUGH

BOROUGH	BOROUGH POLICY TARGET % (OR PRACTICE) AS AT 2002	BOROUGH POLICY TARGET IN 2010	ADOPTED BOROUGH POLICY TARGET AS AT DECEMBER 2013 (NUMERICAL / PERCENTAGE)	EMERGING BOROUGH POLICY TARGET
Kingston upon Thames	50	35%	50% (April 2012)	n/a
Lambeth	35-50	40% (50% with grant)	40% (50% with grant) (Jan 2011)	50% when public subsidy, 40% without
Lewisham	30	35%	35% (June 2011)	Currently being reviewed 50%
London Legacy Development Corporation	-	-	-	Emerging local plan
Merton	30	London Plan	40% (2011)	n/a
Newham	25	London Plan	50% (Jan 2012)	n/a
Redbridge	25	50%	50% (March 2008)	Maximum reasonable amount
Richmond upon Thames	40	50%	50% (2009)	n/a
Southwark	25	50% overall (40% in CAZ, 35% in E&C and suburban zones)	8,558 (equates to 35% borough-wide but varies locally) (April 2011)	Currently been reviewed
Sutton	25	50%	50% (Dec 2009)	n/a
Tower Hamlets	25-33	50% overall, 35-50% on individual sites	50% overall (2010)	
Waltham Forest	40	50%	To provide at least 50% (5,700 homes) of homes as affordable over the plan period. 60/40 split. (March 2012)	
Wandsworth	None	Min 373 units per an (to be reviewed on adoption of the LP)	On individual sites a proportion of at least 33% of homes should be affordable (Oct 2010)	Currently being reviewed (on individual sites at least 33%, in Nine Elms at least 15%)
Westminster	-	50% overall	30% (Nov 2013)	n/a

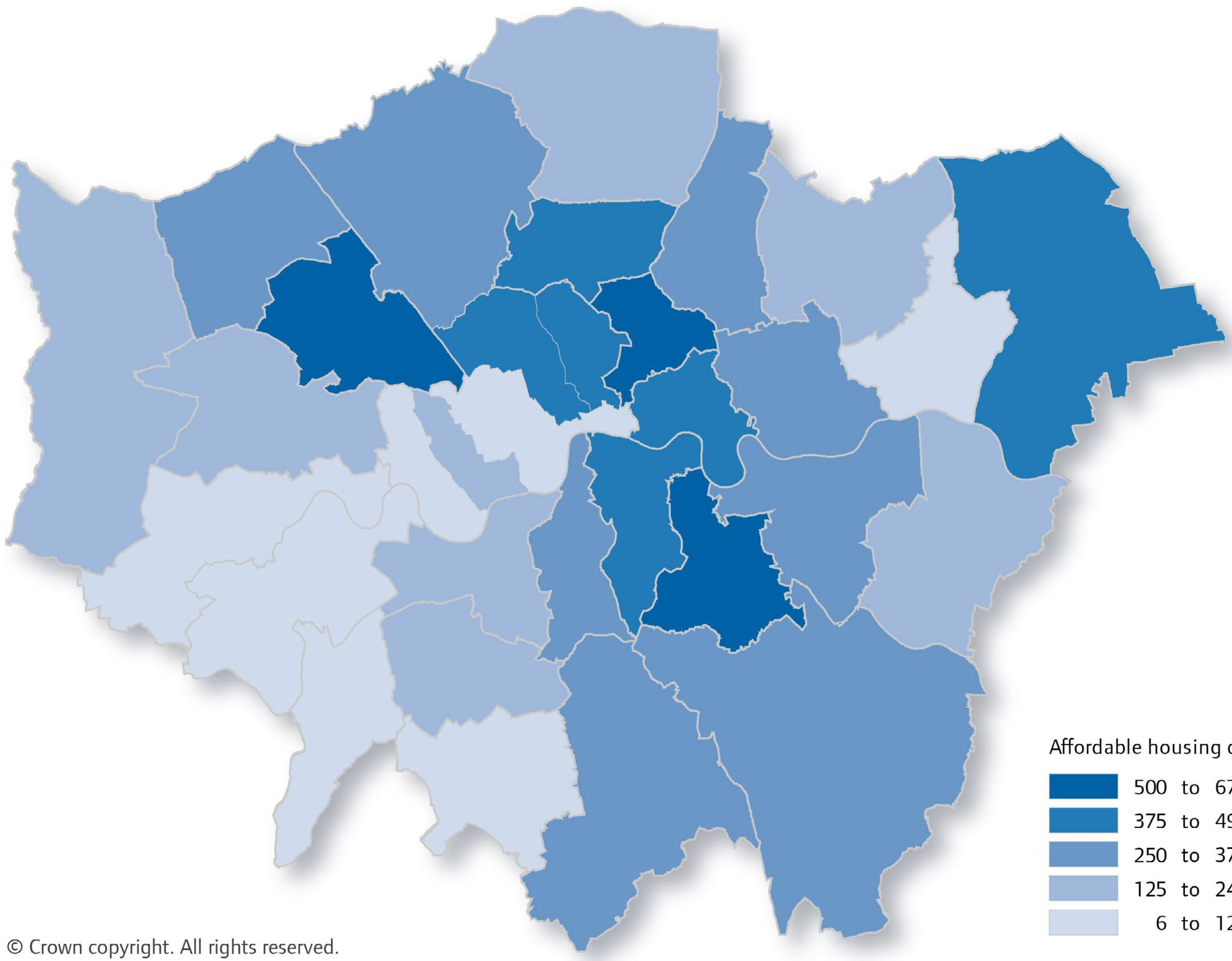
TABLE AHM 2: AFFORDABLE HOUSING DELIVERY IN LONDON BY TYPE, 2009/10 TO 2012/13					
AFFORDABLE HOUSING DELIVERY TYPE	2009/10	2010/11	2011/12	2012/13	TOTAL
Social Rent, of which:	**7,055**	**8,892**	**11,374**	**5,064**	**32,385**
Homes and Communities Agency (new build)	5,300	5,807	9,066	4,474	24,647
Homes and Communities Agency (acquisitions)	1,399	2,080	795	161	4,435
Other Homes and Communities Agency Schemes	55	233	420	1	709
Local authorities	4	508	611	118	1,241
of which HCA grant funded (new build)		258	501	99	858
Section 106 (nil grant) new build: total	297	145	215	103	760
of which, reported on IMS	238	91	83	50	462
Private Finance Initiative	0	119	162	88	369
Other		0	20	0	20
Affordable Rent, of which:			**131**	**278**	**409**
Homes and Communities Agency (new build)			85	197	282
Homes and Communities Agency (acquisitions)			46	80	126
Section 106 (new build) - total			0	0	0
of which, reported on IMS			0	0	0
Local authorities				1	1
Intermediate Affordable Housing	**6,507**	**5,121**	**5,712**	**3,359**	**20,699**
Intermediate Rent, of which:	**809**	**1,353**	**937**	**402**	**3,501**
Homes and Communities Agency (new build)	743	1,211	757	330	3,041
Homes and Communities Agency (acquisitions)	66	142	73	36	317
Other			107	36	143
Low Cost Home Ownership, of which:	**5,698**	**3,768**	**4,775**	**2,957**	**17,198**
Homes and Communities Agency (new build)	3,237	2,786	4,189	2,583	12,795
of which, FirstBuy			286	596	882
Homes and Communities Agency (acquisitions)	1,464	77	52	2	1,595
Other Homes and Communities Agency Schemes	0	0	16	0	16
Local authorities			11	8	19
Section 106 (new build) - total	467	295	208	247	1,217
of which, reported on IMS	317	263	101	118	799
Assisted Purchase Schemes	530	610	283	114	1,537
Other			16	3	19
All affordable	**13,562**	**14,013**	**17,217**	**8,701**	**53,493**

See DCLG live table 1000 and statistical release for full notes and definitions.
Figures for some previous years have been revised.

TABLE AHM 3 : AFFORDABLE DELIVERY IN LONDON BY TENURE, 2012/13				
BOROUGH	SOCIAL RENT	AFFORDABLE RENT	INTERMEDIATE	TOTAL
Barking and Dagenham	52	0	42	94
Barnet	225	10	120	355
Bexley	11	1	157	169
Brent	392	12	125	529
Bromley	157	64	130	351
Camden	368	0	105	473
City of London	6	0	0	6
Croydon	149	10	111	270
Ealing	128	0	65	193
Enfield	60	3	81	144
Greenwich	162	6	106	274
Hackney	463	5	122	590
Hammersmith and Fulham	9	0	94	103
Haringey	188	0	192	380
Harrow	128	28	141	297
Havering	354	31	68	453
Hillingdon	61	8	128	197
Hounslow	44	4	29	77
Islington	254	0	139	393
Kensington and Chelsea	138	0	3	141
Kingston upon Thames	5	0	10	15
Lambeth	175	7	131	313
Lewisham	348	1	322	671
Merton	61	8	125	194
Newham	145	6	125	276
Redbridge	53	15	67	135
Richmond upon Thames	14	14	0	28
Southwark	337	9	124	470
Sutton	72	0	52	124
Tower Hamlets	238	31	173	442
Waltham Forest	145	5	169	319
Wandsworth	56	0	87	143
Westminster	66	0	16	82
London	5,064	278	3,359	8,701

**Includes Affordable Rent. Source: DCLG*

MAP AHM 1 – AFFORDABLE HOUSING DELIVERY 2012/13 (ALL TENURES)



ACHIEVING AN INCLUSIVE ENVIRONMENT

3.37 The LDD has been collected data on Lifetime and Wheelchair Accessible Homes on all approvals since 2008. More details of the standard can be found at http://www.lifetimehomes.org.uk/index.php. The standards for Wheelchair Housing are contained in the Accessible London SPG which can be found at http://www.london.gov.uk/sites/default/files/archives/spg_accessible_london.pdf. The figures in the table are 'gross' approvals and calculated at scheme level. so units may be counted twice where a scheme is revised and approved within the same year. Percentages are shown rather than absolute numbers to avoid confusion as total units will be higher than total approvals in the Housing Monitor.

3.38 Although developers should seek 100% compliance with Lifetime Homes standards for all development types, there are often practical difficulties that can arise when seeking to modify existing buildings through conversion or change of use. Separate totals are therefore shown for all schemes and for new build schemes.

3.39 The data in Table 3.5 shows that compliance with Lifetime Homes standards is now the norm for unit approvals in London. Nearly 85% of all units are now designed to meet Lifetime Homes standards and the total rises to 95% for new builds. 8.4% of homes are designed to be fully Wheelchair Homes standard compliant while 9.5 of new builds are designed to this high standard of accessibility. The London Plan targets of 100% Lifetime Homes and 10% Wheelchair Homes remains elusive though, even on new builds. Several boroughs only require compliance on schemes above a certain size, often ten units or more. With 2012/13 seeing a relatively low level of approvals, small schemes in these boroughs make a bigger impact on the London total than they would in busier years.

TABLE 3.5: COMPLIANCE WITH LIFETIME HOMES AND WHEELCHAIR ACCESSIBLE HOMES STANDARDS FOR RESIDENTIAL UNITS APPROVED DURING FY2012/13				
BOROUGH NAME	% LIFETIME HOMES, ALL UNITS	% WHEEL-CHAIR HOMES, ALL UNITS	% LIFETIME HOMES, NEW BUILD	% WHEEL-CHAIR HOMES, NEW BUILD
Barking and Dagenham	98.4	15.8	100.0	16.2
Barnet	54.7	2.6	76.2	3.4
Bexley	79.8	6.3	84.0	6.5
Brent	85.8	12.2	95.7	13.7
Bromley	48.1	2.4	70.9	3.9
Camden	77.9	8.6	98.2	11.1
City of London	17.4	1.8	0.0	0.0
Croydon	63.0	11.5	80.8	15.5
Ealing	83.7	7.8	98.0	9.2
Enfield	89.7	10.9	90.6	14.6
Greenwich	90.4	9.9	99.5	11.3
Hackney	86.8	10.7	93.7	14.7
Hammersmith and Fulham	74.8	7.6	92.1	10.3
Haringey	87.8	6.1	93.6	7.7
Harrow	91.7	4.5	98.9	4.2
Havering	82.0	6.4	85.0	6.6
Hillingdon	87.4	7.1	98.4	8.5
Hounslow	52.9	4.0	67.7	4.9
Islington	56.2	3.9	93.6	6.6
Kensington and Chelsea	43.6	3.7	70.7	6.3
Kingston upon Thames	51.5	1.7	84.4	3.0
Lambeth	65.7	6.0	89.6	8.6
Lewisham	73.7	7.5	93.8	9.3
Merton	71.8	4.8	86.8	7.4
Newham	98.2	9.7	99.8	9.9
Redbridge	98.6	3.4	100.0	6.8
Richmond upon Thames	22.0	1.2	35.6	2.7
Southwark	92.3	8.6	97.1	9.1
Sutton	92.2	11.6	97.7	11.1
Tower Hamlets	93.4	10.3	96.9	10.7
Waltham Forest	84.4	7.6	97.9	9.1
Wandsworth	93.1	8.9	97.9	9.2
Westminster	46.7	5.0	77.4	8.7
Total:	84.5	8.4	95.1	9.5

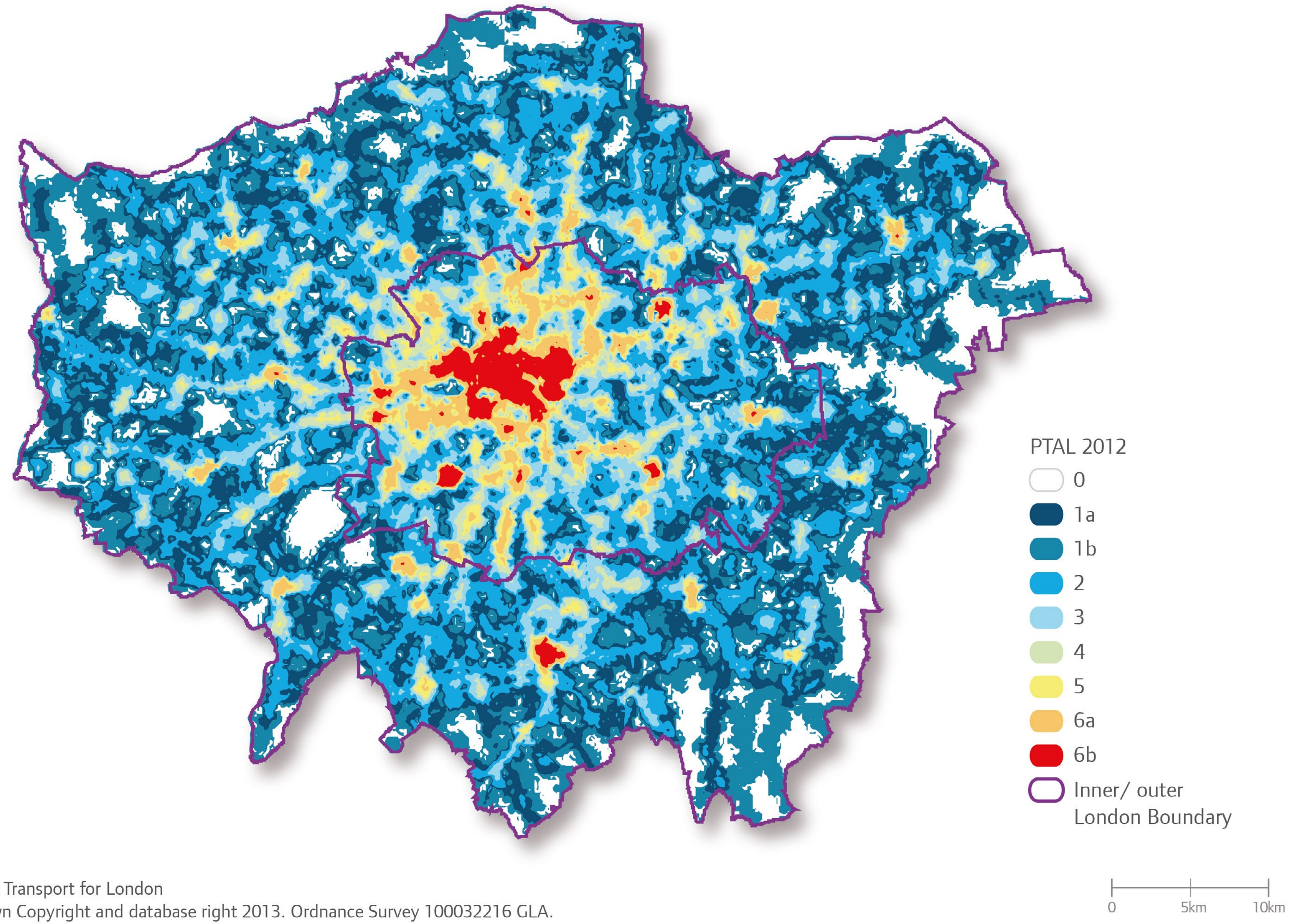
Source: London Development Database

ENVIRONMENT AND TRANSPORT

PTAL MAP

3.40 In several important areas of planning policy (dealing, for example, with housing density and parking provision), the London Plan uses public transport accessibility levels (PTALs). The 2012 PTAL map (figure 3.3) is the current version for the time covered by this monitoring report and is the one used to calculate compliance with the density matrix. Extracts are available from TfL.

FIGURE 3.3: LONDON PUBLIC TRANSPORT ACCESSIBILITY (PTAL) MAP 2012



Source: Transport for London

CROSSRAIL FUNDING

3.41 For London to continue to make progress in reducing its reliance on the private car, considerable investment in public transport is required. Crossrail is a £15bn investment travelling east-west through the heart of London, serving substantial suburban locations. Under the funding agreement with the Government the Mayor is required to raise £300m from S106 contributions and £300m from the Community Infrastructure Levy (CiL). In April 2012 the Mayor's CiL, to raise funds to contribute to the construction of Crossrail, came into effect. In April 2013 the Mayor published the "Use of Planning Obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy" SPG

3.42 The CiL is a London-wide charge, applying to most land uses. The table below shows progress to date towards the £300m target for both funding streams. The CiL Regulations 2010 (as amended) require the Mayor to report on various aspects of how CiL receipts are being spent. This is set out in Table 2.18A below. It is not possible to link CIL to a specific type of expenditure as the proceeds are transferred into the Sponsor Funding Account (SFA), which then draws on the total to be spent in line with the project's requirements. Amount of CIL 'in hand' is zero, as all of it is transferred to the SFA to fund the Crossrail scheme on a quarterly basis.

TABLE 3.6 DEVELOPER CONTRIBUTIONS TO CROSSRAIL (£M)		
S106	YEAR	CIL
0.24	2010/11	
1.43	2011/12	
17.20	2012/13	6.09
7.62	2013/14*	26.68
	2014/15	
	2015/16	
	2016/17	
	2017/18	
	2018/19	
	2019/20	
26.46	Total	32.77
300	Agreed Total	300

TABLE 3.6A USE OF CIL RECEIPTS	
CATEGORY	£
Total CiL Expenditure	32,768,803#
Amount used to repay borrowing	0
Amount spent on administration	341,873.00#
Amount of CiL 'in-hand'	0

** figures for 2013/14 only include to the end of December 2013.*

 # figures correct to the end of December 2013

Source: Transport for London

PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS

3.43 The Regional Flood Risk Appraisal (RFRA) was published in October 2009 and contains 19 recommendations progress against which is being monitored via the AMR. Table 3.7 provides an overview of progress at January 2014. The RFRA is currently being reviewed and a new draft was published for consultation alongside the FALP in January 2014. The review suggests some changes to the recommendations. Next year's AMR will monitor progress against the revised set of recommendations of the final version of the new RFRA.

TABLE 3.7 PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS

NO.	RECOMMENDATION	PROGRESS AT JAN 2014
1	All Thames-side planning authorities should consider in their Strategic Flood Risk Assessments (SFRAs) and put in place DPD policies to promote the setting back of development from the edge of the Thames and tidal tributaries to enable sustainable and cost effective upgrade of river walls/embankments, in line with Policy 5.12, Catchment Flood Management Plans (CFMPs) and Thames Estuary 2100	Most boroughs are now making reasonable progress in recognising this in either their SFRAs or DPDs.
2	The London boroughs of Richmond, Kingston-upon-Thames, Hounslow and Wandsworth should put in place policies to avoid development that would prejudice the implementation of increased channel capacity between Teddington Lock and Hammersmith Bridge in line with TE2100 findings	Relevant flood risk management measures are broadly reflected in draft planning policies in Kingston, Hounslow, Richmond and Wandsworth,

TABLE 3.7 PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS		
NO.	RECOMMENDATION	PROGRESS AT JAN 2014
3	The London boroughs of Havering and Bexley should put in place policies to prevent development that would prejudice the use of Rainham/Wennington Marshes, Erith Marshes and Dartford/Crayford Marshes for emergency flood storage in line with TE2100 findings. Although outside London, Thurrock and Dartford should also consider this aspect of flood risk management	The use of these areas for emergency flood storage is not a preferred option, so this requirement is no longer valid. However, the relevant boroughs are working with the Environment Agency to explore future flood risk management options in line with the TE2100 Plan.
	Boroughs at confluences of tributary rivers with the River Thames should pay particular attention to the interaction of fluvial and tidal flood risks. These are Havering, Barking & Dagenham, Newham, Tower Hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston	Tidal influences are generally taken into account in the SFRA modelling addressing the interaction of fluvial and tidal flood risk at confluences.
4	Boroughs at confluences of tributary rivers with the River Thames should pay particular attention to the interaction of fluvial and tidal flood risks. These are Havering, Barking & Dagenham, Newham, Tower Hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston	Tidal influences are generally taken into account in the SFRA modelling by all listed boroughs addressing the interaction of fluvial and tidal flood risk at confluences.
	Regeneration and redevelopment of London's fluvial river corridors offer a crucial opportunity to reduce flood risk. SFRAs and policies should focus on making the most of this opportunity through appropriate location, layout and design of development as set out in PPS25 and the Thames CFMP.	SFRAs and DPD policies generally promote the use of location, layout and design of new development, including the use of SUDS, to reduce flood risk.
	Once funding is confirmed Drain London will investigate and plan for long term management of London's surface water infrastructure in order to reduce surface water flood risk.	Surface Water Management Plans (SWMPs) were produced for each Borough in 2011. Project is now funding specific investigations and measures to address flood risk areas, this programme will continue to March 2014.
5	Developments all across London should reduce surface water discharge in line with the Sustainable Drainage Hierarchy set out in Policy 5.13 of the London Plan	The GLA will be working with boroughs to extend current positive trends to smaller scale development proposals. It is expected that the Mayor's emerging Sustainable Design and Construction SPG and the emerging SUDS Approval Body mechanism will enable boroughs to increase the scale of sustainable drainage being implemented across London.

TABLE 3.7 PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS		
NO.	RECOMMENDATION	PROGRESS AT JAN 2014
6	Regeneration and redevelopment of London's fluvial river corridors offer a crucial opportunity to reduce flood risk. SFRAs and policies should focus on making the most of this opportunity through appropriate location, layout and design of development as set out in PPS25 and the Thames CFMP.	SFRAs and DPD policies generally promote the use of location, layout and design of new development, including the use of SUDS, to reduce flood risk. The Olympics area is a good example where river restoration has reduced flood risk to several thousand properties whilst creating a much improved river park. There are other good examples such as the Ravensbourne Corridor (Lewisham), the Ram Brewery (Wandsworth) and the Wandle Park and New South Quarter (Croydon).
7	Once funding is confirmed Drain London will investigate and plan for long term management of London's surface water infrastructure in order to reduce surface water flood risk.	Surface Water Management Plans (SWMPs) were produced for each Borough in 2011. Drain London is now funding 24 specific investigations and assessment of risks to critical infrastructure. This current programme runs until March 2016.
8	Organisations responsible for development with large roof areas should investigate providing additional surface water run-off storage	Drain London has funded 15 demonstration sustainable drainage projects within Business Improvement Districts. The SUDS for Schools project has introduced sustainable drainage at 10 schools. Drainage works are also part of the improvement works at Victoria Station.
9	Thames Water to continue the programme of addressing foul sewer flooding	Future funding has been reduced through Ofwat settlement, but initial work is underway, in particular in relation to Counters Creek sewer in west London.
10	That groundwater flood risk is kept under review	Drain London has identified areas of Indicative Potential for Elevated Groundwater within each SWMP. The Environment Agency also monitors groundwater levels and reports annually – see following link: http://www.environment-agency.gov.uk/research/library/publications/34017.aspx. Specific action may be required in the light of the recent groundwater flooding in Croydon.
11	Network Rail should examine the London Rail infrastructure for potential flooding locations and flood risk reduction measures. For large stations, solutions should be sought to store or disperse rainwater from heavy storms; this may involve the need for off site storage	No specific actions yet, but Drain London in contact with Network Rail through a project in Hillingdon.

TABLE 3.7 PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS		
NO.	RECOMMENDATION	PROGRESS AT JAN 2014
12	London Underground and DLR should keep potential flood risks to their infrastructure and flood risk reduction measures under review and up to date	London Underground is currently undertaking a review of flood risk from all sources that may affect its lines, stations, depots and other infrastructure. Its outcomes are expected to be available in 2015.
13	TfL, Highways Agency and London boroughs should continue to monitor the flood risk and flood risk reduction measures at these locations (subterranean river crossings and road underpasses – RFRA para 148) and any others with a potential flood risk	Drain London is investigating several high risk sections of the highway network, notably underpasses on the TLRN, but a programme of further investigations will need to be developed with TfL.
14	Bus operators should examine bus garages for potential flood risks and put in place remedial or mitigation measures where there is a significant risk	No specific actions yet. However, there are good practice examples of green roofs at bus depots, such as at West Ham, where also rainwater is captured for use in vehicle washing.
15	Edgware Hospital should carry out a flood risk assessment of its current premises and determine any mitigation works necessary to ensure that the hospital can continue to operate in the event of a flood on the Silk Stream	A detailed flood risk assessment has been undertaken and mitigation works necessary to ensure that the hospital can continue to operate in the event of a flood on the Silk Stream have been identified.
	Operators of electricity, gas, water and sewerage utility sites should maintain an up to date assessment of the flood risk to their installations and considering the likely impacts of failure, programme any necessary protection measures, this may include secondary flood defences	No specific actions yet, but GLA will contact utility companies during 2013.
16	Other hospitals in the RFRA table (para 153) should examine how they may cope in the event of a major flood	Following a scoping of hospital sites across London 12 hospitals are being assessed for surface water flood risk as part of a Drain London project.
17	The National Offender Management Service (NOMS) should ensure that there is an emergency plan for Belmarsh Prison in the event of a major flood	No specific actions yet.
18	Operators of London's emergency services should ensure that emergency plans for flooding incidents are kept up to date and suitable cover arrangements are in place in the event of a flood effecting operational locations	Drain London outputs are informing London Resilience Team at City Hall.

TABLE 3.7 PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS		
NO.	RECOMMENDATION	PROGRESS AT JAN 2014
19	Operators of electricity, gas, water and sewerage utility sites should maintain an up to date assessment of the flood risk to their installations and considering the likely impacts of failure, programme any necessary protection measures, this may include secondary flood defences	No specific actions yet.

Source: GLA and Environment Agency

PLANNING

PROGRESS WITH SUPPLEMENTARY PLANNING GUIDANCE

3.44 The Mayor produces Supplementary Planning Guidance (SPG) documents to provide further detail on particular policies in the London Plan. In 2013 the Mayor published the following SPGs:

Published Guidance in 2013

- Preparing Borough Tree & Woodland Strategies (Feb 13)
- Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (Apr 13)

3.45 The following SPGs are available in draft:

- London Planning Statement (Dec 12)
- Town Centres (Jan 13)
- Shaping Neighbourhoods – Character & Context (Feb 13)
- Sustainable Design & Construction (Jul 13)
- Control of Dust and Emissions during Construction and Demolition (Aug 13)

3.46 All complete and draft SPG are available on the following website http://www.london.gov.uk/priorities/planning/vision/supplementary-planning-guidance.

LONDON BOROUGHS POLICY CONSULTATIONS

3.47 The National Planning Policy Framework (NPPF) requires local planning authorities to produce a Local Plan for their area. In law this is described as the development plan documents (DPDs) adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be DPDs, form part of the Local Plan. Several planning authorities in London are currently in the process of reviewing their Local Plans to respond to the changing circumstances in their area.

3.48 All London borough Local Development Documents (LDDs), comprising core strategies, DPDs or other LDDs, are required to be in general conformity with the London Plan in accordance with Section 24(1) (b) of the Planning and Compulsory Purchase Act 2004. Under the Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 18 requires Local Planning Authorities (LPAs) to notify the Mayor of the subject of a local plan. This is the Preparation stage. The Mayor will endeavour to provide comments to the LPAs at this stage but is not required to respond to the consultation.

3.49 Under Regulation 19, before submitting the local plan to the Secretary of State, LPAs must make a copy of the proposed submission documents available and must request an opinion from the Mayor as to the general conformity of their local plans (Regulation 21). This is the Publication stage. The Mayor has 6 weeks to respond to the consultation. The Mayor will respond to Supplementary Planning Guidance (SPD) that raise strategic issues only.

3.50 In order to achieve general conformity of LDDs the Mayor works proactively with the boroughs, commenting on and holding meetings to discuss informal drafts of documents and meetings to discuss the Mayor's response to consultation. Table 3.8 lists policy documents the LPAs worked on in 2013; the Mayor responded to many of them.

TABLE 3.8 LONDON BOROUGH POLICY DOCUMENTS PUBLISHED IN 2013

BOROUGH	POLICY DOCUMENTS
Barking & Dagenham	Betting Offices SPD and Article 4 Direction Local Development Order: Employment Areas
Barnet	Residential Design Guidance and Sustainable Design & Construction SPDs
Bexley	Detailed policies and sites local plan preferred approaches paper
Brent	Wembley Area Action Plan, Submission Work with neighbourhood forums
Bromley	Draft Local Plan - Options and Preferred Strategy
Camden	Site Allocations DPD Fitzrovia AAP Euston Area Action Plan Work with neighbourhood forums
City of London	Draft Local Plan – submission
Croydon	Local Plan: Strategic Policies DPD Croydon OAPF Fair Field Masterplan
Ealing	Development Sites DPD and Development Management DPD Ealing Cinema SPD Sustainable Transport for New Development SPD Planning for Schools DPD – Issues and Options
Enfield	Development Management Document and Policies Map-Submission Draft North Circular AAP Meridian Water Masterplan Edmonton Ecopark Planning Brief
Greenwich	Core Strategy - Submission
Hackney	Development Management and Site Allocations Local Plan Dalston AAP Manor House AAP Work with neighbourhood forums
Hammersmith & Fulham	Development Management Local Plan Planning Guidance SPD Regeneration Area SPDs for Earls Court/West Kensington and South Fulham Riverside. White City Opportunity Area draft SPD Old Oak - A Vision for the Future Work with neighbourhood forums

TABLE 3.8 LONDON BOROUGH POLICY DOCUMENTS PUBLISHED IN 2013	
BOROUGH	POLICY DOCUMENTS
Haringey	Local Plan: Strategic Policies Draft Development Management DPD Draft Site Allocations Development Plan Document Draft Tottenham Area Action Plans Work with neighbourhood forums
Harrow	Development Management Policies Local Plan Site Allocations Local Plan Garden Land Development SPD Draft Planning Obligations & Affordable Housing SPD
Havering	Planning Obligations SPD Shop Front Design SPD Draft Gypsy and Travellers' Sites DPD
Hillingdon	Draft Local Plan Part 2
Hounslow	Draft Local Plan - Policy options Draft Revised Site Allocations - Policy Options Shop Front Design Guidelines SPD Work with neighbourhood forums
Islington	Development Management Policies DPD Site Allocations DPD Finsbury Local Plan (for Bunhill and Clerkenwell) Student accommodation bursaries SPD Cally Plan SPD (for Caledonian Road) Planning Obligations (Section 106) SPD Draft Inclusive Design SPD
Kensington & Chelsea	Partial review of core strategy re policies on conservation and design, basement developments, employment & housing policies - submission Policy protecting public houses and other community facilities adopted Draft Notting Hill Gate SPD Norland Neighbourhood Plan – Referendum Work with neighbourhood forums
Kingston upon Thames	Affordable Housing and Sustainable Transport SPDs Residential Design SPD Latchmere House Planning Brief Draft North Kingston Development Brief
Lambeth	Draft Local Plan – Submission Vauxhall Area SPD Waterloo Area SPD Brixton Area SPD Draft Revised Section 106 Planning Obligations SPD Work with neighbourhood forums
Lewisham	DM Policies - submission Lewisham Town Centre Local Plan -Submission Catford Local Plan – Submission Site Allocations Gypsy & Traveller Site(s) Local Plan – Reg 18
London Legacy Development Corporation	Draft Local Plan- pre-regulation 18

Source: London Borough/GLA

PROGRESS WITH LOCAL PLAN CORE STRATEGIES

3.51 Table 3.9 provides an overview of London borough Core Strategy progress.

TABLE 3.9 LOCAL PLAN CORE STRATEGY PROGRESS (POSITION AS OF JANUARY 2014)

CORE STRATEGY STAGE	NO. OF BOROUGHS	BOROUGH
Core Strategy Issues and Options yet to be published	0	
Have published Core Strategy Policy Options and preferred strategy	2	Hounslow Bromley
Have published Core Strategy for Submission	1	Greenwich
Core Strategy adopted	30	Barking and Dagenham (July 2010) Barnet (Sep 2012) Bexley (Feb 2012) Brent (July 2010) Camden (Nov 2010) City of London (Sep 2011) Croydon (April 2013) Ealing (April 2012) Enfield (Jan 2014) Hackney (Nov 2010) Hammersmith & Fulham (Oct 2011) Haringey (March 2013) Harrow (Feb 2012) Havering (2008) Hillingdon (Part 1 Nov 2012) Islington (Feb 2011) Kensington & C (2010) Kingston upon Thames (April 2012) Lambeth (Jan 2011) Lewisham (June 2011) Merton (2011) Newham (Jan 2012) Redbridge (March 2008) Richmond upon Thames (2009) Southwark (April 2011) Sutton (Dec 2009) Tower Hamlets (2010) Waltham Forest (March 2012) Wandsworth (October 2010) Westminster (Nov 2013)

TABLE 3.9 LOCAL PLAN CORE STRATEGY PROGRESS (POSITION AS OF JANUARY 2014)		
CORE STRATEGY STAGE	NO. OF BOROUGHS	BOROUGH
Local Plan being reviewed	17	Bromley – Preparation City of London – Publication Croydon Greenwich - Publication Hammersmith & Fulham Havering Hillingdon Hounslow Islington – Preparation Kensington & Chelsea – partial review - Publication Lambeth – Publication Lewisham – Publication LLDC - Initial consultation Redbridge Southwark Wandsworth – Publication Westminster - Adopted

Source: ALBPO Local Plan Borough Updates

3.52 Please note that many boroughs are progressing other DPDs at the same time as their Core Strategy or have adopted DPDs or site-specific Area Action Plans in advance of it.

OPPORTUNITY AREAS AND AREAS OF INTENSIFICATION

3.53 Up-to-date details on all Opportunity Areas and Areas of Intensification are included in Annex 1 of the recently published FALP.

3.54 Of the 33 Opportunity Areas, Frameworks have been produced for:

- Croydon
- Earls Court and West Kensington
- Euston
- London Riverside
- Lower Lea Valley
- Olympic Legacy
- Old Oak Common
- Park Royal
- Southall
- Upper Lee Valley
- Vauxhall / Nine Elms/ Battersea
- Waterloo
- White City

3.55 During the last year, the GLA adopted Opportunity Area Planning Frameworks (OAPFs) for Croydon; Earls Court and West Kensington; Upper Lee Valley and White City. Additionally, consultation was carried out on the Euston Area Plan; Old Oak , 'A Vision for the Future'; and Southall.

PLANNING DECISIONS

3.56 To bring about positive change on the ground, policies need to be implemented. This is why the role of development management is so crucial. Table 3.10 below highlights the ongoing work of the Mayor's Development and Projects Team in helping to implement the London Plan. The table below shows a continuing high volume of referrals to the Mayor. This year has seen referrals rise by 17% over 2012. The Mayor has continued to use his strategic powers to call-in applications sparingly. Last year he 'called-in' two applications, less than 1% of referable applications. The two applications were, Convoys Wharf in Lewisham and City Forum in Islington.

TABLE 3.10 PLANNING APPLICATIONS REFERRED TO THE MAYOR

	2000-2007	2008	2009	2010	2011	2012	2013	TOTAL 2000-2013
Total	1,871	334	240	258	300	307	359	3669
Strategic Call-ins	-	-	2	1	2	1	2	8

Source: GLA Planning

LONDON PLANNING AWARDS

3.57 The Mayor, London First, the Royal Town Planning Institute and London Councils jointly organise the privately-sponsored annual London Planning Awards to showcase and celebrate good planning practice in the capital. The 2013/14 Awards Ceremony was held on 04 February 2014. Full details of the winning and commended entries are given in Table 3.11 below:

TABLE 3.11 LONDON PLANNING AWARDS – WINNERS AND COMMENDED ENTRIES
ENTRY DESCRIPTIONS AND AWARD CITATIONS TAKEN FROM THE MAYOR'S AND SIR EDWARD LISTER'S SPEECHES AT THE LONDON PLANNING AWARDS CEREMONY, CITY HALL 04 FEBRUARY 2014
1: BEST BUILT PROJECT (sponsored by CBRE) WINNER For its dramatic transformation of a challenging brownfield site into a vibrant hub of activity, and improvement to the area as a whole, the award for the Best Built Project category goes to The North East Quadrant. The North East Quadrant, in the Borough of Camden. Submitted by British Land. The scheme completes the radical transformation of the 5 Hectare site north of Euston Road into a lively mixed use hub. This last phase accommodates 360, 000 square feet of office space and 11,600 square feet of retail. It provides 162 residential units, with 62% of them affordable.
2: Best Built Project – Community Scale (sponsored by Land Securities) WINNER For its transformational impact on the wider area, benefits to the local community, design and ingenuity, the winner of the Best Built Project - Community Scale category is The Glass Mill. The Glass Mill Leisure Centre, in Lewisham. Submitted by LA Architects, with Barrat East London, Oelikaan Construction and the London Borough of Lewisham. The scheme provides a state of the art community leisure centre surrounded by a new park and a significantly improved public realm. Its quirky elevation was developed with local artists and the name of the centre was chosen through a community competition. COMMENDATION For the inspirational level of local involvement and community ownership achieved by genuinely collaborative working, the judges have commended Van Gogh Walk. Van Gough Walk, in Lambeth. Submitted by the London Borough of Lambeth, with Streets Ahead, Shape, Atelier Works and FM Conway. The community driven transformation of a small neighbourhood street into a part pedestrianised public space. Prototyped through temporary community events and now implemented to include public seating, play facilities and tree planting.

TABLE 3.11 LONDON PLANNING AWARDS – WINNERS AND COMMENDED ENTRIES
ENTRY DESCRIPTIONS AND AWARD CITATIONS TAKEN FROM THE MAYOR'S AND SIR EDWARD LISTER'S SPEECHES AT THE LONDON PLANNING AWARDS CEREMONY, CITY HALL 04 FEBRUARY 2014
3: BEST CONCEPTUAL PROJECT (sponsored by Berwin Leighton Paisner) WINNER for the careful, sensitive and responsive approach to estate renewal, the winner of the Best Conceptual Project category goes to Copley Close. Copley Close, in Ealing. Submitted by the London Borough of Ealing with Peter Brett Associates and Hunters Architects. An estate renewal project where Ealing Council are assuming the role of developer and landlord. Combining a mixture or refurbishment and redevelopment, the strategy addresses many of the issues resulting from the poor original layout of the estates whilst avoiding unnecessary disruption to the existing community. COMMENDATION For the innovative, challenging and topical exploration of short term homelessness, the commendation goes to Pop up HAWSE. Pop-Up Hawse, submitted by Levitt Bernstein Associates. The project proposes small single pop-up flats that can quickly be erected in underused sites to provide temporary accommodation for the short-term homeless. The units are manufactured off- site for quick and easy on-site assembly and cost £13,000 each.
4: BEST NEW PLACE TO LIVE (sponsored by PwC) WINNER For its scale, quality and understated innovation, the winner of the award for the Best Place to Live category is East Village. East Village, in Stratford. Also shortlisted for Best Built Project. Submitted by East Village with Get Living London, Triatholon Homes and the Olympic Delivery Authority. The project provides 2818 high quality, tenure blind homes, from one bedroom apartments to four bedroom townhouses, all with access to good quality private amenity space and a vibrant public realm. The scheme is located adjacent to 27Ha of public open space, great transport infrastructure, sports and education facilities.
5: BEST NEW PUBLIC SPACE (sponsored by Hogan Lovells) WINNER For its ingenuity and historical sensitivity, the winner of the award for Best New Public Space category goes to Brown Hart Gardens. Brown Hart Gardens, in the heart of Mayfair. Submitted by BDP with Gerald Eve and Grosvenor. This eccentric new public square is located on the roof of a Grade II listed Substation. It sensitively responds to the historical importance of the building whilst improving access and creating a great piece of public realm. COMMENDATION For its replicability and community involvement, already commended in the Category of Community Scale project – the commendation for Best New Public Space goes to Van Gogh Walk. Van Gogh Walk, in the Borough of Lambeth. Submitted by the London Borough of Lambeth, with Shape, Atelier Works and FM Conway. Already commended in the Best Community Scale category, involved the transformation of a small neighbourhood street into a part pedestrianised public space. The scheme was prototyped through temporary events and now has been implemented to include public seating, play facilities and tree planting.

TABLE 3.11 LONDON PLANNING AWARDS – WINNERS AND COMMENDED ENTRIES
ENTRY DESCRIPTIONS AND AWARD CITATIONS TAKEN FROM THE MAYOR'S AND SIR EDWARD LISTER'S SPEECHES AT THE LONDON PLANNING AWARDS CEREMONY, CITY HALL 04 FEBRUARY 2014
6: BEST BUILT PROJECT FIVE YEARS ON (sponsored by GVA) WINNER for its subtle yet transformative impact on the South Bank as a whole and revitalising the complex multi-level building to significantly improve the public realm , the winner of the Best Built Project Five Years on is: Royal Festival Hall Royal Festival Hall, on the South Bank. Submitted by Allies and Morrison, with Southbank Centre, RPS, Rick Maher Architects, Max Fordham, Price and Myers, Davis Langdon, David Bonnett Associates, Kirkegaard Associates, Gross Max, Spiers and Major Associates, ISG and Carr and Angier. Refurbished to increase its public facilities by 35%. In doing so it has better integrated the South Bank with the wider area. The improved routes around and through the site now mean that it benefits from over 25 million people crossing it per year. COMMENDATION For having managed to retain some of the spirit of the more quirky east London retail offer and the careful management of the historical East End fabric, the commendation for the Best Built Project Five Year on Category goes to Spitalfields Market. Old Spitalfields Market, on the edge of the City. Submitted by Ballymore Properties, with Ashkenazy Group. The scheme sensitively combines the listed perimeter structures of the Old Market with new retail pavilions. It has carefully managed to avoid the potential sanitiziation of this vibrant piece of east London by a carefully considered choice of retailers and public events.
7: BEST HISTORIC BUILDING MANAGEMENT (sponsored by English Heritage) JOINT WINNERS Restoring Roehampton's Heritage and The William Morris Gallery Restoring Roehampton's Heritage, submitted by St James Group, carefully coordinates the restoration of a number of heritage assets in the Roehampton, bringing them back into use and using them as triggers for the areas wider regeneration. The William Morris Gallery and Gardens, submitted by Waltham Forest Council, with Pringle Richards Sharat and the Heritage Lottery Fund. The scheme involves the refurbishment of the William Morris Gallery to create new displays, research rooms, staff offices and a new tea room and exhibition space. It also included the refurbishment of the gardens around the Gallery back to its former glory.
8: BEST TOWN CENTRE PROJECT (sponsored by Turley Associates) WINNER For its subtle yet transformative changes to the way Woolwich Town Centre works, the winner of Best Town Centre Project is Woolwich Squares. Woolwich Squares also shortlisted for Best New Public Space. Submitted by Gustafson Porter, with Voker Highways and the Royal Borough of Greenwich. The scheme consolidates the public realm in Woolwich Town Centre into a unified and coherent whole. It includes the re-organisation of the market, servicing to shops, a new water feature, public seating, and tree planting, transforming the quality of the town centre as a whole.
9: LIFETIME AWARD FOR PLANNING EXCELLENCE IN LONDON WINNER For leading the team responsible for the £1.5bn transformation of a large portion of the West End, The Crown Estate is surely in safe hands. The award for London Planning and Development Person of the Year goes to Alastair Smart, Head of Development and Project Management, The Crown Estates.

TABLE 3.11 LONDON PLANNING AWARDS – WINNERS AND COMMENDED ENTRIES
ENTRY DESCRIPTIONS AND AWARD CITATIONS TAKEN FROM THE MAYOR'S AND SIR EDWARD LISTER'S SPEECHES AT THE LONDON PLANNING AWARDS CEREMONY, CITY HALL 04 FEBRUARY 2014
10. MAYOR'S AWARD FOR PLANNING EXCELLENCE WINNER Not only for creating a new high quality neighbourhood in east London, but for its approach to housing delivery, its simple and replicable design solution, its scale and its overall quality, this year the Award for Planning excellence goes to East Village. East Village, in Stratford. Also shortlisted for Best Built Project. Submitted by East Village with Get Living London, Triatholon Homes and the Olympic Delivery Authority. The project provides 2818 high quality, tenure blind homes, from one bedroom apartments to four bedroom townhouses, all with access to good quality private amenity space and a vibrant public realm. The scheme is located adjacent to 27Ha of public open space, great transport infrastructure, sports and education facilities.

ENDNOTES

[1] See table 615 here http://is.gd/clgstocktables

[2]See Housing Live Tables: http://is.gd/CLGaffordable

CHAPTER FOUR

OTHER CONTEXTUAL DATA SOURCES

4.1 This AMR cannot and does not attempt to be comprehensive. There is also a significant amount of relevant data available from both the GLA and other sources. The list of references and links below should enable anyone researching these subjects access to the most up to date data.

TABLE 4.1 BRIEFINGS FROM THE GLA DEMOGRAPHY AND POLICY ANALYSIS GROUP

REFERENCE	BRIEFING NAME
2012-01	Claimant Count Model 2012: Technical Note - Richard Walker
2012-02	London Assembly Constituency Profiles 2012 - Gareth Piggott
2012-03	MDIT Briefing note - Richard Fairchild
2012-04	Education Outcomes for Children in Care - David Ewens
UPDATES FROM THE GLA DEMOGRAPHY AND POLICY ANALYSIS GROUP	
REFERENCE	TITLE
01-2012	Ward Level Summary Measures of Indices of Deprivation 2010 - Social Exclusion Team
02-2012	Income Deprivation Affecting Children and Older People Social Exclusion Team
03-2012	Dangerous Dogs Update - Strategic Crime Analysis
04-2012	2012 London Crime: A National Picture (12 month rolling) - Strategic Crime Analysis
05-2012	2012 London Crime: A National Picture (12 month rolling) - Strategic Crime Analysis
06-2012	2011 Census Update: Online completion in London - Demography Team
07-2012	Ethnic Group Population Projections: 2011 rounded - SHLAA Demography Team
08-2012	London Crime: A National Picture (12 month rolling) - Strategic Crime Analysis
09-2012	Births by birthplace of Mother: - 2010 Demography Team
10-2012	Unemployment in London - Social Exclusion Team
11-2012	Poverty Figures for London: 2010/11 - Social Exclusion Team
12-2012	Improvements in Estimating Migration - Demography Team

4.2 A full list of publications from the Demography and Policy Analysis Group is available via the GLA's website at: http://www.london.gov.uk/mayor-assembly/mayor/publications/gla-intelligence/demography

LONDON DATASTORE

4.3 The primary source of data and statistics held by the GLA is the London Datastore. http://data.london.gov.uk/ which includes data not just from the GLA but also a range of other public sector organisations.

LONDON DEVELOPMENT DATABASE

4.4 For more information on the London Development database Email the LDD Team (lddteam@london.gov.uk). The re-launched LDD public page can be found at http://www.london.gov.uk/webmaps/ldd/

PLANNING DECISIONS UNIT

4.5 More information on the activities of the Mayor's Planning Decisions Unit can be found at: http://www.london.gov.uk/priorities/planning/strategic-planning-applications

GLA ECONOMICS REPORTS

4.6 The latest reports can be found at http://www.london.gov.uk/gla-economics-publications

4.7 For the latest news the Mayor's Business and Economy section can be found at http://www.london.gov.uk/mayor-assembly/mayor/publications/business-economy

4.8 The London Sustainable Development Commission website is at http://www.londonsdc.org/

LONDON ENERGY PARTNERSHIP

4.9 Full details can be found on the website http://www.lep.org.uk/

OTHER LONDON DATA SOURCES

WASTE

4.10 The Mayor's Municipal Waste Management Strategy can be found at http://www.london.gov.uk/publication/londons-wasted-resource-mayors-municipal-waste-management-strategy

4.11 DEFRA produces statistics on waste and recycling which can be found at: http://www.defra.gov.uk/statistics/environment/waste/

4.12 Up to date London specific data is available on the Capital Waste Facts website http://laportal.wrap.org.uk/Login.aspx

MINERALS (AGGREGATES)

4.13 Information on the London Aggregates Working Party (LAWP), including Annual Monitoring Reports, can be found at: http://www.london.gov.uk/priorities/planning/london-aggregates-working-party

WATERWAYS

4.14 The London Rivers Action Plan can be found at: http://www.therrc.co.uk/lrap.php

TRANSPORT

4.15 The latest information on The Mayor's work on transport can be found at: http://www.london.gov.uk/priorities/transport

4.16 Transport for London performance statistics can be found at http://www.tfl.gov.uk/corporate/about-tfl/publications/1482.aspx and at http://www.tfl.gov.uk/corporate/about-tfl/investorrelations/1458.aspx

4.17 Details on how PTAL scores are calculated can be found in http://data.london.gov.uk/documents/PTAL-methodology.pdf

4.18 A map based PTAL calculator can be found at http://www.webptals.org.uk/

4.19 The Department for Transport provides some useful data on transport at https://www.gov.uk/government/organisations/department-for-transport/about/statistics

4.20 London First are monitoring how the London boroughs are progressing with the development of their CIL charging schedules http://londonfirst.co.uk/our-focus/londons-housing/community-infrastructure-levy/

HEALTH

4.21 London Health Programmes uses health intelligence to identify health needs of Londoners and to redesign services. http://www.londonhp.nhs.uk/

4.22 London Health Observatory monitors health and healthcare in the capital. http://www.lho.org.uk/

4.23 As of April 2013 the LHO will become part of Public Health England. https://www.gov.uk/government/organisations/public-health-england

GOVERNMENT DATA SOURCES

4.24 Government departments have moved their websites to a central domain, https://www.gov.uk/. It is likely that any links to websites outside gov.uk will cease to function in the near future.

4.25 Various data and studies on education and skills can be found at the following site: http://www.education.gov.uk/, which contains a section on Research and Statistics.

4.26 Links to a number of national reports on education provision can be found at: http://www.ofsted.gov.uk/resources

DEPARTMENT OF ENVIRONMENT, FOOD AND RURAL AFFAIRS

4.27 Various data and studies on the environment can be found on the DEFRA site http://www.defra.gov.uk/statistics/ or https://www.gov.uk/government/publications?departments[]=department-for-environment-food-rural-affairs&publication_filter_option=statistics

DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT

4.28 The latest information on Government policies and publications related to planning can be found at https://www.gov.uk/government/topics/planning-and-building. CLG publishes a number of statistics relating to planning at https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics

CHAPTER FIVE

CONCLUSIONS AND LOOKING AHEAD

5.1 This AMR covers a period when at national level the National Planning Policy Framework was being implemented. In London the Revised Early Minor Alterations to the Plan took account of the National Planning Policy Framework, changes to national policy on affordable housing and other developments and a wide range of Supplementary Planning Guidance (SPG) documents were published.

5.2 Robust, evidence-based and effectively monitored strategic planning policy for London continues to be vital if the progress shown across many of the indicators in this report is to be sustained, and even more so if the areas where further work is needed are to be addressed.

5.3 Looking forward, 2014 will see the progression of the Further Alterations to the London Plan to roll the Plan forward to 2036, particularly within the context of the strong population growth from the 2011 census. The continued exploration of innovative new ways to use the planning system to help fund and deliver strategic infrastructure to help ensure that growth and development can proceed sustainably in the capital will also be a priority. It will be backed up by a strengthened system of infrastructure planning underpinned by the first London Plan Implementation Plan and more recently the emerging high-profile Infrastructure Investment Plan. The latter is based on a recommendation by the London Finance Commission and will set out London's infrastructure needs and explore costs and funding opportunities. An interim version is expected to be published during the summer. A number of further SPGs will also be published during 2014.

5.4 This AMR again makes plain that the planning system has much to contribute to Londoners' quality of life – and there is a huge amount of activity at City Hall, in boroughs and neighbourhoods to make sure all opportunities are maximised.

Other formats and languages

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Chinese
如果需要您母語版本的此文件，
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Hindi
यदि आप इस दस्तावेज की प्रति अपनी भाषा में चाहते हैं, तो कृपया निम्नलिखित नंबर पर फोन करें अथवा नीचे दिये गये पते पर संपर्क करें

Vietnamese
Nếu bạn muốn có văn bản tài liệu này bằng ngôn ngữ của mình, hãy liên hệ theo số điện thoại hoặc địa chỉ dưới đây.

Bengali
আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি (কপি) চান, তা হলে নীচের ফোন্ নম্বরে বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Greek
Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος εγγράφου στη δική σας γλώσσα, παρακαλείστε να επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυδρομικά στην παρακάτω διεύθυνση.

Urdu
اگر آپ اِس دستاویز کی نقل اپنی زبان میں چاهتے هیں، تو براه کرم نیچے دئے گئے نمبر پر فون کریں یا دیئے گئے پتے پر رابطه کریں

Turkish
Bu belgenin kendi dilinizde hazırlanmış bir nüshasını edinmek için, lütfen aşağıdaki telefon numarasını arayınız veya adrese başvurunuz.

Arabic
إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى الاتصال برقم الهاتف أو مراسلة العنوان أدناه

Punjabi
ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Gujarati
જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.

MAYOR OF LONDON