

## **BRIEFING NOTE – Changes to the Mayor’s Housing Targets**

In July 2005, following the results of a new London Housing Capacity Study, the Mayor published revised targets for additional housebuilding in the capital. Table One details what the alterations mean for each of the London Boroughs.

**Table One**

<b>Area</b>	<b>Original London Plan Annual Monitoring Target</b>	<b>Revised Annual Monitoring Target</b>	<b>Difference between old and new targets</b>	<b>Percentage Change</b>
<b>Central Sub-region</b>				
<b>Camden</b>	850	595	- 255	- 30%
<b>Islington</b>	900	1125	+ 225	+ 25%
<b>Kensington and Chelsea</b>	540	250	- 290	- 54%
<b>Lambeth</b>	1450	1135	- 315	- 22%
<b>Southwark</b>	1480	1625	+ 145	+ 10%
<b>Wandsworth</b>	820	765	- 55	- 7%
<b>Westminster</b>	970	705	- 265	- 27%
<b>Sub-region total</b>	<b>7010</b>	<b>6200</b>	<b>- 810</b>	<b>- 12%</b>
<b>East Sub-region</b>				
<b>Barking and Dagenham</b>	510	1190	+ 680	+133%
<b>Bexley</b>	280	370	+ 90	+ 32%
<b>City</b>	110	170	+ 60	+ 55%
<b>Greenwich</b>	800	2010	+ 1210	+ 151%
<b>Hackney</b>	720	995	+ 275	+ 38%
<b>Havering</b>	350	510	+ 160	+ 46%
<b>Lewisham</b>	870	1080	+ 210	+ 24%
<b>Newham</b>	890	3510	+ 2620	+ 294%
<b>Redbridge</b>	540	1630	+ 1090	+ 202%
<b>Tower Hamlets</b>	2070	3115	+ 1045	+ 50%
<b>Sub-region total</b>	<b>7140</b>	<b>14580</b>	<b>+ 7440</b>	<b>+ 104%</b>
<b>West Sub-region</b>				
<b>Brent</b>	680	1315	+ 635	+ 93%
<b>Ealing</b>	650	845	+ 195	+ 30%
<b>Hammersmith and Fulham</b>	400	480	+ 80	+ 20%
<b>Harrow</b>	330	400	+ 70	+ 21%
<b>Hillingdon</b>	440	425	- 15	- 3%
<b>Hounslow</b>	470	435	- 35	- 7%
<b>Sub-region total</b>	<b>2970</b>	<b>3900</b>	<b>+ 930</b>	<b>+ 31%</b>
<b>North Sub-region</b>				
<b>Barnet</b>	890	1965	+ 1075	+ 121%
<b>Enfield</b>	660	435	- 225	- 34%
<b>Haringey</b>	970	720	- 250	- 26%
<b>Waltham Forest</b>	460	600	+ 140	+ 30%
<b>Sub-region total</b>	<b>2980</b>	<b>3720</b>	<b>+ 740</b>	<b>+ 25%</b>
<b>South Sub-region</b>				
<b>Bromley</b>	570	520	- 50	- 9%
<b>Croydon</b>	850	1120	+ 270	+ 32%
<b>Kingston</b>	340	465	+ 125	+ 37%
<b>Merton</b>	430	385	- 45	- 10%
<b>Richmond</b>	270	270	No change	0%
<b>Sutton</b>	370	345	- 25	- 7%
<b>Sub-region total</b>	<b>2830</b>	<b>3105</b>	<b>+ 275</b>	<b>+ 10%</b>
<b>London Total</b>	<b>23000</b>	<b>31505</b>	<b>+ 8505</b>	<b>+ 37%</b>

Table two shows the percentage of London’s total housing capacity (31505 per annum) that each sub region is expected to accommodate.

**Table Two**

<b>Sub-Region</b>	<b>Central</b>	<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>
<b>No. of Boroughs</b>	7 Boroughs	10 Boroughs	6 Boroughs	4 Boroughs	6 Boroughs
<b>% of total London capacity</b>	20%	46%	12%	12%	10%

**Key Points**

- Barking and Dagenham (133%), Greenwich (151%), Newham (294%), Redbridge (202%) and Barnet (121%) have all had their figures revised and increased by well over 100% compared to the original London Plan targets.
- Camden (30%), Kensington and Chelsea (54%), Enfield (34%) and Haringey (26%) have all had their annual targets reduced by more than 25%.
- The total London additional homes target has risen by 8,500 from 23,000 a year to 31,505 – an increase of 37%.
- Nearly 50% of all additional housing for London over the next ten years is expected to be built in the east sub-region.

## **Suggested Additional Questions**

### General

- Is there sufficient capacity in the house building industry to build the number of homes that London requires and meet the step change from the last London Plan target (up 37%)? Especially given the huge infrastructure projects that are planned for London and the South East over the next decade (Olympics, Thames Gateway). **[House Builders Federation]**
- The vice-chair of London House Builders Federation, Terry Fuller, recently commented in Regeneration and Renewal (29<sup>th</sup> July edition) magazine that the new targets are unlikely to be achieved 'because the risk to developers is so much higher in complex London schemes and there are better returns elsewhere'? Would you say this is an accurate reflection of the feeling amongst the house building industry? **[House Builders Federation]**
- How are you planning to consult and engage with the house building industry over the next ten years to encourage development in London and ensure that the new proposed target of 31,505 is met? **[GLA]**
- Will 50% of the additional housing still be expected to be 'affordable'? Do you think that it is likely that we will achieve the provision of over 15,000 affordable units per year? Is this a deterrent to housebuilders? **[GLA, House Builders Federation]**

### Borough/Sub Regional Targets

- Some Boroughs (see examples under 'key points' above) have seen their targets revised by very considerable amounts. Why were the previous targets so inaccurate? **[GLA]**
- Nearly 50% of additional homes over the next ten years are expected to come from the eastern sub-region of London? Is this sustainable in terms of the transport links, job opportunities and community infrastructure provision in these areas? **[GLA]**
- Noticeably the GLA's Housing Requirements Study does not map housing need in terms of Borough or sub-regional boundaries. Have the revised London Plan housing targets set for each Borough/sub-region taken into account demand rates or have they just been based on the geographical capacity? How can we be sure that these supply targets will match up with demand patterns? For example, is 50% of all London's housing demand for properties in the east of London? **[GLA]**