London Plan Annual Monitoring Report

London Plan Annual Monitoring Report 7

February 2011

MAYOR OF LONDON

Greater London Authority
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City Hall
The Queen's Walk
More London
London SE1 2AA
www.london.gov.uk
enquiries 020 7983 4100
minicom 020 7983 4458

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Contents

Index of Tables and Figures

Executive Summary

The Annual Monitoring Report (AMR) is essentially concerned to assess achievement of the London Plan's objectives. These look forward over a 20 year horizon – a long term perspective which looks across economic cycles but which in individual years will, of course, reflect their impact. This is particularly the case for AMR 7, covering 2009/10.

London's economic output fell by 4.9% from its mid 2008 peak to the third quarter of 2009, but by the second quarter of 2010 had risen by 2.4%. GLA Economics expect that over 2011 as a whole growth may average 2.4%, and in 2012 2.9%. In employment terms, 190,000 jobs were lost during 2008 – 2009, mainly in the private sector, but there was some recovery in the first half of 2010 and GLA Economics projects 0.6% growth in 2011 and 1% in 2012.

Though unemployment across all groups has remained broadly stable during the recession at around 9%, it has had particular impact on the young and among black and other ethnic minorities. However, there is some improvement in the ratio between unemployment of white and BAME groups, and there was slower growth among London's lone parents on income support than in the country as a whole.

The recession has also impacted on London's successful housing record, reducing output by 16% from its 2008/9 peak to 24,300 conventional homes in 2009/10 and, unsurprisingly, to below the long term monitoring benchmark (27,600). However, the decline in residential approvals appears to be abating, falling only 5% to 44,100 and close to the average for the last decade. In percentage terms, affordable housing output remained at record levels (37% of the total), but in absolute terms fell to 9,000 in 2009/10. With capacity for over 170,000 homes in the planning pipeline, London is well placed to tackle future housing needs as it emerges from the recession.

In 2009/10 97% of approved housing was on previously developed land – far higher than the national 60% target. Housing densities in developments approved have risen to 148 dwellings per hectare in 2009/10. Less than 17 hectares of protected open space, land designated as Green Belt, Metropolitan Open Land and local open space, have been lost, and most of it will retain the open character or provide environmental improvements elsewhere.

In 2009/10 the Mayor secured Government recognition of the importance of continued investment in London's public transport system, with Comprehensive Spending Review commitments to funding Crossrail and upgrading the tube as well as a revision to his London Plan to enable development to contribute to Crossrail. In 2011 there will be further improvements to the DLR to Stratford and to London Overground in both north and south London.

There is slow but steady progress in improving London's ability to handle its own waste – recycling rates are increasing, more waste is being managed within the city's boundaries and, overall, less waste is being generated. Boroughs are taking forward the Mayor's waste management strategy by identifying land locally to deal with their own waste arisings. Good progress has been made on assessing flood risk with almost all boroughs meeting requirements to carry out Strategic Flood Risk Assessments. Where any part of sites of nature conservation importance has been lost it has usually proved possible to mitigate this by improvements elsewhere.

This is likely to be the last AMR before the Mayor publishes a replacement London Plan – currently expected in the summer/autumn of 2011. The next annual report will be based on a new suite of indicators, and will form part of a new approach to London Plan implementation, accompanying a new Implementation Plan.

Scope and Purpose

This is the seventh London Plan Annual Monitoring Report (AMR7). The AMR is the central document in the monitoring process required by law to assess the effectiveness of the Mayor of London's spatial development strategy (more commonly known as the London Plan, the current iteration of which was published in 2008 consolidated with alterations since 2004). It is based on the key performance indicators (KPIs) set out in Chapter 6 of the London Plan, but it also contains additional contextual information that helps highlight some more specific challenges facing London. As with past AMRs, AMR7 reviews the overall performance of the London Plan with respect to key issues and trends reported in the year 2009/10.

The figures in the appendices generally relate to the period April 2009 to March 2010, although in some cases more up to date data is provided. Where possible a time series of data is given to help show trends. The appendices also indicate a few areas where proxy data have had to be used.

This report draws on a range of data sources, but the Greater London Authority's London Development Database (LDD) is of central importance. The LDD is a "live" system monitoring planning permissions and completions. It provides good quality, comprehensive data for the GLA and London boroughs. Data is also received from the GLA's Data Management and Analysis Group (DMAG) and Environment Team, Transport for London, English Heritage, The Environment Agency and Port of London Authority.

The KPIs used in this report remain the same as in AMR6. A review of monitoring indicators is under way as part of the work to produce a new Replacement London Plan. It is anticipated that next year's AMR will be based on a revised set of KPIs and that it will form a part of a new approach to London Plan implementation.

The scope of the AMR is outlined in Chapter 6B of the London Plan. It has been prepared to reflect the overall policy direction of the Plan, and does not attempt to measure and monitor each of its individual policies – this would make for a very large and complex document, and risk losing important information about overall trends amongst huge amounts of detail. The AMR continues to be important in keeping the London Plan under review (which the Mayor is legally required to do under the Greater London Authority Act 1999). It has also provided a valuable resource in preparing and scrutinising the draft replacement London Plan (further information about the new Plan is given later).

The AMR should not be confused with either:

The Mayor's Annual Report: This is required under the GLA Act 1999. The latest report was published in June 2010 and covers the period 2009/10. It sets out the Mayor's objectives and the action taken to implement them (looking at economic recovery, tackling crime and quality of life). It shows progress in preparing the Mayor's strategies, the GLA's progress against performance indicators and financial information. The report is available on the GLA's website at http://www.london.gov.uk/who-runs-london/mayor/publications/government/mayors-annual-report-200910.

The State of the Environment Report: This is also required to be published under the GLA Act 1999, and must be published every four years. The most recent report – the second (the first was published in May 2003) – was issued in 2007. It reports progress on many aspects of London's environment, covering 36 specific indicators. There are some similarities with the environmental KPIs in Appendix 1 of this report. The report is available on the GLA website. The third report, which is being prepared jointly with the Environment Agency, Natural England and the Forestry Commission is expected to be published in summer 2011.

Overview

Table 1 Summary Progress against Key Performance Indicators

+ Positive trend

− Negative trend

= Indicator showing neutral trend (may be lacking data)

KPI	Progress	Comment
1 - Increasing the proportion of development taking place on previously developed land. Maintain 96% residential development on previously developed land	+	Both approvals and completions are above the 96% target
2 - Increasing the density of residential development. Over 95 percent of development to comply with the housing density location and SRQ matrix	=	94% of units were approved in compliance with or above the densities specified in the SRQ matrix. For schemes over 15 units the figure was 98%
3 - Protection of open space. No net loss of open space designated for protection in UDPs due to new development.	+	Nearly 17 hectares of protected open space has been subject to planning approvals, less than the 22 hectares in the previous year. In all open space there has been a net loss of 15 hectares as a result of planning approvals
4 - An increased supply of new homes. At least 30,500 units per year.	−	Net housing completions, including conventional and non-conventional supply and vacant properties were at 78% of target
5 - An increased supply of affordable homes. Completion of 50 per cent of new homes as affordable homes each year 2004–2016.	=	Completions of affordable housing are down, but remain at 37% of output
5a - By 2026 reducing by at least 10% the gap between life expectancy at birth in Areas for Regeneration and the average in London	+	Life expectancy continues to rise in all areas, plus there has been a decrease in the gap between life expectancy in London as a whole and that in the six boroughs that contain the majority of London's Areas of Regeneration.

KPI	Progress	Comment
5b - By 2015, reducing by at least 10% the gap between the age standardized death rate from coronary heart disease per 100,000 population in Areas for Regeneration and the average in London	+	The Standard Mortality Ratio in Areas for Regeneration compares better to the London average that it did in 2007.
6 - Net increase in the proportion of London residents working in London	+	New data shows that the proportion is up on last year, but still slightly down on 2004, the first year for which data is available.
7 - Ensure that there is sufficient development capacity in the office market by maintaining at least 3:1 ratio of permissions to 3-year starts	+	The ratio at the end of 2010 was 13:1, comfortably in excess of the requirement
8 - Direction of economic and population growth to follow the indicative sub-regional allocations and fulfil the priority to east London	+	Significant progress has been made in developing the Opportunity Areas
9 - Age specific unemployment rates for BAME groups to be no higher than for the white population by 2016, 50 % reduction of the difference by 2011	+	The number of unemployed Londoners from all groups has risen since the last AMR. Londoners from BAME groups remain twice as likely as their white counterparts to be unemployed in all age groups. However there is an improvement on the ratios reported in AMR6.
10 - Percentage of lone parents dependant on income support to be no higher than the UK average by 2016, 50 per cent reduction of the difference by 2011.	+	The difference between London and the rest of the country continues to fall, down to 6.1% in May 2010. This is the 5th year in a row that the ratio has improved.
11a - An increase in the provision of childcare places per 1,000 under fives, particularly in Areas for Regeneration	**N/A**	The information for this indicator is no longer available.
11b - An improvement in the percentage of pupils obtaining 5 or more GCSEs at grades A-C in Areas for Regeneration relative to the LEA as a whole.	+	Analysis of ONS figures at Middle Super Output Area level shows that between 2004 and 2009, the % has risen by 19.07 in Areas for Regeneration compared to 15.72 in London as a whole

KPI	Progress	Comment
12 - Use of public transport per head grows faster than use of the private car per head	+	Since the base year of 2000, the index of public transport use has risen to 126.1 whereas the index of private transport use has fallen to 89.4.
13 - From 2001-2011, 15 per cent reduction in traffic in the congestion charging zone, zero traffic growth in inner London, and traffic growth in outer London reduced to no more than 5 per cent.	+	Traffic decreased in all zones and traffic reduction levels remain on course to exceed those required by this indicator.
14 - A five per cent increase in passengers and freight transported on the Blue Ribbon Network from 2001-2011	+ & -	There was a 7.6% increase in passengers but the economic downturn has contributed to a 13% decrease in freight largely due to a decline in the amount of aggregates transported for the construction industry.
15 - 50 per cent increase in public transport capacity between 2001 and 2021, with interim increases to reflect Table 6A.2.	+	The government's Comprehensive Spending Review confirmed that funding for major transport infrastructure projects in London was secure.
16 - Regular assessment of the adequacy of transport capacity to support development in opportunity and intensification areas.	+	The Mayor's Transport Strategy was published in May 2010. Transport assessments are being carried out in each of the OAPFs and sub-regional transport plans are also in place in all five subregions.
17 - Maintain at least 50% of B1 development in PTAL zones 5-6 and at least 90% of B2 and B8 development in zones 0-2.	- & +	Only 43% of office space permitted falls within the high PTAL bands, but targets for B2 and B8 were met
18 - No net loss of designated Sites of Importance for Nature Conservation over the plan period.	-	Nearly 9.5 hectares of designated Sites of Importance for Nature Conservation could be lost as a result of planning permissions in 2009/10. However nearly 7 hectares of this is in the Olympic Park and will be offset by future improvements
19 - Increase in municipal waste recycled or composted At least 35 per cent by 2010 At least 45 per cent by 2015	+	The proportion of municipal waste recycled in London rose by 2% to 27%, but is below the 35% target for 2010

KPI	Progress	Comment
20 - Achievement of quantified requirement for waste treatment facilities	+	Updated waste arising and apportionment figures are being agreed as part of the Replacement of the London Plan process
21 - 75% (16 million tonnes) of London's waste treated or disposed of within London by 2010	+	GLA estimates suggest that 79% of London's waste is managed within London.
22 - Reduce emissions to 15 per cent below 1990 levels by 2010 20% reduction by 2016 25% by 2020 Note: The Mayor is working towards a revised target set out in the London Energy and Greenhouse Gas Inventory (LEGGI, 2008)	**N/A**	Data for 2010 will not be available until 2012.
23 - Production of 945GWh of energy from renewable sources by 2010 including at least six large wind turbines	**N/A**	The Mayor has commissioned a major study of renewable energy in London which is due for publication during 2011.
24 - No net loss of functional flood plain within referable planning applications.	=	There has been no net loss of functional floodplain to development in London.
25 - Reduction in the proportion of buildings at risk as a percentage of the total number of listed buildings in London.	-	The proportion rose slightly to 2.65%, a rise of 0.02% but the overall trend is considered to be downwards

Note: The indicators are those contained in the London Plan Consolidated with Alterations since 2004, which was published in 2008. This is the version that is currently in force although a full review of the plan is well underway (see section on Review of the London Plan).

Progress against the London Plan's Six Objectives

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

London continues to perform well against this objective.

By a significant margin it has consistently exceeded the national 60% benchmark for accommodating growth within its boundaries on brownfield sites. In terms of both site area and number of dwellings approved, 97% of new housing in 2009/10 was on previously developed land and the figures for housing completions were slightly higher. Table 9 shows that the figure dropped below 90% in only four boroughs.

Net loss of all types of open space in planning permissions approved has reduced since 2008/9 (from 18.2 hectares to 14.6 ha in 2009/10), though completions made greater inroads into open space last year (-10.9 hectares) than in 2008/9 (-5.6 hectares). Locally, the picture is more complex than these headline statistics would suggest. Development proposals can involve both gains and losses in open space; sometimes losses are temporary, and in other cases they are made up for by reprovison. Perhaps the clearest example of this is the loss of 6 hectares of Metropolitan Open Land in Hackney, which will be made up for by future improvements to the Olympic Park (this area is also mentioned under progress against Objective 6). Most boroughs record little or no loss.

A total of 16.8 hectares of protected open space have been subject to planning approvals in 2009/10. Most of the loss which did occur in 2009/10 was limited to a few boroughs and is part of a larger redevelopment that will be compensated for by other environmental improvements.

Table 18 shows that most boroughs (18) have completed an Open Space Strategy to inform their local protection policies, 8 have one in preparation/draft and 7 have other strategies in place.

Measures of the density of new housing development show a complex picture. Density of residential approvals has risen in 2009/10. At 148 dwellings per hectare it is still below the peak of 151 dwellings per hectare in 2007/08 but up on 2008/09. The density of new completions has also increased from 117 dwellings per hectare in 2007/8 to 139 in 2009/10.

When compared to the densities suggested in the density matrix in the London Plan, 2009/10 saw 56% of units in schemes that exceed the suggested maximum density level. As in previous years, this means that less than half of approvals (rather than the 95% target) are within the appropriate density range for particular locations.

The Mayor's recent Interim Housing Supplementary Planning Guidance, which shows how 2008 London Plan policy should be implemented to more effectively achieve this target, was introduced after the cut off date for this AMR and so does not bear on its results. For the future, its potential impact should be reinforced by refined policy and a revised KPI in the new Draft Replacement London Plan which place greater emphasis on optimising housing output in particular locations rather than simply seeking to increase density.

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

Housing provision remains fundamental to making London a better city to live in but, as in the rest of the country, economic conditions have reduced output. AMR 6 correctly anticipated that the reduction in approvals recorded in 2008/9 might presage a reduction in completions in 2009/10. Completions of conventional homes fell by 16% to some 24,300 from the 2008/9 peak of 29,000 – and to below the 27,600 dwellings per annum long term monitoring target for this type of accommodation.

However, the substantial decline in approvals appears to be abating. In 2008/9 approvals fell by over 40% from their 2007/8 peak of 80,500 but between 2008/9 and 2009/10 the reduction was only 5%, to 44,100 – a figure only slightly down on the average recorded over the last decade. London's planning pipeline remains substantial with capacity for over 170,000 homes – equivalent to nearly 6 years' supply – and should not constrain development when the market recovers.

Affordability remains a major housing issue for Londoners and despite the recession affordable housing output has remained significant, albeit not at the levels of the recent past. The proportion of net new conventional housing which is affordable remains at 37%, the same as 2008/9, but output has fallen back from its 10,800 peak then to 9,000 in 2009/10.

Improving provision of 'Lifetime' and 'wheelchair accessible' homes is also important in making London a better city to live in for all its residents and the proportion of 'Lifetime' homes approved has risen from 54% in 2008/9 to 70% in 2009/10. The proportion of approved new 'wheelchair accessible' homes has remained constant at 7%.

Objective 3 - To make London a more prosperous city

Though London fared better than the country as a whole during 2008-09, both went through a deep and long recession. London began to emerge from this in 2009-10. GLA Economics consider that the recovery is likely to be bumpy, with households feeling squeezed due to job insecurity, relatively stagnant wages and rising prices. These pressures have borne on the indicators measuring progress against the London Plan's social and economic objectives in 2009/10. Economic output fell by 4.9% from its mid 2008 peak to the third quarter of 2009 but by the second quarter of 2010 had risen by 2.4%. On an annual basis, a positive outturn may be expected for 2011 and 2012 when GLA Economics project output growth of 2.4 per cent in 2011 and 2.9 per cent in 2012. Employment is forecast to grow by 0.6 per cent in 2011 and by 1.0 per cent in 2012.

The impact of the recession on London employment, and more particularly, the pattern of recovery in 2009 -10 are both difficult to gauge at present. Official employment figures1 are not available for 2010 and there is some uncertainty as to how far those for 2009 reflect actual job levels. For example, public transport passenger ridership has held up quite well since mid 2008 and the Annual Population Survey (admittedly compiled on a very different basis to the BRESS2 official employment figures) even shows a slight increase in the total number of workers in London between 2008 and 2009 (see Table 28). In contrast, the official figures for broadly the same period showed a loss of 192,000 employee jobs.

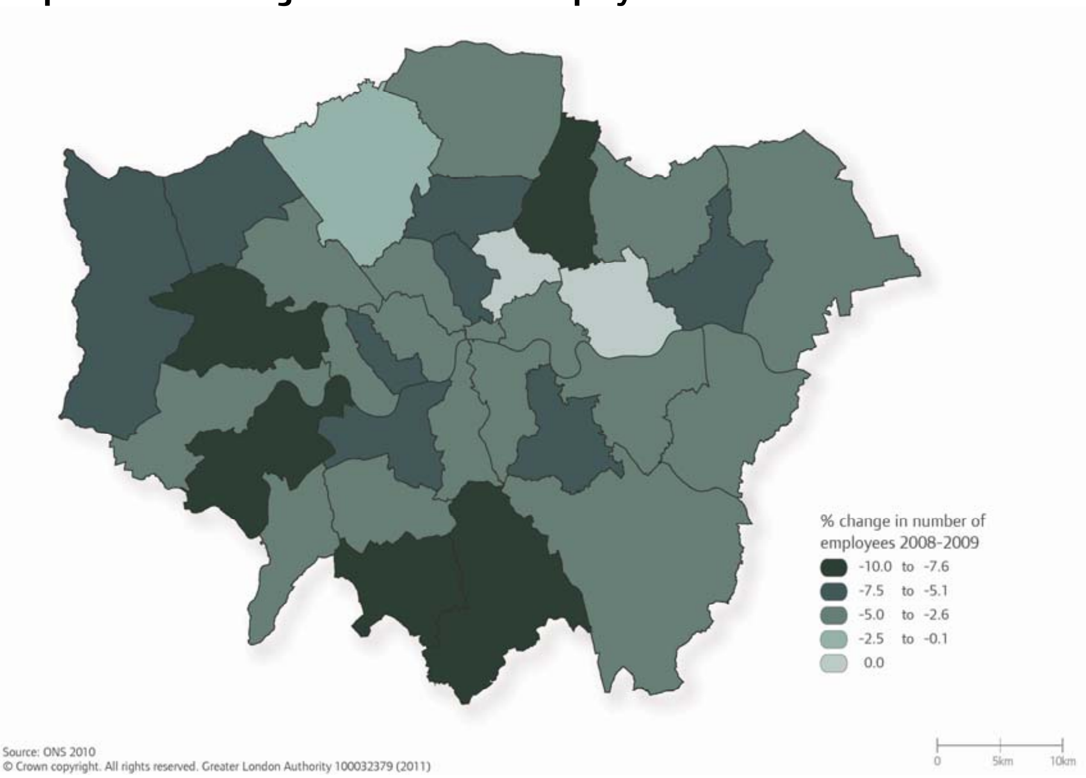
These losses are cause for concern for policy makers. However, the indications to date are that London's employment losses would appear not to have been on the same scale as those recorded during the recession of the early 1990s when it lost almost half a million jobs (see Figure 1).

[1] Office for National Statistics (ONS). Release of Business Register Employment Survey (BRESS) 2009: London. ONS, 2010
[2] ONS 2010 op cit

Figure 1 Employment in London 1982 – 2010

Map 1 shows that in percentage terms the greatest jobs losses during 2008 – 2009 were concentrated in suburban boroughs, with Sutton, Richmond, Croydon, Ealing and Waltham Forest experiencing employment loss of more than 7.4% in 2008 - 2009. However, in absolute terms jobs losses more closely mirrored concentrations of employment, with the greatest numbers of workplace jobs lost in Westminster (-23,000), Islington (-13,000), Hillingdon and Croydon (-12,000 each) and the City of London (-11,000).

Map 1 Borough distribution of employment loss 2008 - 2009

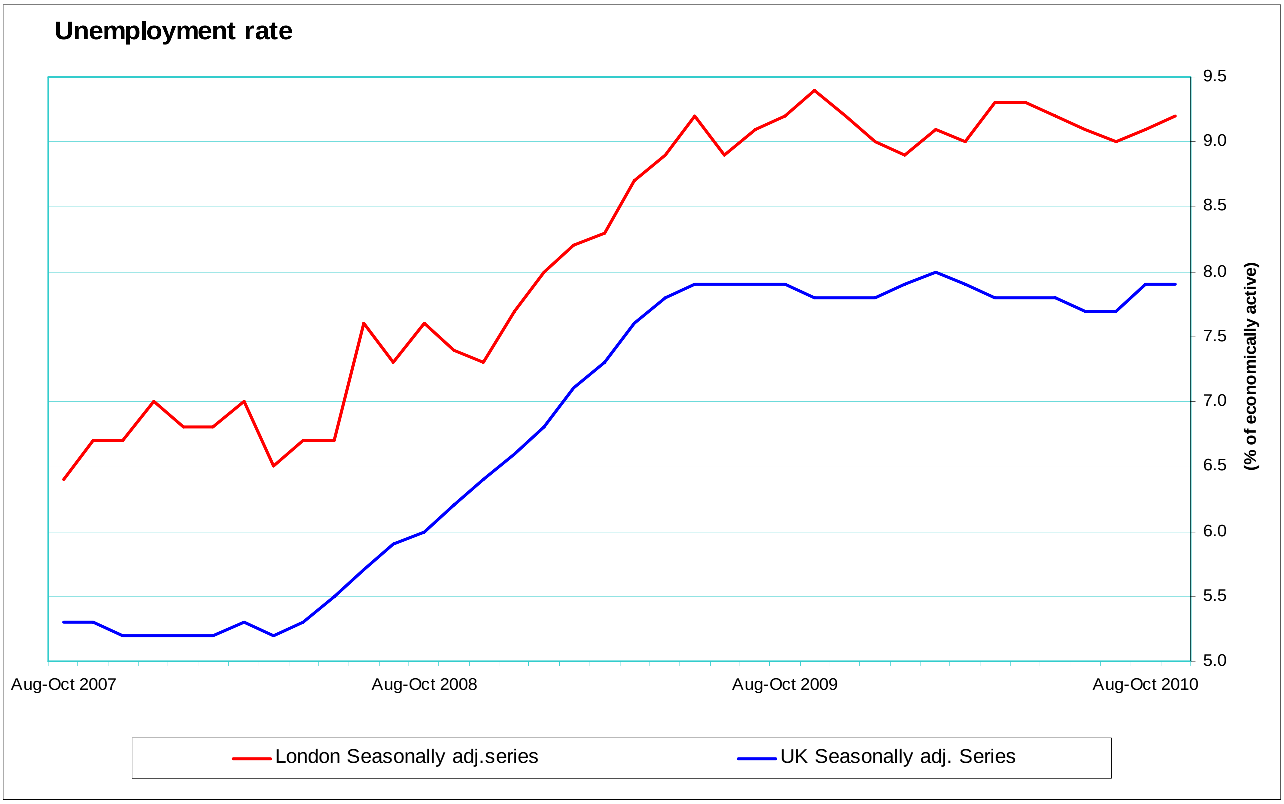


In the country as a whole a disproportionate percentage (85%) of employment loss has been among full time jobs. This is also true in London, but to a less marked extent (81%) even though full time employment is more common here (74% of all employment) than in Great Britain (68%).

In absolute terms, the five sectors with the greatest job losses were administrative and support service activities (-49,800), finance and insurance (-34,000), information and communication (-28,800), transport and storage (-24,300) and construction (-22,700). In 2008 these sectors accounted for 35% of London's total employment and in the period 2008 – 2009 for 83% of its net job loss. Over the same period employment in health, social work, education and real estate grew and there was no change in public administration and defence.

The unemployment claimant count in London has remained below that for the country as a whole since the onset of the recession. The internationally defined unemployment rate has remained above it but broadly stable at around 9% (Figure 2).

Figure 2 Unemployment Rate – London and UK 2007-2010



Objective 4 - To promote social inclusion and tackle deprivation and discrimination

The London Plan is based upon the principles of spatial planning – that is, it deals not just with conventional land use matters, but integrates these with the spatial aspects of a range of other policy areas, including issues of social policy. The KPIs supporting these objectives are aimed at showing whether the gaps between disadvantaged communities and other Londoners are being addressed.

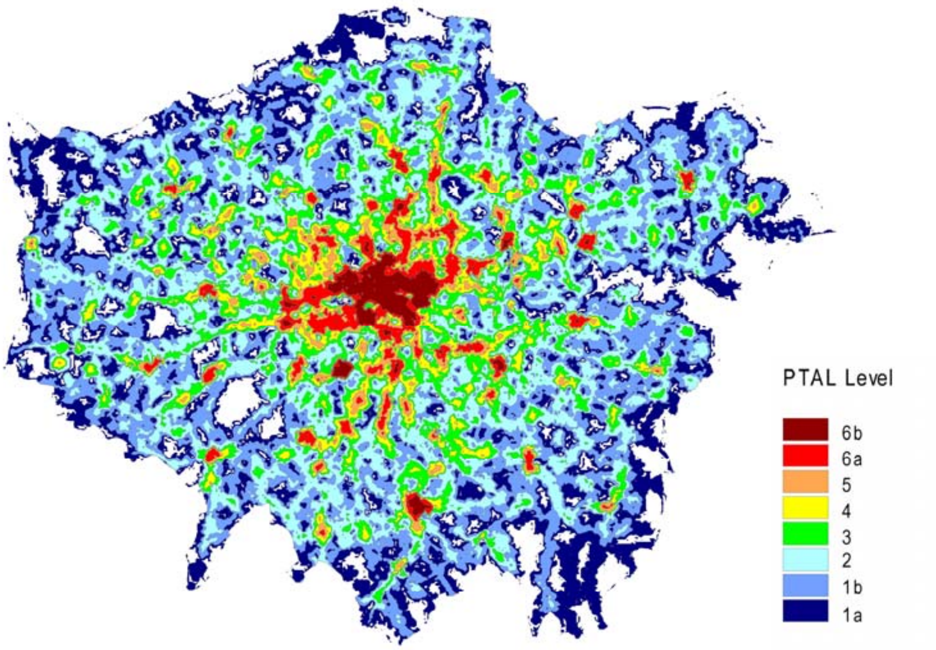
London's status as a world city owes much to its global connectivity. This openness has been a great asset to London but meant that London was not immune to the recent global recession. That recession has affected progress in the Mayor's objective of reducing Black and Minority Ethnic unemployment in absolute terms and has seen a growth in youth unemployment across all groups. However, London's economy is resilient, as demonstrated by the fact that there was a slower growth in the number of lone parents on income support in London when compared to the national picture. There is also good news in the longer term, against a background of improving school performance across London as a whole, with a faster rate of improvement in regeneration areas.

Objective 5 - To improve London's accessibility

The ongoing, substantial investment in public transport by TfL, Network Rail, Government and the private sector continues to improve London's accessibility and thus help ease congestion on the road network. Central Government has recognised the importance of improving London's accessibility in the Comprehensive Spending Review by ensuring the funding for the tube upgrades and Crossrail. In April 2010 the Mayor altered the London Plan to enable him to raise contributions towards the cost of Crossrail through the planning system. For the calendar year 2010, £235,000 was raised. In 2011 there will be further improvements to the DLR to Stratford. London Overground, which passes through 20 of the 33 boroughs, will see further sections open in north London in 2011 and south London in 2012. London Overground passes through some of the more deprived parts of London. Improving its service may help people living near to stations access a wider range of job opportunities. Progress will continue to be made on upgrading London Underground lines, improving the capacity and reliability of the network, which is essential to London's economic success. The recent fall in river cargo is thought to be more of a reflection of short term economic difficulties than a longer term structural change in transport patterns.

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). At the recent examination in public of the draft replacement London Plan, questions were raised about how developers and others can make sure they are working on the basis of the most recent PTALs, given that they change as public transport services are altered and improved. The Mayor's representatives agreed that the definitive PTAL map for each year would be published in this Report, which will allow all concerned to assure themselves that they are using the correct data. It has been decided that it would be useful to start this practice this year, and the definitive map is given in Map 2. It will then be possible to confirm that extracts from that map provided by TfL relate to this definitive version. The view of AMR users about the usefulness of this approach would be welcomed.

Map 2 London Public Transport Accessibility (PTAL) Map 2010



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

There is a slow, but steady improvement in London's ability to handle its own waste. Recycling rates are improving, more is being managed within London, less waste is being generated. Through his municipal and business waste strategies, and in conjunction with the London Waste and Recycling Board (LWaRB), the Mayor is targeting those sectors that can help make the biggest improvements to London's waste performance. The boroughs are bringing forward waste planning documents to ensure enough land is allocated to deal with the waste arising in their areas. Good progress has been made on assessing flood risk with almost all boroughs meeting requirements to carry out Strategic Flood Risk Assessments. Despite the recent economic downturn, the number of listed buildings at risk has remained stable and low.

While it is true that some land of nature conservation importance has been lost, it is usually only part of a site, rather than all of it, and these losses are often to enable development that can then fund improvements to the overall quality of the remaining site, which can result in an overall benefit to biodiversity. This year’s data include the loss of one large site in Hackney which is part of the Olympics site. Post-Olympics, this loss will be more than compensated for through longer-term plans for use and management of the Olympic site and Park.

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

Table 2 London Plan Supplementary Planning Guidance

Supplementary Planning Guidance Title	Consultation draft	Final Document
Accessible London: achieving an inclusive environment	July 2003	April 2004
Interim Housing	2009	April 2010
Sustainable Design and Construction	March 2005	May 2006
Land for Transport Functions	May 2006	March 2007
View Management Framework Revised	April 2005 May 2009	July 2007 Spring 2010
Planning for Equality and Diversity in London	December 2006	October 2007
East London Green Grid Framework	August 2007	February 2008
Providing for Children & Young People's Play	October 2006	March 2008
Industrial Capacity	October 2007	March 2008

Table 3 London Plan Best Practice Guidance

Best Practice Guidance Title	Consultation draft	Final Document
Guide to preparing Open Space Strategies	2008	2009
Safeguarded Wharves on the River Thames Implementation Report	2003	January 2005
Development Plan Policies for biodiversity	October 2004	November 2005
Tomorrow's Suburbs	February 2005	June 2006
Managing the night time economy	June 2006	March 2007
Health issues in Planning	June 2006	June 2007
Wheelchair Accessible Housing	March 2007	September 2007
Improving Access to Nature Implementation Report	March 2007	February 2008
London's Foundations (Protecting Geodiversity)	July 2008	March 2009

Downloadable versions of SPGs and BPGs can be found at:
http://www.london.gov.uk/priorities/planning/vision/supplementary-planning-guidance.

Further information on all technical and research reports relating to the London Plan can be found at:
http://www.london.gov.uk/priorities/planning/research-reports/technical-research-reports

A comprehensive review of the SPGs/BPGs to support the new Replacement London Plan will commence during 2011.

Table 4 Progress of Mayoral Strategies and priorities

Strategy	Web link	First published	Updated
Air Quality	http://www.london.gov.uk/publication/mayors-air-quality-strategy	September 2002	December 2010
Alcohol and Drugs	http://www.london.gov.uk/priorities/health/focus-issues/drugs	January 2002	
Ambient Noise (Sounder City)	http://www.london.gov.uk/priorities/environment/clean-calm-city/noise	March 2004	Review to be considered following publication of national Noise Strategy
Biodiversity (Connecting with London's Nature)	http://www.london.gov.uk/priorities/environment/urban-space/biodiversity	July 2002	
Business Waste Management	http://www.london.gov.uk/consultation/waste-strategy		Draft published October 2010. Consultation closed January 2011
Childcare	http://www.london.gov.uk/priorities/young-people/early-years-family-support		
Children and Young People (Young Londoners – Successful Futures)	http://www.london.gov.uk/publication/young-londoners-successful-futures		Report published July 2010
Climate Change Adaptation	http://www.london.gov.uk/climatechange/strategy		Assembly draft August 2008, public draft February 2010, consultation closed May 2010
Climate Change Mitigation & Energy (Delivering London's Energy Future	http://www.london.gov.uk/priorities/environment/climate-change/climate-change-mitigation-strategy	Energy strategy February 2004	Draft published October 2010, consultation closed January 2011
Culture (Cultural Metropolis)	http://www.london.gov.uk/get-involved/consultations/current-consultations/cultural-strategy	April 2004	Consultation draft June 2010. Consultation closed September 2010
Violence Against Women (The Way Forward)	http://www.london.gov.uk/priorities/crime-community-safety/tackling-priority-crimes/violence-against-women	April 2009	March 2010
Economic Development	http://www.london.gov.uk/who-runs-london/mayor/publications/business-and-economy/eds		May 2010

Strategy	Web link	First published	Updated
Food	http://www.london.gov.uk/priorities/environment/urban-space/growing-food		
Health Inequalities	http://www.london.gov.uk/who-runs-london/mayor/publications/health/health-inequalities-strategy		April 2010
Housing	http://www.london.gov.uk/publication/london-housing-strategy		February 2010
London Tourism Action Plan		May 2006	August 2009
Municipal Waste	http://www.london.gov.uk/consultation/waste-strategy	August 2003	Draft published October 2010. Consultation closed January 2011
Older People	http://www.london.gov.uk/older-people		
Spatial Development (The London Plan)	http://www.london.gov.uk/shaping-london/london-plan/	February 2004	Draft replacement plan published October 2009. Expected publication summer / autumn 2011
Transport	http://www.london.gov.uk/publication/mayors-transport-strategy	July 2001	May 2010
Water	http://www.london.gov.uk/priorities/environment/vision-strategy/water		Draft published August 2009

For the latest updates visit www.london.gov.uk. Please note that the Mayor's website is under continuous review which may lead to web pages moving or being replaced. The links provided were functional as at the end of January 2011.

Progress on Major Developments

Appendix 3 contains a summary of progress on implementing development for each of the Opportunity Areas and Areas for Intensification identified in the London Plan.

Summary of Mayoral Planning Activity

Review of the London Plan

Under the Greater London Authority Act 1999 (as amended), the Mayor is required to publish and keep up-to-date a spatial development strategy (SDS), widely known as the London Plan. This is intended to set out the Mayor's strategy for the development of London, and to bring together the spatial aspects of all his other strategies. The first iteration of the London Plan was published in 2004; the most recent version is that published consolidated with alterations in February 2008.

In December 2008, the Mayor announced his intention to carry out a full review of the Plan, with a view to bringing forward a new (or "replacement") version before the end of 2011. Initial proposals for a new Plan were published for consultation in April 2009, with a draft replacement Plan being issued in October of the same year. An examination in public was held over nine weeks between June and December 2010, and at time of writing the report of the Panel that conducted the examination is awaited. It is intended that the new London Plan will be published in the autumn of 2011.

The Mayor is currently considering the arrangements for implementing the London Plan. These are likely to take the form of an Implementation Framework of documents and initiatives, including a streamlined suite of supplementary guidance, an Implementation Report outlining activities to implement London Plan policies and support infrastructure planning across the capital, and this Annual Monitoring Report. Further details of this new approach will be set out in the next AMR.

Planning decisions

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

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

Following discussions between the Mayor and London boroughs, the Government has indicated its intention to amend the Mayor of London Order to increase the threshold for referral of applications, so that he only sees those proposing more than 400 units of new housing. It is anticipated that this change will be made during the summer of 2011.

In spite of the continuing uncertainty brought on from the economic crisis, 2010 has seen a slight increase in the number of applications referred to the Mayor. The increase from 240 in 2009, to 258 in 2010 represents a rise of 7.5%. However, there still remained a 12% decrease in referable applications in 2010 when compared to the average amount of referrals in the previous 4 years. This decline in activity is not uniform across London, with the Inner London boroughs displaying a 19% decrease in referable cases (in spite of such boroughs as Lambeth showing a 40% increase in activity to the 4 year average) whilst the Outer London boroughs show a very mild decrease in referable cases of just 0.75%. The City of London has seen a dramatic increase from 1 referable case in 2009 to 5 in 2010; however it still remains well below the high of 20 in 2007.

This year also saw the Mayor use his "call-in" powers in a further two planning applications. The Mayor granted permission for the Southall Gas Works application in Hayes following Ealing and Hillingdon's decision to refuse the application and he also issued a notice to the London Borough of Merton stating that he would act as the local planning authority for the purposes of determining the SITA Recycling application on Benedict Road.

Table 5 Planning Applications Referred to the Mayor

Borough	2000 - 2005	2006	2007	2008	2009	2010	Total 2006-2010
City of London	72	16	20	5	1	5	119
Barking & Dagenham	36	4	11	8	6	6	71
Barnet	19	1	8	10	12	6	56
Bexley	21	6	8	6	4	9	54
Brent	31	3	3	8	9	9	63
Bromley	54	6	3	5	5	6	79
Camden	15	6	7	3	6	7	44
Croydon	49	6	13	9	8	7	92
Ealing	51	2	8	7	6	7	81
Enfield	32	3	4	1	5	7	52
Greenwich	52	12	28	13	5	11	121
Hackney	38	10	7	7	13	7	82
Hammersmith & Fulham	39	7	8	9	5	7	75
Haringey	13	3	4	3	2	3	28
Harrow	12	4	5	10	6	5	42
Havering	38	7	2	5	13	3	68
Hillingdon	72	12	15	23	15	9	146
Hounslow	35	7	7	11	7	10	77
Islington	21	5	13	5	9	9	62
Kensington & Chelsea	10	2	6	10	1	2	31
Kingston upon Thames	19	0	4	5	2	1	31
Lambeth	44	13	7	13	4	13	94
Lewisham	26	4	9	7	3	7	56
Merton	32	3	3	13	3	6	60
Newham	74	19	28	20	16	30	187
Redbridge	10	4	1	1	4	0	20
Richmond upon Thames	24	3	4	6	1	1	39
Southwark	82	21	13	20	15	12	163
Sutton	11	3	7	7	4	5	37
Tower Hamlets	129	36	41	47	30	23	306
Waltham Forest	15	4	0	3	0	1	23
Wandsworth	34	14	11	8	9	6	82
Westminster	59	15	33	26	11	18	162
Totals	**1,269**	**261**	**341**	**334**	**240**	**258**	**1,430**

Source GLA Planning Decisions Unit

Development Plan Documents

Following the Planning and Compulsory Purchase Act 2004 all local authorities are required to produce a local development framework. The local development framework is a portfolio of local development documents, comprising development plan documents and supplementary planning documents.

Borough local development schemes (LDS) are the local planning authority's work plan for the production of local development documents (LDD) that will collectively form the Local Development Framework for each of the boroughs. Every London borough produced an original LDS by April 2005. These have been revised at different periods since.

In June 2008 a new power for the Mayor over borough LDSs was introduced. The GLA Act 2007 amended the Planning and Compulsory Purchase Act so that the Mayor may direct that amendments be made to the LDS if it is necessary to ensure that key policies of the London Plan are reflected in the LDD work programme. The Mayor may also direct a local planning authority to prepare a revision to their LDS. In 2010, the Mayor approved 15 LDSs and did not direct amendments to any of them.

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

Boroughs are also required to consult the Mayor on supplementary planning documents (SPD) to the extent that the council thinks he is affected by the document. The Mayor has indicated to boroughs the types of documents he wishes to be consulted on (affordable housing, transport, planning obligations, sustainable development, environmental protection and climate change, waste and planning briefs for sites which could result in referable applications). During 2010 the Mayor responded to five SPD consultations.

In order to achieve general conformity of LDDs the Mayor has worked proactively with the boroughs, commenting on and holding meetings to discuss informal drafts of documents and meetings to discuss the Mayor's response to consultation. Appendix 5 summarizes all the development plan related consultations that the Mayor has responded to in 2010.

In 2010 the Mayor responded to 78 consultations on development plan documents (DPDs). GLA officers have also responded to informal drafts of documents in a number of instances. The Mayor gave an opinion of general conformity on 27 DPDs at the pre-submission or submission stages. Most of these DPDs were originally found not to be in general conformity with the London Plan. However ongoing negotiations before and during examinations in public (EIPs) resulted in a number of changes to bring the documents into general conformity with the London Plan. Officers attended six EiPs: Hackney, Kensington and Chelsea, Southwark, Tower Hamlets, Westminster and Wandsworth.

Table 6 shows progress by London boroughs in preparing their core strategy development plan documents.

Table 6 Progress with Core Strategy Development Plan Documents

Core Strategy Stage	No. of boroughs	Borough
Core Strategy Issues and Options yet to be published	1	Bromley
Have published Core Strategy Issues and Options	2	Hounslow Newham
Have published Core Strategy Preferred Options	4	Waltham Forest Croydon Hillingdon Kingston upon Thames
Core Strategy pre submission or Submission to Secretary of State	15	Hammersmith & Fulham City of London Westminster Lewisham Merton Haringey Harrow Bexley Ealing Greenwich Brent Lambeth Islington Southwark Barnet
Core strategy adopted	11	Kensington & Chelsea Barking and Dagenham Wandsworth Tower Hamlets Camden Enfield Havering Redbridge Richmond Sutton Hackney

Note: 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, for example Kingston upon Thames's Kingston Town Centre Area Action Plan and Hounslow's Employment DPD.

London Development Database

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

Minor revisions were made to the LDD during 2010. From 1st April 2010 the following changes came into effect:

- Recording the loss or gain of pitches for gypsies and travellers became a mandatory requirement.
- Apart-hotels and serviced apartments were given their own category separate from other non self-contained accommodation.
- The new C4 use class was added following the Government's decision to introduce a new use class for Houses in Multiple Occupation of between 3 to 6 bedrooms.

2011 will see the introduction of the following:

- A requirement to record the Code for Sustainable Homes level of proposed new residential dwellings
- Fields for all parking spaces, including bicycles
- A requirement to record whether proposed units are to be built on Greenfield or garden land on a unit by unit basis

Note: Some boroughs use the London Development Database as a data source for their AMRs, and all are expected to compare the data they publish with the data they have entered onto 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.

London Planning Awards 2010/11

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 2009/10 London Planning Awards Ceremony was held on 29 March 2010 in City Hall - full details of shortlisted, commended and winning schemes are given in a PDF document which can be found at http://www.londonfirst.co.uk/documents/LPA10_brochure.pdf.

The 2010/11 Awards Ceremony was held on 20 January 2011, and full details of the winning and commended entries are given in Table 7.

Table 7 London Planning Awards 2010/11

Entry descriptions and award citations taken from the Mayor's and Sir Simon Milton's speeches at the London Planning Awards Ceremony held on 20 January 2011 in City Hall.
1: Best Built Project sponsored by CB Richard Ellis **WINNER for its bold and successful architectural intervention, its welcoming prospect and the real sense of town centre renewal it has engendered:** **Enfield Town Library submitted by the London Borough of Enfield with Shepheard Epstein Hunter Architects.** A dramatic yet sensitive and flexible modern addition to Enfield's one hundred year old Carnegie Library, the building has been reoriented to face a much improved green and to attract a broader and younger readership. This library has been turned around – in both senses of the word. **COMMENDATION for its high degree of community involvement, its profound local regeneration impact, and – not least – its subtle remodelling of public spaces:** **ECI Public Realm Improvements** submitted by the London Borough of Islington, with EC1 New Deals for Communities, and Homes for Islington. Broad in scope and vision, this comprehensive approach to public realm enhancement in Islington's city fringe displays a careful attention to detail and demonstrates the value of public engagement, buy-in and continued involvement.
2: Best Built Project – Community Scale sponsored by Land Securities **WINNER for its iconic design, its responses to difficult planning issues, and its life-enhancing spirit:** **Clapham Manor Primary School submitted by dRMM Architects.** This polychromatic freestanding addition cleverly marries four new stories to the school's existing three, brings full accessibility throughout, and provides light and airy – and much-loved – extra space. The design was carefully crafted in consultation with staff, pupils and local residents, and the resultant reorientation of the school has dramatically improved security and safety in the neighbouring public realm. **COMMENDATION for its community involvement, its imagination, and its Narnia-like qualities:** **The Barn & Eco Garden at the Eastern Curve, Dalston submitted by J & L Gibbons, with MUF Architecture/art, Nicholas Henniger (EXYZ), Martin Stockley Associates, Appleyards DWB, Objectif, Design for London and the LDA, Hackney Council and the Eastern Curve Steering Group.** The pride and passion of local activists is on full display in this magical space squeezed behind clusters of town centre buildings on rescued backland. With an ambitious programme of educational, cultural and horticultural activities, and strong local support, this new open space has added an extra dimension to Dalston.
3: Best Conceptual Project sponsored by Berwin Leighton Paisner **WINNER for its remarkable imagination and ambition:** **London River Park submitted by Gensler.** From left field comes an ingenious proposal to link the main historic attractions along the north shore of the Thames via a fully accessible, floating river walk. Timed for completion in 2012, five linked temporary pavilions will celebrate the 'Best of British', and leave a lasting legacy of new mooring facilities, ferry terminals and an open air swimming pool.

Entry descriptions and award citations taken from the Mayor's and Sir Simon Milton's speeches at the London Planning Awards Ceremony held on 20 January 2011 in City Hall.
4: Best New Place to Live **WINNER for its inspirational and well thought out responses to the challenges of elderly living:** **Ewart House & Abigail House Extra Care Housing at Richards Close, Harrow submitted by Harrow Churches Housing Association and Octavia Housing.** This splendid care and support scheme for frail older people mixes independent living – each flat has its own front door – with communal facilities, and provides assistance on call 24 hours a day. Including extra care and wheelchair accessible accommodation, this well-crafted development scores highly on measures of environmental sustainability. **COMMENDATION for its real place-making achievements, and its sense of community:** **Beaufort Park submitted by St George Central London.** This substantial new place in outer London ticks all the boxes. Carefully put together with many partners; its homes – 42% affordable and 97% lifetime, no less; open spaces; and the shops, businesses and community facilities in its new neighbourhood centre have transformed this corner of Barnet.
5: Best New Public Space sponsored by Hogan Lovells **WINNER for its high degree of community involvement, its attention to detail and its elegant design:** **Bermondsey Square submitted by East architecture, landscape, urban design.** Developed in partnership with users and neighbours, this precise design is carefully detailed. The revitalised square integrates successfully public and privately managed space and provides a flexible arena for everyday activities and special events, whilst continuing to host Bermondsey's historic weekly antiques market. **COMMENDATION For successfully blending of a multitude of themes, and for the joyful integration of art, craft and leisure:** **Waterside Gardens, Crayford submitted by the London Borough of Bexley.** Drawing freely from local history and heritage for design inspiration, this expertly conceived and implemented local park provides a delightful oasis in the centre of Crayford. The opportunity to improve the River Cray – which flows along the edge of the Gardens – has been well taken.
6: Best Built Project Five Years On sponsored by GVA **WINNER The airport may have been its focus, but its head has not been in the clouds. For its overwhelming regenerative impact:** **DLR London City Airport Extension submitted by Docklands Light Railway.** A daring addition to the DLR, this extension has for the first time brought rail access to London City Airport, solving many complex planning problems on the way and opening up numerous development opportunities. It has also massively increased accessibility to the City and the West End through its link to Woolwich Arsenal south of the river, and has – year on year – seen ridership grow significantly ahead of projections.
7: Best Historic Building Management sponsored by English Heritage **WINNER for its sensitive remodelling of the public realm fronting a national icon:** **St Paul's Church Yard submitted by the City of London, with Townshend Landscape Architects, ARUP and Project Centre.** Following an extensive programme of public consultation, the public realm fronting St Paul's has been thoughtfully reworked to manage the huge increases in visitors following the opening of the Millennium Bridge. Featuring formal and informal, and temporary and permanent elements – including an historic drinking fountain rescued from Guildhall, its waters rendered potable – this impressive treatment is a great success.

Entry descriptions and award citations taken from the Mayor's and Sir Simon Milton's speeches at the London Planning Awards Ceremony held on 20 January 2011 in City Hall.
8: Mayor's Award for Planning Excellence **WINNER As Mayor, I'm often expected to walk on water. This scheme brings it one step nearer for everyone! For its sheer simplicity, and dazzling audacity: London River Park submitted by Gensler.** (see 3: Best Conceptual Project for citation and description of entry) **COMMENDATION a landmark in the making – a joyful response to tricky planning constraints: Clapham Manor Primary School submitted by dRMM Architects.** (see 2: Best Built Project – Community Scale for citation and description of entry)

Update on inter regional issues

Established in 2000, the Advisory Forum on Regional Planning for London, the South East and East of England (the Inter Regional Forum) met regularly to consider significant cross-regional planning issues, with the Chair and Secretariat function rotating between the three regions every two years. Against the backdrop of fundamental changes to the arrangements for regional planning outside London[3], regional leaders met in June 2010 to consider a way forward. The Inter Regional Forum is currently in abeyance pending decisions about the future arrangements to be made in the East and South East regions, with cross-boundary work proceeding at officer level as and when required. The position will be reviewed once governance arrangements in the neighbouring regions have been resolved.

Outer London Commission

The Outer London Commission's final report was published in May 2010.
http://www.london.gov.uk/olc/

Olympic and Paralympic Games

The development of the Olympic Park and venues continues apace (see the Olympic Delivery Authority website for more details: http://www.london2012.com/making-it-happen/). The main venues are nearing completion (the Velodrome was completed as this report went to press) and much of the infrastructure needed for the Games is now in place. The Olympic Park Legacy Company (OPLC) has launched its 25-year vision and legacy masterplan for the Olympic Park and the surrounding area, and work is underway to procure operators for the venues. Work has started on the Mayor's Olympic Legacy Supplementary Planning Guidance (see draft replacement London Plan policy 2.4), and the Mayor of London has begun consultation on his proposals to re-form the OPLC into a Mayoral Development Corporation, as defined in the Government's Localism Bill, that would drive forward regeneration and development in the area (for more details: www.london.gov.uk/mdcconsultation)

The Mayor is also working in partnership with government and the boroughs to maximise the wider socio-economic benefits across London from the transport investment associated with the Games, and to capture the volunteering, employment, skills and business development legacies. He remains

3 The South East England Regional Assembly (SEERA) was dissolved on 31 March 2009, its functions transferring to the South East England Partnership Board (SEEPB). SEEPB closed on 30 July 2010. The East of England regional Assembly (EERA) was dissolved on 31 March 2010.

committed to the range of work being undertaken with the six east London Host Boroughs to achieve 'convergence' between those boroughs and the rest of London.

Looking to the Future

This year saw a new Coalition Government with ambitious policies to change the planning system to ensure it is less top-down and more "localist". The Government's Localism Bill takes those policies forward, abolishing regional spatial strategies, and putting in place provision for neighbourhood planning.

The Mayor has anticipated these changes in his draft replacement London Plan, with the aim of making it – and the various documents and workstreams to support its implementation – a "resource for localism", providing a clear Londonwide perspective and direction to inform and support planning at more local levels, and providing information and practical advice. More details about this will be given in next year's AMR.

The economic situation continues to be a challenge for all those involved in planning, both in supporting development through a difficult time for the sector, and in finding ways of ensuring delivery of the infrastructure a growing city needs at a time when public resources are short. The planning system will have a key role to play in this – an example is the Mayor's proposals for a Community Infrastructure Levy to help fund Crossrail.

Appendix 1 – Key Performance Indicators

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

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

Key Performance Indicator 1
Increasing the proportion of development taking place on previously developed land
Target
Maintain at least 96% of new residential development to be on previously developed land.

AMR 7 shows that in 2009/10 London continued to exceed the national target (60%) for building on brownfield land by a substantial margin, and with 99% of completions and 97% of approvals on brownfield land, to achieve the Mayor's more demanding target of accommodating at least 96% of residential development on previously developed land.

Table 8 Percentage of residential development on previously developed land within London 2000 – 2009/10

Year	% of development approved on previously developed land within London		% of development completed on previously developed land within London	
	By site area	By no. of units	By site area	By no. of units
2000	89% ODPM			
2001	90% ODPM			
2002	90% ODPM			
2003	94% ODPM		-	-
2004/5	97.3%	98.1%		
2005/6	96.7%	97.5%		
2006/7	97.7%	98.5%	96.5%	97.2%
2007/8	96.6%	97.1%	94.8%	96.5%
2008/9	96.6%	97.8%	97.5%	98.5%
2009/10	97%	96.7%	97.7%	98.7%

Sources: 2000-2003 - ODPM - all completed development using calendar years.
2004 onwards - London Development Database using financial years.

Note: The percentage is calculated using residential planning permissions granted / completed during the financial year. Completions are allocated to the year in which the final part of the scheme is finished. Only permissions for which a site area can be calculated are included. Details and Reserved Matters permissions are not included in Approvals but are included in Completions. As noted in AMR 6, London Development Database (LDD) figures from previous years have been reviewed for AMR 7 using the new calculation method which takes into account changes in the way that non-residential elements of residential schemes are excluded from the final calculations.

Table 9 Percentage of residential development on previously developed land within London by borough

Borough Name	2006/07 % total units approved	2006/07 % total units completed	2007/08 % total units approved	2007/08 % total units completed	2008/09 % total units approved	2008/09 % total units completed	2009/10 % total units approved	2009/10 % total units completed
Barking and Dagenham	99.2	49.3	98.8	79.1	75.8	100.0	75.9	100.0
Barnet	99.4	98.3	86.2	94.8	98.5	100.0	99.9	100.0
Bexley	100.0	90.7	100.0	74.0	100.0	100.0	43.5	94.0
Brent	98.1	98.3	99.1	100.0	96.5	98.7	98.2	95.1
Bromley	91.4	97.2	67.8	100.0	98.3	98.1	77.7	93.5
Camden	99.9	100.0	100.0	100.0	100.0	100.0	100.0	100.0
City of London	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Croydon	99.9	100.0	100.0	99.1	95.6	100.0	99.2	99.9
Ealing	97.7	100.0	100.0	100.0	100.0	97.7	99.5	100.0
Enfield	96.4	100.0	91.3	96.7	100.0	100.0	96.1	100.0
Greenwich	100.0	100.0	98.8	100.0	100.0	97.5	91.8	100.0
Hackney	100.0	89.0	99.9	100.0	97.8	100.0	97.6	99.9
Hammersmith and Fulham	100.0	100.0	100.0	100.0	100.0	98.7	99.1	100.0
Haringey	98.8	100.0	100.0	100.0	100.0	98.8	99.9	100.0
Harrow	100.0	100.0	99.2	100.0	100.0	100.0	99.9	97.5
Havering	99.9	97.7	75.8	97.9	99.0	100.0	99.7	100.0
Hillingdon	87.4	100.0	92.6	100.0	94.7	84.1	98.9	96.2
Hounslow	99.9	100.0	93.0	71.5	99.9	99.1	97.9	100.0
Islington	99.7	98.0	95.2	99.2	90.6	99.5	96.3	100.0
Kensington and Chelsea	99.7	100.0	99.8	100.0	99.6	100.0	88.9	99.5
Kingston upon Thames	100.0	95.5	100.0	100.0	100.0	100.0	100.0	100.0
Lambeth	99.9	100.0	99.5	100.0	100.0	99.8	100.0	99.0
Lewisham	97.2	100.0	100.0	95.8	100.0	99.0	99.8	100.0
Merton	100.0	100.0	92.4	100.0	92.0	100.0	91.3	99.6
Newham	99.6	100.0	99.0	100.0	100.0	100.0	99.7	97.2
Redbridge	90.4	100.0	100.0	100.0	100.0	73.9	100.0	84.3
Richmond upon Thames	100.0	99.7	100.0	100.0	100.0	100.0	98.2	100.0
Southwark	99.8	100.0	93.8	100.0	98.8	100.0	92.0	99.5
Sutton	92.6	100.0	100.0	72.6	98.4	100.0	96.7	100.0
Tower Hamlets	97.7	95.3	99.6	94.5	99.8	97.2	100.0	100.0
Waltham Forest	100.0	96.5	100.0	100.0	100.0	100.0	100.0	100.0
Wandsworth	100.0	100.0	100.0	100.0	99.8	100.0	98.9	100.0
Westminster	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
London	**98.5**	**97.2**	**97.1**	**96.5**	**97.8**	**98.5**	**96.7**	**98.7**

Source: London Development Database

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

Table 10 and Table 11 compare the residential density of each scheme against the PTAL score (for example, see Map 2 for the 2009/10 map, although contemporary maps were used for the calculations) and the setting (based on the Character Areas map published on page 94 of the Strategic Land Availability Assessment) for each development to test whether the development is within, above or below the relevant density range. Preparation of the Draft Replacement London Plan provided an opportunity to present this information on a consistent basis in this AMR. Table 12 shows the previously published figures.

It should be noted that Interim Supplementary Planning Guidance (SPG) on implementation of density policy in the 2008 London Plan was published in April 2010, i.e. after collection of the data for 2009/10 presented here. It is intended that this SPG should support achievement of the target for 95% of development to comply with the Plan's density policy.

Table 10 Residential approvals compared to the density matrix – all schemes

	% of units approvals		
Financial Year	Within Range	Above range	Below Range
2004/05	31%	62%	8%
2005/06	28%	65%	7%
2006/07	36%	60%	4%
2007/08	40%	55%	5%
2008/09	41%	53%	7%
2009/10	39%	56%	6%

Table 11 Residential approvals compared to the density matrix – schemes of 15 units or more

	% of units approvals schemes 15+		
Financial Year	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%

Source: London Development Database.
Note: Annual figures may not total 100% due to rounding.

Table 12 Residential approvals compared to the density matrix – previously published data from AMR 6

	% of units approvals		
Financial Year	Within Range	Above range	Below Range
2004/05	31%	62%	8%
2005/06	28%	65%	7%
2006/7 over 15 units	39%	58%	3%
2006/7 all units	50%	32%	18%
2007/8 over 15 units	36%	63%	2%
2007/8 all units	40%	55%	5%
2008/9 over 15 units	26%	73%	1%
2008/9 all units	33%	64%	4%

Table 13 Density of residential development approved by borough 2004/05 to 2009/10

Borough	Approvals					
	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
Barking & Dagenham	102	122	165	146	80	116
Barnet	59	134	78	82	113	101
Bexley	68	58	87	51	99	83
Brent	257	168	199	149	133	174
Bromley	41	34	44	49	36	48
Camden	124	115	227	113	136	138
City of London	577	368	525	1263	330	213
Croydon	69	90	115	106	131	97
Ealing	130	180	121	113	160	152
Enfield	72	84	52	82	66	71
Greenwich	157	115	161	249	215	147
Hackney	233	236	277	239	200	279
Hammersmith & Fulham	128	219	160	227	187	300
Haringey	158	117	136	173	95	107
Harrow	84	71	111	90	62	82
Havering	57	95	60	41	55	99
Hillingdon	53	41	85	68	91	36
Hounslow	86	117	156	95	159	61
Islington	205	223	319	256	244	272
Kensington & Chelsea	153	209	170	164	138	193
Kingston upon Thames	95	102	45	60	77	64
Lambeth	134	185	203	214	129	186
Lewisham	125	170	143	173	168	232
Merton	81	101	64	95	74	69
Newham	237	261	269	347	368	312
Redbridge	99	138	151	116	87	373
Richmond upon Thames	68	91	83	60	58	47
Southwark	256	277	285	277	338	230
Sutton	83	63	70	117	92	59
Tower Hamlets	275	416	345	447	311	384
Waltham Forest	131	123	130	129	119	121
Wandsworth	150	148	156	151	171	143
Westminster	269	283	160	253	153	199
London	**130**	**134**	**129**	**151**	**138**	**148**

Source: London Development Database

Table 14 Density of Residential development completed by borough 2006/07 to 2009/10

Borough	Completions 2006/7	2007/8	2008/9	2009/10
Barking & Dagenham	95	125	139	233
Barnet	66	62	108	65
Bexley	44	48	75	75
Brent	113	106	144	130
Bromley	54	55	35	37
Camden	106	141	232	196
City of London	454	558	505	544
Croydon	78	72	98	104
Ealing	195	136	159	109
Enfield	75	92	68	61
Greenwich	170	139	122	113
Hackney	266	183	234	254
Hammersmith & Fulham	116	143	197	208
Haringey	175	138	163	106
Harrow	93	79	71	100
Havering	55	63	71	95
Hillingdon	49	54	60	94
Hounslow	120	102	120	184
Islington	225	235	285	200
Ken & Chelsea	135	165	173	128
Kingston upon Thames	86	115	50	46
Lambeth	141	163	172	155
Lewisham	109	124	136	188
Merton	92	95	46	68
Newham	163	292	267	240
Redbridge	124	122	110	100
Richmond upon Thames	74	58	82	64
Southwark	264	253	224	224
Sutton	60	53	89	66
Tower Hamlets	248	298	314	377
Waltham Forest	139	126	132	117
Wandsworth	169	135	172	182
Westminster	259	205	261	257
London	**123**	**117**	**128**	**139**

Source: London Development Database

Note: Table 10 to Table 14 are based on all residential approvals / completions for which a site area could be calculated. Density is calculated by dividing the total number of units by the total residential site area. LDD started collecting data on schemes with less than 10 dwellings in 2000. Due to the time lag between approval and completion, density figures are not calculated for years prior to 2006/07

Key Performance Indicator 3
Protection of open space
Target
No net loss of open space designated for protection in UDPs due to new development.

Table 15 shows all losses and gains of open space recorded on the London Development Database. It is not restricted to open space designated in borough plans. As we do not currently monitor the designation of new open space, looking at changes in all open space serves as a proxy measure of this indicator.

The definition of open space used is based on the advice in PPG17. The LDD excludes all private residential gardens as well as other areas within the curtilage of previously developed sites. The exceptions are outdoor sports facilities which may be within school grounds and spaces designated for conservation or protection, which are included even though they may be within the curtilage of a developed site. A new category of "Brownfield Land" has been added to the database to allow for previously developed land within areas designated for conservation or protection to be recorded. Brownfield land will not be recorded as a loss of open space in Table 15.

Table 15 Changes in open space due to new development or change of use 2009/10

Borough	Approvals			Completions		
	Existing open space (ha)	Proposed open space (ha)*	Net loss or gain (ha)	Existing open space (ha)	Proposed open space (ha)*	Net loss or gain (ha)
Barking and Dagenham	8.596	7.572	-1.024	0.000	0.160	0.160
Barnet	0.143	0.274	0.131	0.169	0.000	-0.169
Bexley	1.382	0.000	-1.382	0.931	0.076	-0.855
Brent	4.142	1.011	-3.131	0.775	0.103	-0.672
Bromley	1.870	0.067	-1.803	0.779	0.000	-0.779
Camden	0.200	0.551	0.351	0.020	0.351	0.331
City of London	0.000	0.321	0.321	0.000	0.000	0.000
Croydon	0.486	0.000	-0.486	0.047	0.000	-0.047
Ealing	0.204	0.443	0.239	0.725	0.000	-0.725
Enfield	0.516	0.146	-0.370	0.000	0.000	0.000
Greenwich	8.447	6.753	-1.694	0.000	0.000	0.000
Hackney	7.708	0.750	-6.958	0.012	0.490	0.478
Hammersmith and Fulham	0.167	0.102	-0.065	0.026	0.026	0.000
Haringey	0.045	0.000	-0.045	0.000	0.000	0.000
Harrow	23.255	22.730	-0.525	2.853	0.000	-2.853
Havering	0.725	0.000	-0.725	0.160	0.000	-0.160
Hillingdon	3.001	2.740	-0.261	1.495	0.000	-1.495
Hounslow	0.125	0.000	-0.125	0.000	0.000	0.000
Islington	3.990	3.620	-0.370	0.452	0.403	-0.049
Kensington and Chelsea	1.107	1.107	0.000	0.011	0.000	-0.011
Kingston upon Thames	0.000	0.000	0.000	0.000	0.000	0.000

Borough	Approvals			Completions		
	Existing open space (ha)	Proposed open space (ha)*	Net loss or gain (ha)	Existing open space (ha)	Proposed open space (ha)*	Net loss or gain (ha)
Lambeth	0.607	0.433	-0.174	0.086	0.080	-0.006
Lewisham	0.119	0.345	0.226	0.000	0.000	0.000
Merton	1.990	0.450	-1.540	0.012	0.000	-0.012
Newham	1.483	5.237	3.754	1.196	0.085	-1.111
Redbridge	0.423	0.000	-0.423	3.542	0.000	-3.542
Richmond upon Thames	1.109	0.770	-0.339	0.000	0.000	0.000
Southwark	0.734	0.334	-0.400	0.160	0.612	0.452
Sutton	2.411	0.000	-2.411	0.000	0.000	0.000
Tower Hamlets	0.013	5.194	5.181	0.006	0.000	-0.006
Waltham Forest	2.891	2.430	-0.461	0.000	0.000	0.000
Wandsworth	0.288	0.180	-0.108	0.000	0.077	0.077
Westminster	0.000	0.010	0.010	0.000	0.010	0.010
London Total	**78.177**	**63.570**	**-14.607**	**13.457**	**2.473**	**-10.984**

Source: London Development Database. All figures are in hectares.

The net loss of open space of just under 15 hectares is down on the 18 hectares recorded in 2008/09. The largest net loss of open space is in Hackney, the majority of which is within the Olympic Park and will be compensated for by other improvements across the site as a whole. Next is Brent where the biggest single loss is of sports pitches to make way for the new Ark Academy in Wembley. Part of the site will be retained for all-weather sports facilities and a new natural habitat area. The creation of a new cancer research centre within the grounds of the Institute of Cancer Research in Sutton will see the loss of 2 hectares of land that is within a Site of Local Importance for conservation but is not protected by the designations covered in Table 16.

Two boroughs have approved large net gains of open space. Newham has approved several small new open spaces as well as 4 hectares of parkland on the former gasworks site in Beckton. The biggest net gain is in Tower Hamlets. This includes 1.6 hectares of new civic space at a former print works in Wapping and 2 hectares of open spaces in the Wood Wharf scheme on the Isle of Dogs.

Table 16 shows the losses of protected open space as an alternative proxy measure. Straight swaps of one open space type to another within a single permission are excluded where it can be assumed that the quality of the open space will be preserved or enhanced. The types of open space protection recorded on LDD are Green Belt, Metropolitan Open Land (MOL) and Local Open Spaces. These are different from the designations for nature conservation recorded in Table 38.

Table 16 Losses of Protected Open Space in Planning Approvals 2009/10

Borough	Green Belt (ha)	Metropolitan Open Land (ha)	Local Open Spaces and Other (ha)	Grand Total (ha)
Barking and Dagenham	0.000	0.000	0.000	0.000
Barnet	0.000	0.000	0.000	0.000
Bexley	0.000	0.182	0.000	0.182
Brent	0.000	0.000	0.374	0.374
Bromley	0.067	0.784	0.538	1.389
Camden	0.000	0.000	0.000	0.000
City of London	0.000	0.000	0.000	0.000
Croydon	0.144	0.000	0.000	0.144
Ealing	0.000	0.000	0.000	0.000
Enfield	0.000	0.000	0.250	0.250
Greenwich	0.000	3.750	0.806	4.556
Hackney	0.000	6.828	0.000	6.828
Hammersmith and Fulham	0.000	0.000	0.065	0.065
Haringey	0.000	0.000	0.000	0.000
Harrow	0.000	0.000	0.000	0.000
Havering	0.000	0.350	0.000	0.350
Hillingdon	0.000	0.000	0.000	0.000
Hounslow	0.000	0.000	0.125	0.125
Islington	0.000	0.000	0.000	0.000
Kensington and Chelsea	0.000	0.000	0.000	0.000
Kingston upon Thames	0.000	0.000	0.000	0.000
Lambeth	0.000	0.000	0.000	0.000
Lewisham	0.000	0.000	0.000	0.000
Merton	0.000	0.000	1.150	1.150
Newham	0.000	0.000	0.182	0.182
Redbridge	0.423	0.000	0.000	0.423
Richmond upon Thames	0.000	0.293	0.000	0.293
Southwark	0.000	0.000	0.043	0.043
Sutton	0.000	0.000	0.000	0.000
Tower Hamlets	0.000	0.000	0.000	0.000
Waltham Forest	0.000	0.461	0.000	0.461
Wandsworth	0.000	0.000	0.000	0.000
Westminster	0.000	0.000	0.000	0.000
London Total 2009/10	**0.634**	**12.648**	**3.571**	**16.853**
London Total 2008/09	**7.459**	**0.882**	**13.646**	**21.987**

Source: London Development Database. All figures are in hectares.

The corresponding table in AMR6 contained all changes in protected open space recorded on LDD. For AMR7 it has been decided to remove schemes where both existing and proposed open space are equal. This helps to avoid the artificial inflation of losses where re-provision can clearly be demonstrated. The revised London Total figures for 2008/09 are shown in the final row of Table 16 to allow for an accurate comparison.

The total loss of less than 17 hectares of protected open space in permissions granted during 2009/10 is down on the 22 hectares during 2008/09.

The largest single permission in the green belt is for the extension of Goodmayes Hospital in Redbridge. The new building is adjacent to existing buildings and is within the bounds of the site of the existing hospital.

The losses of MOL in Hackney are in the Olympic Park area and will be compensated for by improvements across the site as a whole. The loss of 3.75 hectares in Greenwich is part of the Ferrier Estate development. Again, this loss will be compensated for by the creation of new open spaces and habitat areas across the site as a whole.

The largest single loss of a Local Open Space is also part of the Ferrier Estate redevelopment in Greenwich which is part of the redevelopment and improvement of the wider area.

Details of all schemes resulting in a loss of over half a hectare are provided in the following table.

Table 17 Loss of Protected Open Space of 0.5 hectares or more, detail of schemes

Borough	Permission Reference	Area of existing open space	Description	Protected open space lost (hectares)
Bromley	09/02881/DET	0.784	Details of blocks D & E in the redevelopment of former Anerley School on MOL. Outline scheme originally approved by the Secretary of State.	0.784
Greenwich	08/2782/R	3.750	Phase 1 of redevelopment of Ferrier Estate. The loss of MOL for this phase will be mitigated by environmental improvements and new open spaces in later phases of the redevelopment.	3.750
Greenwich	09/2270/R	0.810	Phase 2a of Ferrier Estate redevelopment on Local Open Space. Loss will be compensated for in later phases of the redevelopment	0.810
Hackney	09/90059/REMODA	6.728	Loss of MOL in the Olympic site for the International Broadcast Centre will be compensated for on other parts of the site.	6.728
Merton	08/P1509	0.550	Construction of a new special needs education centre on part of Riseley Playing Fields Local Open Space will include improvements to remaining facilities.	0.550
Merton	08/P1869	0.600	Residential development on part of the privately owned Lessa Sports Ground Local Open Space will see much of the remaining site opened up for public use.	0.600

Source: London development database

Table 18 Borough Progress on Open Space Audits (January 2011)

Progress	No.	Borough	Date
Completed an Open Space Strategy	18	Barking & Dagenham	2003
		Bexley	2008
		Camden (refresh 2011)	2008
		City of London	2008
		Croydon	2005
		Ealing	2003
		Hackney	2008
		Hammersmith & Fulham	2010
		Haringey	2007
		Havering	2007
		Islington	2009
		Lambeth	2004
		Lewisham	2005
		Merton	2005
		Southwark	2006
		Sutton	2007
		Tower Hamlets	2006
		Waltham Forest	2010
		Westminster	2007
Open Space Strategy under Preparation / Draft	8	Brent	2004
		Harrow	2006
		Hillingdon	2010
		Hounslow	2008
		Newham	2008
		Redbridge	1997
		Richmond upon Thames	2010
		Wandsworth	2007
Other strategy in place	7	Barnet	2004
		Bromley	1994
		Enfield	2005
		Greenwich	2005
		Kensington & Chelsea	2006
		Kingston upon Thames	2008

Source: London Parks & Green Spaces Forum Jan2011

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

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

Table 19 and Table 20 show net conventional completions and approvals of dwellings. Differences from previously published data are due to continuous updating of the LDD system.

The 16% reduction in completions from peak output in 2008/9 (and the 5% reduction in approvals) are likely to reflect the national downturn in the housing market associated with the recent recession. The London Plan housing target in Table 19 provides a long term, average provision benchmark spanning what are likely to be different stages in the housing development cycles over a decade**.**

Table 19 Number of net housing completions by borough 2009/10

Borough	Conventional	Non self-contained	Vacancies returning to use (HSSA data)	TOTAL	Target	Delivery (% of Target)	Vacancies returned to use (CT data)
Barnet	671	0	402	1,073	2,055	52%	194
Camden	421	46	-18	449	595	75%	44
Enfield	277	-13	27	291	395	74%	-121
Hackney	1,627	230	248	2,105	1,085	194%	636
Haringey	541	687	-1,198	30	680	4%	29
Islington	1,479	479	-50	1,908	1,160	164%	319
Westminster	689	294	313	1,296	680	191%	-44
NORTH SUB-TOTAL	5,705	1,723	-276	7,152	6,650	108%	1,057
Barking and Dagenham	210	0	-380	-170	1,190	N/A	70
City of London	41	0	22	63	90	70%	1
Havering	427	0	25	452	535	84%	146
Newham	1,478	648	-468	1,658	3,510	47%	500
Redbridge	950	0	161	1,111	905	123%	172
Tower Hamlets	2,465	171	-2,342	294	3,150	9%	-252
Waltham Forest	141	-14	94	221	665	33%	62
NORTH-EAST SUB-TOTAL	5,712	805	-2,888	3,629	10,045	36%	699
Bexley	357	-7	95	445	345	129%	85
Bromley	553	-7	285	831	485	171%	80
Greenwich	548	0	75	623	2,010	31%	8
Lewisham	780	-77	0	703	975	72%	-141
Southwark	1,341	-28	-282	1,031	1,630	63%	-361
SOUTH-EAST SUB-TOTAL	3,579	-119	173	3,633	5,445	67%	-329
Croydon	1,371	1	-346	1,026	1,100	93%	159
Kingston upon Thames	139	-10	170	299	385	78%	103
Lambeth	1,156	-7	-226	923	1,100	84%	-342
Merton	329	9	0	338	370	91%	0
Richmond upon Thames	217	-15	170	372	270	138%	117

Borough	Conventional	Non self-contained	Vacancies returning to use (HSSA data)	TOTAL	Target	Delivery (% of Target)	Vacancies returned to use (CT data)
Sutton	204	0	75	279	345	81%	168
Wandsworth	1,573	-127	16	1,462	745	196%	47
SOUTH-WEST SUB-TOTAL	4,989	-149	-141	4,699	4,315	109%	252
Brent	808	-17	-53	738	1,120	66%	138
Ealing	499	-22	-134	343	915	37%	7
Hammersmith and Fulham	875	-33	64	906	450	201%	-53
Harrow	526	-13	-36	477	400	119%	53
Hillingdon	619	8	25	652	365	179%	-53
Hounslow	648	0	-82	566	445	127%	-23
Kensington and Chelsea	330	9	507	846	350	242%	226
WEST SUB-TOTAL	4,305	-68	291	4,528	4,045	112%	295
TOTAL	**24,290**	**2,192**	**-2,841**	**23,641**	**30,500**	**78%**	**1,974**

Sources for Table 19: Conventional and Non-conventional supply from the London Development Database, Long Term Vacants from the Housing Strategy Statistical Appendix, 2008/09 and 2009/10, published by CLG

Note: 'Vacants' are private sector dwellings vacant in excess of 6 months. They are taken from figures published by CLG. Figures for Lewisham and Merton are not supplied,

The London Development Database applies a consistent methodology to the recording of completions data across London. As a result the figures may differ from those published in boroughs' own AMRs, where local practices on recording partial completions of schemes, completions missed from previous years and losses of existing units will affect figures for each individual year. These differences should become less significant when viewing completion trends over time.

Table 20 Housing Completion trends 2003/04 to 2009/10 (Net dwellings, conventional supply)

Subregion	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
North	5,688	5,904	5,156	6,109	7,135	8,031	5,705
North East	7,555	4,834	5,351	6,386	6,225	6,403	5,712
South East	4,695	6,031	4,813	4,676	3,918	3,441	3,579
South West	3,870	5,901	5,157	4,851	5,787	6,057	4,989
West	4,842	3,067	4,582	5,214	5,156	5,056	4,305
Total	**26,650**	**25,737**	**25,059**	**27,236**	**28,221**	**28,988**	**24,290**

Source: London Development Database

Table 21 Residential planning approval trends 2000/01 to 2009/10 (Net dwellings, conventional supply)

Subregion	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
North	6,893	5,738	10,142	8,167	11,012	14,569	14,045	11,196	8,241	10,683
North East	5,786	5,593	8,615	8,032	16,653	13,949	8,738	36,097	15,242	12,226
South East	5,701	4,805	7,837	15,721	9,183	5,704	13,432	13,988	8,205	10,108
South West	6,552	7,287	7,260	8,005	8,171	9,365	13,199	10,482	9,077	4,909
West	5,417	5,714	6,960	4,906	10,458	9,400	8,316	8,701	5,685	6,192
Total	**30,349**	**29,137**	**40,814**	**44,831**	**55,477**	**52,987**	**57,730**	**80,464**	**46,450**	**44,118**

Source: London Development Database.

Lifetime Homes and Wheelchair Accessible Housing

The London Development Database began collecting data on whether new dwellings are designed to meet Lifetime Homes and Wheelchair Accessibility standards on permissions granted from 01/04/2008 onwards. The data is proving difficult for some boroughs to collect, which may explain the significant variation between boroughs on their delivery of Lifetime Homes and Wheelchair Accessible Homes.

For more information on the Lifetime Homes standard see the web site at http://www.lifetimehomes.org.uk/index.php. These standards have been reflected in the Mayor's draft Housing Design Guide to help designers more easily address inclusive design standards at the outset of the design process specifically for development on LDA owned land and for homes which will receive public subsidy after April 2011. The GLA has also supported Urban Design London in the provision of Inclusive Design Training courses for planners and urban designers. For more information see http://www.urbandesignlondon.com/

For more information on the key features of wheelchair accessible housing see the GLA Best Practice Guide at http://www.london.gov.uk/sites/default/files/bpg-wheelchair-acc-housing.pdf. For full details see Habinteg's Wheelchair Housing Design Guide at http://www.habinteg.org.uk/main.cfm?type=WCHDG.

All figures in Table 22 and Table 23 are 'gross' (i.e. don't subtract existing units) and calculated at 'scheme level'. This means that some units may be counted twice in cases where a revision to part of a scheme, usually in the form of details or reserved matters, is approved in the same year as the original permission.

LDD records four development types, new build, extension, change of use and conversion, Table 23 only includes new build units and extensions, while Table 22 includes all development types. Although developers should seek to construct all new dwellings to meet Lifetime Homes standards, there are often practical difficulties that can arise when seeking to modify existing buildings through conversion or change of use.

Table 22 Lifetime Homes and Wheelchair Accessible homes approved during 2009/10 (all development types)

Borough	Units approved	Lifetime homes approved	% Lifetime Homes	Wheelchair accessible homes approved	% Wheelchair Accessible homes approved
Barking and Dagenham	640	567	88.6	48	7.5
Barnet	3,262	1,232	37.8	36	1.1
Bexley	289	216	74.7	14	4.8
Brent	2,070	1,365	65.9	149	7.2
Bromley	1,071	462	43.1	33	3.1
Camden	1,108	582	52.5	54	4.9
City of London	75	43	57.3	32	42.7
Croydon	1,561	902	57.8	228	14.6
Ealing	1,757	1,159	66.0	134	7.6
Enfield	676	408	60.4	174	25.7
Greenwich	7,139	6,742	94.4	283	4.0
Hackney	2,932	1,744	59.5	164	5.6
Hammersmith and Fulham	1,014	708	69.8	179	17.7
Haringey	705	145	20.6	10	1.4
Harrow	947	739	78.0	99	10.5
Havering	1,743	1,473	84.5	168	9.6
Hillingdon	649	582	89.7	249	38.4
Hounslow	523	35	6.7	13	2.5
Islington	2,352	1,870	79.5	115	4.9
Kensington and Chelsea	1,258	968	76.9	103	8.2
Kingston upon Thames	299	152	50.8	19	6.4
Lambeth	1,002	105	10.5	35	3.5
Lewisham	4,167	3,630	87.1	289	6.9
Merton	660	33	5.0	33	5.0
Newham	4,811	4,651	96.7	477	9.9
Redbridge	400	7	1.8	7	1.8
Richmond upon Thames	339	28	8.3	0	0.0
Southwark	2,067	1,770	85.6	165	8.0
Sutton	511	150	29.4	96	18.8
Tower Hamlets	6,884	236	3.4	24	0.3
Waltham Forest	648	518	79.9	38	5.9
Wandsworth	1,428	393	27.5	162	11.3
Westminster	1,502	895	59.6	141	9.4
London	**56,489**	**34,510**	**61.1**	**3,771**	**6.7**

Source: London Development Database

Table 23 Lifetime Homes and Wheelchair Accessible Homes approved during 2009/10 (New Build residential developments)

Borough	New Build units approved	Lifetime homes from New Build	% Lifetime Homes from New Build	Wheelchair accessible homes from New Build	% Wheelchair Accessible from New Build
Barking and Dagenham	559	507	90.7	40	7.2
Barnet	2,889	1,192	41.3	32	1.1
Bexley	228	187	82.0	13	5.7
Brent	1,943	1,365	70.3	149	7.7
Bromley	873	462	52.9	33	3.8
Camden	610	523	85.7	45	7.4
City of London	0	0	0.0	0	0.0
Croydon	1,225	885	72.2	222	18.1
Ealing	1,259	1,040	82.6	114	9.1
Enfield	422	361	85.5	127	30.1
Greenwich	6,751	6,709	99.4	250	3.7
Hackney	2,635	1,728	65.6	159	6.0
Hammersmith and Fulham	720	669	92.9	177	24.6
Haringey	438	103	23.5	6	1.4
Harrow	821	706	86.0	91	11.1
Havering	1,658	1,473	88.8	168	10.1
Hillingdon	554	549	99.1	236	42.6
Hounslow	307	25	8.1	6	2.0
Islington	1,981	1,869	94.3	114	5.8
Kensington and Chelsea	1,041	965	92.7	100	9.6
Kingston upon Thames	222	146	65.8	19	8.6
Lambeth	646	95	14.7	25	3.9
Lewisham	3,844	3,605	93.8	289	7.5
Merton	540	32	5.9	32	5.9
Newham	4,654	4,632	99.5	468	10.1
Redbridge	363	4	1.1	4	1.1
Richmond upon Thames	197	28	14.2	0	0.0
Southwark	1,832	1,757	95.9	161	8.8
Sutton	417	145	34.8	91	21.8
Tower Hamlets	6,007	236	3.9	24	0.4
Waltham Forest	465	452	97.2	34	7.3
Wandsworth	1,088	345	31.7	142	13.1
Westminster	954	804	84.3	107	11.2
London	**48,143**	**33,599**	**69.8**	**3,478**	**7.2**

Source: London Development Database

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

Table 24 shows that in 2009/10, net affordable housing output from conventional completions in absolute terms was some 9,000, which is down on the 10,800 completed in 2008/9. However in proportional terms output has held steady at 37%.

As noted in AMR 6, 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 includes 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 while monitoring achievement of the LHS investment targets uses the more broadly based figures provided by CLG (see Appendix 8 - Housing Provision in London 2009/10: Annual Monitor)

The London Plan definition should be used for calculating affordable housing targets for development planning purposes including planning targets which show the proportion of housing supply that is affordable. As with housing provision as a whole, affordable housing returns to the LDD are updated continuously and details in AMR 7 may not match those in previous Reports.

Because local affordable housing output can vary considerably from year to year, it is more meaningful to test individual borough performance against a longer term average. Figure 3 shows average affordable housing output as a proportion of overall conventional housing provision over the three years to 2009/10. During this period affordable housing output averaged 36.8% of total provision. Figure 3 shows three year average performance of individual boroughs relative to this.

In the draft replacement London Plan the Mayor has signalled his intention to replace the 50% target in the 2008 Plan with a numeric target of 13,200 affordable homes per year. The Mayor intends to work with boroughs to enable them to set local targets to make their contribution towards achieving this taking into account local and strategic needs. These new targets may be expressed by borough in numeric or percentage terms as appropriate to local circumstances. However, while this new approach to target setting will be of increasing materiality as the replacement Plan proceeds to final publication, the benchmark for statutory planning monitoring purposes will remain the 50% target in the 2008 Plan. Table 25 shows how boroughs' own planning targets currently relate to the 2008 50% strategic target and how they are achieving their local targets

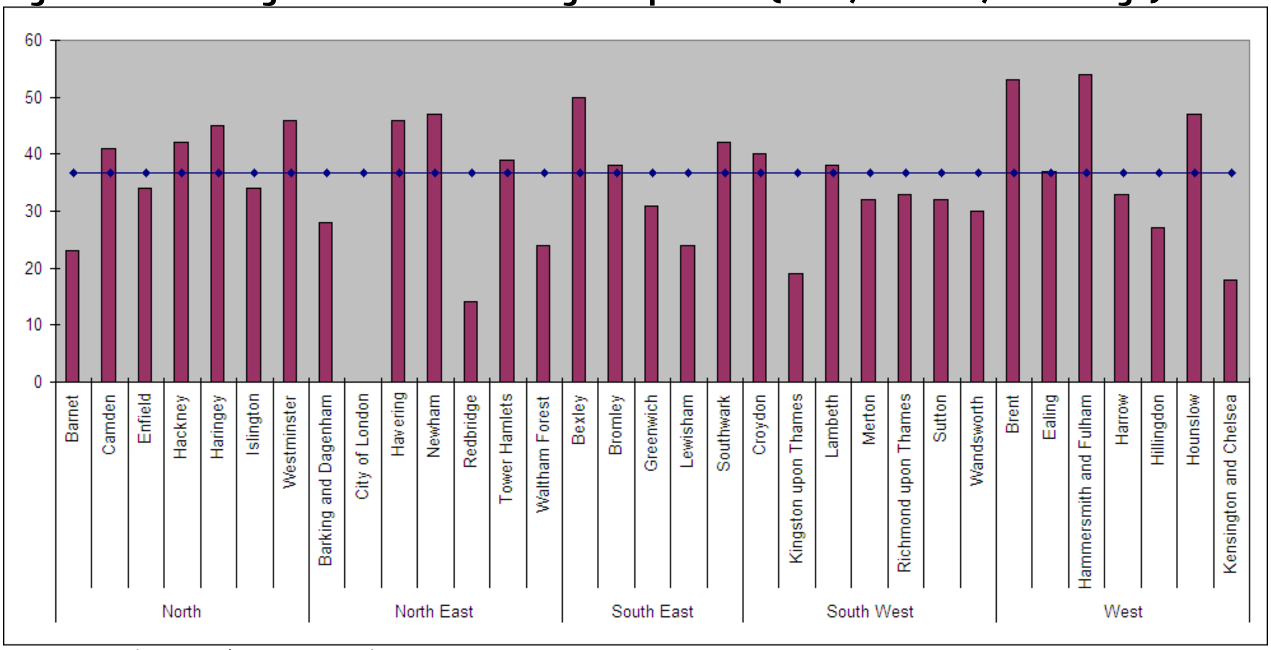
Table 24 Affordable Housing Construction (three year totals)

Borough	Total net affordable conventional completions				Affordable as % of total net conventional completions (all tenures)			
	2007/08	2008/09	2009/10	3-year total	2007/08	2008/09	2009/10	3-Year Average
Barnet	54	409	154	617	6	39	23	23
Camden	115	402	216	733	25	45	51	41
Enfield	444	73	30	547	46	20	11	34
Hackney	672	915	611	2,198	44	44	38	42
Haringey	211	339	273	823	39	46	50	45
Islington	1,133	329	470	1,925	59	15	32	34
Westminster	371	231	385	986	51	32	56	46
North Sub-Region	3,000	2,698	2,139	7,829	42	34	37	38
Barking and Dagenham	218	157	25	400	27	40	12	28
City of London	0	0	0	0	0	0	0	0
Havering	125	301	284	710	25	48	67	46
Newham	437	590	712	1,739	43	49	48	47
Redbridge	54	97	175	326	8	15	18	14
Tower Hamlets	787	1,462	645	2,894	34	55	26	39
Waltham Forest	236	298	-130	404	29	40	-92	24
North East Sub-Region	1,857	2,905	1,711	6,473	30	45	30	35
Bexley	134	51	239	424	50	22	67	50
Bromley	267	177	224	668	37	36	41	38
Greenwich	261	239	141	641	33	31	26	31
Lewisham	233	205	168	606	26	24	22	24
Southwark	537	314	700	1,551	43	29	52	42
South East Sub-region	1,432	986	1,472	3,890	37	29	41	36
Croydon	625	416	696	1,737	43	27	51	40
Kingston upon Thames	109	0	30	139	30	0	22	19
Lambeth	347	585	417	1,349	28	51	36	38
Merton	244	265	49	558	37	34	15	32
Richmond upon Thames	113	135	76	324	27	38	35	33
Sutton	193	243	-15	421	31	52	-7	32
Wandsworth	309	482	479	1,270	30	31	30	30
South West Sub-Region	1,940	2,126	1,732	5,798	34	35	35	34
Brent	423	589	414	1,426	55	52	51	53
Ealing	412	309	283	1,004	29	37	57	37
Hammersmith and Fulham	237	315	441	993	46	69	50	54
Harrow	116	228	209	553	31	30	40	33
Hillingdon	156	179	189	524	32	22	31	27
Hounslow	645	332	381	1,358	44	42	59	47
Kensington and Chelsea	13	96	22	131	10	38	7	18
West Sub-Region	2,002	2,048	1,939	5,989	39	41	45	41
London	**10,231**	**10,763**	**8,993**	**29,979**	**36**	**37**	**37**	**37**

Source for Table 24: London Development Database

Notes: When calculating net figures for phased schemes, LDD allocates unit losses to the year in which the final proposed unit in a scheme is completed. This can lead to negative net figures when large phased redevelopments reach their completion. The negative figure in Waltham Forest is due to the completion of the Beaumont Road Estate redevelopment in which 296 units are being lost and only 49 of 199 proposed affordable units were completed in 2009/10. The loss in Sutton is due to 114 units being lost in the Roundshaw development in which the final 41 of the 112 proposed affordable units were completed during 2009/10.

Figure 3 Borough Affordable Housing Completions (2007/08-2009/10 average)



Source: London Development Database

Note - the blue line represents the average across all boroughs.

Table 25 Affordable housing policy by borough

Borough	Borough Policy Target (or practice) as at 2002	Adopted borough policy target as at December 2010 (numerical / Percentage)	Emerging borough policy target December 2010 (numerical / Percentage) – N/a if recently adopted	Out-turn 2007/8 to 2009/10
Barking & Dagenham	25%	50% (August 2010)	n/a	
Barnet	30%	50%	30% (50% in AAP areas)	
Bexley	25%	35%	50%	
Brent	30-50%	50%	n/a	
Bromley	20%	35%	n/a	
Camden	50% proposed	50% for >50 dwellings, 10-50% for <50 dwellings	n/a	
City of London	None	50%	30%	
Croydon	40%	40%-50%	35% borough wide target. Seeking 20% on-sites in year 1 of the plan with a yearly review of this target using a 'Dynamic Viability Model'.	
Ealing	50%	50%	50%	
Enfield	25%	40%	n/a	
Greenwich	35%	35% minimum (50% on greenfield/readily developable former employment land)	35%	
Hackney	25%	50%	35% borough wide target. Seeking 20% on-sites in year 1 of the plan with a yearly review of this target using a 'Dynamic Viability Model'.	
Hammersmith & Fulham	65% proposed	50%	40%	
Haringey	30%	50%	50%	
Harrow	30%	London Plan	Target still to be defined - will be informed by finalised West London SHMA, and local viability report.	
Havering	None	50% (2008)	n/a	
Hillingdon	25%	365 u/pa (50%)	356 u/pa (50%)	
Hounslow	50%	445 u/pa (50%)	445u/pa (50%)	
Islington	25%	50%	50%	

Borough	Borough Policy Target (or practice) as at 2002	Adopted borough policy target as at December 2010 (numerical / Percentage)	Emerging borough policy target December 2010 (numerical / Percentage) – N/a if recently adopted	Out-turn 2007/8 to 2009/10
Kensington & Chelsea	33%	Minimum of 200 units per annum from 2011/12 (borough wide target) with a site specific policy of 50% affordable by floor area	n/a	
Kingston upon Thames	50%	50%	50%	
Lambeth	35-50%	40% (50% with grant)	N/A	
Lewisham	30%	35%	50%	
Merton	30%	London Plan	40%	
Newham	25%	London Plan	50% overall (35-50% on individual sites)	
Redbridge	25%	50% (2008)	n/a	
Richmond upon Thames	40%	50%	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)	
Sutton	25%	50%	n/a	
Tower Hamlets	25-33%	50% overall, 35%-50% on individual sites subject to viability	n/a	
Waltham Forest	40%		50% (5,700 homes)	
Wandsworth	None	Minimum 373 units annum (3,725 borough wide target over 10 years) to be reviewed on adoption of the LP. Site specific policy of the max reasonable amount with a minimum target of 33% on each site	n/a	
Westminster		50% overall, 35%-50% on indiviudal sites subject to viabiltiy	n/a	

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

This indicator was introduced in the London Plan (Consolidated with Alterations) 2008. It has since been found that data to support this indicator are not directly available. Indicators 5a and 5b are being reviewed as part of the process of producing the Replacement London Plan, and it is intended that an alternative indicator, which can be more easily monitored, will be used in future.

The data in Table 26 are calculated using Office for National Statistics figures for annual life expectancy for males and females which are only available at borough level. As the life expectancy at ward level is not known, each regeneration area has been assumed to have the same level as the borough in which it is located. An average life expectancy for all Regeneration Areas has then been calculated based on the population in each Regeneration Area and their assumed life expectancy. This means that the resulting figures are strongly influenced by the life expectancies in the six boroughs with the highest populations in regeneration wards namely, Hackney, Newham, Tower Hamlets, Islington, Southwark and Haringey. These six boroughs account for 68% of the population within regeneration wards. It is recognized that this approach may well under estimate the gap, as the regeneration wards are generally expected to have a lower life expectancy than the average for the borough in which they are located.

Table 26 Life Expectancy at Birth (2000-02 and 2007-09)

	2000-02		2007-09	
	Males	Females	Males	Females
Regeneration Areas	73.68	79.32	76.59	81.99
London Average	75.77	80.50	78.60	83.10
Gap	2.09	1.18	2.01	1.11

Source: ONS and GLA 2009 Round Demographic Projections

There has been a consistent improvement in the life expectancy at birth in both the the areas for regeneration and in London as a whole. The gap has reduced for both men and women between 2000-02 and 2007-09.

It is important to note that a death is a 'semi-random' event and therefore this indicator will not necessarily show a monotonic improvement due to the relatively small numbers of events involved. Trends will become more easily discernable over a longer period.

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

This indicator was introduced in the London Plan (Consolidated with Alterations) 2008. It is now apparent that the data to support this indicator are not directly available and, as with KPI 5a above, this indicator is being reviewed for the Replacement London Plan.

For the purposes of AMRs 5 onwards, the indicator has been altered to show the Standardised Mortality Ratio (SMR) - using Ischaemic deaths in London by age and gender as the basis of the calculation. The SMR compares actual total deaths to deaths expected if the death rates in the standard population (in this case London) apply to the population of the regeneration areas (disaggregated by 5-year age groups and gender). SMR is expressed as a percentage of the expected deaths.

Input data for this indicator are particularly volatile due to the relatively small numbers of Ischaemic deaths annually in London. In 2009 there were 4,045 male and 2,975 female Ischeamic deaths. In the regeneration boroughs the totals were 637 and 398 respectively.

Table 27 Standardised Mortality Ratios (Ischaemic deaths)

	Standardised Mortality Ratio	
	2007	2009
Regeneration Areas: Males	126	112
Regeneration Areas: Females	107	103
Regeneration Areas: Persons	118	108
London: Males and Females	100	100

Source: ONS Vital Statistics and GLA 2009 Round Demographic Projections.

Objective 3 - To make London a more prosperous city

Key Performance Indicator 6
Increasing sustainability and social inclusion by increasing the proportion of London residents working in jobs in London over the plan period (to 2026)
Target
Net increase in the proportion of London residents working in London

AMR6 included data from the 1991 and 2001 censuses as well as data on out-commuting from the Labour Force Survey as a proxy measure for this indicator. However for this AMR the GLA's Data Management and Analysis Group (DMAG) have compiled figures from the Annual Population Surveys back to 2004 which give a good picture of in and out-commuting in London over this period.

This Office for National Statistics data shows that the proportion of London residents working in London showed a small increase in 2009 for the second year in a row, but at 91.3% it is still slightly below the level in 2004, the first year for which data is available. The data also shows that the number of Londoners working in London has increased each year, although at a slightly slower rate than the total number of workers in London. Currently 75.2% of London's jobs are taken by London residents compared to 76% in 2004.

Table 28 Proportion of London Residents Working in London 2004-2009

Year	Londoners Working in London	Londoners Working outside London	Total Londoners in work	Commuters into London	Total workers in London	% of Londoners in work who work in London
2004	3,172,000	294,000	3,466,000	709,000	4,175,000	91.5
2005	3,189,000	312,000	3,501,000	666,000	4,167,000	91.1
2006	3,221,000	336,000	3,557,000	736,000	4,293,000	90.6
2007	3,262,000	348,000	3,610,000	768,000	4,378,000	90.4
2008	3,347,000	321,000	3,668,000	779,000	4,447,000	91.2
2009	3,374,000	322,000	3,696,000	786,000	4,482,000	91.3

Source: Annual Population Survey, Office for National Statistics

Key Performance Indicator 7
Ensure that there is sufficient development capacity in the office market.
Target
The stock of permissions (measured as net lettable) should be at least three times the average rate of starts over the preceding three years.

This edition of the Annual Monitoring Report continues to utilise data from EGi London Offices, but has also included a comparable measure using data from the London Development Database (LDD). Final permissions and starts data from the LDD for 2010 are not yet available, hence the absence of a ratio figure for 2010. The variation between the two ratios is accounted for by the different definitions used in the datasets[4].

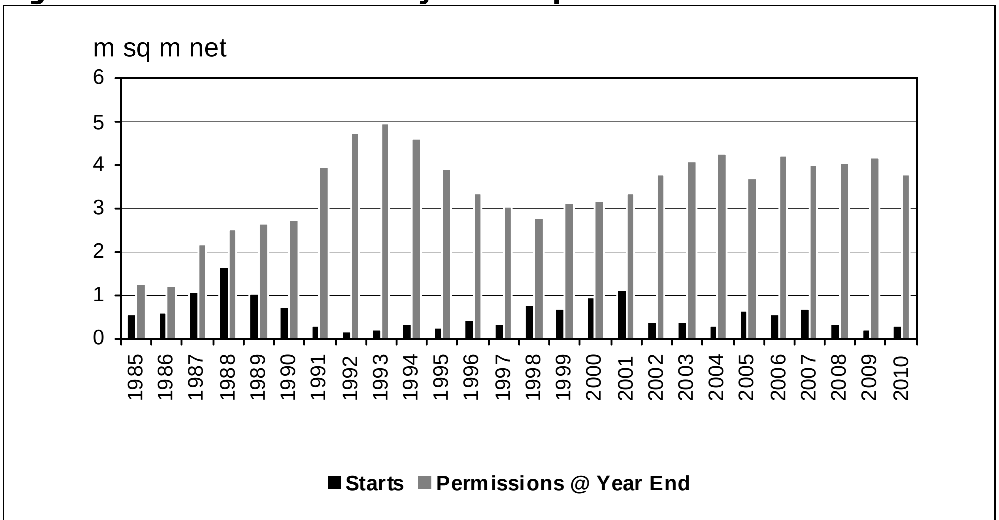
According to the EGi data, the ratio of permissions to average three years starts at end 2010 was **13:1**. In the most recent set of comparable figures for 2009, the ratio of permissions to starts was 10:1 according to EGi and 7:1 according to LDD, both comfortably in excess of the target of 3:1.

Table 29 Ratio of planning permissions to three year average starts in central London[5]

Year	Ratio of planning permissions to three year average starts	
	EGi	LDD
2004	12:1	6.4:1
2005	8:1	7.4:1
2006	8.4:1	8.7:1
2007	6.3:1	4.7:1
2008	7:1	4.1:1
2009	10:1	7:1
2010	13:1	N/A

Source: Ramidus Consulting, EGi London Offices, London Development Database

Figure 4 Office starts and year-end permissions in Central London 1985-2010



Source: Ramidus Consulting, EGi London Offices

[4] EGi data for permissions is based on planning committee decisions which are a precursor to discussion on the content of s.106 agreements, whereas LDD waits for a decision letter to be issued which does not happen until the legal agreement has been signed. LDD data has a minimum threshold of 1,000 sq m gross, whereas EGi's threshold is c.100 sq m gross. LDD data excludes refurbishments where the existing building is already in office use which are included by EGI. In addition EGi data for starts is 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 2004-2010 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)

[5] Central London defined here as Camden, City of London, City of Westminster, Hackney, Hammersmith & Fulham, Islington, Kensington & Chelsea, Lambeth, Southwark, Tower Hamlets and Wandsworth

In 2010 the volume of construction starts was 308,000 sq metres ***net***, an increase of 52% on the 2009 figure of 203,000 sq metres net. Construction starts continued to be constrained by the lack of conventional debt funding for office development, remaining well below the average rate of starts over the period 1985-2010 of 585,000 sq metres net.

Of the 308,000 sq metres net commenced in 2010, 141,000 sq metres net (46%) was located in the City market area, 87,000 sq metres net (28%) in the West End and 43,000 sq metres net (14%) in the South Bank. Starts in the City market were dominated by The Pinnacle scheme at Bishopsgate, EC2, which at 116,810 sq metres net accounted for 39% of all Central London starts. Press comment, however, suggests that the development was not fully funded at the end of 2010. Six other schemes which started in the City market included five schemes in the City Fringe where offices formed part of mixed-use residential developments. Fourteen schemes commenced in the West End, including five schemes over 10,000 sq metres net: Selborne House, 54-60 Victoria Street, SW1 (30,000 sq metres net), Ashdown House, 123 Victoria Street, SW1 (22,000 sq metres net), Park House, Park Street, W1 (18,000 sq metres net), 8 Baker Street, W1 (12,000 sq metres net) and Marcol House, Regent Street, W1 (11,000 sq metres net). On the South Bank there was one significant start at London Bridge Quarter with the commencement of 41,000 sq metres net at London Bridge Place, a companion building to The Shard.

The planning pipeline of permissions in central London decreased by 9% in 2010 to 3.8 million sq metres net. The overall level of consented development continued to be influenced by very large schemes. Five schemes were each over 100,000 sq metres net and together accounted for 35% of all permitted development, being Wood Wharf, E14 (368,691 sq metres net), King's Cross, NW1 (364,408 sq metres net), North Quay (Canary Wharf), E14 (298,128 sq metres net), Heron Quays (Canary Wharf), E14 (154,540 sq metres net) and Battersea Power Station (126,223 sq metres net). By borough, LB Tower Hamlets continued to have the highest level of outstanding permissions with 1.26 million sq metres net followed by the City of London with 880,000 sq metres net; together these two boroughs accounted for 56% of permissions. There was a further 490,000 sq metres net in LB Camden and 370,000 sq metres net in the City of Westminster which are together broadly analogous to the West End market area. Taken together, these four boroughs accounted for 79% of permitted office development.

The occupational market strengthened in 2010 with a reduction in availability and growth in take-up. According to Knight Frank, for example, central London office supply decreased by 20% during 2010, while take-up increased by 22%. Most agent commentators are projecting growth in rents in 2011, driven in particular by the lack of new, refurbished and Grade A space. Lack of choice for occupiers in ready-to-occupy space could encourage some pre-letting activity leading to construction starts in de-risked schemes. Emerging shortages of the best quality space are expected to stimulate some speculative construction starts in 2011, including major office towers in the City such as the "Walkie-Talkie" at Fenchurch Street and the "Cheesegrater" at Leadenhall Street. It remains the case, however, that bank funding for speculative office development is scarce and as a result construction activity is likely to be led by Real Estate Investment Trusts, funding institutions and sovereign wealth funds with cash to allocate.

AMR8 will examine planning and construction data at the end of 2011 and analyse whether the development industry was constrained by the planning system in meeting the needs of occupational market.

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

Significant progress – described in detail in Appendix 3 - has been made in progressing development in many of the London Plan Opportunity Areas and Areas for Intensification

Objective 4 - To promote social inclusion and tackle deprivation and discrimination

Key Performance Indicator 9
Increased employment opportunities for those suffering from disadvantage in the employment market
Target
Age specific unemployment rates for black and minority ethnic groups to be no higher than for the white population by 2016, 50 per cent reduction of the difference by 2011

In 2009 Londoners from Black, Asian and Minority Ethnic (BAME) groups were twice as likely as those from White groups to be unemployed. However, the overall ratio of BAME unemployment to unemployment in White groups has fallen from 2½ to 2 since 2008.

The gap in rates is consistent across different age groups, with unemployment most pronounced in the 16-24 age group.

The absolute number of people of working-age who are unemployed rose 90,000 from 273,000 in 2008 to 363,000 in 2009 accounting for a rise of two percentage points in the unemployment rate. Unemployment in white groups aged 16-24 has increased by 4.2 percentage points between 2008 and 2009, compared with an increase of 3.4 percentage points in BAME groups of the same age. Rates for both ethnic groups aged 25-44 have risen by around two percentage points, causing the gap ratio of BAME to White unemployment to fall slightly from 2.3 in 2008 to 1.9 in 2009. The BAME/White unemployed ratio for those aged 45-64 also fell slightly from 2.2 in 2008 to 2.0 in 2009.

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

Table 30 Age specific unemployment rates for White and BAME groups, Greater London - 2009

	All persons		White groups		BAME groups		Ratio
	Unemp-loyed	Rate (%)	Unemp-loyed	Rate (%)	Unemp-loyed	Rate (%)	BAME /White
All working age	363,000	9.1	188,000	6.9	176,000	13.8	2.0
Age 16-24	113,000	22.2	56,000	16.8	57,000	32.6	1.9
Age 25-44	173,000	7.5	88,000	5.8	85,000	11.1	1.9
Age 45-59/64	77,000	6.5	43,000	5.0	34,000	10.1	2.0

Source: Annual Population Survey 2009

Notes: The APS is a sample survey, so all estimates are subject to a degree of sampling variability. The definition of unemployment used here is the ILO measure (International Labour Organisation) which relates to people not in work, who had actively looked for work in the last four weeks and who were available to start work in the next two weeks. Rates express the number unemployed as a proportion of the labour force (i.e. the economically active population). BAME groups refers to all ethnic groups other than White groups.

Key Performance Indicator 10
Increased employment opportunities for those suffering from disadvantage in the employment market
Target
Percentage of lone parents dependant on income support to be no higher than the UK average by 2016, 50 per cent reduction of the difference by 2011

In May 2010 lone parent families in London continued to be more likely to claim Income Support relative to the national average. The number of lone parent families on income support in London has risen by 5,000 between May 2009 and May 2010, equivalent to an increase of one percentage point. Numbers in Great Britain grew at an even faster rate of 2.5 percentage points between 2009 and 2010. This has caused a narrowing of the gap between London and GB rates of 1.5 percentage points over the same period.

Table 31 Lone parents on Income Support as % of all lone parent families

	Greater London		Great Britain		
Quarter	Lone parents families on IS	As % of lone parent families	Lone parents Families on IS	As % of lone parent families	Difference in percentage points (London-GB)
May 2001	168,400	59.2	900,320	50.8	8.5
May 2002	166,840	57.4	870,850	47.7	9.7
May 2003	166,630	56.1	855,710	45.7	10.3
May 2004	165,120	54.4	823,180	43.4	11.0
May 2005	163,620	52.4	789,270	40.8	11.6
May 2006	162,770	50.8	774,780	39.3	11.4
May 2007	160,450	49.0	765,530	38.4	10.6
May 2008	152,520	45.7	738,580	36.6	9.1
May 2009	141,720	42.4	720,420	34.7	7.6
May 2010	146,710	43.3	777,550	37.2	6.1

Sources: GLA calculations based on data from Department of Work and Pensions & Office for National Statistics

Key Performance Indicator 11a
Improving the provision of social infrastructure and related services
Target
An increase in the provision of childcare places per 1,000 under fives, particularly in Areas of Regeneration

This target was added to the London Plan in 2008 along with current indicator 11b and replaced the previous Key Performance indicator 11. However the data supporting the indicator have since ceased to be produced in a comparable format. Each borough is now required to do an assessment of the sufficiency of childcare, but a full review is only required every three years and there is no uniform format in which the data is returned, thus making it inappropriate to be used as an indicator. The Mayor has therefore decided to draw up a new indicator for the replacement London Plan based on available data.

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

This target was added to the London Plan in 2008 and replaced the previous Key Performance indicator 11 along with indicator 11a.

These data can no longer be sourced from the GLA's Data Management and Analysis Group and are now obtained from the Office for National Statistics. To ensure that the information used is the most authoritative available, it is now grouped by pupil home Middle Super Output Area (MSOA) rather than by home ward as shown in the Plan itself. The figures record the number in the examination cohort and the percentage gaining 5 higher grade GCSE passes. That percentage figure has been used to calculate the number gaining 5 higher grade passes in each MSOA.

This information is not directly comparable with that used in AMR 6, so to enable comparison to be made with previous years performance, data for the whole period 2004/5 – 2008/9 has been recalculated on a consistent basis. 2004/05 was chosen as the year for comparison as it is the first year for which comparable data can be calculated. However reporting practice has changed between 2005 and 2009. In 2004/05 results were reported for pupils at the end of compulsory schooling. In 2008/09 results were reported for pupils at the end of key stage 4. There is a large degree of overlap between the two groups, but they are not exactly the same.

Between 2004/05 and 2008/09 there has been a considerable improvement in the percentage of pupils gaining 5 or more A*-C grade qualifications across London. However the rate of improvement in the MSOAs containing Regeneration Areas has been even better. This pattern has generally been reflected throughout the relevant London boroughs with 20 of the 24 showing a better improvement in their Regeneration MSOAs than across the borough as a whole. Only Camden has shown a rate of improvement that is significantly slower in the Regeneration Areas.

In 2004/05 the gap in achievement between all pupils and those in the selected MSOAs was just under 10%. This gap has now fallen to just over 6%.

Table 32 Percentage of pupils reaching the national benchmark of 5+ A*-C GCSE grades in 2004/05 and 2008/09

	All pupils by home borough 2004/05 and 2008/09			All pupils living in regeneration areas by home borough 2004/05 and 2008/09		
Borough	Percentage of all locally resident pupils aged 15 gaining 5+ A*-C grades 04/05	Percentage of locally-resident pupils at the end of key stage 4 gaining 5+ A*-C grades in 08/09	Percentage change 04/05 to 08/09	Estimated percentage of pupils aged 15 living in regeneration areas gaining 5+ A*C in 04/05	Estimated percentage at end of key stage 4 gaining 5+ A*-C grades 08/09	Percentage change 04/05 to 08/09
Barking and Dagenham	51.2	66.5	15.3	41.00	60.95	19.94
Barnet	63.7	77.0	13.3	45.70	68.00	22.30
Bexley	57.7	72.6	14.9			
Brent	57.3	71.4	14.1	42.69	60.62	17.93
Bromley	66.5	79.4	12.9	35.40	55.20	19.80
Camden	49.1	62.8	13.7	45.46	55.24	9.78
City of London	62.5	73.3	10.8			
Croydon	54.7	73.6	18.9	33.60	59.70	26.10
Ealing	59.4	72.6	13.2	47.15	61.88	14.74
Enfield	52.3	67.6	15.3	38.31	62.35	24.04
Greenwich	48.1	65.0	16.9	41.93	60.63	18.70
Hackney	47.9	67.1	19.2	46.77	66.38	19.62
Hammersmith and Fulham	50.4	74.5	24.1	43.54	71.93	28.39
Haringey	51.5	69.2	17.7	46.03	67.58	21.55
Harrow	65.8	78.1	12.3			
Havering	60	70.1	10.1			
Hillingdon	53.3	71.1	17.8			
Hounslow	54.8	72.3	17.5	42.10	58.90	16.80
Islington	46.5	65.6	19.1	43.19	64.89	21.70
Kensington and Chelsea	53.1	80.8	27.7	48.23	81.86	33.63
Kingston upon Thames	66.1	76.8	10.7			
Lambeth	49.4	73.3	23.9	46.27	72.20	25.93
Lewisham	51.1	64.4	13.3	42.33	60.23	17.89
Merton	53.2	73.5	20.3			
Newham	51.7	64.8	13.1	51.79	64.18	12.39
Redbridge	68.4	76.4	8.0	43.80	52.10	8.30
Richmond upon Thames	64.7	77.8	13.1			
Southwark	48.2	69.4	21.2	46.26	67.76	21.50
Sutton	58.8	79.7	20.9			
Tower Hamlets	51.4	66.2	14.8	51.21	66.00	14.79
Waltham Forest	51.8	65.6	13.8	41.66	62.27	20.61
Wandsworth	55	69.4	14.4	43.35	70.34	26.99
Westminster	44.3	75.4	31.1	37.46	76.51	39.05
Actual ONS GOR percentage statistic for London	55.6	71.3	15.7			
London totals based on summing borough numbers	**55.6**	**71.32**	**15.72**	**45.96**	**65.03**	**19.07**

Source: ONS Neighbourhood Statistics web site at http://www.neighbourhood.statistics.gov.uk/dissemination/

Objective 5 - To improve London's accessibility

Key Performance Indicator 12
Achieve a reduced reliance on the private car and a more sustainable modal split for journeys
Target
Use of public transport per head grows faster than use of the private car per head

There has been a 26% increase in public transport journey stages per head between 2001 and 2009, compared with 11% decrease in car journeys per head.

Public transport journeys per head in 2009 were almost the same as the previous year, with a decrease of less than half a per cent. Public transport use increased steadily between 2001 and 2008 apart from a dip in 2005 that can be attributed to the impact of the London bombings that July. Private transport in London has generally shown a declining trend over this period. Between 2008 and 2009 there was a further decrease in the use of the car, with the index for private transport falling by 3 per cent after a similar decrease in the previous year. This decline and the slowing of growth in the public transport index are attributable at least partly to the effects on travel demand of the economic downturn of 2008 and 2009. The net result was a further widening of the gap between the public and private indices, representing a net mode shift to public transport.

Table 33 Public and private transport indexes

Year	Public Transport index	Private Transport Index
2001	100.0	100.0
2002	103.2	99.3
2003	108.7	98.3
2004	114.3	95.2
2005	113.0	92.4
2006	116.1	93.4
2007	122.6	95.1
2008	126.5	92.1
2009	126.1	89.4

Source: Transport for London

Note: figures have been revised from previous AMRs.

The indices are derived from the time series of journey stages per head compiled for Travel in London Report 3, published by TfL in December 2010). 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).

Key Performance Indicator 13
Achieve a reduced reliance on the private car and a more sustainable modal split for journeys
Target
From 2001-2011, 15 per cent reduction in traffic in the congestion charging zone, zero traffic growth in inner London, and traffic growth in outer London reduced to no more than 5 per cent

Monitoring by Transport for London of traffic entering the central London Congestion Charging Zone showed that levels of traffic (for vehicles of four or more wheels) in the centre of London fell by 18 per cent between 2002 and 2003 when charging was introduced. Traffic entering the zone remained relatively stable between 2003 and 2007. Significant incremental falls were observed in 2008 for some vehicle types leading to a 6 per cent decline for vehicles of four or more wheels, and this trend continued in 2009 with a further 4 per cent decline.

In Inner London outside central London, annual traffic declined by 3 percent between 2008 and 2009 following a similar decrease in the previous year. Traffic in 2009 in inner London was 11 percent below that recorded in 2001. In Outer London, traffic has remained almost constant between 2001 and 2008, with marginal changes of less than 1 per cent (in either direction) in most years. Outer London traffic fell by 3 percent in 2009 to a level that was 4 per cent lower than in 2001.

Table 34 Traffic (billion vehicle kilometres, all vehicles) 2001-2008: Inner and Outer London

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
All roads:										
Greater London	32.5	32.6	32.5	32.5	32.0	31.4	31.8	32.0	31.4	30.4
Inner (exc City and Westminster).	9.0	9.1	8.9	8.9	8.6	8.5	8.7	8.6	8.4	8.1
Outer London	22.2	22.1	22.3	22.5	22.3	21.8	21.9	22.3	21.9	21.3
Index (2001=100):										
Greater London		100.0	99.7	99.7	98.2	96.5	97.6	98.3	96.3	93.4
Inner (exc City and Westminster).		100.0	97.8	97.1	93.5	93.1	95.6	94.3	91.6	88.6
Outer London		100.0	100.6	101.4	100.8	98.5	99.1	100.8	99.1	96.2
Major roads only:										
Greater London	20.7	20.8	20.7	20.8	20.6	19.9	20.2	20.5	20.2	19.7
Inner (exc City and Westminster).	5.5	5.6	5.4	5.4	5.2	5.0	5.2	5.3	5.2	5.0
Outer London	14.3	14.4	14.5	6	14.6	14.1	14.2	14.5	14.2	13.9
Index (2001=100):										

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Greater London		100.0	99.5	99.6	98.7	95.3	96.7	98.4	96.7	94.4
Inner (exc City and Westminster).		100.0	96.5	96.3	92.4	89.9	93.5	94.4	92.3	89.5
Outer London		100.0	100.9	101.5	101.8	97.9	98.5	100.7	99.2	97.1

Source: Transport for London Planning. Estimates derived from data provided by DfT from surveys undertaken for the GB national road traffic series. Updated (December 2010) with revised series as published in Travel in London report 3, section 2.11

Note: Transport for London estimates annual road traffic (vehicle kilometres) in Greater London using data from its own traffic counts and those undertaken for the Department of Transport's National Road Traffic Estimates. TfL's analysis showed that DfT's methodology did not reflect traffic trends in London since 1999 with sufficient accuracy, particularly for minor roads. TfL has produced a series of estimates that are closer to the trends indicated by its own data. Estimates for this London Plan Annual Monitoring Report are based on the TfL traffic series, first published in Travel in London, report 1 (April 2009) for years to 2007 and updated to 2009 in Travel in London, report 3 (December 2010).

Key Performance Indicator 14

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

Target

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

Table 35 shows that the number of passengers on the Thames is steadily increasing over the baseline situation in 2001. River passengers have more than doubled since 2001 (a 166% increase). Following the events of 7 July 2005, passenger numbers on leisure services fell significantly, but subsequently recovered to previous levels. Passenger numbers on the riverbus services have shown significant growth since July 2005. In November 2007, Thames Clippers' riverbus service was expanded to run between Waterloo (BA London Eye) and the O2 at a 20 minute frequency throughout the day and every 30 minutes in the late evening. Strong growth in riverbus and leisure services continued in 2008/9 due to the low value of the pound attracting visitors to London and a successful programme of events at the O2 boosting Thames Clippers' patronage. It is anticipated that the number of passengers carried on the Thames will continue to grow, but at a much slower rate as demonstrated by the latest figure.

Table 36 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. The demand/opportunities of this industry have over time significantly influenced changes in trade. This industry has been especially hard hit by the economic conditions. However, the significant construction projects already committed to or in planning mean that the PLA remains optimistic for the medium term prospects of freight on the River Thames in London.

Sufficient wharf capacity is essential to allow freight trade on the Thames to grow. A review of the 2005 Safeguarded Wharves Implementation Plan has commenced and is expected to be published by the end of 2011.

Table 35 Passengers on the River Thames

Year	Number of Passengers[1]	% increase on previous year
April 2000 – March 2001	1 573 830	-
April 2001 – March 2002	2 011 736	28%
April 2002 – March 2003	2 030 385	1%
April 2003 – March 2004	2 123 820	5%
April 2004 – March 2005	2,343,280	10%
April 2005 – March 2006	2,373,350	1%
April 2006 - March 2007	2,746,700	16%
April 2007 - March 2008	3,078,300	12%
April 2008 – March 2009	3,892,700	26%
April 2009 – March 2010	4,188,500	8%

Source: TfL London River Services

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

Table 36 Cargo trade on the River Thames within Greater London

Year	Tonnes of Cargo	% increase on previous year
2001	10 757 000	-
2002	9 806 000	9% decrease
2003	9 236 000	6% decrease
2004	8 743 000	5% decrease
2005	9,288,000	6% increase
2006	9,337,000	0.5% increase
2007	8,642,000	7% decrease
2008	9,312,000	8% increase
2009	8,146,000	13% decrease

Source: Port of London Authority.

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

In the previous Annual Monitoring Report it was stated that the target 5% increase in capacity between 2001 and 2006 had been met, with a 6% increase in capacity. The Mayor's Transport Strategy was published in May 2010, which set out an indicative programme of transport schemes. It was noted in the Transport Strategy that the funded package of investment in London's transport system is expected to increase public transport capacity in the three-hour AM peak period by over 30% in the period from 2006. The funded package of investment is planned to be delivered over the period to 2020.

The outcome of the Government's Comprehensive Spending Review was announced in October 2010 and confirmed funding for key elements of London's transport programme, including Crossrail and the London Underground upgrades.

Work is underway on the Tube upgrades, although these works have resulted in a temporary reduction in overall service capacity. Following TfL's acquisition of Tube Lines, the PPP contractor, it is now expected that the Jubilee line upgrade will be delivered in spring 2011. When completed, the Jubilee line upgrade will provide a 33 per cent capacity increase. The Victoria line upgrade, which will provide a 21 per cent capacity increase, is planned to be completed in 2012. The full programme of upgrades will deliver a 30 per cent increase in capacity on the Tube.

The Comprehensive Spending Review announcement confirmed funding for Crossrail, with services planned to commence in 2018. This is one year later than previously planned and reflects a more efficient, and cost effective construction timetable. Major construction work for Crossrail is already underway.

In 2010, and following the opening of the extension to Woolwich Arsenal in 2009, the capacity of the Docklands Light Railway was upgraded from two-car to three-car trains between Bank and Lewisham, and between Stratford and Lewisham.

In May 2010 the former East London Line was replaced with London Overground services including extensions north and south, new trains and four new stations. By May 2011, services will be extended to Highbury & Islington, linking London Overground with the Victoria line and the Richmond to Stratford branches of London Overground. The London Overground extension to Clapham Junction is planned to be delivered by the end of 2012. Work is also underway to allow an increase in capacity on London Overground services between Richmond and Stratford.

Key Performance Indicator 16
Increase in public transport capacity
Target
Regular assessment of the adequacy of transport capacity to support development in Opportunity and Intensification areas

The Mayor's Transport Strategy was published in May 2010 and includes a transport programme which was informed by recognition of the overall transport capacity requirements of forecast London Plan growth. In Opportunity and Intensification areas, further analysis is required to understand the impact of more intensive growth.

Opportunity Area Planning Frameworks (OAPF) are in progress for a number of different areas including Vauxhall Nine Elms Battersea, London Riverside, White City, Upper Lea Valley, London Bridge and Bankside, Earls Court and Croydon. Supplementary Planning Guidance is also being produced for the Olympics Legacy area. A strategic transport study is undertaken for each of these as an input to the OAPF, SPG and/or borough SPD, which includes an assessment to identify transport interventions required to support proposed levels of development. These studies use the sub regional transport models that TfL has recently developed and provide a framework for more detailed work including transport assessments.

TfL has also produced sub regional transport plans in collaboration with boroughs and other stakeholders, which set out transport challenges, including the impact of development, and recommend solutions for each of the five sub-regions in London. These plans will remain 'live' documents to be regularly updated as appropriate.

Key Performance Indicator 17
Increase in the number of jobs located in areas with high PTAL values
Target
Maintain at least 50% of B1 development in PTAL zones 5-6 and at least 90% of B2 and B8 development in Zones 0-2

This target aims to show that high density employment generators such as offices are mainly located in areas with good access to public transport, while major developments in low density uses such as Industry and Storage and Distribution are in suitable out of town centre locations. It was revised for the London Plan 2008 and now formally represents the proxy data that was used in previous AMRs.

The London Development Database has been used in combination with a GIS system to generate a matrix of types of employment development permitted within three groupings of public transport accessibility. This is measured using the Public Transport Accessibility Level (PTAL) score generated by Transport for London.

The data shows that 43% of permitted B1 development floorspace is in areas with a high PTAL score (5-6), below the 50% target. If permitted B1 development floorspace in PTAL score range 4-6 is taken into account, the percentage rises to 63%. Three significant B1 schemes were permitted in the medium/low PTAL range including Wood Wharf in Tower Hamlets (460,000 sq metres gross), Riverside South, Westferry Circus in Tower Hamlets (371,000 sq metres gross) and the Olympic Press Centre in Hackney (95,000 sq metres gross). All three of these schemes are in locations where public transport accessibility is improving or investments are proposed. The majority of permitted general industry (B2) and storage and distribution (B8) floorspace is in the low PTAL range, (96% and 91% respectively) both above the 90% target.

Table 37 Employment floorspace permitted by PTAL zone - 2009/10 Approvals

Accessibility	Employment floorspace by land use class 2007/8					
(PTAL Group)	B1 m^2	B1 %	B2m^2	B2 %	B8 m^2	B8%
Low (0 to 2)	708,848	33.49%	193,181	95.81%	264,319	93.10%
Medium (3 to 4)	493,095	23.30%	7,299	3.62%	9,722	3.42%
High (5 to 6)	914,459	43.21%	1,140	0.57%	9,862	3.47%
Totals	**2,116,402**		**201,620**		**283,903**	

Source: London Development Database - B1, B2 and B8 approvals. Only permissions with 1,000m2 or more in a particular use class are recorded on LDD. They are "gross" figures that do not take account of the existing use. PTAL is measured from the location of the site marker, which is generally located in the centre of the site. This means that for large sites, such as the Stratford City development, a low PTAL rating will be given despite the large variance across different parts of the site.
PTAL – Public Transport Accessibility Level
B1 - Offices, light industry, research and development uses.
B2 – General Industrial uses
B8 – Storage and distribution uses including warehouses.

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

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

The London Development Database records the following conservation designations; Statutory Site of Special Scientific Interest, Site of Metropolitan Importance, Site of Borough Grade 1 Importance, Site of Borough Grade 2 Importance and Site of Local Importance. Table 38 records all permissions granted in 2009/10 that include areas with any of these conservation designations.

There have been several approvals of planning permissions on protected sites of importance for nature conservation during 2009/10. The majority of them do not represent any actual loss of open space, for example the incorporation of agricultural land into the Stanmore Country Park in Harrow. There are two schemes that account for nearly 8.8 hectares, the majority of the recorded loss. The largest loss is the permission for the media broadcast centre within the Olympic Park which will be compensated for by new parks and improvements to the public realm across the site as a whole. The other is for a new research building within the grounds of the Institute of Cancer Research's campus in Sutton.

Table 38 Changes in protected habitat due to new development

Borough	Protected area affected by dev (ha)	Comment	Net loss of conservation sites (ha)
Barking and Dagenham	0.156	Incorporation of countryside area of Borough Grade 1 importance into adjacent golf course	No loss
Bexley	0.182	Access shaft to new electric cable tunnel and hardstanding on edge of public park designated Borough Grade 1 importance	-0.182
Brent	0.374	Loss of part of churchyard of Borough Grade 2 importance in redevelopment of church hall site. Most will become residential gardens.	-0.374
Ealing	0.058	Loss of part of old orchard of Local Importance to be compensated for by extensive environmental improvements and new public spaces	-0.026
Hackney	6.728	Loss of open space of Local Importance within Olympic Park to be compensated for by environmental improvements elsewhere	-6.728
Hackney	0.023	Incorporation of small area adjacent to the New River designated as being of Metropolitan Importance into the curtilage of a residential development	-0.023
Hammersmith and Fulham	0.065	Small encroachment onto adjacent park of Local Importance as part of the mixed use regeneration of a former leisure centre	-0.065
Hammersmith and Fulham	0.102	Creation of a new children's play area within an area of Local Importance	No loss
Harrow	22.140	Incorporation of agricultural areas of part Borough Grade 2 and part Metropolitan importance into Stanmore Country Park, thus improving public access	No loss

Borough	Protected area affected by dev (ha)	Comment	Net loss of conservation sites (ha)
Harrow	0.160	Provision of new sports facilities and environmental improvements on part of existing park designated as a Site of Local Importance	No loss
Hillingdon	2.740	Creation of new public park on green belt land of Metropolitan Importance	No loss
Richmond upon Thames	1.063	Redevelopment of former goods yard within Barnes Common Site of Metropolitan Importance will include environmental improvements to an area still covered by old hardstanding and currently of little conservation value	No loss
Sutton	2.040	New research buildings within curtilage of existing Cancer Research Campus which is a Site of Local Importance	-2.040
Total Area (Gross hectares):	**35.874**		**-9.438**

Source: London Development Database

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

Table 39 shows that London's municipal recycling rate has increased steadily over the previous nine years, increasing annually by two to four percentage points since 2002. The municipal recycling rate in 2009/10 was 27 per cent. Table 40 indicates that London's household recycling rate also increased from 29% in 2008/09 to 32% in 2009/10, although London has a lower household recycling rate than any other region in England.

On a positive note, the total amount of municipal waste has continued to decrease. Although the most significant decrease was achieved in 2008/09, the total municipal waste generated in London realised a decrease of a further 2 per cent in 2009/10 from 4.0 million tonnes to 3.8 million tonnes.

Table 39: London's municipal waste recycling rate 1996/97 – 2009/10 (percentage)

Year	Household Recycling Rate
2000/1	8
2001/2	8
2002/3	9
2003/4	11
2004/5	15
2005/6	18
2006/7	20
2007/8	22
2008/9	25
2009/10	27

Source: Defra Waste Statistics, 2009, see www.defra.gov.uk/evidence/statistics/environment/wastats

Table 40: Regional household recycling rates 2000/01 to 2009/10 (percentage)

Region	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
North East	4	5	7	12	15	21	26	28	31	35
North West	8	9	11	14	19	24	29	33	37	39
Yorkshire & Humber	7	9	11	15	19	22	27	31	34	37
East Midlands	13	14	15	19	26	32	36	42	45	46
West Midlands	9	10	13	16	20	25	29	33	37	40
East	15	17	19	23	30	34	38	41	45	46
London	**9**	**9**	**11**	**13**	**18**	**21**	**23**	**26**	**29**	**32**
South East	16	18	20	23	26	29	33	36	38	40
South West	15	17	19	21	27	31	37	40	42	44
England	**11**	**13**	**15**	**18**	**23**	**27**	**31**	**35**	**38**	**40**

Source: Defra Waste Statistics, 2009, see www.defra.gov.uk/evidence/statistics/environment/wastats

Table 41: Total municipal waste generated in London (millions of tones)

Waste from:	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Regular household collection	2,262	2,216	2,201	2,081	2,112	2,111	2,013	1,784	1,653
Other household sources	310	298	274	306	277	256	247	236	252
Civic amenity sites	519	497	411	328	250	246	230	190	140
Household recycling	317	367	445	581	687	776	851	911	965
Total household*	3,408	3,379	3,331	3,297	3,326	3,390	3,342	3,122	3,035
Non household sources (excl. recycling)	996	1,024	962	1,011	810	761	734	750	692
Non household recycling	33	43	49	62	76	67	74	83	95
Total municipal waste	4,438	4,446	4,342	4,370	4,213	4,218	4,149	3,955	3,847

Source: Defra Waste Statistics, 2009, www.defra.gov.uk/evidence/statistics/environment/wastats
*includes rejects from recycling, not listed

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

The London Plan was reviewed after publication of 'Planning Policy Statement 10: Planning for sustainable waste management'. As part of this, each London borough was apportioned an amount of waste for which an appropriate amount of land must be identified to manage that waste. The sum total of waste to be managed across all the boroughs equates to 85% waste self-sufficiency for London as a whole. Individual borough apportionment targets are listed in Table 42. The Mayor is proposing updated waste arising and apportionment figures in the draft Replacement of the London Plan.

To ensure that apportionment targets are met, Waste Development Plan Documents (DPD) are reviewed and commented on by the Mayor's Planning Unit. Where boroughs are not a part of a strategic waste authority, apportionment is usually considered in their Core Strategies or supplementary Local Development Plan (LDF) documents. The status of London borough's Waste DPDs and LDF documents is shown in Table 43.

Table 42: Waste to be managed in London apportioned by borough

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

Note Boroughs preparing joint waste DPDs may wish to collaborate by pooling their apportionment requirements. Provided the aggregated total apportionment is met, it is not necessary for boroughs to meet both MSW and C/I apportionment figures individually.

source Jacobs UK Ltd (July 2007) for GLA

Table 43: Development Plan Document and Core Strategy Consultations in 2010

Planning document	Stage of development	Constituent Boroughs	Strategic Waste Authority
Waste Development Plan Document	Submission to Secretary of State	Barking and Dagenham Havering Newham Redbridge	East London Waste Authority
	Proposed submission	Barnet Camden Enfield Hackney Haringey Islington Waltham Forest	North London Waste Authority
	Proposed submission	Croydon Kingston Merton Sutton	South London Waste Partnership
	Proposed sites and policies	Brent Ealing Harrow Hillingdon Hounslow Richmond	West London Waste Authority
Core Strategy	Proposed submission	Bexley	n/a
	None scheduled	Bromley	
	Submitted to Secretary of State	City of London	
	Draft under consultation	Greenwich	
	Proposed submission	Hammersmith and Fulham	
	Adopted	Kensington & Chelsea	
	Submission complete, to be adopted. Site Specific Allocations document in second draft	Lambeth	
	Submitted to Secretary of State Site Specific Allocations document further options report submitted	Lewisham	
	Submitted to Secretary of State	Southwark	
	Adopted Development Plan document being developed	Tower Hamlets	

Planning document	Stage of development	Constituent Boroughs	Strategic Waste Authority
	Adopted Site Specific Allocation and Development Management policies documents under consultation	Wandsworth	
	Adopted	Westminster	

Key Performance Indicator 21:
Increased regional self-sufficiency for waste
Target
75 per cent (15 million tonnes) of London's waste treated or disposed of within London by 2010

The GLA estimates that this target was met in 2008/09, with 78 per cent of London's waste treated or disposed of within the capital. This position was maintained in 2009/10, at an estimated 79 per cent.

This achievement is heavily skewed to the construction, demolition and excavation (CDE) sector, which recycles approximately 82 per cent of its waste, with a further 11 per cent being landfilled within London. The other two primary waste sectors, commercial and industrial (C&I) and municipal waste generated less tonnage in 2009/10 than anticipated, however the amount of waste managed in London remained relatively the same as in the previous year.

To help achieve self-sufficiency, increased recycling and waste reduction targets, the Greater London Authority Act 2007 enabled the establishment of the London Waste and Recycling Board. The board's objectives are to promote and encourage:

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

The Board has an investment fund of up to £84 million over four years. This has been supplemented by a further £18 million in match funding from the European Regional Development fund, through the JESSICA scheme. This money will stimulate further increases in waste management capacity within London.

Key Performance Indicator 22
Reduce carbon dioxide emissions
Target
Reduce emissions to:
15% below 1990 levels by 2010
20% below 1990 levels by 2015
25% below 1990 levels by 2020
30% below 1990 levels by 2025

No new data are available since the last AMR was published, with the most recent measurement of London's CO_2 emissions being the 2008 London Energy and Greenhouse Gas Inventory (LEGGI). It is anticipated that data on carbon dioxide emissions will in the future be published annually, but two years in arrears given the analysis required. Information for assessing the 2010 benchmark will therefore only be available in 2012.

The LEGGI attributes CO_2 emissions to three sectors in London, based on either where the use of fuel occurred or, in the case of electricity, where it was consumed. These sectors are homes, workplaces and transport.

Table 44 London CO_2 Emissions 1990-2008

CO_2 emissions [Million tonnes per year]	1990	2000	2001	2002	2003	2004	2005	2006	2008	% change
Homes	15.84	17.54	17.79	17.95	18.11	17.87	17.51	17.07	15.93	1%
Workplaces	19.74	25.04	22.60	21.98	21.37	22.17	22.30	21.51	20.12	2%
Transport	9.52	7.73	8.47	9.00	9.53	8.80	8.88	8.88	8.66	-9%
Total	**45.10**	**50.31**	**48.86**	**48.93**	**49.01**	**48.84**	**48.68**	**47.45**	**44.72**	**-1%**

Source: 2008 London Energy and Greenhouse Gas Inventory (LEGGI).

Between 1990 and 2000 London's CO_2 emissions increased by 12 per cent, from 45.1 $MtCO_2$ to 50.3 $MtCO_2$. Most of this growth was in the workplace sector as a result of a decade of steady growth in economic activity. Emissions from the homes sector also increased due to the growing population of London. From 2000 to 2006 the population of London increased by a further ten per cent. However the city's emissions dropped by six per cent to 47.45 $MtCO_2$ per year in 2006. This is due to a number of factors, primarily the lower carbon content of the national electricity supply resulting from lower coal use in the generation mix, and the growing proportion of London's economy accounted for by the service industry, which is less CO_2-intensive than manufacturing. In 2008 emissions were 44.72 $MtCO_2$ in total, which is a 1% reduction relative to 1990 levels.

The Mayor has proposed to strengthen the carbon emission reduction targets outlined above to reflect his greater ambition to reduce emissions. The 2025 target has doubled from 30% to a 60% reduction, meaning in 2025 London will aim to emit no more than 18.04 $MtCO_2$. The draft London Climate Change Mitigation and Energy Strategy includes policies indicating how London will achieve these emissions reductions targets. Public consultation on the draft document ended on 5th January 2011. For more information see the Mayor's website. This strategy is also supported by the draft Replacement London Plan which provides strategic planning policies to contribute to the more ambitious targets.

Key Performance Indicator 23
Increase in energy generated from renewable sources

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

No new data have been collected in the last two years so Table 45 has been retained from AMR 5. The GLA has commissioned a new study that will investigate the potential for renewable energy and also provide updated figures on the amount of current generation in London (the 'London Renewable and Decentralised Energy Potential Study'). The study will be published in the spring of 2011 and will include the latest data and projections on renewable energy to feed into the development of the London Climate Change Mitigation and Energy Strategy and implementation of the new London Plan.

The baseline position at 2001 was that London had capacity for 460GWh of renewable energy generation. This comprised; 414 GWh electricity generation and 46 GWh heat generation. The most recent figures from 2007 are shown in Table 45 below. These indicate 500 GWh of electricity and 50 GWh of heat generation.

Since this indicator was devised, new technologies and opportunities have become available. In this respect it has become clear that energy from renewable sources that were originally intended (such as wind turbines) will not contribute greatly to the target, but preliminary results from the London Renewable and Decentralised Energy Potential Study show that energy harnessed from London's waste, particularly landfill gas, will make a larger than anticipated contribution to London's energy needs.

Table 45 Energy produced in London per annum from renewable sources

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

* London estimate (from national figures) for solar heating installed as an output of government funding schemes
**Municipal solid waste
Sources: London Renewable Energy Capacity Study (April draft). SEA/RENUE, 2007 (unpublished).
London Wind & Biomass Study, Summary Report: Feasibility of the Potential for Stand Alone Wind and Biomass Plants in London (and supporting reports). SEA/RENUE, 2007

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

Government policy on development and flood risk is laid out in Planning Policy Statement 25. The Environment Agency has confirmed that it is not aware of any development that has resulted in a net loss of functional flood plain (as defined by PPS25) over the past year (April 2009 to March 2010).

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

The Greater London Authority completed its Regional Flood Risk Appraisal in October 2009. Annex 7 provides an overview of progress regarding its recommendations. In addition Table 46 provides an overview of progress regarding Strategic Flood Risk Assessments (SFRAs). All boroughs are required to produce a Level 1 SFRA. Most Level 1 SFRAs are complete or near completion.

Broadly, Level 1 and 2 SFRAs can be defined as follows:

A Level 1 SFRA provides information on flood risk, taking climate change into account, that allows the LPA to understand the risk across its area, provides the information needed to apply the sequential approach, informs sustainability appraisals, land allocations, development control policies and emergency planning and identifies the level of detail required for site specific FRAs.

A Level 2 SFRA considers the detailed nature of the flood hazard that facilitates application of the Sequential and Exception tests, allows a sequential approach to site allocation to be adopted within a flood zone and allows the policies and practices required to ensure that development in such areas satisfies the requirements of the Exception Test, to be identified for insertion into the Local Development Document.

Table 46 Status of SFRA in each Borough (August 2010)

Borough	SFRA level 1 Required	SFRA level 1 Progress	SFRA level 2 Required	SFRA level 2 Progress
Barking and Dagenham	Yes	Complete	Yes	Complete
Barnet	Yes	Complete	Yes	No
Bexley	Yes	Complete	Yes	Ongoing
Brent	Yes	Complete	Yes	Complete
Bromley	Yes	Complete	Yes	Complete
Camden	Yes	Complete	No	N/A
City of London	Yes	Complete	No	N/A
Croydon	Yes	Complete	Yes	Complete
Ealing	Yes	Complete	No	N/A
Enfield	Yes	Complete	Yes	Ongoing
Greenwich	Yes	Advanced Draft	Yes	Ongoing
Hackney	Yes	Complete	No	N/A
Hammersmith and Fulham	Yes	Advanced Draft	Yes	Advanced draft
Haringey	Yes	Complete	No	N/A
Harrow	Yes	Complete	Yes	Ongoing
Havering	Yes	Complete	Yes	Complete
Hillingdon	Yes	Complete	No	N/A
Hounslow	Yes	Complete	Yes	Complete
Islington	Yes	Complete	No	N/A
Kensington and Chelsea	Yes	Complete	Yes	Complete
Kingston upon Thames	Yes	Complete	Yes	Complete
Lambeth	Yes	Complete	Yes	Complete
Lewisham	Yes	Complete	Yes	Ongoing
Merton	Yes	Complete	Yes	Complete
Newham	Yes	Complete	Yes	Complete

Borough	SFRA level 1 Required	SFRA level 1 Progress	SFRA level 2 Required	SFRA level 2 Progress
Redbridge	Yes	Complete	Yes	Complete
Richmond upon Thames	Yes	Complete	Yes	Complete
Southwark	Yes	Complete	Yes	Complete
Sutton	Yes	Complete	Yes	Complete
Tower Hamlets	Yes	Complete	Yes	EA-advised revision about to commence
Waltham Forest	Yes	Complete	Yes	Ongoing
Wandsworth	Yes	Complete	Yes	Complete
Westminster	Yes	Advanced draft	Yes	Ongoing

Source: Environment Agency

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

Although there has been a small increase in the number of buildings at risk in London during 09/10, it is not significant and is not expected to affect the overall downward trend which has been established over the past few years.

The 2010 Heritage at Risk Register, and a summary document covering all categories (not just listed buildings) can be found at http://www.english-heritage.org.uk/caring/heritage-at-risk/. A recently released review looking back over 20 years of Heritage at Risk in London can be found at http://www.english-heritage.org.uk/publications/saving-london/.

At April 2010, London had 1,002 Conservation Areas. 32 of London's 33 boroughs have taken part in English Heritage's national survey of conservation areas at risk, resulting in 72 being considered as being "at risk" - approximately 7%.

Table 47 Proportion of Listed Building entries at Risk in London

	2004	2005	2006	2007	2008	2009	2010
Total Number of Listed Buildings	18,274	18,316	18,3482	18,390	18,461	18,479	18,618
Number of Listed Buildings At Risk	563	556	532	516	487	486	494
Proportion at Risk	3.08%	3.03%	2.89%	2.80%	2.63%	2.63%	2.65%

Source: English Heritage

The Number of Listed Building and the number At Risk exclude Scheduled Ancient Monuments and cemeteries and churchyards.

Appendix 2 – Contextual Indicators

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

Briefings from the GLA Data Management and Analysis Group

Briefings

Reference	Briefing Name	Month of publication
2010 01	Claimant Count Model: 2010 Technical Note	February
2010 02	CIN 2010-11	
2010 03	London Parliamentary Constituency Profiles 2010	March
2010 04	Pilot pan-London School Rolls Projections by cluster	
2010 05	London Borough Fertility Rates 2005-07	August
2010-06	Towards Defining a Healthy Living Income Standard for London	
2010-07	London Crime: A National Picture	October
2010-08	Disabled people and the labour market in London, 2009	December

Updates

Reference	Title	Month of publication
01-2010	The London Plan: Borough Demographic Projections	January
02-2010	PayCheck_2009	January
03-2010	Unemployment in London – January 2010	February
04-2010	The London Plan Ethnic Group Population Projections	March
05-2010	Personal Incomes of UK Tax-Payers in 2007/2008: Survey of Personal Incomes	
06-2010	Migration Indicators: February 2010	April
07-2010	The Working-Age Client Group in London – August 2010	February
08-2010	2009 Round Demographic Projections for the London Plan	April
09-2010	Infant Mortality 2002 to 2008	May
10-2010	Poverty figures for London: 2008/09	May
11-2010	ONS 2009 Provisional Births	June
12-2010	ONS 2002-2008 Revised Mid Year Population Estimates	June
13-2010	ONS 2008-based Subnational Population Projections	June
14-2010	Mid-2009 population estimates	June
15-2010	Unemployment in London: July 2010	August
16-2010	2009 Round Demographic Projections for the London Plan (revised)	August
17-2010	2009 Round Demographic Projections using the SHLAA	August
18-2010	Births by birthplace of mother 2009	September
19-2010	Migration Indicators: August 2010	September
20-2010	Worklessness in London	September

Reference	Title	Month of publication
21-2010	Population by country of birth and nationality: 2009	October
22-2010	Children in Poverty	October
23-2010	Life Expectancy at Birth 2007-09	October
24-2010	Revised 2009 Ethnic Group Population Projections	November
25-2010	Income Poverty at Small Area Level	November
26-2010	London's Migration Flows with the rest of the UK: 2007 to 2009	November
27-2010	CLG 2008-based Household Projections	November
28-2010	Life Opportunities Survey - Interim Results	December
29-2010	Migration Indicators November 2010	December
30-2010	PayCheck 2010	December

A full list of DMAG publications from previous years is available via the GLA's website at:
http://www.london.gov.uk/who-runs-london/mayor/publications/society/facts-and-figures

London Development Database
For more information on the London Development database either Email the LDD Team or phone 0207 983 4650.
The LDD public page can be found at
http://ldd.london.gov.uk/LDD/LDD/welcome.do

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

GLA Economics reports
These are still available at http://www.london.gov.uk/gla-economics-publications
For the latest news the Mayor's Business and Economy section can be found at
http://www.london.gov.uk/landing-page/business-economy

London Sustainable Development Commission
http://www.londonsdc.org/

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

Other data sources

Waste
The Mayor's Draft Municipal Waste Management Strategy can be found at
http://www.london.gov.uk/mayor/environment/waste/index.jsp
DEFRA produces Municipal Waste Management statistics covering the previous financial year
http://www.defra.gov.uk/evidence/statistics/environment/wastats/bulletin09.htm
More up to date London specific data is available on the Capital Waste Facts website
http://www.capitalwastefacts.com/

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

Transport data
The latest information on The Mayor's work on transport can be found at:
http://www.london.gov.uk/priorities/transport
Transport for London performance statistics can be found at
http://www.tfl.gov.uk/corporate/about-tfl/publications/1482.aspx
and
Annual Report | Transport for London
The Department for Transport (Transport statistics) provides some useful data on transport

Department for Education
Various data and studies on education and skills can be found at the following site:
http://www.education.gov.uk/, which contains a section on Research and Statistics
Details of the indicators for "Attainment and Outcomes" can still be found at:
http://www.dcsf.gov.uk/trends/index.cfm?fuseaction=home.showCategory&cid=5.

Ofsted
Links to a number of national reports on education provision can be found at:
http://www.ofsted.gov.uk/Ofsted-home/Publications-and-research

Department of Environment, Food and Rural Affairs
Various data and studies on the environment can be found on the DEFRA site
http://www.defra.gov.uk/evidence/statistics/index.htm

Department for Communities and Local Government
CLG publishes a number of statistics relating to planning at
http://www.communities.gov.uk/planningandbuilding/planning/245410
Specific information about London can be found on The Places Database.
http://www.places.communities.gov.uk/latestnews.aspx

Appendix 3 - Schedule of Progress on Opportunity Areas and Areas for Intensification

Name of Location	Progress*
North London	
King's Cross	Northern ticket hall open at King's Cross St. Pancras Underground. Work on the Boulevard and Goods Way has commenced and anticipated for completion in 2011 connecting the University of the Arts Central Saint Martins campus directly to the King's Cross transport hub.
Paddington	Span 4 of Paddington Station refurbishment ongoing. Works to implement Crossrail have begun. 33,000 sqm B1 business space completed.
Euston	Euston Area Planning Framework adopted by borough April 2009. Initial discussions with LB Camden regarding potential work on OAPF relating in particular to HS2.
Tottenham Court Road	Urban Design Framework has been produced. Opportunity Area Planning Framework not being pursued.
Victoria	103 net residential completions.
Upper Lee Valley including Tottenham Hale	Opportunity Area Planning Framework currently being produced in house by the GLA working closely with the Boroughs of Enfield, Hackney, Haringey and Waltham Forest and the Lea Valley Park Authority. Stakeholder consultation January 2011 with public consultation later in the year. Target adoption date, 2011. 581 net residential units completed.
Cricklewood/Brent Cross	Outline Planning Consent was issued by the Local Planning Authority on 28 October 2010.
Colindale	Borough Area Action Plan (AAP) for Colindale was adopted in March 2010. Outline consent granted for hospital site. Beaufort Park later phases under construction.
Arsenal/Holloway	Largely completed. Planning permission for Queensland Road approved.
Mill Hill East	Borough Area Action Plan (AAP) adopted. Outline application being considered.
Haringey Heartlands/Wood Green	Planning application for development across the remainder of the site to be determined. Expected 2011.
West Hampstead interchange	No planning Framework in place. Substantial technical issues development over rail lands and with rail franchise holders.
Holborn	See Tottenham Court Road
Farringdon/Smithfield	Crossrail station construction work in progress with connection to Thameslink. Islington Council consulting on Bunhill/Farringdon Area Action Plan.
North East London	
Isle of Dogs	1,488 net residential completions and 1,800 sqm retail floorspace.

Name of Location	Progress*
City Fringe	Opportunity Area Planning Framework to be produced in 2011 subject to pooling resources with boroughs. 841 net residential, 7,800 sqm retail (A1-A5) and 36,600 sqm office floorspace completed.
Lower Lea Valley, inc Stratford	Olympic Legacy Supplementary Planning Guidance being produced in house by the GLA working closely with the four host boroughs. Target adoption date, 2011. 705 net residential and 14,700 sqm B1 office completed.
Royal Docks	Newham Council consulting on Core Strategy which includes proposals for the Royals. New pre-application discussions underway on Minoco Wharf. 989 net residential units completed and 71,000 sqm industrial and warehousing floorspace completed.
London Riverside	Opportunity Area Planning Framework currently being produced jointly by the GLA and the London Thames Gateway Development Corporation in partnership with the LDA, TfL and the Boroughs of Newham, Barking & Dagenham and Havering. Target adoption date, 2011. 291 net residential units completed.
Ilford	Action Area Plan produced in 2006. 218 net residential units completed.
South East London	
London Bridge	Net increase of 58,850 B1 office space completed - majority at More London, 111 net housing units were completed over 16 schemes. Shard of Glass development under construction. Southwark Council consulted on a draft Borough, Bankside and London Bridge Supplementary Planning Document from January to March 2010 and again from September to October.
Elephant and Castle	A new teaching, health and social care centre on the campus of London South Bank University was completed in 2009/2010. In July 2010 Southwark Council signed a development agreement to pave the way for the transformation of the Elephant and Castle over the next 15 years. Southwark Council preparing supplementary planning document for the Elephant and Castle for consultation.
Deptford Creek/ Greenwich Riverside	Design for London produced a design framework. 109 net residential units completed.
Lewisham- Catford – New Cross	LB Lewisham using the North Lewisham Framework as the basis for the AAP. 411 net residential units completed.
Greenwich Peninsula & Charlton Riverside West	Planning permission granted 2003. Implementation now underway. 248 net residential units and 40,800 sqm B1 office floorspace completed.
Woolwich, Thamesmead & Charlton Riverside East	Docklands Light Railway extension opened at Woolwich Arsenal in 2009. Up to 1,000 new homes have been developed at the Royal Arsenal. A further 2,000 homes have been built in Gallions Reach Urban Village in Thamesmead.

Name of Location	Progress*
Bexley Riverside	A Framework Plan and Regeneration Strategy has been developed for Erith Town Centre and Belvedere and a development brief has been prepared for the Erith Western Gateway sites.
Canada Water/Surrey Quays	Area Action Plan prepared. Overall increase of B1 and A1 floor space and 63 residential units in a mix of conversions and new builds.
Kidbrooke	Greenwich Council approved detailed proposals for Phase 1 of the regeneration on the site east of Sutcliffe Park including 449 houses and apartments. Building started in September 2009. Legal agreement signed for mixed use redevelopment proposals.
South West London	
Waterloo	In March 2010, Lambeth Council prepared interim planning guidance for the former Waterloo International Terminal in advance of full guidance for the entire station site in the Waterloo Interchange Development Brief – consultation in 2011. Waterloo City Square project (one of the Mayor's 'Great Spaces') has been subject to a design competition with target delivery date 2012-2015.
Vauxhall/Nine Elms/ Battersea	Development Infrastructure Study completed, which will inform the final version of the OAPF. 258 net residential units completed and 436 hotel bedrooms. Battersea Power Station redevelopment approved by Mayor of London and Wandsworth Council – permission granted for 3400 homes, a hotel, cinema and office and retail floorspace.
Croydon	Opportunity Area Planning Framework (OAPF) to be produced in partnership with the borough – target publication date 2011.
South Wimbledon/ Colliers Wood	Merton Council submitted Core Strategy to the Secretary of State. Hearing element of Examination in February 2011.
West London	
Heathrow (including Hayes, West Drayton, Southall, Feltham, Bedfont Lakes and Hounslow)	Opportunity Area Planning Framework being considered with potential initiation in 2011, working with local authorities and other stakeholders including BAA. 214 net residential units completed and 223 hotel bedrooms.
Park Royal/Willesden Junction	Final version published in 2011. 19,000 B1 office floorspace completed.
Wembley	Revised masterplans complete (2009). New Brent Civic Centre application approved. 236 net residential units completed.
White City	Opportunity Area Planning Framework currently being produced in house in collaboration with the London Borough of Hammersmith and Fulham. Target adoption date, 2011.

* Note that information on completions relates to Financial Year 2009/10, sourced from the London Development Database)

Appendix 4 - National Regional Planning Guidance Indicators

The DCLG published a set of Core Output Indicators for Regional Spatial Strategies and Local Development Frameworks. The GLA is not required to report on these indicators, but the list below sets out the indicators and how the information can be gathered for the London Plan area.

No.	National Indicator	London Plan Approach
Business Development		
BD1	Total amount of additional employment floorspace by type	See borough AMRs KPI 7 for office provision in Central London
BD2	Total amount of employment floorspace on previously developed land – by type	See borough AMRs
BD3	Employment land available – by type	See borough AMRs
BD4	Total amount of floorspace for town centre uses.	See borough AMRs
Housing		
H1	Plan period and housing targets	See borough AMRs
H2(a)	Net additional dwellings – in previous years	KPI 4
H2(b)	Net additional dwellings – for the reporting year	KPI 4
H2(c)	Net additional dwellings – for future years	See borough AMRs
H3	New and converted dwellings – on previously developed land	KPI 1
H4	Net additional pitches –(Gypsy and traveller)	Appendix 8
H5	Gross affordable housing completions	KPI 5
H6	Housing quality – Building for Life Assessments	See borough AMRs
Environmental Quality		
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	KPI 24 (Does not include details of development adversely affecting water quality)
E2	Change in areas of biodiversity importance	KPI 18
E3	Renewable energy generation	KPI 23
Minerals		
M1	Production of primary land won aggregates by mineral planning authority	See borough AMRs
M2	Production of secondary and recycled aggregates by mineral planning authority	See borough AMRs
Waste		
W1	Capacity of new waste management facilities by waste planning authority	See borough AMRs
W2	Amount of municipal waste arising, and managed by management type by waste planning authority	See borough AMRs

Appendix 5 - Mayoral activity on Development Plans

Summary of activity on Borough Development Plans during 2010.

Area	DPDs
Barking & Dagenham	Site Specific Allocations, proposed changes to submission Barking Town Centre AAP Proposed changes to submission
Barnet	Site Specific Allocations DPD Statement of general conformity Core Strategy Submission Development Management Policies DPD
Bexley	Core Strategy Preferred Approach Core Strategy Pre-submission
Brent	Local Development Scheme
Bromley	Draft Planning Obligations SPD
Camden	Site Allocations DPD Preferred approach Core Strategy Submission Statement of general conformity Development Policies DPD Statement of general conformity
City of London	Core Strategy Pre- submission
Croydon	Core Strategy Preferred Options Core Strategy Preferred Options II
Ealing	Local Development Scheme Core Strategy Pre-Submission Development Management DPD Initial Proposals Development Sites DPD Initial Proposals
Enfield	Local Development Scheme Core Strategy Ponders End Central Planning Brief SPD
Greenwich	Local Development Scheme
Hackney	Local Development Scheme Hackney Wick draft AAP Core Strategy pre submission and proposals map DPD Core Strategy Statement of Common Ground Local Development Scheme
Hammersmith & Fulham	General Development Management Policy Options Core Strategy Submission
Haringey	Local Development Scheme Development Management Policies and Site Allocations DPD Core Strategy Submission Local Development Scheme Core Strategy Additional Reg 27 consultation
Harrow	Core Strategy Pre-submission Local Development Scheme
Havering	Local Development Scheme Core Strategy Pre-Submission
Hillingdon	Core Strategy Preferred Options Planning Obligations SPD

Area	DPDs
Islington	Core Strategy Changes to submission Core Strategy Statement of General Conformity Core Strategy Submission Core Strategy post- submission changes Local Development Scheme
Kensington & Chelsea	Local Development Scheme Core Strategy Revised Statement of General conformity
Kingston upon Thames	Core Strategy Preferred Options
Lambeth	Local Development Scheme Core Strategy Update (Crossrail)
Lewisham	Core Strategy submission Local Development Scheme Site Allocations DPD further Options
Merton	Core Strategy pre- submission
Newham	Core Strategy DPD Issues and Options
Redbridge	Crossrail AAP Pre –submission
Richmond	Development Management Plan Pre submission Development Management Plan proposed submission
Southwark	Local Development Scheme Core Strategy Submission Canada Water AAP Submission Core Strategy Further Representations on general conformity Core Strategy Further Representations
Sutton	Site Development Policies submission
Tower Hamlets	Local Development Scheme
Waltham Forest	Core Strategy Preferred Options
Wandsworth	Development Management Policies DPD Preferred Options Site Specific Allocations DPD Preferred Options Changes to tall buildings policy Development Management Policies Site Specific Allocations DPD
Westminster	Core Strategy Supplementary Statement on Waste, Statement of Common Ground Draft Planning Brief for Victoria Area SPD
East London	Waste DPD
South London	South East London Boroughs Joint Waste Technical Paper South London Waste DPD Additional Sites consultation

Appendix 6 - Affordability Thresholds for Social and Intermediate housing

This Appendix relates to Policy 3A.8 of the London Plan Consolidated with Alterations Since 2004 (Paragraph 3.37) and updates the affordability thresholds as at February 2011.

Intermediate Housing

Intermediate provision is sub-market housing, where costs, including service charges, are above target rents for social housing, but where costs, including service charges, are affordable by households on incomes of less than £64,000[6]. This figure has been up-dated from the London Plan (2008) figure of £52,500 on the basis of the latest data (as of February 2011) on lower quartile house prices in London, and is an increase from the figure of £57,600 in AMR 6.

In his statutory London Housing Strategy and his draft replacement London Plan, the Mayor sets out his intention to raise the intermediate housing income threshold to £74,000 for households with dependents, in order to reflect the higher cost of both developing and buying family-sized homes in London.

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.

For the criterion that provision is affordable to be met, the purchase price must be no greater than 3.5 times the household income limit specified above (i.e. no greater than £224,000), or (for products where a rent is paid) the annual housing costs, including rent and service charge, should be no greater than 40% of net household income (this is to reflect a different level of disposable income, relative to lower income households dependent on social housing). In the case of two or multiple income households, lenders will generally lend at lower multipliers in relation to incomes of household members other than the highest income earner, and consequently market access will generally be more restricted for such households.

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.

Affordable rent

Government has recently published for consultation a draft planning definition of its new affordable rent product. It is proposed that affordable rent homes will be let at rents of up to 80% of market rent, and on tenancies of a minimum of two years.

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6 The income threshold for intermediate housing is currently set at a different level for planning and housing investment purposes. Under the Homes and Communities Agency investment criteria, the upper income level for intermediate housing is £60,000.

Appendix 7 - Progress on Regional Flood Risk Appraisal (RFRA) Recommendations

The RFRA was published in October 2009 and contained 19 recommendations that will be followed up over the next 5 years.

No.	Recommendation	Progress at Jan 2011
1	All Thames-side planning authorities should consider in their SFRAs and put in place DPD policies to promote the setting back of development from the edge of the Thames and tidal tributaries to enable sustainable and cost effective upgrade of river walls/embankments, in line with Policy 5.12, CFMPs and TE2100	Limited progress through DPDs. Increasingly Thames-side developments are incorporating set back, for example Enderby Wharf, Greenwich. The Boroughs of Richmond and Wandsworth have specific planning policies to address this.
2	The London Boroughs of Richmond, Kingston, Hounslow and Wandsworth should put in place policies to avoid development that would prejudice the implementation of increased channel capacity between Teddington Lock and Hammersmith Bridge in line with TE2100 findings	The Environment Agency (EA) published Thames Catchment Flood Management Plan in Dec 2009 and is awaiting Government approval/funding for the TE2100 project. - The EA was also due to publish the Lower Thames Strategy in 2010 – their Board has signed off the project and it is awaiting Defra sign off in 2011. The Boroughs of Richmond and Wandsworth have specific planning policies to address this.
3	The London Boroughs of Havering and Bexley should put in place policies to prevent development that would prejudice the use of Rainham/Wennington Marshes, Erith Marshes and Dartford/Crayford Marshes for emergency flood storage in line with TE2100 findings. Although outside London, Thurrock and Dartford should also consider this aspect of flood risk management	EA is awaiting Government approval/funding for TE2100 project.
4	Boroughs at confluences of tributary rivers with the River Thames should pay particular attention to the interaction of fluvial and tidal flood risks. These are Havering, Barking & Dagenham, Newham, Tower Hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston	Need to explore further if combined events are addressed the relevant Boroughs.
5	Developments all across London should reduce surface water discharge in line with the Sustainable Drainage Hierarchy set out in Policy 5.13 of the draft replacement London Plan	Progressing well for large scale developments but limited for smaller scale development.
6	Regeneration and redevelopment of London's fluvial river corridors offer a crucial opportunity to reduce flood risk. SFRAs and policies should focus on making the most of this opportunity through appropriate location, layout and design of development as set out in PPS25 and the Thames CFMP.	Generally being implemented through application of PPS25. Enfield for example have incorporated flood risk into the layout and design of major redevelopment proposals along the River Lee.

No.	Recommendation	Progress at Jan 2011
7	Once funding is confirmed Drain London will investigate and plan for long term management of London's surface water infrastructure in order to reduce surface water flood risk.	Drain London project is underway. Surface Water Management Plans will be produced for each Borough by April 2011 and initial measures such as Community Flood Plans and Green Roofs will be pursued throughout 2011.
8	Organisations responsible for development with large roof areas should investigate providing additional surface water run-off storage	No specific actions yet, but progress underway in relation to surface water at Victoria Station. And the GLA will contact TfL and Network Rail regarding other stations.
9	Thames Water to continue the programme of addressing foul sewer flooding	Future funding reduced through OfWat settlement, but initial work underway in relation to Counters Creek sewer in west London.
10	That groundwater flood risk is kept under review	Through Drain London, but needs regular review.
11	Network Rail should examine the London Rail infrastructure for potential flooding locations and flood risk reduction measures. For large stations, solutions should be sought to store or disperse rainwater from heavy storms; this may involve the need for off site storage	Network Rail contacted through Drain London, GLA will follow up in 2011.
12	London Underground and DLR should keep potential flood risks to their infrastructure and flood risk reduction measures under review and up to date	Through Drain London, but needs regular review.
13	TfL, Highways Agency and London boroughs should continue to monitor the flood risk and flood risk reduction measures at these locations (subterranean river crossings and road underpasses – RFRA para 148) and any others with a potential flood risk	Through Drain London, but needs regular review.
14	Bus operators should examine bus garages for potential flood risks and put in place remedial or mitigation measures where there is a significant risk	No specific actions yet.
15	Edgware Hospital should carry out a flood risk assessment of its current premises and determine any mitigation works necessary to ensure that the hospital can continue to operate in the event of a flood on the Silk Stream	No specific actions yet. GLA will contact NHS following Drain London outcomes.
16	Other hospitals in the RFRA table (para 153) should examine how they may cope in the event of a major flood	No specific actions yet, but GLA will contact NHS following Drain London outcomes.
17	The National Offender Management Service should ensure that there is an emergency plan for Belmarsh Prison in the event of a major flood	No specific actions yet, but GLA will contact NOMS following Drain London outcomes.

No.	Recommendation	Progress at Jan 2011
18	Operators of London's emergency services should ensure that emergency plans for flooding incidents are kept up to date and suitable cover arrangements are in place in the event of a flood effecting operational locations	Drain London outputs will inform new London Resilience Government Liaison Team being established at City Hall to replace the GoL chaired London Resilience Team.
19	Operators of electricity, gas, water and sewerage utility sites should maintain an up to date assessment of the flood risk to their installations and considering the likely impacts of failure, programme any necessary protection measures, this may include secondary flood defences	No specific actions yet, but GLA will contact utility companies following Drain London outcomes.

Appendix 8 - Housing Provision in London 2009/10: Annual Monitor

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

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

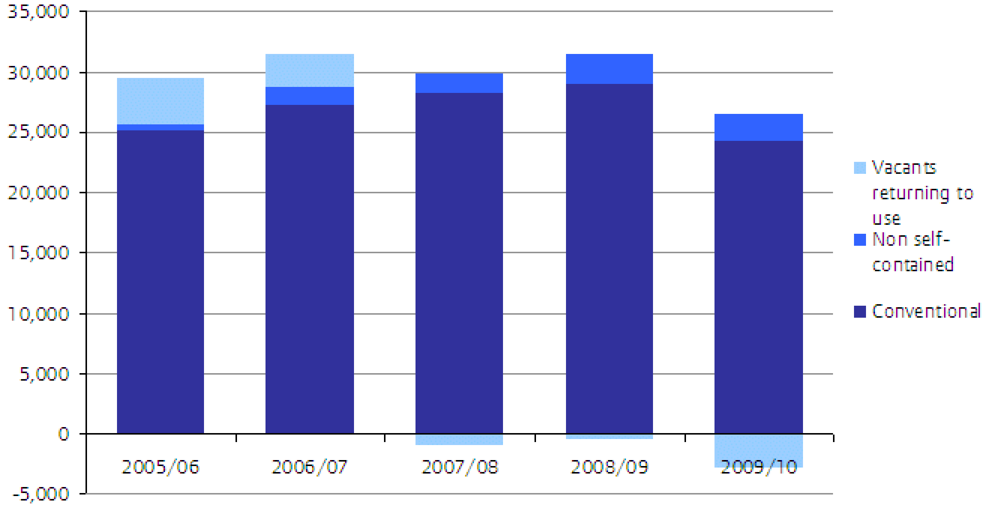
Maps and tables can be found at the end of the report.

Key points
- There were 24,290 net conventional housing completions in London in 2009/10, but total housing provision was lower at 23,641 due to an increase in the estimated number of long-term empty homes.
- The net conventional supply of 24,290 in 2009/10 is the lowest since 2003 but still above the long-term annual average.
- New build accounted for 81% of net conventional supply in 2009/10, conversions 8% and changes of use 11%.
- Over the last three years net conventional affordable housing supply amounted to 29,889 homes, split almost evenly between social rented and intermediate housing.
- Across all tenures, gross conventional housing was dominated by one or two bedroom homes, with only 18% having three bedrooms or more.
- Just over one third of social housing supply comprises homes with three or more bedrooms, compared to 14% of market homes and only 8% of intermediate homes.
- 27% of net approvals and 32% of net starts in 2009/10 were for affordable housing.
- As of 31 March 2010, there were a net 111,990 homes not started and 60,056 under construction, for a total pipeline of 172,046 homes.

Total housing provision
Total housing provision in the London Plan consists of three elements: conventional housing supply, non self-contained bedspaces, and long-term vacant homes returning to use. Table 19 in the main body of the report shows housing provision at borough and sub-regional level. Table HPM 1 in this appendix replicates these figures but in alphabetical order (see also Map HPM 1 and Map HPM 2).

Conventional housing supply typically comprises the majority of total housing provision, but in 2009/10 net conventional completions (24,290) were actually higher than total housing provision (23,641), due to a substantial increase (of 2,841) in the estimated number of long-term vacant homes. The chart below shows the separate elements of total housing provision for the last five years. In 2005/06 and 2006/07 vacants returning to use were strongly positive, in the following two years slightly negative, and in 2009/10 strongly negative.

Figure HPM 1 Total housing provision, 2005/06 to 2009/10



Source: GLA

The estimates of long-term vacant homes returning to use are derived from the change in the number of private sector homes vacant for six months or more, as reported to government by London boroughs through the Housing Strategy Statistical Appendix form[7]. These data are typically quite volatile – for example, Haringey reported 1,008 long-term vacant private sector homes in 2007/8, 88 in 2008/9 and 1,286 in 2009/10. It can also be patchy, with some boroughs not reporting figures in every year[8].

The government also collects estimates of homes in all tenures that have been empty for six months or more through council tax dwellings lists reported by local authorities, and CLG have recently published a table drawing on this data[9]. Table HPM2 shows estimates of long-term vacant homes and the change between 2009 and 2010 according to HSSA and council tax data. The two sources are not strictly comparable, as HSSA data covers private sector homes only while the council tax data covers all sectors, and because the HSSA data is reported as of April each year while council tax data is reported as of October. But it is still notable that the council tax data is less volatile than the HSSA data, and shows a different overall trend (a decrease in the number of long-term vacant homes between 2009 and 2010 rather than an increase). The GLA are considering adopting the council tax data for future monitoring purposes.

Gypsy and traveller sites

Since 1st April 2009 the LDD has been recording the loss and gain of gypsy and traveller pitches. During 2009/10 two permissions were granted for additional pitches. Three additional pitches were proposed in the reconfiguration of the existing site at Swallow Park, Kingston and two pitches were given permission for a further three years at a site off Church Road in Havering. The latter, being the renewal of a previous temporary permission, is recorded as a completion on LDD, although Havering record no additional pitches in their AMR. A survey of the 27 borough AMR's available online at the end of January 2011 show that there were no additional gypsy and traveller pitches completed during 2009/10 in London.

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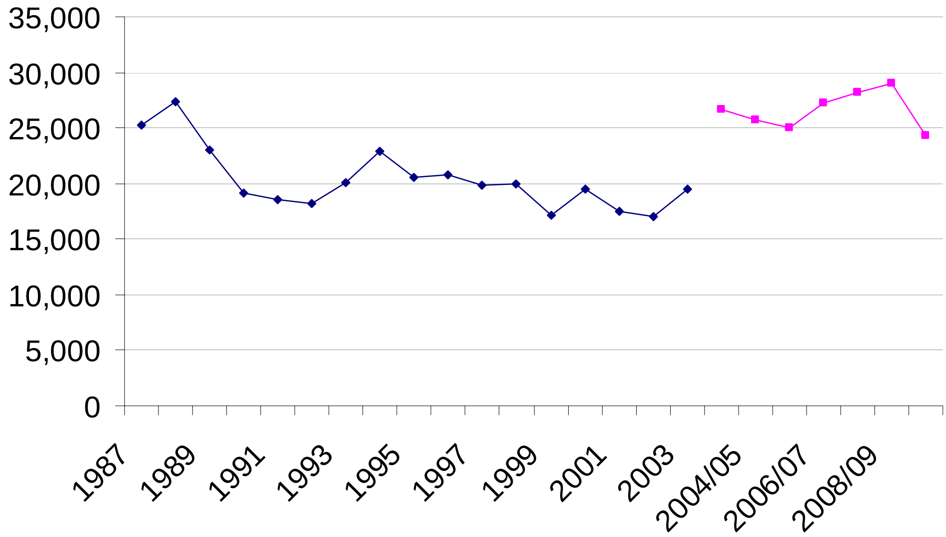
[7] Data here: http://is.gd/hssabpsa
[8] Three boroughs did not report figures in 2010. One of these (Kensington and Chelsea) subsequently provided an estimate to GLA, while the remaining two (Lewisham and Merton) did not; GLA therefore assumed no change in long-term vacants for these two boroughs.
[9] Live table 615 here: http://is.gd/clgstocktables

Conventional supply

As stated above, conventional housing supply comprises the bulk of total housing provision in London. Estimates of net conventional housing supply in London since 1987 are shown in the chart below[10]. Data from 1987 to 2003 are from the GLA's Housing Provision Survey, which was based on aggregate estimates provided by boroughs, while 2003/04 onwards is based on site-specific records from the LDD. The net conventional supply of 24,290 in 2009/10 is the lowest since 2003 but still above the long-term annual average.

Figure HPM 2 Net Conventional Housing supply 1987 – 2009/10



Source: GLA

Net conventional supply takes account of dwellings lost or replaced. In 2009/10 there was a gross conventional supply of 28,733 homes, with 4,443 lost or replaced (see Table HPM 3). Areas where large-scale estate redevelopment is taking place can show high gross but low net supply: for example, Waltham Forest had a gross supply of 498 homes in 2009/10 but 357 of these were simply replacing other homes, for a net supply of 141.

The table also compares net conventional supply in each borough with the conventional component of its current London Plan housing provision target. Performance against the target varies from 18% in Barking and Dagenham to 227% in Wandsworth.

There are three types of conventional housing supply recorded in the LDD: new build, conversions and changes of use (for example, from industrial or commercial uses). Table HPM 4 shows gross and net conventional supply by type for each borough. Across London, new build accounted for 81% of net conventional supply in 2009/10, conversions 8% and changes of use 11%. The mix varied widely between boroughs, however. Notably, 65% of Greenwich's net conventional supply of 548 came from change of use, while 31% of supply in Enfield was from conversions. Kensington and Chelsea was the only borough with negative supply from conversions, implying that in this extremely high-cost area conversions of houses into flats were outnumbered by 'de-conversions' of flats into houses.

Affordable housing supply

Table 24 and Figure 3 in the main body of the report show net conventional completions of affordable housing by borough and sub-region. Table HPM 5 breaks affordable housing supply

[10] The time series switches from calendar years to financial years in 2003/04, reflecting the change in sources.

between 2007/08 and 2009/10 into social rented and intermediate housing[11], while Map HPM 3 shows affordable housing supply in 2007/08 and 2009/10 as a proportion of total net conventional supply.

Over the three-year period net conventional affordable housing supply amounted to 29,979 homes, split almost evenly between social rented and intermediate housing. This split varied widely between boroughs, with social housing accounting for only 11% of affordable supply in Wandsworth but 81% in Westminster.

Size mix of new supply
Table HPM 6 shows the split of total *gross* conventional supply across London as a whole by tenure and number of bedrooms (the figures are presented in gross terms as the number of bedrooms is not always readily available for homes lost or replaced). The profile of new social housing supply is quite different from that of intermediate or market supply: just over one third of social housing supply comprises homes with three or more bedrooms, compared to 14% of market homes and only 8% of intermediate homes. Across all tenures, new supply was dominated by one or two bedroom homes, with only 18% having three bedrooms or more.

Table HPM 7 shows the gross conventional supply of affordable housing (i.e. comprising both social rented and intermediate housing) by borough and number of bedrooms. The highest proportion of homes with three or more bedrooms was found in Kingston upon Thames and Kensington and Chelsea, but in both cases was based on very low overall totals. The three boroughs with the largest absolute supply of affordable homes with three bedrooms or more were Hackney, Tower Hamlets and Southwark.

The pipeline of new homes
The 'pipeline' of anticipated future housing supply comprises homes which have been granted planning permission but not yet completed, and can be broken down into homes under construction and those for which construction has not yet started. It should be noted here that in the LDD a 'start' may not be the start of physical construction work on site but simply a legal start (such as demolition of existing homes).

The annual flow of planning approvals for new homes adds to the pipeline. Table 21 in the main report shows the trend in net approvals at London level since 2000/01, while Table HPM 8 breaks down 2009/10 net approvals by tenure and Table HPM 9 by type. At London level 27% of net approvals in 2009/10 were for affordable housing, again split very evenly between intermediate and social housing. 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), and some approvals may ultimately not be built out.

Table HPM 10 shows net conventional housing starts by tenure and Table HPM 11 by type. In 2009/10, 32% of net starts were affordable housing, compared to 27% of approvals and 37% of completions (Table 24 in the main report). New build comprises the majority of both approvals and starts.

Finally, Table HPM 12 and Map 3 show the planning pipeline as of 31st March 2010, comprising units approved but not started and those under construction. There were a net 111,990 homes not started and 60,056 under construction, for a total pipeline of 172,046. Just three boroughs (Greenwich, Tower Hamlets and Newham) accounted for just over one third of the London total. At the other end of the scale, three boroughs (the City of London, Kingston Upon Thames and Richmond Upon Thames) accounted for a total pipeline of less than 3,000 homes between them.

[11] These categories are defined in the London Plan.

Table HPM 1 Total housing provision by borough and type of provision, 2009/10

Borough	Conventional	Non self-contained	Vacancies returning to use	Total	Target	Delivery (% of Target)
Barking and Dagenham	210	0	-380	-170	1,190	N/A
Barnet	671	0	402	1,073	2,055	52%
Bexley	357	-7	95	445	345	129%
Brent	808	-17	-53	738	1,120	66%
Bromley	553	-7	285	831	485	171%
Camden	421	46	-18	449	595	75%
City of London	41	0	22	63	90	70%
Croydon	1,371	1	-346	1,026	1,100	93%
Ealing	499	-22	-134	343	915	37%
Enfield	277	-13	27	291	395	74%
Greenwich	548	0	75	623	2,010	31%
Hackney	1,627	230	248	2,105	1,085	194%
Hammersmith and Fulham	875	-33	64	906	450	202%
Haringey	541	687	-1,198	30	680	4%
Harrow	526	-13	-36	477	400	119%
Havering	427	0	25	452	535	84%
Hillingdon	619	8	25	652	365	179%
Hounslow	648	0	-82	566	445	127%
Islington	1,479	479	-50	1,908	1,160	164%
Kensington and Chelsea	330	9	507	846	350	242%
Kingston upon Thames	139	-10	170	299	385	78%
Lambeth	1,156	-7	-226	923	1,100	84%
Lewisham	780	-77	0	703	975	72%
Merton	329	9	0	338	370	91%
Newham	1,478	648	-468	1,658	3,510	47%
Redbridge	950	0	161	1,111	905	123%
Richmond upon Thames	217	-15	170	372	270	138%
Southwark	1,341	-28	-282	1,031	1,630	63%
Sutton	204	0	75	279	345	81%
Tower Hamlets	2,465	171	-2,342	294	3,150	9%
Waltham Forest	141	-14	94	221	665	33%
Wandsworth	1,573	-127	16	1,462	745	196%
Westminster	689	294	313	1,296	680	209%
London	**24,290**	**2,192**	**-2,841**	**23,641**	**30,500**	**78%**

Source: London Development Database

Table HPM 2 Change in long term empty homes in London, HSSA and council tax data

	HSSA Data			Council Tax Data		
	2009	2010	Change (fall is positive)	2009	2010	Change (fall is positive)
Barking and Dagenham	442	822	-380	627	557	70
Barnet	2,020	1,618	402	1,719	1,525	194
Bexley	780	685	95	755	670	85
Brent	1,142	1,195	-53	733	595	138
Bromley	644	359	285	1,002	922	80
Camden	544	562	-18	1,207	1,163	44
City of London	43	21	22	24	23	1
Croydon	1,639	1,985	-346	1,635	1,476	159
Ealing	1,212	1,346	-134	1,194	1,187	7
Enfield	1,166	1,139	27	894	1,015	-121
Greenwich	1,278	1,203	75	1,349	1,341	8
Hackney	912	664	248	2,747	2,111	636
Hammersmith and Fulham	659	595	64	818	871	-53
Haringey	88	1,286	-1,198	771	742	29
Harrow	462	498	-36	304	251	53
Havering	721	696	25	1,269	1,123	146
Hillingdon	600	575	25	756	809	-53
Hounslow	386	468	-82	485	508	-23
Islington	263	313	-50	1,396	1,077	319
Kensington and Chelsea	1,689	1,182	507	1,330	1,104	226
Kingston upon Thames	321	151	170	1,228	1,125	103
Lambeth	1,577	1,803	-226	1,884	2,226	-342
Lewisham	369	369	0	801	942	-141
Merton	692	692	0	527	527	0
Newham	270	738	-468	1,945	1,445	500
Redbridge	1,112	951	161	985	813	172
Richmond upon Thames	571	401	170	452	335	117
Southwark	609	891	-282	1,267	1,628	-361
Sutton	613	538	75	1,174	1,006	168
Tower Hamlets	1,358	3,700	-2,342	1,371	1,623	-252
Waltham Forest	1,415	1,321	94	837	775	62
Wandsworth	740	724	16	704	657	47
Westminster	2,467	2,154	313	2,455	2,499	-44
London	**28,804**	**31,645**	**-2,841**	**36,645**	**34,671**	**1,974**

Sources:
CLG, Housing Strategy Statistical Appendix data
CLG, Housing live table 615

Table HPM 3 Gross and net conventional supply by borough, 2009/10

	Gross conventional supply	Existing homes replaced	Net conventional supply	Conventional component of housing target	Net supply as % of conventional target
Barking and Dagenham	268	58	210	1,191	18%
Barnet	754	83	671	1,886	36%
Bexley	374	17	357	338	106%
Brent	1,002	194	808	915	88%
Bromley	642	89	553	480	115%
Camden	671	250	421	437	96%
City of London	43	2	41	85	48%
Croydon	1,496	125	1,371	903	152%
Ealing	588	89	499	833	60%
Enfield	391	114	277	367	75%
Greenwich	874	326	548	1,920	29%
Hackney	1,847	220	1,627	926	176%
Hammersmith and Fulham	995	120	875	393	223%
Haringey	635	94	541	595	91%
Harrow	617	91	526	360	146%
Havering	484	57	427	510	84%
Hillingdon	666	47	619	317	195%
Hounslow	676	28	648	434	149%
Islington	1,633	154	1,479	992	149%
Kensington and Chelsea	482	152	330	237	139%
Kingston upon Thames	182	43	139	349	40%
Lambeth	1,514	358	1,156	1,039	111%
Lewisham	865	85	780	859	91%
Merton	404	75	329	352	93%
Newham	1,581	103	1,478	3,467	43%
Redbridge	1,055	105	950	901	105%
Richmond upon Thames	278	61	217	266	82%
Southwark	1,404	63	1,341	1,103	122%
Sutton	406	202	204	346	59%
Tower Hamlets	2,690	225	2,465	2,999	82%
Waltham Forest	498	357	141	544	26%
Wandsworth	1,775	202	1,573	692	227%
Westminster	943	254	689	560	123%
London	**28,733**	**4,443**	**24,290**	**27,596**	**88%**

Source: London Development Database

Table HPM 4 **Conventional completions by type, London boroughs 2009/10**

	New build			Conversions			Change of use			Total			New	Con	COU
Borough Name	Gross	Existing	Net	Gross	Existing	Net	Gross	Existing	Net	Gross	Existing	Net	88%	9%	4%
Barking and Dagenham	232	48	184	28	10	18	8	0	8	268	58	210	88%	9%	4%
Barnet	525	28	497	153	54	99	76	1	75	754	83	671	74%	15%	11%
Bexley	331	13	318	15	4	11	28	0	28	374	17	357	89%	3%	8%
Brent	737	43	694	173	138	35	92	13	79	1,002	194	808	86%	4%	10%
Bromley	520	49	471	97	38	59	25	2	23	642	89	553	85%	11%	4%
Camden	456	122	334	136	122	14	79	6	73	671	250	421	79%	3%	17%
City of London	6	0	6	0	0	0	37	2	35	43	2	41	15%	0%	85%
Croydon	1,207	61	1,146	171	60	111	118	4	114	1,496	125	1,371	84%	8%	8%
Ealing	361	13	348	174	71	103	53	5	48	588	89	499	70%	21%	10%
Enfield	169	42	127	150	64	86	72	8	64	391	114	277	46%	31%	23%
Greenwich	405	217	188	112	108	4	357	1	356	874	326	548	34%	1%	65%
Hackney	1,461	56	1,405	291	138	153	95	26	69	1,847	220	1,627	86%	9%	4%
Hammersmith and Fulham	659	3	656	257	116	141	79	1	78	995	120	875	75%	16%	9%
Haringey	488	39	449	117	53	64	30	2	28	635	94	541	83%	12%	5%
Harrow	486	41	445	109	47	62	22	3	19	617	91	526	85%	12%	4%
Havering	404	14	390	60	43	17	20	0	20	484	57	427	91%	4%	5%
Hillingdon	460	27	433	40	17	23	166	3	163	666	47	619	70%	4%	26%
Hounslow	620	12	608	28	15	13	28	1	27	676	28	648	94%	2%	4%
Islington	1,127	49	1,078	260	94	166	246	11	235	1,633	154	1,479	73%	11%	16%
Kensington and Chelsea	211	11	200	116	139	-23	155	2	153	482	152	330	61%	-7%	46%
Kingston upon Thames	85	10	75	66	32	34	31	1	30	182	43	139	54%	24%	22%
Lambeth	951	150	801	437	189	248	126	19	107	1,514	358	1,156	69%	21%	9%
Lewisham	615	3	612	186	77	109	64	5	59	865	85	780	78%	14%	8%
Merton	276	18	258	105	51	54	23	6	17	404	75	329	78%	16%	5%
Newham	1,418	50	1,368	97	49	48	66	4	62	1,581	103	1,478	93%	3%	4%
Redbridge	824	31	793	156	72	84	75	2	73	1,055	105	950	83%	9%	8%
Richmond upon Thames	177	17	160	57	38	19	44	6	38	278	61	217	74%	9%	18%
Southwark	1,208	11	1,197	87	46	41	109	6	103	1,404	63	1,341	89%	3%	8%
Sutton	358	175	183	35	21	14	13	6	7	406	202	204	90%	7%	3%
Tower Hamlets	2,580	174	2,406	58	49	9	52	2	50	2,690	225	2,465	98%	0%	2%
Waltham Forest	277	301	-24	103	52	51	118	4	114	498	357	141	-17%	36%	81%
Wandsworth	1,457	24	1,433	241	173	68	77	5	72	1,775	202	1,573	91%	4%	5%
Westminster	473	59	414	194	154	40	276	41	235	943	254	689	60%	6%	34%
London	**21,564**	**1,911**	**19,653**	**4,309**	**2,334**	**1,975**	**2,860**	**198**	**2,662**	**28,733**	**4,443**	**24,290**	**81%**	**8%**	**11%**

Table HPM 5 Net conventional affordable housing supply by tenure, 2007/08 to 2009/10

	2007/08			2008/09			2009/10			2007/08 to 2009/10			
Borough Name	Social Rented	Intermediate	Total	Social Rented	Intermediate	Total	Social Rented	Intermediate	Total	Social Rented	Intermediate	Total	Social %
Barking and Dagenham	99	119	218	56	101	157	-1	26	25	154	246	400	39%
Barnet	14	40	54	237	77	314	126	28	154	377	145	522	72%
Bexley	90	44	134	51		51	160	79	239	301	123	424	71%
Brent	384	39	423	292	297	589	241	173	414	917	509	1,426	64%
Bromley	115	152	267	125	52	177	121	103	224	361	307	668	54%
Camden	42	73	115	148	254	402	133	83	216	323	410	733	44%
City of London	0	0	0	0	0	0	0	0	0	0	0	0	0%
Croydon	355	270	625	278	138	416	394	302	696	1,027	710	1,737	59%
Ealing	288	124	412	91	218	309	133	150	283	512	492	1,004	51%
Enfield	305	139	444	63	10	73	24	6	30	392	155	547	72%
Greenwich	92	169	261	52	187	239	-15	156	141	129	512	641	20%
Hackney	230	442	672	423	492	915	334	277	611	987	1,211	2,198	45%
Hammersmith and Fulham	40	197	237	197	115	312	148	293	441	385	605	990	39%
Haringey	106	105	211	143	196	339	147	126	273	396	427	823	48%
Harrow	41	75	116	76	152	228	129	80	209	246	307	553	44%
Havering	100	25	125	109	192	301	30	254	284	239	471	710	34%
Hillingdon	72	84	156	135	44	179	127	62	189	334	190	524	64%
Hounslow	162	483	645	171	161	332	215	166	381	548	810	1,358	40%
Islington	548	585	1,133	275	54	329	408	62	470	1,231	701	1,932	64%
Kensington and Chelsea	12	1	13	68	28	96	18	4	22	98	33	131	75%
Kingston upon Thames	80	29	109	0	0	0	30	0	30	110	29	139	79%
Lambeth	164	183	347	341	244	585	265	152	417	770	579	1,349	57%
Lewisham	105	128	233	66	139	205	87	81	168	258	348	606	43%
Merton	109	135	244	200	65	265	30	19	49	339	219	558	61%
Newham	145	292	437	188	402	590	227	485	712	560	1,179	1,739	32%
Redbridge	16	38	54	79	18	97	91	84	175	186	140	326	57%
Richmond upon Thames	75	38	113	87	48	135	65	11	76	227	97	324	70%
Southwark	63	474	537	169	145	314	416	284	700	648	903	1,551	42%
Sutton	183	10	193	146	97	243	-35	20	-15	294	127	421	70%
Tower Hamlets	622	165	787	529	933	1,462	379	266	645	1,530	1,364	2,894	53%
Waltham Forest	138	98	236	266	32	298	-139	9	-130	265	139	404	66%
Wandsworth	22	287	309	88	394	482	25	454	479	135	1,135	1,270	11%
Westminster	353	18	371	139	92	231	312	73	385	804	183	987	81%
London	**5,170**	**5,061**	**10,231**	**5,288**	**5,377**	**10,665**	**4,625**	**4,368**	**8,993**	**15,083**	**14,806**	**29,889**	**50%**

Table HPM 6 Gross conventional housing completions by tenure and number of bedrooms, London 2009/10

Tenure	1 bed	2 bed	3 bed	4+ bed	Total
Social	1,744	2,127	1,436	564	5,871
Intermediate	2,078	2,013	242	137	4,470
Market	7,981	7,751	1,845	815	18,392
Total	**11,803**	**11,891**	**3,523**	**1,516**	**28,733**

As % of total	1 bed	2 bed	3 bed	4+ bed	Total
Social	30%	36%	24%	10%	100%
Intermediate	46%	45%	5%	3%	100%
Market	43%	42%	10%	4%	100%
Total	**41%**	**41%**	**12%**	**5%**	**100%**

Source for Table HPM 4, Table HPM 5 and Table HPM 6: London Development Database

Table HPM 7 Gross conventional affordable housing supply by number of bedrooms, 2009/10

	1 bed	2 bed	3 bed	4+ bed	Total	% 3+ bed
Barking and Dagenham	10	51	6	2	69	12%
Barnet	25	87	36	6	154	27%
Bexley	71	115	50	3	239	22%
Brent	149	179	80	52	460	29%
Bromley	56	120	34	14	224	21%
Camden	84	70	45	20	219	30%
City	0	0	0	0	0	0%
Croydon	169	406	92	51	718	20%
Ealing	99	107	59	20	285	28%
Enfield	35	13	9	2	59	19%
Greenwich	204	177	43	7	431	12%
Hackney	159	243	141	100	643	37%
Hammersmith and Fulham	209	143	82	8	442	20%
Haringey	67	121	55	30	273	31%
Harrow	108	77	34	8	227	19%
Havering	125	76	44	70	315	36%
Hillingdon	91	94	4	0	189	2%
Hounslow	108	193	76	4	381	21%
Islington	210	169	99	27	505	25%
Kensington and Chelsea	4	6	4	8	22	55%
Kingston upon Thames	9	6	10	5	30	50%
Lambeth	145	260	62	24	491	18%
Lewisham	90	65	6	8	169	8%
Merton	23	23	3	0	49	6%
Newham	344	323	57	23	747	11%
Redbridge	63	56	31	25	175	32%
Richmond upon Thames	12	51	12	1	76	17%
Southwark	225	305	137	41	708	25%
Sutton	55	32	50	0	137	36%
Tower Hamlets	322	270	167	57	816	27%
Waltham Forest	108	28	11	22	169	20%
Wandsworth	315	129	26	47	517	14%
Westminster	128	145	113	16	402	32%
London	**3,822**	**4,140**	**1,678**	**701**	**10,341**	**23%**

Source: London Development Database

Table HPM 8 **Conventional approvals by tenure, London boroughs 2009/10**

	Existing			Proposed			Net				
Borough Name	Social Rented	Intermediate	Market	Social Rented	Intermediate	Market	Social Rented	Intermediate	Market	Total	Affordable %
Barking and Dagenham	234	0	31	119	174	341	-115	174	310	369	16%
Barnet	0	0	206	635	431	2,196	635	431	1,990	3,056	35%
Bexley	0	0	23	52	12	225	52	12	202	266	24%
Brent	351	0	122	791	323	956	440	323	834	1,597	48%
Bromley	243	0	137	166	25	880	-77	25	743	691	-8%
Camden	183	0	269	288	69	751	105	69	482	656	27%
City of London	0	0	4	23	0	52	23	0	48	71	32%
Croydon	20	0	139	299	52	1,210	279	52	1,071	1,402	24%
Ealing	90	1	197	316	206	1,235	226	205	1,038	1,469	29%
Enfield	0	143	108	124	159	393	124	16	285	425	33%
Greenwich	1,908	0	35	1,271	942	3,767	-637	942	3,732	4,037	8%
Hackney	136	0	96	788	388	1,756	652	388	1,660	2,700	39%
Hammersmith and Fulham	0	0	96	0	207	806	0	207	710	917	23%
Haringey	0	0	124	125	150	430	125	150	306	581	47%
Harrow	152	0	79	205	73	669	53	73	590	716	18%
Havering	466	1	82	549	35	838	83	34	756	873	13%
Hillingdon	0	0	45	120	42	487	120	42	442	604	27%
Hounslow	88	0	84	99	45	379	11	45	295	351	16%
Islington	172	6	116	443	288	1,621	271	282	1,505	2,058	27%
Kensington and Chelsea	538	1	181	546	39	673	8	38	492	538	9%
Kingston upon Thames	0	1	71	53	17	229	53	16	158	227	30%
Lambeth	16	0	162	163	149	690	147	149	528	824	36%
Lewisham	613	0	252	793	435	2,938	180	435	2,686	3,301	19%
Merton	0	0	98	53	62	545	53	62	447	562	20%
Newham	13	0	53	1,036	593	3,031	1,023	593	2,978	4,594	35%
Redbridge	0	0	22	7	27	366	7	27	344	378	9%
Richmond upon Thames	4	0	84	46	1	292	42	1	208	251	17%
Southwark	170	2	82	613	245	1,209	443	243	1,127	1,813	38%
Sutton	38	0	73	175	38	298	137	38	225	400	44%
Tower Hamlets	334	1	205	1,322	666	4,000	988	665	3,795	5,448	30%
Waltham Forest	118	0	37	248	105	295	130	105	258	493	48%
Wandsworth	3	0	182	194	179	1,055	191	179	873	1,243	30%
Westminster	4	0	291	135	30	1,337	131	30	1,046	1,207	13%
London	**5,894**	**156**	**3,786**	**11,797**	**6,207**	**35,950**	**5,903**	**6,051**	**32,164**	**44,118**	**27%**

Source: London Development Database

Table HPM 9 Conventional approvals by type, London boroughs 2009/10

	New Build			Conversions			Change of use			All		
Borough Name	Gross	Existing	Net	Gross	Existing	Net	Gross	Existing	Net	Gross	Existing	Net
Barking and Dagenham	553	259	294	6	3	3	75	3	72	634	265	369
Barnet	2,944	82	2,862	257	117	140	61	7	54	3,262	206	3,056
Bexley	238	6	232	26	12	14	25	5	20	289	23	266
Brent	1,958	400	1,558	89	65	24	23	8	15	2,070	473	1,597
Bromley	885	286	599	124	79	45	62	15	47	1,071	380	691
Camden	615	134	481	275	288	-13	218	30	188	1,108	452	656
City of London	4	0	4	11	1	10	60	3	57	75	4	71
Croydon	1,235	68	1,167	227	78	149	99	13	86	1,561	159	1,402
Ealing	1,262	121	1,141	254	146	108	241	21	220	1,757	288	1,469
Enfield	464	163	301	161	71	90	51	17	34	676	251	425
Greenwich	5,649	1,920	3,729	39	14	25	292	9	283	5,980	1,943	4,037
Hackney	2,644	143	2,501	205	81	124	83	8	75	2,932	232	2,700
Hammersmith and Fulham	723	16	707	166	78	88	124	2	122	1,013	96	917
Haringey	448	45	403	162	78	84	95	1	94	705	124	581
Harrow	822	186	636	98	40	58	27	5	22	947	231	716
Havering	1,337	524	813	49	20	29	36	5	31	1,422	549	873
Hillingdon	576	29	547	38	12	26	35	4	31	649	45	604
Hounslow	461	94	367	39	31	8	23	47	-24	523	172	351
Islington	1,988	181	1,807	229	104	125	135	9	126	2,352	294	2,058
Kensington and Chelsea	1,045	581	464	118	118	0	95	21	74	1,258	720	538
Kingston upon Thames	223	24	199	59	43	16	16	4	12	298	71	227
Lambeth	654	5	649	282	157	125	66	16	50	1,002	178	824
Lewisham	3,846	759	3,087	216	97	119	104	9	95	4,166	865	3,301
Merton	549	39	510	68	54	14	43	5	38	660	98	562
Newham	4,504	0	4,504	106	61	45	50	5	45	4,660	66	4,594
Redbridge	363	3	360	21	14	7	16	5	11	400	22	378
Richmond upon Thames	206	28	178	94	54	40	39	6	33	339	88	251
Southwark	1,839	152	1,687	144	92	52	84	10	74	2,067	254	1,813
Sutton	417	49	368	67	46	21	27	16	11	511	111	400
Tower Hamlets	5,926	475	5,451	40	16	24	22	49	-27	5,988	540	5,448
Waltham Forest	500	124	376	67	27	40	81	4	77	648	155	493
Wandsworth	1,095	28	1,067	203	148	55	130	9	121	1,428	185	1,243
Westminster	958	121	837	193	132	61	351	42	309	1,502	295	1,207
London	**46,931**	**7,045**	**39,886**	**4,133**	**2,377**	**1,756**	**2,889**	**413**	**2,476**	**53,953**	**9,835**	**44,118**

Source: London Development Database

Table HPM 10 Net conventional starts by tenure, 2009/10

Borough Name	Social Rented	Intermediate	Market	Grand Total	% Affordable
Barking and Dagenham	354	324	896	1,574	43%
Barnet	65	351	632	1,048	40%
Bexley	144	12	242	398	39%
Brent	46	198	581	825	30%
Bromley	186	39	281	506	44%
Camden	38	30	275	343	20%
City of London	0	0	290	290	0%
Croydon	237	82	503	822	39%
Ealing	43	67	246	356	31%
Enfield	13	32	224	269	17%
Greenwich	753	358	1,920	3,031	37%
Hackney	509	275	1,212	1,996	39%
Hammersmith and Fulham	39	148	279	466	40%
Haringey	12	4	183	199	8%
Harrow	-38	48	162	172	6%
Havering	75	28	171	274	38%
Hillingdon	190	84	571	845	32%
Hounslow	62	41	164	267	39%
Islington	141	221	1,012	1,374	26%
Kensington and Chelsea	129	61	427	617	31%
Kingston upon Thames	54	0	70	124	44%
Lambeth	43	133	686	862	20%
Lewisham	23	95	279	397	30%
Merton	79	61	330	470	30%
Newham	818	486	2,258	3,562	37%
Redbridge	47	27	319	393	19%
Richmond upon Thames	54	9	199	262	24%
Southwark	180	122	633	935	32%
Sutton	77	58	525	660	20%
Tower Hamlets	386	223	1,521	2,130	29%
Waltham Forest	24	14	194	232	16%
Wandsworth	42	159	514	715	28%
Westminster	62	22	232	316	27%
London	**4,887**	**3,812**	**18,031**	**26,730**	**33%**

Source: London Development Database

Table HPM 11 Net conventional unit starts by type, 2009/10

	New Build			Conversions			Change of use			All		
Borough Name	Gross	Existing	Net	Gross	Existing	Net	Gross	Existing	Net	Gross	Existing	Net
Barking and Dagenham	1,709	260	1,449	16	6	10	115	0	115	1,840	266	1,574
Barnet	1,616	609	1,007	38	18	20	22	1	21	1,676	628	1,048
Bexley	404	18	386	12	3	9	6	3	3	422	24	398
Brent	1,181	445	736	145	104	41	62	14	48	1,388	563	825
Bromley	454	37	417	125	79	46	49	6	43	628	122	506
Camden	271	12	259	117	129	-12	114	18	96	502	159	343
City of London	284	14	270	0	0	0	23	3	20	307	17	290
Croydon	529	27	502	238	79	159	165	4	161	932	110	822
Ealing	296	111	185	146	64	82	91	2	89	533	177	356
Enfield	173	44	129	148	65	83	63	6	57	384	115	269
Greenwich	2,742	9	2,733	40	18	22	281	5	276	3,063	32	3,031
Hackney	1,862	95	1,767	301	135	166	98	35	63	2,261	265	1,996
Hammersmith and Fulham	280	2	278	201	91	110	79	1	78	560	94	466
Haringey	114	13	101	118	56	62	38	2	36	270	71	199
Harrow	321	225	96	95	40	55	27	6	21	443	271	172
Havering	345	100	245	27	12	15	15	1	14	387	113	274
Hillingdon	820	12	808	38	17	21	18	2	16	876	31	845
Hounslow	178	9	169	24	9	15	92	9	83	294	27	267
Islington	1,258	198	1,060	187	70	117	209	12	197	1,654	280	1,374
Kensington and Chelsea	531	13	518	81	61	20	79	0	79	691	74	617
Kingston upon Thames	121	17	104	42	26	16	4	0	4	167	43	124
Lambeth	892	188	704	217	96	121	49	12	37	1,158	296	862
Lewisham	383	99	284	145	70	75	44	6	38	572	175	397
Merton	448	27	421	72	33	39	14	4	10	534	64	470
Newham	3,508	23	3,485	80	41	39	45	7	38	3,633	71	3,562
Redbridge	384	2	382	14	6	8	5	2	3	403	10	393
Richmond upon Thames	222	29	193	80	53	27	48	6	42	350	88	262
Southwark	835	18	817	86	45	41	84	7	77	1,005	70	935
Sutton	958	320	638	20	12	8	20	6	14	998	338	660
Tower Hamlets	2,304	221	2,083	30	16	14	34	1	33	2,368	238	2,130
Waltham Forest	103	2	101	77	32	45	89	3	86	269	37	232
Wandsworth	547	24	523	247	193	54	143	5	138	937	222	715
Westminster	193	50	143	134	80	54	138	19	119	465	149	316
London	**26,266**	**3,273**	**22,993**	**3,341**	**1,759**	**1,582**	**2,363**	**208**	**2,155**	**31,970**	**5,240**	**26,730**

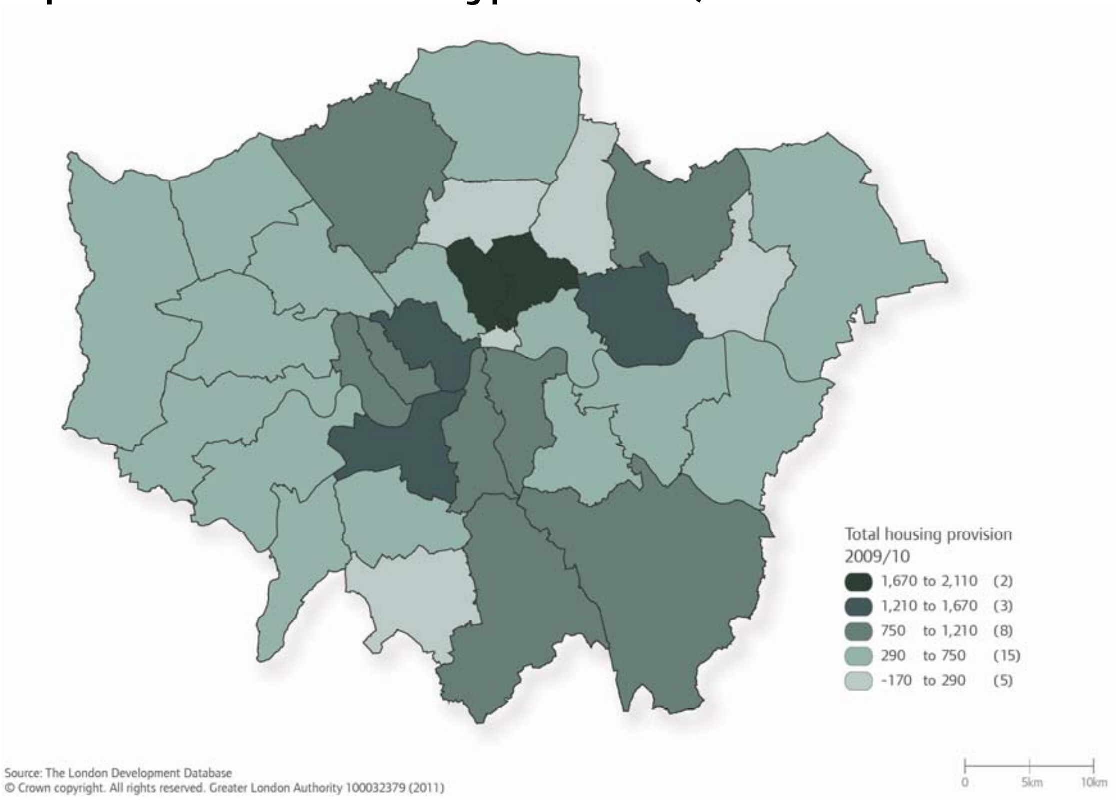
Source: London Development Database

Table HPM 12 Conventional homes under construction and not started, total pipeline in the London boroughs as at 31 March 2010

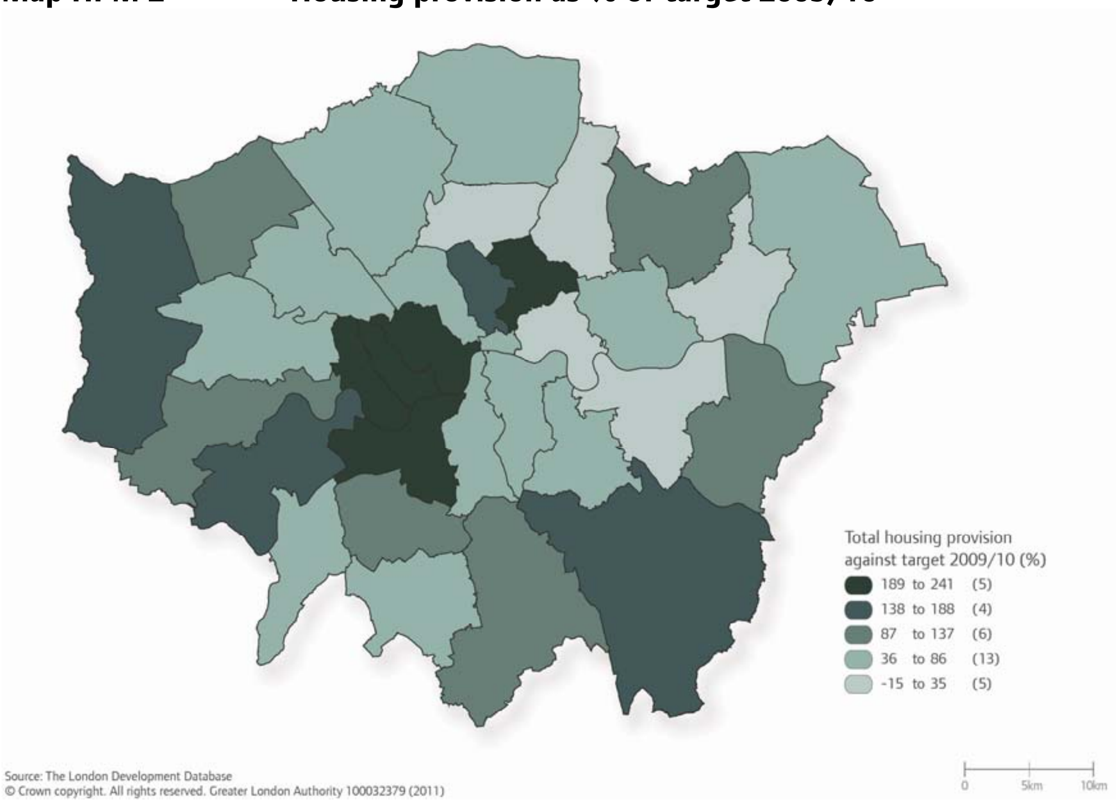
	Not Started			Under Construction			Total Pipeline		
	Proposed	Existing	Net	Proposed	Existing	Net	Proposed	Existing	Net
Barking and Dagenham	11,584	29	11,555	1,911	268	1,643	13,495	297	13,198
Barnet	7,272	1,345	5,927	2,456	826	1,630	9,728	2,171	7,557
Bexley	1,176	41	1,135	488	45	443	1,664	86	1,578
Brent	6,107	337	5,770	1,671	516	1,155	7,778	853	6,925
Bromley	2,716	487	2,229	995	205	790	3,711	692	3,019
Camden	1,570	531	1,039	2,909	364	2,545	4,479	895	3,584
City of London	187	9	178	392	17	375	579	26	553
Croydon	4,135	335	3,800	2,137	133	2,004	6,272	468	5,804
Ealing	2,290	248	2,042	1,280	543	737	3,570	791	2,779
Enfield	1,405	341	1,064	1,166	108	1,058	2,571	449	2,122
Greenwich	20,173	2,023	18,150	6,377	110	6,267	26,550	2,133	24,417
Hackney	3,366	833	2,533	2,574	229	2,345	5,940	1,062	4,878
Hammersmith and Fulham	1,790	193	1,597	356	25	331	2,146	218	1,928
Haringey	1,375	215	1,160	1,602	155	1,447	2,977	370	2,607
Harrow	1,398	305	1,093	1,629	428	1,201	3,027	733	2,294
Havering	1,749	508	1,241	1,073	126	947	2,822	634	2,188
Hillingdon	1,067	113	954	2,629	89	2,540	3,696	202	3,494
Hounslow	1,395	202	1,193	1,857	237	1,620	3,252	439	2,813
Islington	4,452	534	3,918	2,059	458	1,601	6,511	992	5,519
Kensington and Chelsea	1,906	886	1,020	834	95	739	2,740	981	1,759
Kingston upon Thames	1,012	140	872	386	60	326	1,398	200	1,198
Lambeth	4,966	1,402	3,564	2,488	256	2,232	7,454	1,658	5,796
Lewisham	5,489	902	4,587	1,429	205	1,224	6,918	1,107	5,811
Merton	1,059	159	900	1,075	69	1,006	2,134	228	1,906
Newham	12,806	308	12,498	5,316	48	5,268	18,122	356	17,766
Redbridge	758	125	633	1,203	45	1,158	1,961	170	1,791
Richmond upon Thames	696	140	556	736	148	588	1,432	288	1,144
Southwark	5,087	305	4,782	2,841	161	2,680	7,928	466	7,462
Sutton	930	120	810	971	326	645	1,901	446	1,455
Tower Hamlets	10,375	683	9,692	10,693	664	10,029	21,068	1,347	19,721
Waltham Forest	1,214	254	960	506	41	465	1,720	295	1,425
Wandsworth	2,981	293	2,688	1,754	167	1,587	4,735	460	4,275
Westminster	2,383	533	1,850	1,711	281	1,430	4,094	814	3,280
London	**126,869**	**14,879**	**111,990**	**67,504**	**7,448**	**60,056**	**194,373**	**22,327**	**172,046**

Source: London Development Database

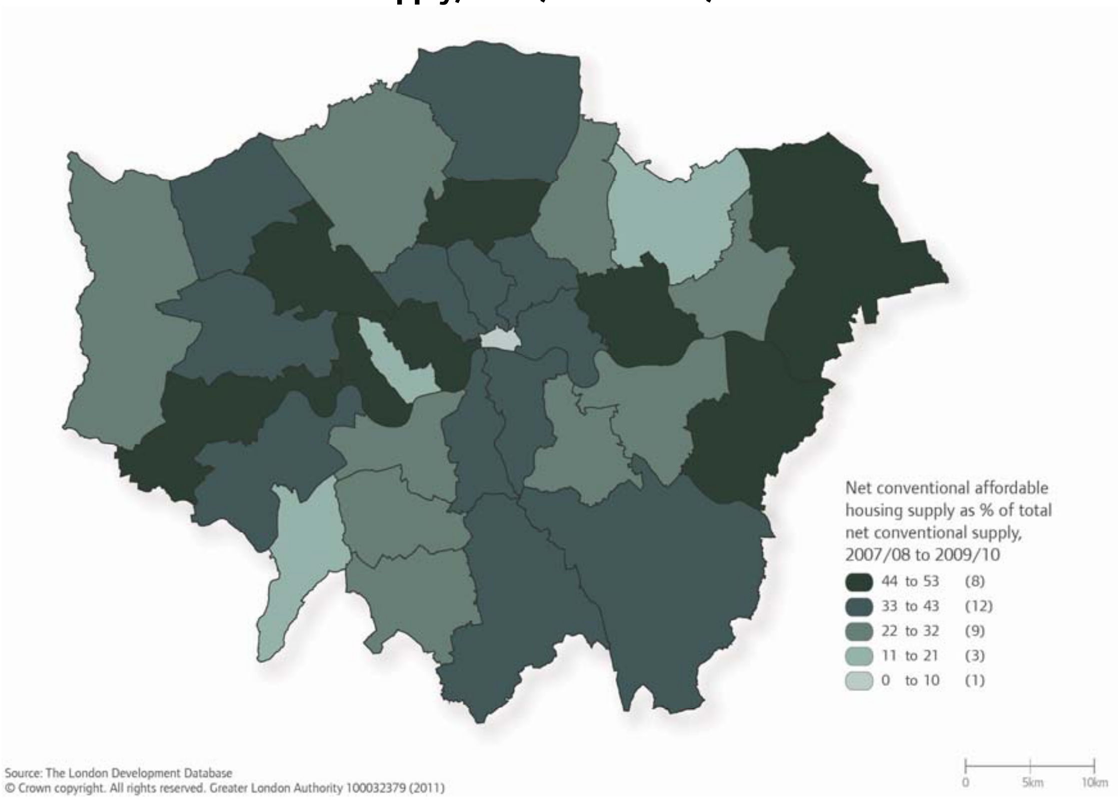
Map HPM 1 **Total housing provision 2009/10**



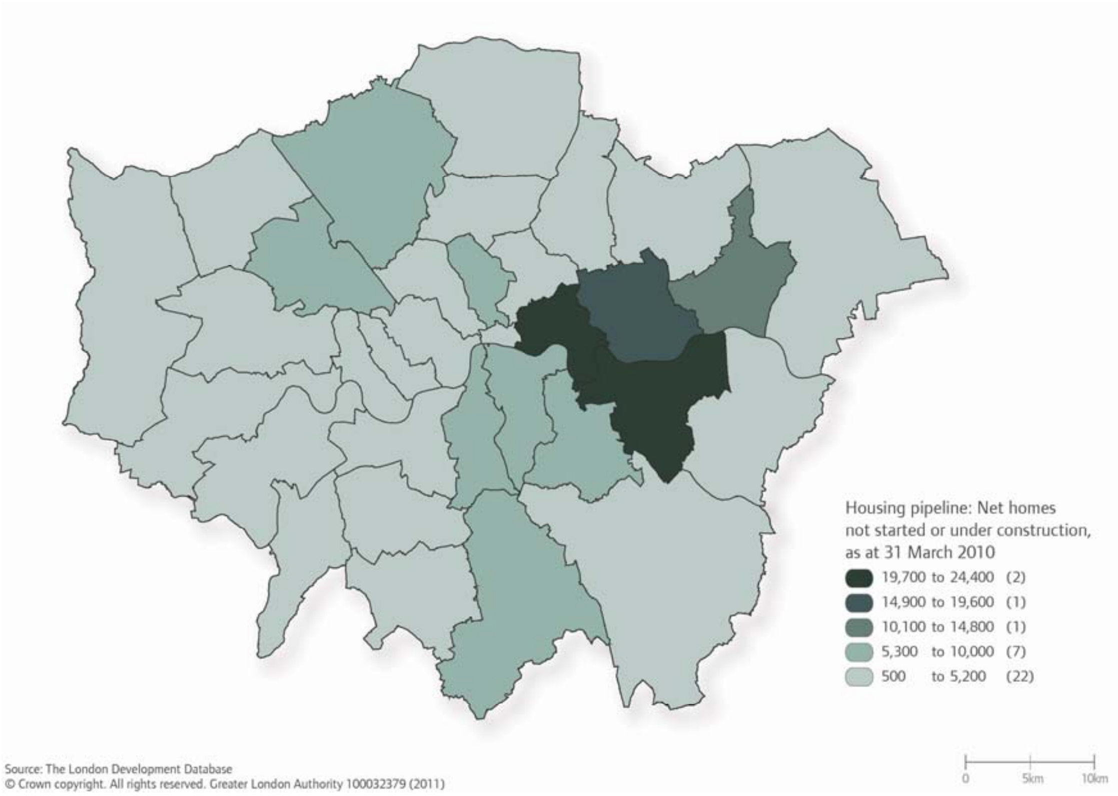
Map HPM 2 **Housing provision as % of target 2009/10**



Map HPM 3 Net conventional affordable housing supply as % of total net conventional supply, 2007/08 to 2009/10



Map HPM 4 Housing pipeline: Net homes not started or under construction, as at 31 March 2010



Affordable housing delivery monitor

As explained in the introduction to this Housing Provision Monitor, 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. It is therefore typically considerably 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.

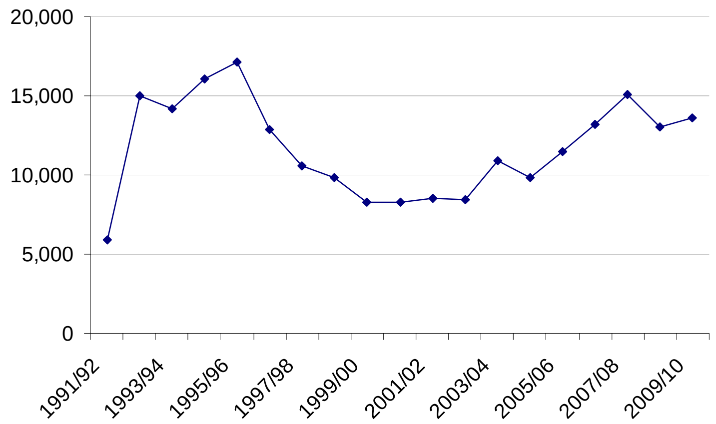
This section monitors affordable housing delivery in London against the targets set out in the Mayor's London Housing Strategy:
Policy 1.1B: The current investment programme will deliver 50,000 affordable homes in London over the four years 2008/09 to 2011/2012.
Policy 1.2A: Of the 50,000 affordable homes to be delivered, 20,000 will be intermediate homes.
Policy 1.3A: Of the 50,000 affordable homes to be delivered, 30,000 will be social rented homes.

The data source for monitoring these targets is the set of statistics on 'affordable housing supply' published by the Department for Communities and Local Government[12]. These statistics are compiled from a range of sources, but the vast majority of delivery in recent years has been funded the Homes and Communities Agency. DCLG report data on the basis of where the affordable homes were located and separately according to the 'area providing funding'. In practice this distinction primarily arises when a household from one local authority (the area providing funding) purchases an intermediate affordable home in another.

Table AHM 1 below shows affordable housing delivery in London by type in the three years 2007/08 to 2009/10. Over this period a total of 41,750 homes were delivered, of which 21,300 were social housing and 20,460 were intermediate housing. As DCLG publish their statistics approximately six months after the end of each financial year, performance against the four-year targets in the Mayor's London Housing Strategy will be assessed in late 2012.

Figure AHM 1 shows the trend in total affordable housing delivery in London since 1991/92[13]. Delivery peaked at just over 17,000 in 1995/96, fell to 8,290 in 1999/2000 and rose again to a recent peak of 15,110 in 2007/08.

Figure AHM 1 Affordable housing delivery in London, 1991/92 to 2009/10



Source: CLG

[12] See Housing Live Tables: http://is.gd/CLGaffordable
[13] Data from Housing Live Table 1000

Table AHM 2 shows delivery of social and intermediate housing by London borough in 2009/10, broken down first by area providing funding and then by area where homes are located. On both measures the borough with the highest affordable housing delivery was Tower Hamlets, followed by Hackney and Croydon. There was again very wide variation between boroughs in terms of both total delivery and the split between social and intermediate housing.

Table AHM 1 Affordable housing delivery in London by type, 2007/08 to 2009/10

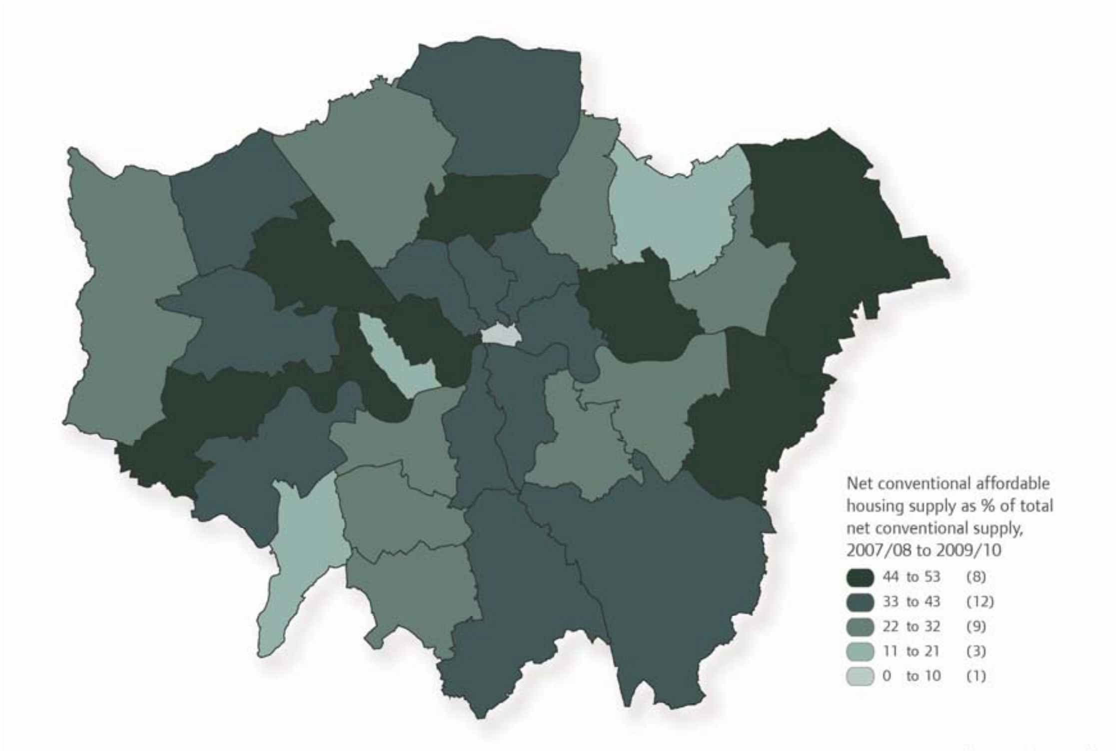
	2007/08	2008/09	2009/10	Total
Social Rent, of which:	**7,910**	**6,310**	**7,080**	**21,300**
Homes and Communities Agency (new build)	5,140	4,140	5,300	14,580
Homes and Communities Agency (acquisitions)	1,950	1,760	1,400	5,110
Other Homes and Communities Agency Schemes	250	170	60	480
Local authorities (new build)	30	10	10	50
Section 106 (nil grant) new build: total	540	180	300	1,020
of which: IMS only	90	20	30	140
Private Finance Initiative	-	40	20	60
Intermediate Affordable Housing	**7,200**	**6,770**	**6,490**	**20,460**
Intermediate Rent, of which:	**720**	**470**	**810**	**2,000**
Homes and Communities Agency (new build)	680	460	740	1,880
Homes and Communities Agency (acquisitions)	40	10	70	120
Low Cost Home Ownership, of which:	**6,480**	**6,300**	**5,680**	**18,460**
Homes and Communities Agency (new build)	3,970	3,420	3,020	10,410
Homes and Communities Agency (acquisitions)	770	1,280	1,460	3,510
Other Homes and Communities Agency Schemes	40	-	-	40
Section 106 (nil grant) new build: total	720	400	470	1,590
of which: IMS only	230	170	240	640
Assisted Purchase Schemes	980	1,200	730	2,910
All affordable	**15,110**	**13,070**	**13,570**	**41,750**

See DCLG Live Table 1000 for sources and notes
http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/affordablehousingsupply/livetables/

Table AHM 2 Affordable housing delivery in London boroughs by tenure, 2009/10

	By area providing funding			By area where homes located		
Borough	Social	Intermediate	Total	Social	Intermediate	Total
Barking and Dagenham	60	90	150	60	120	180
Barnet	80	130	210	80	130	210
Bexley	150	100	250	150	120	270
Brent	430	210	640	390	180	570
Bromley	150	170	320	140	180	320
Camden	120	130	250	120	100	220
Croydon	470	510	980	480	530	1,010
City of London	0	20	20	0	10	10
Ealing	210	160	370	250	150	400
Enfield	120	100	220	120	100	220
Greenwich	240	150	390	240	150	390
Hackney	610	670	1,280	610	650	1,260
Hammersmith and Fulham	160	420	580	160	400	560
Haringey	160	150	310	160	140	300
Harrow	150	140	290	150	140	290
Havering	0	70	70	0	100	100
Hillingdon	250	150	400	250	160	410
Hounslow	190	260	450	190	250	440
Islington	210	140	350	210	110	320
Kensington and Chelsea	10	40	50	10	20	30
Kingston upon Thames	30	60	90	30	50	80
Lambeth	420	290	710	420	270	690
Lewisham	170	160	330	170	160	330
Merton	40	50	90	40	50	90
Newham	260	470	730	260	440	700
Redbridge	170	160	330	170	170	340
Richmond upon Thames	30	20	50	30	30	60
Southwark	400	270	670	400	250	650
Sutton	60	50	110	60	80	140
Tower Hamlets	1,260	760	2,020	1,260	730	1,990
Waltham Forest	150	90	240	150	100	250
Wandsworth	20	260	280	20	250	270
Westminster	290	220	510	290	180	470
London	**7,070**	**6,670**	**13,740**	**7,070**	**6,500**	**13,570**

Map AHM 1 **Affordable housing delivery (by area where homes located), 2009/10**



Source: The London Development Database