

Supplementary Question to the Mayor Matter 19: Housing Targets: Inner and Outer London Boroughs

In order to provide relevant factual information based on the submitted evidence to inform the discussion of matters 12 and 19 relating to the broad spatial distribution of development and housing targets, the Mayor is requested to provide a brief response to the following supplementary question.

SQ19. Footnote 22 in the Mayor’s written statement for matter 19 refers to the inner London target being 22,953 homes per year and the outer London target being 41,983 homes per year. However, Figure 19.1 in the same statement refers to 10 year housing targets of 270,880 and 375,720 for inner and outer London respectively. Please clarify the apparent inconsistency between the figures.

1. The housing target numbers given in figure 19.1 ‘Housing growth rate in inner and outer London’ in the statement for Matter 19 have an error and the correct figures are explained below. The housing target in footnote 22 is consistent with footnote 10 of Panel Note 6: Annex 1 Matters for Consideration at the Examination in Public (Nov 2018) (EiP reference NLP/EX/08b), however these figures are also incorrect.
2. The inner and outer London housing targets are set out in paragraph 0.1 of the London: GLA, Strategic Housing Land Availability Assessment (SHLAA), November 2017 (EiP reference NLP/HOU/002), these are shown below.

Total housing targets - 2019/20 to 2028/29

	Housing	Percentage
Inner London	291,460	45%
Outer London	357,890	55%
Total	649,350	100%

3. The following table show the ten-year housing targets for each Local Planning Authority (LPA) in London (as shown in Table 4.1 of the draft London Plan) and it also shows the LPA’s classification as inner or outer London.

Ten- year housing target by LPA and inner and outer London calcification

Borough	Inner or Outer London	Total ten-year Target
Barking and Dagenham	Outer	22,640
Barnet	Outer	31,340
Bexley	Outer	12,450
Brent	Outer	29,150
Bromley	Outer	14,240
Camden	Inner	10,860
City of London	Inner	1,460
Croydon	Outer	29,490
Ealing	Outer	28,070
Enfield	Outer	18,760
Greenwich	Inner	32,040

Hackney	Inner	13,300
Hammersmith and Fulham	Inner	16,480
Haringey	Outer	19,580
Harrow	Outer	13,920
Havering	Outer	18,750
Hillingdon	Outer	15,530
Hounslow	Outer	21,820
Islington	Inner	7,750
Kensington and Chelsea	Inner	4,880
Kingston upon Thames	Outer	13,640
Lambeth	Inner	15,890
Lewisham	Inner	21,170
LLDC	Inner	21,610
Merton	Outer	13,280
Newham	Inner	38,500
OPDC	Inner	13,670
Redbridge	Outer	19,790
Richmond upon Thames	Outer	8,110
Southwark	Inner	25,540
Sutton	Outer	9,390
Tower Hamlets	Inner	35,110
Waltham Forest	Outer	17,940
Wandsworth	Inner	23,100
Westminster	Inner	10,100
Total		649,350

4. The housing target numbers given in figure 19.1 ‘Housing growth rate in inner and outer London’ in the statement for Matter 19 have an error. Below are the corrected figures based on the total ten- year figures shown in the 2017 SHLAA. These shows the growth rate, in terms of number of existing homes (using data from MHCLG table 125¹) to the number of required homes, in inner London to be slightly higher than outer London.

Corrected Figure 19.1: Housing growth rate in inner and outer London

Administrative class	Total 10-year housing target	Housing stock in 2016²	Growth rate
Inner London	291,460	1,476,460	19.7%
Outer London	357,890	2,008,420	17.8%
Total	649,350	3,484,880	

¹ MHCLG, Table 125: Dwelling stock estimates by local authority district: 2001 – 2017, rounded sheet

² MHCLG, Table 125: Dwelling stock estimates by local authority district: 2001 – 2017, rounded sheet

5. The figures for inner and outer London above allocate all the housing target for the Mayoral Development Corporation (LLDC and OPDC) as inner London. The boroughs that make up the OPDC (Hammersmith and Fulham, Ealing and Brent) form part of inner and outer London. The LLDC falls within inner London boroughs except for an area in Waltham Forrest, but this has no housing capacity according to the 2017 SHLAA. If housing targets for inner and outer London are given only for the London borough and the housing target for the LLDC and OPDC is allocated to its constituent boroughs there is a slight increase in the total for outer London as shown in the table below. Tables 12.2 and table 12.3 in Appendix C of the 2017 SHLAA provides the details of the housing capacity figures for LLDC and OPDC assigned to boroughs. The ten-unit difference between the total housing target in the London Plan (649,350) and shown above and the total shown below (649,360) is due to rounding of targets to the nearest ten units when reallocated to the boroughs.

Total housing targets with OPDC and LLDC capacity redistributed to constituent boroughs - 2019/20 to 2028/29

	Housing	Percentage
Inner London	284,270	44%
Outer London	365,090	56%
Total	649,360	100%

6. The slight increase in outer London’s housing target is driven by the increased large site capacity for Ealing, and Brent to a lesser extent, when the OPDC capacity is redistributed to its three boroughs. OPDC has been classified as an inner London LPA for purpose of the draft Plan’s housing targets as out of its three constituent boroughs the borough with the largest capacity within the OPDC is the inner London Borough of Hammersmith and Fulham.