LONDON PLAN ANNUAL MONITORING REPORT 11, 2013-14

MARCH 2015

LONDON PLAN 2011
IMPLEMENTATION FRAMEWORK

MAYOR OF LONDON

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GREATER LONDON AUTHORITY
March 2015

Published by
Greater London Authority
City Hall
The Queen's Walk
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London SE1 2AA
www.london.gov.uk
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Front cover photo: Eleanor Ward/GLA

Copies of this document are available from http://www.london.gov.uk/priorities/planning /research-reports/monitoring-london-plan

Updated May 2015 to add figures on long term vacant properties returning to use to KPI 4 and Table 3.1 as these were not available at the time of initial publication. The data in Table HPM1 was also corrected.

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EXECUTIVE SUMMARY

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

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

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

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

Objective 2- An internationally competitive and successful city,

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

Objective 4- A city that delights the senses,

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

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

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

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

v Overall, the performance is positive: 17 KPI targets are met or heading in the right direction. For two of them the baseline data is changing, which creates some uncertainty. Six KPI targets have not been met or are heading the wrong way. For 1 KPI target the performance is mixed. The performance against the individual London Plan Objectives is summarised as follows:

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

vi A very high and above target proportion of new residential developments in London have been built on previously developed land in the last year, and densities within the density matrix range have fallen back from the previous year peak. In total 29,382 dwellings were completed in 2013/14 against the 32,210 ten-year average annual target. The gap in life expectancy between the most and least deprived Londoners continues to decrease.

Objective 2 - An internationally competitive and successful city

vii London's employment rate (over 70%) has reached its highest annual average level since records began in 1992, almost closing the gap with that for the country as a whole. The office pipeline continues to tighten but remains above the benchmark. The proportion of office and all B1 development in locations with high public transport accessibility has risen by over 10%. Whilst the rate of loss of industrial land decreased significantly on the previous year, it still remains considerably above the monitoring target. This trend will be monitored closely.

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

viii Employment specifically in Outer London has increased by 3% on the previous year. The gap in lone parent income support between London and England and Wales as a whole has almost closed. The increase in pupil/ teacher ratios in London as a whole has stopped, with more boroughs seeing a reduction than in the previous year. Net affordable housing completions (28% of conventional completions in 2013/14) remain below the numeric target with the three-year average affordable homes share down by 3% on the previous year.

Objective 4- A city that delights the senses

ix The proportion of designated heritage assets at risk has remained largely unchanged. Improved monitoring arrangements have been put in place for river restoration activities. Significantly more designated open space (20 ha) has been lost than in the previous year, but it should be noted that although the creation of new open space, potentially even as part of the same development is not recorded. For example the proposed loss at the Landfill site in Sutton (7.6 ha) relates to the reclamation of 90 ha of protected open space from the current landfill use to a genuine open space use, although these consents have reduced the amount of open space that will ultimately be reclaimed. In terms of cycling, growth in journey stages by bicycle has slowed over the last few years.

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

x Both waste recycling rates and landfilling continue to go into the targeted direction of travel. Carbon dioxide emissions savings are above target and there has been an increase in renewable energy generation. The area of green roofs in the CAZ has been assessed in more detail and increased by at least 75% since 2007. There has been a loss of over 15 ha of protected habitat in terms of development approvals, but completions on protected habitat sites are down on the previous year.

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

xi Public transport use continues to grow annually, while private car use and road traffic across the whole of London continue to decline. The proportion of B1 development in locations with high public transport accessibility has risen by over 10%. In terms of the use of London’s waterways, freight transport on the Thames is up by 27% on the previous year. More comprehensive and accurate monitoring arrangements have been put in place for passenger transport.

TABLE 1.1 KPI PERFORMANCE OVERVIEW			
	KPI TARGET		**COMMENT**
1	Maintain at least 96 per cent of new residential development to be on previously developed land	+	Both approvals and completions above target and up on previous year
2	Over 95 per cent of development to comply with the housing density location and the density matrix	–	Below target and fall of proportion within density matrix range from previous year's peak
3	No net loss of open space designated for protection in LDFs due to new development	–	Loss of 20 ha, significantly up on previous year, but new open space not recorded
4	Average completions of a minimum of 32,210 net additional homes per year	–	9% below target
5	Completion of 13,200 net additional affordable homes per year	–	Below numeric target. Three-year average affordable homes share of overall conventional housing provision down by 3% on previous year
6	Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (split by gender)	+	Difference has shrunk
7	Increase in the proportion of working age London residents in employment 2011-2031	+	Increase by 1.2% on previous year and continuing reduction in gap between London and the rest of the UK
8	Stock of office permissions to be at least three times the average rate of starts over the previous three years	+	Stock of office permissions continues to tighten but still remains six times the average rate of starts
9	Release of industrial land to be in line with benchmarks in the Industry SPG	–	Continuing reduction in loss of industrial land, but still 68% above target
10	Growth in total employment in Outer London	+	Total employment in Outer London increased by 3% on previous year
11	Reduce employment rate gap between BAME groups and the white population; and reduce the gap between lone parents on income support in London vs England & Wales average	+	Little change in BAME gap in recent years; gap in lone parent income support almost closed
12	Reduce the average class size in primary schools	+	Rise in class sizes stopped and reduction in more boroughs than in previous year
13	Use of public transport per head grows faster than use of private car per head	+	Public transport use continues to grow annually, and private care use continues to decline
14	Zero car traffic growth for London as a whole	+	Annual decrease in road traffic for London as a whole continues
15	Increase in share of all trips by bicycle from 2 per cent in 2009 to 5 per cent by 2026	+	Continued, but only very slight, increase in journey stages by bicycle

TABLE 1.1 KPI PERFORMANCE OVERVIEW			
	KPI TARGET		**COMMENT**
16	A 50% increase in passengers and freight traffic transported on the Blue Ribbon Network from 2011-2021	?/+	Passenger numbers on Thames – change of baseline; 27% increase in freight on previous year
17	Maintain at least 50 per cent of B1 development in PTAL zones 5-6	+	With 62% well above benchmark and 13% increase on previous year
18	No net loss of Sites of Importance for Nature Conservation.	-	15.3 ha loss to approved development, significantly up on previous year, but completions on SINC down; new designations not recorded
19	At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2031	+	Both rates going into targeted direction of travel, but change only very slight in recent years
20	Annual average percentage carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and in all developments by 2019	+	11% above 25% carbon dioxide emissions savings target (2010-2013)
21	Production of 8550 GWh of energy from renewable sources by 2026	+	Generation increased by over 6% on previous year
22	Increase in total area of green roofs in the CAZ.	+	Increase of at least 75% since 2007
23	Restore 15km of rivers and streams 2009-2015 with an additional 10km by 2020	?/+	Additional restoration, but significantly less than in recent years, although under-reporting likely
24	Reduction in proportion of designated heritage assets at risk as a percentage of the total number of designated heritage assets in London.	+/-	Assets at risk largely unchanged

CHAPTER ONE

INTRODUCTION

SCOPE AND PURPOSE OF THE AMR

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

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

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

1.4 At the core of this AMR are the Key Performance Indicators (KPIs) set out in Policy 8.4 (A) and Table 8.1 of the London Plan (see chapter 2 of this document for detailed analysis of the performance of each KPI). However, it should be recognised that a wide range of factors outside the sphere of influence of the London Plan influence the KPIs. The inclusion of additional relevant performance measures and statistics helps to paint a broader picture of London's performance (see chapter 3). Whilst recognising longer-term trends where available, the focus of the monitoring in this AMR is on the year 2013/14.

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

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

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

THE LONDON DEVELOPMENT DATABASE

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

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

1.9 As a result of the 2013 review of the Information Scheme (the legal document that sets out the roles and responsibilities of the Mayor and the London Boroughs in relation to LDD), Class J Prior Approvals which permit changes of use from office to residential use without the need for a full planning permission are now included in the scope of the scheme. Other forms of consent that can lead to a change in residential units (including other forms of prior approval and Certificates of Proposed Lawful Development) are currently submitted on a voluntary basis so are not included in the data in our AMR. A formal consultation to bring them within the scope of the scheme is currently underway.

1.10 The LDD system itself has remained fundamentally unchanged since it was first developed in 2004, with changes being made incrementally as required. A substantial project to modernise the IT infrastructure that supports the database is nearing completion. Once this is finished, the LDD Management Team, which comprises representatives from the GLA and a number of London boroughs, will look closely at the system and decide if any further changes are required. Discussions so far have not identified any major changes that need to be made, although we are looking to introduce a new method to measure the length of time between an initial planning permission being granted and the final scheme reaching completion.

1.11 A new version of the LDD public page, which can be found at http://www.london.gov.uk/webmaps/ldd/ went live in December 2014. The new version adds thematic maps based on the data published in the last AMR, as well as improvements to the way the permission data is displayed and the facility to load additional spatial layers from the London Plan. The thematic maps will be updated following the publication of each successive AMR.

THE LONDON PLAN AND ITS IMPLEMENTATION

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

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

1.14 The Implementation Framework also includes:

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

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

FURTHER ALTERATIONS TO THE LONDON PLAN

1.16 In March 2015 the Mayor published his Further Alterations to the London Plan (FALP) now called 2015 London Plan, rolling the London Plan forward to 2036, particularly to address key housing and employment issues emerging from an analysis of the most recent census data. The Further Alterations propose minor changes to four KPI targets that reflect changes elsewhere in the Plan. These are KPIs 4, 5, 19 and 21. Next year's AMR will be based on the 2015 London Plan and the amended set of KPIs.

CHAPTER TWO

PERFORMANCE AGAINST KEY PERFORMANCE INDICATOR TARGETS

KEY PERFORMANCE INDICATOR 1

Maximise the proportion of development taking place on previously developed land

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

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

2.2 98.4% of units approved during 2013/14 are on brownfield land, above the Mayor's 96% target and an improvement on the 98.2 figure for 2012/13. Only three boroughs; Havering, Barking and Dagenham and Hounslow; are significantly below the 96% target. Barking and Dagenham and Havering are both below the benchmark for the second year in a row, however the loss of greenfield in Barking and Dagenham is solely down to the submission of details for the extant permission for the development of Lymington Fields which was first granted in 2009. This site was also responsible for the borough missing the target in 2012/13. Havering's 65.1% is comprised of a number of small schemes on greenfield sites in addition to 242 units on parkland and sports pitches off Gooshays Drive, Harold Hill. The greenfield development in Hounslow is the redevelopment of the Heston Leisure Centre and surrounding lands. In addition to new residential units, the scheme will deliver new indoor and outdoor leisure facilities.

2.3 The proportion of units completed on brownfield land stands at 97%, above the benchmark and an improvement on the 95.7% reported in AMR10. The largest schemes to reach completion are both in Merton, 169 units on Brenley Playing Fields and 118 units on the site of Rowan High School.

TABLE 2.1 DEVELOPMENT ON BROWNFIELD LAND				
YEAR	% OF DEVELOPMENT APPROVED ON PREVIOUSLY DEVELOPED LAND		% OF DEVELOPMENT COMPLETED ON PREVIOUSLY DEVELOPED LAND	
	BY UNITS	BY SITE AREA	BY UNITS	BY SITE AREA
2006/07	98.6	98	97.2	96.5
2007/08	97.3	96.7	96.6	94.8
2008/09	98.1	96.6	98.9	98.1
2009/10	97.3	96.8	98.8	97.9
2010/11	96.8	95.3	97.1	95.7
2011/12	99	97.4	97.6	95.0
2012/13	98.2	97.8	95.7	95.3
2013/14	98.4	97.2	97	96.6

Source: London Development Database

TABLE 2.2 DEVELOPMENT ON BROWNFIELD LAND BY BOROUGH 2013/14				
BOROUGH	% OF DEVELOPMENT APPROVED ON PREVIOUSLY DEVELOPED LAND		% OF DEVELOPMENT COMPLETED ON PREVIOUSLY DEVELOPED LAND	
	BY UNITS	BY SITE AREA	BY UNITS	BY SITE AREA
Barking and Dagenham	84.2%	81.5%	84.2%	81.5%
Barnet	95.2%	95.8%	95.2%	95.8%
Bexley	100%	100%	100%	100%
Brent	99.4%	98.8%	99.4%	98.8%
Bromley	100%	100%	100%	100%
Camden	99.9%	100%	99.9%	100%
City of London	100%	100%	100%	100%
Croydon	98.5%	96.3%	98.5%	96.3%
Ealing	99.9%	99.8%	99.9%	99.8%
Enfield	99.3%	97%	99.3%	97%
Greenwich	95.7%	96.3%	95.7%	96.3%
Hackney	99.3%	99.7%	99.3%	99.7%
Hammersmith and Fulham	100%	100%	100%	100%
Haringey	100%	100%	100%	100%
Harrow	98.2%	98.2%	98.2%	98.2%
Havering	64.2%	67.9%	64.2%	67.9%
Hillingdon	100%	100%	100%	100%
Hounslow	91.2%	91.6%	91.2%	91.6%
Islington	100%	100%	100%	100%
Kensington and Chelsea	97.7%	98.2%	97.7%	98.2%
Kingston upon Thames	97.6%	97.7%	97.6%	97.7%
Lambeth	100%	100%	100%	100%
Lewisham	100%	100%	100%	100%
Merton	94.4%	96.3%	94.4%	96.3%
Newham	99.8%	99.6%	99.8%	99.6%
Redbridge	99.8%	98.7%	99.8%	98.7%
Richmond upon Thames	98.9%	98.4%	98.9%	98.4%
Southwark	99.7%	99.8%	99.7%	99.8%
Sutton	99.7%	99.3%	99.7%	99.3%
Tower Hamlets	99.9%	99.7%	99.9%	99.7%
Waltham Forest	100%	100%	100%	100%
Wandsworth	100%	100%	100%	100%
Westminster	100%	100%	100%	100%
London	98.4%	97.2%	97%	96.6%

Source: London Development Database

KEY PERFORMANCE INDICATOR 2

Optimise the density of residential development

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

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

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

FINANCIAL YEAR	% OF UNITS APPROVALS		
	WITHIN RANGE	ABOVE RANGE	BELOW RANGE
2006/07	36%	60%	4%
2007/08	40%	55%	5%
2008/09	41%	53%	7%
2009/10	39%	56%	6%
2010/11	37%	58%	5%
2011/12	40%	55%	5%
2012/13	58%	37%	5%
2013/14	43%	50%	7%

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

FINANCIAL YEAR	% OF UNITS APPROVALS SCHEMES 15+		
	WITHIN RANGE	ABOVE RANGE	BELOW RANGE
2006/07	30%	69%	1%
2007/08	36%	63%	2%
2008/09	36%	62%	2%
2009/10	35%	63%	2%
2010/11	31%	68%	1%
2011/12	37%	60%	3%
2012/13	59%	39%	2%
2013/14	40%	56%	4%

Source: London Development Database

2.5 Compliance within the density matrix for approvals during 2013/14 stands at 43%, down on the previous year but still better than has been achieved in the six years prior to 2012/13. 40% compliance in schemes of 15 units or more is also below the previous year's peak but again better than the six before that.

2.6 The proportion within the range has been squeezed by schemes above the range but also by an increase in those below, even in more central areas. 5% of all unit approvals in inner London boroughs are below the desired range. This compares to 10% in outer London boroughs. It might be expected that the introduction of the Class J prior approvals for changes of use from office to residential in May 2013 would have an impact on the figures, but they appear to share a similar pattern to all approvals with 42% of these falling within the appropriate range. For the prior approvals with more units though, 61% of schemes with 15 units or more have a density above the desired range.

2.7 Land in London is a scarce resource and building costs in London are high. It is important that land is used appropriately and that schemes are designed to suit the local circumstances, but also that they are deliverable. The Mayor will continue to work with boroughs to ensure that schemes are designed at a density that is both appropriate and viable.

KEY PERFORMANCE INDICATOR 3

Minimise the loss of Open space

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

2.8 The performance monitoring for this KPI target focuses more specifically on designated open space rather than open space overall.

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

2.10 Table 2.5 shows the overall loss of protected open space approved during 2013/14, was just under 20 hectares. This is a very large increase on the previous financial year where the figure was less than 0.6 ha. The number of approvals on protected open space has also risen sharply from four to 29. Two proposed development sites account for over 12 ha alone - Beddington Farmlands Landfill Site and Lake Farm Country Park. It is worth noting that the proposed loss at the Landfill site in Sutton (7.6 ha) relates to the reclamation of 90 ha of protected open space from the current landfill use to a genuine open space use, although these consents have reduced the amount of open space that will ultimately be reclaimed.

2.11 There have been 23 schemes completed on protected open space over the same period, amounting to 6.98 ha in total. This represents a slight increase of 0.5ha on the previous year. The majority of protected open space lost in 2013/14 was MOL (5.8ha). Athough the biggest recorded loss of MOL was in Merton on the Rowan Park site, where 217 residential units were built. the development also proposed a 2.5 ha park.

TABLE 2.5 LOSS OF DESIGNATED OPEN SPACE (APPROVALS) FY2013			
BOROUGH NAME	BOROUGH REFERENCE	PROTECTION DESIGNATION	AREA OF OPEN SPACE (HA)
Barnet	B/00354/13	Local Open Spaces	0.391
Bexley	13/01616/FULM	Metropolitan Open Land	0.041
Brent	131501	Local Open Spaces	0.071
Brent	132490	Local Open Spaces	0.224
Bromley	13/02593/FULL1	Green Belt	0.034
Camden	2013/1889/P	Metropolitan Open Land	0.075
Camden	2013/1969/P	Other Designated Protection	0.008
Croydon	13/00891/P	Other Designated Protection	0.119
Ealing	P/2012/0708	Local Open Spaces	0.679
Enfield	P13-01332LBE	Metropolitan Open Land	0.022
Greenwich	12/1168	Local Open Spaces	0.255
Greenwich	13/0117	Local Open Spaces	0.000
Greenwich	13/0161	Other Designated Protection	0.050
Greenwich	13/0364	Local Open Spaces	0.026
Havering	P0995/12	Green Belt	0.130
Havering	P1451/10	Local Open Spaces	0.082
Hillingdon	68911/ APP/2012/2983	Green Belt	5.500
Hounslow	00798/Q/S4	Local Open Spaces	2.440
Hounslow	01187/A/S10	Local Open Spaces	0.670
Hounslow	01270/G/P1	Green Belt	0.857
Kingston upon Thames	13/16542/FUL	Metropolitan Open Land	0.188
Merton	13/P0692	Other Designated Protection	0.178
Richmond upon Thames	13/2826/FUL	Metropolitan Open Land	0.086
Sutton	C2013/67958	Green Belt	0.017
Sutton	D2005/54794	Metropolitan Open Land	0.283
Sutton	D2011/64908	Metropolitan Open Land	0.300
Sutton	D2012/66220	Metropolitan Open Land	7.000
Sutton	D2013/67938	Metropolitan Open Land	0.060
Wandsworth	2012/0758	Metropolitan Open Land	0.009
London (Gross hectares):			19.795

Source: London Development Database

TABLE 2.6 LOSS OF DESIGNATED OPEN SPACE (COMPLETIONS) FY2013			
BOROUGH NAME	BOROUGH REFERENCE	PROTECTION DESIGNATION	AREA OF OPEN SPACE (HA)
Brent	093104	Local Open Spaces	0.374
Bromley	09/01715/FULL1	Local Open Spaces	0.275
Bromley	09/02881/DET	Metropolitan Open Land	0.784
Bromley	10/00504/ EXTEND	Metropolitan Open Land	0.133
Bromley	10/03407/FULL1	Metropolitan Open Land	0.520
Bromley	11/00994/FULL1	Metropolitan Open Land	0.920
Croydon	11/00768/P	Local Open Spaces	0.014
Croydon	11/01068/P	Local Open Spaces	0.004
Croydon	12/00174/P	Local Open Spaces	0.042
Croydon	12/00198/P	Metropolitan Open Land	0.029
Ealing	P/2010/1894	Metropolitan Open Land	0.344
Ealing	P/2012/1991	Metropolitan Open Land	0.150
Enfield	P12-00244PLA	Green Belt	0.052
Enfield	P12-00245PLA	Metropolitan Open Land	0.247
Enfield	P12-01762PLA	Metropolitan Open Land	0.450
Hammersmith and Fulham	2009/00758/FR3	Local Open Spaces	0.102
Hounslow	00092/J/P1	Local Open Spaces	0.125
Hounslow	00132/A/P12	Metropolitan Open Land	0.057
Islington	P060898	Local Open Spaces	0.061
Kingston upon Thames	10/14545/FUL	Local Open Spaces	0.100
Merton	11/P1509	Metropolitan Open Land	1.900
Richmond upon Thames	08/4383/FUL	Metropolitan Open Land	0.293
Sutton	C2011/63884	Green Belt	0.008
London (Gross Hectares):			6.984

Source: London Development Database

KEY PERFORMANCE INDICATOR 4

Increase supply of new homes

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

2.12 This target comprises three elements:

- conventional completions of self-contained houses and flats,
- the non-conventional supply of student bedrooms and non self-contained accommodation in hostels and houses in multiple occupation
- long-term empty properties returning to use.

The first two are taken from the London Development Database, the third uses Council Tax data published by CLG. The components of this 32,210 total at borough level can be found in Annex 4 of the London Plan.

2.13 Net conventional completions stand at 23,986, representing 80% of the 29,830 target in the 2011 London Plan. The total net completions of non-self-contained accommodation units are 4.339, or 265% of the 1,634 target. This is the second year in a row in which completions of non-self-contained accommodation are well in excess of the relevant benchmark. This net increase is entirely down to the delivery of new student accommodation as there has been a net decrease in sui generis (SG) bedrooms. Approximately 60% of these have been replaced by a smaller number of self-contained residential units. Of the remainder, the majority have provided new bedrooms in hostels or halls of residence. This can therefore be seen as the replacement of sub-standard accommodation. Together the conventional and non-conventional supply amount to 28,325 completions, 90% of the 31,464 combined benchmark.

2.14 The final element of the 32,210 monitoring benchmark in the 2011 London Plan is for 749 empty homes to return to use each year. This is measured using the Government's housing live table 615 and taking the net change in the number of long term empty properties (longer than 6 months). The data covers the period to October each year so does not align to the reporting period in the AMR, but represents the best source of information available. In the reporting period covered by this AMR 1,057 long term vacant homes were returned to use.

2.15 These are long-term benchmarks and individual years will vary over the development cycle. The development industry is showing signs that it is recovering from the impacts of the economic downturn. With scheme starts containing over 40,000 residential units recorded on the LDD during 2013/14, the highest level since 2007, and capacity for over 240,000 homes in the pipeline (up from 215,000 in the previous year), there is considerable potential for the delivery of an increased number of newhomes in the coming years. The revised population projections and increased housing delivery benchmarks set out in the recently published London Plan 2015 show that the need for additional housing is more pressing than ever.

TABLE 2.7 NUMBER OF NET HOUSING COMPLETIONS BY BOROUGH 2013/14						
BOROUGH	NET CONV	NET NON-CONV	LONG-TERM EMPTY HOMES RETURNING TO USE*	TOTAL	LONDON PLAN TARGET	% OF TARGET
Barking and Dagenham	868	8	-17	859	1,065	81%
Barnet	1,009	7	7	1,023	2,255	45%
Bexley	528	16	193	737	335	220%
Brent	680	660	27	1,367	1,065	128%
Bromley	605	0	41	646	500	129%
Camden	475	1,156	140	1,771	665	266%
City of London	429	0	-1	428	110	389%
Croydon	1,298	38	-447	889	1,330	67%
Ealing	769	118	189	1,076	890	121%
Enfield	512	-10	-194	308	560	55%
Greenwich	1,282	280	-102	1,460	2,595	56%
Hackney	1,120	0	-41	1,079	1,160	93%
Hammersmith and Fulham	542	588	-177	953	615	155%
Haringey	454	-19	-37	398	820	49%
Harrow	301	13	275	589	350	168%
Havering	156	0	258	414	970	43%
Hillingdon	559	0	87	646	425	152%
Hounslow	835	10	-438	407	470	87%
Islington	1,244	268	-257	1,255	1,170	107%
Kensington and Chelsea	234	-54	271	451	585	77%
Kingston upon Thames	261	-7	94	348	375	93%
Lambeth	1,256	485	-25	1,716	1,195	144%
Lewisham	753	-9	143	887	1,105	80%
Merton	440	-11	-4	425	320	133%
Newham	1,971	20	36	2,027	2,500	81%
Redbridge	258	16	203	477	760	63%
Richmond upon Thames	364	-22	56	398	245	162%
Southwark	1,651	7	-160	1,498	2,005	75%
Sutton	340	-18	117	439	210	209%
Tower Hamlets	684	917	-4	1,597	2,885	55%
Waltham Forest	392	11	101	504	760	66%
Wandsworth	1,186	-200	56	1,042	1,145	91%
Westminster	530	71	667	1,268	770	165%
London	23,986	4,339	1,057	29,382	32,210	91%

Sources: London Development Database
Vacants back in use - GOV.UK Housing Live Table 615; https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

KEY PERFORMANCE INDICATOR 5

An increased supply of affordable homes

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

2.16 This KPI measures the completion of affordable units as granted in planning permissions recorded on the London Development Database (LDD). It is a net figure for conventional completions of new homes with unit losses deducted from the total. The tenure of the completed units is as set out in the s106 legal agreement. It does not attempt to measure acquisitions of units by Housing Associations or transfers of stock post completion.

2.17 During 2013/14 a net total of 6,592 affordable units were completed. This represents a decrease from 7,773 the previous year (revised upwards from the figure of 7,539 published in last year's AMR).

2.18 While the supply of affordable housing decreased in the last year, the total level of conventional completions increased. The share of affordable housing has therefore fallen from 35% (revised from 34%) to 27.5%.

2.19 Net affordable housing output can vary considerably from year to year, particularly at a local level. Therefore it is more meaningful to test individual borough performance against a longer term average. Table 2.8 shows average affordable housing output as a proportion of overall conventional housing provision over the three years to 2013/14. During this period affordable housing output averaged 34% of total provision, down 3% on the 37% reported in the last AMR.

2.20 Figure 2.1 shows the three-year average performance of individual boroughs relative to this London-wide average of 34%. Over the three years, Barking and Dagenham have reported the highest percentage of affordable housing. At 54% they are the only borough to exceeded 50% of total provision.

2.21 The lowest proportion, as in the previous year, was recorded in the City of London (5%), followed by Redbridge (10%) and Westminster (12%).

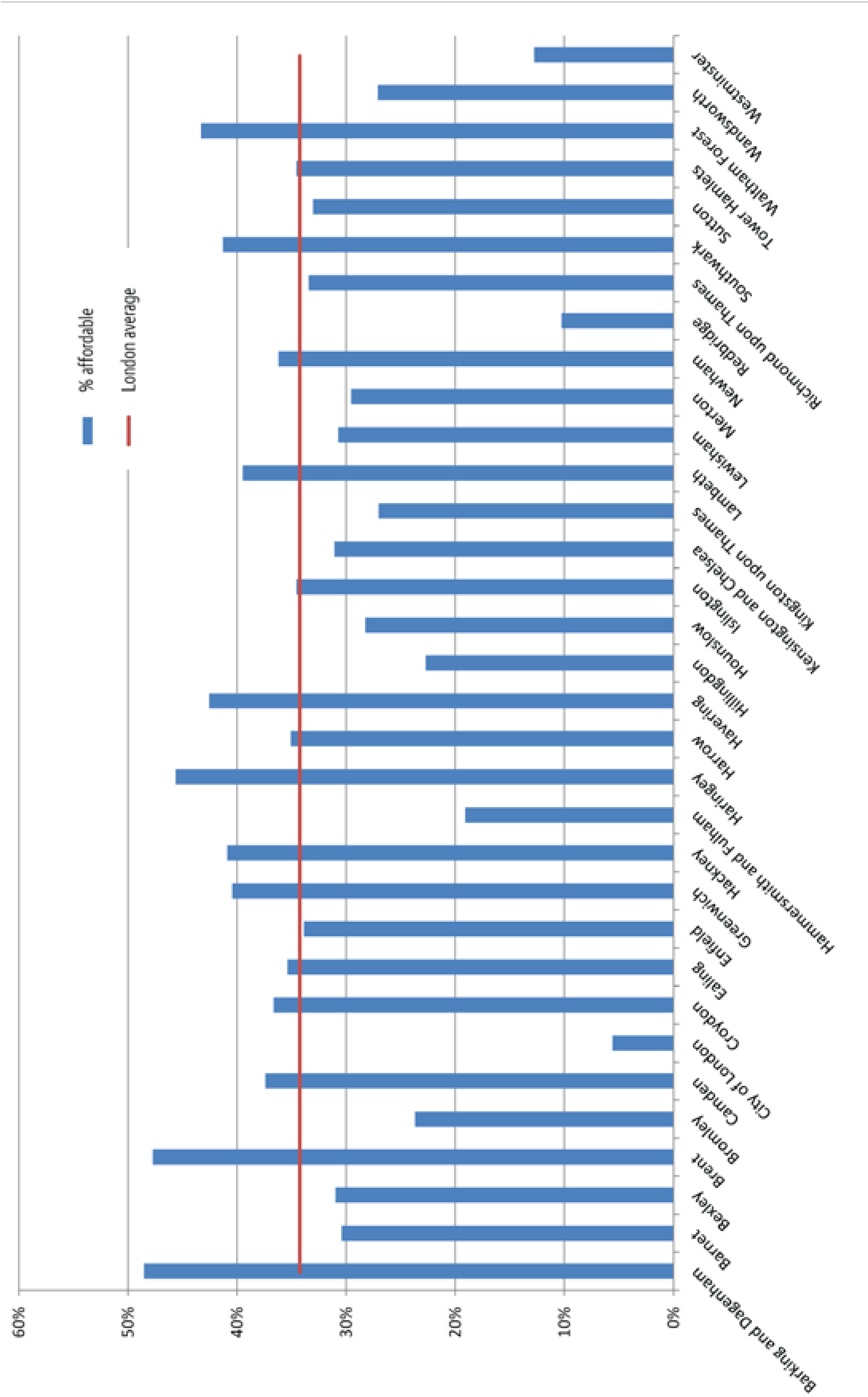
2.22 The amount of affordable housing delivered through the planning system has been adversely affected by the recession. During this period it has proved necessary for developers to renegotiate s106 agreements drawn up before the economic crisis to make schemes viable and ensure they are delivered. This process has led to a decline in the amount of affordable housing in both absolute and percentage terms over the last two years. It remains to be seen whether the quantity of affordable homes delivered through the planning system will increase as the economy recovers.

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

TABLE 2.8 AVERAGE AFFORDABLE HOUSING OUTPUT AS A PROPORTION OF OVERALL CONVENTIONAL HOUSING PROVISION OVER THE THREE YEARS TO 2013/14								
BOROUGH	TOTAL NET CONVENTIONAL AFFORDABLE COMPLETIONS				AFFORDABLE AS % OF TOTAL NET CONVENTIONAL SUPPLY			
	2011/12	2012/13	2013/14	TOTAL	2011/12	2012/13	2013/14	TOTAL
Barking and Dagenham	113	243	588	944	30%	48%	68%	49%
Barnet	441	408	274	1,123	35%	29%	27%	30%
Bexley	165	30	166	361	55%	7%	31%	31%
Brent	412	224	243	879	74%	34%	36%	48%
Bromley	214	142	92	448	36%	20%	15%	24%
Camden	62	299	201	562	17%	53%	42%	37%
City of London	0	0	24	24	0%	0%	6%	6%
Croydon	362	415	179	956	51%	46%	14%	37%
Ealing	333	301	220	854	47%	30%	29%	35%
Enfield	79	243	164	486	26%	44%	32%	34%
Greenwich	416	87	679	1,182	27%	41%	53%	40%
Hackney	430	575	451	1,456	37%	46%	40%	41%
Hammersmith & Fulham	80	107	90	277	16%	24%	17%	19%
Haringey	316	352	150	818	46%	58%	33%	46%
Harrow	251	310	33	594	51%	43%	11%	35%
Havering	177	122	57	356	45%	46%	37%	43%
Hillingdon	343	387	45	775	34%	26%	8%	23%
Hounslow	319	49	79	447	54%	21%	9%	28%
Islington	489	315	401	1,205	41%	30%	32%	35%
Kensington & Chelsea	19	4	164	187	16%	7%	70%	31%
Kingston upon Thames	81	38	84	203	30%	19%	32%	27%
Lambeth	348	269	444	1,061	41%	42%	35%	40%
Lewisham	469	592	152	1,213	39%	33%	20%	31%
Merton	69	196	138	403	15%	43%	31%	30%
Newham	412	305	503	1,220	53%	30%	26%	36%
Redbridge	54	52	2	108	10%	20%	1%	10%
Richmond upon Thames	79	167	109	355	36%	34%	30%	33%
Southwark	593	462	433	1,488	55%	43%	26%	41%
Sutton	235	103	49	387	40%	44%	14%	33%
Tower Hamlets	714	274	104	1,092	62%	26%	15%	35%
Waltham Forest	358	269	3	630	72%	57%	1%	43%
Wandsworth	269	308	224	801	27%	34%	19%	26%
Westminster	71	125	47	243	9%	21%	9%	13%
London	8,773	7,773	6,592	23,138	39%	35%	28%	34%

Source: London Development Database

FIGURE 2.1 THREE YEAR AVERAGE PERFORMANCE OF INDIVIDUAL BOROUGHS



Source: London Development Database

KEY PERFORMANCE INDICATOR 6

Reducing health inequalities

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

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

2.25 When comparing the figures for 2004-08 and 2009-13 (see table 2.9), the difference in the life expectancy at birth in the most deprived wards has shrunk at a slightly faster rate compared to both the London average and the least deprived wards. The gap between top and bottom quintile for males has reduced from 5.2 to 4.6 years, while the gap for women has reduced from 3.5 years to 3.0 years. Due to the methods used to calculate this as explained above, a degree of variability would be expected, so a comparison of the figures for the two time periods needs to be treated with some caution.

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

YEAR	MALE		FEMALE	
	2004-2008	2009-2013	2004-2008	2009-2013
Most deprived 20% wards	75.2	77.5	80.7	82.8
Least deprived 20% wards	80.4	82.2	84.2	85.8
London average	77.7	79.7	82.2	83.8
Difference - most deprived to least deprived	5.2	4.6	3.5	3.0
Difference - most deprived to London average	2.5	2.1	1.5	1.0

Figures may not sum due to rounding

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

KEY PERFORMANCE INDICATOR 7

Sustaining economic activity

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

2.26 Table 2.10 shows that London saw a rise in its employment rate# during 2013 as the economy continued its recovery following a downturn between 2009 and 2011. This has taken London's employment rate to its highest annual average level at any time since records began for London in 1992.

2.27 Historically the rate of engagement in economic activity for London residents has been below that for the country as a whole. However as Table 2.10 shows, the gap has shrunk steadily between 2005 and 2013, from 4.3 percentage points to just 1.2 percentage points – a reduction in the gap of over 70 % and the narrowest annual average gap at any time since records began for London in 1992.

TABLE 2.10 WORKING AGE LONDON RESIDENTS IN EMPLOYMENT BY CALENDAR YEAR

			EMPLOYMENT RATE %#		
YEAR	LONDON WORKING-AGE RESIDENTS IN EMPLOYMENT	LONDON RESIDENTS OF WORKING AGE	LONDON	UK	DIFFERENCE
2004	3,448,300	5,050,000	68.3	72.4	-4.1
2005	3,490,100	5,118,900	68.2	72.5	-4.3
2006	3,538,000	5,178,900	68.3	72.4	-4.1
2007	3,600,000	5,224,100	68.9	72.4	-3.5
2008	3,662,400	5,269,000	69.5	72.1	-2.6
2009	3,639,300	5,318,900	68.4	70.5	-2.1
2010	3,639,200	5,349,900	68.0	70.1	-2.1
2011	3,669,400	5,395,000	68.0	70.0	-2.0
2012	3,737,300	5,424,600	68.9	70.6	-1.7
2013	3,828,500	5,458,700	70.1	71.3	-1.2

 # This includes self-employment
Source: Annual Population Survey

KEY PERFORMANCE INDICATOR 8

Ensure that there is sufficient development capacity in the office market

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

2.28 In this edition of AMR we continue to use data from both EGi London Offices and the London Development Database (LDD). According to the EGi data, the ratio of permissions to average three years starts in Central London at end-2014 was 5.9:1 (table 2.11). In the most recent set of comparable figures for the two databases, for 2013, the ratio of permissions to starts was 7.1:1 according to EGi and 4.5:1 according to LDD. Although it can be noted that the EGi and LDD ratios are down from their peaks in 2011 and 2010 respectively, both measures remain ahead of the target of 3:1. The trend should, however, continue to be monitored closely.

2.29 Final permissions and starts data from LDD for 2014 are not yet available, hence the absence of a ratio for that year. The variation in the ratios can be accounted for by the different definitions used in the datasets[1]. It is known that the EGi database provides a more comprehensive coverage than LDD and, in particular, contains a much greater amount of data on the refurbishment market.

STARTS AND COMPLETIONS

2.30 Based on EGi data, Figure 2.2 illustrates starts of 488,561 sqm[2] for 2014. The 2014 figure is slightly lower than the 502,620 sqm achieved in 2013, but similar to the ten year average of 485,973 sqm. However, it is somewhat below the 1985-2014 average of 576,025 sqm but similar to the three year average for starts over the period 2012-2014 with 578,763 sqm.

2.31 The five largest starts were all in the City or City Fringe. These were at: Principal Place, E1 (56,092 sqm); Angel Court, EC2 (33,897 sqm); Fore Street, London Wall, EC2 (28,744 sqm); New Street, EC4 (25,672 sqm) and 26-28 Mitre Square, EC3 (25,353 sqm). Beyond the City, the largest schemes were in Rathbone Place, WI (20,067 sqm) and Haymarket, W1 (18,580 sqm). The largest start in E14 was at Orchard Place (4,339sqm).

2.32 Unimplemented office permissions at year end 2014 totalled 3,390,534 sqm according to the EGi data (compared to 3,716, 078 sqm at the end of 2013). These compare to a even higher ten year average of 3,871,963 sqm.

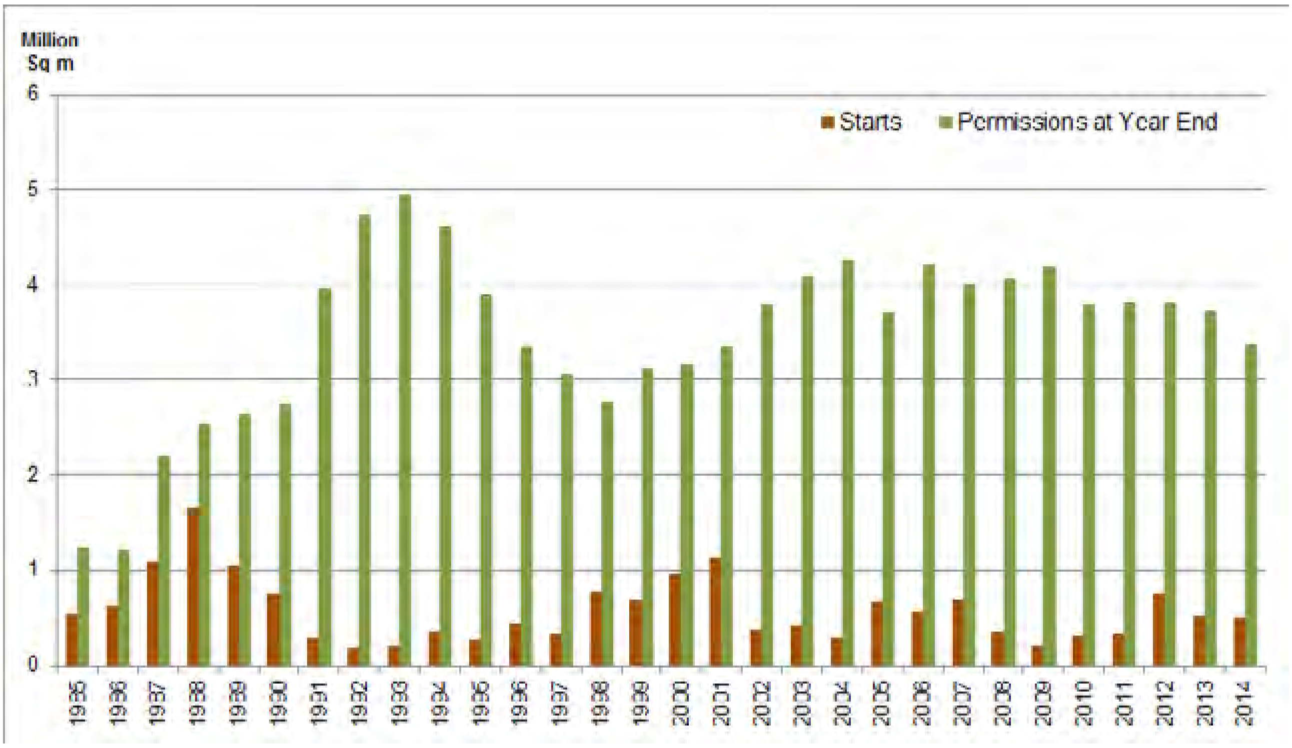
2.33 The data shows renewed activity in the Docklands (compared to the level of starts in 2013) and a number of very large schemes. The three largest schemes are at: Wood Wharf, E14 (297,500 sqm); North Quay, E14 (222,036 sqm) and Battersea Power Station, SW8 (157,777 sqm). These are followed by 49 Leadenhall Street, EC3 (105,033 sqm), and Heron Quays, E14 (103,886). These five schemes together account for 26% of the consented space at the end of 2014.

2.34 The mean size of unimplemented permissions was highest in Tower Hamlets, at 14,791 sqm; followed by the City at 11,423 sqm, and Westminster, at 3,555 sqm.

TABLE 2.11 RATIO OF PLANNING PERMISSIONS TO THREE YEAR AVERAGE STARTS IN CENTRAL LONDON[#]		
YEAR	EGI	LDD
2004	11.9:1	6.4:1
2005	8.1:1	7.4:1
2006	8.3:1	8.7:1
2007	6.3:1	4.7:1
2008	7.5:1	4.1:1
2009	10.0:1	7.0:1
2010	13.0:1	11.6:1
2011	13.5:1	8.0:1
2012	8.3:1	3.9:1
2013	7.1:1	4.5:1
2014	5.9:1	N/A

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

FIGURE 2.2 OFFICE STARTS AND YEAR-END PERMISSIONS IN CENTRAL LONDON 1985-2014



Source: Ramidus Consulting, EGi London Offices

OVERVIEW OF OFFICE MARKET

2.35 During 2014, the central London office market continued its recovery from the Financial Crisis. The occupational markets and investment markets were both strong. Overall, central London take-up levels exceeded those of 2013 and were ahead of pre-Crisis levels. As a result, vacancy levels across central London have fallen over the past year, to less than 7%, with the lowest availability being recorded in the West End. Knight Frank recorded availability in the West End at just 4.5% during Q3 2014[3].

2.36 Falling vacancy has also signalled rising rents. In the latter part of 2014, King's Cross reported two leasing deals at £70 sq ft and £80 sq ft – levels which exceed prime rents in the City. In the West End, the oil company Trafigura was reported to have signed a deal at £150 sq ft – a record for the market.

2.37 In the City, while banking has been relatively quiet in leasing terms, the insurance sector has been active. Both new towers in Leadenhall Street and Fenchurch Street have been letting well. There is also firm evidence that the occupier base of the City is becoming more diverse with more technology and creative businesses operating from there. For example, while Finance & Insurance employment shrank by 9% since 2010, Professional & Technical grew by 12% and Information & Communications grew by 29%[4].

2.38 There has also been a sharp increase in serviced offices and co-working spaces. Total serviced office space in the City doubled between 2000 and 2014 with 60% of the centres opening since 2008. [5]The trend illustrates the importance of the SME market in particular to the area.

2.39 Occupier mobility also continued. For example, in the advertising sector, Ogilvy & Mather decided to move from Canary Wharf to Southbank, at Sea Containers House; Havas Worldwide is moving to King's Cross and Omnicom has committed to a 370,000 sq ft sublet from RBS at Bankside, also on the Southbank. The growing attraction of central London to tech companies was also underscored during 2014 with a number of signature deals. For example, Amazon has pre-leased over 400,000 sq ft at Brookfield's Principal Place development in Shoreditch.

2.40 Meanwhile interest in purchasing 'trophy' buildings, particularly among overseas buyers has intensified. Yields have fallen significantly, and the levels of purchasing is increasingly influenced by diminishing availability.

2.41 The impact of Permitted Development Rights (PDR) continues apace. A growing amount of central London office stock is also being lost to residential use (albeit that the Central Activities Zone, Tech City and North of the Isle of Dogs are currently exempt from PDR). The growing pressure for residential conversions is illustrated by the recent purchase of New Scotland Yard by Abu Dhabi Financial Group, with the intention of converting the building into apartments. The GLA will continue to monitor the impact of PDR through the London Development Database.

KEY PERFORMANCE INDICATOR 9

Ensure that there is sufficient employment land available

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

2.42 Table 2.12 shows an estimated total of 61.6 hectares of industrial land recorded in planning approvals for transfer to other uses in 2013/14. Almost half (46%) of the area approved for transfer is in East London and a further 25% in West London. The largest individual site transfers in planning approvals include The Old Vinyl Factory, Blyth Road in Hillingdon (just over 5 hectares) and Five Oaks Lane in Redbridge, Lionel Road in Hounslow, the Tower Bridge Business Complex, Clements Road in Southwark and the Ram Brewery site in Wandsworth (each 3-4 hectares). Over 94% of the approvals involve transfers of less than one hectare of industrial land.

2.43 Compared with 2011/12 and 2012/13 the level of planning approvals for industrial land release in 2013/14 is significantly lower but still 68% above the annual benchmark in the London Plan and the 2012 Land for Industry and Transport SPG. The target is exceeded in all sub-regions and, in absolute terms, most significantly in East London. The annual average rates of release in 2001-2006 and 2006-2011 are included as additional context.

TABLE 2.12 INDUSTRIAL LAND RELEASE 2001-2013/2014

SUB-REGION	ANNUAL AVERAGE RELEASE 2001-2006	ANNUAL AVERAGE RELEASE 2006-2011	RELEASE IN PLANNING APPROVALS 2011/12	RELEASE IN PLANNING APPROVALS 2012/13	RELEASE IN PLANNING APPROVALS 2013/14	LP/SPG ANNUAL BENCHMARK 2011-2031
Central	6	5	9.4	6.0	7.3	2.3
East	57	54	38.6	29.2	28.3	19.4
North	2	2	1.5	6.5	3.6	3.4
South	11	4	31.7	5.1	6.7	4.4
West	10	18	35.1	25.7	15.6	7.2
London	86	83	116.3	72.5	61.6	36.7

Source: London Development Database, the 2015 London Plan and SPG Land for Industry and Transport. Figures include release of land currently in industrial use and in mixed industrial/non-industrial use sites

KEY PERFORMANCE INDICATOR 10

Employment in Outer London

Target: Growth in total Employment in Outer London

2.44 In 15 outer boroughs the number of employee jobs has grown; in the remaining 4 outer boroughs the number of such jobs has fallen. Since 1984, the growth in the number of employee jobs in Outer London has not been as large as in Inner London (12.3 % compared to 27.3 %). London overall experienced an increase in the number of employee jobs of 21.1 %.

2.45 The changes in employee jobs numbers for individual boroughs have varied significantly. Nine Outer London boroughs achieved over 15 % growth in the number of employee jobs since 1984, whereas four saw a reduction in employee jobs.

The Mayor set up the Outer London Commission to investigate how Outer London can best realise its potential to contribute to the London economy. The Commission's recommendations made a major contribution to the London Plan's new policies for outer London.

2.46 Table 2.13 shows the total number of jobs, including self-employed, from 2004 to 2013. In 2011 the total number of jobs in Outer London had fallen by 75,000 from its 2008 peak. However by 2013 it had recovered strongly, increasing by 136,000 between 2011 and 2013, or by 7.1 %. This represents a weaker rise than in both inner London (8.0 %) and London overall (7.6 %).

TABLE 2.13 NUMBER AND PERCENTAGE OF JOBS IN OUTER LONDON, 2004-2013

YEAR	OUTER LONDON	LONDON	% IN OUTER LONDON
2004	1,918,000	4,565,000	42%
2005	1,937,000	4,667,000	42%
2006	1,963,000	4,717,000	42%
2007	1,945,000	4,772,000	41%
2008	1,986,000	4,910,000	40%
2009	1,924,000	4,808,000	40%
2010	1,923,000	4,803,000	40%
2011	1,911,000	4,879,000	39%
2012	1,998,000	5,088,000	39%
2013	2,047,000	5,249,000	39%

Source: Office for National Statistics; GLA Economics calculations

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

KEY PERFORMANCE INDICATOR 11

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

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

2.47 Table 2.14 shows that employment rates for White and Black, Asian and Minority Ethnic (BAME) groups continue to increase. The gap between employment rates for White vs BAME Londoners has broadly followed a downward trend, although there has been little change in recent years. In 2004, the gap was 16.6 percentage points and the downward trend reduced this to 13.2 percentage points by 2010. However, in 2011 the gap increased to 14.6 percentage points before falling again to 14.0 percentage points in 2012 and was 14.1 in 2013. Over the whole nine-year period the gap has reduced by 2.5 percentage points.

2.48 London Plan Policy 4.12 supports strategic development proposals which encourage employers to recruit local people and sustain their employment, and the provision of skills development, training opportunities and affordable spaces to start a business. The GLA has also been encouraging employers to recruit local people, in particular in the deprived areas of London where a large number of BAME Londoners live and sustain employment.

2.49 Table 2.15 shows that in terms of income support for lone parents with dependent children has continued to fall. In London it fell by eight percentage points between 2012 and 2013 compared with four points in England and Wales overall. Since 2004 the gap has fallen from eight to one percentage point, after a peak in 2006 at thirteen percentage points.

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

TABLE 2.14 EMPLOYMENT RATES FOR WHITE AND BAME GROUPS, AGED 16-64, BY CALENDAR YEAR							
YEAR	ALL PERSONS		WHITE GROUPS		BAME GROUPS		EMPLOYMENT RATE GAP
	IN EMPLOY-MENT	RATE %	IN EMPLOY-MENT	RATE %	IN EMPLOY-MENT	RATE %	WHITE/ BAME
2004	3,448,300	68.3	2,532,100	73.5	908,300	56.9	16.6
2005	3,490,100	68.2	2,517,500	73.6	967,300	57.3	16.3
2006	3,538,000	68.3	2,503,700	73.8	1,026,800	57.9	15.9
2007	3,600,000	68.9	2,500,500	73.9	1,095,500	59.7	14.2
2008	3,662,400	69.5	2,542,700	74.7	1,115,500	60.0	14.7
2009	3,639,300	68.4	2,541,800	73.9	1,091,100	58.4	15.5
2010	3,639,200	68.0	2,476,400	72.8	1,155,500	59.6	13.2
2011	3,669,400	68.0	2,459,700	73.5	1,203,400	58.9	14.6
2012	3,737,300	68.9	2,494,100	74.2	1,239,700	60.2	14.0
2013	3,828,500	70.1	2,560,100	75.5	1,264,900	61.4	14.1

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

TABLE 2.15 LONE PARENTS ON INCOME SUPPORT IN LONDON VS ENGLAND & WALES					
ANNUAL REPORT	LONDON		ENGLAND AND WALES		DIFFERENCE
	LONE PARENT FAMILIES ON IS	AS % OF LONE PARENT FAMILIES#	LONE PARENT FAMILIES ON IS	AS % OF LONE PARENT FAMILIES#	
2004	165,120	55	751,050	47	8
2005	163,620	57	721,370	45	12
2006	162,770	56	709,370	43	13
2007	160,450	55	702,580	43	12
2008	152,520	50	679,150	40	10
2009	141,720	49	662,660	39	10
2010	129,100	43	624,330	37	7
2011	109,200	36	547,600	32	4
2012	102,590	36	531,020	31	5
2013	83,050	28	459,910	27	1

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

KEY PERFORMANCE INDICATOR 12

Improving the provision of social infrastructure and related services

Target: Reduce the average class sizes in primary schools

2.51 Between 2008 and 2014 the average class size across London has increased, with a few exceptions in some boroughs in certain years. Between 2013 and 2014 overall class size remain unchanged. 13 boroughs saw a reduction in average class size compared to 10 boroughs the previous year, 5 staying the same and 15 boroughs increasing in average class size. The trend across the whole of England has been on the up with average class sizes currently just under 27.

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

2.53 The building of new schools is likely to continue to counter this upwards trend. In 2013, a further 27 new Free Schools were set up in London. London Plan Policy 3.18 promotes further improvements by strengthening the importance of education provision, encouraging the establishment of new schools (new build, expansion of existing or change of use to educational purposes) and opportunities to enable local people and communities to do the same. The draft Social Infrastructure SPG, published for consultation in March 2014 suggests additional ways to link the provision of schools with housing growth through co-located and multi-use facilities.

TABLE 2.16 AVERAGE SIZE OF ONE TEACHER CLASSES							
BOROUGH	2008	2009	2010	2011	2012	2013	2014
Barking & Dagenham	26.9	27.2	27.5	27.9	27.9	28.3	28.0
Barnet	27.5	27.6	27.9	28.1	28	28.2	28.4
Bexley	27.3	27.8	28	28.2	28.3	28.5	28.4
Brent	28	27.8	28.1	28.5	28.6	28.7	28.9
Bromley	27.2	27.7	27.8	28.1	28.3	28.4	28.3
Camden	26.9	26.6	27.1	27.1	27.5	27.5	27.6
City	24.8	24.7	25.9	25.9	24.7	25.9	25.9
Croydon	27.6	27.7	27.9	28.1	28.2	28.2	28.2
Ealing	27.5	27.2	27.7	27.8	28	28.3	28.0
Enfield	28.3	28.6	28.2	28.7	28.8	28.8	28.7
Greenwich	26.2	26.2	26.5	26.9	27	27.1	27.4
Hackney	25.8	25.8	26.1	26.3	26.3	26.2	26.8
Hammersmith & Fulham	25.8	26.2	26.4	26.1	26.8	26.1	26.1
Haringey	27.5	27.5	27.6	28	27.9	28.2	28.0
Harrow	26.1	26.9	26.7	28	28.5	28.8	29.8
Havering	27	27.4	27.8	28	28.2	28.6	28.4
Hillingdon	26.5	27.2	27.4	27.4	27.5	27.9	28.0
Hounslow	27.2	27.4	27.8	28.2	28.4	28.4	28.1
Islington	25.5	25.5	25.3	26.2	26.4	26.3	26.6
Kensington & Chelsea	26	25.7	26.2	26.8	27	26.7	26.7
Kingston	27.1	27.1	27.7	27.6	27.5	27.7	27.6
Lambeth	25.8	25.6	25.7	26	26.3	26.6	26.3
Lewisham	25.9	26.3	26.3	26.8	26.9	27.2	27.4
Merton	26.7	27	27.1	27.5	27.9	27.7	27.8
Newham	26.8	27	27.4	27.8	28.1	27.9	26.6
Redbridge	29.2	29.1	29	29.5	29.6	29.1	29.3
Richmond	26.5	26.9	27.4	28	27.9	28.2	28.5
Southwark	24.6	24.6	24.8	25.3	25.8	26.3	26.4
Sutton	27.9	27.7	27.9	28.2	28.5	28.7	28.8
Tower Hamlets	26.3	26.3	26.9	27.3	27.7	27.6	27.7
Waltham Forest	28	28.1	28.5	28	28.5	28.2	28.4
Wandsworth	25.5	25.3	25.9	25.6	26.3	25.9	25.8
Westminster	25.8	25.4	26.3	26.7	26.6	26.0	25.6
London	26.8	27	27.2	27.6	27.7	27.8	27.8

Source: Department for Education

KEY PERFORMANCE INDICATOR 13

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

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

2.54 The indices in Table 2.17 are derived from the time series of journey stages per head compiled for Travel in London Report 7 (TfL Planning December 2014). This includes all travel to, from or within Greater London, including travel by commuters and visitors. For consistency the population estimates include in-commuters and visitors (derived from the Labour Force Survey and the International Passenger Survey respectively, courtesy of ONS).

2.55 Total daily journey stages in 2013 were 30.6 million, up from 30.2 million in 2012, and 5.0 million higher than in 2001. Of these stages, 33% were by private transport, and 45% by public transport. Since 2001, use of public transport per head has grown by over 34%, and increased slightly by 0.6% in the latest year. In contrast, private transport use per head has decreased by over 21% since 2001, and is down almost 2% in the latest year. In line with the target, public transport use per head continues to grow while private transport continues to fall year on year.

TABLE 2.17 PUBLIC AND PRIVATE TRANSPORT INDEXES

YEAR	PUBLIC TRANSPORT INDEX	PRIVATE TRANSPORT INDEX
2001	100.0	100.0
2002	103.1	99.5
2003	108.1	97.1
2004	113.8	95.1
2005	112	92.6
2006	114.7	92.0
2007	124.4	90.9
2008	128.2	86.4
2009	127.5	85.6
2010	127.8	84.8
2011	131.2	82.8
2012	133.6	80.7
2013	134.2	78.8

Source: Transport for London

KEY PERFORMANCE INDICATOR 14

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

Target: Zero car traffic growth for London as a whole

2.56 Table 2.18 shows that road traffic volumes continued to fall in the latest year for London as a whole, down by 0.3% between 2012 and 2013, and 10.7% since 2001. In 2013, traffic volumes fell in Inner London by 2.0%, while traffic in Outer London grew slightly by 0.4%. Traffic levels in Inner London are over 17% lower than in 2001, whereas in Outer London, traffic levels are over 7% lower than 2001. So despite a very slight upwards trend in Outer London since 2011, for the longer term London as a whole, the trend in car traffic is declining rather than growing across all parts of London.

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

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

YEAR	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
All roads:													
Greater London	32.26	32.14	31.95	31.59	31.38	31.49	31.16	30.27	30.07	29.70	29.10	28.90	28.82
Inner London (excl City and Westminster)	8.98	8.90	8.84	8.66	8.51	8.52	8.58	8.29	8.19	8.05	7.82	7.57	7.42
Outer London	22.04	22.03	21.92	21.72	21.66	21.76	21.42	20.90	20.83	20.63	20.28	20.35	20.43
All roads index (2001=100)	All roads index (2001=100)												
Greater London	100.0	99.6	99.0	97.9	97.3	97.6	96.6	93.8	93.2	92.1	90.2	89.6	89.3
Inner London (excl City and Westminster)	100.0	99.2	98.4	96.4	94.8	94.9	95.5	92.3	91.2	89.6	87.1	84.2	82.6
Outer London	100.0	99.9	99.5	98.6	98.3	98.7	97.2	94.8	94.5	93.6	92.0	92.3	92.7

Source: TfL Planning, Travel in London Report 7, section 3.10

KEY PERFORMANCE INDICATOR 15

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

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

2.58 Table 2.19 shows that in 2013 in absolute terms around 0.59 million journey stages were made by bicycle in Greater London on an average day, an increase of 83% compared to 2001 and 0.5% more than in the most recent year (2012 to 2013). Table 2.19 also shows that almost 2% of all journeys in Greater London on an average day were made by bicycle, an increase of 53% compared to 2001.

2.59 Growth will need to strengthen again to meet the Mayor's objective to see a cycling revolution by achieving the target for a 5% cycle mode share by 2026. The London Plan includes a range of policies to help achieve this objective, such as support for the Cycle Superhighway network and the London cycle hire scheme as well as standards for cycle parking and facilities for cyclists in new development.

TABLE 2.19 CYCLE JOURNEY STAGES AND MODE SHARES, 2000 TO 2013

YEAR	DAILY CYCLE STAGES (MILLIONS)	CYCLE MODE SHARE (PERCENTAGE)
2001	0.320	1.2
2002	0.323	1.2
2003	0.370	1.4
2004	0.380	1.4
2005	0.415	1.6
2006	0.466	1.7
2007	0.467	1.6
2008	0.489	1.7
2009	0.514	1.8
2010	0.544	1.9
2011	0.572	1.9
2012	0.582	1.9
2013	0.585	1.9

Source: TfL Planning, Travel in London Report 7, tables 2.3 and 3.4

KEY PERFORMANCE INDICATOR 16

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

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

2.60 Table 2.20 includes figures for passenger journeys on all river boat services on the Thames – those boarding at TfL London River Services (LRS) piers and non-LRS piers and also Woolwich Ferry Passengers. This explains the reason for the 102% increase on 2012/13 figures as previously the Woolwich Ferry and services operating from independent piers were excluded from the figures. The new system uses an electronic method of counting to give a clearer reflection of the total number of passenger journeys on the Thames. This will become the new monitoring baseline.

2.61 Table 2.20 shows that the number of passengers on the Thames increased until 2010. After the small decline in 2010/11 and 2012/11, numbers rose by 0.5 % in 2012/13 and by over 100% in the latest year, as explained above. A figure for LRS-only piers that allows a comparison to the previous year is unfortunately not available.

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

2.63 The achievement of the KPI target still requires considerable further investment, as detailed in the Mayor of London and Transport for London's River Action Plan. The plan has already helped deliver an enhanced Putney to Blackfriars River Bus service with faster journey times and more frequent River Bus services on this route. Plans to deliver better information at London's piers has begun with the introduction of real time boat arrival information, called iBoat.

2.64 Work is currently underway to extend existing piers, build new piers and better better integrate river services into the wider transport network. A new pier at Plantation Wharf is due to open in 2015.

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

2.66 The overall figure is a combination of both the interport trade (handled at terminals in Greater London that either enters or leaves the Port of London across the seaward limits) such as sea dredged aggregates or sugar and intraport trade (handled at terminals in Greater London that has its origin or destination within the Port of London or within the seaward limits). Both elements of the total saw an increase in 2013 accounting to a total increase of 27%. A principal driver of the increase in interport trade was aggregates, with a large increase in particular at terminals in Greenwich (up almost 11%). In terms of intraport trade, material from both the Lea Tunnel and Crossrail schemes resulted in an increase in the volume of construction, excavation and demolition waste (CE&DW) transported on the river from Greater London of almost 140% in 2013. However, increases were also seen in transhipped aggregates (33%) and containerised waste (11%) to the Belvedere Energy for Waste (EfW) facility. .

TABLE 2.20 PASSENGERS ON THE RIVER THAMES		
YEAR	NUMBER OF PASSENGERS	% CHANGE ON PREVIOUS YEAR
April 2000 – March 2001	1 573 830	-
April 2001 – March 2002	1,739,236	+ 10.5
April 2002 – March 2003	2 030 300	+ 16.7
April 2003 – March 2004	2,113,800	+ 4.1
April 2004 – March 2005	2,343,276	+ 10.9
April 2005 – March 2006	2,374,400	+ 1.3
April 2006 - March 2007	2,746,692	+ 15.7
April 2007 - March 2008	3,078,100	+ 12.1
April 2008 – March 2009	3,892,693	+ 26.5
April 2009 – March 2010	4,188,530	+ 7.6
April 2010 – March 2011	4,142,226	- 1.1
April 2011 – March 2012	4,136,200	- 0.1
April 2012 – March 2013	4,160,500	+ 0.5
April 2013 – March 2014	8,411,200	+102.2

Source: TfL London Rivers Services

TABLE 2.21 CARGO TRADE ON THE RIVER THAMES WITHIN GREATER LONDON		
YEAR	TONNES OF CARGO	% CHANGE ON PREVIOUS YEAR
2001	10,757,000	-
2002	9,806,000	+ 9%
2003	9,236,000	+ 6%
2004	8,743,000	- 5%
2005	9,288,000	+ 6%
2006	9,337,000	+ 0.5%
2007	8,642,000	- 7%
2008	9,312,000	+ 8%
2009	8,146,000	- 13%
2010	7,754,000	- 5%
2011	9,022,000	+ 16%
2012	8,715,000	-3%
2013	11,087,000	+ 27%

Source: Port of London Authority

KEY PERFORMANCE INDICATOR 17

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

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

2.67 This indicator aims to show that high-density employment generators such as offices are mainly located in areas with good access to public transport - defined as having a Public Transport Accessibility Level (PTAL) of 5 or 6 - 6 being the highest, 0 the lowest. The floorspaces are gross, i.e. they do not subtract associated losses. The data is taken from the London Development Database (LDD) which has a threshold for data submission of 1,000m2 for B1 uses so schemes proposing less than this are not recorded.

2.68 62% of all B1 floorspace approved during 2013/14 is located in areas with good public transport accessibility, well above the benchmark target of 50% and 13% above the previous year's figure. When just offices are considered, the figure rises to 72% up 10% on the previous year. These figures reflect the location of the proposed floorspace. From roughly 515,000m2 of B1 floorspace granted outside the Central Activities Zone (CAZ), less than 15% is in an area of high PTAL. Of 340,000m2 of offices outside CAZ, 21.5% is in an area of high PTAL. This compares to 100% in the highly accessible CAZ area.

2.69 As noted above, the figures are based on gross approvals. Overall approvals during 2013/14 would result in a net loss of both B1 and B1a office floorspace for the second year in a row. Perhaps surprisingly the loss of office is also mostly (75%) in areas with a high PTAL score.

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

PTAL LEVEL	ALL B1		OFFICES (B1A)	
	FLOORSPACE (M2)	%	FLOORSPACE (M2)	%
5 or 6	709,363	62	696,254	72
4 or less	438,648	38	267,880	28
Total floorspace	1,148,011		964,134	

Source: London Development Database

KEY PERFORMANCE INDICATOR 18

Protection of biodiversity habitat

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

2.70 Tables 2.23 and 2.24 are based on the changes in SINCs as a result of planning permissions and completions. Designation of new SINCs is not done through the planning permission process. Re-provision within the permission is taken into account but no positive numbers are recorded meaning a loss is inevitable. The London Development Database records the following conservation designations:

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

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

2.72 Table 2.23 shows 17 approvals on SINCs in 2013/14, 12 more than the previous financial year. The total area covers 15.3 Ha, up from 0.87 Ha in the previous year. The largest losses are on the Beddington Farmlands Landfill Site and Lake Farm Country Park both mentioned in KPI 3.

2.73 Table 2.24 shows 6 completions on SINC sites, one more than in the previous year. The largest completion on a SINC was in Brent where 21 homes were built on a site of Borough Grade 2 Importance located within a churchyard. The total net loss of SINCS was 0.895 Ha, down 0.45 Ha on last year.

TABLE 2.23 LOSS OF PROTECTED HABITAT (APPROVALS)

BOROUGH NAME	BOROUGH REFERENCE	NATURE CONSERVATION TYPE	AREA OF OPEN SPACE (HA)
Bexley	08/11096/FULM	Site of Metropolitan Importance	0.020
Brent	122995	Site of Metropolitan Importance	0.046
Brent	131501	Site of Borough Grade 1 Importance	0.071
Camden	2013/1889/P	Site of Borough Grade 1 Importance	0.075
Ealing	P/2012/0708	Site of Local Importance	0.226
Ealing	P/2013/5324	Site of Borough Grade 1 Importance	0.020
Havering	P0151/13	Site of Metropolitan Importance	0.112
Havering	P1451/10	Site of Borough Grade 2 Importance	0.082
Hillingdon	68911/ APP/2012/2983	Site of Borough Grade 1 Importance	5.500
Kensington and Chelsea	PP/11/01937	Site of Borough Grade 1 Importance	0.565
Kensington and Chelsea	PP/13/03968	Site of Borough Grade 2 Importance	0.635
Kingston upon Thames	13/16542/FUL	Site of Borough Grade 1 Importance	0.188
Merton	13/P0692	Site of Borough Grade 2 Importance	0.178
Sutton	D2005/54794	Site of Metropolitan Importance	0.283
Sutton	D2011/64908	Site of Metropolitan Importance	0.300
Sutton	D2012/66220	Site of Metropolitan Importance	7.000
Wandsworth	2012/0758	Site of Borough Grade 1 Importance	0.009
London (Net hectares):		Sum:	15.310

Source: London Development Database

TABLE 2.24 LOSS OF PROTECTED HABITAT (COMPLETIONS)

BOROUGH NAME	BOROUGH REFERENCE	NATURE CONSERVATION TYPE	AREA OF OPEN SPACE (HA)
Brent	093104	Site of Borough Grade 2 Importance	0.374
Hammersmith and Fulham	2009/00758/FR3	Site of Local Importance	0.102
Hounslow	00132/A/P12	Site of Metropolitan Importance	0.057
Islington	P060898	Site of Borough Grade 1 Importance	0.061
Richmond upon Thames	08/4383/FUL	Site of Metropolitan Importance	0.293
Sutton	C2011/63884	Site of Borough Grade 1 Importance	0.008
london (Net hectares):		Sum:	0.895

Source: London Development Database

KEY PERFORMANCE INDICATOR 19

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

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

2.74 Table 2.25 shows that the total amount of local authority collected waste has continued to decline – by about 800,000 tonnes between 2002/03 and 2013/14 and by over 60,000 tonnes during the last year alone.

2.75 It also shows that London's recycling rate for local authority collected waste has increased steadily over the previous ten years, reaching 30 % in 2012 and remaining there over the past two years. There is still some way to go towards reaching the 45% target that has been set for 2016. London has a lower household recycling rate than any other region in England, in part because it has a relatively high number of flats and less garden waste.

2.76 The amount of local authority collected waste sent to landfill has gone down by over 1 % last year, after over 5 % in the year before and the amount has more than halved since 2007/8 to under 25 % with the majority being diverted to incineration with energy recovery.

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

	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Landfill	3,163	3,021	2,856	2,692	2,404	2,209	1,946	1,882	1,696	1,116	911	889
(%)	71.0%	70.0%	65.4%	63.7%	56.8%	53.2%	49.0%	48.7%	44.7%	30.6%	25.5%	24.4%
Incineration with EfW	872	826	869	767	929	919	912	803	896	1,303	1,462	1,525
(%)	20.0%	19.0%	19.9%	18.2%	21.9%	22.1%	22.9%	20.8%	23.6%	35.7%	40.9%	41.9%
Incineration without EfW	1	1	1	0	0	0	0	1	0	0	0	0
(%)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Recycled/ composted	410	494	643	763	844	925	994	1,060	1,076	1,105	1,088	1,110
(%)	9.0%	11.0%	14.7%	18.1%	19.9%	22.3%	25.0%	27.4%	28.3%	30.3%	30.4%	30.5%
Other#	0	0	0	0	59	101	123	117	130	124	115	116
(%)	0.0%	0.0%	0.0%	0.0%	1.4%	2.4%	3.1%	3.0%	3.4%	3.4%	3.2%	3.2%
Total~	4,446	4,342	4,370	4,223	4,235	4,154	3,975	3,862	3,797	3,648	3,576	3,640

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

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

Source: Defra Waste Statistics, 2013/14, https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables

KEY PERFORMANCE INDICATOR 20

Reduce carbon dioxide emissions through new development

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

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

2.78 An analysis[6] of the energy assessments submitted alongside Stage II planning applications determined by the Mayor between 1 January and 31 December 2013 was undertaken by the GLA in 2014 to establish the projected carbon dioxide savings secured from these schemes. The report reflects a full year of applications assessed against the Mayor's energy hierarchy and carbon dioxide targets set out in London Plan Policy 5.2. The assessment was made against the 2010 Part L Building Regulations and showed an approximate 36 % reduction in regulated[7] carbon dioxide emissions beyond the minimum requirements of the 2010 building regulations. This is 11% above the 25 % target. The 40 % target for 2013-16 was applied to applications received at Stage I from 1 October 2013. Only one application to which the 40 % target applies was determined at Stage II in 2013, and is included in this analysis, but this target will become more relevant in future AMRs.

2.79 Although the number of applications determined by the Mayor at Stage II was slightly up from 2012 (174 compared to 171), the quantum of development was less. Overall, applications determined by the Mayor in 2013 included 43,178 dwellings, 12,701 fewer dwellings and 0.9million m^2 less floorspace than in 2012. The amount of non-domestic development remained stable at 2.3 million m2 of floorspace approved. The number of smaller schemes is reflected in the total savings achieved and commitments to installation of infrastructure and technologies.

2.80 Of each of the elements of the energy hierarchy, combined heat and power (CHP) produced the largest carbon dioxide savings. It accounted for 21 % of all projected carbon dioxide savings secured in 2013. Approximately 41,000 dwellings (more than 95 % of those proposed) were proposed to be connected to heat networks.

2.81 Nine % of the projected savings were due to energy efficiency – a higher figure than in 2011 and 2012, indicating greater investment in the 'fabric first' approach. Renewable energy technologies accounted for approximately six % of the overall savings. The most popular renewable energy technology installed was photovoltaic (PV) panel arrays, with developers committing to the installation of over 71,000m2 of PV panels.

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

2.83 Boroughs are being encouraged to set up carbon dioxide off-setting funds in line with Policy 5.2 to further reduce carbon dioxide across London. The Mayor's Sustainable Design and Construction Supplementary Planning Guidance was published in April 2014. This provides the boroughs with further guidance on what to consider when setting up an off-set fund.

TABLE 2.26 LONDON PLAN POLICY 5.2 CARBON DIOXIDE EMISSIONS REDUCTION TARGETS FOR RESIDENTIAL BUILDINGS

YEAR	IMPROVEMENT ON 2010 BUILDING REGULATIONS
2010-2013	25 per cent
2013-2016	40 per cent
2016-2031	zero carbon

Source: London Plan 2011

TABLE 2.27 LONDON PLAN POLICY 5.2 CARBON DIOXIDE EMISSIONS REDUCTION TARGETS FOR NON-DOMESTIC BUILDINGS

YEAR	IMPROVEMENT ON 2010 BUILDING REGULATIONS
2010-2013	25 per cent
2013-2016	40 per cent
2016-2019	as per Building Regulations
2019-2031	zero carbon

Source: London Plan 2011

KEY PERFORMANCE INDICATOR 21

Increase in energy generated from renewable sources.

Target: Production of 8550[8] GWh of energy from renewable sources by 2026

2.84 This renewable energy generation target has been developed using data in the Mayor's Decentralised Energy Capacity Studies[9] which marked out the role renewables could play in our future energy mix by 2026. The renewable energy generation figure includes the potential energy production from various electricity and heat supply technologies, including: photovoltaics, wind, hydro, biomass and energy from waste; as well as solar thermal, ground and air and water source heat pumps.

2.85 The most authoritative datasets for energy generated in London from renewable energy sources are provided by the Department of Energy and Climate Change (DECC). Table 2.28 shows the generation of electricity from renewables in London for 2011-2013. Generation has been increasing by 6.2% to over 820 GWh but is well below the 2026 target. In addition, through the Renewable Heat Incentive (RHI) and Renewable Heat Premium Payments (RHPP)[10], the following renewable heat installations have been achieved:

- 9.8MW of installed capacity installed through the non-domestic RHI;
- 0.7MW of installed capacity from heat pumps and biomass, through the RHPP in domestic dwellings;
- A total of 181 domestic accredited installations from domestic RHI[11].

TABLE 2.28 ESTIMATE OF RENEWABLE ENERGY INSTALLED CAPACITY AND GENERATION IN LONDON

ELECTRICITY: 2011-2013

YEAR	CAPACITY (MW)/ (GWH)	BIO-MASS	WIND AND WAVE	LANDFILL GAS	SEWAGE GAS	BIO-ENERGY	PHOTO-VOLTAICS	TOTAL
2011#	Total (MW)	0	3.7	0.3	20.6	165.7	25.0	215.3
	Total (GWh)	0	8.0	1.7	49.9	558.7	7.0	625.3
2012#	Total (MW)	0	4.4	0.3	23.4	167.0	42.3 42.3	237.5
	Total (GWh)	0	10.9	1.3	46	679.7	34.2	772.1
2013#	Total (MW)	0	4.4	0.3	23.4	169.5	49.1	246.8
	Total (GWh)	0	11.5	2.3	60.2	706.3	39.7	820.1

 # Updated July 2014

Source: Regional Statistics 2003-2013: Installed Capacity, Department of Energy and Climate Change, and Regional Statistics 2003-2013: Generation, Department of Energy and Climate Change

KEY PERFORMANCE INDICATOR 22

Increase in Urban Greening

Target: Increase total area of green roofs in the CAZ

2.86 In 2014 the GLA, working with the Green Roof Consultancy, mapped all known green roofs in the CAZ that were visible on aerial imagery taken in the summer of 2013. A total of 678 green roofs covering an area of over 175,000m2 (17.5 ha) were found. The map is published here: https://www.london.gov.uk/priorities/environment/greening-london/urban-greening/greening-roofs-and-walls/green-roof-map It provides a more accurate estimate of total green roof area in central London than the estimates included in the previous AMR, which have relied on random sampling. The latest estimates confirm previously identified trends of increasing green roof area since 2007, when the total was less than 10 ha. The total of 17.5ha still represents an underestimate of green roof cover. Through the website linked above the GLA is asking installers or purchasers of green roofs to inform the GLA of any green roofs that may have been missed, or that have been installed since the summer of 2013, to update our map accordingly.

KEY PERFORMANCE INDICATOR 23

Improve London's Blue Ribbon Network

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

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

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

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

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

2.90 Table 2.29 shows consistent restoration of 1.5 km p/a and above each year since 2007, except for the last year. This may have been caused by the changed reporting process for river restoration schemes in 2014/15. Project delivery is now reported directly to the River Restoration Centre through the 'Restore' database. This makes reporting simpler and improves the access to project details. However, it is likely that there has been under-reporting for the year 2014/15. To improve reporting, a River Restoration Group has been established that will review and promote the new process. Over 12.5 km restoration in total (more than 2 km per year) since 2008 still represents progress towards the 2015 target of 15 km.

2.91 There is uncertainty associated with the additional 10 km target. However, the All London Green Grid and River Basin Management Plan should facilitate further achievements. It should be noted that the London Biodiversity Action Plan includes, alongside this KPI, a target for maintenance and enhancement reflected in London Plan Policy 7.19 (Table 7.3).

TABLE 2.29 RIVER RESTORATION LONDON 2000 TO 2014		
YEAR	RESTORATION (METRES)	CUMULATIVE RESTORATION (METRES)
2000	680	680
2001	150	830
2002	600	1,430
2003	2,300	3,730
2004	500	4,230
2005	0	4,320
2006	100	4,330
2007	5,100	9,430
2008	2,000	11,430
2009	1,500	12,930
2010	1,808	14,738
2011	3,519	18,257
2012	3,000	21,257
2013	2,395	23,652
2014	330	23,982

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

KEY PERFORMANCE INDICATOR 24

Protecting and improving London's heritage and public realm

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

2.92 The target includes all designated heritage assets, including World Heritage Sites, listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields. Despite the pressures on development, Table 2.30 shows that the number of designated assets in London has increased from last year's. There are 24 new listed buildings, eight new conservation areas and one more scheduled monument in London.

2.93 In terms of designated assets at risk, between 2013 and 2014 there was an increase of 0.3% of listed buildings at risk; a decrease of 0.73% of scheduled monuments at risk; and for all other designed assets the situation remained the same in terms of both their number and their condition as in the previous year. For detail on individual designated assets, please visit http://www.english-heritage.org.uk/caring/heritage-at-risk/. English Heritage also provides a summary document with the number and condition of all designated assets and has produced a Heritage at Risk 2014 summary for London.

TABLE 2.30 NUMBER AND CONDITION OF DESIGNATED HERITAGE ASSETS

	2011		2012		2013		2014	
	NUMBER	% AT RISK	NUMBER	% AT RISK	NUMBER	% AT RISK	NUMBER	% AT RISK
World Heritage Sites*	4	0	4	0	4	0	4	0
Listed Buildings#	18,745	2.53%	18,854	2.8%	18,872	2.7%	18,896	3%
Conservation Areas	1000	6.4%	949	6.8%	1,009	6.3%	1017	6.3%**
Schedule Monuments	154	22.7%	154	22.7%	155	20.6%	156	19.87%
Registered Parks and Gardens	149	5.40%	150	8%	150	7.3%	150	7.3%
Registered Battlefield	1	0	1	0	1	0	1	0%

*designated by UNESCO

does not include Places of Worship

***there are a total of 1017 Conservation Areas in London, the figure given for the number of conservation areas at risk is based on the number of LPAs who responded to the Conservation Area at Risk survey (953), not the total number of Conservation Areas given above*

Source: English Heritage

ENDNOTES

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

[2] All figures sited are sqm net internal area

[3] Knight Frank *Central London Quarterly Q3 2014*

[4] *Office for National Statistics (2014) Inter Department Business Register, Number of Businesses (Local Units) by Broad Industry Group*

[5] *Ramidus (2014) Serviced Offices and Agile Occupiers in the City of London.*

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

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

[10] Target not specified in London Plan. It has been included since AMR 8.

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

[12] https://www.gov.uk/government/statistical-data-sets/rhi-and-rhpp-deployment-data-january-2013

[13] DECC do not publish installed capacity figures achieved through domestic RHI installations.

CHAPTER THREE

ADDITIONAL PERFORMANCE MEASURES AND STATISTICS

HOUSING AND DESIGN

HOUSING PROVISION ANNUAL MONITOR 2013/14

INTRODUCTION

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

3.2 This section deals with housing provision as defined for the purpose of monitoring the London Plan: that is, net conventional supply from new build, conversions of existing residential buildings or changes of use. The statistics are based on the details of planning applications approved by the London boroughs. LDD records all Full and Outline permissions that propose a loss or a gain of residential units. Variations to these, whether through details / reserved matters consents, s73 Minor Material Amendments or formal Variations to s106 agreements, are also recorded. Changes of use from office to residential via the prior approval process are also included following their introduction on 30th May 2013. Note that the streamlined prior approvals process means that applicants do not need to submit full details of their proposed scheme so it is not always possible for the local authority to fill in all of the details normally recorded on LDD. These gaps in the data can lead to totals not matching across tables in this report. Prior approvals from retail to residential are not currently being recorded on LDD so do not contribute to these figures. Temporary permissions are excluded.

3.3 The Mayor's London Housing Strategy sets out a separate and distinctly defined target for affordable housing delivery, comprising the gross number of affordable homes delivered through conventional supply or acquisitions of existing properties. The Affordable Housing Monitor covers affordable housing delivery according to this latter definition.

3.4 Although some individual schemes are referenced in this report, it is intended to give a brief overview to the London situation. More detailed information at a local level can be found in borough AMRs.

KEY STATISTICS AND FINDINGS

a There were 23,986 net conventional housing completions in London in 2013/14.

b Taking into account net supply of 4,339 non-self-contained units, total housing provision excluding long-term vacant properties returning to use was 29,382. This amounts to 91% of the benchmark for completions in the London Plan 2011.

c New build accounted for 85% of net conventional supply in 2013/14, conversions 5% and changes of use 10%.

d Over the last three years net conventional affordable housing completions through planning permissions amounted to 23,148 homes. Social rented units make up 60% of affordable completions over this period, intermediate housing just over 36% and affordable rent just over 3%.

e Across all tenures, gross conventional housing supply was dominated by one or two bedroom homes. 36% of homes completed during 2013/14 had one bedroom, 42% had two bedrooms and 22% had three bedrooms or more, down slightly from 23% in 2012/13.

f 29% of gross affordable housing completions in 2013/14 comprised homes with three or more bedrooms, including 7% with four bedrooms or more.

g 15% of net units approved and 20% of net units in schemes started during 2013/14 are affordable housing.

h As of 31 March 2014, the net housing pipeline consisted of over 240,900 homes. 54% of these are in schemes that had not yet started.

i The average density of new housing approvals in 2013/14 was 137 dwellings per hectare (dph), and the average density of completions was 118 dph.

COMPLETIONS

3.5 Total housing provision in the London Plan consists of three elements: conventional housing supply, non-self-contained bed spaces, and long-term empty homes returning to use, often referred to as 'Vacants'. KPI 5 in chapter 2 and Tables HPM1 and HPM2 show housing provision at borough level.

3.6 Net conventional completions for 2013/14 are 23,986. This is the highest total for four years, but still below the peak of over 29,500 in 2008/09.

3.7 The non-self-contained element of the benchmark is comprised of bedrooms in student halls of residence, hostels and houses in multiple occupation. The net total of 4,339 is the highest since the LDD was established in 2004.

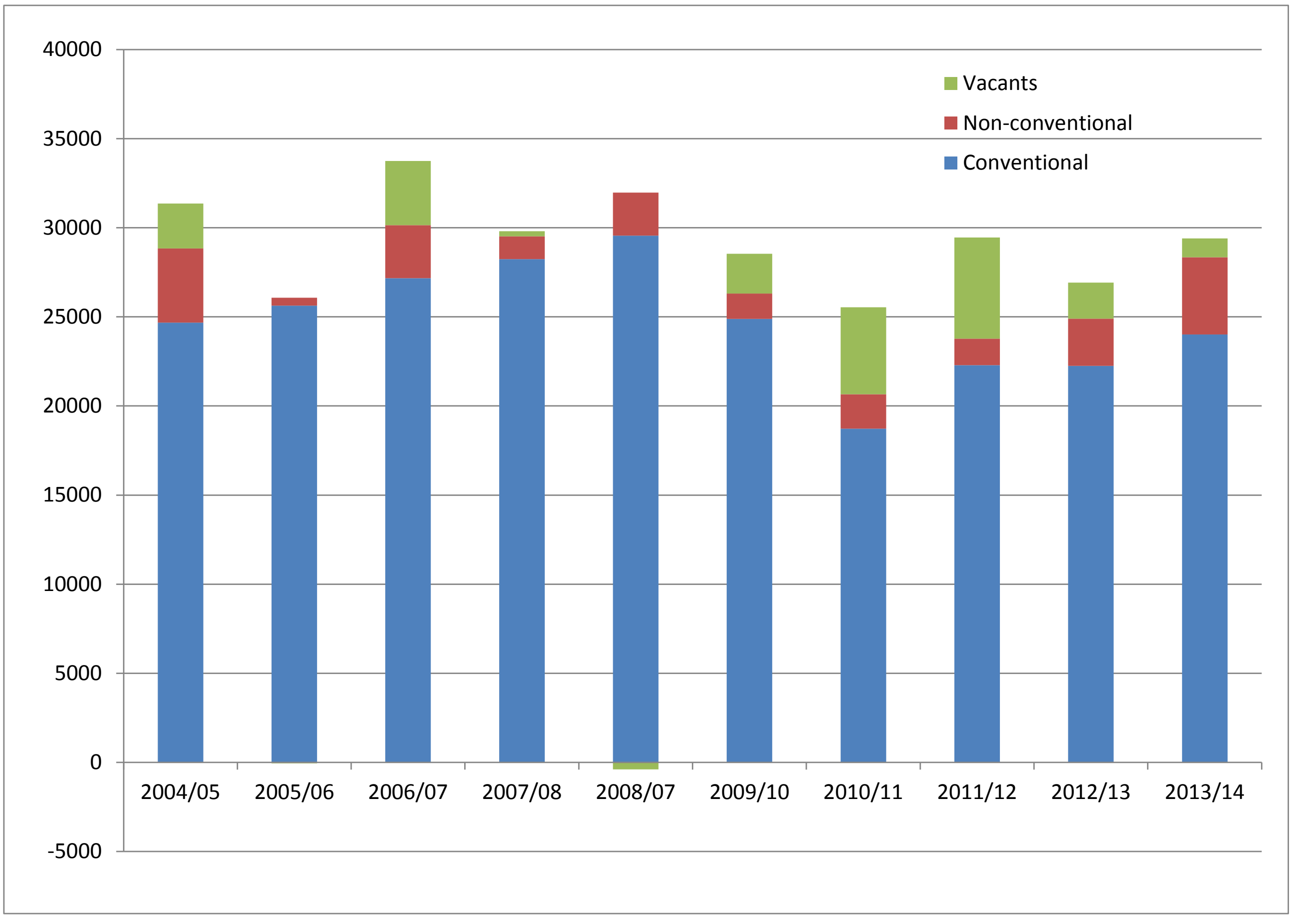
3.8 The figures for the change in long-term empty homes are taken from statistics published by the Department for Communities and Local Government, based on council tax returns from local authorities. The change is calculated from the number of vacant dwellings as at October each year so does not correspond with the reporting period of 1st April to 31st March for the LDD-sourced data, but it remains the best source of net change available.

3.9 Figure 3.1 shows the separate elements of total housing provision for the last seven years. As noted above, data on the third element of the total, vacants, is not yet available. Based on just conventional and non-conventional supply, completions have risen sharply since last year. It is not known at this stage whether vacants will be a positive or negative figure, but it is likely that the total will remain well above that for the previous year.

3.10 In 2013/2014 a total of 27,537 homes have been completed, with 3,551 lost or replaced to give the net total of 23,986 (see Table HPM1). Areas where large-scale estate redevelopment is taking place can show high gross but low net supply, but this does not appear to have been a major issue for any boroughs this year.

3.11 There are three types of conventional housing supply recorded in the LDD; new

FIGURE 3.1 TOTAL HOUSING PROVISION BY YEAR



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

TABLE 3.1 NET HOUSING SUPPLY IN LONDON, 2004/05 TO 2013/14

	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14
Conventional	25,300	25,084	27,226	28,215	29,534	24,732	19,185	21,988	21,923	23,986
Non-Conventional	4,164	449	2,973	1,284	2,408	1,426	1,922	1,491	2,653	4,339
Vacants back in use	2,519	-61	3,608	287	-398	2,223	4,882	5,670	2,018	1,057
Total	31,983	25,483	33,955	31,230	32,996	30,185	27,596	30,400	26,600	29,382

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

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

build (including extensions), conversions (changes to the number of units in properties already in residential use) and changes of use (for example gains from industrial or commercial uses and losses to non-C3 uses). Table HPM2 shows gross and net conventional supply by type for each borough. Across London, new build accounted for 85% of net conventional supply in 2013/14 (it was 87% in 2012/13), conversions 5% and changes of use 10%.

3.12 New builds account for more than half of all net gains in every single borough, the lowest proportion being found in Hammersmith and Fulham and Harrow, both at 57%. By contrast both Barking and Dagenham and Greenwich gained 98% of their new units from new build and Kensington and Chelsea saw a net loss from the other development types so have a net % in excess of 100. In gross terms the figure for Kensington and Chelsea is much lower at 74%. The gross London average is 80%. Conversions led to a net loss of units in three boroughs, Westminster (-52 units), Kensington and Chelsea (-42) and Richmond upon Thames (-21), most likely through buildings being de-converted from flats back to houses. Hammersmith and Fulham (146) and Lambeth (144) gained the most units through residential conversions. It is worth noting that conversion of flats to a house is not defined as development in the legislation that governs planning and may be done without planning permission. They are sometimes recorded on certificates of proposed lawful development and the London boroughs are currently being consulted on whether these should be recorded on LDD. This should improve the accuracy of figures on de-conversions in future years. Changes of use accounted for 10% of net completions in net terms and 9% gross. The introduction of permitted development rights for changes of use from office to residential in May 2013 had very little impact on completions during 2013/14, but it is anticipated that the percentage may rise in the coming years as the large volume of consents across London start to be implemented (see table HPM 15).

3.13 The average density of new housing completions in London (shown in Table HPM14) was 118 dwellings per hectare (dph), an slight decrease on the previous year's figure of 120. As would be expected the lowest densities are found in the outer London boroughs. The density of completions in Havering was just 30dph and in Bromley it was 32dph. The City of London has the highest density at 808dph. Tower Hamlets and Newham delivered at the next highest densities, 316 and 242 dph respectively.

3.14 Table 3.2 shows the split of total gross conventional completions in 2013/14 across London as a whole by tenure and number of bedrooms. The figures are presented in gross terms as the number of bedrooms was not recorded on LDD for homes lost or replaced, however boroughs are now recording it on a voluntary basis so net data may become available in future AMRs. One and two-bed properties make up the majority of supply, accounting for 36% and 42% of the total respectively. However the profile of supply varies with tenure. Homes with 3 bedrooms or more make up 38% of social rented supply, compared to 9% for intermediate homes and 20% of market homes. The proportion for all tenures is 22%. These figures are very similar to those reported in AMR10. The biggest change is for affordable rented properties where 50% of approximately 500 units have three bedrooms or more.

3.15 Table HMP6 shows the gross conventional supply of affordable housing by borough and number of bedrooms. Barking and Dagenham has delivered the most affordable family housing, completing 351 homes with 3 bedrooms or more. This represents 60% of their affordable completions. None of the 24 affordable units completed in the City of London are family housing.

3.16 Total net affordable housing supply in 2013/14 was 6,618, down from 7,773 2012/13. Affordable units represent 27.5% of all net completions during this year, this is also down on the previous year's figure of 35%. Table HPM4 shows total net conventional affordable supply by borough over the last three years, both in numeric terms and as a proportion of total supply. In the last year the highest proportions of affordable housing supply were found in Kensington and Chelsea (70%) and Barking and Dagenham (68%). Barking and Dagenham have the highest three year average at 54%

3.17 Table HPM3 breaks down net conventional affordable supply in the last three years into social rented, intermediate and Affordable Rent. Over the three-year period net conventional affordable housing supply amounted to 23,164 homes, with social rented units accounting for 60% of these and intermediate products 36%. Affordable rent units are starting to appear in completions, accounting for just over 3%.

APPROVALS

3.18 Annual approvals include all units in planning permissions that are granted during the year unless they are superseded by a revision to the scheme within the same year. Many of the permissions granted will be for renewals of existing permissions, revisions to previously approved schemes or provide details of

TABLE 3.2 GROSS CONVENTIONAL HOUSING COMPLETIONS BY TENURE AND NUMBER OF BEDROOMS 2013/14

DWELLINGS	1 BED	2 BEDS	3 BEDS	4+ BEDS	TOTAL
Social Rented	1,166	1,641	1,259	448	4,514
Intermediate	1,171	1,135	208	19	2,533
Affordable Rent	147	113	178	82	520
Market	7,314	8,625	2,835	1,222	19,996
All Tenure	9798	11514	4480	1771	27,563
AS A % OF TOTAL	**1 BED**	**2 BED**	**3 BED**	**4+ BED**	**TOTAL**
Social Rented	26%	36%	28%	10%	100%
Intermediate	46%	45%	8%	1%	100%
Affordable Rent	28%	22%	34%	16%	100%
Market	37%	43%	14%	6%	100%
All Tenure	36%	42%	16%	6%	100%

Source: London Development Database

the phasing of outline permissions. For this reason approvals cannot simply be added together to give a cumulative total, however they are comparable year on year. Table 3.3 shows the trend in net approvals at London level since 2004/05, while Table HPM7 breaks down 2013/14 approvals by tenure and Table HPM8 by bedrooms.

3.19 Approvals have bounced back since the significant dip in 2012/13 which followed the introduction of London's Community Infrastructure Levy (CIL) at the end of 2011/12. The total of 55,407 is slightly below the average across the time series. The borough to approve the highest number of units is Hammersmith and Fulham thanks largely to the outline application for the redevelopment at Earls Court that proposes a net gain of 4,887 units. The next biggest scheme in terms of net units is another outline application for The Warren in Greenwich that proposes 2,032 units. Details of the units proposed for this scheme are vague and will be firmed up in subsequent applications. The outline permission or the redevelopment of the South Acton Estate was also approved in this year which proposes an initial 2,350 units to replace 1,851 existing homes.

3.20 In terms of tenure, 85% of approved units are for market sale or rent, leaving 15% as affordable units, broken down as 7% intermediate, 4% Affordable Rent and 5% social rented. It should be noted that the tenure of approved units can change before completion, for example as the result of negotiations between developers and planning authorities or by subsequent transfer of units to a housing association.

TABLE 3.3 NET CONVENTIONAL HOUSING APPROVALS IN LONDON, 2004/05 TO 2013/14

2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
55,467	53,315	57,833	80,527	47,257	45,881	57,619	86,415	40,725	55,491

Source: London Development Database

TABLE 3.4 NET CONVENTIONAL HOUSING PIPELINE AT YEAR END IN LONDON, 2004/05 TO 2013/14

2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
108,818	124,862	142,305	173,464	173,772	173,702	177,782	211,200	216,476	240,983

Source: London Development Database

3.21 The average density of new housing approvals shown in Table HPM 13 is 137 dph, an increase on last year's 127 dph. This is still significantly lower than the figure of over 165 dph for 2011/12. As ever there is wide variation between boroughs. The highest densities are in the City of London (431 dph) and Tower Hamlets (430 dph). The lowest is in Bromley which is just 29 dph, kept low by schemes for replacement dwellings on large sites that drag down the average.

3.22 Excluding the office to residential prior approvals, the density of approvals stands at 132 dph.

STARTS

3.23 In the LDD a 'start' is the point at which a planning permission can no longer lapse due to the acknowledgement of a legal start on site. This can be triggered by demolition of existing buildings or preparatory digging, and does not mean the start of physical construction work on an individual building. Annual starts include all units in planning permissions that are started during the year unless they are superseded by a revision to the scheme within the same year. Many of the permissions started will be for revisions to previously approved schemes or provide details of the phasing of outline permissions that have been started in previous years. As with approvals, starts can't simply be added together to give a cumulative total. They are however comparable year on year.

3.24 Table HPM9 shows net conventional housing 'starts' by tenure. LDD records 40,192 starts, a big increase on the 26,764 in the previous year. The low total in the previous year contradicted anecdotal evidence at the time that the construction sector was showing signs of recovery, so the relatively high level of starts recorded this year is welcome evidence the anticipated recovery has begun. The healthy number of units in the pipeline discussed below shows that the lack of new starts is not necessarily a major cause for concern. In terms of tenure, 20% of net starts in 2013/14 were affordable housing. The breakdown by tenure is affected by a number of large net losses of social rented housing as boroughs continue to redevelop existing estates, the replacement units being for intermediate or affordable rent. Consequently social rented units account for 1% of net starts, despite being the biggest single tenure in gross terms.

3.25 The majority of the units recorded as starts are 1 and 2 bed units, with properties of 3 bedrooms or more making up 24% of starts (see HPM10).

THE PIPELINE OF NEW HOMES

3.26 The 'pipeline' of housing supply comprises homes which have been granted planning permission but are not yet completed, and can be broken down into homes that are 'not started' and those that are 'under construction'. It is important to bear in mind the definition of a start above, the under construction pipeline shows the capacity in schemes on which some work has started but should not be used to infer that work has begun on all the dwellings in those schemes. The annual flow of planning approvals for new homes adds to the pipeline, while units are removed when they are either completed, superseded by a new scheme or pass their lapse date without a start being made.

3.27 Table 3.4 shows the net pipeline as at the end of each financial year (31st March) at London level since 2004/05. The number of units in the pipeline continues to rise, now topping 240,000 units, meaning there is capacity within the planning system to deliver over 7½ years of supply at the target level in the 2011 London Plan and more than 5½ years at the higher target in the London Plan 2015.

3.28 Table HPM11 shows the planning pipeline as of 31 March 2013. At the end of the year there were just under 130,000 units (net) which have been granted planning permission but on which construction had not started, as well as over 110,000 units (net) in schemes under construction. This is a big jump on the position at the same time in the previous year. The boroughs with the largest pipeline are mainly concentrated in the East, long viewed as the part of London with the most potential to accommodate growth. Greenwich has a net pipeline of nearly 25,000 units, nearly 14,600 of which are in schemes that are classified as under construction. Newham's pipeline has grown to over 23,600, of which 5,700 are under construction. Tower Hamlets also have over 23,000 units in the pipeline of which over 10,000 are under construction. Further West, Wandsworth has a total net pipeline of nearly 18,000 units. At the other end of the scale, the City of London have a total pipeline of under 1,000 units.

3.29 HPM 12 shows the gross conventional pipeline by number of bedrooms. 22% of units for which the information is available will provide 3 bedrooms or more.

GYPSY AND TRAVELLER SITES

3.30 Since 1st April 2009 the LDD has been recording the loss and gain of gypsy and traveller pitches. During 2013/14 no permissions relating to pitches for gypsies and travellers were either approved or completed. There are no permissions relating to gypsy and traveller pitches in the pipeline.

TABLE HPM 1: NET CONVENTIONAL COMPLETIONS 2013/14					
BOROUGH NAME	LOST	GAINED	NET	LONDON PLAN 2011 BENCHMARK	SUPPLY AS % OF BENCHMARK
Barking and Dagenham	3	871	868	1,041	83%
Barnet	130	1,139	1,009	2,048	49%
Bexley	17	545	528	337	157%
Brent	107	787	680	975	70%
Bromley	67	672	605	501	121%
Camden	129	604	475	500	95%
City of London	18	447	429	81	530%
Croydon	124	1,422	1,298	1,221	106%
Ealing	274	1,043	769	843	91%
Enfield	200	712	512	530	97%
Greenwich	39	1,321	1,282	2,429	53%
Hackney	104	1,224	1,120	1,124	100%
Hammersmith and Fulham	107	649	542	564	96%
Haringey	107	561	454	792	57%
Harrow	54	355	301	349	86%
Havering	17	173	156	972	16%
Hillingdon	27	586	559	375	149%
Hounslow	165	1,000	835	453	184%
Islington	144	1,388	1,244	922	135%
Kensington and Chelsea	164	398	234	530	44%
Kingston upon Thames	40	301	261	329	79%
Lambeth	204	1,460	1,256	1,142	110%
Lewisham	90	843	753	1,088	69%
Merton	72	512	440	318	138%
Newham	73	2,044	1,971	2,499	79%
Redbridge	48	306	258	748	34%
Richmond upon Thames	88	452	364	210	173%
Southwark	76	1,727	1,651	1,877	88%
Sutton	38	378	340	211	161%
Tower Hamlets	10	694	684	2,462	28%
Waltham Forest	351	743	392	688	57%
Wandsworth	141	1,327	1,186	1,081	110%
Westminster	323	853	530	594	89%
London	3,551	27,537	23,986	29,834	80%

Source: London Development Database

TABLE HPM 2: NET CONVENTIONAL COMPLETIONS BY DEVELOPMENT TYPE 2013/14												
	NEW BUILD			CONVERSION			CHANGE OF USE			TOTAL		
BOROUGH NAME	LOST	GAINED	NET	LOST	GAINED	NET	LOST	GAINED	NET	LOST	GAINED	NET
Barking and Dagenham	0	851	851	3	6	3	0	14	14	3	871	868
Barnet	64	943	879	66	135	69	0	61	61	130	1,139	1,009
Bexley	9	478	469	8	28	20	0	39	39	17	545	528
Brent	28	679	651	77	80	3	2	28	26	107	787	680
Bromley	50	559	509	17	44	27	0	69	69	67	672	605
Camden	71	437	366	55	58	3	3	109	106	129	604	475
City of London	14	353	339	4	16	12	0	78	78	18	447	429
Croydon	30	1,110	1,080	78	211	133	16	101	85	124	1,422	1,298
Ealing	157	650	493	112	171	59	5	222	217	274	1,043	769
Enfield	153	535	382	32	63	31	15	114	99	200	712	512
Greenwich	32	1,286	1,254	7	16	9	0	19	19	39	1,321	1,282
Hackney	22	933	911	79	154	75	3	137	134	104	1,224	1,120
Hammersmith and Fulham	23	330	307	83	229	146	1	90	89	107	649	542
Haringey	10	285	275	94	187	93	3	89	86	107	561	454
Harrow	13	184	171	41	98	57	0	73	73	54	355	301
Havering	13	159	146	4	10	6	0	4	4	17	173	156
Hillingdon	17	544	527	9	22	13	1	20	19	27	586	559
Hounslow	115	842	727	45	88	43	5	70	65	165	1,000	835
Islington	87	1,138	1,051	52	151	99	5	99	94	144	1,388	1,244
Kensington and Chelsea	39	294	255	113	71	-42	12	33	21	164	398	234
Kingston upon Thames	28	226	198	12	22	10	0	53	53	40	301	261
Lambeth	65	1,070	1,005	135	279	144	4	111	107	204	1,460	1,256
Lewisham	42	697	655	40	81	41	8	65	57	90	843	753
Merton	41	437	396	30	44	14	1	31	30	72	512	440
Newham	11	1,899	1,888	55	111	56	7	34	27	73	2,044	1,971
Redbridge	12	207	195	29	63	34	7	36	29	48	306	258

TABLE HPM 2: NET CONVENTIONAL COMPLETIONS BY DEVELOPMENT TYPE 2013/14

	NEW BUILD			CONVERSION			CHANGE OF USE			TOTAL		
BOROUGH NAME	LOST	GAINED	NET	LOST	GAINED	NET	LOST	GAINED	NET	LOST	GAINED	NET
Richmond upon Thames	16	365	349	70	49	-21	2	38	36	88	452	364
Southwark	34	1,579	1,545	37	64	27	5	84	79	76	1,727	1,651
Sutton	10	263	253	25	67	42	3	48	45	38	378	340
Tower Hamlets	6	652	646	4	12	8	0	30	30	10	694	684
Waltham Forest	291	591	300	60	128	68	0	24	24	351	743	392
Wandsworth	41	1,102	1,061	95	120	25	5	105	100	141	1,327	1,186
Westminster	99	407	308	196	144	-52	28	302	274	323	853	530
London	1643	22085	20442	1767	3022	1,255	141	2430	2,289	3551	27537	23,986

Source: London Development Database

TABLE HPM 3: NET CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY TENURE 2010/11 TO 2013/14

BOROUGH NAME	2011/12			2012/13			2013/14			TOTAL
	SOCIAL RENT	INT.	AFF. RENT	SOCIAL RENT	INT.	AFF. RENT	SOCIAL RENT	INT.	AFF. RENT	
Barking and Dagenham	-36	149	0	167	76	0	370	17	201	944
Barnet	303	138	0	285	123	0	223	43	8	1123
Bexley	126	39	0	17	12	0	99	47	20	360
Brent	268	144	0	174	50	0	151	92	0	879
Bromley	204	10	0	129	13	0	62	30	0	448
Camden	37	25	0	194	105	0	159	29	13	562
City of London	0	0	0	0	0	0	24	0	0	24
Croydon	308	54	0	255	98	62	57	59	63	956
Ealing	264	69	0	168	132	0	98	115	7	853
Enfield	55	24	0	106	137	0	123	41	0	486
Greenwich	257	159	0	74	13	0	450	217	12	1182
Hackney	247	183	0	378	184	13	305	146	0	1456
Hammersmith and Fulham	0	80	0	5	102	0	-11	101	0	277
Haringey	62	254	0	204	148	0	68	82	0	818
Harrow	62	189	0	187	95	28	10	23	0	594
Havering	154	23	0	90	32	0	51	1	5	356
Hillingdon	253	90	0	258	129	0	22	23	0	775
Hounslow	222	97	0	28	21	0	20	59	0	447
Islington	295	194	0	137	178	0	160	241	0	1205
Kensington and Chelsea	19	0	0	0	0	4	143	21	0	187
Kingston upon Thames	56	25	0	29	9	0	48	23	13	203
Lambeth	217	131	0	174	95	0	334	97	13	1061
Lewisham	272	197	0	257	265	70	103	49	0	1213
Merton	31	38	0	98	98	0	50	74	14	403
Newham	261	135	16	64	160	81	334	169	0	1220
Redbridge	20	34	0	44	8	0	1	1	0	108
Richmond upon Thames	44	35	0	118	49	0	81	28	0	355
Southwark	459	134	0	300	162	0	239	160	34	1488
Sutton	159	76	0	70	33	0	17	5	27	387

TABLE HPM 3: NET CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY TENURE 2010/11 TO 2013/14

BOROUGH NAME	2011/12			2012/13			2013/14			
	SOCIAL RENT	INT.	AFF. RENT	SOCIAL RENT	INT.	AFF. RENT	SOCIAL RENT	INT.	AFF. RENT	TOTAL
Tower Hamlets	547	167	0	172	102	0	73	31	0	1092
Waltham Forest	299	59	0	125	144	0	-234	147	90	630
Wandsworth	128	141	0	199	109	0	62	175	0	814
Westminster	31	40	0	97	28	0	9	37	0	242
London	5624	3133	16	4603	2910	258	3701	2383	520	23,148

Source: London Development Database

TABLE HPM 4: AFFORDABLE HOUSING COMPLETIONS AS PROPORTION OF TOTAL NET CONVENTIONAL SUPPLY, 2011/12 TO 2013/14

BOROUGH	TOTAL NET CONVENTIONAL AFFORDABLE COMPLETIONS			AFFORDABLE AS % OF NET CONVENTIONAL SUPPLY		
	2011/12	2012/13	2013/14	2011/12	2012/13	2013/14
Barking and Dagenham	113	243	588	30	48	68
Barnet	441	408	274	35	29	27
Bexley	165	29	166	55	7	31
Brent	412	224	243	74	34	36
Bromley	214	142	92	36	20	15
Camden	62	299	201	17	53	42
City of London	0	0	24	0	0	6
Croydon	362	415	179	51	46	14
Ealing	333	300	220	47	30	29
Enfield	79	243	164	26	44	32
Greenwich	416	87	679	27	41	53
Hackney	430	575	451	37	46	40
Hammersmith and Fulham	80	107	90	16	24	17
Haringey	316	352	150	46	58	33
Harrow	251	310	33	51	43	11
Havering	177	122	57	45	46	37
Hillingdon	343	387	45	34	26	8
Hounslow	319	49	79	54	21	9
Islington	489	315	401	41	30	32
Kensington and Chelsea	19	4	164	16	7	70
Kingston upon Thames	81	38	84	30	19	32
Lambeth	348	269	444	41	42	35
Lewisham	469	592	152	39	33	20
Merton	69	196	138	15	43	31
Newham	412	305	503	53	30	26
Redbridge	54	52	2	10	20	1
Richmond upon Thames	79	167	109	36	34	30
Southwark	593	462	433	55	43	26
Sutton	235	103	49	40	44	14
Tower Hamlets	714	274	104	62	26	15
Waltham Forest	358	269	3	72	57	1
Wandsworth	269	308	237	27	34	20
Westminster	71	125	46	9	21	9
London	8,773	7,771	6,604	39	35	28

Source: London Development Database

TABLE HPM 5: GROSS CONVENTIONAL HOUSING COMPLETIONS BY NUMBER OF BEDROOMS 2013/14					
BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	251	160	337	123	53%
Barnet	398	530	145	66	19%
Bexley	186	211	103	45	27%
Brent	259	333	136	59	25%
Bromley	104	333	151	84	35%
Camden	224	249	103	28	22%
City of London	301	119	21	6	6%
Croydon	534	760	84	44	9%
Ealing	316	563	115	49	16%
Enfield	260	315	102	35	19%
Greenwich	384	661	230	46	21%
Hackney	452	498	206	68	22%
Hammersmith and Fulham	355	211	62	21	13%
Haringey	280	190	59	32	16%
Harrow	140	140	50	25	21%
Havering	15	56	70	32	59%
Hillingdon	111	213	220	42	45%
Hounslow	441	411	108	40	15%
Islington	652	583	100	53	11%
Kensington and Chelsea	143	87	133	35	42%
Kingston upon Thames	108	116	52	25	26%
Lambeth	506	517	342	95	30%
Lewisham	290	418	110	25	16%
Merton	221	182	45	64	21%
Newham	539	972	400	133	26%
Redbridge	123	119	26	38	21%
Richmond upon Thames	155	188	55	54	24%
Southwark	683	667	313	64	22%
Sutton	110	87	118	63	48%
Tower Hamlets	198	432	61	3	9%
Waltham Forest	286	311	80	66	20%
Wandsworth	466	602	121	138	20%
Westminster	307	280	197	69	31%
London	9798	11514	4455	1770	23%

Source: London Development Database

TABLE HPM 6: GROSS CONVENTIONAL AFFORDABLE HOUSING COMPLETIONS BY NUMBER OF BEDROOMS 2013/14					
BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	170	67	272	79	60%
Barnet	100	99	74	18	32%
Bexley	38	56	49	23	43%
Brent	54	101	61	27	36%
Bromley	4	60	27	1	30%
Camden	90	70	33	8	20%
City of London	20	4	0	0	0%
Croydon	56	99	15	10	14%
Ealing	99	180	41	16	17%
Enfield	120	147	31	9	13%
Greenwich	224	348	105	2	16%
Hackney	148	181	89	43	29%
Hammersmith and Fulham	59	32	27	0	23%
Haringey	84	37	17	12	19%
Harrow	12	16	5	0	15%
Havering	8	9	22	18	70%
Hillingdon	14	21	9	2	24%
Hounslow	86	66	18	2	12%
Islington	224	198	35	24	12%
Kensington and Chelsea	93	13	59	3	37%
Kingston upon Thames	19	29	31	5	43%
Lambeth	132	153	163	36	41%
Lewisham	40	108	29	17	24%
Merton	82	27	15	39	33%
Newham	99	218	110	76	37%
Redbridge	1	0	0	1	50%
Richmond upon Thames	36	52	21	1	20%
Southwark	109	183	127	35	36%
Sutton	16	12	24	0	46%
Tower Hamlets	19	61	24	0	23%
Waltham Forest	68	123	56	37	33%
Wandsworth	127	85	15	0	7%
Westminster	33	34	16	4	23%
London	2484	2889	1620	548	29%

Source: London Development Database

TABLE HPM 7: CONVENTIONAL APPROVALS BY TENURE FY2013/14													
BOROUGH NAME	EXISTING				PROPOSED				NET				NET % AFFOR-DABLE
	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	
Barking and Dagenham	78	150	0	0	550	159	23	106	472	9	23	106	23%
Barnet	298	374	0	0	2,319	299	60	10	2,021	-75	60	10	-0%
Bexley	18	141	0	0	453	236	70	0	435	95	70	0	28%
Brent	104	0	0	0	1,234	151	101	57	1,130	151	101	57	21%
Bromley	94	0	46	0	575	5	4	10	481	5	-42	10	-6%
Camden	244	106	0	0	1,245	182	37	0	1,001	76	37	0	10%
City of London	3	0	0	0	506	0	0	0	503	0	0	0	0%
Croydon	109	16	0	0	2,961	95	104	227	2,852	79	104	227	13%
Ealing	676	1,802	45	0	2,657	1,227	457	23	1,981	-575	412	23	-8%
Enfield	131	117	0	0	989	31	217	191	858	-86	217	191	27%
Greenwich	66	81	0	0	2,558	442	406	127	2,492	361	406	127	26%
Hackney	261	9	0	0	1,857	164	222	43	1,596	155	222	43	21%
Hammersmith and Fulham	346	615	0	0	5,914	1,211	300	31	5,568	596	300	31	14%
Haringey	124	0	0	0	551	6	20	4	427	6	20	4	7%
Harrow	75	0	0	0	1,405	28	0	0	1,330	28	0	0	2%
Havering	29	0	0	0	617	8	38	180	588	8	38	180	28%
Hillingdon	57	32	0	0	1,276	89	8	49	1,219	57	8	49	9%
Hounslow	23	9	0	0	1,253	239	154	79	1,230	230	154	79	27%
Islington	72	23	0	0	471	108	32	0	399	85	32	0	27%
Kensington and Chelsea	259	11	0	0	1,454	76	79	12	1,195	65	79	12	12%
Kingston upon Thames	49	36	1	0	362	41	0	1	313	5	-1	1	2%
Lambeth	154	251	0	0	2,431	270	191	359	2,277	19	191	359	20%
Lewisham	48	0	0	46	798	27	0	68	750	27	0	22	6%
Merton	53	0	0	0	439	44	0	0	386	44	0	0	10%
Newham	75	0	0	0	1,623	195	221	130	1,548	195	221	130	26%
Redbridge	78	38	0	0	750	198	24	1	672	160	24	1	22%

TABLE HPM 7: CONVENTIONAL APPROVALS BY TENURE FY2013/14													
BOROUGH NAME	EXISTING				PROPOSED				NET				NET % AFFOR-DABLE
	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	
Richmond upon Thames	157	10	1	0	841	77	16	0	684	67	15	0	11%
Southwark	93	314	0	0	3,409	577	307	15	3,316	263	307	15	15%
Sutton	34	76	0	0	1,439	4	34	13	1,405	-72	34	13	-2%
Tower Hamlets	46	189	0	0	2,690	654	308	160	2,644	465	308	160	26%
Waltham Forest	59	0	0	0	1,195	0	199	377	1,136	0	199	377	34%
Wandsworth	202	39	0	0	2,107	86	101	1	1,905	47	101	1	7%
Westminster	555	2	0	0	2,675	44	118	39	2,120	42	118	39	9%
London	4,670	4,441	93	46	51520	6973	3851	2313	46850	2532	3758	2267	15%

Source: London Development Database

TABLE HPM 8: GROSS CONVENTIONAL HOUSING APPROVALS BY NUMBER OF BEDROOMS 2013/14

BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	209	325	167	137	36%
Barnet	817	1,017	551	283	31%
Bexley	194	378	138	49	25%
Brent	490	616	283	154	28%
Bromley	140	245	95	114	35%
Camden	497	577	287	102	27%
City of London	259	198	35	14	10%
Croydon	1,617	1,363	328	79	12%
Ealing	1,465	1,873	852	174	24%
Enfield	512	493	275	143	29%
Greenwich	1,609	1,469	423	32	13%
Hackney	1,013	888	403	84	20%
Hammersmith and Fulham	3,476	2,261	1,308	411	23%
Haringey	239	218	74	47	21%
Harrow	615	618	116	84	14%
Havering	103	389	213	124	41%
Hillingdon	634	610	101	77	13%
Hounslow	818	677	162	68	13%
Islington	251	241	90	29	20%
Kensington and Chelsea	516	472	330	234	36%
Kingston upon Thames	177	137	38	52	22%
Lambeth	1,307	1,305	456	180	20%
Lewisham	392	381	91	28	13%
Merton	274	126	38	45	17%
Newham	716	892	475	86	26%
Redbridge	374	421	137	41	18%
Richmond upon Thames	382	381	70	103	18%
Southwark	1,534	1,892	786	96	20%
Sutton	597	725	118	49	11%
Tower Hamlets	1,583	1,421	650	152	21%
Waltham Forest	646	785	299	41	19%
Wandsworth	842	929	365	156	23%
Westminster	819	1,011	815	229	36%
London	25,117	25,334	10,569	3,697	22%

Source: London Development Database

TABLE HPM 9: CONVENTIONAL STARTS BY TENURE FY2013/14

	EXISTING				PROPOSED				NET				% AFF
BOROUGH NAME	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	
Barking and Dagenham	13	275	0	0	575	189	92	113	562	-86	92	113	17%
Barnet	85	0	0	0	663	54	24	0	578	54	24	0	12%
Bexley	35	602	0	0	691	7	168	408	656	-595	168	408	-3%
Brent	62	32	0	0	4,089	853	833	125	4,027	821	833	125	31%
Bromley	51	0	0	0	179	5	8	10	128	5	8	10	15%
Camden	105	193	0	0	1,176	357	142	14	1,071	164	142	14	23%
City of London	4	0	0	0	100	0	0	0	96	0	0	0	0%
Croydon	93	13	0	0	1,158	157	147	506	1,065	144	147	506	43%
Ealing	550	1,686	0	0	1,966	1,081	399	43	1,416	-605	399	43	-13%
Enfield	54	63	0	0	520	40	105	26	466	-23	105	26	19%
Greenwich	9	2	0	0	1,677	260	169	63	1,668	258	169	63	23%
Hackney	102	125	0	0	605	109	41	23	503	-16	41	23	9%
Hammersmith and Fulham	138	32	0	0	2,074	22	519	49	1,936	-10	519	49	22%
Haringey	116	0	0	0	608	32	155	139	492	32	155	139	40%
Harrow	62	64	0	0	958	11	21	0	896	-53	21	0	-4%
Havering	11	45	0	0	441	156	60	114	430	111	60	114	40%
Hillingdon	22	1	0	0	242	0	12	0	220	-1	12	0	5%
Hounslow	70	64	0	0	1,178	286	264	96	1,108	222	264	96	34%
Islington	58	40	0	0	806	204	89	0	748	164	89	0	25%
Kensington and Chelsea	197	3	0	0	661	120	55	5	464	117	55	5	28%
Kingston upon Thames	27	0	0	0	163	22	0	0	136	22	0	0	14%
Lambeth	166	61	0	0	1,969	149	197	151	1,803	88	197	151	19%
Lewisham	48	67	0	0	1,471	327	177	35	1,423	260	177	35	25%
Merton	53	47	0	0	316	74	0	14	263	27	0	14	13%

TABLE HPM 9: CONVENTIONAL STARTS BY TENURE FY2013/14

	EXISTING				PROPOSED				NET				% AFF
BOROUGH NAME	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	MARKET	SOCIAL RENT	INT.	AFF. RENT	
Newham	86	0	0	0	2,026	67	226	127	1,940	67	226	127	18%
Redbridge	66	37	0	0	198	108	4	1	132	71	4	1	37%
Richmond upon Thames	80	10	0	0	200	16	0	0	120	6	0	0	5%
Southwark	148	1,544	0	0	3,486	552	531	76	3,338	-992	531	76	-13%
Sutton	47	20	0	0	229	45	3	0	182	25	3	0	13%
Tower Hamlets	6	14	0	0	350	79	24	66	344	65	24	66	31%
Waltham Forest	50	0	0	0	735	28	139	262	685	28	139	262	39%
Wandsworth	134	41	39	0	1,688	121	283	137	1,554	80	244	137	23%
Westminster	278	6	0	0	1,814	123	173	15	1,536	117	173	15	17%
London	3,026	5,087	39	0	35012	5654	5060	2618	31986	567	5021	2618	20%

Source: London Development Database

TABLE HPM 10: GROSS CONVENTIONAL HOUSING STARTS BY NUMBER OF BEDROOMS 2013/14					
BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	322	426	191	30	23%
Barnet	220	308	130	83	29%
Bexley	205	626	238	205	35%
Brent	1,961	2,585	1,204	150	23%
Bromley	33	81	52	36	44%
Camden	583	764	273	69	20%
City of London	26	45	15	14	29%
Croydon	770	953	160	85	12%
Ealing	1,112	1,432	789	156	27%
Enfield	157	263	184	87	39%
Greenwich	1,299	616	225	29	12%
Hackney	323	274	124	57	23%
Hammersmith and Fulham	1,049	1,175	333	107	17%
Haringey	346	397	134	57	20%
Harrow	289	544	137	20	16%
Havering	111	375	223	62	37%
Hillingdon	86	128	18	22	16%
Hounslow	530	752	445	97	30%
Islington	409	482	163	45	19%
Kensington and Chelsea	259	298	199	85	34%
Kingston upon Thames	90	49	17	29	25%
Lambeth	922	1,073	349	122	19%
Lewisham	626	1,047	293	44	17%
Merton	156	156	46	46	23%
Newham	978	741	634	93	30%
Redbridge	110	89	77	35	36%
Richmond upon Thames	98	59	18	41	27%
Southwark	1,191	1,871	1,233	350	34%
Sutton	103	100	49	25	27%
Tower Hamlets	199	252	58	10	13%
Waltham Forest	310	573	214	67	24%
Wandsworth	671	1,174	270	114	17%
Westminster	697	707	599	122	34%
London	16,241	20,415	9,094	2,594	24%

Source: London Development Database

TABLE HPM 11: CONVENTIONAL PIPELINE AS AT 31/03/2014

	NOT STARTED			UNDER CONSTRUCTION			TOTAL PIPELINE		
BOROUGH NAME	EXISTING	GROSS	NET	EXISTING	GROSS	NET	EXISTING	GROSS	NET
Barking and Dagenham	230	2295	2065	602	11832	11230	832	14127	13295
Barnet	1152	13092	11940	2302	6644	4342	3454	19736	16282
Bexley	166	1064	898	651	1901	1250	817	2965	2148
Brent	405	1876	1471	105	6855	6750	510	8731	8221
Bromley	303	1498	1195	320	979	659	623	2477	1854
Camden	517	1901	1384	618	3686	3068	1135	5587	4452
City of London	5	595	590	3	378	375	8	973	965
Croydon	180	4791	4611	75	2892	2817	255	7683	7428
Ealing	461	5322	4861	3197	5070	1873	3658	10392	6734
Enfield	235	1609	1374	102	753	651	337	2362	2025
Greenwich	233	10436	10203	1942	16594	14652	2175	27030	24855
Hackney	692	3706	3014	2224	6342	4118	2916	10048	7132
Hammersmith and Fulham	916	8672	7756	127	4329	4202	1043	13001	11958
Haringey	150	2368	2218	94	1115	1021	244	3483	3239
Harrow	139	2951	2812	398	1241	843	537	4192	3655
Havering	469	2001	1532	336	2277	1941	805	4278	3473
Hillingdon	153	1989	1836	84	2683	2599	237	4672	4435
Hounslow	46	1774	1728	163	2447	2284	209	4221	4012
Islington	98	1389	1291	358	2627	2269	456	4016	3560
Kensington and Chelsea	228	2089	1861	892	3139	2247	1120	5228	4108
Kingston upon Thames	121	523	402	25	663	638	146	1186	1040
Lambeth	554	3134	2580	1926	5734	3808	2480	8868	6388
Lewisham	891	6507	5616	108	3424	3316	999	9931	8932
Merton	95	564	469	194	855	661	289	1419	1130
Newham	99	18021	17922	286	5999	5713	385	24020	23635
Redbridge	81	923	842	93	543	450	174	1466	1292
Richmond upon Thames	168	1072	904	110	404	294	278	1476	1198
Southwark	440	5026	4586	1923	8205	6282	2363	13231	10868

TABLE HPM 11: CONVENTIONAL PIPELINE AS AT 31/03/2014									
	NOT STARTED			UNDER CONSTRUCTION			TOTAL PIPELINE		
BOROUGH NAME	EXISTING	GROSS	NET	EXISTING	GROSS	NET	EXISTING	GROSS	NET
Sutton	142	2515	2373	683	666	-17	825	3181	2356
Tower Hamlets	1069	13664	12595	1197	11361	10164	2266	25025	22759
Waltham Forest	66	2257	2191	26	1231	1205	92	3488	3396
Wandsworth	195	11532	11337	554	6786	6232	749	18318	17569
Westminster	715	3394	2679	429	4339	3910	1144	7733	6589
London	11414	140550	129136	22147	133994	111847	33561	274544	240,983

Source: London Development Database

TABLE HPM 12: GROSS CONVENTIONAL HOUSING PIPELINE AS AT 31/03/2014 BY NUMBER OF BEDROOMS					
BOROUGH	NUMBER OF BEDROOMS				
	1	2	3	4+	% 3+
Barking and Dagenham	2334	6459	3856	1478	38%
Barnet	5632	8297	2776	1208	22%
Bexley	631	1575	488	271	26%
Brent	2931	3824	1615	361	23%
Bromley	630	1129	349	369	29%
Camden	1989	2203	944	450	25%
City of London	465	397	72	39	11%
Croydon	3423	3403	659	198	11%
Ealing	3079	4560	2118	635	26%
Enfield	675	863	544	275	35%
Greenwich	10376	10729	4661	494	20%
Hackney	3649	3624	2127	648	28%
Hammersmith and Fulham	5509	4696	2150	646	22%
Haringey	1961	1021	321	165	14%
Harrow	1322	1864	568	438	24%
Havering	1131	1924	836	373	28%
Hillingdon	1462	2005	615	590	26%
Hounslow	1518	1705	823	175	24%
Islington	1707	1706	464	139	15%
Kensington and Chelsea	1653	1950	1049	507	31%
Kingston upon Thames	466	466	135	119	21%
Lambeth	3137	4113	1244	371	18%
Lewisham	3490	4951	1142	347	15%
Merton	605	459	162	193	25%
Newham	5986	7292	3295	638	23%
Redbridge	643	563	175	85	18%
Richmond upon Thames	580	615	118	163	19%
Southwark	4360	5659	2641	571	24%
Sutton	1087	1444	474	175	20%
Tower Hamlets	10620	9271	4013	1113	20%
Waltham Forest	1093	1650	603	142	21%
Wandsworth	5365	9113	2942	895	21%
Westminster	2155	2710	2299	567	37%
London	91664	112240	46278	14838	23%

Source: London Development Database

Note: The table excludes units where the bedroom data is not known.

TABLE HPM 13: DENSITY OF RESIDENTIAL APPROVALS BY BOROUGH (DPH)						
BOROUGH	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Barking and Dagenham	80	130	273	126	67	71
Barnet	112	102	100	70	65	71
Bexley	110	83	80	101	64	77
Brent	133	182	185	146	134	147
Bromley	36	49	52	35	40	29
Camden	136	140	140	181	188	128
City of London	329	235	457	469	452	431
Croydon	131	97	141	167	102	165
Ealing	162	153	144	112	103	120
Enfield	65	72	61	61	91	75
Greenwich	211	145	337	239	233	222
Hackney	200	244	206	235	189	242
Hammersmith and Fulham	187	300	180	243	218	390
Haringey	96	107	116	214	156	105
Harrow	62	83	62	84	91	61
Havering	55	99	121	53	53	46
Hillingdon	91	39	57	70	60	55
Hounslow	159	61	75	124	67	137
Islington	243	271	293	285	193	199
Kensington and Chelsea	132	193	225	192	170	144
Kingston upon Thames	75	64	64	50	33	58
Lambeth	130	195	183	168	226	214
Lewisham	166	229	133	230	128	137
Merton	80	69	65	75	51	78
Newham	368	266	398	465	127	149
Redbridge	87	373	158	108	71	99
Richmond upon Thames	58	46	106	71	51	89
Southwark	334	230	224	208	372	283
Sutton	101	58	57	106	56	146
Tower Hamlets	303	362	318	487	224	430
Waltham Forest	132	121	111	144	128	140
Wandsworth	168	142	206	290	194	162
Westminster	155	199	206	219	196	177
London	138	153	136	165	127	137

Source: London Development Database
DPH = dwellings per hectare

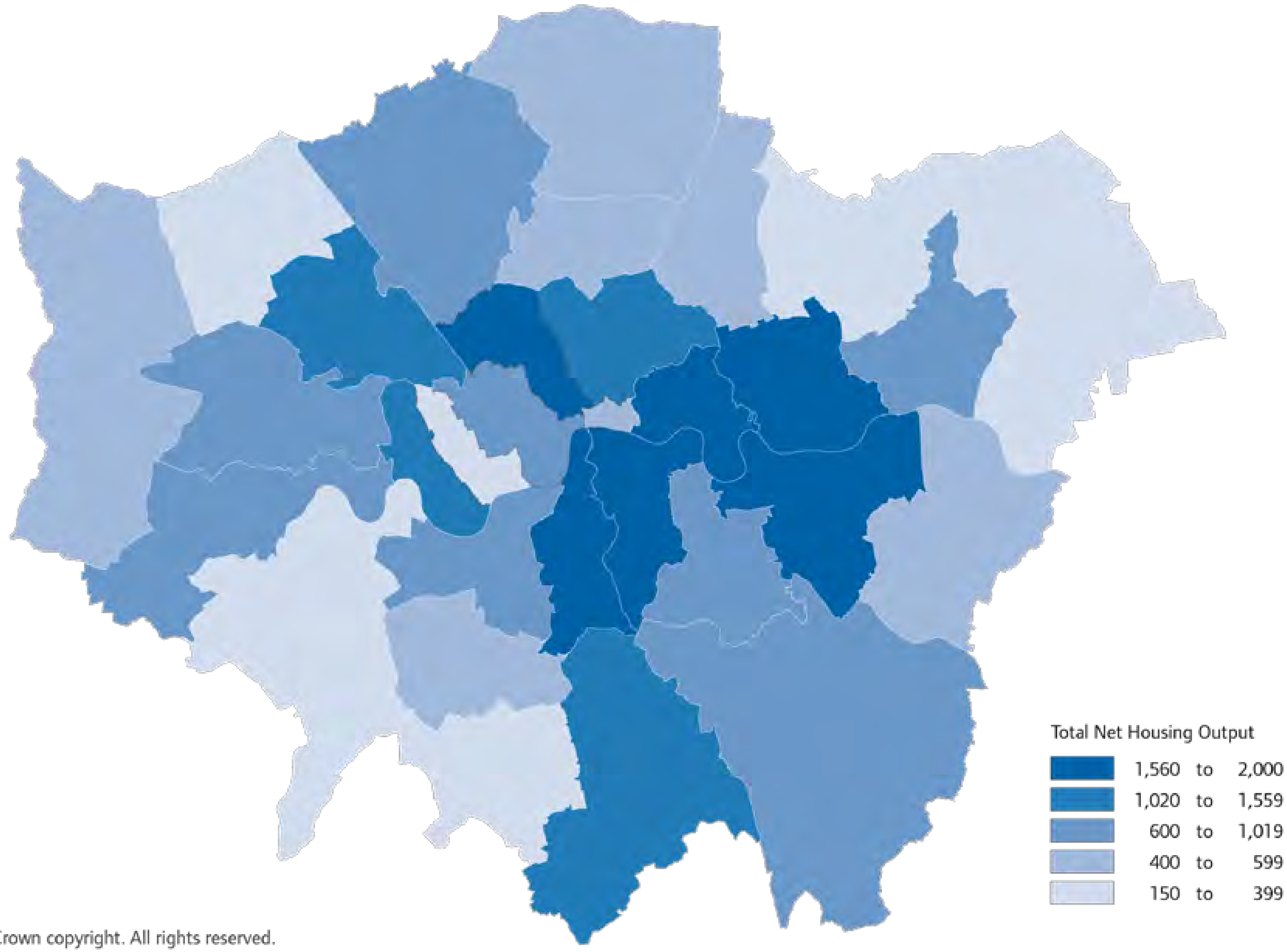
TABLE HPM 14: DENSITY OF RESIDENTIAL COMPLETIONS BY BOROUGH (DPH)						
BOROUGH	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Barking and Dagenham	139	238	111	50	166	152
Barnet	98	64	84	80	101	87
Bexley	76	81	65	70	98	62
Brent	145	150	156	141	134	130
Bromley	35	30	49	46	48	32
Camden	229	187	196	119	194	180
City of London	505	500	306	857	376	808
Croydon	98	121	101	75	82	77
Ealing	159	110	112	103	101	121
Enfield	68	61	86	59	73	98
Greenwich	122	110	239	217	99	104
Hackney	223	245	198	223	223	237
Hammersmith and Fulham	207	209	232	283	157	235
Haringey	159	108	106	118	106	110
Harrow	71	116	79	60	93	83
Havering	71	72	53	63	50	30
Hillingdon	60	94	44	25	96	56
Hounslow	119	184	94	78	51	115
Islington	285	199	187	297	207	214
Kensington and Chelsea	173	126	194	153	157	112
Kingston upon Thames	49	45	52	90	68	54
Lambeth	172	157	290	167	158	192
Lewisham	136	188	164	160	140	174
Merton	47	67	101	78	132	96
Newham	267	240	216	166	253	242
Redbridge	110	100	217	173	84	84
Richmond upon Thames	83	71	53	59	89	98
Southwark	220	226	373	213	164	190
Sutton	88	66	66	79	97	50
Tower Hamlets	313	354	363	284	258	316
Waltham Forest	131	118	169	125	133	114
Wandsworth	172	165	104	125	149	112
Westminster	274	260	142	195	208	216
London	127	136	130	111	120	118

Source: London Development Database
DPH = dwellings per hectare

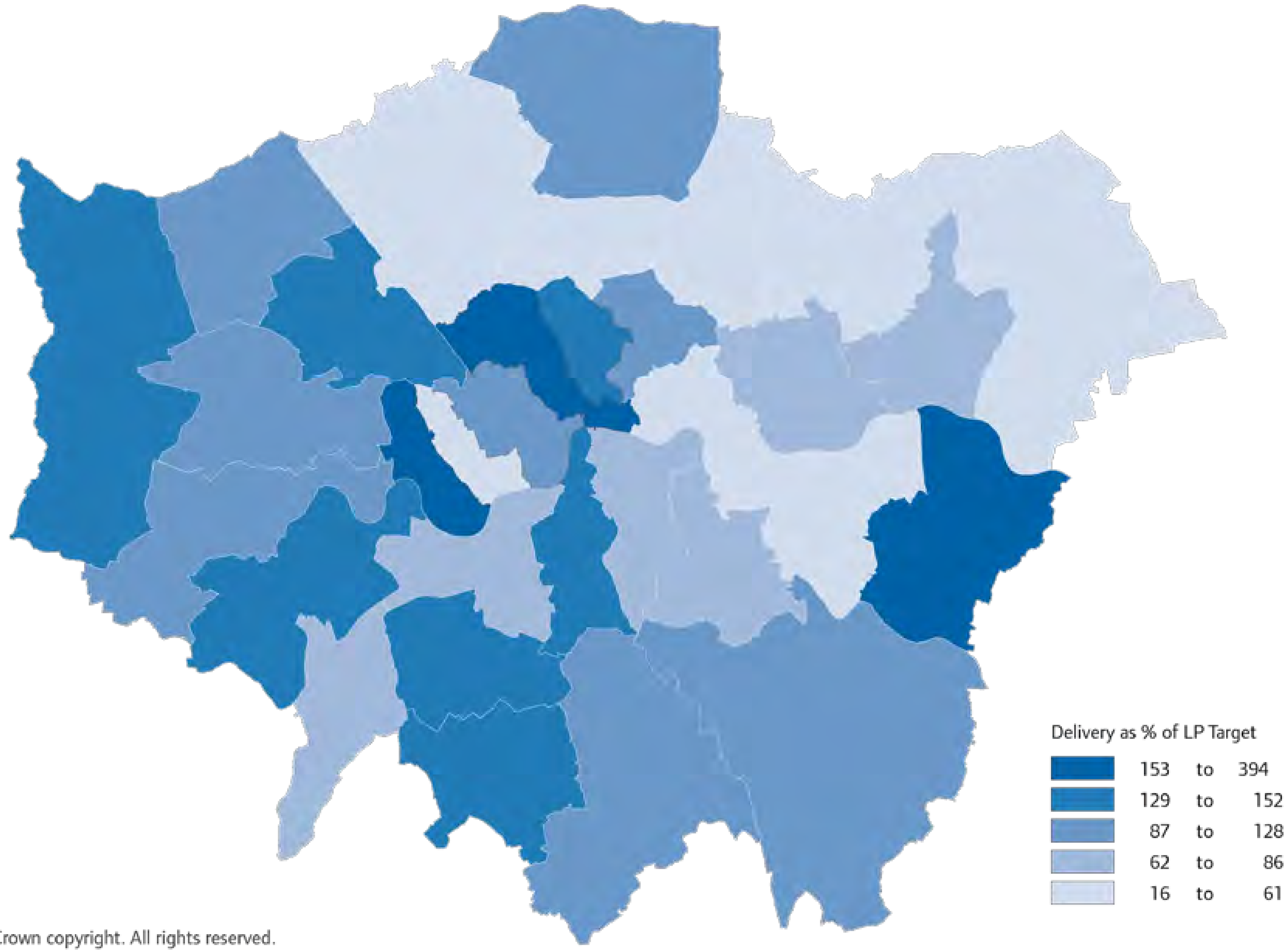
TABLE HPM 15: CLASS J PRIOR APPROVALS BY NUMBER OF BEDROOMS 2013/14							
BOROUGH	NUMBER OF BEDROOMS			PERCENTAGE			
	1	2	3	4+	% 1	% 2	% 3+
Barking and Dagenham	25	24	0	0	51%	49%	0%
Barnet	348	220	58	2	55%	35%	10%
Bexley	0	3	0	0	0%	100%	0%
Brent	101	128	13	1	42%	53%	6%
Bromley	44	87	3	1	33%	64%	3%
Camden	137	82	20	17	54%	32%	14%
City of London	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Croydon	800	447	16	0	63%	35%	1%
Ealing	81	24	7	0	72%	21%	6%
Enfield	180	32	6	0	83%	15%	3%
Greenwich	7	4	0	0	64%	36%	0%
Hackney	15	2	1	0	83%	11%	6%
Hammersmith and Fulham	81	56	12	3	53%	37%	10%
Haringey	43	23	4	0	61%	33%	6%
Harrow	355	234	5	0	60%	39%	1%
Havering	5	3	0	0	63%	38%	0%
Hillingdon	161	66	6	0	69%	28%	3%
Hounslow	406	137	12	1	73%	25%	2%
Islington	47	25	10	2	56%	30%	14%
Kensington and Chelsea	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kingston upon Thames	139	94	5	0	58%	39%	2%
Lambeth	155	93	4	9	59%	36%	5%
Lewisham	68	73	2	0	48%	51%	1%
Merton	201	62	5	0	75%	23%	2%
Newham	13	3	0	0	81%	19%	0%
Redbridge	101	56	0	0	64%	36%	0%
Richmond upon Thames	254	179	21	7	55%	39%	6%
Southwark	71	16	2	0	80%	18%	2%
Sutton	227	200	6	0	52%	46%	1%
Tower Hamlets	36	14	7	0	63%	25%	12%
Waltham Forest	73	30	0	0	71%	29%	0%
Wandsworth	170	90	13	0	62%	33%	5%
Westminster	6	0	0	0	100%	0%	0%
London	4,350	2,507	238	43	61%	35%	4%

Source: London Development Database

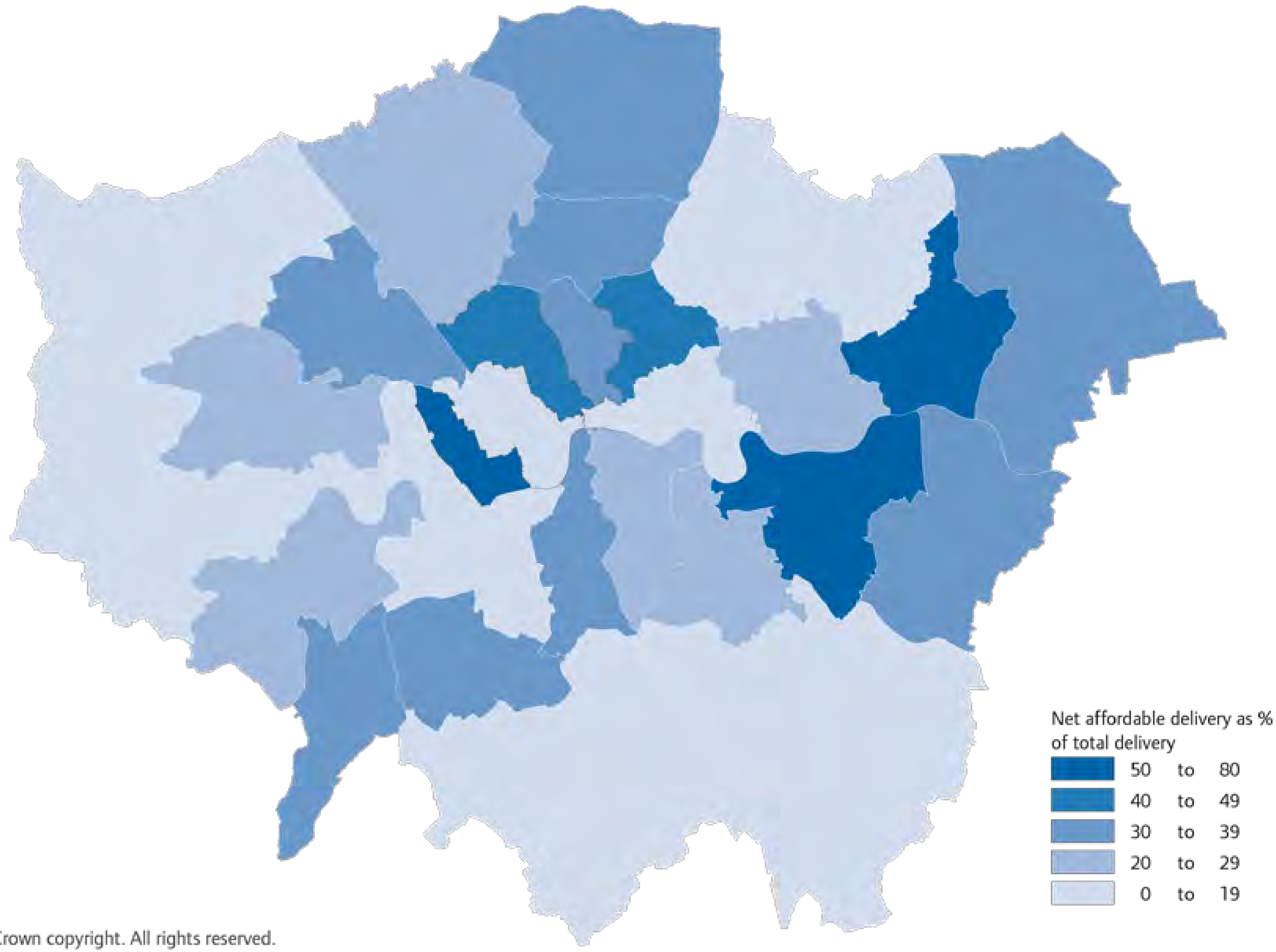
MAP 1 – TOTAL HOUSING DELIVERY 2013/14



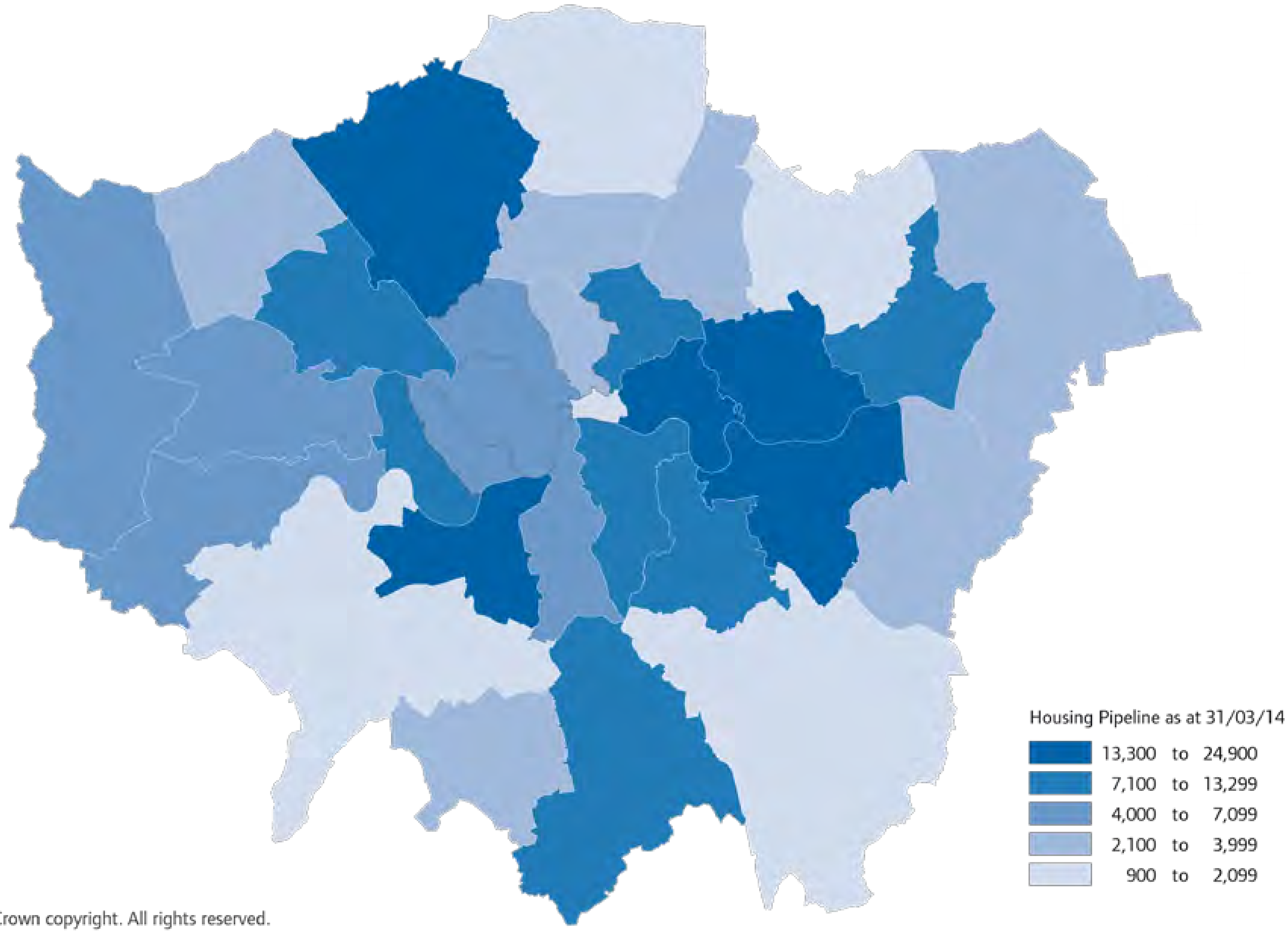
MAP 2 – TOTAL HOUSING DELIVERY AS A PERCENTAGE OF LONDON PLAN HOUSING MONITORING BENCHMARKS



MAP 3 – NET AFFORDABLE HOUSING DELIVERY AS A PERCENTAGE OF NET CONVENTIONAL HOUSING DELIVERY 2013/14



MAP 4 – NET CONVENTIONAL HOUSING PIPELINE AS AT 31/03/2014



AFFORDABLE HOUSING DELIVERY MONITOR

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

3.32 The data source for monitoring affordable housing delivery targets is the set of statistics on affordable housing supply published by the Department for Communities and Local Government[2]. DCLG no longer publish regional statistics but have provided the GLA with updated figures at London level.

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

3.34 Table AHM2 shows affordable housing delivery in London by type in the four years 2010/11 to 2013/14. Over this period a total of 49,150 affordable homes were delivered, of which 28,900 were social rented housing, 17,580 were intermediate housing and 2,660 were for affordable rent.

FIGURE 3.2 CHANGE IN AFFORDABLE HOUSING DELIVERY

3.35 Figure 3.2 shows the trend in total affordable housing delivery in London since 1991/92. Delivery peaked at 17,150 in 1995/96, fell to 8,270 in 2000/01 and rose again to a new peak of 17,220 in 2011/12 before falling again to 8,701 in 2013/14 and 9,210 in 2013/14.

3.36 Table AHM3 shows delivery of social rent, affordable rent and intermediate housing by London borough in 2013/14. The borough with the highest affordable housing delivery by this definition in 2013/14 was Newham with 1,350, followed by Tower Hamlets (880) and Greenwich (640). As with conventional supply, there was again very wide variation between boroughs in terms of both total delivery and the split between social rent, affordable rent and intermediate housing.

INTERMEDIATE HOUSING

3.37 Paragraph 3.62 of the 2015 London Plan sets out the income thresholds for intermediate housing and states that these will be updated on an annual basis in the London Plan Annual Monitoring Reports. The thresholds are therefore to be updated as follows. Intermediate provision is sub-market housing, where costs, including service charges, are above target rents for social rented housing, but where costs, including service charges, are affordable by households on incomes of less than £71,000. This figure has been up-dated from the London Plan (2011) figure of £61,400 on the basis of the latest data (from 2014) on lower quartile house prices in London, and is an increase from the figure of £66,000 in AMR 10.

3.38 In his 2011 replacement London Plan, the Mayor set out a higher intermediate housing income threshold of £74,000 for households with dependents, in order to reflect the higher cost of both developing and buying family-sized homes in London. This figure was derived by uprating the upper income threshold in the Plan (£61,400) by 20%. The upper threshold for intermediate family housing can therefore be updated by adding 20% to the general threshold of £71,000 and rounding for a figure of £85,000. Intermediate housing can include shared ownership, sub-market rent provision (including the new affordable rent product) and market provision, including key worker provision, where this affordability criterion is met and where provision is appropriate to meeting identified requirements.

3.39 For dwellings to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40% of net household income, based on the household income limits set out above. Further guidance will be provided in the forthcoming Housing SPG.

3.40 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 £46,250 pa (i.e. the midpoint of the range between £21,500 (updated from AMR 10 in line with RPI) and £71,000). On this basis, average housing costs, including service charges, would be about £1,079 a month or £249 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.

3.41 These intermediate income caps £71,000 for most households increased to £85,000 for families accessing family sided (3 bed or more accommodation) are also applied by the GLA to determine eligibility for GLA funded intermediate products.

LOCAL AFFORDABLE HOUSING POLICIES

3.42 The National Planning Policy Framework (March 2012) in paragraph 50 requires boroughs, which have identified a need for affordable housing, to set out policies for meeting this need. London Plan Policy 3.11 states that targets should be consistent with the overall strategic target of at least 13,200 (17,000 in 2015 London Plan) affordable homes in London p.a. Boroughs are free to set targets in absolute or percentage terms, the London Plan sets out a range of issues boroughs should consider (capacity, viability, balanced communities etc). Table AHM1 shows adopted borough affordable housing policies.

TABLE AHM 1: AFFORDABLE HOUSING POLICY BY BOROUGH				
BOROUGH	BOROUGH POLICY TARGET % (OR PRACTICE) AS AT 2002	BOROUGH POLICY TARGET IN 2010	ADOPTED BOROUGH POLICY TARGET AS AT DECEMBER 2014 (NUMERICAL / PERCENTAGE)	EMERGING BOROUGH POLICY TARGET
Barking & Dagenham	None	None, use London Plan	Use London Plan Policy	n/a
Barnet	30	50%	40% (Sept 2012)	n/a
Bexley	25	35%	50% and a minimum of 35% of units to be affordable housing (Feb 2012)	n/a
Brent	30-50	50%	50% (July 2010)	n/a
Bromley	20	35%	35% (March 2008)	35%
Camden	50 Proposed	50% for >50 dwellings, 10-50% for >10 (or 1,000sqm) <50 dwellings	50% for >50 dwellings, 10-50% for <50 dwellings (Nov 2010)	50% for ≥ 30 dwellings, 10-50% in 2% increments for each additional dwelling between 10 (or 1,000sqm) and 30 dwellings.
City of London	None	None, use London Plan	30% on-site; 60% off-site (Jan 2015)	n/a
Croydon	40	40-50%	50% (April 2013)	n/a
Ealing	50	50%	50% (April 2012)	n/a
Enfield	25	40%	40% (Nov 2010)	n/a
Greenwich	35	35% min	35% minimum onsite for 10 or more homes or sites 0.5 ha or more (July 2014)	n/a
Hackney	25	50%	50% (Nov 2010)	50%
Hammersmith & Fulham	65	50%	40% (Oct 2011)	40%
Haringey	30	50%	50% Affordable Housing on site (March 2013)	40%
Harrow	30	London Plan	40% (Feb 2012)	n/a
Havering	None	50%	50% (2008)	n/a
Hillingdon	25	365u/pa (50%)	35% (Nov 2012)	n/a
Hounslow	50	445 u/pa (50%)	445 u/pa (50%)	40%
Islington	25	45%	50% (Feb 2011)	n/a
Kensington & Chelsea	33	Min of 200 units per an from 2011/12 with site specific policy of 50% affordable by floor area	50% (Dec 2010) or "maximum reasonable amount"	n/a

TABLE AHM 1: AFFORDABLE HOUSING POLICY BY BOROUGH				
BOROUGH	BOROUGH POLICY TARGET % (OR PRACTICE) AS AT 2002	BOROUGH POLICY TARGET IN 2010	ADOPTED BOROUGH POLICY TARGET AS AT DECEMBER 2014 (NUMERICAL / PERCENTAGE)	EMERGING BOROUGH POLICY TARGET
Kingston upon Thames	50	35%	50% (April 2012)	n/a
Lambeth	35-50	40% (50% with grant)	40% (50% with grant) (Jan 2011)	50% when public subsidy, 40% without
Lewisham	An element	35%	50% (June 2011)	n/a
London Legacy Development Corporation				Maximising with 35% target
Merton	30	London Plan	40% (2011)	n/a
Newham	25	London Plan	50% (Jan 2012)	n/a
Redbridge	25	50%	50% (March 2008)	Maximum reasonable amount
Richmond upon Thames	50	50%	50% (2009) / maximum reasonable (2011)	n/a
Southwark	25	50% overall (40% in CAZ, 35% in E&C and suburban zones)	8,558 (equates to 35% borough-wide but varies locally) (April 2011)	Currently being reviewed
Sutton	25	50%	50% (Dec 2009)	n/a
Tower Hamlets	Adopted UDP 1998 = 25% Interim Planning Guidance – 35-50%	50% overall, 35-50% on individual sites	50% overall (2010) Equates to approx. 1,965 units annually (London Plan target)	
Waltham Forest	40	50%	To provide at least 50% (5,700 homes) of homes as affordable over the plan period	n/a
Wandsworth	None	Min 373 units per an (to be reviewed on adoption of the LP)	On individual sites a proportion of at least 33% of homes should be affordable (Oct 2010)	Currently being reviewed (on individual sites at least 33%)
Westminster	-	50% overall	30% (Nov 2013)	n/a

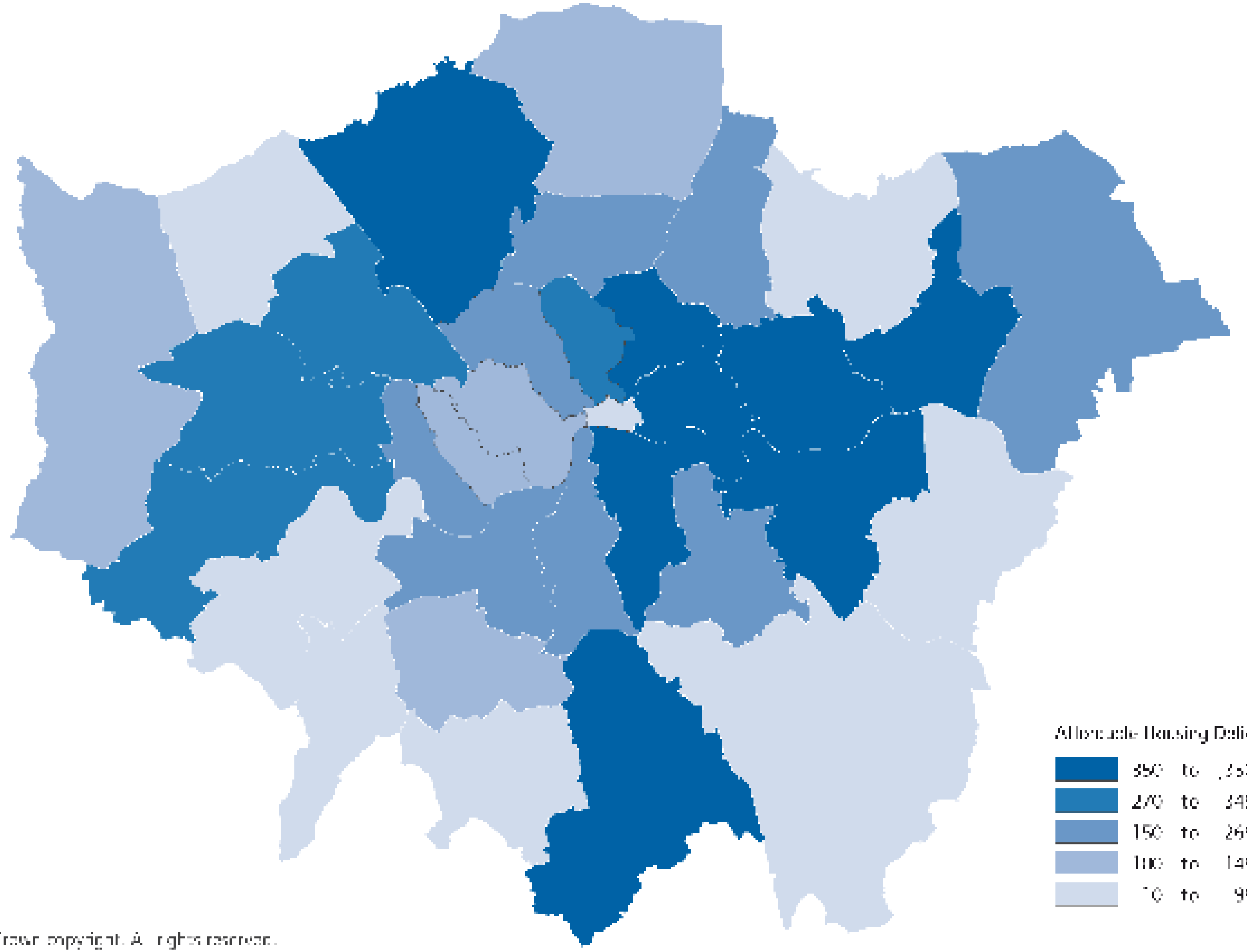
TABLE AHM 2: AFFORDABLE HOUSING DELIVERY IN LONDON BY TYPE, 2010/11 TO 2013/14					
AFFORDABLE HOUSING DELIVERY TYPE	2010/11	2011/12	2012/13	2013/14	TOTAL
Social Rent, of which:	**8,890**	**11,370**	**5,060**	**3,580**	**28,900**
GLA (new build)	5,810	9,070	4,470	2,960	22,310
GLA (acquisitions)	2,080	810	160	80	3,130
Affordable Housing Guarantees				50	50
HCA or GLA Schemes	230	420	0	40	690
Local authorities	510	600	120	150	1,380
of which HCA grant funded (new build)	260	500	100	110	970
Section 106 (nil grant) new build: total	150	220	100	90	560
of which, reported on IMS/PCS	90	80	50	30	250
Private Finance Initiative	120	160	90	0	370
Permanent Affordable Traveller Pitches	0	20	0	0	20
Other		90	120	210	420
Affordable Rent, of which:		**130**	**280**	**2,250**	**2,660**
GLA (new build)		90	200	1,390	1,680
GLA (acquisitions)		50	80	380	510
Affordable Housing Guarantees				50	50
Section 106 (nil grant) new build: total		0	0	20	20
of which, reported on IMS/PCS		0	0	20	20
Permanent Affordable Traveller Pitches				10	10
Local authorities			0	380	380
Other			10	20	30
Intermediate Affordable Housing	**5,120**	**5,710**	**3,360**	**3,390**	**17,580**
Intermediate Rent, of which:	**1,350**	**890**	**380**	**490**	**3,110**
GLA (new build)	1,210	760	330	440	2,740
GLA (acquisitions)	140	30	10	0	180
Other	.	110	40	50	200
Affordable Home Ownership, of which:	**3,770**	**4,820**	**2,980**	**2,900**	**14,470**
GLA (new build)	2,790	4,190	2,580	2,290	11,850
of which, FirstBuy		290	600	20	910
GLA (acquisitions)	80	100	30	90	300
Affordable Housing Guarantees				190	
Other Homes and Communities Agency Schemes		20		0	20
Local authorities		10	10	20	40
Section 106 (nil grant) new build - total	300	210	250	190	950
of which, reported on IMS/PCS	260	100	120	190	670
Assisted Purchase Schemes	610	280	110	120	1,120
Other		20	0	0	20
All affordable	**14,010**	**17,220**	**8,710**	**9,210**	**49,150**

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

TABLE AHM 3: AFFORDABLE DELIVERY IN LONDON BY TENURE, 2013/14				
BOROUGH	SOCIAL RENT	AFFORDABLE RENT	INTERMEDIATE	TOTAL
Barking and Dagenham	120	360	20	500
Barnet	170	90	130	390
Bexley	20	20	50	90
Brent	40	130	110	280
Bromley	10	30	20	60
Camden	130	40	40	210
City of London	20	0	0	20
Croydon	0	230	120	350
Ealing	70	100	130	300
Enfield	0	60	60	130
Greenwich	370	90	190	640
Hackney	360	60	130	550
Hammersmith and Fulham	40	10	140	180
Haringey	40	30	80	150
Harrow	30	20	30	70
Havering	10	180	80	260
Hillingdon	0	100	30	120
Hounslow	60	60	160	270
Islington	140	0	180	330
Kensington and Chelsea	110	0	10	130
Kingston upon Thames	0	60	40	90
Lambeth	120	60	70	260
Lewisham	120	50	70	240
Merton	80	20	30	120
Newham	700	20	640	1,350
Redbridge	0	0	10	10
Richmond upon Thames	0	40	10	50
Southwark	260	70	220	560
Sutton	30	20	30	90
Tower Hamlets	440	190	260	880
Waltham Forest	0	110	80	190
Wandsworth	40	10	200	260
Westminster	50	10	40	100
London	3,580	2,250	3,390	9,210

Source: DCLG

MAP 5 – AFFORDABLE HOUSING DELIVERY 2013/14 (ALL TENURES)



ACHIEVING AN INCLUSIVE ENVIRONMENT

3.43 The LDD has been collecting data on Lifetime and Wheelchair Accessible Homes on all approvals since 2008. More details of the standard can be found at http://www.lifetimehomes.org.uk/index.php. The standards for Wheelchair Housing are contained in the Accessible London SPG which can be found at https://www.london.gov.uk/priorities/planning/publications/accessible-london-achieving-an-inclusive-environment. The figures in the table are 'gross' approvals and calculated at scheme level. so units may be counted twice where a scheme is revised and approved within the same year. Percentages are shown rather than absolute numbers to avoid confusion as total units will be higher than total approvals in the Housing Monitor.

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

3.45 The data in Table 3.5 shows that compliance with Lifetime Homes standards on all approvals is 75%, down from 85% in 2012/13. The total rises to 93% for new builds. 8.0% of all homes, and 10.2% of new builds are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users.

3.46 Despite these standards now being accepted as the norm in London, the achievement of London Plan targets of 100% Lifetime Homes and 10% Wheelchair Homes remains out of reach in terms of all units. One of the key reasons is that several boroughs only require compliance on schemes above a certain size, often ten units or more, even on new build schemes. The inclusion of applications for change of use from office to residential via permitted development has also affected the level of compliance for non-new build schemes. The streamlined application process does not require applicants to provide details of compliance with these standards or permit local authorities to require it. In the absence of better information, these Class J prior approvals have been assumed to not comply. If these consents are excluded, the % compliance is comparable with the previous year.

TABLE 3.5: COMPLIANCE WITH LIFETIME HOMES AND WHEELCHAIR ACCESSIBLE HOMES STANDARDS FOR RESIDENTIAL UNITS APPROVED DURING FY2013/14

BOROUGH NAME	% LIFETIME HOMES, ALL UNITS	% WHEEL-CHAIR HOMES, ALL UNITS	% LIFETIME HOMES, NEW BUILD	% WHEEL-CHAIR HOMES, NEW BUILD
Barking and Dagenham	91.6	8.0	99.9	8.5
Barnet	61.8	5.6	92.5	8.5
Bexley	82.3	14.1	91.8	15.7
Brent	75.0	13.6	98.1	17.6
Bromley	17.4	1.1	21.1	2.3
Camden	55.7	5.4	95.5	9.2
City of London	87.2	8.1	99.7	9.9
Croydon	44.6	7.2	86.3	13.6
Ealing	92.5	9.0	97.6	9.6
Enfield	79.4	8.7	98.7	10.9
Greenwich	98.9	10.0	99.9	10.2
Hackney	69.5	8.5	87.0	10.4
Hammersmith and Fulham	90.8	9.4	93.8	10.6
Haringey	39.9	1.7	78.8	4.4
Harrow	53.5	8.0	97.7	14.0
Havering	66.4	13.2	69.4	14.3
Hillingdon	82.8	8.6	99.5	10.9
Hounslow	52.8	7.0	82.6	11.3
Islington	58.8	4.9	96.6	8.1
Kensington and Chelsea	81.0	11.5	91.7	12.9
Kingston upon Thames	30.9	4.2	100.0	14.8
Lambeth	74.0	6.9	92.8	8.4
Lewisham	69.2	5.5	93.9	7.5
Merton	34.6	1.2	98.7	3.9
Newham	91.7	8.7	97.4	9.3
Redbridge	79.9	5.5	95.2	7.3
Richmond upon Thames	29.3	1.0	82.7	3.2
Southwark	91.0	8.8	97.1	9.4
Sutton	55.2	9.1	91.2	18.0
Tower Hamlets	94.1	9.5	97.7	10.0
Waltham Forest	82.0	6.9	96.1	8.2
Wandsworth	65.0	7.2	87.3	9.0
Westminster	42.0	4.4	75.6	7.4
London	74.7	8.0	93.2	10.2

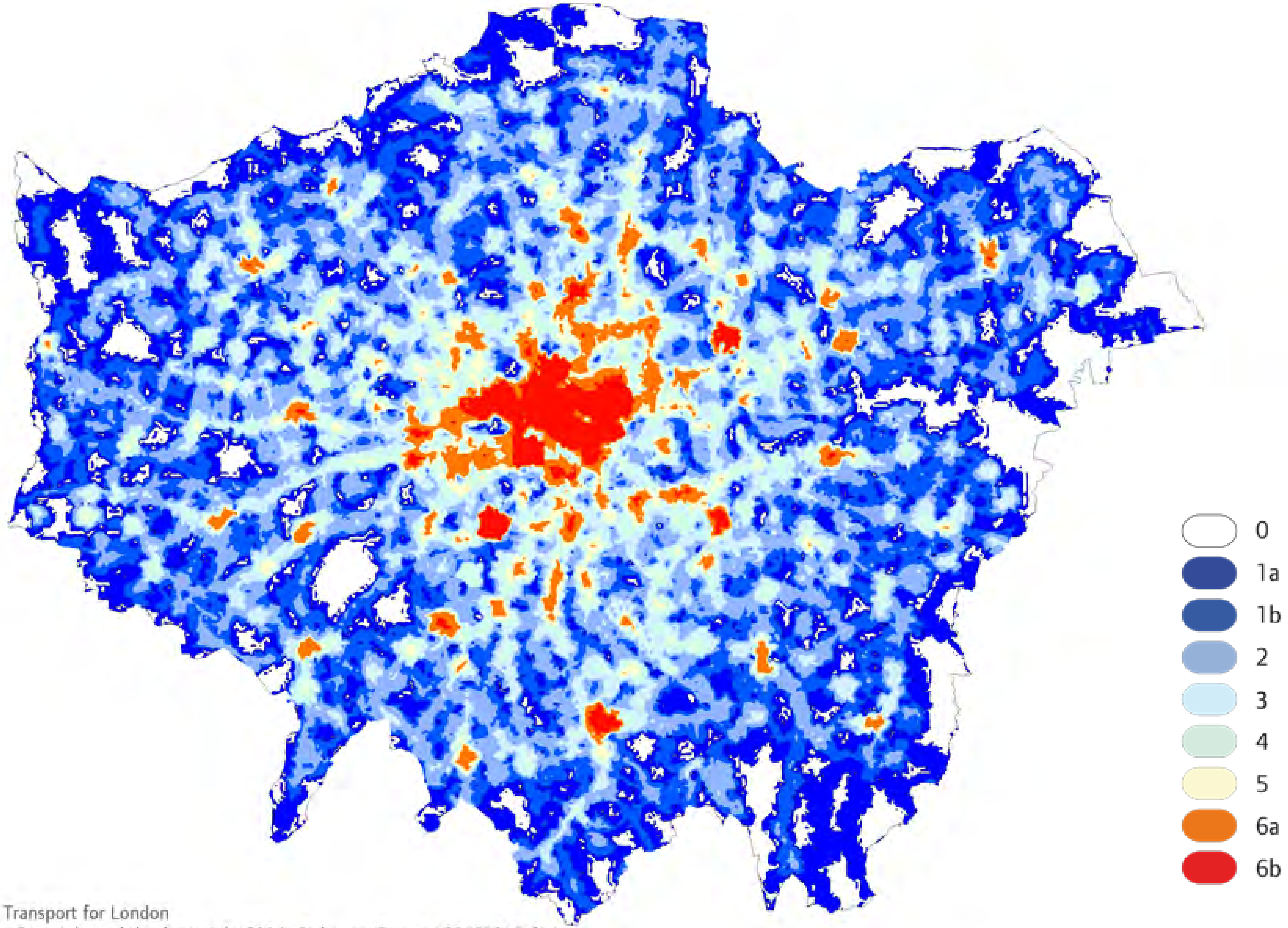
Source: London Development Database

ENVIRONMENT AND TRANSPORT

PTAL MAP

3.47 In several important areas of planning policy (dealing, for example, with housing density and parking provision), the London Plan uses public transport accessibility levels (PTALs). The 2014 PTAL map (map 6) is the current version for the time covered by this monitoring report and is the one used to calculate compliance with the density matrix. Extracts are available from TfL.

MAP 6 LONDON PUBLIC TRANSPORT ACCESSIBILITY (PTAL) MAP 2014



Source: Transport for London

CROSSRAIL FUNDING

3.48 For London to continue to make progress in reducing its reliance on the private car, considerable investment in public transport is required. Crossrail is a £15bn investment travelling east-west through the heart of London, serving substantial suburban locations. Under the funding agreement with the Government the Mayor is required to raise £600m from developer contributions via both S106 contributions related to the Crossrail funding SPG and the Mayoral Community Infrastructure Levy (CIL). The Mayor's CIL came into effect from April 2012 and it raises funds to contribute to the construction of Crossrail. The CIL is a London-wide charge, applying to most land uses. In April 2013 the Mayor published the updated "Use of Planning Obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy" SPG.

3.49 Table 3.6 shows funding secured for Crossrail to date from each funding stream. The CIL Regulations 2010 (as amended) require the Mayor to report on various aspects of how CIL receipts are being spent. This is set out in Table 3.6A. It is not possible to link CIL to a specific type of expenditure as the proceeds are transferred into the Sponsor Funding Account (SFA), which then draws on the total to be spent in line with the project's requirements. The amount of CIL 'in hand' is zero, as all of it is transferred to the SFA to fund the Crossrail scheme on a quarterly basis.

TABLE 3.6 DEVELOPER CONTRIBUTIONS TOWARDS FUNDING CROSSRAIL (£M). NET OF CIL ADMINISTRATION COSTS.		
S106	YEAR	CIL
0.24	2010/11	0
1.43	2011/12	0
17.20	2012/13	6.03
13.31	2013/14	46.20
8.03	2014/15*	54.75
	2015/16	
	2016/17	
	2017/18	
	2018/19	
	2019/20	
40.21	Total	106.98

TABLE 3.6A USE OF CIL RECEIPTS	
CATEGORY	£
Total CIL Expenditure	106,990,843#
Amount used to repay borrowing	0
Amount spent (2014/15) on administration by TfL/GLA (1%)	580,508#
Amount spent (2014/15) on administration by collecting authorities (4%)	2,290,783#
Amount of CIL 'in-hand'	0

** figures for 2014/15 are based on actual income up to the end of December 2014.*
 # figures correct to the end of December 2014
Source: Transport for London

PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS

3.50 The Regional Flood Risk Appraisal (RFRA) First Review was published in August 2014 and suggests some changes to the recommendations. It now contains 14 recommendations - progress against which is being monitored via the AMR. Table 3.7 provides an overview of progress at Febuary 2015.

FUTURE MONITORING OF SUDS

1.51 The potential benefits and feasibility of monitoring the implementation of SUDS is being considered for inclusion in future AMRs. This will be explored further in co-operation with the Environment Agency.

TABLE 3.7 PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS

NO.	RECOMMENDATION	PROGRESS AT FEBRUARY 2015
1	All Thames-side planning authorities should consider in their SFRAs and put in place Local Plan policies to promote the setting back of development from the edge of the Thames and tidal tributaries to enable sustainable and cost effective upgrade of river walls/ embankments in line with Policy 5.12, CFMPs, TE2100 and advice from the Environment Agency.	Most boroughs are now making reasonable progress in recognising this in either their SFRAs or DPDs.
2	The London Boroughs of Richmond, Kingston, Hounslow and Wandsworth should put in place policies to ensure alternative responses to managing fluvial risk such as flood resilience measures (e.g. flood gates) or potentially safeguarding land for future flood storage or, on the fluvial tributaries, setting back local defences or any resilience measures between Teddington Lock and Hammersmith Bridge in line with TE2100 findings.	LB Hounslow has a policy in its Local Plan, now at examination stage, which supports flood resilience, making space for water and specifically references to TE2100. LBs Richmond, Kingston, and Wandsworth have policies in their Local Plans to address flood risk management from all sources. Wandsworth's policy in particular ensures that developments take into account the ability to implement future improvements to flood defences, in accordance with the TE2100 Plan.
3	The London Boroughs of Newham and Greenwich should work with the Environment Agency on issues such as the potential safeguarding of potential land needs around the existing Thames Barrier, and the London Borough of Bexley should work with the Environment Agency on future flood risk management options in line with TE2100 findings.	RB Greenwich has up-to-date Local Plan policies in place to ensure the potential safeguarding of land needs around the existing Thames Barrier. LB Newham and LB Bexley are both working with the Environment Agency to update the flood risk policies in their emerging Local Plans, including TE2100 Plan requirements.

TABLE 3.7 PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS		
NO.	RECOMMENDATION	PROGRESS AT FEBRUARY 2015
4	Boroughs at confluences of tributary rivers with the River Thames should ensure Flood Risk Assessments (FRAs) include an assessment of the interaction of all forms of flooding, but fluvial and tidal flood risks in particular. These are the London Boroughs of Havering, Barking & Dagenham, Newham, Tower Hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston.	Tidal influences are generally taken into account in the SFRA modelling addressing the interaction of fluvial and tidal flood risk at confluences.
5	Regeneration and redevelopment of London's fluvial river corridors offer a crucial opportunity to reduce flood risk. SFRAs and policies should focus on making the most of this opportunity through appropriate location, layout and design of development as set out in the Thames CFMP. In particular opportunities should be sought to: • Set back development from the river edge to enable sustainable and cost effective flood risk management options • Ensure that developments at residual flood risk are designed to be flood compatible and/or flood resilient • Maximise the use of open spaces within developments which have a residual flood risk to make space for flood water.	These measures are becoming increasingly regularly built into SFRAs, local policies, development frameworks and planning applications.
6	Developments all across London should reduce surface water discharge in line with the Sustainable Drainage Hierarchy set out in Policy 5.13 of the London Plan, the emerging Sustainable Design and Construction SPG and the emerging London Sustainable Drainage Action Plan.	Since the Sustainable Design and Construction SPG was updated in 2014 the Environment Agency has seen an improvement in drainage strategies they have reviewed. Larger reductions in run-off rates are being achieved. The London Sustainable Drainage Action Plan will be published later in 2015 and will focus on retrofitting sustainable drainage to existing land and buildings.
7	Thames Water should continue its programme of addressing foul sewer flooding.	Thames Water continues to address localised sewer flooding problems and has undertaken the first stage of consultation in respect of a major project in the Hammersmith-Kensington area known as Counters Creek.
8	The groundwater flood risk in identified locations (see IPEG map) should be considered in FRAs and SFRAs to ensure that its impacts do not increase.	As SFRAs are reviewed, this is starting to be included, and is starting to be addressed in some site specific FRAs as well.

TABLE 3.7 PROGRESS ON REGIONAL FLOOD RISK APPRAISAL RECOMMENDATIONS		
NO.	RECOMMENDATION	PROGRESS AT FEBRUARY 2015
9	The reservoir flood risk in identified locations (see reservoir flood maps) should be in considered in FRAs and SFRAs to ensure its impacts do not increase.	As SFRAs are reviewed, this is starting to be included, and is starting to be addressed in some site specific FRAs as well.
10	Detailed flood risk assessments should be undertaken at an early stage at the level of individual major development locations and town centre development sites, and opportunities to reduce flood risk should be maximised where possible.	This is generally being achieved and the GLA is leading work to promote Integrated Water Management Strategies at major development locations including VNEB and Old Oak Common.
11	Relevant transport authorities and operators should examine and regularly review their infrastructure including their networks, stations, depots, underpasses and tunnels for potential flooding locations and flood risk reduction measures. For large stations and depots, solutions should be sought to store or disperse rainwater from heavy storms.	London Underground and Transport for London are undertaking a comprehensive review of flood risk to their assets and infrastructure. Other transport authorities will need to be contacted.
12	Emergency service authorities and operators covering hospitals, ambulance, fire and police stations as well as prisons should ensure that emergency plans in particular for facilities in flood risk areas are in place and regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London the GLA has undertaken work to examine surface water flood risk at hospital and emergency services sites across London. During 2015 Drain London will be examining the risks to prisons and secure health. The London Resilience Forum is also working on these issues.
13	Education authorities should ensure that emergency plans in particular for facilities in flood risk areas are in place and regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London the GLA has undertaken work to examine surface water flood risk at secondary school sites across London.
14	Operators of electricity, gas, water, sewerage, and waste utility sites should maintain an up to date assessment of the flood risk to their installations and, considering the likely impacts of failure, establish any necessary protection measures including secondary flood defences.	The GLA recognises that it needs to confirm progress with these utility providers.

Source: GLA and Environment Agency

PLANNING

PROGRESS WITH SUPPLEMENTARY PLANNING GUIDANCE

3.52 The Mayor produces Supplementary Planning Guidance (SPG) documents to provide further detail on particular policies in the London Plan. In 2014 the Mayor published the following SPGs:

- Accessible London: Achieving an Inclusive Environment SPG (October 2014)
- The control of dust and emissions during construction and demolition SPG (July 2014)
- Town Centres SPG (July 2014)
- Shaping Neighbourhoods: Character and Context SPG (June 2014)
- London Planning Statement (May 2014)
- Sustainable Design and Construction SPG (April 2014)

3.53 In addition a draft Social Infrastructure SPG (May 2014) was also published.

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

LONDON BOROUGHS POLICY CONSULTATIONS

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

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

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

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

TABLE 3.8 LONDON BOROUGH POLICY DOCUMENTS PUBLISHED IN 2014	
BOROUGH	POLICY DOCUMENTS
Barking & Dagenham	Barking and Dagenham Employment Areas Local Development Order Last Orders? Preserving Public Houses (SPD)
Barnet	Contributions to Skills, Training, Employment and Enterprise from new development SPD
Bexley	Community Infrastructure Levy – Submission Bexley's Growth Strategy – emerging vision consultation
Brent	Joint West London Waste Plan Sudbury Town Neighbourhood Plan
Bromley	Local Plan draft policies and designations
Camden	Fitzrovia AAP adopted on 3 March 2014 Euston Area Action Plan submitted on 10 April 2014, adopted on 26 January 2015 Amendments to the following Camden Planning Guidance (CPG) documents were published on 3 September 2014: CPG 1 Design
City of London	Draft Local Plan – submission CIL Charging Schedule
Croydon	Old Town Masterplan SPD
Ealing	Draft West London Waste Plan (DPD) Residential gardens SPD
Enfield	Development Management Document North Circular AAP –Adopted North East Enfield AAP – Submitted
Greenwich	Adopted: Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) Woolwich Common Conservation Area – Character Appraisal and Management Strategy (July 2014) Greener Greenwich SPD (Sept 2014) Draft: Draft Charging Schedule – Submission to Secretary of State (Nov 2014) Spray Street Woolwich Masterplan SPD – consultation draft (Nov 2014) Article 4 Directions: Ashburnham Triangle Conservation Area – Confirmation of non-immediate Article 4 Direction (21 May 2014) Greenwich Peninsula (Pier Walk and Mitre Passage) – Notice of non-immediate Article 4 Direction (28 January 2014)
Hackney	Finsbury Park SPD (July 2014) Queen Elizabeth Lordship Neighbourhood Area (November 2014)
Hammersmith & Fulham	None
Haringey	CIL Charging Schedule implemented on 1 November 2014 Draft Planning Obligations SPD
Harrow	Draft West London Waste Plan
Havering	None

TABLE 3.8 LONDON BOROUGH POLICY DOCUMENTS PUBLISHED IN 2014	
BOROUGH	POLICY DOCUMENTS
Hillingdon	Draft Local Plan Part 2 Planning Obligations CIL Charging Schedule - adopted
Hounslow	Draft Local Plan CIL Draft Charging Schedule Draft West London Waste Plan Draft Planning Obligations and CIL SPD
Islington	Finsbury Park SPD Inclusive Design SPD
Kensington & Chelsea	Partial review of core strategy (adopted in 2014):- • Conservation and design, • Basement developments • Miscellaneous Matters, Partial review of the Core Strategy • Enterprise (Issues and Options) Notting Hill Gate SPD (second draft) Trellick-Edenham SPD (Draft) Royal Brompton SPD (Draft)
Kingston upon Thames	Draft North Kingston Development Brief (stage 2) Draft Eden Quarter Development Brief SPD
Lambeth	CIL Charging Schedule
Lewisham	DM Policies - Adoption Lewisham Town Centre Local Plan -Adoption Planning Obligations
London Legacy Development Corporation	Draft Local Plan- Regulation 19
Merton	Sites and Policies Plan (site allocations and DM policies) – (adopted July 2014) Policies Map – (adopted July 2014) CIL Charging Schedule – applied April 2014 Morden Station planning brief – adopted March 2014 Estates Local Plan – reg 18 (regeneration of three estates) Planning Obligations SPD – draft for consultation approved.
Newham	None
Redbridge	Draft Redbridge Local Plan 2015 – 2030 – Preferred Options Report Extension (Alternative Development Strategies) Borough-wide Conservation Area Management Proposals SPD
Richmond upon Thames	Site Allocations Plan pre-publication – additional sites consultation and new educational sites consultation Affordable Housing SPD Planning Obligations SPD 2 Village Plan SPDs – Kew, Whitton and Heathfield Joint West London Waste Plan – consultation on submission Community Infrastructure Levy Charging Schedule
Southwark	Peckham and Nunhead AAP Draft New Southwark Plan: Issues and Options version Revised draft CIL charging schedule Draft S106/CIL SPD Draft Revised Canada Water AAP

TABLE 3.8 LONDON BOROUGH POLICY DOCUMENTS PUBLISHED IN 2014	
BOROUGH	POLICY DOCUMENTS
Sutton	Sutton's Community Infrastructure Levy adopted in 2014
Tower Hamlets	Whitechapel Vision Masterplan SPD
Waltham Forest	Development Management DPD (October 2013) Walthamstow Town Centre Area Action Plan (October 2014) Blackhorse Lane Area Action Plan (February 2015)
Wandsworth	Local Plan Review: Core Strategy, Development Management Policies Document and Site Specific Allocations Document – submitted and 2nd proposed submission Local Views SPD Refuse and Recyclables in Development SPD
Westminster	Revision to Westminster's City Plan – Issues booklets: Design Health, Well-being and Personal Safety Open Space and Green Infrastructure Planning and Pollution Control Public Realm and Advertisements Transport and Movement Food, Drink, Entertainment, Arts & Housing Need, Delivery and Quality Social and Community Uses Westminster's Economy Flood Risk Mayfair & St James's

Source: London Boroughs/GLA

PROGRESS WITH LOCAL PLAN CORE STRATEGIES

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

TABLE 3.9 LOCAL PLAN CORE STRATEGY PROGRESS (POSITION AS OF JANUARY 2015)

CORE STRATEGY STAGE	NO. OF BOROUGHS	BOROUGH
Core Strategy Issues and Options yet to be published	0	
Have published Core Strategy Policy Options and preferred strategy	2	Bromley
Have published Core Strategy for Submission	0	
Core Strategy adopted	31	Barking and Dagenham (July 2010) Barnet (Sep 2012) Bexley (Feb 2012) Brent (July 2010) Camden (Nov 2010) City of London (Sep 2011) Croydon (April 2013) Ealing (April 2012) Enfield (Jan 2010) Greenwich (July 2014) Hackney (Nov 2010) Hammersmith & Fulham (Oct 2011) Haringey (March 2013) Harrow (Feb 2012) Havering (2008) Hillingdon (Part 1 Nov 2012) Islington (Feb 2011) Kensington & Chelsea (2010) Kingston upon Thames (April 2012) Lambeth (Jan 2011) Lewisham (June 2011) Merton (2011) Newham (Jan 2012) Redbridge (March 2008) Richmond upon Thames (2009) Southwark (April 2011) Sutton (Dec 2009) Tower Hamlets (2010) Waltham Forest (March 2012) Wandsworth (October 2010) Westminster (Nov 2013) (Hounslow progressing to full Local Plan without adopting a Core Strategy)

TABLE 3.9 LOCAL PLAN CORE STRATEGY PROGRESS (POSITION AS OF JANUARY 2015)		
CORE STRATEGY STAGE	NO. OF BOROUGHS	BOROUGH
Local Plan being reviewed	16	Barking and Dagenham Bromley Camden – Regulation 18 consultation (Feb 2015) City of London – Publication Croydon Hammersmith & Fulham Haringey Havering Hillingdon Hounslow –Publication Islington Kensington & Chelsea – partial review part Adopted and part Publication stage Lambeth – Publication Lewisham – Publication LLDC - Submitted Redbridge Southwark Sutton Tower Hamlets – Review to be undertaken Wandsworth – Publication Westminster – Adopted and review

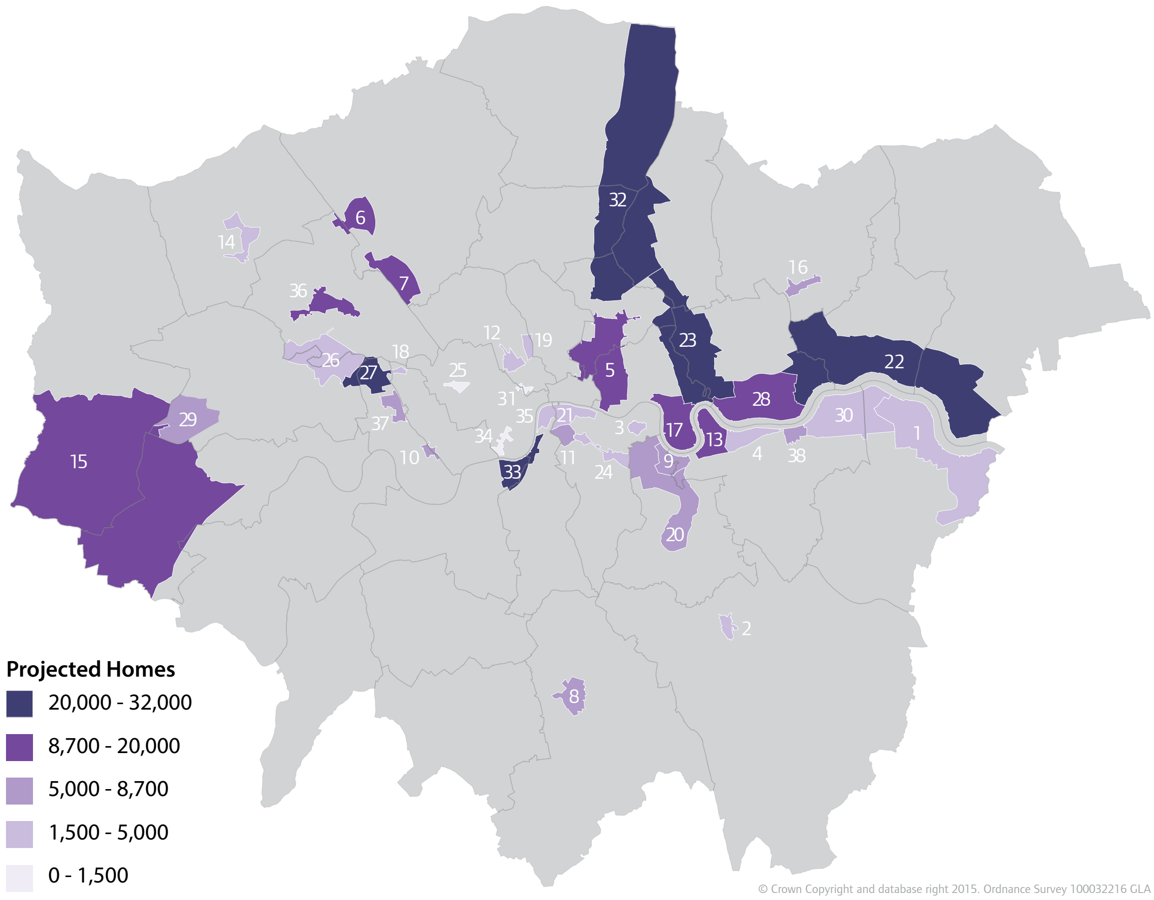
Source: ALBPO Local Plan Borough Updates

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

OPPORTUNITY AREAS AND AREAS OF INTENSIFICATION

3.61 Up-to-date details on all Opportunity Areas and Areas of Intensification are included in Annex 1 of the London Plan. As a result of the 2015 London Plan new Opportunity Areas are being designated in Bromley, Canada Water, Harrow and Wealdstone, Old Kent Road and Old Oak Common. The following three maps provide an overview of the current status and scale of all Opportunity Areas Planning Frameworks (OAPFs), which are facilitating the delivery of the Opportunity Areas. For some Development Infrastructure Funding (DIF) studies are prepared to support the delivery of the infrastructure required.

3.62 During 2014/15, the GLA adopted OAPFs for Euston (the Euston Area Plan) and Southall. Draft Frameworks were published for consultation for City Fringe, London Riverside and Old Oak Park Royal. A DIF study was published for the Southall OA, another one is being prepared for the Upper Lee Valley to be published later in 2015.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Projected Homes
20,000 - 32,000
8,700 - 20,000
5,000 - 8,700
1,500 - 5,000
0 - 1,500
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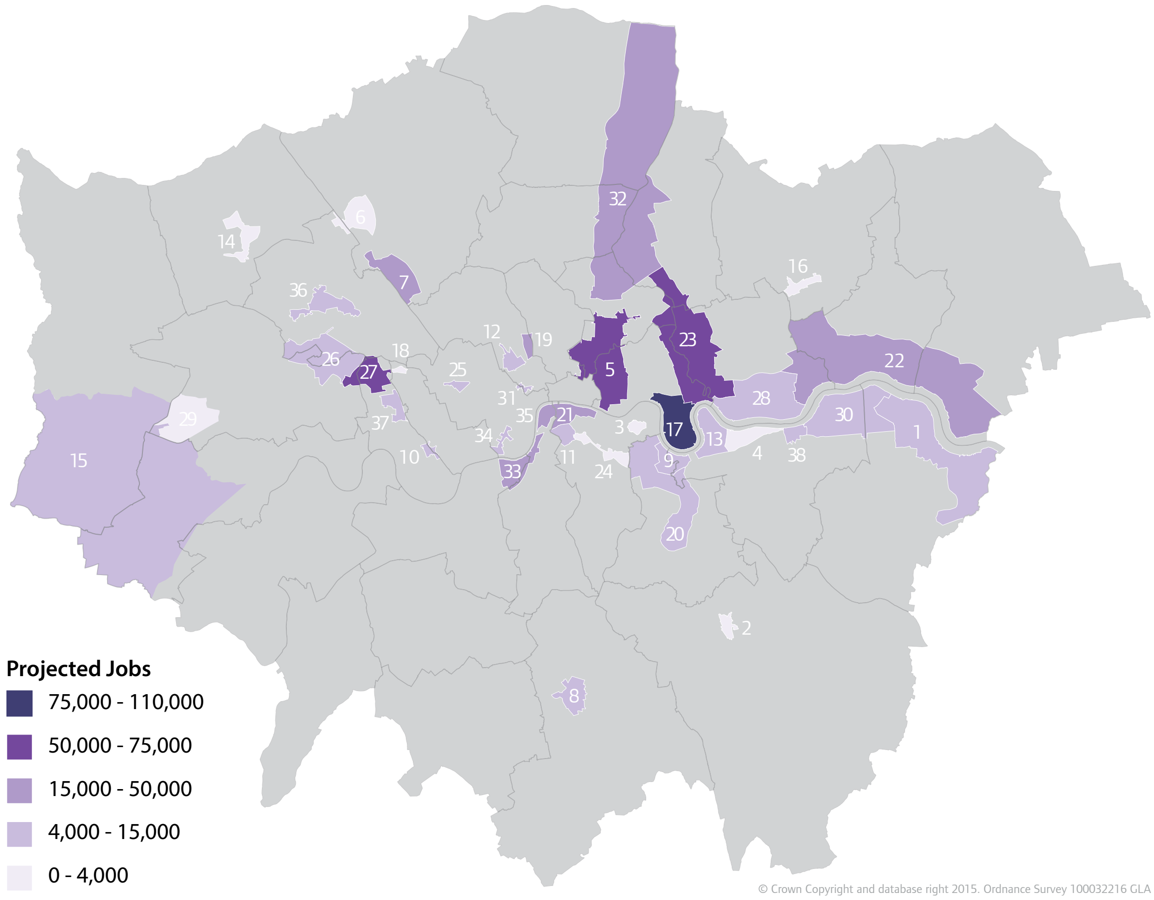
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Projected Jobs
75,000 - 110,000
50,000 - 75,000
15,000 - 50,000
4,000 - 15,000
0 - 4,000
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REF	LOCATION	REF	LOCATION	REF	LOCATION
1	Bexley Riverside	14	Harrow and Wealdstone	27	Old Oak Common
2	Bromley	15	Heathrow	28	Royal Docks and Beckton Waterfront
3	Canada Water	16	Ilford	29	Southall
4	Charlton Riverside	17	Isle of Dogs	30	Thamesmead and Abbey Wood
5	City Fringe/Tech City	18	Kensal Canalside	31	Tottenham Court Road
6	Colindale/ Burnt Oak	19	King's Cross-St.Pancras	32	Upper Lea Valley (including Tottenham Hale)
7	Cricklewood/Brent Cross	20	Lewisham-Catford-New Cross	33	Vauxhall/Nine Elms/Battersea
8	Croydon	21	London Bridge/ Bankside	34	Victoria
9	Deptford Creek/ Greenwich Riverside	22	London Riverside	35	Waterloo
10	Earl's Court / West Kensington	23	Lower Lea Valley including Stratford	36	Wembley
11	Elephant and Castle	24	Old Kent Road	37	White City
12	Euston	25	Paddington	38	Woolwich
13	Greenwich Peninsula	26	Park Royal/Willesden Junction		

PLANNING DECISIONS

3.63 To bring about positive change on the ground, policies need to be implemented. This is why the role of development management is so crucial. Table 3.10 highlights the ongoing work of the Mayor's Planning Decisions Unit in helping to implement the London Plan. The table below shows a continuing high volume of referrals to the Mayor. This year has seen referrals rise by 4% over 2013. The Mayor has continued to use his strategic powers to call-in applications sparingly. Last year he 'called-in' one scheme (Mount Pleasant sorting office, Islington and Camden).

TABLE 3.10 PLANNING APPLICATIONS REFERRED TO THE MAYOR

	2000-2007	2008	2009	2010	2011	2012	2013	2014	TOTAL 2000-2014
Total	1,871	334	240	258	300	307	359	373	4042
Strategic Call-ins	-	-	2	1	2	1	2	1	9

Source: GLA Planning

LONDON PLANNING AWARDS

3.64 The Mayor, London First, the Royal Town Planning Institute and London Councils jointly organise the privately-sponsored annual London Planning Awards to showcase and celebrate good planning practice in the capital. The 2014/15 Awards Ceremony was held on 03 February 2015. Full details of the winning and commended entries are given in Table 3.11 below:

TABLE 3.11 LONDON PLANNING AWARDS – WINNERS AND COMMENDED ENTRIES
ENTRY DESCRIPTIONS AND AWARD CITATIONS TAKEN FROM THE MAYOR'S AND SIR EDWARD LISTER'S SPEECHES AT THE LONDON PLANNING AWARDS CEREMONY, CITY HALL 03 FEBRUARY 2015
1: BEST NEW PLACE TO WORK (sponsored by The international Quarter) WINNER: **Pill Box**, in the London Borough of Tower Hamlets. Refurbished by Workspace Group PLC, the historical industrial 65,000 square feet warehouse was converted to accommodate 90 new and growing businesses employing over 450 people in total. With generous cycling facilities and located only a few minutes walk from Bethnal Green Station it's easily accessible. Not only does the development benefit from the facilities in Bethnal Green local town centre, it also provides an award winning café and restaurant, events space, flexible workspace, meeting rooms and a gym all carefully designed to encourage collaboration and interaction between tenants to help their businesses grow.
2: BEST COMMUNITY LED PROJECT (sponsored by Land Securities) WINNER: **Shree Swaminarayan Mandir temple**, in the London Borough of Brent. A fantastic example of a community led project. The manifestation of a vision the local Swaminarayan community have nurtured for 25 years. The temple was funded and built by the local community, and whilst specific to the local Hindu population, the complex also serves the wider community. The multi-function hall is a bookable resource for local schools and residents, and approximately one third of the site provides subsidised work space for local businesses. The opening of the temple was marked by a parade attended by 2000 local people. It achieves BREEAM 'excellent' with rainwater harvesting and solar panels on the roof and is considered one of the first 'eco-temples' in the world.

TABLE 3.11 LONDON PLANNING AWARDS – WINNERS AND COMMENDED ENTRIES
ENTRY DESCRIPTIONS AND AWARD CITATIONS TAKEN FROM THE MAYOR'S AND SIR EDWARD LISTER'S SPEECHES AT THE LONDON PLANNING AWARDS CEREMONY, CITY HALL 03 FEBRUARY 2015
3: BEST CONCEPTUAL PROJECT (sponsored by Berwin Leighton Paisner) WINNER: **The London Underline**, developed by Gensler in collaboration with PaveGen Systems and Momentum. The project proposes the innovative re-use of disused tube tunnels as pedestrian walkways. In particular, Gensler identified the tunnels between Green Park and Charing Cross Road and between Holborn and Aldwych linking strategic pedestrian destinations and significantly alleviating the pressure on footway and public transport between them. These underground spaces would be activated by stalls and other commercial and cultural uses helping pay for the project, as well as making them safe and attractive. Power for the network would be generated by kinetic paving systems – making the whole project self-sustaining.
4: BEST NEW PLACE TO LIVE (sponsored by Ballymore) WINNER: **Vivo & So Stepney**, in the London Borough of Tower Hamlets. Designed by Levitt Bernstein, for the East Thames Group and Bellway Homes. The scheme transforms the previously poor quality 2.98 Hector site into a traditional permeable and legible street based development, providing 704 good quality flats and private communal spaces. 50% of the homes are affordable and all are larger than the London Plan space standards. The site is located within walking distance of the local town centre providing access to schools, shops and other social infrastructure.
5: BEST NEW PUBLIC SPACE (sponsored by Hogan Lovells) WINNER **Clapham Old Town Regeneration Project**. Designed by Urban Movement for the London Borough of Lambeth. The project involved the remodelling of the 1960's gyratory to drastically increase the ratio of footway to carriageway achieving an increase of 35% to 65% in pedestrian space, significantly improving the overall quality of the environment. Street furniture was rationalised maximising space for pedestrians and minimising visual clutter, crossings were located on key desire lines, and 60 new cycle stands and 102 trees were planted. All this was achieved whilst increasing pedestrian space, reducing traffic speeds and ensuring the funding streams for its long-term management were secured.
6: BEST BUILT PROJECT FIVE YEARS ON (sponsored by GVA) WINNER **Bow Cross** in the London Borough of Tower Hamlets by Swan Housing Association. Originally a deprived estate, isolated from the surrounding community with high crime levels and poor quality environment, Bow Cross has been transformed into a traditional street-based neighbourhood where people want to live. Part redevelopment and part-refurbishment, a new road bridges over the railway infrastructure connecting the area to surrounding neighbourhoods; multi-levelled walkways were removed; and previously underused open spaces consolidated and given stronger sense of ownership. The success of the project is made evident by the large number of residents choosing to stay or return to the area, a doubling of tenant applications, and the success of private sales.

TABLE 3.11 LONDON PLANNING AWARDS – WINNERS AND COMMENDED ENTRIES
ENTRY DESCRIPTIONS AND AWARD CITATIONS TAKEN FROM THE MAYOR'S AND SIR EDWARD LISTER'S SPEECHES AT THE LONDON PLANNING AWARDS CEREMONY, CITY HALL 03 FEBRUARY 2015
7: BEST HERITAGE LED RPOJECT (sponsored by English Heritage) **Tottenham Town Hall** in the London Borough of Haringey. Newlon Housing Trust restored the Grade II Listed Edwardian Town Hall into a sustainably managed local community business centre with affordable housing to the rear around a courtyard. The scheme managed to turn the previously inaccessible Town Hall into a fully DDA compliant building. A close working relationship with English Heritage meant a thorough restoration took place including replacing tiny terrazzo mosaic tiles in the floor of the Town Hall and recreating the original clock tower on the roof of the previously derelict workshops. Demand from small, start-up businesses is strong and all residential properties are fully let.
8: BEST TOWN CENTRE PROJECT (sponsored by Turley Associates) WINNER **Stockwell Street, Greenwich**. Designed by Heneghan Peng Architects for Deloitte Real Estate and the University of Greenwich. The project exemplifies the type of diversification town centres and high streets need to strive for to secure their future. Whilst designed and run by the University, the Stockwell Street building brings a large library, exhibition and educational space and other cultural activities to the heart of town centre. Open to the public, the development has created a significant increase in footfall and vitality to the high street, helping local businesses and creating a truly mixed use town centre.
9: LONDON PLANNING PERSON OF THE YEAR WINNER **John Turner**, Head of Planning at the Ballymore Group. For his role in negotiating the new pedestrian bridge across the River Lee at Leamouth, connecting Tower Hamlets and Newham; overseeing the submission of major planning applications such as of Bishopsgate Goodsyard, Arrowhead Quay, Brentford Town Centre; and leading on the delivery of major residential developments such as London City island, Embassy gardens, Providence Tower and Royal Wharf.
10. MAYOR'S AWARD FOR PLANNING EXCELLENCE WINNER **Bow Cross**

ENDNOTES

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

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

CHAPTER FOUR

OTHER CONTEXTUAL DATA SOURCES

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

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

LONDON DATASTORE

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

LONDON DEVELOPMENT DATABASE

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

DEVELOPMENT AND PROJECTS

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

GLA ECONOMICS REPORTS

4.6 The latest reports can be found at http://www.london.gov.uk/priorities/business-economy/publications

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

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

LONDON ENERGY PARTNERSHIP

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

TABLE 4.1 UPDATES FROM THE GLA DEMOGRAPHY AND POLICY ANALYSIS GROUP

REFERENCE	TITLE
01-2013	Children in Poverty 2010 - Jack Ryan
02-2013	The wealth gap in London - Rachel Leeser
04-2013	Cross border mobility of primary school age children in London (2012) - Monica Li
09-2013	Poverty figures for London 2011/12 - Rachel Leeser
11-2013	ONS Mid-2012 Population Estimates - Monica Li
12-2013	Migration Indicators: August 2013 - Monica Li
13-2013	2012 Round Final Ethnic Group Population Projections - Ed Klodawski

OTHER LONDON DATA SOURCES

WASTE

4.10 The Mayor's Municipal Waste Management Strategy can be found at http://www.london.gov.uk/priorities/environment/publications/the-mayors-waste-management-strategies

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

4.12 Up to date London specific data is available on the Local Authority Waste and Recycling Information Portal http://laportal.wrap.org.uk/Login.aspx

MINERALS (AGGREGATES)

4.13 Information on the London Aggregates Working Party (LAWP), including Annual Monitoring Reports, can be found at: http://www.london.gov.uk/priorities/planning/research-reports/london-aggregates-working-party-0

WATERWAYS

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

TRANSPORT

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

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

4.17 Details on how PTAL scores are calculated can be found in http://data.london.gov.uk/dataset/public-transport-accessibility-levels/resource/86bbffe1-8af1-49ba-ac9b-b3eacaf68137

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

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

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

HEALTH

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

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

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

GOVERNMENT DATA SOURCES

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

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

4.26 Links to a number of national reports on education provision can be found at: https://www.gov.uk/government/publications?departments%5B%5D=department-for-education

DEPARTMENT OF ENVIRONMENT, FOOD AND RURAL AFFAIRS

4.27 Various data and studies on the environment can be found at: https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs

DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT

4.28 The latest information on Government policies and publications related to planning can be found at https://www.gov.uk/government/topics/planning-and-building.

CHAPTER FIVE

CONCLUSIONS AND LOOKING AHEAD

5.1 This AMR covers a period when at national level the National Planning Policy Guidance came into effect to support the National Planning Policy Framework. We are also seeing a range of important reforms to the planning system. In London the new 2015 London Plan has just been published rolling the Plan forward to 2036, particularly within the context of the strong population growth from the 2011 Census. The next AMR will be based on this new Plan. In addition, a range of Supplementary Planning Guidance (SPG) documents were published during 2014.

5.2 Looking forward, 2015 will see the progression of minor alterations to address the Government's Housing Standards Review and Government policy on parking. A number of further SPGs will also be published during 2015, and the first steps towards the preparation of a Full Review of the London Plan are also being made. The AMR, and in particular the LDD underpinning it, is an invaluable source to inform these processes.

5.3 The continued exploration of innovative new ways to use the planning system to help fund and deliver strategic infrastructure to help ensure that growth and development can proceed sustainably in the capital will also continue to be a priority. This will be facilitated by the emerging high-profile London Infrastructure Plan setting out London's infrastructure needs and explore costs and funding opportunities. The AMR/LDD are also supporting these activities.

5.4 Robust, evidence-based and effectively monitored strategic planning policy for London continues to be vital if the progress shown across many of the indicators in this report is to be sustained, and even more so if the areas where further work is needed are to be addressed. This AMR again makes plain that the planning system has much to contribute to Londoners' quality of life – and there is a huge amount of activity at City Hall, in boroughs and neighbourhoods to make sure all opportunities are maximized.

Other formats and languages

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Chinese

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請致電以下號碼或與下列地址聯絡

Hindi

यदि आप इस दस्तावेज की प्रति अपनी
भाषा में चाहते हैं, तो कृपया निम्नलिखित
नंबर पर फोन करें अथवा नीचे दिये गये
पते पर संपर्क करें

Vietnamese

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

Bengali

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

Greek

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

Urdu

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

Turkish

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

Arabic

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

Punjabi

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

Gujarati

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

MAYOR OF LONDON