London Plan Annual Monitoring Report

London Plan Annual Monitoring Report 5

February 2009

MAYOR OF LONDON

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Executive Summary

1. 2008 has been a year of change not just in London but globally. The credit crunch has brought about a significant change in economic outlook and forecasts for the development industry. It is important to note that many of the London Plan Key Performance Indicators reported in Appendix 1 relate to figures for the financial year 2007-8. These figures reflect the position just before the credit crunch and economic downturn really had an impact. Where possible this report shows the nature and scale of changes during the 2008-9 year.

2. Following the election in May 2008 London has a new Mayor – Boris Johnson. The change of Mayor has signalled a fresh approach to planning policy. The London Plan (consolidated with alterations since 2004) was published in February 2008 and remains the statutory strategic plan for London. The Mayor has consulted on a limited set of Alterations to the existing London Plan focused on delivering Crossrail and work has begun on a review of the London Plan with the aim of a London Assembly consultation in Spring 2009 and a full public consultation later in 2009.

3. In terms of development, there has been continued investment in housing across London during 2007-8. There is little sign in the figures for that year of the economic slow down. This may in part be due to the fact that most dwellings that were completed would already have been substantially built and therefore it would have made little sense to have halted construction. Other projects which were in the early stages of construction may well have been stopped and there is some anecdotal evidence of this; future AMRs will reflect the extent to which this has happened. A total of 29,150 net new dwellings were built, which is very similar to the previous year's figure. However the actual number of effective new units is reduced to 28,199 due to the increase of 951 long term vacant dwellings. Therefore housing delivery is at 92% of the revised London Plan target of 30,500.

4. There has been progress on several major development schemes anticipated in the London Plan. Work has continued apace planning for the 2012 Olympics and Paralympics with the start of construction in earnest and the stadia beginning to take shape. The Westfield Shopping centre opened near Shepherds Bush.

5. Progress has continued on major transport schemes particularly with the planning for Crossrail, the construction of the East London Line and the opening of the DLR Woolwich Extension.

Scope and Purpose

6. This is the fifth Annual Monitoring Report (AMR5). The AMR is the central component of the statutory monitoring process required to assess the effectiveness of the London Plan. It is based on the Key Performance Indicators (KPIs) set out in the Chapter 6 of the London Plan but also includes additional contextual monitoring which illuminates more specific challenges for London.

7. As with previous AMRs, AMR5 assesses the overall performance of the plan relative to key issues and trends reported during 2007/8. The figures in the Appendices generally relate to the period April 2007-March 2008, although in some cases it is only previous years' data that are available. The report draws on many data sources, but of particular importance is the London Development Database (LDD). The LDD is a "live" system of monitoring planning permissions and completions which generates good quality data for both boroughs and the GLA. Where possible a time series of data is given to help show trends. The Appendices also note that there are some areas where proxy data have had to be used.

8. Given the significant economic changes that have taken place during 2008, and the fact that most of the data relates to 2007-8, this year's AMR also presents some partial data for 2008 to give an indication of the impacts that are being felt in London.

9. Several of the Key Performance Indicators (KPIs) for the London Plan were amended in the London Plan 2008, and an additional 3 indicators added increasing the number of KPIs from 25 to 28. The notable changes are the alteration of the housing target to 30,500 dwellings per annum with effect from April 2007, the addition of indicators on health, childcare and education and the tweaking of a number of sustainability related Indicators to reflect new environmental targets.

10. The scope of the Annual Monitoring Report is outlined in chapter 6B of the London Plan. In line with this, the AMR has been drafted to reflect the overall policy direction of the plan and does not attempt to measure and monitor each of its policies individually. The AMR will continue to be useful in keeping the London Plan under review and up to date.

11. This London Plan Annual Monitoring Report should not be confused with either the Mayor's Annual Report or the State of the Environment Report:

- The **Mayor's Annual Report** is required by the GLA Act 1999. The latest report was published in February 2008 covering the period 2007/08 and describes the Mayor and GLA's objectives and targets, performance in the 8th year of operation, how well the Authority has engaged with Londoners in setting these objectives and how it will review and improve its operation to deliver best value to Londoners. The report is available on the website http://www.london.gov.uk/mayor/annual_report/index.jsp

- The **State of the Environment Report** is also required by the GLA Act 1999 and must be produced every 4 years. The first Report was published in May 2003 and in 2007 the second State of the Environment Report was published, it is available at http://www.london.gov.uk/mayor/environment/soereport.jsp and reports progress on many aspects of London's environment. The State of Environment Report is a valuable source of detailed environmental data covering 36 specific indicators. There is some limited overlap with some of the key performance indicators detailed in Appendix 1 of this report.

Overview

12. A simplified assessment of the plan's performance against its 28 Key Performance Indicators (KPI) is given in Table 1 below. A fuller description of the indicators is given in Appendix 1.

Table 1 Summary Progress against Key Performance Indicators

+ Indicator generally being met

− Indicator generally failing

= Indicator showing neutral trend (may be lacking data)

KPI	Progress	Comment
1 Increasing the proportion of development taking place on previously developed land. Maintain 96% residential development on previously developed land	+	Slight drop in performance for 2007/8 but still meets target (which was revised in London Plan 2008)
2 Increasing the density of residential development. Over 95 per cent of development to comply with the housing density location and SRQ matrix	=	Positive that densities are generally increasing but concern at the proportion that are above the density range.
3 Protection of open space. No net loss of open space designated for protection in UDPs due to new development.	−	Significant losses during 2007/8, of 20ha on completed schemes and 78ha on approved schemes, see table 11 in Appendix 1
4 An increased supply of new homes. At least 30 500 units per year.	=	New build properties up but total provision reduced by an increase in vacant properties.
5 An increased supply of affordable homes. Completion of 50 per cent of new homes as affordable homes each year 2004–2016. *the Mayor has signaled his intention to change this target see para 30	=	Up on last years completions to 10,394 net units (38%), which is below the 50% target but takes into account other policy objectives.
5a By 2026 reducing by at least 10% the gap between life expectancy at birth in Areas of Regeneration and the average in London	=	New Target, highlights the gap.
5b By 2015, reducing by at least 10% the gap between the age standardized death rate from coronary heart disease per 100 000 population in Areas for Regeneration and the average in London	=	New Target, highlights the gap.
6 Net increase in the proportion of London residents working in London	=	Only reliably reported through the census.
7 Ensure that there is sufficient development capacity in the office market by maintaining at least 3:1 ratio of permissions:3 year starts.	+	Target being met, current ratio is 7:1

8 Direction of economic and population growth to follow the indicative sub-regional allocations and fulfill the priority to east London	+	Significant progress in some Opportunity Areas over the past year.
9 Age specific unemployment rates for BME groups to be no higher than for the white population by 2016, 50 % reduction of the difference by 2011	-	Improvement in absolute terms but gap remains. Target unlikely to be met.
10 Percentage of lone parents dependant on income support to be no higher than the UK average by 2016, 50 per cent reduction of the difference by 2011.	-	Improvement in absolute and comparative terms but gap remains wide. Target unlikely to be met
11a An increase in the provision of childcare places per 1000 under fives, particularly in Areas for Regeneration	=	New Target - Shows wide variation in places but most parts of London are below the national average.
11b An improvement in the percentage of pupils obtaining 5 or more GCSEs at grades A-C in areas for regeneration relative to the LEA as a whole.	=	New Target – shows that there are variations but in general a gap exists between regeneration areas and rest of London
12 Use of public transport per head grows faster than use of the private car per head	+	Target being comfortably achieved as public transport use has grown and private transport use has reduced
13 From 2001-2011, 15 per cent reduction in traffic in the congestion charging zone, zero traffic growth in inner London, and traffic growth in outer London reduced to no more than 5 per cent.	+	Overall decline of 9% use of private vehicles across London since 2001.
14 A five per cent increase in passengers and freight transported on the Blue Ribbon Network from 2001-2011	=	Passenger services are significantly up while freight cargo is down
15 50 per cent increase in public transport capacity between 2001 – 2021, with interim increases to reflect Table 6A.2.	+	On target with existing and planned investment in public transport.
16 Regular assessment of the adequacy of transport capacity to support development in opportunity and intensification areas.	+	Being done progressively as major development sites progress.
17 Maintain at least 50% of B1 development in PTAL zones 5-6 and at least 90% of B2 and B8 development in zones 0-2.	+	Revised target being met
18 No net loss of designated Sites of Importance for Nature Conservation over the plan period.	-	Significant losses in planning approvals of designated sites of 18ha, see table 34 in Appendix 1

19 Increase in household waste recycled or composted At least 35 per cent by 2010 At least 45 per cent by 2015	−	Improvement in figures but unlikely to hit 2010 target.
20 Achievement of quantified requirement for waste treatment facilities	=	Achievement of facilities yet to be fully tested.
21 75% (16 million tonnes) of London's waste treated or disposed of within London by 2010	−	Currently estimated at 60% and unlikely to meet 2010 target.
22 Reduce emissions to 15 per cent below 1990 levels by 2010 20% reduction by 2016 25% by 2020	=	Revised target 9% reduction by 2003 gives a reasonable chance of meeting 2016 target
23 Production of 945GWh of energy from renewable sources by 2010 including at least six large wind turbines	−	Data indicates only a small increase on 2001 levels. Although some significant new renewables are now programmed, target is unlikely to be met.
24 No net loss of functional flood plain within referable planning applications.	+	No known development on floodplain although target is recognised as in need of review
25 Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London.	+	Steady if slight improvements on 2004 levels.

13. The London Plan was first published in February 2004. It was republished in 2008 as the London Plan (consolidated with alterations since 2004). The Mayor has commenced work to review the London Plan. Consultation will take place later in 2009, (see para 79) and published later during his term of office.

14. The tables contained within Appendix 1 of this report demonstrate mixed outcomes against the KPIs. The delivery of new housing continued to be significantly above historic pre-London Plan levels at 28,199, although this is 92% of the 30,500 target. Whilst new development maintained the target level of 96% on brownfield land, a number of schemes were permitted on greenfield sites that would lead to the loss of 78ha of open space including 18ha of protected habitats. Most of the social, health and education indicators, whilst showing absolute improvements, did not achieve reductions in the gap between the target groups and the population as a whole.

15. The London Plan also has a vital role in co-ordinating and securing the necessary infrastructure to support London's growth. This infrastructure covers transport, utilities, education, health and social facilities. The Mayor is planning to step up engagement with the providers of these facilities, especially in terms of social infrastructure to ensure that their plans complement the London Plan.

16. Detailed planning and the first phases of construction have begun on the infrastructure and facilities for the London Olympics and Paralympics. Up to date progress can be checked on the Olympic Delivery Authority website http://www.london2012.com/index.php and the London

Development Agency Website http://www.lda.gov.uk/server/show/nav.00100h003 . Detailed planning for the Olympic Legacy has commenced, led by the London Development Agency.

17. In July 2008 the Mayor published "Planning for a Better London" http://www.london.gov.uk/mayor/publications/2008/07/plan-better-london.jsp . The document set out a range of policy suggestions and consultation questions. The responses to the consultation were broadly supportive, and are summarised in a document "Planning for a Better London Response" together with the Mayor's proposals after considering those responses – that document is also accessible through the above weblink.

18. In terms of housing provision, this is the first year of monitoring against the revised target of 30,500. The 2007-8 monitoring figure of 28,199 dwellings represented 92% of the 30,500 target. The actual number of new dwellings constructed was 29,150, an increase of 400 over the 2006-7 figure of 28,737 and the highest figure in recent years. The overall monitoring figure was however reduced by a net increase in the number of long term vacant properties of 951. In each of the previous years there had been a net reduction in the number of vacant properties and this had boosted the figure – indeed in 2006-7 there were 2695 vacants returning to occupation.

19. Private sector house prices had a significant drop during 2008 with reports varying between 12-20% falls in value and predictions of further falls through 2009 and an associated drastic reduction in the number of property sales.

Progress against the London Plan's Six Objectives

Objective 1 To accommodate London's growth within its boundaries without encroaching on open spaces.

20. The London Plan is clear that development should make the most efficient use of land, be focused on already used land and should not encroach upon parks, Green Belt, designated open spaces and other environmental assets such as rivers and canals.

21. The London Development Database figures demonstrate that of the housing development permitted in 2007/8, the vast majority, 96% of all units, were permitted on previously developed land. Data on residential completions also shows 96% of units being completed on previously developed land. Whilst this was achieving the target, it was a drop from 98% in the previous year. This was reflected in the losses of protected open space and sites of nature conservation value, both of which hit high levels this year. The majority of these losses were accounted for by the Slade Green Rail Freight depot in Bexley, which was granted permission by the Secretary of State. These figures do maintain London ahead of all other UK regions and well above the national 60% target (see Tables 7 & 8 in Appendix 1 for more detailed breakdown).

22. Densities for residential planning approvals across London increased slightly in 2007/8 to 145 dwellings/hectare. The figure for completions remained broadly similar at 121 dwellings/hectare. There appears to have been a levelling off from the considerable increases in residential densities over the past few years. As may be expected there was a general trend of lower densities in outer London boroughs and higher densities in inner and central London – see Table 9 in Appendix 1.

23. The Mayor has expressed a concern over the internal space standards of some of the new dwellings being built. This issue will be examined as part of the review of the London Plan.

Objective 2 To make London a better city for people to live in.

24. The provision of an adequate supply of new homes, particularly affordable homes, is critical to the delivery of a sustainable London. The Housing Capacity Study 2004 led to the upward revision of the original London Plan homes target from 23,000 to 30,500, with effect from April 2007. This is the first year of officially measuring progress against this target, although AMR4 did compare 2006/7 performance against the new target. The delivery of 28,199 homes in 2007/8 represents 92.4% of the target 30,500. Whilst it was disappointing to miss the target, there is positive news amongst the figures. The number of newly built dwellings was actually up on the previous year, 29,150 compared to 28,737, (including both conventional dwellings and non self contained units). This represents the highest level of new homes construction in recent years and certainly since the creation of the Greater London Authority. Overall delivery was down due to an increased number of long term (i.e. more than 6 months) vacant properties. During 2007/8 an additional 951 properties became vacant. This went against the trend of recent years which has shown a steady decrease – typically around 1000 less vacant properties per year. 2006/7 was a particularly high year for vacants returning to use – with 2695. During 2009, the GLA will be working with the boroughs to determine future housing capacity in London through the Strategic Housing Land Availability Assessment (SHLAA).

25. Looking forward it does seem clear that delivery for the year 2008/9 will be markedly down due to economic circumstances. Anecdotal evidence indicates a number of significant housing

developments have ceased construction and others with planning permission have not been commenced. The scale of this downturn in delivery cannot be fully reported until AMR6 but the NHBC produced national figures in January which indicate a reduction of 31% in the number of dwellings under construction, a 37% reduction in completions and a 65% reduction in the number of new starts. The NHBC analysis for London appears to show a similar picture to the national situation.

26. An examination of planning permissions provides some mixed messages. In 2007/8 there were over 80,000 dwellings approved (gross) – this is significantly up from recent years which have typical levels of 50-60,000. This may in part be due to a small number of very large schemes given outline approval, for example a total of 10,800 at Barking Riverside and several other schemes of several thousand units. A more recent indication is the number of planning approvals granted during April - September 2008. The average over recent years (2004-2007) for this period is 34,154 dwellings whereas the figure for 2008 is 23,052 dwellings, ie down by approximately one third. This of course is only a figure for planning permissions, as noted above, anecdotal evidence indicates that many developers are not taking up new planning permissions.

27. The monitoring is suggesting that in general London Plan policy is working in increasing housing provision. The economic factors are however beyond the direct control or influence of the Plan. The delivery of housing will need to remain the focus of attention in order to continue this level of provision and continue to meet the 30,500 target.

28. Of the 27,569 conventional new homes constructed 10,394 units were affordable. This is a slight increase on previous years and represents 37.7% of new build. An additional 632 affordable properties were delivered through the Home Buy scheme and 404 through the rehabilitation of properties for temporary accommodation, but these do not count towards the London Plan affordable housing delivery. An additional 1581 non self contained units were also provided, these count toward the overall housing target but are not considered in terms of determining affordable proportion. The Mayor has indicated that he intends to remove the London Plan policy of 50% affordable housing, this will be an important aspect of the review of the London Plan. The updating of the affordability thresholds for social and intermediate housing is given in Appendix 7.

29. The Homes and Communities Agency (HCA) was established in 2008 and will give added focus to affordable housing delivery. The HCA will deliver the bulk of the 50,000 affordable homes expected to be delivered in London between 2008 and 2011, a significant increase over recent years. It should be noted that this figure includes non-new build delivery such as acquisitions as well as completions of new homes. Whilst it is a little early to say, it may be that the economic downturn can actually assist with this provision as land and indeed properties becomes available for purchase and, importantly, the construction labour market has capacity available to work on such projects.

30. The GLA Act 2007 gives the Mayor responsibility for producing the London Housing Strategy. He published his Assembly draft in November 2008, see the weblink:
http://www.london.gov.uk/mayor/housing/strategy/docs/strategy.pdf . The draft Strategy sets out the Mayor's vision for housing in London, to raise aspirations and promote opportunity, improve homes and transform neighbourhoods, to maximize delivery and optimize value for money. In particular the Mayor intends to scrap the 50% affordable target and replace it with borough based targets. The Mayor also wishes to promote more family sized accommodation

and improve housing design in London. The Mayor will work with the Homes and Communities Agency and London Boroughs to ensure the delivery of 50,000 additional affordable homes between 2008-2011.

31. Appendix 8 of this year's AMR contains the Housing Provision in London Annual Monitor, which prior to AMR4 was published as a separate document

32. From April 2008 the LDD system has started recording the number of dwellings meeting Lifetime Homes and Wheelchair accessible homes standards. These will be reported from AMR6 in February 2010. The figures for the period April 2008-Sept 2008 are 23,052 dwellings approved of which 6,419 are lifetime homes and 1,104 are wheelchair accessible.

Objective 3 To make London a more prosperous city.

33. In common with the rest of the country, and indeed most of the rest of the developed world, London has experienced a dramatic slow down in economic growth during 2008, indeed this has turned into a reduction in the size of the economy, ie a recession. At the time of writing there is debate about the whether the recession will turn into a depression and various comparisons are being made to previous downturns. Whilst this is currently speculation, what is clear is that the decline has come about abruptly. Even in quarter 3 of 2007 AMR4 reported London's economy growing at 4.6% compared to the national economy growing at 3.2%.

34. The London Plan must continue to promote economic growth and to plan for a better London as and when the economic outlook improves. The Mayor has made clear his intention to give a particular focus on Outer London and has set up the Outer London Commission, see para 76. Ensuring that outer London makes a full contribution to London's economy will not only bring benefits to Outer London itself, but also offer opportunities for more varied employment in outer areas and a more dispersed and potentially more sustainable travel patterns.

Objective 4 To promote social inclusion and tackle deprivation and Discrimination

35. An important aspect of the London Plan is its broad focus on issues wider than land use. The Key Performance Indicators under this objective aim to ensure that the gap between disadvantaged groups and the rest of London is narrowed. This is recognised as an extremely challenging aim. The positive news is that the indicators, such as the proportion of single parents on income support and unemployment rates amongst BME communities, are improving. The disappointing news is that the gap, ie the inequality, is continuing or even widening. This is because these rates are also improving in the baseline communities.

36. The London Plan 2008 introduced new targets to specifically report on education, childcare places and heart disease within the London Plan Areas for Regeneration. These indicators replaced the broader "floor targets" indicator that was reported on in previous AMRs. The Government still record data on the "floor targets" and are available via the following webpage http://www.fti.communities.gov.uk/fti/ . The data for measuring the new targets is not readily available on a ward by ward basis so the monitoring has used the six boroughs that contain the majority (68%) of the Areas for Regeneration (Hackney, Haringey, Islington, Newham, Southwark and Tower Hamlets). Table 20 in Appendix 1 demonstrates that in the six boroughs male life expectancy is 1.5 years less than the London average, for females the gap is 0.8 years.

37. In terms of childcare places Islington is notable in that it is significantly above the national average, while the other 5 boroughs are considerably below the national average, with Newham having only half the national average number of places per 1000 children under 5. A comparison with 2004 shows that although the absolute number of childcare places in London has increased significantly, London has fallen further behind the England average as there has been greater increases elsewhere in the country. London as a whole has 77% of the national average number of childcare places, see Table 28 in Appendix 1

38. A similar pattern emerges in the educational attainment of students in the Regeneration areas. In most areas the achievement of 5 or more A*- C grade GCSE passes is below the borough average and in some cases there are particularly low levels of attainment. See table 29 in Appendix 1.

Objective 5 To improve London's accessibility.

39. The Mayor has reviewed priorities in transport projects. There has been a continued trend of increased use of public transport both in absolute terms and in relation to use of the private car. In particular there has been a continued fall in the number of vehicles on the London's roads. Since 2001 there has been a drop of 9.5% in private vehicle use against a 22% increase in public transport across London. Progress on the major transport projects in London is set out below.

40. **Crossrail** – Following the Government's go ahead for the project in 2007, The Crossrail Bill received Royal Assent in 2008. The delivery of Crossrail is fundamental to the delivery of the London Plan strategy of accommodating growth. It provides an increase of 10% of total London public transport capacity by providing capacity for 78 000 passengers per hour. The Mayor has consulted on an Alteration to the London Plan to deliver £200m through S106 towards the funding of this £16bn project. Site acquisition for permanent Crossrail developments and for temporary construction sites is underway. Construction work is expected to begin in 2010 and be completed in 2017. See Crossrail website for further details: http://www.crossrail.co.uk/

41. **East London Line** – Construction work has continued on the first phase from Dalston Junction via a short connection at New Cross Gate to Crystal Palace and West Croydon. Important milestones include the construction of the bridge over Shoreditch High Street which was put in place early in 2008. The project is on target for completion in June 2010 with the further extension of services to Highbury and Islington to be commenced in February 2011. Phase two was given the go-ahead in January 2009 and will extend the line west to Clapham Junction via a new connection from Surrey Quays to Queens Road Peckham. The line will form part of the London Overground network and will provide the capability of inner London orbital rail travel.

42. Work has also continued on the programme of **tube upgrades**. In March 2008 the Piccadilly Line extension to Heathrow Terminal 5 opened. By the end of 2009, there will be a 33% increase in capacity on the Jubilee Line coupled with a 20% reduction in journey times. By 2012 there will be an additional 20% capacity on the Northern and Victoria Lines, again with reductions in journey times. Between 2014 – 2018 there will be capacity increases of up to 50% on Piccadilly, Metropolitan, Hammersmith & City, Circle and District lines with new trains incorporating air conditioning on the sub surface lines. By 2020 the Bakerloo Line will also receive a 40% increase in capacity.
http://www.tfl.gov.uk/corporate/projectsandschemes/10127.aspx

43. **DLR extensions** – The Woolwich extension was opened by the Mayor in January 2009 ahead of schedule and has already proved very popular. The extension of the DLR to Stratford International station is on course for completion in mid 2010. This scheme involves the conversion of the former North London Line branch south east of Stratford and will deliver four new stations at Star Lane, Abbey Road, Stratford High Street and Stratford International. Progress is continuing on a number of station and junction improvements on the DLR network and the enabling of 3 car operation.

44. A decision on the potential extension to Dagenham Dock has been postponed. Discussions are pending with Government on potential sources of funding for the project.

45. The **Channel Tunnel Rail Link** was opened on time in November 2007. The renovation and extension of St Pancras station has been very well received and all Eurostar International services now use this station. The project, including the rail infrastructure and renovation and extension of St Pancras won the 2008 Mayor's Award for Planning Excellence at the London Planning Awards and won the Silver Jubilee Cup for 2008 at the RTPI national planning awards. The domestic services using the route to access North Kent will commence later in 2009. Services are planned to be altered during the Olympic and Paralympic Games to provide extra capacity to Stratford, this will be known as the Javelin service.

46. **Thameslink**– Funding for the Thameslink project was announced in summer 2007 work has begun on a number of sections. The Farringdon – Moorgate Branch has now closed and construction work has begun at Blackfriars, Farrringdon and Borough Market Viaduct. The major re-modelling of the tracks to the east of London Bridge will commence in late 2012. The scheme will be complete by 2015 but in the interim will offer 50% capacity increases prior to the 2012 Olympics.

47. **East London River Crossings** – The Mayor supports the principle of the need for additional river crossings east of Tower Bridge. The DLR Woolwich Extension has opened, the enhanced East London line will re-open in 2010 and Crossrail is making real progress. The Mayor was concerned at the balance of traffic and environmental impacts compared to regeneration benefits of the proposed Thames Gateway Bridge. Work on the bridge project has therefore ceased pending a review of crossing options by TfL.

48. **Tram and light transit schemes** – Construction work has begun on East London Transit with the project scheduled to be operational in early 2010 between Ilford and Dagenham Dock. Planning work has continued on the Greenwich Waterfront Transit scheme which is proposed to be operational from 2011 between North Greenwich and Abbey Wood. TfL are carrying out transport studies along the general routes of the West London Tram and Cross River Tram corridors.

49. **Roads** - The Mayor has announced his intention to remove the Western Extension to the Congestion Charge Zone. This is will be consulted on in the Mayor's Transport Strategy during 2009. The Mayor has also commenced a trial period of allowing motorcycles in Bus Lanes from January 2009. This is expected to deliver safety improvements for motorcyclists and pedal cyclists.

Objective 6 To make London a more attractive, well-designed and green city

50. The London Plan contains policies to ensure that London's development is sustainable. These include promoting excellence in urban design, protection of biodiversity and open spaces, improving air quality, minimising noise and other pollution, promoting sustainable waste management and minimising the use of resources.

51. Following the Government's announcement of the go ahead for the Thames Tideway Sewer project in March 2007, Thames Water applied for planning permission for the first phase of the project (Lee Valley – Beckton) in 2008. Following detailed discussions about impacts a planning decision is expected in Spring 2009 with an anticipated completion date of 2014. The second phase of this £2bn project (Chiswick/Hammersmith – Beckton) is undergoing detailed engineering design with a planning application expected in 2010-2011 and completion of the final project is programmed for 2020.

52. The Low Emission Zone was introduced in February 2008. It covers virtually all of London and affects commercial vehicles. Further details can be found at www.tfl.gov.uk/lezlondon . The third phase of the LEZ, which would have brought in restrictions on smaller commercial vehicles in 2010 has been suspended. The fleet of hybrid buses will increase by 56 buses from February 2009 and further to 300 by 2011, after which all new buses are expected to be hybrids. Prototype low carbon taxis will be constructed later in 2009 for use on the roads from March 2010.

53. The Mayor is preparing a Climate Change Adaptation Strategy which will be a first for a world city. It sets out to address the inevitable impacts that Climate Change will have on London and policies and actions to ensure that London can continue to successfully function. It will be published for public consultation in the spring of 2009.

54. In 2008 the Mayor launched the Help a London Park programme. 47 parks across London were selected in 5 sub regions of London. The ten parks (2 in each sub region) that receive the most votes will receive up to £400.000 for enhancements. The voting was open to the public and over 100 000 votes were cast. The winners will be announced in March 2009.
http://www.london.gov.uk/parksvote/

55. January 2009 saw the launch of the London River Restoration Action Plan, a web based tool to aid the restoration of London's tributary rivers and work towards delivering the London Plan target of restoring 15km of river by 2016. The interactive website, managed by the national River Restoration Centre enables Londoners to suggest restoration projects in their neighbourhood. http://www.therrc.co.uk/lrap.php

Progress on the Sub Regional Implementation Frameworks (SRIF)

56. The Mayor has expressed his intention to review the sub regional boundaries in the London Plan 2008. Given this and the imminent review of the London Plan, work on producing SRIFs has been cancelled. The review of the London Plan will specifically address implementation mechanisms.

Progress on Supplementary Planning Guidance, Best Practice Guidance and other Mayoral Strategies.

57. Following the publication of the London Plan, there has been a series of Supplementary Planning Guidance (Table 2) and Best Practice Guidance (Table 3) produced to inform the implementation of strategic policy. The Mayor has also produced a number of other Strategies which cover important themes for London's future, see Table 4 below, several of these will be reviewed or replaced to reflect the policy changes of Mayor Johnson. The consultation on Planning for a Better London revealed a concern amongst some respondents about the amount of SPG and BPG. This will be taken into account in future work programmes.

Table 2 Progress of London Plan Supplementary Planning Guidance

Supplementary Planning Guidance Title	Consultation draft	Final Document
Accessible London: achieving an inclusive environment	July 03	April 04
Housing Provision (inc Affordable Housing) Revised	Dec 04 Spring 09	Nov 05 Late 09
Sustainable Design and Construction Revised	March 05 Summer 09	May 06 2010
Land for Transport Functions	May 06	March 07
View Management Framework Revised	April 05 Spring 09	July 07 Winter 09/10
Planning for Equality and Diversity in London	Dec 06	Oct 07
East London Green Grid Framework	Nov 06, Aug 07	Feb 08
Providing for Children & Young People's Play	Oct 06	March 08
Industrial Capacity	Oct 07	March 2008
Renewable Energy	Summer 08	2008/9
Use of Planning Obligations in the funding of Crossrail	Spring 09	Spring 10
Town Centres, Retail and Leisure	Autumn 09	2011
Central Activities Zone	Autumn 09	2011

Note specific months indicate definite publication dates, generic dates indicate anticipated publication dates.

Table 3 Progress of London Plan Best Practice Guidance

Best Practice Guidance Title	Consultation draft	Final Document
Guide to preparing Open Space Strategies Revised	June 03 Sept 08	March 04 Spring 09
Safeguarded Wharves on the River Thames Implementation Report		Jan 05
Development Plan Policies for biodiversity	Oct 04	Nov 05
Tomorrow's Suburbs	Feb 05	June 06
Control of dust & emission from construction/demolition		Nov 06
Managing the night time economy	June 06	March 07
Health issues in Planning	June 06	June 07
Wheelchair Accessible Housing		Sept 07
Improving Access to Nature Implementation Report	Mar 07	Feb 08
London's Foundations (Protecting Geodiversity)	July 2008	Spring 09
Regional Sports Facilities	Under review	

Note specific months indicate definite publication dates, generic dates indicate anticipated publication dates.

Table 4 Progress of Mayoral Strategies

Mayoral Strategies Title	Final Document
Rough Sleepers – From Street to Stability	March 01
Transport – Mayor's Transport Strategy Replacement Mayor's Transport Strategy	July 01 2010
Economic – Success Through Diversity 1st Review - Sustaining Success Replacement Economic Development Strategy	July 01 Jan 05 2010
Domestic Violence – 1 in 4 **2nd London Domestic Violence Strategy**	Nov 01 Nov 05
Alcohol/Drugs – Alcohol and Drugs in London	Jan 02
Biodiversity – Connecting with London's Nature	July 02
Air Quality – Cleaning London's Air **Replacement Air Quality Strategy (draft)**	Sept 02 Autumn 2009
Municipal Waste – Rethinking Rubbish in London **Review of Municipal Waste Strategy – (draft)**	Aug 03 2009
Childcare – Towards Affordable Good Quality Childcare For All	Nov 03
Children and Young People – Making London Better for all Children and Young People	Jan 04
Spatial Development – The London Plan Altered London Plan Reviewed London Plan	Feb 04 Feb 08 2011/12
Energy – Green Light to Clean Power **Climate Change Mitigation & Energy Strategy (Draft)**	Feb 04 Autumn 2009
Ambient Noise – Sounder City	March 04
Culture – London Cultural Capital	April 04
Food Strategy Healthy and Sustainable Food for London	May 06
London Tourism Vision	May 06
Older People's Strategy - Valuing Older People Annual Report & Action Plan	Sept 06 Sept 07
Business Waste Management Strategy (draft)	Under review
Climate Change Adaptation Strategy	Spring 2009
Water Strategy (draft)	Spring 2009
Housing Strategy (draft)	Spring 2009

Regular updates can be viewed on www.london.gov.uk

Progress on Major Developments

58. Appendix 4 contains a summary of progress on implementing development for each of the Opportunity Areas and Areas for Intensification identified in the London Plan. In many cases development has progressed, with existing planning permissions being implemented. In some cases existing masterplans or frameworks are being re-visited in light of the London Plan policies and sites are being examined to determine if they can be used more effectively. In a minority of cases, area development frameworks are yet to begin in earnest. Some of these larger sites appear to be progressing through the planning stages much as expected despite the economic downturn. The reason for this is normally that these large and complex sites will take several years to gain planning approval and further years to be constructed, often in a series of phases.

Therefore, there is a reasonable expectation that the development will be constructed or completed during a time of improved economic outlook.

59. An exception is the development to deliver the Olympic and Paralympic Games, see the Olympic Delivery Authority website for more details: http://www.london2012.com/en/. Here the finite timescale in which the sporting and ancillary infrastructure must be delivered has meant that progress has continued apace. 2008 has seen the emergence of the main Stadium from the ground. Construction began on the permanent lower bowl of seating in mid 2008 and recently the first phases of the 55,000 temporary, demountable upper seating sections were installed. At the Aquatics Centre the foundations and roof supports have been installed and it is on course for completion date of June 2011. The ground is being prepared for construction to start in earnest on the Velodrome. The first of the 62 separate buildings for the Olympic Village are also emerging from the ground and on course for completion.

60. Progress has continued on development in the Thames Gateway. The Minoco Wharf scheme received planning approval in 2008 for a mixed use development incorporating a marina and river passenger pier. In Barking, progress has been made on the Creative Industries Quarter Planning application and outline permission was granted for 10,800 units at Barking Riverside, albeit only a small proportion will be built in the near future. The London Thames Gateway Development Corporation has worked up proposals for the Lea River Park to connect the Olympic Park to the River Thames and has commissioned landscape architects to carry out detailed design.

Summary of Mayoral Planning Activity

61. The Town and Country Planning (Mayor of London) Order 2008 came into force on 6 April 2008 and requires local planning authorities to refer strategic planning applications to the Mayor (the Order defines what is strategic). The Order requires the Mayor to provide a statement whether he considers the application to conform with the London Plan and the reasons within six weeks of receipt of the referral. The Mayor has the power to direct a borough to refuse planning permission, he does not have the power to direct a borough to grant planning permission. On certain applications, which meet criteria set out in the Order, he can direct a borough that he will become the local planning authority and determine the application himself.

62. The new Order applies to applications submitted on or after the 6 April 2008. The Town and Country Planning (Mayor of London) Order 2000 still applies to those applications submitted before the 6 April 2008.

63. Table 5 below shows that the number of strategic planning referrals in 2008 remained at a similar level to 2007, which was the highest level recorded by some margin. In some cases several decisions may be made in relation to one particular site. The reasons for this include re-submission of a planning application, duplicate planning applications, applications covering more than one borough or applications that return to the Mayor for his final decision.

Table 5 Planning Applications Referred to the Mayor

Borough	2000 - 2004	2005	2006	2007	2008	Total
City	57	15	16	20	5	113
Barking & Dagenham	33	3	4	11	8	59
Barnet	15	4	1	8	10	38
Bexley	14	7	6	8	6	41
Brent	28	3	3	3	8	45
Bromley	48	6	6	3	5	68
Camden	11	4	6	7	3	31
Croydon	40	9	6	13	9	77
Ealing	45	6	2	8	7	68
Enfield	26	6	3	4	1	40
Greenwich	39	13	12	28	13	105
Hackney	34	4	10	7	7	62
Hammersmith & Fulham	35	4	7	8	9	63
Haringey	7	6	3	4	3	23
Harrow	8	4	4	5	10	31
Havering	28	10	7	2	5	52
Hillingdon	59	13	12	15	23	122
Hounslow	28	7	7	7	11	60
Islington	16	5	5	13	5	44
Kensington & Chelsea	9	1	2	6	10	28
Kingston upon Thames	16	3	0	4	5	28
Lambeth	35	9	13	7	13	77
Lewisham	16	10	4	9	7	46
Merton	27	5	3	3	13	51
Newham	47	27	19	28	20	141
Redbridge	10	0	4	1	1	16
Richmond uponThames	19	5	3	4	6	37
Southwark	71	11	21	13	20	136
Sutton	9	2	3	7	7	28
Tower Hamlets	92	37	36	41	47	253
Waltham Forest	12	3	4	0	3	22
Wandsworth	25	9	14	11	8	67
Westminster	45	14	15	33	26	133
Totals	1004	265	261	341	334	2205

Note: shading is only to ease reading across the table
Source GLA Planning Decisions Unit

64. Following the Planning and Compulsory Purchase Act 2004 all local authorities are required to produce a Local Development Framework (LDF). The LDF is a portfolio of development plans comprising Core Strategies, Area Action Plans (AAPs), other Local Development Documents (LDDs) and Supplementary Planning Documents (SPDs).

65. Borough Local Development Schemes (LDS) are the local planning authority's work plan for the production of LDDs that will collectively form the LDF for each of the boroughs. Every London borough produced an original LDS by April 2005, which set out the range of Local Development

Documents that would make up the boroughs' LDF and a timescale for producing these. They have been revised at different periods since 2005.

66. In June 2008 a new power for the Mayor over borough LDSs was introduced. The GLA Act 2007 amended the Planning and Compulsory Purchase Act to the effect that the Mayor may direct that amendments be made to the LDS if it is necessary to ensure that key policies of the London Plan are reflected in the LDS work programme. The Mayor may also direct a local planning authority to prepare a revision to their LDS. The Mayor has 28 days within which to issue a direction. In 2008, the Mayor approved 5 LDSs and did not direct amendments to any of them.

67. All London borough local development documents 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. Boroughs are required to consult the Mayor at each statutory stage in the process of preparation of Local Development Documents. They are also required to formally request the Mayor's opinion on general conformity at the same time as the document is submitted to the Secretary of State for examination.

68. Boroughs are also required to consult the Mayor on Supplementary Planning Documents to the extent that the council thinks he is affected by the document. The Mayor has indicated to boroughs the types of documents he wishes to be consulted on (affordable housing, transport, planning obligations, sustainable development, environmental protection and climate change, waste and planning briefs for sites which could result in referable applications). During 2008 the Mayor responded to 27 SPD consultations.

69. In order to achieve general conformity of local development documents the Mayor has worked 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. Appendix 6 lists all the development plan related consultations that the Mayor has responded to in 2008.

70. In 2008 the Mayor responded to 50 consultations on development plan documents. This involved fifteen issues and options documents (including eight core strategies) and fourteen preferred options consultations (including seven core strategies). GLA officers have also responded to informal drafts of documents in a number of instances. The Mayor gave an opinion of general conformity on five DPDs from five boroughs, Barnet (Mill Hill East AAP), Wandsworth, Sutton, Havering (Romford AAP) and Richmond. All of these DPDs were found not to be in general conformity with the London Plan. He also made a number of other representations based on the other tests of soundness. However ongoing negotiations before and during EIPs resulted in a number of changes to bring the documents into general conformity with the London Plan.

Table 6 – Progress with Core Strategy Development Plan Documents

Core Strategy Stage	No. of boroughs	Borough
Core Strategy Issues and Options yet to be published	3	Bromley Croydon Kingston upon Thames
Have published Core Strategy Issues and Options	12	Barnet Bexley Ealing Greenwich Haringey Harrow Hounslow Islington Newham Southwark Tower Hamlets Waltham Forest
Have published Core Strategy Preferred Options	10	Camden Corporation of London Enfield Hackney Hammersmith & Fulham Hillingdon Kensington and Chelsea Lewisham Merton Westminster
Core Strategy Submitted to Secretary of State	6	Barking and Dagenham Brent Lambeth Richmond upon Thames Sutton Wandsworth
Core strategy adopted	2	Havering Redbridge

Note:. Many boroughs are progressing other DPDs at the same time as their Core Strategy or adopted DPDs in advance of it, for example Kingston Upon Thames's Kingston Town Centre AAP and Hounslow's Employment DPD.

London Development Database

71. The London Development Database 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 approval 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.

72. The London Boroughs each produce their Annual Monitoring Reports by December. In many cases borough AMRs use the same data as the London Plan AMR. However some differences in

the data do occur as the LDD database is a live system which is continually updated and adjusted. This year the boroughs agreed a common date in November 2008 to run the AMR reports. There are some relatively minor differences in the data used in this AMR compared to the data generated in November as some cases have been updated since then.

London Planning Awards 2008

73. The Mayor, London First, the Royal Town Planning Institute and London Councils run the annual London Planning Awards to showcase good planning practice in London. 2008 was the sixth year that the Awards have been run and introduced two new categories; Design to Protect Communities and Best Built Project 5 Years On. There was a record number of entries which maintained the high standards of previous years. The list of the winners is given in Appendix 3. Entry forms for the 2009 London Planning Awards will be available around June 2009 with a deadline for submissions of around the middle of August 2009.

Update on inter regional issues

74. The Advisory Forum on Regional Planning for London, the South East and the East of England (the Inter-Regional Forum) meets three times a year to consider significant cross regional issues. Nicky Gavron, Deputy Mayor, was Forum Chair for the February 2008 meeting. Following the GLA election, Richard Barnes, Deputy Mayor, was appointed Forum Chair for the June and November 2008 meetings. In 2008 the Forum looked at sub-regional approaches to growth across the three regions, environmental infrastructure to support growth, the future of regional planning, and regional aviation policy. In 2009, the South East will be chairing the Forum and providing its secretariat.

75. The London Plan (February 2008) underscores the importance of London's links to other parts of the UK and particularly to the two adjoining regions of East of England and South East England. In *Planning for a Better London* (July 2008), the Mayor has called for closer working on cross regional issues.

Outer London Commission

76. The Mayor has set up the Outer London Commission. The Commission's objectives are to:
    - find out the extent to which Outer London has potential to contribute to the economic success of London as a whole,
    - identify the factors which are holding it back from making that contribution, and
    - make recommendations on policies and mechanisms which will enable it to do so.

77. The Commission is chaired by William McKee CBE and it had it's inaugural meeting in February 2009. The Commission will make an interim report to the Mayor in June 2009, in time to input to the review of the London Plan. More specifically the Commission has been asked to explore how its objectives can be achieved by:

- identifying the scope to 'grow' the Outer London economy on a sustainable basis, through encouragement of competitive, established sectors and attracting new ones,
- encouraging the development a few large 'super-hubs' eg Stratford, Croydon, Brent Cross and the Heathrow area, together with wider rejuvenation of Outer London's town centres and other business locations,

- enhancing the 'quality of life' in outer London in terms of the business and residential environments and examining the relationship between demographic, housing and economic growth,
- fostering initiatives which make the most of Outer London's distinct townscapes, including the potential of some locations to accommodate tall buildings,
- improving infrastructure, especially the balance to be struck between different types of provision for orbital and radial movement both strategically and locally,
- extending and deepening the skills base of outer London and addressing barriers to employment to meet existing and future business needs,
- identifying and enhancing the linkages with other parts of London and the wider South East which will support the broader objectives,
- suggesting how existing funding arrangements can be made more effective and pointing to new priorities for the future, and
- suggesting how relevant institutional arrangements can be refined to meet existing and future economic needs.

78. The Commission's Progress will be reported on its website: http://www.london.gov.uk/mayor/planning/olc/ .

Changes to the London Plan

79. A further set of Alterations to the London Plan has been consulted on. The Use of Planning Obligation in the Funding of Crossrail is a very specific set of alterations aimed at raising £200m towards the funding of the £16bn Crossrail project. The Assembly/Functional Bodies consultation period finished on 6th February 2009. There will be a public consultation in Spring 2009 and an EIP will be held in Autumn 2009 leading to the publication of the final Alteration in 2010. This will be the last alteration prior to a full review of the London Plan.

80. The Mayor has set out his intention to fully review the London Plan prior to the next Mayoral election in 2012. It is the Mayor's intention that the new London Plan will be a shorter, clearer document with more focus on Londoner's quality of life, promoting the opportunities in Outer London and stronger links with boroughs and to the neighbouring East of England and South East Regions. Some policy areas of the Plan can be expected to remain similar, whilst others will change markedly. The Mayor has already expressed a number of areas of potential change and he will consult on a Statement of Intent for the review in Spring 2009. This will indicate the main policy directions the Mayor intends to take and the likely form and structure of the Plan. An indicative timetable is set out below:

Statement of Intent (Assembly Consultation)	Spring 2009
Draft London Plan for Public consultation	Autumn 2009
Examination in Public	Summer 2010
Publication	Winter 2011/12

Mayoral Powers

81. The GLA Act 2007 was published in October 2007 and gives the Mayor additional powers, principally in relation to planning, housing, health and climate change. With regard to planning, the key change is that the Mayor (from 6th April 2008) has the power to take over the role of the planning authority for strategic planning applications, ie he can determine applications positively in addition to his current power of directing refusal.

82. As stated in paragraph 32, the Mayor now has a duty to publish the London Housing Strategy. This is a powerful tool as it has a direct influence on the spending of the Homes and Communities Agency within London. The Assembly and Functional Bodies consultation took place between November 2008 - February 2009. The public consultation draft will be published in May 2009 and the Strategy is expected to be published in its final, statutory form in late 2009/early 2010.

Looking to the Future

83. Future projections are more difficult this year than in previous years. Trends reported in this Report indicate that development is generally following a similar pattern to that shown in the previous AMRs. However it is becoming increasingly clear that the economic downturn, is radically changing the patterns of recent years. This means that we can expect the trends to be reported in AMR6 in February 2010 to be somewhat different, showing a significant reduction in housing and other development delivery. At present most analysts see this as a blip, albeit a difficult and painful one, in a long term trend, as opposed to a more fundamental change in the economy.

84. It will be important to remember the long term trend as planning and investment decisions will still need to be made throughout the economic downturn. The London Plan continues to provide an authoritative strategic framework in which to coordinate the spatial development of London. Furthermore, during a period when there is limited coverage of borough Development Plan Documents, the London Plan often provides the most up to date policy context for planning decisions. The review of the London Plan will ensure that the Mayor's priorities are embedded into strategic policy and that the London Plan remains up to date and relevant to an ever changing London.

Annual Monitoring Report Appendix 1 –
Key Performance Indicators

The London Plan sets out 28 Key Performance Indicators. These are intended to enable monitoring of the overall thrust of the London Plan's suite of policies rather than to identify the impact of single policies. The Key Performance Indicators are reported below under the most relevant of the London Plan's six objectives.

Objective 1 to accommodate London's growth within its boundaries without encroaching on open spaces

Key Performance Indicator 1
Increasing the proportion of development taking place on previously developed land.

Target
Maintain at least 96% of new residential development to be on previously developed land.

Table 7 Percentage of development on previously developed land within London

Year	% of development approved on previously developed land within London		% of development completed on previously developed land within London	
	By site area	By no. of units	By site area	By no. of units
2000	89% ODPM			
2001	90% ODPM			
2002	90% ODPM			
2003	94% ODPM	-	-	-
2004/5	96% LDD			
2005/6	95.8% LDD			
2006/7	96.6% LDD	98%	95.4%	96.9%
2007/8	94.4% LDD	96.4%	93.5%	96%

Sources:
ODPM - all completed development
London Development Database - residential planning permissions granted / completed during the financial year for which a site area could be calculated.

The target changed for this indicator in the London Plan 2008 to reflect that London is already at a high level of brownfield development. Performance in 2007/8 is slightly worse than the previous year however achievement of the target has been maintained (assessed by number of units). Table 8 below gives more detailed analysis and shows that 21 boroughs achieved 100% of units on brownfield sites and a further 2 boroughs were over 99%.

Of some concern are the 5 boroughs where under 80% of development was on brownfield sites. Each of those boroughs have a much better level of approvals, indicating that 2007/8 may have been an exceptional year for Greenfield development.

Table 8 Percentage of development on previously developed land within London

Borough	ODPM figs %	LDD figs %					
		By site area		By units			
	2001-2004	2004/5	2005/6	2006/7 completed	2006/7 approved	2007/8 completed	2007/8 approved
Barking & Dagenham	80	52	86.2	47.6	99.4	79.0	90.9
Barnet	91	99.6	97.6	98.6	98.7	96.2	87.2
Bexley	82	79.9	91.8	90.7	100	75.8	100
Brent	84	91.2	91.0	98.2	95.7	100	99.1
Bromley	91	96.7	97.8	96.7	90.8	100	67.9
Camden	92	100	100	100	100	100	100
City of London	100	100	100	100	100	100	100
Croydon	98	98.2	100	100	99.9	99.1	100
Ealing	81	100	93.0	100	100	100	100
Enfield	89	100	99.7	100	96.4	96.6	91.3
Greenwich	92	99.4	95.2	100	100	100	98.4
Hackney	99	100	96.9	88.7	100	100	99.9
Ham & Fulham	99	100	100	100	100	100	100
Haringey	100	99.1	100	100	98.8	100	99.9
Harrow	83	100	100	100	100	100	99.2
Havering	94	95.1	98.3	97.3	99.9	96.9	75.7
Hillingdon	90	100	80.8	100	72.7	100	92.6
Hounslow	90	99.7	80.0	100	99.9	71.7	93.0
Islington	99	100	97.5	98.2	99.7	99.2	97.2
Kensington & Chelsea	96	100	100	100	100	100	99.8
Kingston u Thames	93	96.0	100	95.8	100	100	100
Lambeth	91	100	99.6	100	100	100	99.5
Lewisham	98	100	97.6	100	99.3	93.5	100
Merton	100	99.2	100	98.9	100	100	92.6
Newham	75	99.9	98.3	100	99.6	100	100
Redbridge	96	79.6	86.5	100	90.8	63.5	100
Richmond u Thames	97	80.9	95.7	95.0	100	100	100
Southwark	96	100	99.1	100	99.8	100	100
Sutton	98	99.8	99.2	94.6	92.5	72.5	100
Tower Hamlets	97	92.8	91.9	95.1	97.8	93.6	99.6
Waltham Forest	89	100	100	95.9	99.2	100	100
Wandsworth	100	100	100	100	100	100	100
City of Westminster	100	100	100	100	100	100	100
London	**93**	**96.0**	**95.8**	**96.9**	**98.0**	**96.0**	**96.4**

Sources:
ODPM - annual average of all development on previously developed land
LDD - residential planning permissions granted on previously developed land during financial years.

Key Performance Indicator 2
Increasing the density of residential development
Target
Over 95 per cent of development to comply with the housing density location and SRQ matrix

Table 9 Density of Residential development by borough

Borough	Average density - dwellings per hectare						
	Average density 1999-2002	Average density 2001-2004	Average density Approvals 2004/5-2006/7	2006/7 Approvals	2006/7 Comple-tions	2007/8 Approvals	2007/8 Comple-tions
Barking & Dag	43	70	113	174	95	146	126
Barnet	43	54	94	78	55	60	103
Bexley	30	32	73	95	44	50	47
Brent	47	71	224	199	113	150	106
Bromley	28	31	42	45	54	49	53
Camden	92	77	164	200	113	100	128
City	245	960	472	525	423	1,263	558
Croydon	41	47	93	114	79	109	72
Ealing	68	63	151	123	198	113	142
Enfield	41	48	69	51	74	82	94
Greenwich	43	48	156	161	172	236	151
Hackney	88	103	228	274	274	240	189
Ham & Fulham	68	71	190	160	116	227	143
Haringey	72	84	138	136	179	137	141
Harrow	30	53	90	112	79	90	79
Havering	39	46	74	60	58	42	59
Hillingdon	37	46	60	85	48	69	55
Hounslow	53	69	117	155	121	95	118
Islington	99	93	245	321	157	293	228
Ken & Chelsea	93	120	179	170	136	164	188
Kingston u Thar	39	54	82	45	86	60	103
Lambeth	82	102	181	203	141	216	162
Lewisham	55	81	148	150	109	173	128
Merton	51	65	88	64	104	94	102
Newham	64	97	241	269	163	349	300
Redbridge	30	60	111	151	126	114	97
Rich u Thames	48	58	75	83	76	60	52
Southwark	88	102	278	290	272	273	269
Sutton	43	49	71	66	60	104	53
Tower Hamlets	113	138	348	347	236	446	294
Waltham Forest	38	44	127	130	142	117	128
Wandsworth	65	93	154	154	169	151	135
Westminster	116	144	235	171	247	242	215
LONDON ODPM Figs	**59**	**64**	**-**	**-**	**-**	**-**	**-**
LONDON LDD Figs	**64**	**85**	**133**	**129**	**120**	**145**	**121**

Sources: cols 2-3 ODPM, cols 4-8 LDD

Note: Based on all residential approvals / completions with proposed residential units for which a site area could be calculated. Density is calculated by dividing the total number of units by the total residential site area. LDD figures for 1999-2002 and 2001-2004 apply to schemes with 10 or more units.

Overall densities of housing completions have remained almost the stable whilst the density of approvals has increased again; as has been a consistent trend for the past 10 years. This year we have introduced the new comparison of LDD data for the periods 1999-2002 and 2001-2004. This indicates a similar trend as the ODPM figures but on a higher baseline.

AMR5 noted 3 boroughs which had seen a decline in their permitted densities. Of these only Havering has continued to show a decline, to the extent that the average approved density in Havering is now the lowest in London and the only one to be at a similar level to 10 years ago.

In terms of the Key Performance Indicator 2 the London Plan is having the intended effect in encouraging more efficient use of land. Analysis of 2007/8 planning approvals shows that 40% were within the relevant density ranges. 55% were above the range and only 5% were below the range. There is less of a distinction between larger and smaller developments than in the previous year.

Table 10

	% of units approvals		
Financial Year	Within Range	Above range	Below Range
2004/05	31%	62%	8%
2005/06	28%	65%	7%
2006/7 over 15 units	39%	58%	3%
2006/7 all units	50%	32%	18%
2007/8 over 15 units	36%	63%	2%
2007/8 all units	40%	55%	5%

Source: London Development Database.

Note: Figures don't total 100% due to rounding.

Key Performance Indicator 3

Protection of open space

Target

No net loss of open space designated for protection in UDPs due to new development.

The figures shown in Table 11 below indicate that there has been a significant loss of open space due to completed development. In previous years the losses of open space have tended to be compensated for by gains delivered by that development, with a caveat that in some cases the losses were of protected open space but the gains had not received the benefit of any protection. This year however there is a 20 ha net loss. This is disappointing and reflects the number of boroughs that have completed developments which are not on brownfield land.

There is a similarly worrying pattern for the planning approvals in 2007/8 with a net loss of 78ha of open space. The majority of this, 64ha is due to a single development. That development was granted on appeal and is the Slade Green Rail Freight Depot in Bexley.

Given both the evidence of the completions and the potential trend with the approvals, the protection of open space is an issue that the Mayor will investigate in the review of the London Plan and will continue to monitor in future AMRs.

Table 11 Changes in open space due to new development or change of use 2007/08

Borough	Approvals			Completions		
	Existing open space (ha)	Proposed open space (ha)*	Net loss or gain (ha)	Existing open space (ha)	Proposed open space (ha)*	Net loss or gain (ha)
Barking & Dagenham	33.048	31.217	-1.831	2.910	0.180	-2.730
Barnet	1.250	0	-1.250	0.560	0	-0.560
Bexley	63.799	0	-63.799	3.733	0	-3.733
Brent	0.216	0.342	0.126	0	0	0
Bromley	17.386	0.910	-16.476	0	0	0
Camden	0	0	0	0	0	0
City of London	0	0	0	0	0.288	0.288
Croydon	0	0	0	0.383	1.640	1.257
Ealing	0.031	0.031	0	0	0	0
Enfield	2.315	0.397	-1.918	0.399	0	-0.399
Greenwich	8.161	10.238	2.077	0	0	0
Hackney	0.012	0	-0.012	0	0.195	0.195
Hammersmith & Fulham	0.131	0	-0.131	0	0.174	0.174
Haringey	0.140	1.783	1.643	0.400	0.400	0
Harrow	2.853	0.308	-2.545	0	0	0
Havering	3.767	0	-3.767	0.080	0	-0.080
Hillingdon	64.337	64.187	-0.150	0	0	0
Hounslow	0.163	0	-0.163	5.942	0	-5.942
Islington	1.599	1.678	0.079	0.077	0	-0.077
Kensington & Chelsea	0.140	0.190	0.050	0	0	0
Kingston upon Thames	0	0	0	0	0.030	0.030
Lambeth	0.864	1.360	0.496	0	0.048	0.048
Lewisham	0	0	0	0.676	1.300	0.624
Merton	1.155	0	-1.155	0	0	0
Newham	4.977	13.141	8.164	0	0	0
Redbridge	1.798	0	-1.798	1.794	0	-1.794
Richmond upon Thames	0	0	0	0	0	0
Southwark	0.238	1.715	1.477	0.251	0.273	0.022
Sutton	0.018	0	-0.018	8.020	0.506	-7.514
Tower Hamlets	0.156	1.997	1.841	0.743	0	-0.743
Waltham Forest	0	0	0	0	0	0
Wandsworth	0.114	0.440	0.326	0.114	0.160	0.046
Westminster	0	0.279	0.279	0	0	0
London	**208.668**	**130.213**	**-78.455**	**26.082**	**5.194**	**-20.888**

Source: London Development Database (LDD). Losses and gains of open space in planning permissions recorded on LDD. The open space typology is taken from PPG17 and excludes private residential gardens and other areas within the

curtilage of previously developed sites. The exceptions are outdoor sports facilities and spaces designated for conservation, which are included even though they may be within the curtilage of a developed site.
*It is not known how much of the additional open space is/will be designated as protected open space.

It is important to note that there is no current method of consistently reporting on the un-protected areas of open space that are affected by development. Under PPS17 boroughs are required to audit and assess their open spaces. Table 12 below sets out Borough's progress with their open space audits as at May 2007

Table 12 Borough Progress on Open Space Audits (as at May 2007)

Progress	No.	Borough	Date
Completed an Open Space Strategy	13	Barking & Dagenham	2003
		Brent	2004
		Camden	2006
		Croydon	2005
		Ealing	2003
		Haringey	2006
		Lambeth	2004
		Lewisham	2005
		Merton	2005
		Richmond upon Thames	2004
		Southwark	2006
		Tower Hamlets	2006
		Westminster	2006
Open Space Strategy under Preparation	9	City	
		Hackney	2006
		Harrow	2006
		Havering	2005
		Newham	2006
		Redbridge	
		Sutton	2006
		Waltham Forest	
		Wandsworth	
Other strategy in place	8	Barnet	2004
		Bexley	1999
		Bromley	1996
		Enfield	2006
		Greenwich	2005
		Hillingdon	2002
		Hounslow	2005
		Kensington & Chelsea	2006
No Open Space Strategy	3	Hammersmith & Fulham	
		Islington	
		Kingston upon Thames	

Objective 2 to make London a better city for people to live in

Key Performance Indicator 4 — **An increased supply of new homes**
Target — **Completion of at least 30,500 new homes a year**

Table 13 Number of net housing completions by borough 2007/8

Borough	Conventional	Non self-contained	Vacancies returning to use	TOTAL	Target	Delivery (% of Target)
Barnet	**1,178**	-112	-55	**1,011**	2,055	49%
Camden	**371**	355	-69	**657**	595	110%
Enfield	**935**	16	281	**1,232**	395	312%
Hackney	**1,570**	0	-343	**1,227**	1,085	113%
Haringey	**538**	0	-7	**531**	680	78%
Islington	**1,669**	1,165	342	**3,176**	1,160	274%
Westminster	**757**	0	-178	**579**	680	85%
NORTH SUB-TOTAL	**7,018**	**1,424**	**-29**	**8,413**	**6,650**	**127%**
Barking and Dagenham	**815**	0	-79	**736**	1,190	62%
City of London	**95**	0	-13	**82**	90	91%
Havering	**330**	0	588	**918**	535	172%
Newham	**939**	0	-12	**927**	3,510	26%
Redbridge	**625**	0	306	**931**	905	103%
Tower Hamlets	**2,063**	380	-462	**1,981**	3,150	63%
Waltham Forest	**743**	-8	237	**972**	665	146%
NORTH-EAST SUB-TOTAL	**5,610**	**372**	**565**	**6,547**	**10,045**	**65%**
Bexley	**262**	0	333	**595**	345	172%
Bromley	**701**	0	-69	**632**	485	130%
Greenwich	**783**	0	-1,270	**-487**	2,010	-24%
Lewisham	**800**	0	-134	**666**	975	68%
Southwark	**1,726**	0	-141	**1,585**	1,630	97%
SOUTH-EAST SUB-TOTAL	**4,272**	**0**	**-1,281**	**2,991**	**5,445**	**55%**
Croydon	**1,455**	12	-128	**1,339**	1,100	122%
Kingston upon Thames	**290**	-8	-69	**213**	385	55%
Lambeth	**1,207**	28	128	**1,363**	1,100	124%
Merton	**557**	0	-249	**308**	370	83%
Richmond upon Thames	**307**	2	47	**356**	270	132%
Sutton	**621**	0	116	**737**	345	214%
Wandsworth	**1,028**	-176	135	**987**	745	132%
SOUTH-WEST SUB-TOTAL	**5,465**	**-142**	**-20**	**5,303**	**4,315**	**123%**
Brent	**791**	-32	-67	**692**	1,120	62%
Ealing	**1,398**	-10	-347	**1,041**	915	114%
Hammersmith and Fulham	**510**	-16	-105	**389**	450	86%
Harrow	**373**	0	120	**493**	400	123%
Hillingdon	**398**	0	8	**406**	365	111%
Hounslow	**1,661**	0	141	**1,802**	445	405%
Kensington and Chelsea	**73**	-15	64	**122**	350	35%
WEST SUB-TOTAL	**5,204**	**-73**	**-186**	**4,945**	**4,045**	**122%**
TOTAL	**27,569**	**1,581**	**-951**	**28,199**	**30,500**	**92%**

Note : vacants are private sector dwellings vacant in excess of 6 months.

In 2007/8, 28,199 net additional homes were provided; 92% of the London Plan target. The positive perspective is that a total of 29,150 net new homes were constructed. This is up from last year, which was in itself a high point for recent years. Unfortunately the total has been reduced by a net increase in the number of vacant properties of 951. In previous years there has been a net reduction in the number of vacants and this has in turn given an increase in the number of additional dwellings available. Of particular concern is the figure for Greenwich showing 1270 additional vacant properties but a small number of other boroughs are also showing significant increases in the number of vacant properties.

Housing delivery was above target in West, North and South West sub regions but significantly below target in North East and South East sub regions.

It is worth noting that the LDD counts units demolished as a negative upon completion of an individual planning consent, while the actual units built are counted each year during this period. The LDD system is continually updated and corrected. There have been a number of changes to the previous years totals. In general these show an increase in housing delivery over that which has been reported as a number of schemes have been missed at the time of reporting. This is estimated to be approximately 5,000 - 10,000 units in total over the past 6 years.

Table 14 Housing Completion trends

Year	Total housing unit completions
2002	21,531
2003/4	24,608
2004/5	27,364
2005/6	28,309
2006/7	31,432
2007/8	28,199
Total	139,912

Sources: 2002 GLA Annual Housing Provision Monitor (calendar year), 2003-8 London Development Database (LDD) residential completions (financial years).

Table 15 Residential planning approvals (Net no. of dwellings)

	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8
North	7,591	6,336	11,020	8,368	12,605	16,330	15,882	12,712
North East	6,128	5,418	10,113	9,138	15,724	15,006	9,575	36,001
South East	5,960	5,616	9,066	16,053	9,234	5,844	13,352	12,617
South West	6,561	7,530	8,038	7,733	8,533	8.878	12,665	10,203
West	6,317	6,124	7,304	5,011	14,549	9,499	9,016	8,909
TOTAL	**33,365**	**31,024**	**45,541**	**46,303**	**60,645**	**55,557**	**60,490**	**80,442**

Source: London Development Database (LDD). Net approvals of residential units plus student accommodation and hostel bedrooms. Differences with previously published data are due to the continuous updating of the LDD system.

In 2007/8 a further 80,442 units were added to the pipeline of planning permissions. This figure is boosted this year by a number of very large schemes, including the Barking Riverside scheme of 10,800 units which are unlikely to come forward in the near future. Significantly it is likely that a large number of these permissions will not be built out in the next year due to the economic outlook. It should also be noted that as well as some planning permissions not being built out, others are subsequently renewed or altered making this figure artificially high and not directly transferable into the number of dwellings that are completed.

At the end of March 2008 there were 61,156 dwellings under construction and 111,485 not yet started.

Lifetime Homes and Wheelchair Accessible Homes
From April 2008 the LDD system has started recording the number of planning approvals meeting Lifetime Homes and Wheelchair accessible home standards. These will be reported from AMR6 in February 2010. The figures for the period April 2008-Sept 2008 are 23,052 dwellings approved of which 6,419 are lifetime homes and 1,104 are wheelchair accessible.

Key Performance Indicator 5
An increased supply of affordable homes
Target
Completion of 50 per cent of new homes as affordable homes each year 2004–2016.

2007/8 delivery of affordable housing has increased to 10,394 homes or 38% of all conventional completions. Table 16 shows individual borough performance in delivery of affordable housing. There are differences when comparing previous years figures in previous Annual Monitoring Reports, as the LDD system is continually updated.

In addition to affordable housing delivery through conventional completions an increased supply of affordable homes is being delivered by the activities of housing associations in purchase and rehabilitation of existing properties totaling 632 Open Market Homebuy and 404 rehabilitated temporary social dwellings (Table 17). While these are not counted towards the London Plan target they are important in delivering the Mayor's Housing Strategy.

While there are still a range of affordable housing target figures most boroughs now reflect the strategic 50% target for affordable housing provision. A number of boroughs use the London Plan policy, which forms part of the development plan, if their own UDP policies were not saved beyond September 2007. The Mayor has stated his intention to review the 50% target as part of the review of the London Plan.

Table 16 Affordable Housing Out-turn (three year totals)

Borough	Total net affordable conventional completions				Affordable as % of total net conventional completions (all tenures)			
	2005/06	2006/07	2007/08	**3-year total**	2005/06	2006/07	2007/08	**3-year total**
Barnet	224	27	185	**436**	23%	7%	16%	**17%**
Camden	81	228	75	**384**	13%	46%	20%	**25%**
Enfield	-459	225	444	**210**	-214%	32%	47%	**11%**
Hackney	14	468	725	**1,207**	2%	42%	46%	**34%**
Haringey	265	312	211	**788**	46%	35%	39%	**39%**
Islington	232	591	907	**1,730**	28%	33%	54%	**41%**
Westminster	66	23	374	**463**	6%	4%	49%	**19%**
North Total	**423**	**1,874**	**2,921**	**5,218**	8%	31%	42%	**29%**
Barking & Dagenham	77	135	215	**427**	21%	33%	26%	**27%**
City of London	0	0	0	**0**	0%	0%	0%	**0%**
Havering	70	178	108	**356**	19%	21%	33%	**23%**
Newham	274	263	378	**915**	30%	36%	40%	**35%**
Redbridge	114	310	70	**494**	15%	30%	11%	**21%**
Tower Hamlets	812	823	620	**2,255**	34%	34%	30%	**33%**
Waltham Forest	84	229	234	**547**	16%	33%	31%	**28%**
North East Total	**1,431**	**1,938**	**1,625**	**4,994**	27%	31%	29%	**29%**
Bexley	35	115	127	**277**	25%	48%	48%	**43%**
Bromley	106	142	267	**515**	16%	16%	38%	**23%**
Greenwich	325	516	278	**1,119**	18%	43%	36%	**29%**
Lewisham	275	-81	229	**423**	36%	-22%	29%	**22%**
Southwark	63	680	995	**1,738**	5%	36%	58%	**36%**
South East Total	**804**	**1,372**	**1,896**	**4,072**	18%	30%	44%	**30%**
Croydon	221	471	625	**1,317**	33%	46%	43%	**42%**
Kingston u Thames	22	54	102	**178**	6%	17%	35%	**18%**
Lambeth	258	233	339	**830**	22%	21%	28%	**24%**
Merton	89	145	161	**395**	13%	36%	29%	**24%**
Richmond u Thames	247	39	105	**391**	28%	16%	34%	**27%**
Sutton	97	-118	188	**167**	34%	-43%	30%	**14%**
Wandsworth	135	240	307	**682**	12%	17%	30%	**19%**
South West Total	**1,069**	**1,064**	**1,827**	**3,960**	21%	22%	33%	**26%**
Brent	1,033	637	451	**2,121**	74%	69%	57%	**68%**
Ealing	206	620	412	**1,238**	25%	46%	29%	**35%**
Hammersmith & Fulham	397	458	237	**1,092**	64%	74%	46%	**62%**
Harrow	160	152	116	**428**	28%	25%	31%	**27%**
Hillingdon	212	46	117	**375**	43%	24%	29%	**35%**
Hounslow	125	604	792	**1,521**	24%	43%	48%	**42%**
Kensington and Chelsea	65	64	0	**129**	32%	40%	0%	**29%**
West Total	**2,198**	**2,581**	**2,125**	**6,904**	48%	49%	41%	**46%**
London	**5,925**	**8,829**	**10,394**	**25,148**	**24%**	**33%**	**38%**	**32%**

Source: LDD - Note that previous AMRs used figures from Housing Corporation for the years up to 2005/6. These have been replaced with LDD figures, this has resulted in some significant shifts in annual totals.

Table 17 2007/8 Affordable Housing Delivery

Borough	New Affordable Housing Stock						Other Affordable Housing	
	Net New-Build (Conventional Supply)			Existing Properties (purchase/rehab)				
	Social	Intermediate	TOTAL	Social	Intermediate	TOTAL	Open Market Homebuy	Temporary Social Housing (rehab)
Barnet	91	94	**185**	29	0	**29**	21	4
Camden	29	46	**75**	21	0	**21**	26	3
Enfield	305	139	**444**	53	0	**53**	19	21
Hackney	267	458	**725**	44	9	**53**	26	8
Haringey	106	105	**211**	65	0	**65**	24	15
Islington	366	541	**907**	17	3	**20**	23	0
Westminster	353	21	**374**	63	3	**66**	26	0
North Total	**1,517**	**1,404**	**2,921**	**292**	**15**	**307**	**165**	**51**
Barking & Dagenham	99	116	**215**	47	23	**70**	10	0
City of London	0	0	**0**	0	0	**0**	12	0
Havering	83	25	**108**	40	29	**69**	8	0
Newham	119	259	**378**	611	10	**621**	17	0
Redbridge	18	52	**70**	70	11	**81**	13	11
Tower Hamlets	526	94	**620**	28	5	**33**	26	0
Waltham Forest	137	97	**234**	18	3	**21**	28	17
North East Total	**982**	**643**	**1,625**	**814**	**81**	**895**	**114**	**28**
Bexley	90	37	**127**	57	49	**106**	13	0
Bromley	127	140	**267**	42	0	**42**	20	1
Greenwich	109	169	**278**	72	125	**197**	21	60
Lewisham*	101	128	**229**	14	2	**16**	22	65
Southwark	437	558	**995**	8	0	**8**	34	87
South East Total	**864**	**1,032**	**1,896**	**193**	**176**	**369**	**110**	**213**
Croydon	355	270	**625**	34	0	**34**	21	27
Kingston u Thames	73	29	**102**	43	25	**68**	8	0
Lambeth	163	176	**339**	51	19	**70**	21	34
Merton	56	105	**161**	6	0	**6**	12	0
Richmond u Thames	70	35	**105**	0	0	**0**	9	0
Sutton*	178	10	**188**	19	0	**19**	15	50
Wandsworth	22	285	**307**	0	30	**30**	28	0
South West Total	**917**	**910**	**1,827**	**153**	**74**	**227**	**114**	**111**
Brent	384	67	**451**	10	0	**10**	22	1
Ealing	288	124	**412**	20	0	**20**	22	0
Hammersmith & Fulham	40	197	**237**	0	0	**0**	13	0
Harrow	41	75	**116**	0	0	**0**	19	0
Hillingdon	61	56	**117**	53	0	**53**	23	0
Hounslow	219	573	**792**	10	0	**10**	19	0
Kensington & Chelsea	0	0	**0**	1	0	**1**	11	0
West Total	**1,033**	**1,092**	**2,125**	**94**	**0**	**94**	**129**	**1**
London Total	**5,313**	**5,081**	**10,394**	**1,546**	**346**	**1,892**	**632**	**404**

Sources: Conventional Completions from London Development Database, existing properties and other affordable housing information from Housing Corporation. 'Existing Properties' refers to purchases of existing homes by housing associations, funded by the Housing Corporation. It includes a small number of units already owned by housing associations but being funded for repairs.

Table 18 Borough Affordable Housing Completions (2004/5-2007/8 average)

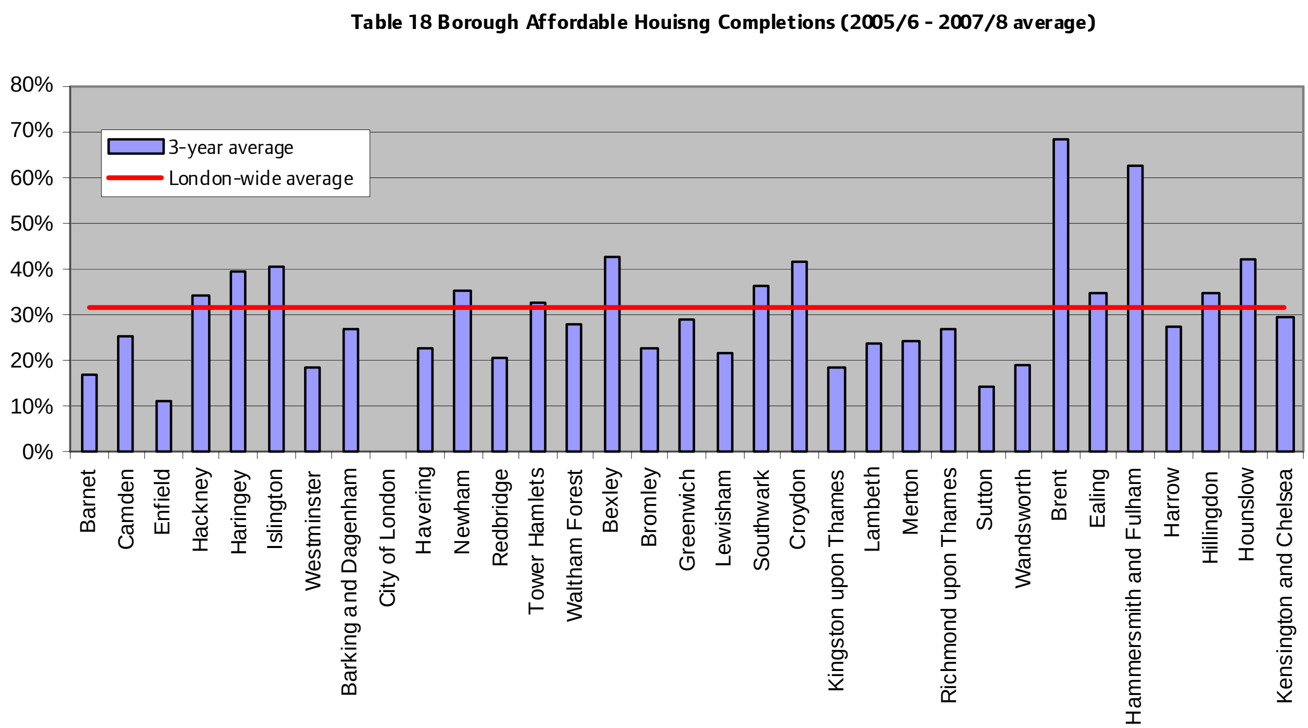


Table 19 Affordable housing policy by borough

Borough	Borough Policy Target (or practice) as at 2002	Borough policy target as August 2008	Out-turn 2005/6 to 2007/8
Barking & Dagenham	25%	LP*	27%
Barnet	30%	50%	17%
Bexley	25%	35%	43%
Brent	30-50%	50%	68%
Bromley	20%	35%	23%
Camden	50% proposed	50%	25%
City	None	LP*	0%
Croydon	40%	40% (50% large sites)	42%
Ealing	50%	50%	35%
Enfield	25%	LP*	11%
Greenwich	35%	35% minimum (50% on greenfield or readily developable former employment sites)	29%
Hackney	25%	50%	34%
Hammersmith & Fulham	65% proposed	40%	62%
Haringey	30%	50%	39%
Harrow	30%	LP*	27%
Havering	None	50%	23%
Hillingdon	25%	LP*	35%
Hounslow	50%	LP*	42%
Islington	25%	50% (interim guidance note)	41%
Kensington & Chelsea	33%	LP*	29%
Kingston upon Thames	50%	30%-50%	18%
Lambeth	35-50%	40% (50% with grant)	24%
Lewisham	30%	35%	22%
Merton	30%	LP*	24%
Newham	25%	LP*	35%
Redbridge	25%	50%	21%
Richmond upon Thames	40%	40%	27%
Southwark	25%	35% (40% central)	36%
Sutton	25%	LP*	14%
Tower Hamlets	25-33%	50%	33%
Waltham Forest	40%	50%	28%
Wandsworth	None	50%	19%
Westminster		50% (30% in CAZ)	19%

Key Performance Indicator 5a
Reducing Health Inequalities
Target
By 2026, reducing by at least 10% the gap between life expectancy at birth in Areas for Regeneration and the average in London.

This is a new indicator as a result of the London Plan 2008. It is now realized that the data to support this indicator are not directly available. This indicator will therefore be reviewed as part of the review of the London Plan. For this AMR however, proxy data has been used. The proxy data takes ONS annual life expectancy for males and females on a borough by borough basis. The regeneration wards have been approximated by weighting the borough life expectancies by the populations resident in regeneration wards in each borough. This means that the resulting indicators are strongly influenced by the life expectancies in the six boroughs with the highest populations in regeneration wards namely, Hackney, Newham, Tower Hamlets, Islington, Southwark and Haringey. These six boroughs account for 68% of the population within regeneration wards. It is recognized that this approach will under-estimate the gap as the regeneration wards are generally expected to demonstrate lower life expectancy.

Table 20 Life expectancy at Birth (2005-2007)

	Males	Females
6 borough Average	76.39	81.58
London Average	77.86	82.38
Gap	1.47 Years	0.8 Years

Key Performance Indicator 5b
Reducing Health Inequalities
Target
By 2015, reducing by at least 10% the gap between the age standardized death rate from coronary heart disease per 100 000 population in Areas for Regeneration and the average in London.

This is a new indicator as a result of the London Plan 2008. It is now realized that the data to support this indicator is not directly available. This indicator will therefore be reviewed as part of the review of the London Plan. For this AMR however, the indicator has been altered to show the Standardised Mortality Ratio (SMR) - using Ischaemic deaths in London by age and gender as the basis of the calculation. The SMR compares actual total deaths to deaths expected if the death rates in the standard population (in this case London) apply to the population of the regeneration areas (disaggregated by 5-year age groups and gender). SMR is expressed as a percentage of the expected deaths. The figures used for death rates relate to 2006 – the latest year for which information is available and the population is the GLA 2007 Round PLP Low populations for 2006.

Table 21 Standardised Mortality Rates (Ischaemic deaths)

	SMR (rate per 100,000 population)
Regeneration Areas Male	126
Regeneration Areas Female	107
Regeneration Areas Male & Female	118
London Male and Female	100

Objective 3 to make London a more prosperous city

Key Performance Indicator 6
Increasing sustainability and social inclusion by increasing the proportion of London residents working in jobs in London over the plan period.
Target
Net increase in the proportion of London residents working in London.

Comprehensive statistics relating to this target are available through the census and are given in the table below. This data is only collected every 10 years. It shows a small percentage increase in the proportion of London workers who live within London against absolute net increases in those working both within and outside London. The information presented here is the same as AMR4 in Febraury 2008 as there has been no updated data since then.

Table 22 Workers in London 2001

	Total workers	Living in London	Living outside London	% of workers living in London
1991	3,349,350	2, 676,620	672,730	79.9%
2001	3,805,655	3,083,116	722,539	81%

Table 23 Londoners Out-commuting 1991-2001

	Workers out commuting	% change in out commuting
1991	149,820	-
2001	236,018	57.5% increase

Source: 1991, 2001 Census

Table 24 Londoners Out-commuting 2001-2007

	Workers out commuting	Yearly % change in out commuting
2000	257 000	-
2001	254 000	-1.5%
2002	264 000	+4.0%
2003	285 000	+8.0%
2004	275 000	-3.6%
2005	281 000	+2.5%
2006	331 000	+17.5%
2007	321,000	-3.0%
Total change 2000-2007		**+24.7**

Source: Labour Force Survey - note this data is based on a sample survey rather than full census survey. (see London Travel Report 2007 table 7.2.2)

Key Performance Indicator 7
Ensure that there is sufficient development capacity in the office market.

Target
Stock of office planning permissions to be at least three times the average rate of starts over the previous three years. The ratio of permissions to average three years starts at end 2008 was **7:1**.

The ratio has increased from 4.8:1 at end 2007, indicating that central London's office development capacity is increasing. This is not unusual when the development cycle enters a downturn phase. Construction starts turn down sharply but developers continue to work up planning permissions on prospective sites.

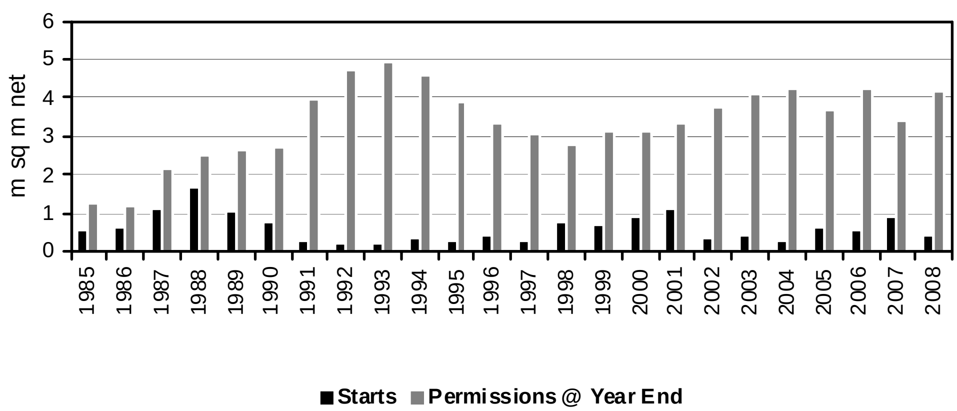
Table 25 Ratio of planning permissions to three year average starts

Year	Ratio of planning permissions to three year average starts
2003	6.4:1
2004	12:1
2005	8:1
2006	8.4:1
2007	4.8:1
2008	7:1

Source: EGi London Offices, Ramidus Consulting, Chippendale Consulting & Research, 2009

The volume of starts in central London in 2008, at 0.44 million sq metres net in 72 schemes, was 50% of the level achieved in 2007. It was the lowest since the three year downturn in office construction 2002-2004.

Office starts and year-end permissions, 1985-2008



Source: EGi London Offices, Ramidus Consulting, Chippendale Consulting & Research, 2009

Of the 72 starts in 2008, 51% of schemes with 48% of floorspace (213,000 sq metres net) were in the City sub-market. The largest was The Heron Tower, Bishopsgate, EC2, a speculative development close to Liverpool Street station. 33% of schemes and 36% of floorspace were located in the West End (including Paddington) with major starts at Merchant Square, Paddington, W2, The Quadrant, Regent Street, W1, and Park House, Park Street, Mayfair, W1.

Changing economic circumstances have had a threefold impact on the London commercial office market. First, by the end of 2008 capital values in central London had fallen 38% from their summer 2007 peak, with the rest of London not faring much better with a fall of 33% (IPD). Secondly, the investment and development markets, which were highly-leveraged (debt-driven) during the 2005-2007 boom, were increasingly starved of funds. Third, the occupational market began to contract, initially in the first half of 2008 in sectors immediately affected by the credit squeeze (banking, financial services and property), and in the second half of 2008 in a wider range of sectors as the UK-wide recession developed.

AMR6 will test current expectations that 2009 may be a recessionary year for central London offices, characterised by negative net absorption (a decline in the occupied office stock); a double-digit availability rate (the proportion of stock that is available for letting) and falling rents. Starts in 2009 are expected to be low.

Key Performance Indicator 8
Direction of economic and population growth to follow the indicative sub-regional allocations and fulfill the priority to east London
Target
Development in Opportunity Areas and Areas for Intensification for each sub-region measured against the Chapter 5 indicative figures in the London Plan.

Significant progress has been made in progressing development at several of the London Plan Opportunity Areas. Construction work has begun at Kings Cross and continued apace in connection with the Olympics. There has been consultation on Action Area Plans in the Upper Lee Valley and outline planning permission is being sought for Brent Cross/Cricklewood. A summary of progress on each Opportunity Area and Area for Intensification is given in Appendix 4.

Objective 4 to promote social inclusion and tackle deprivation and discrimination

Key Performance Indicator 9
Increased employment opportunities for those suffering from disadvantage in the employment market

Target
Age specific unemployment rates for black and minority ethnic groups to be no higher than for the white population by 2016, 50 per cent reduction of the difference by 2011.

Table 26 **Age specific unemployment[1] rates for White and BAME groups, Greater London, 2007**

	All persons		White groups		BAME groups		Ratio
	Unemp-loyed	Rate (%)	Unemp-loyed	Rate (%)	Unemp-loyed	Rate (%)	BAME /White
All working age	**261,000**	**6.9**	**122,000**	**4.8**	**138,000**	**11.3**	**2.4**
Age 16-24	94,000	18.4	46,000	14.1	48,000	26.1	1.9
Age 25-44	116,000	5.3	48,000	3.3	68,000	9.0	2.7
Age 45-59/64	50,000	4.8	28,000	3.6	23,000	7.9	2.2

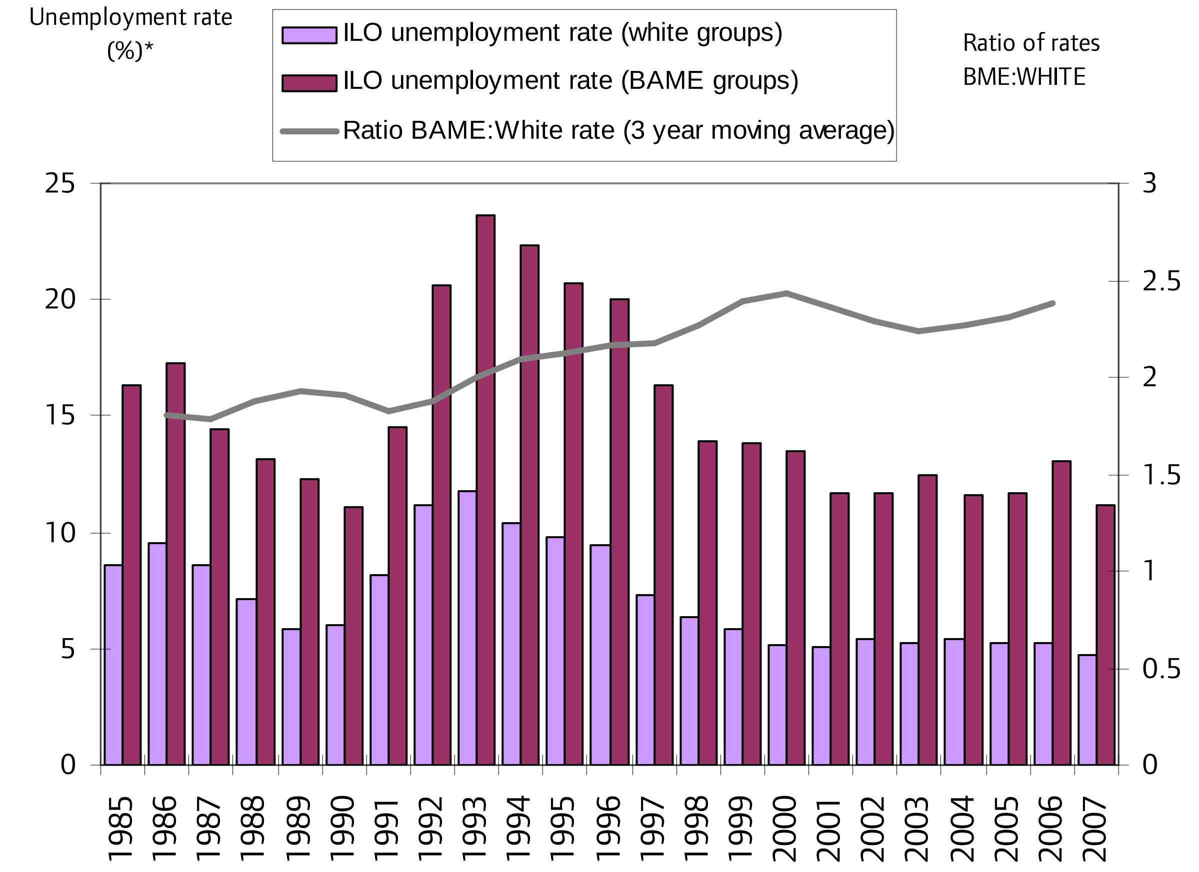
Source: Annual Population Survey 2007
Notes: The APS is a sample survey, so all estimates are subject to a degree of sampling variability.

Londoners from Black, Asian and minority ethnic (BAME) groups are more than twice as likely as those from White groups to be unemployed. The gap in rates persists within different age groups and data are not significantly different to rates in previous AMRs.

The pattern of previous years generally continued this year. Overall unemployment rates amongst both BAME and white groups reduced. There was a very slight reduction in the overall ratio from 2.5 to 2.4. However, more significantly the absolute number and proportion of 16-24 year old BAME unemployed people rose. Analysis of longer term trend data (1985-2007) suggests the gap in unemployment rates between White and BAME groups has persisted over time despite falls in the general level of unemployment. As the data are estimates, and subject to a considerable degree of sampling variability, it is difficult to come to firm conclusions about progress in the short term. Data will need to be monitored in the longer term in order to assess progress on this challenging indicator.

While data presented here relate to aggregations of minority ethnic groups, it is fully recognised that within the BAME population there is huge variation in unemployment rates. 2001 Census data shows that rates ranged from 5.9 per cent for Indian Londoners up to 20.5 per cent among Bangladeshi Londoners. Rates were also high for Black Londoners (12.3-17.6 per cent).

Unemployment rates by ethnicity, Greater London 1985-2005



Source: Office for National Statistics, Labour Force Survey & Annual Population Survey
1985-2002 is working age, 2003-2007 is 16+

Key Performance Indicator 10
Increased employment opportunities for those suffering from disadvantage in the employment market

Target Percentage of lone parents dependant on income support to be no higher than the UK average by 2016, 50 per cent reduction of the difference by 2011.

Table 27 Lone parents on Income Support as % of all lone parent families

	Greater London		Great Britain		
Quarter	Lone parents families on IS	As % of lone parent families	Lone parents Families on IS	As % of lone parent families	Difference in percentage points (London-GB)
May 2001	168,400	59.2	900,320	50.8	8.5
May 2002	166,840	57.4	870,850	47.7	9.7
May 2003	166,630	56.1	855,710	45.7	10.3
May 2004	165,120	54.4	823,180	43.4	11.0
May 2005	163,620	52.4	789,270	40.8	11.6
May 2006	162,770	50.8	774,780	39.3	11.4
May 2007	160,450	49.0	765,530	38.4	10.6
May 2008	152,520	45.7	738,580	36.6	9.1

Sources: GLA calculations (from NOMIS with denominators based on CLG, GLA and GROS household projections of all lone parent families) based on data from Department of Work and Pensions; (Department of) Communities & Local Government and the General Register Office for Scotland.
Note in AMR4 the table was wrongly calculated leading to some double counting of lone parents.

Lone parent families in London are more likely to be dependant on Income Support relative to the national average. Since 2001, the proportion of lone parent families on Income Support has reduced in both London and GB (note GB has been used as there are not comparable data for the UK), but the gap between the two has remained wide. The year to May 2008 saw a significant reduction in that gap and in the actual numbers on Income Support both in London and throughout the UK. This indicator will be particular relevant as the economic downturn begins to bite.

Key Performance Indicator 11a
Improving the provision of social infrastructure and related services.
Target
An increase in the provision of childcare places per 1000 under fives, particularly in Areas of Regeneration.

This is a new target as a result of the London Plan 2008 and replaces the previous Key Performance indicator 11 which assessed the 15 separate "floor targets" which the Government uses to assess how the most deprived local authorities in England are performing on fundamental quality of life factors. Th0se floor targets are still available at http://www.fti.neighbourhood.gov.uk/page.asp?id=5

The published statistics on childcare are compiled by Ofsted and are only available at borough level. Therefore for this AMR proxy data has been used. The regeneration wards have been approximated by using the six boroughs with the highest populations in regeneration wards namely, Hackney, Newham, Tower Hamlets, Islington, Southwark and Haringey. These six boroughs account for 68% of the population within regeneration wards. There is variable provision amongst the 6 boroughs with Islington considerably above the London and national average and Newham at half the national average. It is clear that London as a whole is below the national average with only 77% of the places per 1000 under 5s.

There is a considerable amount of variation between boroughs, so three of the main regeneration boroughs are above average and three are well below.

Table 28 Places in day nurseries

	Sept 2004		August 2008		% Change 2004-2008 Places per 1000 under 5s
	Number of places	Places per 1000 under 5s	Number of places	Places per 1000 under 5s	
Hackney	2500	143	3,400	179	+25%
Newham	2300	109	2,400	105	-4%
Tower Hamlets	2000	120	2,100	113	-6%
Islington	2700	233	3,300	270	+16%
Southwark	3000	165	3,600	188	+14%
Haringey	1300	80	1,900	113	+41%
6 boroughs total	13,800	136	16,700	154	+13%
Rest of London	56,700	146	68,000	164	+12%
London	70,500	144	84,700	162	+12.5%
England	500,700	176	635,600	209	+19%

Sources: Registered childcare places from Ofsted Quarterly Childcare Statistics at 31 August 2008 and GLA calculations based on GLA 2007 Round of Demographic projections and
England population from Office for National Statistics 2004-based Subnational Population Projections

Key Performance Indicator 11b
Improving the provision of social infrastructure and related services.
Target
An improvement in the percentage of pupils obtaining five or more GCSEs at grades A*-C in areas of Regeneration relative to the LEA as a whole.

This is a new target as a result of the London Plan 2008 and replaces the previous Key Performance indicator 11 which assessed the 15 separate "floor targets" which the Government uses to assess how the most deprived local authorities in England are performing on fundamental quality of life factors. Those floor targets are still available at http://www.fti.neighbourhood.gov.uk/page.asp?id=5

Table 29 GCSE A*-C Grade Passes

Area	% passing 5+ A*-C Grades
Barking and Dagenham	56.7
Barking and Dagenham Regeneration Wards	48.7
Brent	61.0
Brent Regeneration Wards	48.4
Camden	52.4
Camden Regeneration Wards	49.9
Croydon	56.9
Croydon Regeneration Wards	41.8
Enfield	55.8
Enfield Regeneration Wards	38.6
Greenwich	50.7
Greenwich Regeneration Wards	42.5
Hackney	51.6
Hackney Regeneration Wards	51.6
Hammersmith and Fulham	54.3
Hammersmith and Fulham Regeneration Wards	54.8
Haringey	55.2
Haringey Regeneration Wards	52.2
Islington	51.6
Islington Regeneration Wards	50.9
Kensington and Chelsea	55.5
Kensington and Chelsea Regeneration Wards	47.0
Lambeth	51.4
Lambeth Regeneration Wards	51.0
Lewisham	55.0
Lewisham Regeneration Wards	56.1
Newham	54.9
Newham Regeneration Wards	54.6
Southwark	52.3
Southwark Regeneration Wards	49.9
Tower Hamlets	56.0
Tower Hamlets Regeneration Wards	56.6
Waltham Forest	56.0
Waltham Forest Regeneration Wards	42.9
Westminster	52.7
Westminster Regeneration Wards	47.1
Inner London	54.0
Outer London	62.0
Greater London	**59.4**
Regeneration Wards	51.1
England	59.4

Source
DMAG Education, 2007 English National Pupil Dataset
Notes:
1) Data are for pupils on roll in maintained mainstream and special schools (i.e. pupils attending independent schools or Pupil Referral Units are not included)
2) Data are for pupils aged 15 at the start of the school year and who were on roll in January 2007. These pupils would have reached the end of compulsory schooling in summer 2007.
3) Examination results are for all pupils. National Performance Tables exclude pupils who are recent arrivals
4) Pupils are grouped by their home ward, that is figures are for locally-resident pupils regardless of where they attend school.

In 2007 a total of 16,497 pupils sat GCSEs within the 20% most deprived wards in London (ie the Areas for Regeneration). Of these 8434 passes five or more at grades A*- C giving a percentage of 51.1%. This compares to the London wide rate of 59.4%. In some boroughs the difference between the attainment within the Regeneration Wards and the borough as a whole is market, for example Enfield, Croydon and Waltham Forest. This often highlights the fact that these boroughs have a small (1-3) number of regeneration wards. In other boroughs the distinct is less clear cut and in 3 boroughs the attainment in the regeneration wards is actually above that of the borough as a whole.

Attainment in Inner London is generally below that of outer London but the combination puts London at the same pass rate as England as a whole. It is noticeable that in some boroughs the educational performance in the regeneration areas is actually above the borough wide performance.

Objective 5 to improve London's accessibility

Key Performance Indicator 12

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.

Table 30 Public and private transport indexes

Year	Public Transport index	Private Transport Index
2001	100.0	100.0
2002	103.2	97.7
2003	108.9	95.2
2004	114.5	92.3
2005	113.3	93.4
2006	116.5	92.2
2007	122.4	90.5

Note: figures adjusted from previous AMRs due to revisions to population data but the overall picture remains similar. The private transport index, derived from the traffic series for car and motorcycle movements in London, has been adjusted to take account of TfL's revisions to the series published by DfT See Note under KPI13

Source: Transport for London

The indices are derived from the time series of numbers of journey stages per head compiled for the 2008 London Travel Report. 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).

The results show a 22% increase in public transport journey stages per head between 2001 and 2007, compared with a 9% decrease in car journeys per head. 2007 saw a continuing drop in the use of the car and an increase in the use of public transport, which has increased steadily apart from a dip in 2005 that has been put down to the impact of the London bombings in July 2005.

Key Performance Indicator 13

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

Target From 2001-2011, 15 per cent reduction in traffic in the congestion charging zone, zero traffic growth in inner London, and traffic growth in outer London reduced to no more than 5 per cent.

London Plan Policy 3C.16 – 'Tackling congestion and reducing traffic' –sets out targets for reductions in weekday traffic growth for different areas of London. Monitoring by Transport for London within the area of the Congestion Charging Zone has shown that levels of traffic (for vehicles of four or more wheels) fell by 15 per cent between 2002 and 2003 and continued to decline to a level of up to 20% below 2002 by 2005. Available indicators of traffic circulating within the charging zone suggest broadly stable or slightly declining traffic levels in 2006 compared with the previous year and a further reduction of 2% in 2007. No change was observed between 2006 and 2007 in traffic entering the zone during charging hours, which remained as a level of 21% below its pre-charging level in 2002.

Estimates by TfL using London data from DfT's traffic counts for the National Road Traffic Estimates indicate that in inner London (outside Central London) annual traffic on major roads declined by 1% between 2006 and 2007 after increasing by 3% in the previous year. Traffic was 3% lower in 2007 than in 2001. In outer London, traffic on major roads also declined by 3% between 2001 and 2007. Overall, when minor roads are included, traffic declined steadily between 2001 and 2004 before levelling off and in 2007 remains 1% lower in 2001 in both inner London (outside Central London) and outer London.

Note: Transport for London (TfL) needs accurate and robust traffic estimates to meet a wide range of requirements for its modelling, planning, and other work. It relies heavily on official statistics published by the Department for Transport (DfT) to meet those requirements. DfT's primary purpose is to provide robust estimates for Great Britain as a whole. Estimates broken down by local area and by road type are less robust. In this context DfT are undertaking a programme of work implementing recommendations from the National Statistics Quality Review of Road Traffic Estimates which highlighted minor roads as an area for improvement. TfL has reservations that DfT's current methodology for estimating minor roads traffic has not reflected minor roads traffic trends in London, with sufficient accuracy, to be fit for TfL's purposes. Therefore TfL have produced an alternative set of estimates, for each calendar year from 1999 to 2006, which are much closer to the trends indicated by TfL's own data. DfT are content for TfL to use these estimates for its own purposes. TfL welcomes DfT's steps to improve its minor roads' traffic estimates, and the two organisations have identified opportunities to share traffic data between them. Taken together, these steps are expected to lead to a substantially improved understanding of traffic trends in London.

Key Performance Indicator 14

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

Target

A five per cent increase in passengers and freight transported on the Blue Ribbon Network from 2001-2011.

Table 31 Passengers on the River Thames

Year	Number of Passengers[1]	% increase on previous year
April 2000 – March 2001	1 573 830	-
April 2001 – March 2002	2 011 736	28%
April 2002 – March 2003	2 030 385	1%
April 2003 – March 2004	2 123 820	4.6%
April 2004 – March 2005	2,343,280	10.3%
April 2005 – March 2006	2,373,350	1%
April 2006 - March 2007	2,746,700	15.7%
April 2007 - March 2008	3,078,300	12.1%

Source: TfL London River Services

Note [1] Figures are for passenger journeys on boat operators using TfL London River Services Piers and the Thames Clippers Savoy (London Eye from November 2007) to Woolwich Arsenal service. This excludes a number of other services working from independent piers. Figures also include passengers on charter boats. Ticket sales count both single and return tickets as one journey on all services except Thames Clippers which are passenger journeys.

The table shows that the number of passengers on the Thames is steadily increasing over the baseline situation in 2001. The overall picture is of almost doubling river passengers since 2001 – a 96% increase). Following the events of 7 July 2005, passenger numbers on tourist services fell significantly, but have now recovered to previous levels. Passenger numbers on the riverbus services have shown significant growth since July 2005. In November 2007, Thames Clippers riverbus service was expanded to run between Waterloo (BA London Eye) and the O2 at a 20 minute frequency throughout the day and every 30 minutes in the late evening. It is anticipated that the number of passengers carried on the Thames will continue to show strong growth.

Table 32 Cargo trade on the River Thames

Year	Tonnes of Cargo	% increase on previous year
2001	10 757 000	-
2002	9 806 000	9% decrease
2003	9 236 000	6% decrease
2004	8 743 000	5% decrease
2005	9,288,000	6% increase
2006	9,337,000	0.5% increase
2007	8,642,000	7% decrease

Source: Port of London Authority.

The Table shows a 7% decrease in the amount of cargo handled within the London part of the Port of London during 2007. This still means that there has been a net decrease of nearly 20% overall from the baseline year of 2001. The main changes were due to a reduction in aggregates shipment to West India Dock, the closure of Arcelor Wharf in Barking and a reduction in scrap metal shipment. Looking forward the Port of London Authority remains positive that cargo volumes will increase due to general trade forecasts and the fact that a number of major construction project intend to use the river including Crossrail, Thames Tideway Sewer and continued Olympics and Stratford City related development.

The Mayor will review the forecasts and the overall scale and distribution of wharves required to serve this market during 2009 and 2010.

Key Performance Indicator 15
Increase in public transport capacity
Target
50 per cent increase in public transport capacity between 2001 – 2021, with interim increases to reflect Table 6A.2.

In AMR4 it was stated that the target 5% increase in capacity between 2001 and 2006 had been met with a 6% increase in capacity. Since then the Piccadilly line has been extended to Terminal 5 and the capacity of the bus system has been further increased. Crossrail was granted Royal Assent in July 2008, clearing the way for the project to proceed. The DLR has been extended with a new branch to Woolwich Arsenal which opened in January 2009 and the new branch to Stratford International will open by 2010. There will be a further 33% increase in capacity in the Jubilee line in 2009, followed by 20% more capacity on the Northern line and 19% on the Victoria line by 2012.

TfL published its 2009/10 – 2017/18 Business Plan in November 2008. Compared to 2007/8, the TfL Business Plan will deliver nearly 30 % extra public transport capacity. The Business Plan includes the following expansions to public transport capacity:

- Upgrades to London's Underground providing a 25 per cent increase in Underground capacity by 2018 and over 30 per cent when complete in 2022.
- Three-car trains on the Docklands Light Railway, providing a 50 per cent increase in capacity
- Enhancing the London Overground network - which includes the East London line and North London line - with improved reliability and a doubling of capacity
- Crossrail, providing a 10 per cent increase in London's rail-based public transport capacity
- 8 % increase in bus capacity between 2007/8 and 2017/18
- Completion of the first phases of the East London Transit and Greenwich Waterfront Transit schemes

TfL supported the development of the Department for Transport's High Level Output Statement (HLOS), providing more trains, more carriages and longer platforms. HLOS forms the basis of Network Rail's Control Period 4 planned investments covering the period to 2013/14. Beyond 2013/14, TfL is working with the Department for Transport to assess the longer-term options to improve further both the passenger and freight rail network in London. In the case of the East London line extension to Clapham Junction, discussions are taking place with the Department for Transport on funding.

Therefore progress on this Indicator appears to be on target.

Key Performance Indicator 16

Increase in public transport capacity

Target

Regular assessment of the adequacy of transport capacity to support development in opportunity and intensification areas.

An initial assessment of the adequacy of public transport capacity at each of the Opportunity Areas and Areas for Intensification was carried out to inform the sub-regional development frameworks (SRDFs), published in 2005. Summary details of infrastructure provision for the opportunity and intensification areas can be found in Annex 2 of the relevant final SRDF, published in May 2006. In the Mayor's Planning for a Better London, published in July 2008, it was stated that the current model of sub-regional working will be reviewed, and in view of this work on the Sub Regional Implementation Frameworks has been suspended. TfL announced in 2008 that they wish to work with London Boroughs and sub-regional partnerships to take forward a sub-regional approach to transport analysis. TfL are developing improved transport models to support sub-regional transport planning, which, when completed in 2010, will also support assessment of the adequacy of transport provision at opportunity and intensification areas.

Key Performance Indicator 17

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

Target

Maintain at least 50% of B1 development in PTAL zones 5-6 and at least 90% of B2 and B8 development in Zones 0-2.

This target has been revised in London Plan 2008 and now formally represents the proxy data that was used in previous AMRs. The table indicates that the target has been met.

Using land use classes as a rough proxy for employment densities, the London Development Database has been used in combination with a GIS system to generate a matrix of types of employment development permitted within three groupings of public transport accessibility.

The results are shown in the table below. B1 uses, which include office development are heavily focused within the more accessible areas (PTAL zones 5 and 6) whereas B2 and B8 uses are much less prevalent in such locations. This is in line with the general trend of providing such uses in the more appropriate and sustainable locations.

Likewise, the majority of B2 and B8 uses are being provided in the locations with the lowest public transport accessibility (PTAL zones 0 and 2). This is because a key requirement for such developments is often access to the national motorway network and/or strategic rail/port freight facilities. It is notable that some 17% of B1 uses are located in the lowest PTAL zones but it must be remembered that B1 uses also include light industry and research/development uses which may well seek edge or out of centre locations.

Table 33 Employment floorspace permitted by PTAL zone

2007/8 Approvals

Accessibility (PTAL Group)	Employment floorspace by land use class 2007/8					
	B1 m²	B1 %	B2m²	B2 %	B8 m²	B8%
Low (0 to 2)	335,283	11.7	192,528	91.1	225,653	89.1
Medium (3 to 4)	556,621	19.3	18.864	8.9	23,299	9.2
High (5 to 6)	1,988,124	69	0	0	4,183	1.7
Totals	2,880,028	100	211,392	100	253,135	100

Source: London Development Database - B1, B2 and B8 approvals. Only permissions with 1,000m2 or more in a particular use class are recorded on LDD. PTAL is measured from the location of the site marker, which is generally located in the center of the site. This means that for large sites, such as the Stratford City development, a low PTAL rating will be given despite parts of the site having a much higher rating.

2006/7 data

Accessibility (PTAL Group)	Employment floorspace by land use class 2006/7					
	B1 m²	B1 %	B2m²	B2 %	B8 m²	B8%
Low (0 to 2)	114,519	17.3%	51,378	79.8%	97,459	78.4%
Medium (3 to 4)	57,936	8.7%	6,906	10.7%	18,960	15.2%
High (5 to 6)	488,498	73.9%	6,068	9.4%	7,827	6.3%
Totals	660,953	100%	63,352	100%	124,246	100%

2005/6 data

Accessibility (PTAL Group)	Employment floorspace by land use class 2005/6					
	B1 m²	B1 %	B2m²	B2 %	B8 m²	B8%
Low (0 to 2)	221,231	15.6	179,073	92.8	322,280	86.1
Medium (3 to 4)	99,669	7.0	10,700	5.5	23,193	6.2
High (5 to 6)	1,098,795	77.4	3,179	1.6	28,852	7.7
Totals	1,419,695	100	192,952	100	374,325	100

2004/5 data

Accessibility (PTAL Group)	Employment floorspace by land use class 2004/5					
	B1 m²	B1 %	B2 m²	B2 %	B8 m²	B8 %
Low (0-2)	829 402	39.55	168 283	88.83	208 938	90.44
Med (3-4)	183 336	8.74	17 828	9.41	16 335	7.07
High (5-6)	1 084 480	51.71	3325	1.76	5760	2.49
Totals	2 097 218	100%	189 436	100%	231 033	100%

Source LDD

Notes

PTAL – Public Transport Accessibility Level

B1 - Offices, light industry, research and development uses.

B2 – General Industrial uses

B8 – Storage and distribution uses including warehouses.

The table relates to total permissions including new build, extensions and change of use.

Objective 6 to make London a more attractive, well-designed and green city

Key Performance Indicator 18
Protection of biodiversity habitat
Target
No net loss of designated Sites of Importance for Nature Conservation over the plan period.

Table 34 Changes in protected habitat due to new development

Borough	Protected area affected by dev (ha)	Comment	Net Change (ha)
Barnet	1.220	Phase 1a of the Grahame Park estate redevelopment on parkland of Local Importance. Other phases will include new open space on other parts of the site.	-1.220
Bexley	15.811	Slade Green rail freight depot on SINC Borough Grade 2. Granted by Secretary of State.	-15.811
Enfield	0.240	Residential development on former allotment site adjacent to the New River SSSI. Following an ecological assessment, the designation as a Site of Local Importance was successfully challenged by the applicant.	-0.240
Hillingdon	0.107	Change from agricultural land to riding school.	0
Islington	0.305	Residential development includes covering over of railway embankment designated SINC Borough Grade 1. Proposal includes an enclosed nature garden to replace lost habitat.	-0.062
Islington	0.061	Residential development encroaching onto railway embankment classified SINC Borough Grade 1. Area lost described as "incorrectly designated".	-0.061
Merton	0.029	New end of terrace house with garden encroaching onto adjacent park land of SINC Borough Grade 2.	-0.029
Newham	3.900	Stratford City development site includes part of SINC Borough Grade 1. The scheme will create a net gain of accessible open space.	Not known
Redbridge	0.793	New swimming pool and leisure center on site of local importance.	-0.793
Total	**22.466**		**18.216**

Source: London Development Database

This year has seen a worrying increase in the loss of nature conservation sites. One development, the Slade Green Rail Freight depot accounts for the majority of the loss, however, there remains over 2ha of other losses which compares poorly to the previous years where losses have been around 1 ha and poorly to the target which seeks no net loss.

The current London Plan policy is clear on the need to protect these sites, therefore there is little change expected through the review of London Plan policy. However, it may be appropriate to focus on the implementation of this policy and investigate the reasons for some of the losses.

Key Performance Indicator 19
Increase in municipal waste recycled or composted
Target
At least 35 per cent by 2010.
At least 45 per cent by 2015.

The targets for this indicator changed from April 2007 as a result of the publication of the London Plan Early Alterations in December 2006. The relevant policy and hence the target have changed from household waste to Municipal waste This is the first year of monitoring against the revised target.

London's household recycling rate for 2007/8 was 25.5%. This represents a continuation of the increase that has been seen over the past few years. It appears unlikely that the 35% target by 2010 will be met, however, it gives some scope for being close to that target. However, the target is a considerable way below the 25% target for 2005 and as Table 38 shows London now has a lower recycling rate than any other English Region. This is particularly disappointing as London was close to the average rate only a few years ago and more worrying is the fact that the gap to the England average rate has increased.

On a positive note, the total amount of municipal waste has continued its slight decrease trend. This represents a change in trends up to recent years when the volume of waste was steadily growing.

In 2007/8 some 8 boroughs were missing their Best Value targets, this represents an improvement on the situation in 2006/7 where 13 London Boroughs were still missing their targets for 2005. In particular recycling rates remain lower in Tower hamlets and Newham.

Table 35 London's Household waste recycling rate 1996/97 – 2007/08

Year	Household Recycling Rate (%)
1996/97	6.1
1997/98	7.0
1998/99	7.6
1999/2000	9.0
2000/1	9.0
2001/2	9.4
2002/3	10.9
2003/4	13.3
2004/5	17.6
2005/6	20.7
2006/7	22.9
2007/8	25.5

Source: DEFRA http://www.defra.gov.uk/environment/statistics/wastats/archive/mwb200607.xls - 'Table 5'!A1

Table 36 London waste authority household recycling rates

Waste authority	2002-3 (%)	2003-4 (%)	2004-5 (%)	2005-6 (%)	2006-7 (%)	2007-8 (%)	2007-8 Best Value Target*
Barking & Dagenham	2.2	6.7	14.0	16.6	21.08	20.41	20
Barnet	12.1	16.7	19.9	27.47	29.47	30.68	27
Bexley	22.0	20.6	30.7	37.71	40.00	41.64	30
Brent	6.6	8.5	14.0	20.01	21.52	20.98	20
Bromley	15.4	20.1	23.3	27.25	31.85	34.46	21
Camden	16.1	19.1	25.2	27.14	28.05	27.12	30
City of London	14.5	19.0	14.3	18.1	28.19	33.39	20
Croydon	13.1	14.1	13.0	16.17	20.11	22.71	30
Ealing	10.6	11.7	15.2	19.28	24.92	28.94	30
Enfield	11.7	15.6	23.6	27.29	29.64	28.19	27
Greenwich	9.4	12.0	19.0	21.66	23.61	30.52	20
Hackney	2.6	6.9	12.2	16.21	19.57	22.38	20
Hammersmith & Fulham	8.5	15.3	19.6	21.49	23.63	26.89	24
Haringey	4.4	8.8	14.3	19.23	24.72	25.68	20
Harrow	9.4	13.1	18.8	26.7	27.70	39.55	24
Havering	6.7	9.6	15.5	17.81	20.43	23.98	27
Hillingdon	19.5	23.9	27.2	27.7	30.64	33.76	21
Hounslow	15.1	15.7	17.4	19.25	19.62	21.75	30
Islington	5.8	8.1	11.0	18.29	23.50	26.33	20
Kensington & Chelsea	7.9	16.4	18.1	19.94	24.28	27.93	30
Kingston-u-Thames	19.1	18.5	18.3	23.97	23.90	25.62	30
Lambeth	10.9	10.5	16.5	22.15	23.10	25.12	21
Lewisham	7.3	8.4	10.2	12.2	15.75	21.99	20
Merton	15.0	14.8	20.3	22.59	25.05	27.08	27
Newham	4.2	5.5	6.2	10.13	13.53	14.40	20
Redbridge	10.0	12.3	15.5	17.34	18.60	22.38	21
Richmond-u-Thames	20.5	22.0	23.8	28.59	31.71	36.14	30
Southwark	4.7	7.1	10.8	14.96	18.46	20.02	20
Sutton	19.3	25.5	27.9	29.07	30.26	32.48	30
Tower Hamlets	3.4	5.1	7.4	8.85	11.75	13.04	20
Waltham Forest	10.2	11.8	18.1	21.85	27.51	29.74	20
Wandsworth	10.5	17.5	17.2	20.96	22.87	24.66	24
Westminster	11.5	13.2	15.3	18.29	20.38	22.72	20
East London Waste Authority	6.1	8.0	12.5	15.25	18.37	19.96	20
North London Waste Disposal Authority	9.6	12.7	18.3	20.89	23.09	24.37	20
West London Waste Authority	13.9	17.0	20.1	24.59	27.53	27.09	27
Western Riverside Waste Authority	11.5	14.8	17.6	22.03	23.68	26.14	24

Notes: Shading indicates boroughs missing the 2007/8 Best Value Monitoring Target
Source: Defra http://www.capitalwastefacts.com/LondonData/Targetsandperformance/tabid/59/Default.aspx

Table 37 London's Municipal waste recycling rate 2006/7 – 2007/08

Year	Municipal Recycling Rate (%)
2005/6	18
2006/7	20
2007/8	22

Source*: **DEFRA***
http://www.defra.gov.uk/environment/statistics/wastats/archive/mwb200708.xls

Table 38 Regional household recycling rates 2000/01 to 2007/08 (percentage)

Region	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/7	2007/8
North East	4.1	5.2	6.6	12.2	15.4	21.1	26.4	28.4
North West	7.5	9.2	11.3	14.2	19.2	23.8	28.9	33.4
Yorkshire & Humber	7.3	8.9	11.2	14.5	18.6	21.8	26.9	30.5
East Midlands	13.1	13.7	15.1	19.3	26.3	31.8	35.6	41.9
West Midlands	9.1	10.2	13.0	15.7	19.9	25.1	28.6	33.0
East	15.2	17.4	19.4	23.4	29.8	34.1	38.3	41.2
London	9.0	9.3	10.9	13.3	17.6	20.7	22.9	25.5
South East	16.4	17.7	19.6	22.8	26.1	29.2	33.1	36.0
South West	14.9	16.6	18.6	21.4	26.6	31.4	37.2	40.3
England	**11.2**	**12.5**	**14.5**	**17.8**	**22.5**	**26.7**	**30.9**	**34.5**

Source: DEFRA See website http://www.defra.gov.uk/environment/statistics/wastats/archive/mwb200708.xls

Table 39 Total Municipal Waste in London

Waste from:	2001/02	2002/03	2003/04	2004/05[r]	2005/06	2006/07	2007/08
Regular household collection	2,262	2,216	2,201	2,081	2,112	2,111	2,013
Other household sources	310	298	274	306	277	256	247
Civic amenity sites	519	497	411	328	250	246	230
Household recycling	317	367	445	581	687	776	851
Total household	3,408	3,379	3,331	3,297	3,326	**3,390**	**3,342**
Non household sources (excl. recycling)	996	1,024	962	1,011	810	761	734
Non household recycling	33	43	49	62	76	67	74
Total municipal waste	**4,438**	**4,446**	**4,342**	**4,370**	**4,213**	**4,218**	**4,149**

Source Defra see website: http://www.defra.gov.uk/environment/statistics/wastats/archive/mwb200708.xls

Key Performance Indicator 20
Increase in household waste recycled or composted
Target
Achievement of quantified requirement for waste treatment facilities

Following the publication of the Planning Policy Statement 10: Planning for sustainable waste management, the London Plan was reviewed and each London borough was apportioned an amount of waste for which significant land must be identified for the management of that waste. The sum total of waste for all boroughs equates to 85% self sufficiency for London.

Previous AMRs had indicated that locations for land to manage this waste would be identified through the Sub Regional Implementation Frameworks. Work on these has been suspended as the Mayor is reviewing the nature of sub regional working in London and this aspect of implementation will need to be investigated through other means.

Table 40 Indicative land demand for waste management and recycling

table 4A.6 Waste to be managed in London apportioned by borough (thousand tonnes per annum)

	2010			2015			2020		
	MSW	C/I	total	MSW	C/I	total	MSW	C/I	total
	London's municipal solid waste & commercial/industrial waste to be apportioned								
	2421	5960	8381	3933	7135	11068	4550	8436	12987
London borough	municipal solid waste and commercial/industrial waste requiring management								
Barking & Dagenham	145	357	502	236	429	666	274	508	782
Barnet	61	150	210	99	180	279	115	213	327
Bexley	131	323	454	214	388	602	248	459	707
Brent	82	202	284	134	243	377	155	287	442
Bromley	71	174	245	115	209	325	134	248	382
Camden	58	143	201	95	172	266	110	203	313
City	29	71	100	36	64	100	35	65	100
Croydon	73	179	252	119	215	334	138	255	393
Ealing	104	257	361	170	308	478	197	365	562
Enfield	87	215	302	142	258	400	165	306	470
Greenwich	96	237	334	157	285	442	182	337	519
Hackney	59	146	205	97	175	272	112	207	319
Hammersmith & Fulham	71	176	247	116	211	327	135	250	385
Haringey	54	132	186	88	159	247	102	188	290
Harrow	52	128	180	85	154	239	98	182	280
Havering	96	235	331	156	283	438	180	335	515
Hillingdon	87	215	303	142	258	401	165	306	471
Hounslow	85	208	293	138	250	388	160	296	455
Islington	58	143	201	94	171	266	109	203	312
Kensington & Chelsea	58	143	201	95	172	266	110	203	313
Kingston	47	117	164	77	140	218	90	166	256
Lambeth	64	158	222	105	190	294	121	225	346
Lewisham	60	148	208	98	177	275	113	210	323
Merton	69	171	240	113	205	318	131	243	373
Newham	118	290	407	192	348	539	222	412	634
Redbridge	45	110	154	73	132	204	84	156	240
Richmond	58	142	200	94	170	264	109	202	311
Southwark	70	173	244	115	208	323	133	246	379
Sutton	57	141	199	94	170	263	108	201	310
Tower Hamlets	90	221	311	146	266	412	170	314	484
Waltham Forest	57	141	199	94	170	264	108	201	310
Wandsworth	91	224	314	148	269	417	171	318	489
Westminster	36	89	125	59	107	166	68	127	195

Note: Boroughs preparing joint waste DPDs may wish to collaborate by pooling their apportionment requirements. Provided the aggregated total apportionment is met, it is not necessary for boroughs to meet both MSW and C/I apportionment figures individually.
source Jacobs UK Ltd (July 2007) for GLA

Key Performance Indicator 21
Increased regional self-sufficiency for waste
Target
75% (16 million tonnes) of London's waste treated or disposed of within London by 2010

The most recent GLA estimates suggest that just over 60 per cent of London's waste is currently managed in London.

The Greater London Authority (GLA) Act 2007 enabled the establishment of the London Waste and Recycling Board. The board's objectives are to promote and encourage;

1. the production of less waste,
2. an increase in the proportion of waste reused and recycled,
3. the use of methods of collection, treatment and disposal that are more beneficial to the environment

The board has an investment fund of up to £84 million over four years and it is envisaged that this money will stimulate an increase in waste management capacity within London, leading to an increase in the amount of London's waste that is managed in London.

Key Performance Indicator 22
Reduce carbon dioxide emissions
Target
Reduce emissions to:
15% below 1990 levels by 2010.
20% below 1990 levels by 2015
25% below 1990 levels by 2020
30% below 1990 levels by 2025
There have been different methods of calculating emissions over recent years. These all tend to show that we are currently reducing emissions by 1-2% per year. This indicates a change from the trend in the late 1980s – early 1990s where annual increases were about 1-2%.

Previous monitoring had shown that overall CO_2 emissions in 2003 were down by 9%, representing a positive policy direction. However within this there were varying trends. Population has increased by 8.5%. This has reduced the impact of total savings that have been achieved. The tonnes/resident figure shows a good level of reduction, broadly in line with the 2016 target. Within that reduction transport and commercial/industrial uses have decreased the most. The most worrying aspect of this target is that domestic energy use has increased by 30% between 1990 and 2003. This has only resulted in a 4% increase in CO_2 emissions due to the switch to cleaner energy production methods, notably gas.

In 2004 and 2005 the LEGGI (London Energy and Greenhouse Gas Inventory) has recorded a similar picture with a reduction from 46,984,820 tonnes CO_2 equivalent to 45,868,290 in 2005. Giving an annual reduction of 1.1m tonnes CO_2 equivalent or 2.3%. It should be noted that CO_2 makes up approximately 99% of the greenhouse gases. The results from the London Energy Study in 1991 and London Energy and CO_2 Inventory in 2003 are not directly comparable with the LEGGI results for 2004-5. Work to back-cast these figures will be undertaken in 2009 so that a longer times series comparison is possible; this will be reported in AMR6.

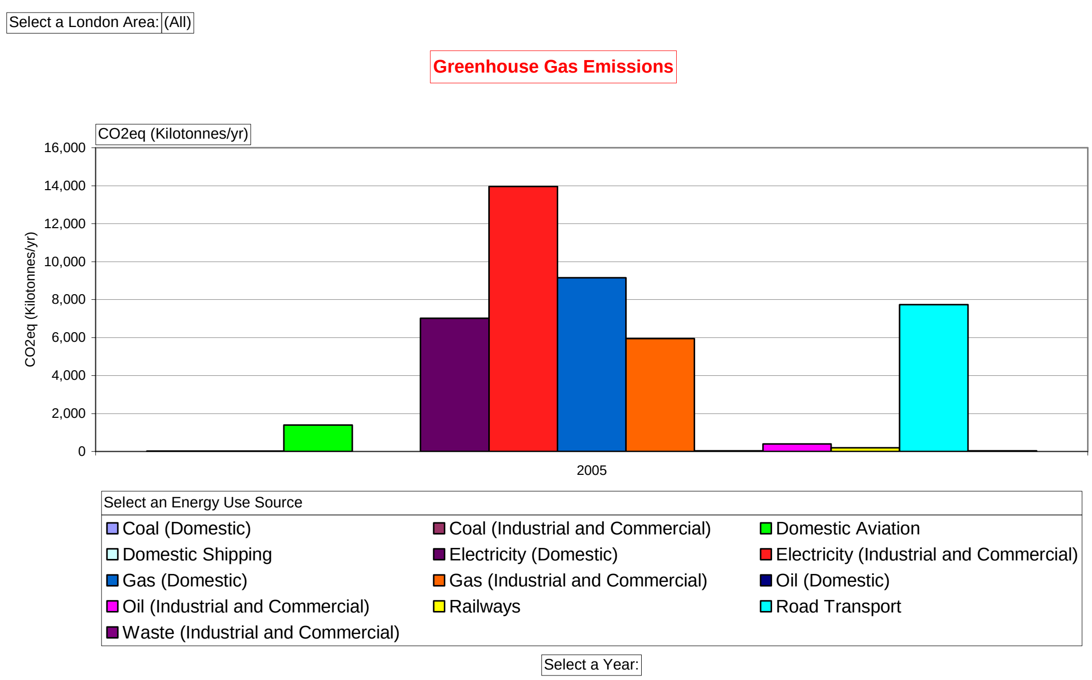
Table 41 London CO_2 Emissions 1991-2003

	1990*	1991*	2003*	% change
Domestic	15 817	16 949	16 445	**+4%**
Commercial/industrial	19 715	19 932	17679	**-10%**
Transport	12 585	12 280	9 541	**-24%**
Total	48 117	49 160	43 665	**-9%**
Tonnes/resident	7.08	7.2	5.91	**-17%**

*Figures in 000s tones

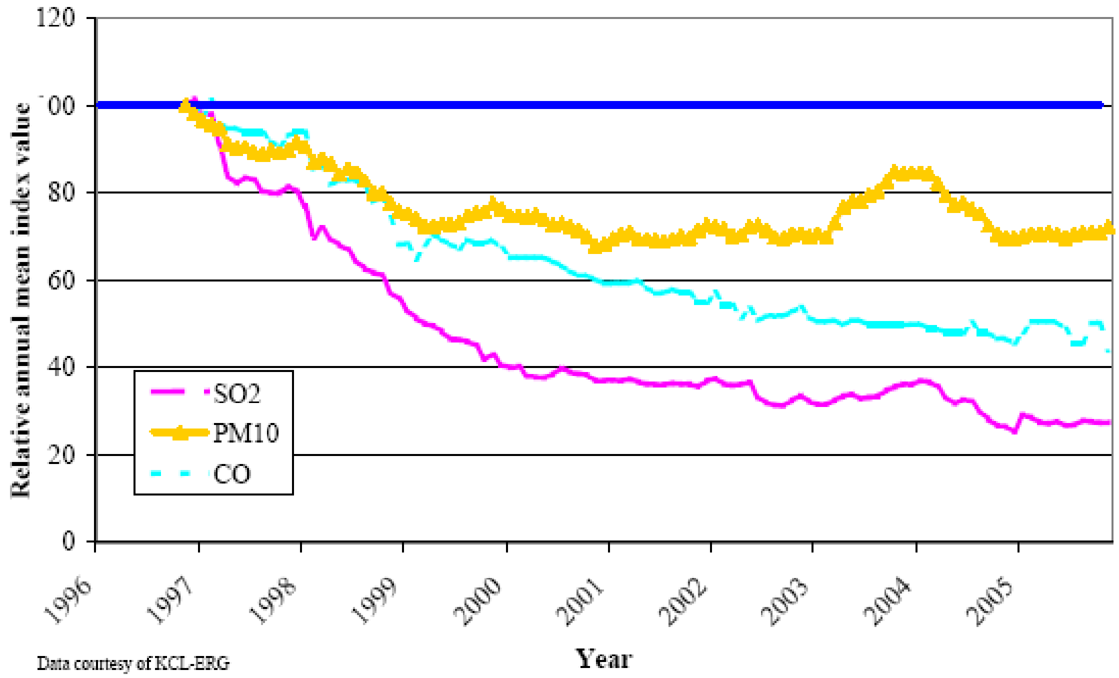
In addition the London Climate Change Action Plan shows a reduction from a different 1990 baseline figure of 45,100, 000 to 44,303, 000 in 2006 - a reduction of 1.5%

Sources:
2003 Figures from London Energy and CO_2 Emissions Inventory
1991 Figures from London Energy Study
1990 Figures back casted from 1991 figures



2005 emissions from LEGGI report

Relative annual mean concentrations of CO, PM10 and SO2 from 1996 to November 2005



Key Performance Indicator 23

Increase in energy generated from renewable sources

Target

Production of 945GWh of energy from renewable sources by 2010 including at least six large wind turbines.

The baseline position at 2001 was that London had capacity for 460Gwh of renewable energy generation. This comprised; 414 GWh electricity generation and 46 GWh heat generation. More recent figures for 2007, see Table 42 below indicate 500 GWh electricity and 50 GWh of heat generation. Whilst there are a number of schemes under development at present, it seems clear that the target of 945GWh by 2010 will be missed.

Table 42

Energy produced in London per annum from renewable sources

	2001	2007	2001	2007	2001	2007	2001	2007
Technology	**Output Electricity (MWh)**		**Output Heat (MWh)**		**Capacity Installed (MWe)**		**Capacity Installed (MWt)**	
PV <50kWe	338 (combined)	**3,086**				**4.101**		
PV >50kWe		**80**				**0.114**		
Solar heating			3,840	**4,305-14,985**				**10.683-37.464***
Biomass				**3,979**				**0.2**
Biodegradable fraction of MSW incineration	256,000	**302,610**				**64**		
Sewage Sludge Incineration	44,900	**47,071**				**17.3**		
Small/Micro Hydro	44							
Landfill Gas	64,000	**119,358**				**18.182**		
Sewage Gas	49,000	**21,102**	42,500	**30,600**		**6.78**		**14.571**
Wind <50kWe	0.2	**255**				**0.083**		
Wind >50kWe		**9,466**				**3.6**		
Commercial and Domestic Heat Pumps				**180**				**0.079**
Total excluding MSW incineration**	158,300	**200,418**	46,300	**39,063 – 49,744**		**50.397**		**25.533-52.314**
Total including MSW incineration	414,300	**503,207**	46,300	**39,063 – 49,744**		**114.397**		**25.533-52.314**

Table 1. 4

* London estimate (from national figures) for solar heating installed as an output of government funding schemes
** Municipal Solid Waste
Source: London Renewable Energy Capacity Study (Draft) SEA/RENUE April 2007

Key Performance Indicator 24
Ensure a sustainable approach to flood management.
Target
No net loss of functional flood plain within referable applications.

The Environment Agency has confirmed that it is not aware of any development that has resulted in a net loss of functional floodplain (as defined by PPS25) over the past year (April 2007 to March 2008).

Functional floodplain is defined in PPS25 as Zone 3b. This is land where water has to flow or be stored in times of flood and would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the Local Planning Authority (LPA) and the Environment Agency. However, as the majority of London is defended, only a very small area of functional floodplain exists within London. This is mainly associated with fluvial flood risk on the tributaries of the River Thames. In addition, PPS25 limits development in this zone to water-compatible uses and some essential infrastructure so loss of functional floodplain is unlikely.

The Environment Agency publish details of applications where it has objected on flood risk grounds every month. More information can be found by clicking below:
http://www.environment-agency.gov.uk/research/planning/33698.aspx

This target will be reviewed as part of the review of the London Plan as it is recognised not to be a useful indicator.

The Environment Agency will consult on its Thames Estuary 2100 project in Spring 2009. This project examines the options for tidal flood risk management on the Thames up to 2100.

Table 43 Progress of Boroughs preparing Strategic Flood Risk Appraisals (August 2008)

Borough	Status
Barking and Dagenham	Level 2 first draft
Barnet	Level 1 completed
Bexley	Final draft level 1. Level 2 not started
Brent	Level 1 and 2 completed
Bromley	Completed
Camden	Level 1 completed
City of London	Level 1 final draft
Croydon	Level 1 complete. Started level 2
Ealing	Level 1 completed, not sure if level 2 needed
Enfield	Level 1 completed. Level 2 just started
Greenwich	First draft
Hackney	Level 1 completed
Hammersmith and Fulham	Final draft
Haringey	Level 1 completed
Harrow	Second draft Level 1 due in February 2009
Havering	Level 1 and 2 completed
Hillingdon	Level 1 complete, unclear if level 2 needed
Hounslow	Level 1 and 2 completed
Islington	Level 1 completed
Kensington and Chelsea	Final draft
Kingston upon Thames	Completed
Lambeth	Completed
Lewisham	Final draft
Merton	Level 1 complete. Started level 2
Newham	Just started
Redbridge	Level 1 and 2 first draft completed October 2008
Richmond upon Thames	Level 1 complete
Southwark	Completed level 1 and 2
Sutton	Level 1 complete. Started level 2
Tower Hamlets	Final Draft
Waltham Forest	Level 1 Complete
Wandsworth	Level 1 complete. Started level 2
Westminster	Advanced progress on levels 1 and 2
Greater London Authority	(Regional Flood Risk Appraisal) Draft June 2007 to be finalised during 2009.

Key Performance Indicator 25
Protecting and improving London's heritage and public realm
Target
Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London.

Table 44 Proportion of Listed Building entries at Risk in London

	2004	2005	2006	2007	2008
Total No. of Listed Buildings entries	18 274	18 316	18 348	18 390	18,461
No of Listed Buildings at Risk (entries)	563	556	532	516	487
Proportion at Risk	3.08%	3.03%	2.89%	2.80%	2.63%

Source: English Heritage

Note 1 The No. of Listed Building entries and at risk excludes Scheduled Ancient Monuments and cemeteries and churchyards.

The table indicates a continuing positive trend of a reduction in both total number and proportion of listed buildings at risk.

English Heritage has published a Register of Buildings at Risk in Greater London annually since 1991, containing information on all listed buildings known to be at risk from neglect, decay, under-use or redundancy. The number of entries on the Register is less than that of the individual items at risk because some entries relate to a group of listed buildings (e.g. terrace of houses).

In 2008, English Heritage launched its Heritage at Risk (HAR) initiative developing the Buildings at Risk Register to incorporate a wider range of historic assets, with the aim of covering all historic sites in the longer term. For London, this now includes scheduled monuments, historic landscapes, parks and gardens, and conservation areas. English Heritage's HAR 2008 provides summary information for the majority of the above assets. Detailed figures, comparable to the BAR time line, will be developed over the next few years for these new asset types, to demonstrate progress or otherwise to protect our historic environment.

The Heritage at Risk which includes details on the Register of Buildings at Risk is available on:
http://www.english-heritage.org.uk/server/show/nav.19074

Annual Monitoring Report Appendix 2 – Contextual Indicators

Chapter 6 of the London Plan indicated a number of contextual indicators relating to London's development, economy, environment, social and health status. The main part of the Annual Monitoring Report sets the overall context for London. There is also a huge amount of data available from both the GLA and other sources. The list of links below should enable anyone researching these subjects access to the most up to date data.

Regular Briefings from the GLA Data Management and Analysis Group

2008 -01	Census Information Note	Eileen Howes
2008- 02	Pay Check 2007	Lovedeep Vaid
2008- 03	GLA 2007 Round Ward Ethnic Group Population Projections	Baljit Bains
2008- 04	Council Tax Analysis	Elizabeth Williams
2008- 05	A Profile of Londoners by Country of Birth	Lorna Spence
2008- 06	Claimant Count Model 2008: Technical	Note Lorna Spence
2008- 07	GLA 2007 Round Demographic Projections	John Hollis
2008- 08	Greater London Authority Constituency Profiles	Elizabeth Williams
2008- 09	Family Resources Survey 2005/06: Results for London	Lovedeep Vaid
2008- 10	London Borough Migrations 2001-06	John Hollis
2008- 11	Social Exclusion Data Team Workplan	John Hollis
2008- 12	Demography Team Workplan 2008/09	John Hollis
2008- 13	Education Team Workplan 2008/09	David Ewens
2008- 14	Census Team Workplan 2008/09	Eileen Howes
2008- 15	2001 Census Profiles: Black Caribbeans in London	Richard Cameron
2008- 16	GIS Team Workplan 2008/09	Gareth Baker
2008- 17	Lone Parents on Income Support by Ethnic Group	Lovedeep Vaid
2008- 20	SASPAC Workplan 2008/09	Alan Lewis
2008- 21	Indices of Deprivation 2007: A London perspective	Rachel Leeser
2008- 22	London Ward Level Summary Measures for the Indices of Deprivation 2007	Rachel Leeser
2008- 23	General Statistics Team Workplan 2008/09	Gareth Piggott
2008- 24	2001 Census: Ethnic Group Migration Structures (as used in Model)	Baljit Bains/Ed Klodawski
2008- 25	Census Information Note 2008-2	Eileen Howes
2008-26	London Council By-Election Results, May 2006 to July 2008	Gareth Piggott
2008-27	Social Selection, Social Sorting & Education; "Missing" Children	David Ewens
2008-28	Summary of Social Trends 2008	Elizabeth Williams
2008-29	Children in Benefit Families 2007	Lovedeep Vaid
2008-30	Londoners and the Labour Market: Key Facts	Lorna Spence
2008-31	Child Poverty In London: 2008 Update	Social Exclusion Data Team
2008-32	Census Information Note 2008-3	Eileen Howes
2008-33	Paycheck 2008	Lovedeep Vaid
2008-34	Background Poverty Profiles	Lovedeep Vaid

A full list of DMAG Briefings is available to via the GLA's website at:
http://www.london.gov.uk/gla/publications/factsandfigures.jsp

For more information on the London Development database either email Paul.Bowdage@london.gov.uk or phone 0207 983 4650.

GLA Economics reports:
These are all available on the website
http://www.london.gov.uk/mayor/economic_unit/glaepublications.jsp or via www.london.gov.uk

London Sustainable Development Commission

Full details can be seen on the website www.london.gov.uk under the Sustainability menu.

London Energy Partnership
Full details can be found on the website
http://www.london.gov.uk/mayor/environment/energy/partnership-steering-group/energypartnership.jsp

Other data sources

Municipal Waste Management Survey produced annually by DEFRA covering the previous Financial year. More up to date London specific data is available on: www.capitalwastefacts.com

Transport data
Various transport data can be found at the following sites:
http://www.london.gov.uk/mayor/transport/facts-and-figures.jsp
http://www.statistics.gov.uk/cci/nscl.asp?ID=8036
http://www.tfl.gov.uk/corporate/about-tfl/investorrelations/4481.aspx

Department for Education and Skills
Various data and studies on education and skills can be found at the following site:

http://www.dfes.gov.uk/trends/index.cfm?fuseaction=home.showIndicator&cid=5&iid=36

Department of Environment Food and Rural Affairs
Various data and studies on the environment can be found at the following sites
http://www.defra.gov.uk/corporate/opengov/accessinfo.htm

Department for Communities and Local Government
http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/sectionhomepage/odpm_planning_page.hcsp
Contains details of land use change and national planning statistics.

http://www.fti.neighbourhood.gov.uk/page.asp?id=5
Contains details of National Neighbourhood Renewal Floor Targets and links to other Government websites where these will be implemented and monitored.

Appendix 3

London Planning Awards 2008	
Best Built Project Sponsored by CB Richard Ellis	**Winner**: More London Submitted by LB Southwark & More London Developments
	Commendation: Lee Valley Athletics Centre Submitted by LB Enfield & Lee Valley Regional Park
Best Built Project – Community Scale Sponsored by Land Securities	**Winner**: Grassroots Centre, Newham Submitted by Eger Architects
	Commendation: City of London Information Centre Submitted by City of London
Best Conceptual Project Sponsored by Berwin Leighton Paisner	**Winner:** Aldgate Masterplan Submitted by LB Tower Hamlets
	Commendation: Inclusive Design Strategy and Standards Submitted by Olympic Delivery Authority
Best New Public Space Sponsored by Lovells	**Winner:** Cornmill Gardens, Lewisham submitted by LB Lewisham and BDP
	Commendation - Swallow & Vine Street Improvements Submitted by The Crown Estate
Best New Place to Live Sponsored by National House Building Council	**Winner**: Adelaide Wharf submitted by First Base
Best Project to Protect Communities Sponsored by Arup	**Winner**: The Cut - from through route to destination Submitted by London Boroughs of Southwark and Lambeth and Cross River Partnership
Best Built Project Five Years On Sponsored by GVA Grimley	**Winner**: Paternoster Square Submitted by Stanhope PLC
Mayor's Award for Planning Excellence	**Winner**: High Speed 1 Rail Link Submitted by High Speed One (HS1)

Appendix 4
Schedule of Progress on Opportunity Areas and Areas for Intensification

Name of Location	Progress at Feb 2009
North London	
King's Cross	Planning permission has been granted within both LB Camden and Islington. St Pancras Station redevelopment was part of the winning entry for the Mayor's Planning Award 2008.
Paddington	Mostly developed although Hammersmith & City Line upgrade dependent on further development. Queen Mary hospital redevelopment not now progressing.
Euston	LB Camden produced a draft planning brief. A Steering group has been set up by Transport for London and includes discussions with Network Rail.
Tottenham Court Road	An Urban Design Framework has been produced. The Boroughs are not keen to do a joint planning framework.
Victoria	Westminster City Council has resolved to grant planning application but on going discussions about a Crossrail contribution to TfL.
Upper Lee Valley including Tottenham Hale	GLA, LDA and 3 boroughs and NLSA in partnership to progress an area wide framework for discussion between the boroughs in April 2009. The boroughs are seeking funding for an area wide transport capacity study.
Cricklewood/Brent Cross	Specific chapter in the Barnet UDP, agreed by Mayor, will form the Opportunity Area Framework. Planning application has been submitted in November 2008 and will go to Barnet committee in April 2009.
Colindale	LB Barnet progressing an Action Area Plan, needs to link to development opportunities in Brent. The preferred options will be issued in April 2009.
Arsenal/Holloway	Last stages of Lough Road and Highbury Stadium conversion being built out. Planning application submitted for last phase of residential development.
Mill Hill East	Action Area Plan has been published by LB Barnet.
Haringey Heartlands/Wood Green	Spine road has been completed. Planning application for development across the remainder of the site expected mid 2009.
West Hampstead interchange	No planning Framework in place. Substantial technical issues development over rail lands and with rail franchise holders.
Holborn	See Tottenham Court Road
Farringdon/Smithfield	LDA and Design for London are in the process of producing an Urban Design Framework with Islington, City of London and Camden.

Name of Location	Progress at Feb 2009
North East London	
Isle of Dogs	Tower Hamlets has restored their LDF Core Strategy that includes a detailed framework for development on the Isle of Dogs. Tower Hamlets not currently progressing a separate Opportunity Area Planning Framework.
City Fringe	Opportunity Area Planning Framework Public consultation undertaken in February 2008. Looking to report a revised document to the Mayor in April 2009.
Lower Lea Valley, inc Stratford	LDA Legacy Masterplan Framework undergoing consultation February to March 2009. Funding received from the LDA to produce an Olympic Legacy Planning Framework. Work due to start in March 2009.
Royal Docks	Minoco Wharf development permitted in 2008 including a new river passenger pier.
London Riverside	Funding from LDA to do a joint Opportunity Area Planning Framework with the Thames Gateway UDC. To begin in April 2009 and finish in June 2010.
Ilford	Revised Action Area Plan produced in 2006. Crossrail project now confirmed. Joint ventures to redevelop old Town Hall and Kenneth Moore Theatre.
South East London	
London Bridge	Demolition to enable the Shard of Glass development is now complete. New planning applications submitted for three tall buildings to the east of the site.
Elephant and Castle	Opportunity Area Framework adopted as SPG by LB Southwark. TfL undertaking traffic modeling for gyratory. There are now 4 consented major redevelopment schemes in the area and some are under construction.
Deptford Creek/ Greenwich Riverside	LB Lewisham and LB Greenwich did not agree to work on a joint strategy. Design for London have produced a design framework which LB Lewisham is generally supporting.
Lewisham- Catford – New Cross	LB Lewisham using the North Lewisham Framework as the basis for the AAP. Catford Dog Track scheme permitted. Cornmills Gardens won London Planning Awards for the best new public space 2008.
Greenwich Peninsula & Charlton Riverside West	Planning permission granted 2003. Implementation now underway with regular applications for variations to the outline scheme.
Woolwich, Thamesmead & Charlton Riverside East	Greenwich has been minded to grant permission for 3000 units scheme, which includes provision of Crossrail Woolwich Station. There are some energy and sustainability issues to resolve on the housing scheme. DLR extension to Woolwich is now open.
Bexley Riverside	Borough leading Opportunity Area Framework with involvement from GLA, LDA and TfL although little in progress so far.

Name of Location	Progress at Feb 2009
Canada Water/Surrey Quays	LB Southwark Masterplan in place and a series of development proposals coming through on that basis.
Kidbrooke	An outline planning application has been submitted for redevelopment of Kidbrooke. Likely to be determined towards end of 2009.
South West London	
Waterloo	Opportunity Area Framework published in September 2007 and endorsed by LB Lambeth. Lambeth now drafting an Action Area Plan.
Vauxhall/Nine Elms/ Battersea	Opportunity Area Framework being progressed by GLA and LB Lambeth and Wandsworth. First draft completed February 2009. Transport Capacity Study to conclude in April 2009.
Croydon	LB Croydon have suggested doing a joint Opportunity Planning Framework for Croydon Town Centre in 2009-2010. Details yet to be finalised.
South Wimbledon/ Colliers Wood	LB Merton have commissioned a study of the area's potential. Report completed.
West London	
Heathrow (including Hayes, West Drayton, Southall, Feltham, Bedfont Lakes and Hounslow)	LDA funding towards an Opportunity Area Framework. Plan to progress mid 2009 with GLA taking the lead.
Park Royal/Willesden Junction	Joint Opportunity Area Framework between LB Brent, LB Ealing, LB H&F, Park Royal Partnership, GLA, LDA and TfL approved by the Mayor in Feb 2008. Final published version to be issued in April 2009.
Wembley	Opportunity Area Framework adopted by LB Brent as SPG and endorsed by Mayor. Stadium complete and first housing phases underway. Revised masterplans being completed by developers. Likely to be subject to a planning application late 2009.
White City	Joint borough, developer, GLA framework adopted as SPG by LBHF and endorsed by Mayor. LB H&F extending the scope to the White City Estate. Funding secured for a revised Planning Framework from property owners, that includes transport capacity study. To begin in March 2009 and finish in March 2010.

Appendix 5 National Regional Planning Guidance Indicators.

The DCLG had previously published a set of Core Output Indicators. The list below set these out and how the London Plan AMR addresses each of them. However, the latest version of the Regional Spatial Strategy Monitoring Best Practice Guidance identifies that the various PPSs set out these requirements. The London Plan Key Performance indicators cover these various requirements. These will be reviewed again as part of the review of the London Plan now under way.

No.	National Indicator	London Plan Approach
Business Development		
1a.	Amount of land developed for employment by type: by local authority area.	See borough AMRs
1b.	Amount of land developed for employment by type, which is in development and/or regeneration areas defined in the Regional Spatial Strategy (RSS).	See borough AMRs
1c.	Percentages of 1a by type, which is on previously developed land: by local authority area.	See borough AMRs
1d.	Employment land supply by type: by local authority area.	See borough AMRs
Housing		
2a	Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the RSS period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the RSS period or over a ten year period from its publication, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	KPI 4
2b	Percentage of new and converted dwellings on previously developed land.	KPI1
2c	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare: by local authority area.	See borough AMRs
2d	Affordable housing completions: by local authority area.	KPI5
Transport		
3	Percentage of completed non-residential development complying with the car-parking standards set out in the Regional Transport Strategy (RTS): by local authority area.	See borough AMRs
Regional Services		
4a	Amount of completed retail, office and leisure development respectively: by local authority area.	See borough AMRs
4b	Percentage of completed retail, office and leisure	See borough AMRs

	development respectively in town centres.	
Minerals		
5a	The production of primary land won aggregates (tonnes): by minerals planning authority.	See borough AMRs
5b	The production of secondary/recycled aggregates (tonnes): by minerals planning authority	See borough AMRs
Waste		
6a	Capacity of new waste management facilities by type: by waste planning authority.	Data not held
6b	Amount of municipal waste arising and managed by management type and the percentage each management type represents of the total waste managed: by waste planning authority.	KPI 19
Flood Protection and Water Quality		
7	Number of planning permissions, by local authority area, granted contrary to the advice of the Environment Agency on grounds of flood defence or water quality.	See borough AMRs
Biodiversity		
8	Change in areas and populations of biodiversity importance, including: (i) priority habitats and species (by type); and (ii) areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	KPI 18
Renewable Energy		
9	Renewable energy capacity (MW) installed by type: by local authority area.	KPI 23

Appendix 6 Mayoral activity on Development Plans 2008

DPDs	SPDs
Barking & Dagenham Core Strategy, Borough Wide DC - Proposals Map Site Allocations - Issues and Options Barking Town Centre Area Action Plan – Preferred Options	**Bexley** SPD: Council Planning Obligations – consultation draft **Bromley** SPD: Orpington Town Centre Masterplan – consultation draft
Barnet Core Strategy – Issues and Options Colindale Area Action Plan - Issues and Options Colindale Area Action Plan - Preferred Options Mill Hill East Area Action Plan - Submission Stage Mill Hill East Area Action Plan – Statement of Common Ground for the Examination in Public	**Camden** SPD: Hawley Wharf – Consultation Draft **Croydon** SPD: Housing Space Standards and Requirements - Draft consultation **Haringey** SPD: Housing – consultation draft SPD: Wood Green Town Centre SPD – consultation
Bexley Development Scheme – Submission stage Core Strategy - Preferred Options Emerging Directions Paper Local	**Hillingdon** SPD: Future use & development of RAF Uxbridge – consultation draft
Brent revised Core Strategy and new site specific allocations DPD - Informal consultation **Bromley** Town Centre Area Action Plan – Preferred Options **Camden** Core Strategy and Development policies – Preferred options Site Allocations - Issues and Options	**Kensington & Chelsea** SPD: Transportation SPD – consultation draft SPD: Wornington Estate Planning Brief – consultation draft SPD: Noise SPD – Consultation Draft SPD: Air Quality SPD – Consultation Draft SPD: Subterranean development SPD – Consultation Draft SPD Commonwealth Institute planning brief – Consultation Draft
Croydon Metropolitan Centre Area Action Plan - Issues and Options	**Lambeth** SPD: Draft Sustainable Design and Construction – consultation draft SPD: Section 106 Planning Obligations - consultation draft
Enfield Core Strategy - Preferred Options North Circular Area Action Plan – Preferred Options North East Enfield Area Action Plan - Issue and Options	**Newham** SPD: Canning Town and Custom House SPD – consultation draft SPD: Canning Town and Custom House
Enfield, Haringey & Waltham Forest Central Leeside Joint Area Action Plan - Issues and Options	**Redbridge** SPD: Affordable Housing – consultation draft
Greenwich Core Strategy - Issues and Options	**Richmond** SPD: Richmond College Planning Brief – consultation draft
Hackney Core Strategy - Preferred Options	**Southwark** SPD: Transport Planning for Sustainable Development - consultation draft SPD: Elephant Castle Enterprise Quarter - consultation draft SPD: Walworth Road - consultation draft SPD: Affordable House - consultation draft

DPDs cont'd	SPDs cont'd
Hammersmith & Fulham Local Development Scheme **Haringey** Core Strategy - Issues and Options	
Harrow Core Strategy – Preferred Options	**Tower Hamlets** SPD: Bromley-by-Bow – consultation draft
Havering Romford Area Action Plan – Submission Romford Area Action Plan - Statement of Common Ground	**Waltham Forest** SPD: Planning Obligations & Dwelling Conversions Interim Planning Policy – consultation drafts
Islington Local Development Scheme Core Strategy – issues and options	**Westminster** SPD: Paddington station and environs – consultation draft SPD: Metropolitan Views – consultation draft
Kensington & Chelsea Core Strategy – Towards Preferred Options North Kensington Area Action Plan -Issues and Options	
Newham Core Strategy - Issues and Options	
Redbridge Core Planning Strategy and Site Development Policies – interim response Gants Hill District Centre Area Action Plan	
Richmond Core Strategy - Statement of Conformity with the London Plan	
Southwark Peckham Area Action Plan - vision document Aylesbury Area Action Plan - Preferred Options Aylesbury Area Action Plan - revised preferred options	
Sutton Core Strategy - Preferred Options Core Strategy – Preferred Options Core Strategy - submission stage Site Development Policies - Issues and Options	
Tower Hamlets Core Strategy - Options and Alternatives	
Wandsworth Core Strategy – Submission Stage	
Waltham Forest Core Strategy – Issues and Options Core Strategy - Issues and Options	
Westminster Core Strategy - preferred options consultations Local Development Scheme City Management - Issues and Options	
North London Waste Development Plan Document - Issues and Options	
East London Joint Waste Development Plan Document - Preferred Options	

Appendix 7 Affordability Thresholds for Social and Intermediate housing

This Appendix relates to Policy 3A.8 of the London Plan Consolidated with Alterations Since 2004 (Paragraph 3.37) and updates the affordability thresholds as at February 2009

Social Housing

There are three criteria in the definition of social housing:

- Housing is affordable in that rents are no greater than target rents as set by Government for local authority and housing association and co-operative tenants. Service charges should not be so great as to make a tenancy unaffordable for a household with an income of less than £18,100 on the basis of rents and service charges not exceeding 30% of net household income.
- Social housing should be accessed on the basis of housing need.
- Social housing should be available as such on a long-term basis

It follows that privately rented housing could be considered as social housing where these criteria are met. This would normally only be the case where such provision operated under an accreditation or licensing scheme where nominations of tenants were either made by the local authority or under a framework of priorities agreed with the local authority.

Rented accommodation, which is let on the basis of short-term lets (tenancies or licences of under 5 years) should not be treated as social housing. Rented housing which is not available on the basis of housing need, and is allocated on the basis of other criteria, for example criteria related to the employment function of members of the household, should not be considered as social housing. Housing which is provided on a temporary basis should not be considered as social housing.

Intermediate Housing

Intermediate provision is sub-market housing, where costs, including service charges, are above target rents for social housing, but where costs, including service charges, are affordable by households on incomes of less than £61,400 This figure has been up-dated from the London Plan (2008) figure of £52,500 on the basis of the latest data (as of February 2009) on lower quartile house prices in London. In his draft London Housing Strategy published for consultation with the London Assembly and functional bodies in November 2008, the Mayor set out his intention to raise the intermediate housing income threshold to £72,000. Further detail on the proposed change will be set out later in 2009, in both the draft London Housing Strategy for public consultation and the draft London Plan Housing Supplementary Planning Guidance.

This category can include shared ownership, sub-market rent provision and market provision , including key worker provision, where this affordability criterion is met and where provision is appropriate to meeting identified requirements.

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 £215,000), or 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.

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), and that average housing costs, including service charges, to households for whom intermediate housing is provided are affordable by households on annual incomes of £39,750 pa (i.e. the midpoint of the £18,100- £61,400 range). On this basis, average housing costs, including service charges, would be about £925 a month or £215 a week (housing costs at 40% of net income, net income being assumed to be 70% of gross income). This figure could be used for monitoring purposes.

Appendix 8 Housing Provision in London 2007/8: Annual Monitor

1. Introduction

1.1. The 2004 London Plan set a target of at least 23,000 homes to be provided in London each year. Early Alterations to the London Plan, published in December 2006, increased the target to 30,500 homes each year. In February 2008, the London Plan (Consolidated with alterations since 2004) confirmed the housing provision target of a minimum 30,500 new homes per year from 2007/8 to 2016. The data in this Monitor are assessed against the new target.

1.2. The plan also sets out a commitment to monitor achievement of these targets. This Housing Provision Monitor is one of a series addressing this commitment and complements the London Plan Annual Monitoring Report. It is based largely on borough returns to the London Development Database (LDD). This was established with government support and is widely regarded as the most authoritative source of information on housing provision in London. Further details of the monitoring process and its results are set out in more detail in Section 3 below, and tables and figures are included at Section 4.

2. Summary of Results

2.1. How many new homes, what type and where?

2.1.1 In net terms, 28,200[1] homes were completed in London in 2007/8. The discrepancy with the London Plan target of 30,500 is explained largely by an increase number of homes falling into long-term vacancy. Taking out the vacant homes returning to use component, the total supply of new homes is very close to the London Plan target. (See Table HPM5 at Section 4).

2.1.2 The net total of completions in 2007/8 is comprised of 27,600 self-contained ('conventional') dwellings and 1,600 non-self contained units (for example hostels and student accommodation) with an increase of nearly 1,000 private sector homes standing long-term vacant. .

2.1.3 The net completions figures take into account demolitions. The gross number of new conventional homes actually built in London in 2007/8 was 31,900.

2.1.4 In 2000, the year the GLA was established, only 19,500 net self-contained dwellings were completed. Since the Mayor's London Plan was formally published in 2004, net output has increased from 21,000 in 2003/4 to 22,900 in 2004/5, 24,900 in 2005/6 and 26,900 in 2006/7. The current figure (27,600) is the highest level of self-contained completions since 1988. Figure HPM2 (Section 4) shows total conventional completions against conventional supply targets in housing capacity studies over the last sixteen years. It also shows significant increases in planning approvals for new homes.

2.1.5 In 2007/8 38% of new provision was affordable housing (10,400 units), 51% of which is social rented. In addition to these new units almost 2,900 additional affordable homes were provided through conversion of market to affordable housing. Information on development proposals and starts suggests that the social rented housing delivery is likely to increase compared to intermediate, with 12,900 and 10,300 approvals respectively in 2007/8. While smaller dwellings

[1]These figures are rounded. See section 3 for more detailed figures.

continue to dominate overall new provision (28% studio/1 bed, 47% 2 bed – of total completions), more larger units are being developed in the social rented sector (29% 3 or more bedrooms).

2.1.6 All sub-regions exceeded their targets set out in the consolidated London Plan (2008), except the North-East London. On average over the last three years Tower Hamlets (2,300 dwellings) and Southwark (1,600) have made the largest individual contributions to London-wide provision[2], followed by Islington (1419), Greenwich (1274), and Hounslow (1199). Together these five boroughs account for around a third of new provision. Cumulatively, the smaller contributions of other boroughs are therefore critical to achievement of the London wide target.

2.2. What's going to happen in the future?

2.2.1 As a short-term indicator of potential future total completions, the 2007/8 figure for net 'starts' (40,400) is above that in previous years (2006/7: 32,700; 2005/6: 29,100; 2004/5: 29,900). For the longer term, the 2007/8 level of planning approvals (78,700) is significantly higher than previous years (2006/7: 59,400; 2005/6: 51,100; 2004/5: 51,500). This has contributed to the generous overall pipeline of approvals for homes not yet started, which stood at 111,900 dwellings on 19th January 2009.

3. Detailed Results

3.1. Detailed Results: Introduction

3.1.1. Information on housing permissions, starts and completions is taken from the London Development Database system. As the LDD system covers all planning consents, the figures in this report are based on recorded schemes rather than on aggregate data. They are more accurate than data published in previous years, and than CLG (Communities and Local Government) data, which relies on quarterly borough returns, which are sometimes incomplete. Data used in this report relate to data input by boroughs onto the LDD system as at 19th January 2009. It therefore excludes any units subsequently reported by boroughs.

3.1.2. The London Plan housing target adopted in February 2008 of 30,500 homes a year relates to net additions to housing supply from all sources. This includes net gain from new build, conversion of existing residential premises and change of use of non-residential premises. It also includes output from non self-contained accommodation and a component of supply from long-term private vacant properties returning to use.

3.1.3. LDD separately records output of self-contained and non self-contained accommodation (student and hostel accommodation) and these data are used in this report. However, data on long term private sector vacants returning to use is not monitored through LDD and is therefore sourced separately. It is recognised that monitoring of long term private sector vacants returning to use can be problematic. The data for this source is from returns provided by boroughs to CLG through the annual Housing Strategy Statistical Annex return (HSSA)[3]. This monitor uses data for 2007/8 compared to 2006/7 from Section A of the HSSA, which counts private sector units vacant for six months or more (which are not vacant for regeneration purposes). The draft Housing Strategy states that the Mayor will investigate the accuracy of the method of reporting

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[2] Data refers to net conventional supply
[3] Data available at http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthorityhousing/dataforms/

changes in the number of vacant homes.

3.1.4. The LDD data for completions includes all units within a scheme completed in this financial year. However, demolitions of existing units are counted upon full completion of the whole scheme/planning permission. In the case of large developments, particularly large Estate Renewal schemes, this can cause statistical anomalies in single-year net figures, although the LDD records accurate net completions over the life of the scheme (i.e. where completions have been counted over a number of years, but where existing units demolished are counted in a single, final, year). Significant anomalies to single year data are noted within this Monitor. The GLA will continue to keep under review the most appropriate way of monitoring completed units.

3.2. Residential planning approvals (Table HPM1 & Table HPM9)

3.2.1. Net residential planning approvals in 2007/8 included 78,651 self contained homes, higher than previous years figures of 58,115 (2006/7) and 51,115 (2005/6). This represents an increase in residential planning approvals in London over the last few years, and is more than three times the figure of 25,883 achieved in 2001. In addition there were approvals for 1,791 net non self-contained bedspaces (student and hostel accommodation) in London in 2007/8.

3.2.2. Monitoring of permissions is net of units lost from redevelopment or conversion. Gross residential permissions in 2007/8 were 85,894 self-contained units and 4,532 non self-contained bedspaces – a total of 90,426 units, an increase of 17,042 units on the gross approvals in 2006/7.

3.3. Completions (Table HPM2)

3.3.1 Self contained completions (Table HPM3 & Table HPM5)

3.3.1.1 Net self-contained residential completions in 2007/8 comprised 27,569 homes, an increase on previous years (27,516 in 2006/7; 24,009 in 2005/6; 22,885 in 2004/5). This represents 115% of the conventional supply (self contained homes) component of the housing target of 27,596 homes[4]

3.3.2 Non self-contained completions (Table HPM2)

3.3.2.1 Net non self-contained completions (student and hostel accommodation) in 2007/8 created 1,581 bedspaces (compared to 1,447 in 2006/7, 466 in 2005/6, 3,440 in 2004/5). This is above the component of the consolidated London Plan (2008) target[5].

3.3.3 Vacant properties returning to use

3.3.3.1 Local authority returns to CLG[6] show an overall Londonwide enlargement in long term private sector voids in the financial year 2007/8 of 951 units, shown in Table HPM2, far below the

[4] London Plan (Consolidated with alterations since 2004), 2008.

[5] The non self contained supply component of the consolidated London Plan 2008 target is 1,578 units.

[6] Returns to Question 7.2 of HSSA (see paragraph 3.1.3 above) for private sector vacant units (excluding those vacant for regeneration purposes) for 2007/8 compared to the same question returns 2006/7. Responses to this question were provided by all boroughs for both 2006/7 and 2007/8.

current target[7]. However the figures for boroughs vary widely, with some boroughs showing significant decreases in vacants and others showing significant increases. It is probable that some borough returns are based on inadequate monitoring or indicate a change of data source or methodology. This concern as to the unreliability of data is shared by the Government and the Mayor. The draft Housing Strategy recognises this and states that, with partners, the Mayor will investigate the accuracy of the method of reporting figures for the number of empty homes[8].

3.4 Housing starts (Table HPM4)

3.4.1 The LDD shows net starts in 2007/8 of 40,440 self-contained units (compared with (2006/7: 32,709 and 2005/6: 29,064). This gives an average of 34,071starts per year over the three years, which is 23% above this component of the London Plan target[9]. This is a positive indicator that the new target will be delivered. However, housing starts in particular are susceptible to changes in the housing market. This may impact on the number of starts in future years.

3.5 Borough completions relative to targets:

3.5.1. Conventional supply (Table HPM5)

3.5.1.1 Table HPM5 compares 2007/8 conventional completions with the conventional component of the borough targets. Londonwide, output was 100% of the conventional component of the target. Performance was best in West London at 149% of target. South West and North achieved 138% and 122% respectively. South East and North East achieved 91% and 58% respectively.

3.5.1.2 Output varies between years. Table HPM6 therefore gives 3 year averages for the last 3 years 2005/6 to 2007/8 with Londonwide output at 120% of target. This is a sounder basis for comparing borough and sub-regional performance against target. On this basis, West and South West London have performed best on conventional output – at 163% and 134% of the conventional component of the target. South East and North achieved 119% and 116% of target component respectively and North East London achieved 94%. Individual borough performance, however, has varied widely with Kensington and Chelsea achieving just 34% of target while Hounslow achieved 296% of its target.

3.5.2 Total supply (Table HPM2)

3.5.2.1 The London Plan total supply targets include components relating to non-conventional supply and long term private sector vacants (see paragraph 3.1.2 above). Output fluctuates widely between years. Data on non self-contained output comes from the LDD and is reliable, however data on long term private sector vacants is less reliable.

3.5.2.2 Table HPM2 shows sub-regional and borough performance in relation to London Plan targets in 2007/8. Output overall was 92% of the 30,500 target. Performance in all sub-regions exceeded

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[7] The vacants returning to use component of the target in the 1999 Housing Capacity Study (2004 London Plan target) is 1,236 homes per year. The new monitoring target (see consolidated London Plan, Annex 10) is 1,317 units.

[8] Chapter 1, Paragraph 38, The Draft Mayor's Housing Strategy, September 2007, GLA.

[9] The conventional supply component of the target in the London Plan (Consolidated with alterations since 2004) is 27,597 units.

targets, except North East and South East London. In some boroughs performance has been affected by significant increases in long term private sector vacant properties, reducing supply gains from conventional and non self-contained completions. Such fluctuations in vacancies can often be attributed to difficulties in monitoring.

3.6. Supply from new build, conversions and change of use

3.6.1. The components of conventional supply are summarised as follows:

	Gross completions	Pre-existing units	Net completions
New Building	24,021	1,464	22,557
Conversions	4,999	2,665	2,334
Change of Use	2,829	151	2,678
Total	**31,849**	**4,280**	**27,569**

3.6.2. Table HPM3 shows that the majority of conventional completions are new-build (82%). In 2007/8 less than 8% of overall completions were from conversions of existing homes. 10% of net completions were from change of use.

3.7. Tenure, mix and bedroom size

3.7.1. In net terms, 19% of units completed were recorded as social housing, 18% as intermediate and 62% as market provision. 10,394 affordable units (social rented and intermediate) were completed in 2007/8. This includes those units identified on the LDD as affordable, but excludes additional properties, which have been transferred or purchased for social or intermediate use separately. Further detail on overall affordable supply is set out in Table HPM7.

3.7.2. In gross terms, a greater proportion of social rented (6,242 units, 20%) than intermediate (5,089 units, 16%) were completed as new or replacement provision in 2007/8. Overall gross conventional completions provided 31,849 units (see Table HPM8).

3.7.3. An additional 2,928 affordable units were also provided through purchase and rehabilitation of existing properties, the open market Homebuy scheme and rehabilitation of properties for temporary social housing. While these do not contribute towards the London Plan monitoring target they are an important element of additional supply.

3.7.4 Table HPM6 shows that over the three years 2005/6-7/8 the delivery of affordable housing has increased. West London delivered the highest number of affordable housing units (6,904) with the greatest percentage of new supply (46%).

3.7.5 Table HPM9 shows that a greater proportion of affordable housing approved in 2007/8 is likely to be social rented than intermediate. Of 78,651 net approvals, 12,936 (16%) were for social rented homes and 10,267 (13%) for intermediate homes. However while this results in a lower proportion of affordable housing as a result of the higher level of total approvals, the proportion in individual schemes may be amended before completion.

Table HPM10 shows that the majority of units completed in 2007/8 were two bedroom units. The greatest need for larger units is in the social rented sector. The proportion of social rented units that had three bedrooms (20% of social rented completions) or more (9% 4+ bedrooms) was greater than the proportion of market or intermediate units. Most intermediate and market units had one or two bedrooms.

4. Tables and Charts

Figure HPM1: Total 2007/8 Housing Supply against London Plan target, ranked by delivery as percentage of target

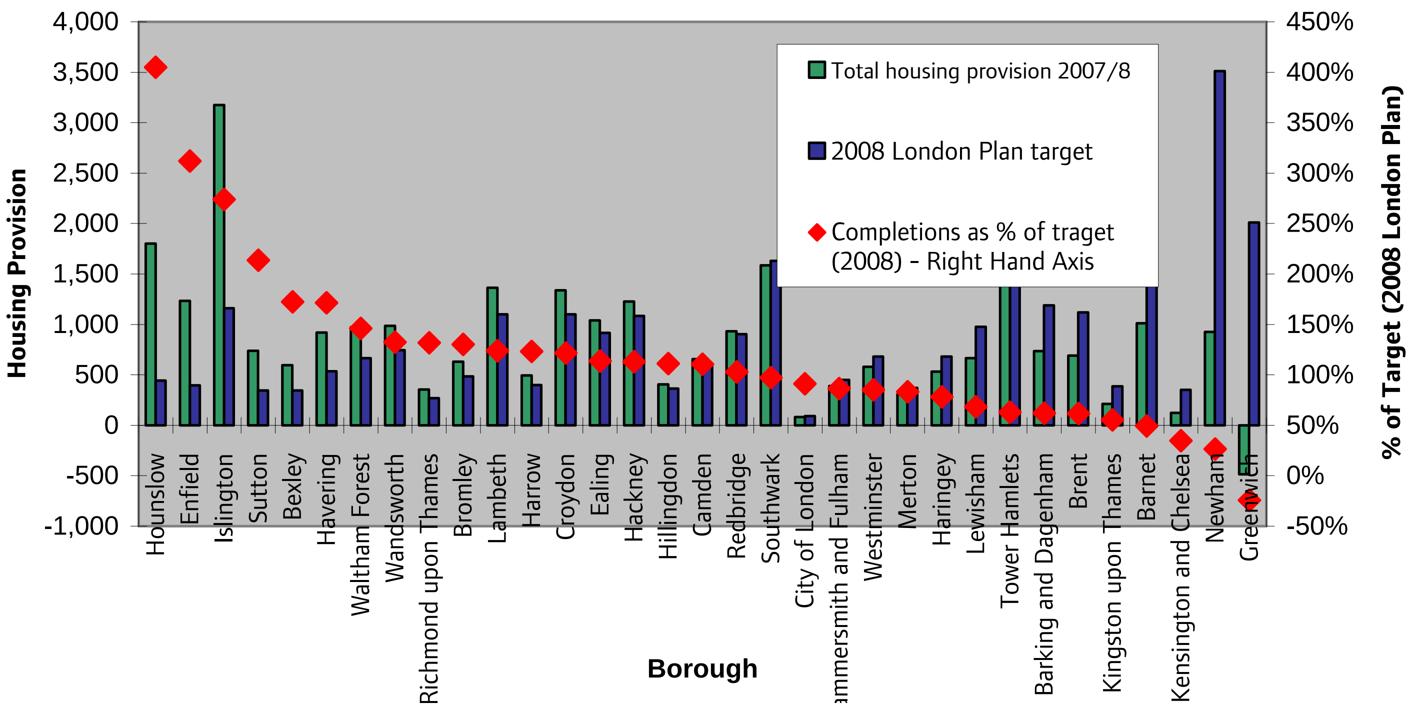

Figure HPM2: Conventional Completions and Approvals compared with Guidelines 1999-2007/8

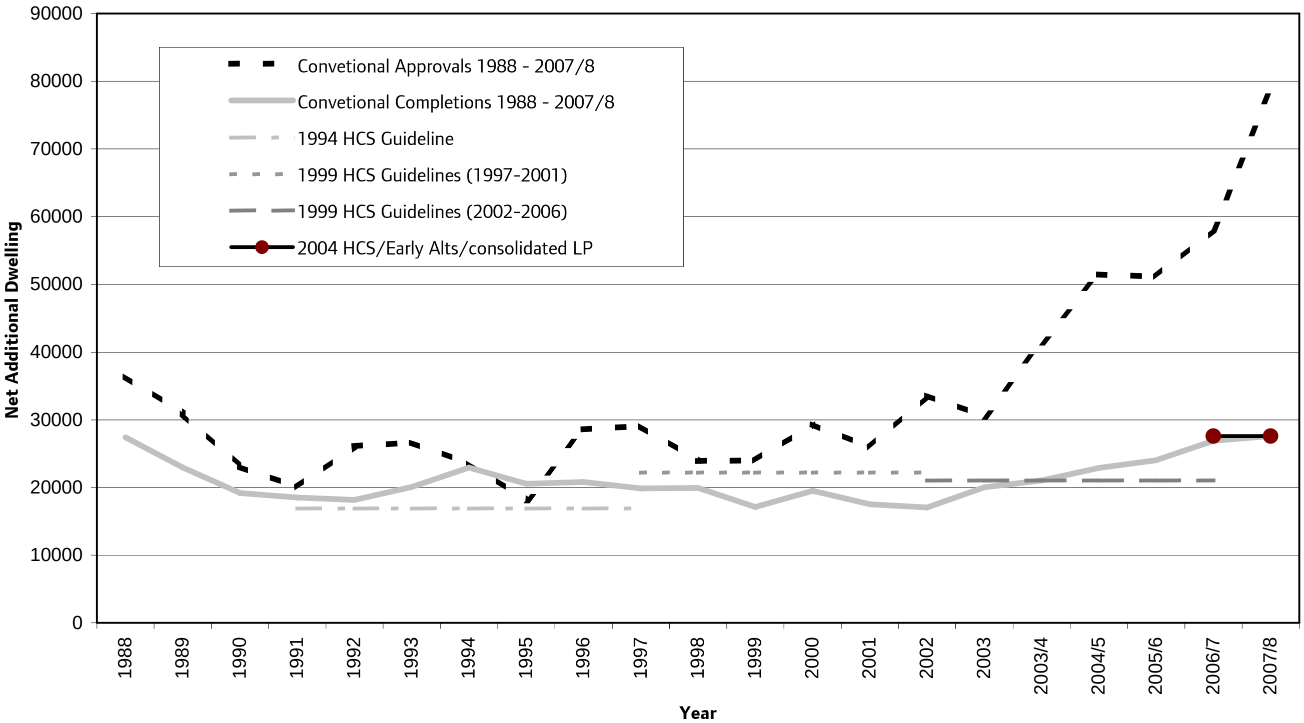

Table HPM1: 2007/8 Conventional Planning Approvals

Borough	New Build			Conversions			Change of Use			All		
	New	Existing	Net	New	Existing	Net	New	Existing	Net	New	Existing	Net
Barnet	2,076	146	1,930	433	175	258	26	3	23	2,535	324	2,211
Camden	331	20	311	292	256	36	239	9	230	862	285	577
Enfield	1,054	58	996	336	160	176	172	6	166	1,562	224	1,338
Hackney	1,265	4	1,261	317	146	171	112	18	94	1,694	168	1,526
Haringey	1,530	150	1,380	369	148	221	56	4	52	1,955	302	1,653
Islington	2,125	573	1,552	390	159	231	410	14	396	2,925	746	2,179
Westminster	1,571	63	1,508	213	272	-59	488	72	416	2,272	407	1,865
NORTH SUB-TOTAL	**9,952**	**1,014**	**8,938**	**2,350**	**1,316**	**1,034**	**1,503**	**126**	**1,377**	**13,805**	**2,456**	**11,349**
Barking and Dagenham	11,570	51	11,519	68	29	39	15	4	11	11,653	84	11,569
City of London	285	14	271	1	2	-1	67	1	66	353	17	336
Havering	634	47	587	65	22	43	31	1	30	730	70	660
Newham	11,876	89	11,787	129	57	72	100	10	90	12,105	156	11,949
Redbridge	550	21	529	149	72	77	33	4	29	732	97	635
Tower Hamlets	9,196	200	8,996	164	86	78	162	8	154	9,522	294	9,228
Waltham Forest	739	10	729	450	217	233	154	6	148	1,343	233	1,110
NORTH-EAST SUB-TOTAL	**34,850**	**432**	**34,418**	**1,026**	**485**	**541**	**562**	**34**	**528**	**36,438**	**951**	**35,487**
Bexley	669	37	632	58	22	36	41	2	39	768	61	707
Bromley	2,342	158	2,184	143	56	87	88	4	84	2,573	218	2,355
Greenwich	4,722	139	4,583	112	87	25	299	4	295	5,133	230	4,903
Lewisham	1,563	10	1,553	336	127	209	183	14	169	2,082	151	1,931
Southwark	2,966	66	2,900	179	96	83	146	116	30	3,291	278	3,013
SOUTH-EAST SUB-TOTAL	**12,262**	**410**	**11,852**	**828**	**388**	**440**	**757**	**140**	**617**	**13,847**	**938**	**12,909**
Croydon	2,857	101	2,756	489	193	296	343	29	314	3,689	323	3,366
Kingston upon Thames	314	52	262	140	56	84	49	2	47	503	110	393
Lambeth	2,183	288	1,895	746	303	443	193	14	179	3,122	605	2,517
Merton	712	36	676	113	59	54	8	1	7	833	96	737
Richmond upon Thames	426	73	353	190	109	81	55	5	50	671	187	484
Sutton	546	42	504	168	38	130	157	13	144	871	93	778
Wandsworth	1,839	45	1,794	510	349	161	99	6	93	2,448	400	2,048
SOUTH-WEST SUB-TOTAL	**8,877**	**637**	**8,240**	**2,356**	**1,107**	**1,249**	**904**	**70**	**834**	**12,137**	**1,814**	**10,323**
Brent	1,242	68	1,174	175	111	64	110	6	104	1,527	185	1,342
Ealing	579	19	560	291	121	170	87	4	83	957	144	813
Hammersmith and Fulham	1,226	8	1,218	193	102	91	84	0	84	1,503	110	1,393
Harrow	1,388	222	1,166	166	82	84	61	2	59	1,615	306	1,309
Hillingdon	2,496	76	2,420	69	31	38	216	6	210	2,781	113	2,668
Hounslow	589	15	574	71	19	52	61	3	58	721	37	684
Kensington and Chelsea	203	19	184	183	168	15	177	2	175	563	189	374
WEST SUB-TOTAL	**7,723**	**427**	**7,296**	**1,148**	**634**	**514**	**796**	**23**	**773**	**9,667**	**1,084**	**8,583**
TOTAL	**73,664**	**2,920**	**70,744**	**7,708**	**3,930**	**3,778**	**4,522**	**393**	**4,129**	**85,894**	**7,243**	**78,651**
% of Total			**90%**			**5%**			**5%**			**100%**

Table HPM2: 2007/8 Total completions against target

Borough	Conventional completions (net)				Non Self-contained completions (net)	Vacant properties returing to occupation	**Total housing provision 2007/8 (net)**	2008 London Plan	
	Market	*Interm.*	*Soc Rent*	**Total**				Target	Supply
Barnet	993	94	91	**1,178**	-112	-55	**1,011**	2,055	49%
Camden	296	46	29	**371**	355	-69	**657**	595	110%
Enfield	491	139	305	**935**	16	281	**1,232**	395	312%
Hackney	845	458	267	**1,570**	0	-343	**1,227**	1,085	113%
Haringey	327	105	106	**538**	0	-7	**531**	680	78%
Islington	762	541	366	**1,669**	1,165	342	**3,176**	1,160	274%
Westminster	383	21	353	**757**	0	-178	**579**	680	85%
NORTH SUB-TOTAL	**4,097**	**1,404**	**1,517**	**7,018**	**1,424**	**-29**	**8,413**	**6,650**	**127%**
Barking and Dagenham	600	116	99	**815**	0	-79	**736**	1,190	62%
City of London	95	0	0	**95**	0	-13	**82**	90	91%
Havering	222	25	83	**330**	0	588	**918**	535	172%
Newham	561	259	119	**939**	0	-12	**927**	3,510	26%
Redbridge	555	52	18	**625**	0	306	**931**	905	103%
Tower Hamlets	1,443	94	526	**2,063**	380	-462	**1,981**	3,150	63%
Waltham Forest	509	97	137	**743**	-8	237	**972**	665	146%
NORTH-EAST SUB-TOTAL	**3,985**	**643**	**982**	**5,610**	**372**	**565**	**6,547**	**10,045**	**65%**
Bexley	135	37	90	**262**	0	333	**595**	345	172%
Bromley	434	140	127	**701**	0	-69	**632**	485	130%
Greenwich	505	169	109	**783**	0	-1,270	**-487**	2,010	-24%
Lewisham	571	128	101	**800**	0	-134	**666**	975	68%
Southwark	731	558	437	**1,726**	0	-141	**1,585**	1,630	97%
SOUTH-EAST SUB-TOTAL	**2,376**	**1,032**	**864**	**4,272**	**0**	**-1,281**	**2,991**	**5,445**	**55%**
Croydon	830	270	355	**1,455**	12	-128	**1,339**	1,100	122%
Kingston upon Thames	188	29	73	**290**	-8	-69	**213**	385	55%
Lambeth	868	176	163	**1,207**	28	128	**1,363**	1,100	124%
Merton	396	105	56	**557**	0	-249	**308**	370	83%
Richmond upon Thames	202	35	70	**307**	2	47	**356**	270	132%
Sutton	433	10	178	**621**	0	116	**737**	345	214%
Wandsworth	721	285	22	**1,028**	-176	135	**987**	745	132%
SOUTH-WEST SUB-TOTAL	**3,638**	**910**	**917**	**5,465**	**-142**	**-20**	**5,303**	**4,315**	**123%**
Brent	340	67	384	**791**	-32	-67	**692**	1,120	62%
Ealing	986	124	288	**1,398**	-10	-347	**1,041**	915	114%
Hammersmith and Fulham	273	197	40	**510**	-16	-105	**389**	450	86%
Harrow	257	75	41	**373**	0	120	**493**	400	123%
Hillingdon	281	56	61	**398**	0	8	**406**	365	111%
Hounslow	869	573	219	**1,661**	0	141	**1,802**	445	405%
Kensington and Chelsea	73	0	0	**73**	-15	64	**122**	350	35%
WEST SUB-TOTAL	**3,079**	**1,092**	**1,033**	**5,204**	**-73**	**-186**	**4,945**	**4,045**	**122%**
TOTAL	**17,175**	**5,081**	**5,313**	**27,569**	**1,581**	**-951**	**28,199**	**30,500**	**92%**
% of Total				**98%**	**6%**	**-3%**	**100%**		

Table HPM3: 2007/8 Conventional Planning Completions

Borough	New Build			Conversions			Change of Use			All		
	New	Existing	Net	New	Existing	Net	New	Existing	Net	New	Existing	Net
Barnet	1,198	86	1,112	155	108	47	25	6	19	1,378	200	1,178
Camden	213	10	203	264	263	1	179	12	167	656	285	371
Enfield	858	58	800	195	87	108	29	2	27	1,082	147	935
Hackney	1,492	146	1,346	103	41	62	173	11	162	1,768	198	1,570
Haringey	327	4	323	307	116	191	26	2	24	660	122	538
Islington	1,272	20	1,252	261	94	167	254	4	250	1,787	118	1,669
Westminster	591	32	559	359	342	17	190	9	181	1,140	383	757
NORTH SUB-TOTAL	**5,951**	**356**	**5,595**	**1,644**	**1,051**	**593**	**876**	**46**	**830**	**8,471**	**1,453**	**7,018**
Barking and Dagenham	808	5	803	31	14	17	9	14	-5	848	33	815
City of London	1	0	1	0	0	0	95	1	94	96	1	95
Havering	340	29	311	28	13	15	5	1	4	373	43	330
Newham	877	2	875	93	40	53	15	4	11	985	46	939
Redbridge	530	10	520	19	8	11	96	2	94	645	20	625
Tower Hamlets	1,982	47	1,935	60	30	30	100	2	98	2,142	79	2,063
Waltham Forest	539	4	535	274	126	148	62	2	60	875	132	743
NORTH-EAST SUB-TOTAL	**5,077**	**97**	**4,980**	**505**	**231**	**274**	**382**	**26**	**356**	**5,964**	**354**	**5,610**
Bexley	248	14	234	18	7	11	17	0	17	283	21	262
Bromley	679	59	620	55	18	37	49	5	44	783	82	701
Greenwich	532	106	426	75	19	56	304	3	301	911	128	783
Lewisham	778	181	597	232	95	137	70	4	66	1,080	280	800
Southwark	1,599	15	1,584	90	62	28	117	3	114	1,806	80	1,726
SOUTH-EAST SUB-TOTAL	**3,836**	**375**	**3,461**	**470**	**201**	**269**	**557**	**15**	**542**	**4,863**	**591**	**4,272**
Croydon	1,123	60	1,063	437	163	274	132	14	118	1,692	237	1,455
Kingston upon Thames	168	13	155	109	65	44	91	0	91	368	78	290
Lambeth	697	68	629	634	270	364	230	16	214	1,561	354	1,207
Merton	455	22	433	149	73	76	51	3	48	655	98	557
Richmond upon Thames	285	15	270	84	65	19	21	3	18	390	83	307
Sutton	645	58	587	37	17	20	22	8	14	704	83	621
Wandsworth	831	42	789	342	208	134	108	3	105	1,281	253	1,028
SOUTH-WEST SUB-TOTAL	**4,204**	**278**	**3,926**	**1,792**	**861**	**931**	**655**	**47**	**608**	**6,651**	**1,186**	**5,465**
Brent	736	4	732	23	21	2	65	8	57	824	33	791
Ealing	1,167	10	1,157	202	91	111	139	9	130	1,508	110	1,398
Hammersmith and Fulham	631	247	384	88	41	47	79	0	79	798	288	510
Harrow	286	17	269	183	89	94	10	0	10	479	106	373
Hillingdon	415	65	350	31	14	17	31	0	31	477	79	398
Hounslow	1,653	11	1,642	16	20	-4	23	0	23	1,692	31	1,661
Kensington and Chelsea	65	4	61	45	45	0	12	0	12	122	49	73
WEST SUB-TOTAL	**4,953**	**358**	**4,595**	**588**	**321**	**267**	**359**	**17**	**342**	**5,900**	**696**	**5,204**
TOTAL	**24,021**	**1,464**	**22,557**	**4,999**	**2,665**	**2,334**	**2,829**	**151**	**2,678**	**31,849**	**4,280**	**27,569**
% of Total			**82%**			**8%**			**10%**			**100%**

Table HPM4: 2007/8 Conventional Starts

Borough	New Build			Conversions			Change of Use			All		
	New	Existing	Net	New	Existing	Net	New	Existing	Net	New	Existing	Net
Barnet	703	197	506	63	25	38	0	2	-2	766	224	542
Camden	2,861	218	2,643	354	306	48	303	4	299	3,518	528	2,990
Enfield	468	20	448	213	96	117	48	3	45	729	119	610
Hackney	2,122	61	2,061	106	57	49	132	11	121	2,360	129	2,231
Haringey	316	4	312	316	116	200	37	1	36	669	121	548
Islington	1,046	106	940	377	104	273	251	9	242	1,674	219	1,455
Westminster	1,159	44	1,115	78	92	-14	305	50	255	1,542	186	1,356
NORTH SUB-TOTAL	**8,675**	**650**	**8,025**	**1,507**	**796**	**711**	**1,076**	**80**	**996**	**11,258**	**1,526**	**9,732**
Barking and Dagenham	485	5	480	37	17	20	3	14	-11	525	36	489
City of London	8	0	8	1	2	-1	127	1	126	136	3	133
Havering	535	34	501	25	12	13	22	1	21	582	47	535
Newham	618	92	526	87	37	50	9	3	6	714	132	582
Redbridge	889	27	862	12	6	6	51	0	51	952	33	919
Tower Hamlets	8,994	141	8,853	103	67	36	156	5	151	9,253	213	9,040
Waltham Forest	382	3	379	285	123	162	106	1	105	773	127	646
NORTH-EAST SUB-TOTAL	**11,911**	**302**	**11,609**	**550**	**264**	**286**	**474**	**25**	**449**	**12,935**	**591**	**12,344**
Bexley	152	5	147	30	13	17	38	1	37	220	19	201
Bromley	740	119	621	77	33	44	72	3	69	889	155	734
Greenwich	2,441	138	2,303	74	69	5	484	2	482	2,999	209	2,790
Lewisham	740	27	713	277	114	163	106	7	99	1,123	148	975
Southwark	2,463	40	2,423	81	57	24	108	3	105	2,652	100	2,552
SOUTH-EAST SUB-TOTAL	**6,536**	**329**	**6,207**	**539**	**286**	**253**	**808**	**16**	**792**	**7,883**	**631**	**7,252**
Croydon	1,181	42	1,139	298	119	179	345	10	335	1,824	171	1,653
Kingston upon Thames	301	33	268	66	30	36	9	0	9	376	63	313
Lambeth	844	6	838	588	249	339	147	18	129	1,579	273	1,306
Merton	173	22	151	88	44	44	9	1	8	270	67	203
Richmond upon Thames	256	32	224	129	80	49	61	3	58	446	115	331
Sutton	608	208	400	110	33	77	40	13	27	758	254	504
Wandsworth	1,923	15	1,908	365	229	136	93	8	85	2,381	252	2,129
SOUTH-WEST SUB-TOTAL	**5,286**	**358**	**4,928**	**1,644**	**784**	**860**	**704**	**53**	**651**	**7,634**	**1,195**	**6,439**
Brent	563	4	559	19	15	4	19	3	16	601	22	579
Ealing	303	20	283	174	74	100	39	12	27	516	106	410
Hammersmith and Fulham	21	0	21	85	35	50	18	0	18	124	35	89
Harrow	456	53	403	182	87	95	45	1	44	683	141	542
Hillingdon	1,202	52	1,150	51	19	32	173	0	173	1,426	71	1,355
Hounslow	925	47	878	31	15	16	772	1	771	1,728	63	1,665
Kensington and Chelsea	8	4	4	13	10	3	26	0	26	47	14	33
WEST SUB-TOTAL	**3,478**	**180**	**3,298**	**555**	**255**	**300**	**1,092**	**17**	**1,075**	**5,125**	**452**	**4,673**
TOTAL	**35,886**	**1,819**	**34,067**	**4,795**	**2,385**	**2,410**	**4,154**	**191**	**3,963**	**44,835**	**4,395**	**40,440**
% of Total			**84%**			**6%**			**10%**			**100%**

Table HPM5: 2007/8 Total conventional completions against target

Borough	Conventional				2008 London Plan Target	
	Market	Intermediate	Social rented	**Total**	Conv Component	Delivery (% of target)
Barnet	993	94	91	**1,178**	**1,886**	62%
Camden	296	46	29	**371**	**437**	85%
Enfield	491	139	305	**935**	**367**	255%
Hackney	845	458	267	**1,570**	**926**	170%
Haringey	327	105	106	**538**	**595**	90%
Islington	762	541	366	**1,669**	**992**	168%
Westminster	383	21	353	**757**	**560**	135%
NORTH SUB-TOTAL	**4,097**	**1,404**	**1,517**	**7,018**	**5,763**	**122%**
Barking and Dagenham	600	116	99	**815**	**1,191**	68%
Corporation of London	95	0	0	**95**	**85**	112%
Havering	222	25	83	**330**	**510**	65%
Newham	561	259	119	**939**	**3,467**	27%
Redbridge	555	52	18	**625**	**901**	69%
Tower Hamlets	1,443	94	526	**2,063**	**2,999**	69%
Waltham Forest	509	97	137	**743**	**544**	137%
NORTH-EAST SUB-TOTAL	**3,985**	**643**	**982**	**5,610**	**9,697**	**58%**
Bexley	135	37	90	**262**	**338**	78%
Bromley	434	140	127	**701**	**480**	146%
Greenwich	505	169	109	**783**	**1,920**	41%
Lewisham	571	128	101	**800**	**859**	93%
Southwark	731	558	437	**1,726**	**1,103**	156%
SOUTH-EAST SUB-TOTAL	**2,376**	**1,032**	**864**	**4,272**	**4,700**	**91%**
Croydon	830	270	355	**1,455**	**903**	161%
Kingston upon Thames	188	29	73	**290**	**349**	83%
Lambeth	868	176	163	**1,207**	**1,039**	116%
Merton	396	105	56	**557**	**352**	158%
Richmond upon Thames	202	35	70	**307**	**266**	115%
Sutton	433	10	178	**621**	**346**	179%
Wandsworth	721	285	22	**1,028**	**692**	149%
SOUTH-WEST SUB-TOTAL	**3,638**	**910**	**917**	**5,465**	**3,947**	**138%**
Brent	340	67	384	**791**	**915**	86%
Ealing	986	124	288	**1,398**	**833**	168%
Hammersmith and Fulham	273	197	40	**510**	**393**	130%
Harrow	257	75	41	**373**	**360**	104%
Hillingdon	281	56	61	**398**	**317**	126%
Hounslow	869	573	219	**1,661**	**434**	383%
Kensington and Chelsea	73	0	0	**73**	**237**	31%
WEST SUB-TOTAL	**3,079**	**1,092**	**1,033**	**5,204**	**3,489**	**149%**
TOTAL	**17,175**	**5,081**	**5,313**	**27,569**	**27,596**	**100%**
	62%	**18%**	**19%**	**100%**		

Table HPM6: Net total and affordable conventional completions in London, 2005/06 to 2007/08

	Total conventional completions (net)								Total affordable conventional completions (net)				Affordable as % of total conventional completions			
	2005/06	2006/07	2007/08	**3-year total**	London Plan 2004 Conv. Target	London Plan 2008 Conv. Target	London Plan 3-year Conv. Target (04 Target*2+08Target*1)	Conv. delivery as % of target	2005/06	2006/07	2007/08	**3-year total**	2005/06	2006/07	2007/08	**3-year total**
Barnet	965	414	1,178	**2,557**	740	1,886	***3,366***	76%	224	27	185	**436**	23%	7%	16%	**17%**
Camden	639	499	371	**1,509**	750	437	***1,937***	78%	81	228	75	**384**	13%	46%	20%	**25%**
Enfield	214	710	935	**1,859**	560	367	***1,487***	125%	-459	225	444	**210**	-214%	32%	47%	**11%**
Hackney	862	1,110	1,570	**3,542**	565	926	***2,056***	172%	14	468	725	**1,207**	2%	42%	46%	**34%**
Haringey	576	893	538	**2,007**	720	595	***2,035***	99%	265	312	211	**788**	46%	35%	39%	**39%**
Islington	818	1,771	1,669	**4,258**	680	992	***2,352***	181%	232	591	907	**1,730**	28%	33%	54%	**41%**
Westminster	1,068	650	757	**2,475**	970	560	***2,500***	99%	66	23	374	**463**	6%	4%	49%	**19%**
NORTH SUB-TOTAL	**5,142**	**6,047**	**7,018**	**18,207**	**4,985**	**5,763**	***15,733***	116%	**423**	**1,874**	**2,921**	**5,218**	8%	31%	42%	**29%**
Barking and Dagenham	367	406	815	**1,588**	445	1,191	***2,081***	76%	77	135	215	**427**	21%	33%	26%	**27%**
City of London	48	37	95	**180**	105	85	***295***	61%	0	0	0	**0**	0%	0%	0%	**0%**
Havering	375	851	330	**1,556**	320	510	***1,150***	135%	70	178	108	**356**	19%	21%	33%	**23%**
Newham	915	739	939	**2,593**	720	3,467	***4,907***	53%	274	263	378	**915**	30%	36%	40%	**35%**
Redbridge	761	1,021	625	**2,407**	500	901	***1,901***	127%	114	310	70	**494**	15%	30%	11%	**21%**
Tower Hamlets	2,402	2,443	2,063	**6,908**	1,825	2,999	***6,649***	104%	812	823	620	**2,255**	34%	34%	30%	**33%**
Waltham Forest	527	687	743	**1,957**	345	544	***1,234***	159%	84	229	234	**547**	16%	33%	31%	**28%**
NORTH-EAST SUB-TOTAL	**5,395**	**6,184**	**5,610**	**17,189**	**4,260**	**9,697**	***18,217***	94%	**1,431**	**1,938**	**1,625**	**4,994**	27%	31%	29%	**29%**
Bexley	142	242	262	**646**	265	338	***868***	74%	35	115	127	**277**	25%	48%	48%	**43%**
Bromley	675	880	701	**2,256**	555	480	***1,590***	142%	106	142	267	**515**	16%	16%	38%	**23%**
Greenwich	1,844	1,195	783	**3,822**	730	1,920	***3,380***	113%	325	516	278	**1,119**	18%	43%	36%	**29%**
Lewisham	754	371	800	**1,925**	560	859	***1,979***	97%	275	-81	229	**423**	36%	-22%	29%	**22%**
Southwark	1,147	1,890	1,726	**4,763**	1,165	1,103	***3,433***	139%	63	680	995	**1,738**	5%	36%	58%	**36%**
SOUTH-EAST SUB-TOTAL	**4,562**	**4,578**	**4,272**	**13,412**	**3,275**	**4,700**	***11,250***	119%	**804**	**1,372**	**1,896**	**4,072**	18%	30%	44%	**30%**
Croydon	667	1,025	1,455	**3,147**	670	903	***2,243***	140%	221	471	625	**1,317**	33%	46%	43%	**42%**
Kingston upon Thames	355	322	290	**967**	245	349	***839***	115%	22	54	102	**178**	6%	17%	35%	**18%**
Lambeth	1,152	1,132	1,207	**3,491**	1,069	1,039	***3,177***	110%	258	233	339	**830**	22%	21%	28%	**24%**
Merton	678	401	557	**1,636**	405	352	***1,162***	141%	89	145	161	**395**	13%	36%	29%	**24%**
Richmond upon Thames	896	240	307	**1,443**	245	266	***756***	191%	247	39	105	**391**	28%	16%	34%	**27%**
Sutton	283	274	621	**1,178**	365	346	***1,076***	109%	97	-118	188	**167**	34%	-43%	30%	**14%**
Wandsworth	1,110	1,450	1,028	**3,588**	775	692	***2,242***	160%	135	240	307	**682**	12%	17%	30%	**19%**
SOUTH-WEST SUB-TOTAL	**5,141**	**4,844**	**5,465**	**15,450**	**3,774**	**3,947**	***11,495***	134%	**1,069**	**1,064**	**1,827**	**3,960**	21%	22%	33%	**26%**
Brent	1,398	926	791	**3,115**	485	915	***1,885***	165%	1,033	637	451	**2,121**	74%	69%	57%	**68%**
Ealing	812	1,346	1,398	**3,556**	545	833	***1,923***	185%	206	620	412	**1,238**	25%	46%	29%	**35%**
Hammersmith and Fulham	617	623	510	**1,750**	295	393	***983***	178%	397	458	237	**1,092**	64%	74%	46%	**62%**
Harrow	568	619	373	**1,560**	260	360	***880***	177%	160	152	116	**428**	28%	25%	31%	**27%**
Hillingdon	498	188	398	**1,084**	380	317	***1,077***	101%	212	46	117	**375**	43%	24%	29%	**35%**
Hounslow	527	1,410	1,661	**3,598**	390	434	***1,214***	296%	125	604	792	**1,521**	24%	43%	48%	**42%**
Kensington and Chelsea	204	161	73	**438**	520	237	***1,277***	34%	65	64	0	**129**	32%	40%	0%	**29%**
WEST SUB-TOTAL	**4,624**	**5,273**	**5,204**	**15,101**	**2,875**	**3,489**	***9,239***	163%	**2,198**	**2,581**	**2,125**	**6,904**	48%	49%	41%	**46%**
TOTAL	**24,864**	**26,926**	**27,569**	**79,359**	**19,169**	**27,596**	**65,934**	**120%**	**5,925**	**8,829**	**10,394**	**25,148**	**24%**	**33%**	**38%**	**32%**
% of Total	**31%**	**34%**	**35%**	**100%**					**24%**	**35%**	**41%**	**100%**				

Note some figures for previous years data have changed from previous AMRs. This is due to the continual updating of the LDD system.

Table HPM7: Delivery of Affordable Homes in 2007/8

	New Affordable Housing Stock								
	Net New-Build (Conventional Supply)			Existing Properties (purchase/rehab)				Other Affordable Housing	
	Social	Intermediate	TOTAL	Social	Intermediate	TOTAL		Open Market Homebuy	Temporary Social Housing (rehab)
Barnet	91	94	**185**	29	0	**29**		21	4
Camden	29	46	**75**	21	0	**21**		26	3
Enfield	305	139	**444**	53	0	**53**		19	21
Hackney	267	458	**725**	44	9	**53**		26	8
Haringey	106	105	**211**	65	0	**65**		24	15
Islington	366	541	**907**	17	3	**20**		23	0
Westminster	353	21	**374**	63	3	**66**		26	0
NORTH SUB-TOTAL	**1,517**	**1,404**	**2,921**	**292**	**15**	**307**		**165**	**51**
Barking and Dagenham	99	116	**215**	47	23	**70**		10	0
City of London	0	0	**0**	0	0	**0**		12	0
Havering	83	25	**108**	40	29	**69**		8	0
Newham	119	259	**378**	611	10	**621**		17	0
Redbridge	18	52	**70**	70	11	**81**		13	11
Tower Hamlets	526	94	**620**	28	5	**33**		26	0
Waltham Forest	137	97	**234**	18	3	**21**		28	17
NORTH-EAST SUB-TOTAL	**982**	**643**	**1,625**	**814**	**81**	**895**		**114**	**28**
Bexley	90	37	**127**	57	49	**106**		13	0
Bromley	127	140	**267**	42	0	**42**		20	1
Greenwich	109	169	**278**	72	125	**197**		21	60
Lewisham	101	128	**229**	14	2	**16**		22	65
Southwark	437	558	**995**	8	0	**8**		34	87
SOUTH-EAST SUB-TOTAL	**864**	**1,032**	**1,896**	**193**	**176**	**369**		**110**	**213**
Croydon	355	270	**625**	34	0	**34**		21	27
Kingston upon Thames	73	29	**102**	43	25	**68**		8	0
Lambeth	163	176	**339**	51	19	**70**		21	34
Merton	56	105	**161**	6	0	**6**		12	0
Richmond upon Thames	70	35	**105**	0	0	**0**		9	0
Sutton	178	10	**188**	19	0	**19**		15	50
Wandsworth	22	285	**307**	0	30	**30**		28	0
SOUTH-WEST SUB-TOTAL	**917**	**910**	**1,827**	**153**	**74**	**227**		**114**	**111**
Brent	384	67	**451**	10	0	**10**		22	1
Ealing	288	124	**412**	20	0	**20**		22	0
Hammersmith and Fulham	40	197	**237**	0	0	**0**		13	0
Harrow	41	75	**116**	0	0	**0**		19	0
Hillingdon	61	56	**117**	53	0	**53**		23	0
Hounslow	219	573	**792**	10	0	**10**		19	0
Kensington and Chelsea	0	0	**0**	1	0	**1**		11	0
WEST SUB-TOTAL	**1,033**	**1,092**	**2,125**	**94**	**0**	**94**		**129**	**1**
London Total	**5,313**	**5,081**	**10,394**	**1,546**	**346**	**1,892**		**632**	**404**
% of total	**51%**	**49%**	**100%**	**82%**	**18%**	**100%**			

Table HPM8: 2007/8 Gross conventional completions

Borough	Market	Intermediate	Social	**Total**	Intermediate (% of total)	Social (% of total)	All Affordable (% of total)
Barnet	1,110	94	174	**1,378**	7%	13%	19%
Camden	521	46	89	**656**	7%	14%	21%
Enfield	638	139	305	**1,082**	13%	28%	41%
Hackney	918	458	392	**1,768**	26%	22%	48%
Haringey	449	105	106	**660**	16%	16%	32%
Islington	878	543	366	**1,787**	30%	20%	51%
Westminster	765	21	354	**1,140**	2%	31%	33%
NORTH SUB-TOTAL	**5,279**	**1,406**	**1,786**	**8,471**	**17%**	**21%**	**38%**
Barking and Dagenham	616	119	113	**848**	14%	13%	27%
City of London	96	0	0	**96**	0%	0%	0%
Havering	265	25	83	**373**	7%	22%	29%
Newham	607	259	119	**985**	26%	12%	38%
Redbridge	575	52	18	**645**	8%	3%	11%
Tower Hamlets	1,516	94	532	**2,142**	4%	25%	29%
Waltham Forest	636	97	142	**875**	11%	16%	27%
NORTH-EAST SUB-TOTAL	**4,311**	**646**	**1,007**	**5,964**	**11%**	**17%**	**28%**
Bexley	156	37	90	**283**	13%	32%	45%
Bromley	516	140	127	**783**	18%	16%	34%
Greenwich	540	169	202	**911**	19%	22%	41%
Lewisham	673	128	279	**1,080**	12%	26%	38%
Southwark	809	559	438	**1,806**	31%	24%	55%
SOUTH-EAST SUB-TOTAL	**2,694**	**1,033**	**1,136**	**4,863**	**21%**	**23%**	**45%**
Croydon	1,067	270	355	**1,692**	16%	21%	37%
Kingston upon Thames	266	29	73	**368**	8%	20%	28%
Lambeth	1,163	176	222	**1,561**	11%	14%	25%
Merton	494	105	56	**655**	16%	9%	25%
Richmond upon Thames	285	35	70	**390**	9%	18%	27%
Sutton	516	10	178	**704**	1%	25%	27%
Wandsworth	954	287	40	**1,281**	22%	3%	26%
SOUTH-WEST SUB-TOTAL	**4,745**	**912**	**994**	**6,651**	**14%**	**15%**	**29%**
Brent	365	67	392	**824**	8%	48%	56%
Ealing	1,096	124	288	**1,508**	8%	19%	27%
Hammersmith and Fulham	316	197	285	**798**	25%	36%	60%
Harrow	363	75	41	**479**	16%	9%	24%
Hillingdon	327	56	94	**477**	12%	20%	31%
Hounslow	900	573	219	**1,692**	34%	13%	47%
Kensington and Chelsea	122	0	0	**122**	0%	0%	0%
WEST SUB-TOTAL	**3,489**	**1,092**	**1,319**	**5,900**	**19%**	**22%**	**41%**
TOTAL	**20,518**	**5,089**	**6,242**	**31,849**	**16%**	**20%**	**36%**

Table HPM9: 2007/8 Conventional and Non self-contained Planning Approvals

Borough	Conventional Approvals (net)					
	Market	Intermediate	Social rented	Total	Non self-contained Approvals (net)	Non self-contained Approvals (Gross)
Barnet	1,702	122	387	**2,211**	-89	7
Camden	422	33	122	**577**	-468	135
Enfield	999	211	128	**1,338**	-1	16
Hackney	1,110	142	274	**1,526**	865	877
Haringey	1,630	50	-27	**1,653**	687	687
Islington	1,656	215	308	**2,179**	430	959
Westminster	1,377	34	454	**1,865**	-61	0
NORTH SUB-TOTAL	**8,896**	**773**	**1,646**	**11,349**	**1,363**	**2,681**
Barking and Dagenham	6,985	2,322	2,262	11,569	0	0
City of London	335	0	0	335	0	0
Havering	496	42	122	660	0	0
Newham	8,378	1,502	2,069	11,949	-96	0
Redbridge	574	2	59	635	16	16
Tower Hamlets	6,196	1,114	1,918	9,228	604	782
Waltham Forest	800	124	186	1,110	-10	7
NORTH-EAST SUB-TOTAL	**23,764**	**5,106**	**6,616**	**35,486**	**514**	**805**
Bexley	503	8	196	707	-7	0
Bromley	1,727	249	379	2,355	-114	0
Greenwich	3,422	796	685	4,903	-82	41
Lewisham	1,593	122	216	1,931	-89	47
Southwark	2,044	496	473	3,013	0	0
SOUTH-EAST SUB-TOTAL	**9,289**	**1,671**	**1,949**	**12,909**	**-292**	**88**
Croydon	2,375	399	593	3,367	0	0
Kingston upon Thames	304	18	71	393	-46	0
Lambeth	1,635	428	454	2,517	14	57
Merton	540	97	100	737	0	0
Richmond upon Thames	390	34	60	484	49	49
Sutton	616	58	104	778	0	0
Wandsworth	1,555	456	37	2,048	-137	0
SOUTH-WEST SUB-TOTAL	**7,415**	**1,490**	**1,419**	**10,324**	**-120**	**106**
Brent	1,075	56	211	1,342	619	747
Ealing	602	99	112	813	-93	4
Hammersmith and Fulham	757	504	132	1,393	-83	0
Harrow	1,006	152	151	1,309	-20	0
Hillingdon	1,898	269	501	2,668	-70	0
Hounslow	420	147	117	684	75	96
Kensington and Chelsea	292	0	82	374	-102	5
WEST SUB-TOTAL	**6,050**	**1,227**	**1,306**	**8,583**	**326**	**852**
TOTAL	**55,414**	**10,267**	**12,936**	**78,651**	**1,791**	**4,532**
% of total conventional	70%	13%	16%	100%		

Table HPM10: 2007/8 Units (gross) by bedroom size and tenure

London	1 Bed	2 Bed	3 Bed	4+ Bed	**Total**
Social	1,787	2,657	1,232	566	**6,242**
Intermediate	2,297	2,591	164	37	**5,089**
Market	7,984	9,590	1,934	1,010	**20,518**
Total	**12,068**	**14,838**	**3,330**	**1,613**	**31,849**
%	1 Bed	2 Bed	3 Bed	4+ Bed	**Total**
Social	29%	43%	20%	9%	**100%**
Intermediate	45%	51%	3%	1%	**100%**
Market	39%	47%	9%	5%	**100%**
Total	**38%**	**47%**	**10%**	**5%**	**100%**

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