

# Local Plan Authority Monitoring Report - Housing - 2019/20

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Planning

*16 November 2020*

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## **Local Plan Authority Monitoring Report**

# **Housing**

**Covering financial year 2019/2020**

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## Local Plan Authority Monitoring Report - Housing

### Summary Position Statement, November 2020

#### Covering financial year 2019/20

#### Housing starts, completions and pipeline

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published (i.e. adopted) consolidated London Plan (March 2015) a target of 3150 for 2015-2025, which is equivalent to 315 additional homes per year.

#### Net additional dwellings for the reporting year

A net gain of 331 residential units were completed in 2019/20.

#### Future Housing Supply and Implementation Strategy - Housing Trajectory as at 1st April 2020

Tables 1 and 2 in the accompanying summary tables spreadsheet show that past London Plan requirements have been significantly exceeded.

The results of the 2018 Housing Delivery Test for Richmond showed 1,332 homes delivery 2015/16 to 2017/18 against 945 homes required, a measurement of 141% and therefore no action required. The results of the 2019 Housing Delivery Test for Richmond showed 1,147 homes delivery 2016/17 to 2019/20 against 945 homes requirement, a measurement of 121% and therefore no action required.

The FALP housing target is rolled forward until it is replaced by a revised London Plan target. A full review of the London Plan has been underway. The Mayor considered the Inspectors' recommendations and, on 9 December 2019, issued to the Secretary of State his intention to publish the London Plan. The Secretary of State responded and issued Directions on 13 March 2020, and the Mayor responded to the Secretary of State on 24 April 2020. The current stage<sup>1</sup> is to informally agree text of new London Plan with MHCLG and Secretary of State, before it can be finalised. Although at an advanced stage, the final format of the Plan is not known, and parts of the housing policies are under discussion between the Mayor of London and the MHCLG. It is expected that the new London Plan will set a new 10 year housing target of 4,110 for net housing completions (2019/20 -2028/29), and a 10 year target (2019/20 -2028/29) for net housing completions on small sites (below 0.25 hectares in size) of 2,340 homes.

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify annually and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific and deliverable – the NPPF definition sets out sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, with further guidance in national Planning Practice Guidance<sup>2</sup>. Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, for clear evidence that completions will begin within five years, to accord with NPPF and PPG guidance. Tables 3 and 4 in the accompanying spreadsheet show the Council has identified a potential 2,219 units over the 5-year period (2020/21 to 2024/25), which exceeds the target in the London Plan 2015 and the target in the emerging new London Plan. This includes the NPPF requirement of an additional buffer of 5%.

The new London Plan (as expected to be published 2020) includes Policy H2 Small Sites seeking to expand supply from this current underutilised source. London Plan Policy H2 sets out that boroughs should proactively support well-designed new homes on small sites, including through planning decisions, and should recognise in their development plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites. The detailed approach in the London Plan will, once finalised, have full weight in decision-making.

<sup>1</sup> <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/what-new-london-plan>

<sup>2</sup> <https://www.gov.uk/guidance/housing-supply-and-delivery>

Also taken into consideration:

Recovered appeal: land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands (ref: 3169314 - 25 June 2020)

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/894813/Combined\\_DL\\_IR\\_R\\_to\\_C\\_Newport\\_Road\\_Woburn\\_Sands.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/894813/Combined_DL_IR_R_to_C_Newport_Road_Woburn_Sands.pdf)

East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government

<https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

At the time of writing, the longer-term implications arising from the Covid-19 pandemic remain uncertain, however nationally appeal decisions to date have recognised the 5-year supply is concerned only with the number of deliverable sites, and that figure is entirely separate from the number of houses actually built and occupied, and that effects may be short-term. Appeal Decisions APP/A1530/W/20/3248038

<https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=38702825> and APP/K0235/W/19/3243154

<https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=39035748>

The supporting text in the London Plan sets out that incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites. It states this can take a number of forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. It is therefore justified to consider an increase in small sites delivery in the borough, compared to the average in recent years. Further detailed design guidance to aid policy implementation is being prepared by the GLA (see the consultation on the draft Good Quality Homes for all Londoners SPG<sup>3</sup>), which takes a design-led approach to make the most of the land available.

The new small sites target for the borough at Table 4.2 in the London Plan, equating to 234 homes per annum, sets a minimum baseline which the GLA expects to be exceeded, particularly in outer London, as paragraph 4.2.6 sets out it represents a small amount of the potential for intensification. The London Plan at paragraph 4.1.8 states that “The allowance for windfall sites (that are not specifically identified) is considered appropriate given the policy framework set out in the London Plan; the capital’s reliance on recycled brownfield sites in other active land uses; and the number of additional homes expected to be provided via incremental intensification of existing residential areas”. It recognises that because of the nature of some sites, including the particular incremental characteristics of small sites, boroughs are supported in using windfall assumptions in their five-year housing trajectories based on the numbers set out in Table 4.2. It is therefore considered appropriate to include a windfall of 234 homes per annum from years three to five in the five year housing land supply. Average net completions on small sites 2013/14 to 2019/20 have already been averaging 176 homes per annum.

In addition, higher windfall assumptions are considered justified due to the Government’s introduction of further Permitted Development Rights<sup>4</sup> – making it easier to extend certain buildings upwards to increase housing density<sup>5</sup> and the residential redevelopment of vacant and redundant buildings<sup>6</sup>. These were part of radical reforms to the planning system announced by the Government<sup>7</sup> to give greater freedom to create new homes, to kickstart the construction industry and speed up housebuilding by removing unnecessary red tape.

Work on the new Richmond Local Plan has also commenced<sup>8</sup>, with a Direction of Travel consultation<sup>9</sup> completed in Spring 2020 including a call for sites. 33 responses were received on the call for sites and will be considered in progressing the preparation of the new Local Plan, including site allocations, to positively plan for delivering housing and other future needs. The Council’s recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 8 September 2020<sup>10</sup> estimates 182 affordable homes completing 2021/22 to 2022/23 as forecasts currently stand, and notes estimates of delivery over the next ten years identify the potential to now deliver well over 1,000 affordable homes.

(Note: An interim housing supply statement was published on the Councils AMR webpage in September 2020. This full AMR includes minor updates/corrections to the figures cited for completions and future supply.)

<sup>3</sup> <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/good-quality-homes-all-londoners-consultation-draft>

<sup>4</sup> Future monitoring to keep under review. At the time of writing, applications for upwards extensions have already been received by the Council.

<sup>5</sup> <https://www.gov.uk/government/publications/permitted-development-rights-and-changes-to-the-use-classes-order/fast-tracked-approval-for-building-upwards-key-facts-brief>

<sup>6</sup> <https://www.gov.uk/government/publications/permitted-development-rights-and-changes-to-the-use-classes-order/fast-track-planning-for-brownfield-regeneration-key-facts-brief>

<sup>7</sup> <https://www.gov.uk/government/news/pm-build-build-build>

<sup>8</sup> In accordance with the Local Development Scheme adopted July 2019

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/local\\_development\\_scheme](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/local_development_scheme)

<sup>9</sup> [https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/new\\_local\\_plan\\_direction\\_of\\_travel\\_engagement](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/new_local_plan_direction_of_travel_engagement)

<sup>10</sup> <https://cabinet.richmond.gov.uk/documents/s86420/LBR%20Affordable%20Housing%20Update%20Report%20208-9-20.pdf>

<https://cabinet.richmond.gov.uk/ieListDocuments.aspx?CId=798&MId=4917>

## Introduction

This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website<sup>11</sup>

### Data sources

The data used in this report comes from the Council's decisions analysis monitoring system which has recorded data on permitted applications since the 1980s. Data is up to 1<sup>st</sup> April 2020, but where relevant includes updates as footnotes since that time. An accompanying spreadsheet is available on the Council's website, and as an appendix to this report, with the full data and analysis summarised in this report.

This report monitors:

- Net additional dwellings for the reporting year
- Net additional dwellings over previous years
- Net additional dwellings – in future years
- Net additional gypsy and traveller pitches per annum
- Percentage of new housing development on back garden land as a proportion of all housing completions
- Completions by dwelling size
- Percentage of all new housing completions which is affordable housing
- Affordable housing – in future years

The headline findings in terms of the effectiveness of key housing are:

**Housing supply** – the rate of completions (331 units net) in 2019/20 exceeded the annual target in the London Plan 2015 of 315 homes per annum, with completions on 6 large sites. For future housing land supply there is an identified **2,219** units over the 5-year period, which is **1,152** units more than the remaining target in the London Plan 2015.

**Affordable housing – 10% of units (34 units net)** were delivered as affordable, from two large sites, which is considerably below the strategic borough-wide target.

## Housing starts, completions and pipeline

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published (i.e. adopted) consolidated London Plan (March 2015) a target of 3150 for 2015-2025, which is equivalent to 315 additional homes per year.

**Table 1: Plan period and housing targets**

Start of plan period	End of plan period	Total Housing requirement	Source
2007/08	2016/17	2,700 (270 per year)	The London Plan, Consolidated with Alterations since 2004 (February 2008)
2011	2021	2,450 (245 per year)	London Plan 2011 (including Revised Early Minor Alterations October 2013)
2015	2025	3,150 (315 per year)	London Plan 2015 (consolidated with Alterations since 2011)

As set out in the Summary Position Statement above, the FALP housing target is rolled forward until it is replaced by a revised London Plan target. It is expected that the new London Plan will set a new 10-year housing target of 4,110 for net housing completions (2019/20 -2028/29).

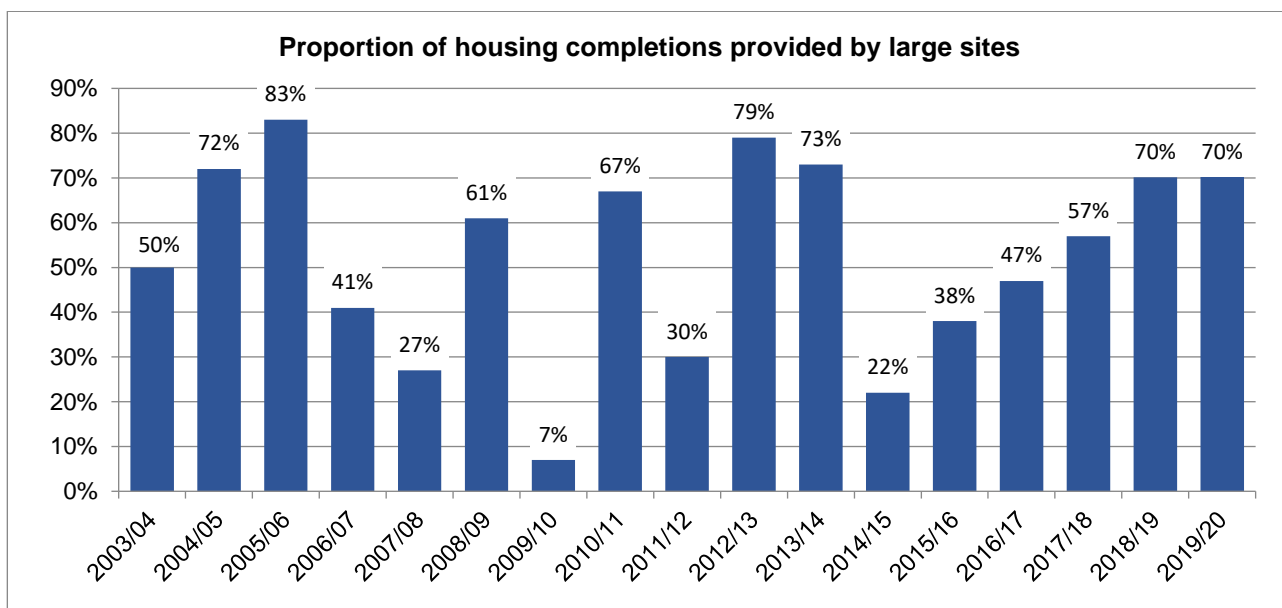
<sup>11</sup> [http://www.richmond.gov.uk/home/services/planning/planning\\_policy/local\\_plan/authority\\_monitoring\\_report.htm](http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan/authority_monitoring_report.htm)

## Net additional dwellings for the reporting year

**A net gain of 331 units was completed in 2019/20.** This exceeded the target, following the previous year which had a higher completion rate. There continue to be sites under construction and permissions granted, as set out in this report and in the accompanying spreadsheet, which demonstrate a continued pipeline. The net gain includes 46 units (14%) completed through the prior approval process. This is the same amount as in 2018/19, and lower than the 23% reported in 2017/18.

There were units completed on six large sites in 2019/20 (these are defined as being of 10 or more units gross). Large sites therefore provided 70% of the units completed in 2019/20 which is the same amount as in 2018/19. The large sites with completed units were at the former Teddington Studios site (Teddington Riverside); Twickenham Railway Station (Twickenham Gateway); the former HMP Latchmere House, Ham (Richmond Chase); Garrick House, Hampton Hill; and at the former Avenue Centre, Hampton Wick (Haydon Close).

**Figure 1: Proportion of housing completions provided by large sites.**

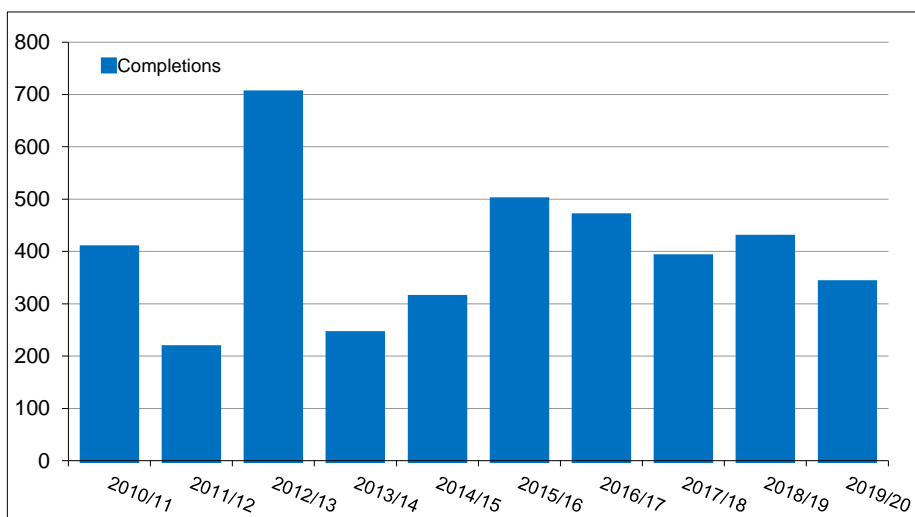


## Net additional dwellings 2010/2011 to 2019/20

Historic housing completions over the last 10 years are outlined below. The 10-year average is 392 dwellings each year, and the last 5 years have provided an average of 417 dwellings.

**Table 2: Housing completions in the borough 2010/11 to 2019/20**

Year	Completions
2010/11	399
2011/12	208
2012/13	695
2013/14	235
2014/15	304
2015/16	491
2016/17	460
2017/18	382
2018/19	419
2019/20	331
<b>Total</b>	<b>3,924</b>



## Housing completions in 2019/20 by ward

The distribution of housing completions for 2019/20 by ward is set out in the following table.

**Table 3: Housing completions in 2019/20 by ward**

Ward	Proposed	Existing	Net Gain
Barnes	8	4	4
East Sheen	6	2	4
Fulwell and Hampton Hill	34	4	30
Ham, Petersham and Richmond Riverside	34	1	33
Hampton	7	2	5
Hampton North	1	2	-1
Hampton Wick	17	2	15
Heathfield	4	3	1
Kew	9	2	7
Mortlake and Barnes Common	11	0	11
North Richmond	5	1	4
South Richmond	7	7	0
South Twickenham	14	2	12
St. Margarets and North Twickenham	34	6	28
Teddington	169	5	164
Twickenham Riverside	11	4	7
West Twickenham	5	3	2
Whitton	6	1	5
<b>Total</b>	<b>382</b>	<b>51</b>	<b>331</b>



## Future Housing Supply and Implementation Strategy - Housing Trajectory as at 1<sup>st</sup> April 2020

Table 2 above shows that from 1<sup>st</sup> April 2010 until 31<sup>st</sup> March 2020, a ten-year period, 3,924 units were completed, which is an average of 392 per year. The borough's housing target set out in the 2015 London Plan is an additional 3,150 units between 2015 and 2025, providing for an annual average of 315 units. This requirement was exceeded in the 2019/20 financial year, and the Council is on course to meet the strategic dwelling requirement by 2025.

The NPPF requires Local Planning Authorities to identify and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific, deliverable – the NPPF definition sets out sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, with further guidance in Planning Practice Guidance.

In identifying sites which meet this requirement the following have been included:

- Sites that are allocated for housing in in adopted/emerging Plans + other identified large sites coming forward (with up to date information) assessed as deliverable within 5 years
- Sites that have planning permission (either outline or full planning permission not implemented) assessed as deliverable within 5 years
- Sites under construction assessed as deliverable within 5 years
- All conversion sites under construction
- All conversion sites with full planning permission
- All conversion sites with prior notification approval under construction
- All conversion sites with prior notification approval

Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, including details from landowners/developers where known, for clear evidence that completions will begin within five years. Where no evidence was available of a site being developed within five years, sites have been removed from the 5-year housing land supply.

The Council has identified a potential **2,219** units over the 5-year period, which exceeds the remaining target in the London Plan 2015. It also exceeds the expected target in the emerging new London Plan. Table 4 below details the sources of this supply. This exceeds the NPPF requirements of an additional buffer of 5% to ensure choice and competition in the market for land.

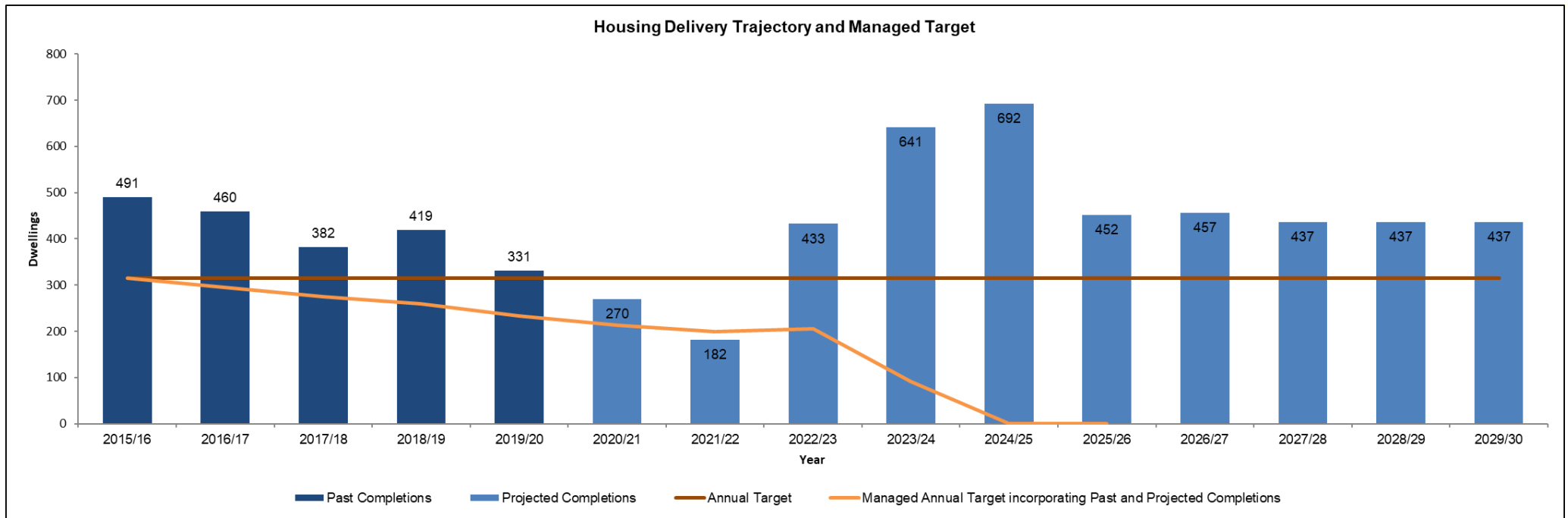
**Table 4: Sources of 5-year housing land supply**

Site Type	Total used for 5-year supply
New Build under construction	452
New Build Sites with planning permission	118
Conversion sites under construction	90
Conversion sites with planning permission	118
Conversion sites with prior notification approval	50
Deliverable Sites	1,381
<b>Total 5-year supply</b>	<b>2,219</b>

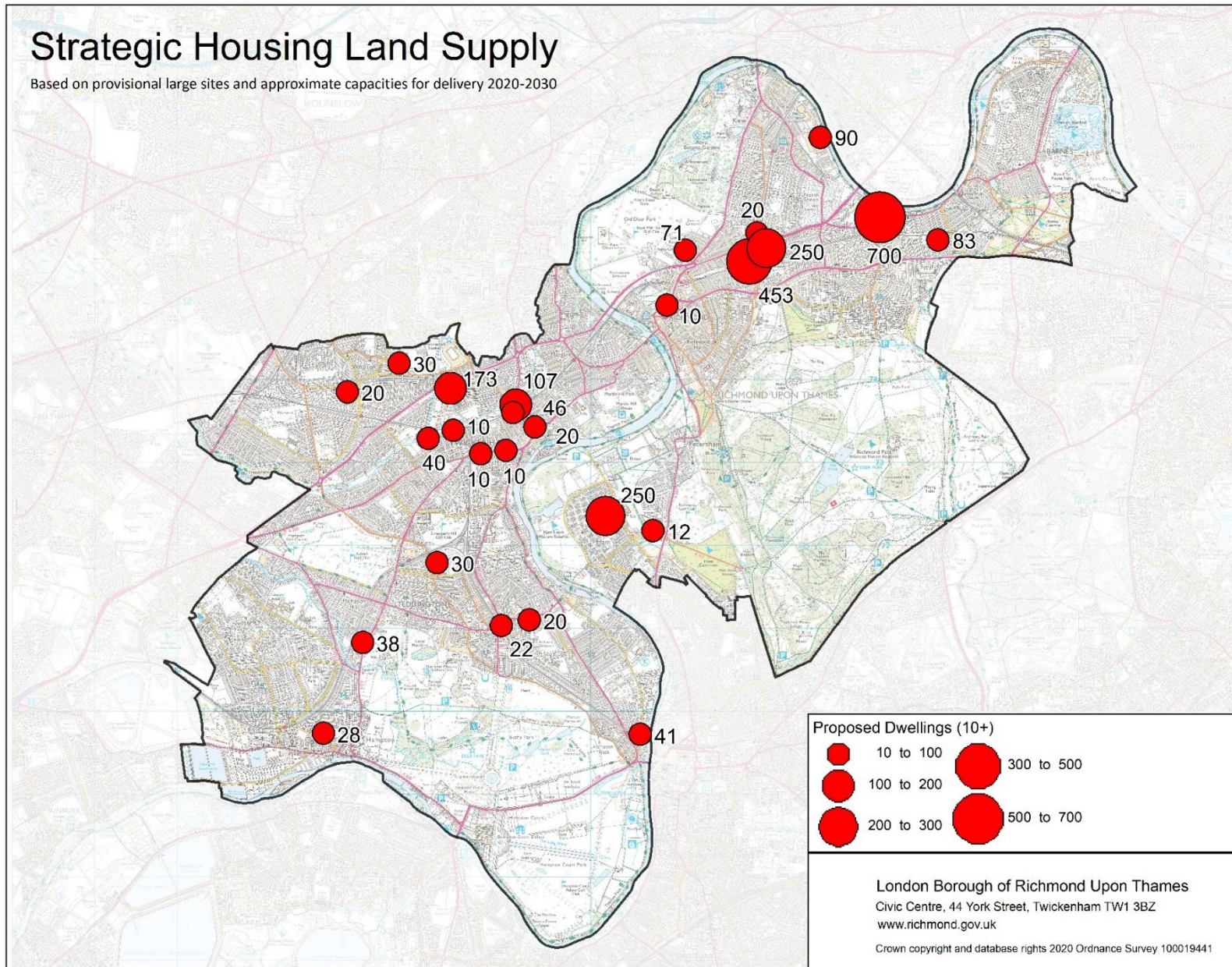
The trajectory at Figure 2 reflects the future year housing land supply and includes indicative phasing within the five-year housing land supply, to reflect the expected pattern over individual years. It is expected that delivery will be higher than identified in the later years of the five-year phase, as sites not yet identified will come through the planning system.

Further information on both small sites and large sites (over 10 units gross) included in the housing land supply can be found in the accompanying spreadsheet which details dwellings expected to come forward in future years together with a five-year housing land supply calculation. It also contains a summary of other data outputs in tables and charts.

**Figure 2: Housing Trajectory as at 1st April 2020**



**Map 1: Strategic Housing Land Supply – Provisional Large Sites and Approximate Capacities for delivery 2020-2030**



## Net additional gypsy and traveller pitches per annum

There is currently one authorised site in the borough at Bishops Grove in Hampton which has 12 pitches, managed by Richmond Housing Partnership (RHP).

The Council's research on Gypsies and Travellers ([report](#) published in 2016) found that there is no demonstrated need for any additional pitches within the Borough; which informed Policy LP37 in the Local Plan (adopted July 2018).

## Percentage of new housing development on back garden land as a proportion of all housing completions

Since April 2009 the Council has been monitoring permissions that represent garden development. With no national or regional definition, this is based on a local definition of garden development which focuses on the loss of suburban gardens rather than intensification or the loss of other (non-residential) open space which can be monitored through other measures. It therefore includes housing development within the curtilage of an existing dwelling house – but only where these applications would result in a net increase in dwellings within the existing curtilage.

Local Plan Policy LP39 sets out a presumption against loss of back gardens, recognising in some cases a limited scale of back garden development may be considered acceptable.

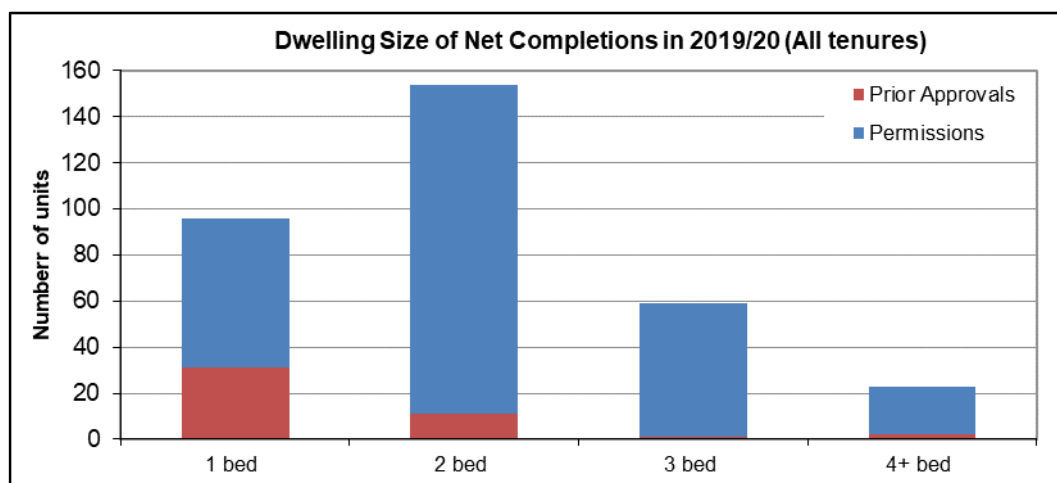
In terms of completions, 3 units (net gain) were completed on 3 sites that were considered to fall within the Council's definition of garden development, which equates to less than 1% of completions.

## Completions by dwelling size

Local Plan Policy LP35 seeks a higher proportion of small units within the five main centres and Areas of Mixed Use, although continues to recognise the mix should be appropriate to the location.

The figure below shows all housing completions in 2019/20 by the size of dwelling.

**Figure 3: Dwelling Size of Completions**



In 2019/20, 29% of all completions were small units (studio/1 bed) which is lower than previous years. In 2018/19 34% of all completions were small units, 40% in 2017/18; 36% in 2016/17; 46% in 2015/16 and 50% in 2014/15. The proportion of family housing as 3 and 4+ beds remained low at 25% of all completions.

**Table 5: Net Completions 2019/20: Dwelling Size**

Dwelling Size	Total	%
1 bed	97	29%
2 bed	154	47%
3 bed	61	18%
4+ bed	19	6%
<b>Total</b>	<b>331</b>	<b>100%</b>

## Affordable Housing

**Table 6: Affordable Housing Completions by financial year 2005/06 – 2019/20**

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
<b>Total</b>	<b>4,694</b>	<b>80%</b>	<b>1,143</b>	<b>20%</b>	<b>5,837</b>

### Affordable housing completions

Affordable housing was completed on two sites during 2019/20 delivering 34 units. The redevelopment of The Avenue Centre, Normansfield Avenue, Hampton Wick (15/5216/FUL) delivered a 100% affordable housing development of 15 units, and the former Teddington Studios, Broom Road, Teddington (17/1286/VRC) had 15 affordable units. A development at Craig Road, Ham also provided 4 affordable dwellings.

The net gain of 34 affordable units in 2019/20 is lower than the 70 affordable units completed in 2018/19.

In terms of future affordable housing supply, a number of sites including affordable housing units are under construction as detailed in the accompanying spreadsheet. As set out in the Summary Position Statement above, the Council's recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 8 September 2020 estimates 182 affordable homes completing 2021/22 to 2022/23 as forecasts currently stand, and notes estimates of delivery over the next ten years identify the potential to now deliver well over 1,000 affordable homes.

It should be noted that the figures for affordable housing prepared for statutory planning monitoring differ from those prepared for statutory housing monitoring because of the use of different criteria. Data provided through the monitoring of planning decisions, as in this report, always produce lower figures than those provided for housing returns, which include affordable housing secured through change of tenure e.g. through acquisition by RSLs (registered social landlords) of properties on the open market, for example, and are presented as gross, rather than net, figures. They are not directly compatible either in terms of which year a property completion may be recorded in, as Planning will only record completed units once all the units on a site have been completed, but Housing will count the affordable housing units once the RSL has obtained practical completion of the scheme, and generally planning agreements require affordable housing to be completed and handed over before occupation of general market units. Therefore, these dates are rarely the same and can fall in different recording years. Housing monitoring is set out on the Council's website [www.richmond.gov.uk/completed\\_housing\\_developments.htm](http://www.richmond.gov.uk/completed_housing_developments.htm)

Off-site contributions towards affordable housing are reported separately in [AMR](#) reports on Planning Obligations. The additional contributions to the Affordable Housing Fund provided by implementing Policy LP36 on all small sites will be available to help ensure schemes remain viable. However, there is a time lag for the potential contributions secured from these sites to be received by the Council following implementation of a permission and the relevant trigger in a planning obligation reached.

The Council funds a Housing Capital Programme to support the development of affordable housing to meet the needs of borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund<sup>12</sup>. Support from this funding may be available to help ensure schemes remain viable, particularly to ensure that larger family rented units remain affordable. There is sometimes a time lag between funding being agreed (at the time is permission granted) and the timing of payments, and payments may be staged.

## Non-conventional supply

The non-conventional housing supply includes non-self-contained C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

There were two completed developments in 2019/20 that resulted in the loss of non-self-contained units.

- 17/2995/FUL - 24 Larkfield Road, Richmond  
Change of use from a House in Multiple Occupation (Use Class C4) to create three self-contained flats (Use Class C3) - resulted in the loss of 5 non-self-contained units
- 19/2300/FUL - 102 - 104 Kew Road, Richmond  
Conversion of existing 2 x 3 bed maisonettes into 7 No. self-contained Studio and 1 bed Flats.

There were two completed developments that resulted in the gain of non-self-contained units.

- 17/4238/FUL - 105 Queens Road, Teddington  
Demolition of the existing bungalow and construction of a new 6-bedroom detached house, to be used as a children's home
- 19/3586/ES191 - 29 Heathside, Whitton  
Lawful development certificate for the existing use of the dwelling as a 6no. bedroom house in multiple occupation

There are two developments currently under construction resulting in the loss of non-self-contained units:

- 16/3506/FUL - Somerville House, 1 Rodney Road, Twickenham – Demolition of the existing building and erection of 2 buildings at single-storey and three-stories to provide 24 affordable residential units (sheltered accommodation for older people of the minimum age of 55)
- 19/0111/FUL - Sons of the Divine Providence, Station Road and Lower Teddington Road, Hampton Wick  
- Erection of an independent senior living extra care building comprising of 28 units (following demolition of existing care home) at 12 - 14 Station Road, the refurbishment and renovation of Nos.13 and 23 - 33 Lower Teddington Road

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<sup>12</sup> <https://cabnet.richmond.gov.uk/documents/s86420/LBR%20Affordable%20Housing%20Update%20Report%208-9-20.pdf>  
<https://cabnet.richmond.gov.uk/ieListDocuments.aspx?CId=798&Mid=4917>

# Richmond upon Thames - Authority Monitoring Report

## Housing Land Financial Year Report 2019/20 - Position at 1<sup>st</sup> April 2020

November 2020

**Table 1 Performance against London Plan (July 2011) target (2011 to 2021)**

Additional Homes (net)	London Plan Target	Provision (90% of plan period)									Total	% of Target
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20		
Conventional Supply	2,450	208	695	235	304	491	460	382	419	331	3,525	144%

**Table 2 Performance against Further Alterations to the London Plan (2015) target (2015 to 2025)**

Additional Homes (net)	London Plan Target	Provision (50% of plan period)					Total	% of Target
		2015/16	2016/17	2017/18	2018/19	2019/20		
Conventional Supply	3,150	491	460	382	419	331	2,083	66%

**Table 3 Five year housing land supply calculation methodology**

a	London Plan (FALP) Requirement 1 April 2015 to 31 March 2025 (10 year plan period)		<b>3,150</b>
b	Net completions 1 April 2015 to 31 March 2020		2,083
c	Remaining London Plan Requirement 31 March 2020 to 31 March 2025 (5 year plan period)	a - b	1,067
d	Average per year	c ÷ 5 years	213
e	Five year requirement	d x 5	1,067
f	Five percent buffer	e x 0.05	53
g	Total five year requirement (including 5% buffer)	e + f	1,120
h	Estimated supply over five year period		<b>2,219</b>
i	Five year land supply as a percentage of requirement (including 5% buffer)	(h ÷ e) x 100	<b>198%</b>
j	Five year land supply expressed in years	h ÷ d	<b>10.4</b>

**Table 4 Five year housing land supply calculation methodology - Intend to Publish London Plan 2019**

a	Draft New London Plan Requirement - 1 April 2020 to 1 April 2030 (10 year plan period)		<b>4,110</b>
b	Net completions 1 April 2019 to 31 March 2020		<b>331</b>
c	Remaining London Plan Requirement (9 year plan period)	a - b	3,779
d	Average per year	c ÷ 9 years	420
e	Five year requirement	d x 5	2,099
f	Five percent buffer	e x 0.05	105
g	Total five year requirement (including 5% buffer)	e + f	2,204
h	Estimated supply over five year period		<b>2,219</b>
i	Five year land supply as a percentage of requirement (including 5% buffer)	(h ÷ e) x 100	<b>101%</b>
j	Five year land supply expressed in years	h ÷ d	<b>5.3</b>

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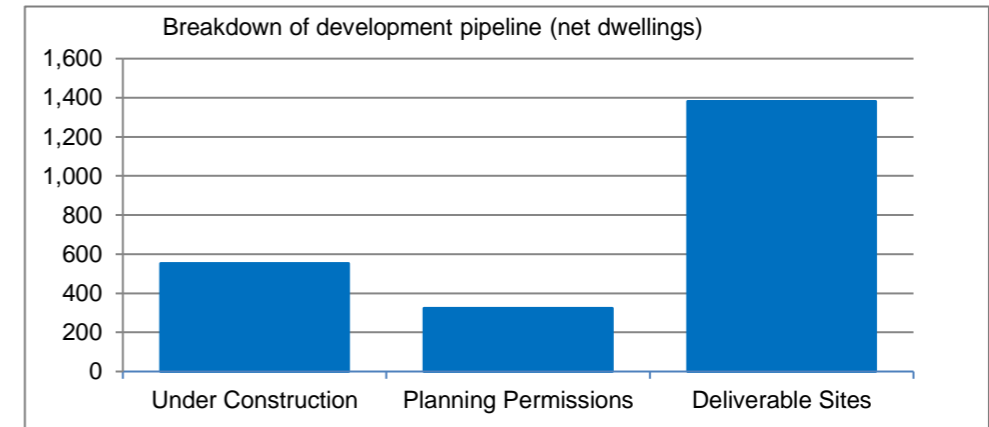
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**Table 5 Estimated supply over five year period**

Site Type	Total used for 5-year supply
New Build Sites under construction	462
New Build Sites with planning permission	118
Conversion sites under construction	90
Conversion sites with planning permission	118
Conversion sites with prior notification approval	50
Deliverable Sites	1,381
<b>Total 5 year supply</b>	<b>2,219</b>

**Table 6 Housing land capacity at 1st April 2020**

Housing Capacity	New Build		Conversions		Total	
	Gross	Net	Gross	Net	Gross	Net
Completed 2019/20	282	269	100	62	382	331
Under Construction	530	462	125	90	655	552
Planning Permissions	193	156	201	168	394	324
Deliverable Sites	1,381	1,381	0	0	1,381	1,381
<b>Total Pipeline</b>	<b>2,104</b>	<b>1,999</b>	<b>326</b>	<b>258</b>	<b>2,430</b>	<b>2,257</b>





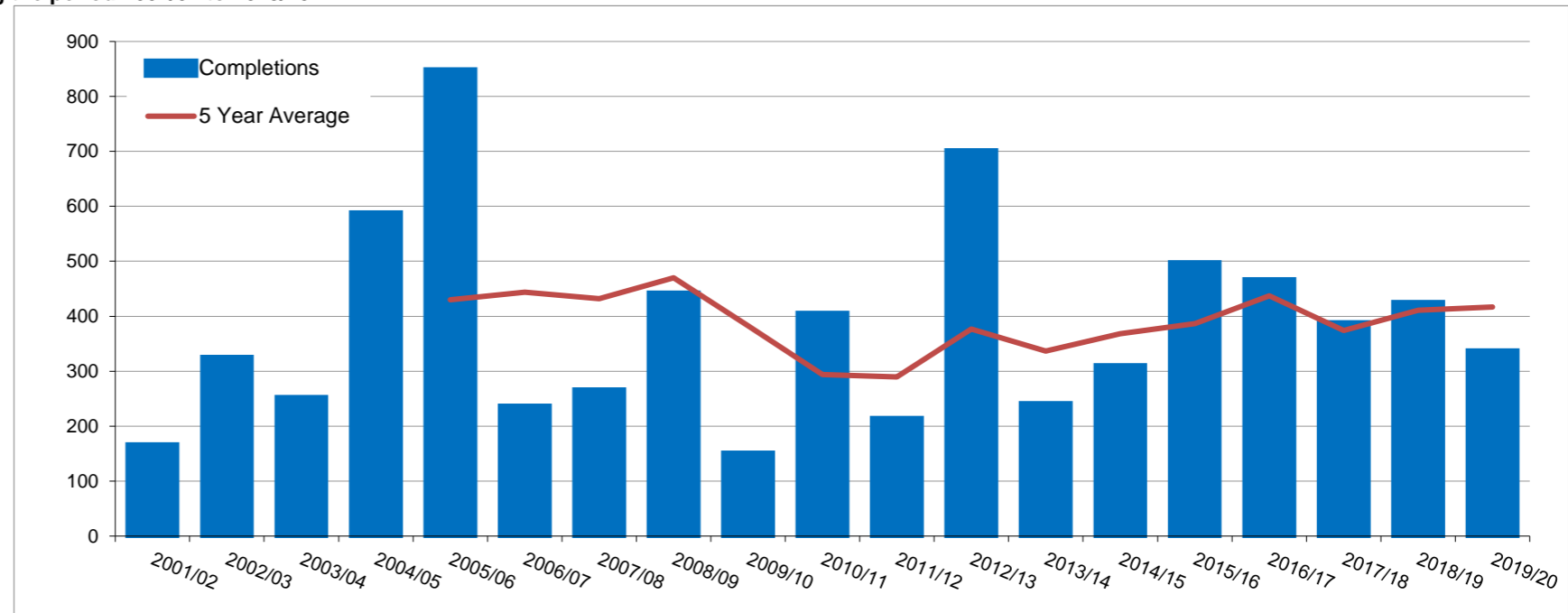
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**Table 7** Net units completed during the period 2001/02 to 2019/20

Year	Completions	5 Year Average
2001/02	160	
2002/03	319	
2003/04	246	
2004/05	582	
2005/06	842	430
2006/07	230	444
2007/08	260	432
2008/09	436	470
2009/10	145	383
2010/11	399	294
2011/12	208	290
2012/13	695	377
2013/14	235	336
2014/15	304	368
2015/16	491	387
2016/17	460	437
2017/18	382	374
2018/19	419	411
2019/20	331	417

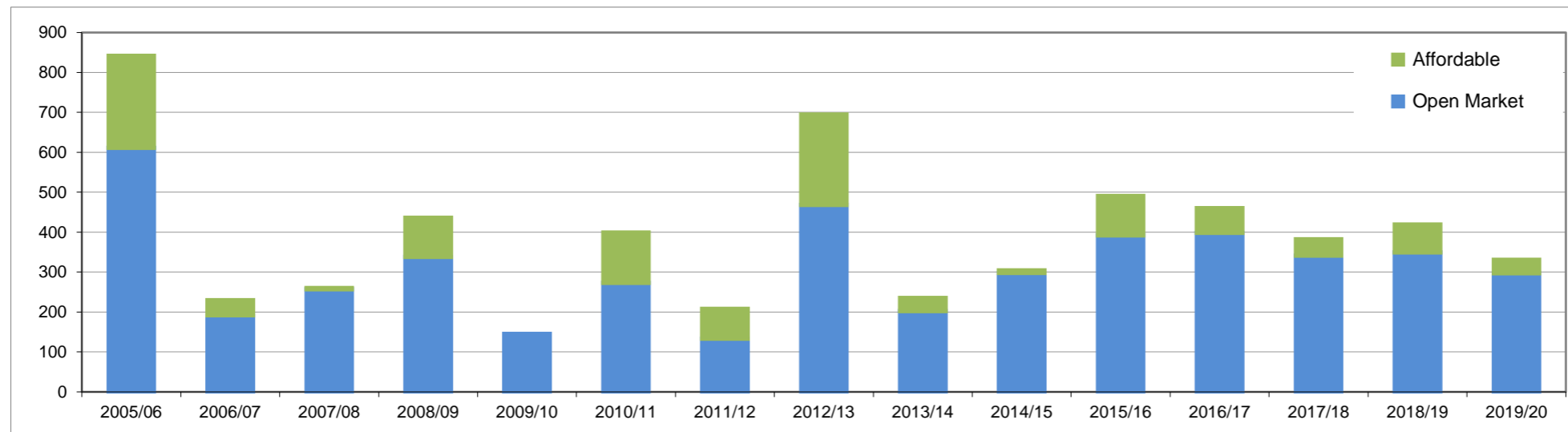
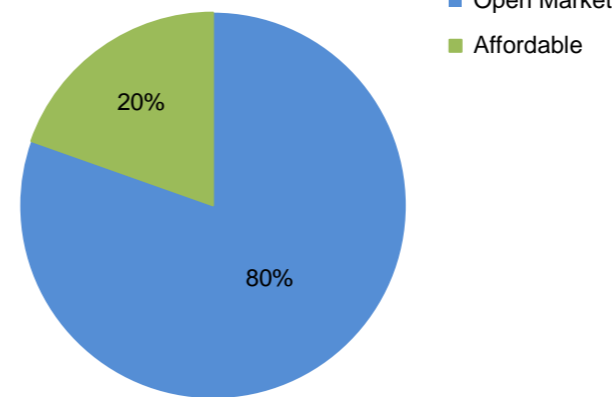


### Completions

**Table 8 Net completions by tenure and financial year (2005/06 to 2019/20)**

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
<b>Total</b>	<b>4,694</b>	<b>80%</b>	<b>1,143</b>	<b>20%</b>	<b>5,837</b>

**Net completions by tenure and financial year (2005/06 to 2019/20)**



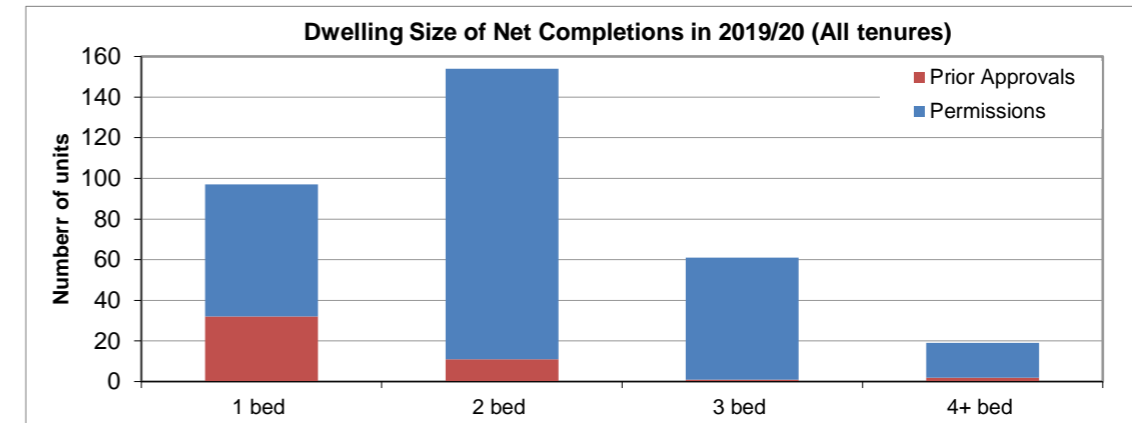
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**Table 9 Dwelling Size of Net Completions 2019/20 (All tenures)**

Dwelling Type / Size	Permissions	Prior Approvals	Total	%
1 bed	65	32	97	29%
2 bed	143	11	154	47%
3 bed	60	1	61	18%
4+ bed	17	2	19	6%
<b>Total</b>	<b>285</b>	<b>46</b>	<b>331</b>	<b>100%</b>
<b>Percentage</b>	<b>86%</b>	<b>14%</b>		



**Table 10 Dwelling Size of Net Completions 2016/17 - 2019/20 (All tenures)**

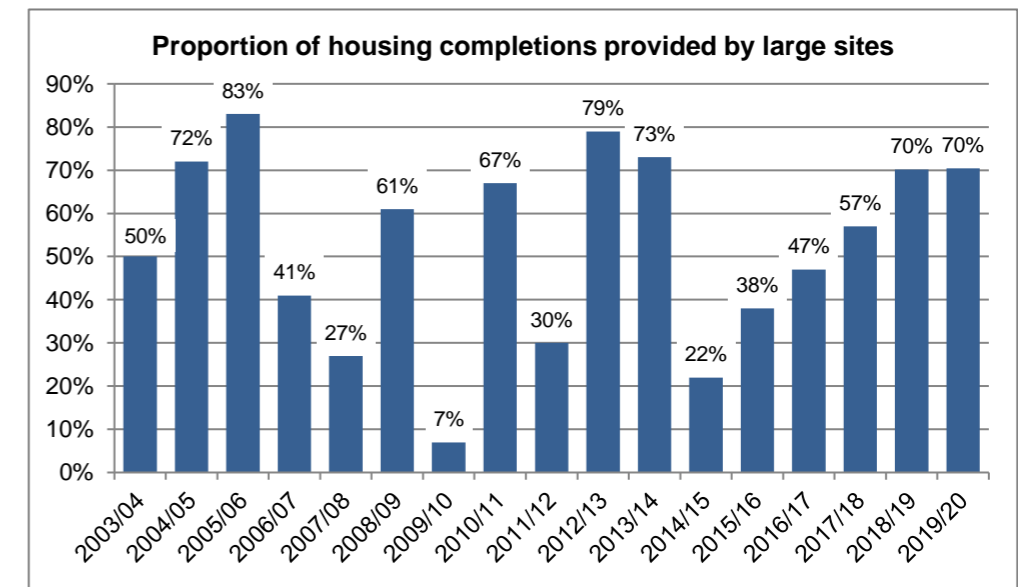
Dwelling Type / Size	Permissions	Prior Approvals	Total	% Permissions	% Prior Approvals
2016/17	304	156	460	66%	34%
2017/18	294	88	382	77%	23%
2018/19	360	59	419	86%	14%
<b>2019/20</b>	<b>287</b>	<b>45</b>	<b>332</b>	<b>86%</b>	<b>14%</b>
<b>Total</b>	<b>1,245</b>	<b>348</b>	<b>1,593</b>		
<b>Percentage</b>	<b>78%</b>	<b>22%</b>			

**Table 11 Proportion of housing completions provided by large sites**

Year	%
2003/04	50%
2004/05	72%
2005/06	83%
2006/07	41%
2007/08	27%
2008/09	61%
2009/10	7%
2010/11	67%
2011/12	30%
2012/13	79%
2013/14	73%
2014/15	22%
2015/16	38%
2016/17	47%
2017/18	57%
2018/19	70%
2019/20	70%

**Table 12 Net completions on small / large sites**

Year	Small	Large	Total	% Small	% Large
2013/14	63	172	235	27%	73%
2014/15	238	66	304	78%	22%
2015/16	304	187	491	62%	38%
2016/17	242	218	460	53%	47%
2017/18	165	217	382	43%	57%
2018/19	125	294	419	30%	70%
2019/20	98	233	331	30%	70%
<b>Total</b>	<b>1,235</b>	<b>1,387</b>	<b>2,622</b>	<b>47%</b>	<b>53%</b>
<b>Average</b>	<b>176</b>	<b>198</b>	<b>375</b>	<b>46%</b>	<b>54%</b>



### Spatial Areas

#### Town Centres

**Table 13 Net completions within town centre boundaries**

Town Centre	2019/20
East Sheen	4
Richmond	1
Teddington	7
Twickenham	27
Whitton	5
<b>Total in Town Centres</b>	<b>44</b>

#### Policy Areas

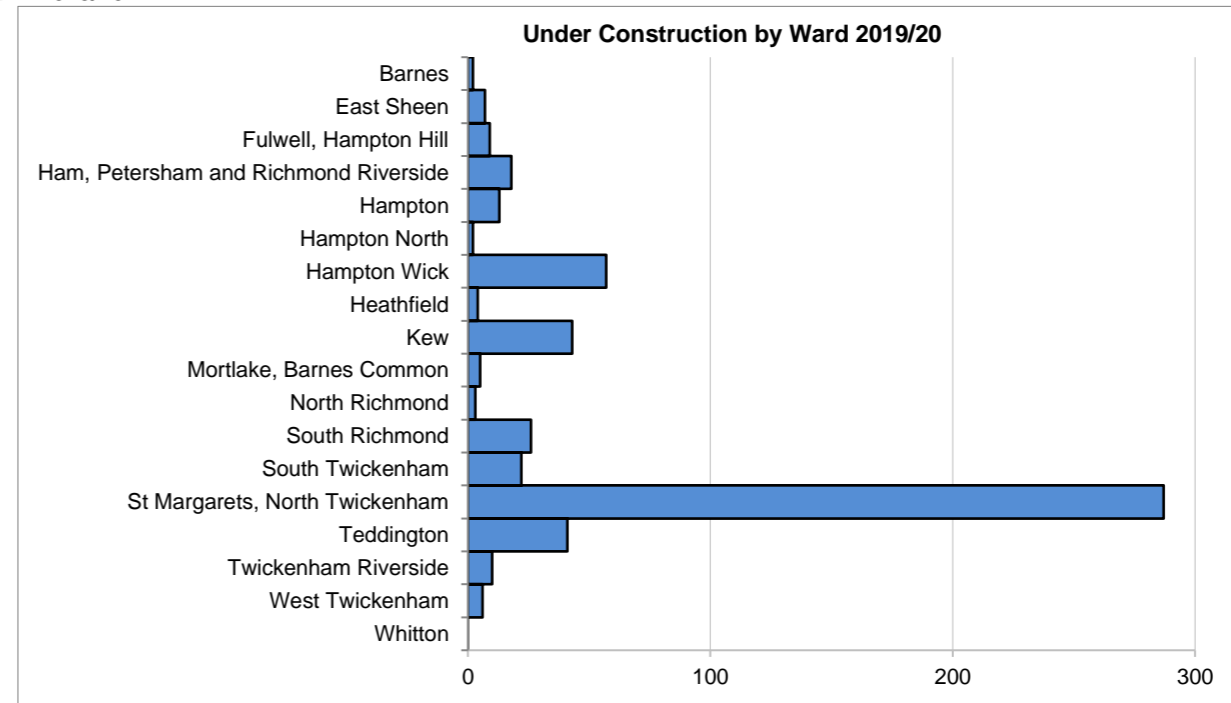
**Table 14 Net completions by policy areas**

Policy Area	2019/20
Town Centres	44
Thames Policy Area	155
Mixed Use Area	54
OOLTI	0
Green Belt MOL	0
Garden Land	3
Conservation Area	62

#### Wards

**Table 15 Net units with planning permission, commenced or completed by Ward in 2019/20**

Ward	Not Started	Under Construction	Completions
Barnes	5	2	4
East Sheen	24	7	4
Fulwell, Hampton Hill	62	9	30
Ham, Petersham and Richmond Riverside	0	18	33
Hampton	43	13	5
Hampton North	5	2	-1
Hampton Wick	22	57	15
Heathfield	2	4	1
Kew	8	43	7
Mortlake, Barnes Common	11	5	11
North Richmond	88	3	4
South Richmond	7	26	0
South Twickenham	13	22	12
St Margarets, North Twickenham	4	287	28
Teddington	11	41	164
Twickenham Riverside	12	10	7
West Twickenham	5	6	2
Whitton	2	-3	5
<b>Total</b>	<b>324</b>	<b>552</b>	<b>331</b>



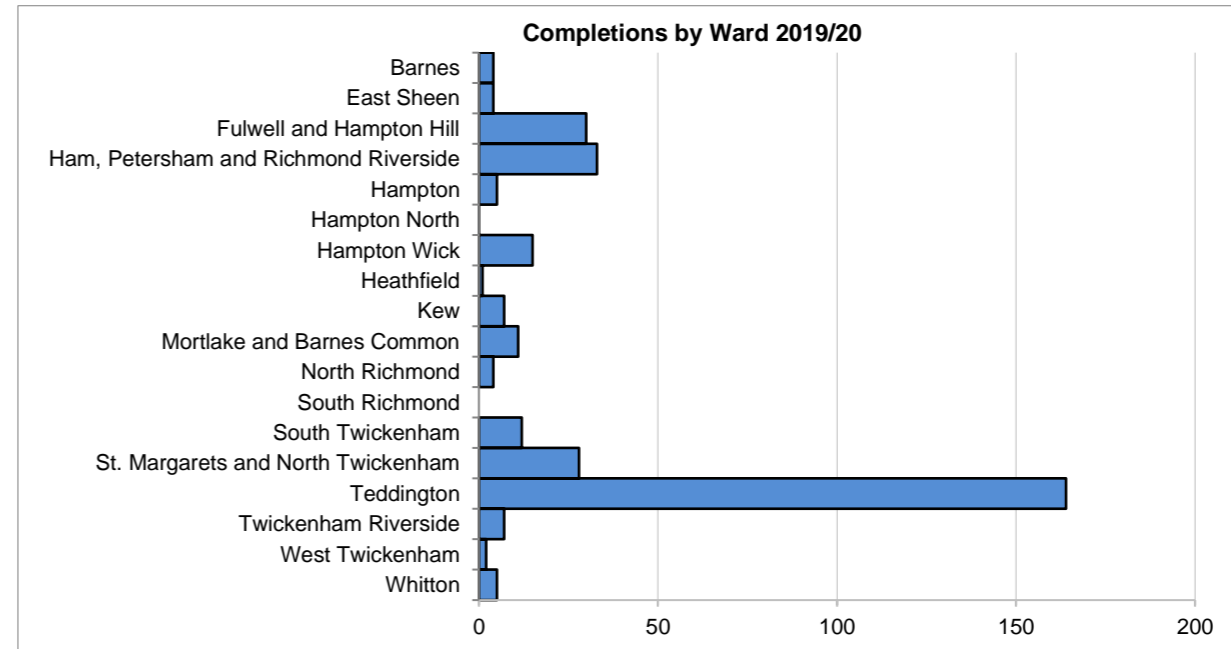
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**Table 16 Net units completed by Ward in 2019/20**

Ward	Proposed	Existing	Net Gain
Barnes	8	4	4
East Sheen	6	2	4
Fulwell and Hampton Hill	34	4	30
Ham, Petersham and Richmond Riverside	34	1	33
Hampton	7	2	5
Hampton North	1	2	-1
Hampton Wick	17	2	15
Heathfield	4	3	1
Kew	9	2	7
Mortlake and Barnes Common	11	0	11
North Richmond	5	1	4
South Richmond	7	7	0
South Twickenham	14	2	12
St. Margarets and North Twickenham	34	6	28
Teddington	169	5	164
Twickenham Riverside	11	4	7
West Twickenham	5	3	2
Whitton	6	1	5
<b>Total</b>	<b>382</b>	<b>51</b>	<b>331</b>

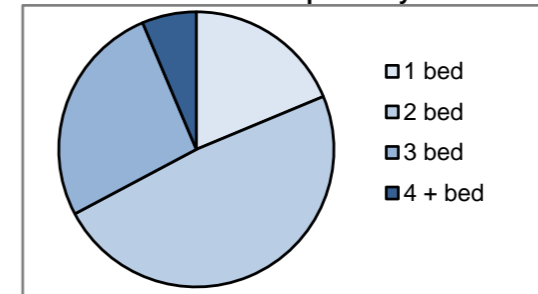


### Dwelling Mix

**Table 17 Net new build units completed by unit size and tenure**

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	44	114	62	15	0	235
	16%	42%	23%	6%	0%	87%
Intermediate	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
Affordable Rented	9	20	5	0	0	34
	3%	7%	2%	0%	0%	13%
<b>Total</b>	<b>53</b>	<b>134</b>	<b>67</b>	<b>15</b>	<b>0</b>	<b>269</b>
	<b>20%</b>	<b>50%</b>	<b>25%</b>	<b>6%</b>	<b>0%</b>	<b>100%</b>

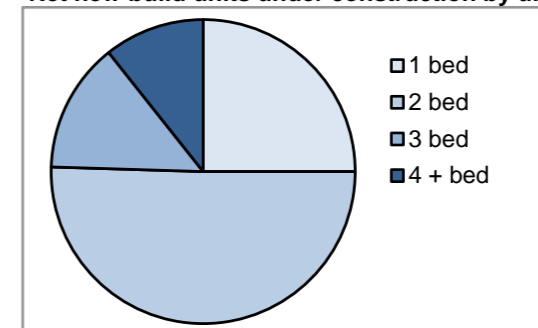
**Net new build units completed by unit size**



**Table 18 Net new build units under construction by unit size and tenure**

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	103	208	57	44	0	412
	22%	45%	12%	10%	0%	89%
Intermediate	20	12	0	0	0	32
	4%	3%	0%	0%	0%	7%
Affordable Rented	22	13	10	3	0	48
	5%	3%	2%	1%	0%	10%
Social Rented	-29	-1	0	0	0	-30
	-6%	0%	0%	0%	0%	-6%
<b>Total</b>	<b>116</b>	<b>232</b>	<b>67</b>	<b>47</b>	<b>0</b>	<b>462</b>
	<b>25%</b>	<b>50%</b>	<b>15%</b>	<b>10%</b>	<b>0%</b>	<b>100%</b>

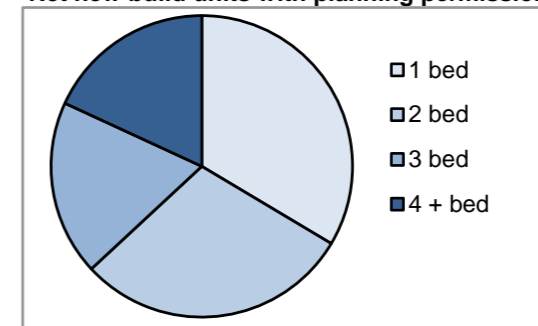
**Net new build units under construction by unit size**



**Table 19 Net new build units with planning permission by unit size and tenure**

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	50	44	28	27	0	149
	11%	10%	6%	6%	0%	32%
Intermediate	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
Affordable Rented	0	0	3	4	0	7
	0%	0%	1%	1%	0%	2%
<b>Total</b>	<b>50</b>	<b>44</b>	<b>31</b>	<b>31</b>	<b>0</b>	<b>156</b>
	<b>32%</b>	<b>28%</b>	<b>20%</b>	<b>20%</b>	<b>0%</b>	<b>100%</b>

**Net new build units with planning permission by unit size**



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### Future Housing Supply

**Table 20 Housing Land Supply by ward (net gain) 2020/21 – 2024/25**

	Housing Land Supply 2020/21 – 2024/25							2025-2029	
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites Under Construction	Prior Approval Sites with approval	Proposal / Other known large sites	Total	Proposal / Other known large sites
Barnes	2	4	0	-1	0	2	0	7	0
East Sheen	2	2	4	0	1	22	0	31	0
Fulwell and Hampton Hill	6	41	3	15	0	6	20	91	0
Ham, Petersham and Richmond Riverside	22	0	-4	0	0	0	0	18	500
Hampton	10	37	3	6	0	0	0	56	0
Hampton North	2	4	0	1	0	0	0	7	0
Hampton Wick	42	19	7	3	8	0	0	79	0
Heathfield	4	2	0	0	0	0	0	6	0
Kew	34	1	4	1	5	6	90	141	0
Mortlake and Barnes Common	1	10	2	0	2	1	383	399	400
North Richmond	2	7	-1	81	2	0	80	171	0
South Richmond	17	4	9	3	0	0	0	33	0
South Twickenham	9	10	3	3	10	0	0	35	40
St. Margarets and North Twickenham	281	4	0	0	6	0	0	291	0
Teddington	29	1	12	-1	0	11	0	52	20
Twickenham Riverside	1	7	0	3	9	2	46	68	20
West Twickenham	2	1	1	4	3	0	0	11	0
Whitton	-4	2	0	0	1	0	20	19	30
Small Sites Trend	0	0	0	0	0	0	742	742	1,170
<b>Total</b>	<b>462</b>	<b>156</b>	<b>43</b>	<b>118</b>	<b>47</b>	<b>50</b>	<b>1,381</b>	<b>2,257</b>	<b>2,180</b>