Authority Monitoring Report

Housing Monitoring Bulletin

September 2019

Contents

Introduction

This Authority Monitoring Report (AMR) bulletin reports against the housing indicators set out in the Local Plan Monitoring Framework for the financial years 2016/17 and 2017/18.

The figures contained within the report are the best available as at August 2019. However, as they represent a 'snapshot' from the plan period, only limited conclusions can be drawn from them. The AMRs covering previous monitoring years are available on the Council's website.

The majority of the figures within this bulletin are reflective of development within the London Borough of Newham (LBN) excluding the area that falls within the London Legacy Development Corporation (LLDC) boundary. Applications which fall within the LLDC area boundary are determined against the LLDC Local Plan 2015 – 2031 which was adopted in July 2015. It is therefore not appropriate to include outputs from development in this area in LBN's monitoring figures as this would not yield an accurate measure of policy effectiveness for LBN's planning policy framework.

Previous housing bulletins have presented figures that cover LBN's entire area, including the LLDC. Whilst the LLDC has had planning powers for the 305.6ha of LBN land within its boundary since October 2012, its Local Plan was not formally adopted until July 2015. Prior to this, the entire area within the LBN boundary remained subject to Core Strategy policies; thus, it was appropriate to continue to monitor all decisions that came to fruition prior to 2015 under LBN's policy framework.

Given that the majority of indicators exclude the LLDC area, it should be acknowledged that this report will not provide data that is directly comparable to previous years. Having excluded such a large area where significant development is taking place from overall monitoring figures, it is inevitable that numbers of affordable or family housing units (for example) will be lower than previous years and do not represent a like for like comparison.

That said, the overarching housing delivery figure – see H-OP1 Table 1 – includes a figure for the area of Newham that falls into the LLDC (as per the London Plan 2016 FALP SHLAA housing target which superseded the Core Strategy housing target[1]). A total net completions figure is also provided excluding the LLDC area, ensuring housing delivery is measured against both the 2016 FALP adopted housing target (minus the LLDC area), as well as the Borough's overall capacity figure. Reasons for this are discussed in the body of this report.

[1] GLA (2013) London Strategic Housing Land Availability Assessment (SHLAA) - Appendix 2: LLDC boroughs overall capacity by source 2015-2025 https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports#acc-i-48973

Net or Gross figures are used according to what is specified in the indicator, and if not specified, what is most logical in terms of completeness of data and differences between gross / net figures. Percentages may not sum due to rounding.

Outputs

H-OP1 Building Sustainable Mixed Communities

i) Net additional dwellings, 5 Year Housing Land Supply and Housing Trajectory (*Target: 1,994 units excl. LLDC and 3,076 units incl. LLDC per annum as per London Plan 2016)*

Net additional dwellings

Table 1: Net additional dwellings completed

Source type	2016/17		2017/18	
	incl. LLDC area	excl. LLDC area	incl. LLDC area	excl. LLDC area
Net additional dwellings: self-contained including C4 and C3a/b/c, and small C2 units[2].	2808	1972	1656	1093
Net additional dwellings / bed spaces: non self contained[3]	19	19	-8	-8
Total	2827	1991	1648	1085

Source: LDD 2018

Table 1 examines total net completions across the two monitoring years, looking at delivery against both Newham's 2016 FALP housing target, and the identified capacity within the wider Borough including the LLDC area.[4]

Since its adoption in July 2015, all development within the LLDC boundary has been assessed in accordance with the area's Local Plan. However, despite this separate policy framework, when analysing total housing delivery in Newham it remains important to acknowledge the influence of the wider Housing Market Area that both the LLDC and LBN share. Around 63% of the LLDC area falls within the LBN borough boundary. Consequently, dense unit delivery within the LLDC boundary can have a significant bearing on completion figures in the rest of LBN.

[2] C3a is a house or flat occupied by a singe person or family, C3b is a house or flat occupied by up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. C3(c) allows for groups of people (up to six) living together as a single household. C4 is a small house in multiple occupation (3-6 persons living together, not as a single household). C2 units residential institutions; these are counted by the LDD on a per unit self-contained basis if 6 beds or less.

[3] For LDD and London Plan purposes, includes C1 student halls, sui generis student flats, C2 institutions of 7+ bedspaces and sui generis Homes in Multiple Occupation (more than 6 bedspaces).

[4] GLA (2013) London Strategic Housing Land Availability Assessment (SHLAA) - Appendix 2: LLDC boroughs overall capacity by source 2015-2025 https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports#acc-i-48973

As a development corporation the LLDC primarily deals with residential developments of a dense, very large and tall nature. Developers are likely to make decisions over when to release housing based on market signals, including the need to not over-saturate the market with new units, thereby lowering potential revenue from sales / rents. High levels of completions within the LLDC area in a given year could have an impact on decisions to release units elsewhere in the Borough, leading to lower completions figures in LBN which aren't necessarily an indication of slowing supply within the wider HMA. In this context, delivery is assessed on the combined HMA.

Overall unit delivery (including the LLDC area) during the reporting years is, on average, similar to total net additional dwelling totals in previous reporting years (when averaged over financial years 2013/14, 2014/15 and 2015/16)[5]. However, the two years monitored appear to display significant divergences in overall completion numbers, reflective of the major scale, phased developments which comprise the majority of delivery figures across the monitoring period.

Financial year 2016/17 saw particularly high levels of delivery, also reflected at regional level in the most recent London Plan AMR 14 (2016/17)[6] which saw the highest single-year completions total recorded in all previous London Plan AMRs. This is notable when looking at LBN in isolation (excluding the LLDC area), where the Local Planning Authority (LPA) fell short of its annualised housing target of 1994 homes per annum by only 3 units. Financial year 2017/18 by comparison saw a notable fall in the delivery of total net additional dwellings both across LBN and the wider HMA. Across both monitoring years conventional, self-contained units were the main sources of supply.

In the Newham context, the realisation of housing targets is primarily achieved through the development of identified Strategic Sites, which make essential contributions to the delivery of homes, jobs, services and infrastructure across the Borough. Development of Strategic Sites, and permissions approved to deliver housing in these areas, are likely to be phased over long periods of time noting the complexities of developing these sites.[7] There will also be matters of viability to consider, again impacted through changes in the market.

Economic trends across the monitoring years appear to support this, with GDP percentage rises observed in the last two quarters of 2016, following a dip in the second quarter of the year at the time of the Brexit referendum.

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[5] Housing Monitoring Bulletin, (Newham, May 2018) https://www.newham.gov.uk/Documents/Environment%20and%20planning/HousingMonitoringBulletin2018.pdf

[6] London Plan Annual Monitoring Report 14 2016/17 (GLA, September 2018) https://www.london.gov.uk/sites/default/files/amr_14_final_20180927.pdf

[7] For example: business models of the landowner/developer; access to finance; mechanisms for build out; the need to provide infrastructure in particular phases; pre-ground work delays; and the delivery of housing 'blocks' to allow for unit release as the wider site is completed

Growth then appears to have slowed in 2017, with GDP rising only 0.1% in the first quarter of 2018[8].

On the basis of the above, lower net completions in the 2017/18 financial year are likely to be reflective of the phased nature of strategic scale schemes, with 'stepped' delivery of large, tall blocks meaning that certain years may experience sharp differences in overall levels of completions unreflective of slowing supply. Monitoring of future year's completions figures will be critical to provide a rounded picture of delivery, with higher completion figures anticipated in future monitoring years as permissions are implemented on strategic allocations. This will also provide a clearer picture as to whether completions figures in 2017/18 were as a result of major schemes being delayed in this monitoring year.

Key schemes delivering for this period were focused in Beckton, Stratford, Canning Town and the Royals as set out in Table 2 below.

Table 2: Key Scheme Delivery

Site	Year	Number of Homes
Great Eastern Quays, Beckton	16/17	350
Tidal Basin Road, Canning Town	16/17	360
Caxton Works/Goswell Bakeries, Canning Town	16/17	336
Broadway Chambers, Stratford	16/17	342
Rathbone Market, Canning Town	16/17	216
Kier Hardie Primary School, Canning Town	16/17 & 17/18	338
Hallsville Quarter, Canning Town	17/18	349
Royal Wharf, Royal Docks	17/18	422
Stratford Edge (LLDC), Stratford	17/18	202
Capital Towers (LLDC), Stratford	16/17	191
Chobham Manor / Chobham Village/Farm (LLDC), Stratford	16/17 & 17/18	431
Land at Cooks Road (LLDC), Stratford	17/18	194
Stratford City (LLDC), Stratford	16/17	333

Source: LDD 2018

[8] The UK economy at a glance, Financial Times https://ig.ft.com/sites/numbers/economies/uk/ and Gross Domestic Product: Quarter on Quarter growth: CVM SA %, Office for National Statistics https://www.ons.gov.uk/economy/grossdomesticproductgdp/timeseries/ihyq

5 Year Land Supply and Housing Trajectory

Table 3: LB Newham[9] Housing Trajectory and Delivery (as at 05/08/19, subject to continual updating)

		Annual Figures			Cumulative Figures			Managed Delivery Figures	
Year	Policy Year	Housing Target	Net Additional dwellings[10] (projected completions)	Surplus/ deficit	Net Additional Dwellings (actual or projected completions)	Cumulative Target	Cumulative surplus/ deficit	Managed Delivery Target (cumulative deficit annualised over remaining plan period in addition to housing target)	Surplus/ deficit
18/19	1	2,752	1,964	-788	1,964	2,752	-788	2752	-788
19/20	2	2,752	2,580	-172	4,544	5,504	-960	2,808	-228
20/21	3	2,752	2,673	-79	7,217	8,256	-1,039	2,826	-153
21/22	4	2,752	3,380	628	10,597	11,008	-411	2,839	541
22/23	5	2,752	3,873	1,121	14,470	13,760	710	2,789	1,084
23/24	6	3,956	2,359	-1,597	16,829	17,716	-887	3,885	-1,526
24/25	7	3,956	4,161	205	20,990	21,672	-682	4,055	106
25/26	8	3,956	3,767	-189	24,757	25,628	-871	4,041	-274
26/27	9	3,956	3,279	-677	28,036	29,584	-1,548	4,080	-801
27/28	10	3,956	3,231	-725	31,267	33,540	-2,273	4,214	-983
28/29	11	1,892	2,974	1,082	34,241	35,432	-1,191	2,347	627
29/30	12	1,892	2,915	1,023	37,156	37,324	-168	2,190	725
30/31	13	1,892	2,296	404	39,452	39,216	236	1,948	348
31/32	14	1,892	2,301	409	41,753	41,108	645	1,774	527
32/33	15	1,892	2,271	379	44,024	43,000	1,024	1,247	1,024
	TOTALS	**43,000**	**44,024**						

Source: LDD 2018/Planning Policy Monitoring Figures 2019

[9] As per the current definition of housing targets, this does not include sites under the administration of the London Legacy Development Corporation
[10] As defined at Policy 3.3 footnote 1 in the London Plan (March 2016), includes new development, conversion, and household spaces in NSC accommodation.

Completions in Table 1 are measured against the housing targets of the London Plan, in accordance with extant policy for those financial years[11]. Tables 3 and 4 provide a summary of the Council's Housing Trajectory and 5 Year Land Supply position respectively as at August 2019. Both tables are forward projections for the coming years and as such are assessed against the stepped housing target as set out in the Newham Local Plan, adopted in December 2018, which updates and supersedes London Plan targets. The recently adopted target seeks to deliver at total of 43,000 homes by 2033.[12]

The Inspector's Report (November 2018) which closed the Independent Examination of the Council's Local Plan review accepted the approach to housing delivery, inclusive of the demonstrated 5 Year Land Supply with 5% buffer, as per the NPPF (2012) under which the Plan was examined. Since this point in time, MHCLG's Housing Delivery Test (HDT) introduced by the updated NPPF (2019) requires a 20% buffer to be added to LBN's land supply calculations[13].

Appendix 1 provides a breakdown of the 5 Year Land Supply via Community Neighbourhood areas (CNAs): these align with Local Plan spatial policy areas, although Plaistow, Forest Gate, Manor Park and East Ham are treated together in spatial policy terms as 'Urban Newham'. All figures are accurate as at August 2019, though are subject to continual change.

Identified 5 year land supply sites primarily comprise consented schemes and those coming forward on Strategic Sites. Housing delivery from both strategic and non-strategic site allocations (identified by the Newham Local Plan 2018), is accounted for within each CNA under rows entitled 'Remaining Strategic Sites (probability adjusted estimate)' and 'Other Local Plan 2018 Allocations (probability adjusted estimate)'. Other non-allocated sites anticipated to deliver in the 5 years are included under 'Other Potential Development Sites (probability adjusted estimate)'. Where a planning permission has already been granted on either type of site, the permission is disaggregated and will not form part of the total.

It should be noted that for schemes where planning consent has not been granted, unit numbers are reduced by 5% given reduced certainty through lack of permission. These are included as aggregated figures rather than individual planning permissions and are contained within the 5 year period - in spite of not having received full consent - due to the scheme being at an advanced stage (for example nearing the determination of a planning permission or awaiting a S106 agreement). In these cases, the sites already contain an 'invisible' 5% buffer due to lack of permission; thus in order to avoid double counting through the buffer, it is necessary to include this hidden capacity derived figure from this reduced probability assumption within Table

[11] Policy H1, London Plan 2016.
[12] NB. This target does not include the portion of the Borough administered by the LLDC
[13] Paragraph 73, NPPF (2019) requires 20% unit buffer against the 5 Year Land Supply, where delivery falls below 85% of the Borough's housing requirement as measured against the Housing Delivery Test (HDT).

4. To look at this another way, the buffer on Newham's 5 year land supply is delivered in two ways, first through the 710 unit surplus, and through the 1.07% buffer provided by the reduced probability on sites without permission, as per the table overleaf.

Table 4 shows that Newham is unable to demonstrate a 5 year housing land supply with a 20% buffer applied to its capacity derived housing target. LBN's objections to the application of a 20% buffer as required by HDT are outlined in the 'Response to the Housing Delivery Test and associated Action Plan (August 2019)' document published on the Council's website. Critically, the Borough's recently adopted housing target is capacity derived, meaning any previous shortfall under the superseded London Plan target is accounted for in the updated figure. Thus historic shortfalls in delivery, which the increased buffer is intended to address, have already been factored into the Local Plan housing target. To apply an additional buffer on top of this figure raises issues of double counting within the supply.

As part of LBN's response to HDT, various scenario tests have been used to demonstrate the aforementioned shortcomings of the HDT methodology. One of the scenarios looks at delivery over the longer term, using a five year period of measurement to account for the 'large and tall' developments that constitute the bulk of the Borough's housing delivery. This scenario also looks at delivery across the shared HMA with the LLDC, to better account for the realities of market absorption rates. This scenario test produced a result of 85% under the HDT calculation, which would negate the requirement for a 20% buffer to be applied to the Authority's five year land supply. Under these circumstances a 10% buffer would need to applied to the land supply projections, as per paragraph 73b of the NPPF, given the recently adopted status of the plan.

Given the result of this alternative scenario test, Table 4 - which provides a summary of the five year land supply - looks at the Borough's projected delivery with both a 20% and 10% buffer threshold. Whilst under the official published HDT result Newham is required to apply a 20% buffer, LBN contend that the scale of housing delivery in the Borough, both in terms of its HMA and the dense nature of its schemes, is masked through the flaws in the HDT methodology.

Based on current projections, Newham is unable to meet a 10% buffer on its five year land supply. However, the Local Plan will only be considered 'recently adopted' until 31st October this year as per NPPF footnote 38. At this point, LBN contend a 5 year land supply buffer should only be set at 5%, a threshold which the Borough can comfortably meet.

More broadly, the Council disagree with the concept of buffer thresholds, particularly given the majority of delivery in Newham comes from complex, large-scale strategic sites where there is no guarantee the buffer requirement can be delivered any faster. The buffer also fails to account for economic trends that can severely hamper supply. Moreover, the 10% buffer required on recently adopted plans appears counterproductive, noting these housing targets are based on more up-to-date evidence than established Local Plans.

Whilst it is acknowledged that LBN cannot currently source an additional year or half a year's worth of sites on top of its ambitious housing target, Table 3 demonstrates the Borough's ability to meet a managed delivery trajectory over the 15 year plan period, providing homes in excess of its 15 year target. It also demonstrates the ability to comfortably meet a 5% buffer threshold. It should also be noted that the sources of supply that we are able to assess do not include vacant properties, and this may contribute to supply bringing totals above the predicted figures. In all likelihood, it is probable that Newham may deliver beyond what is currently demonstrated through Table 3, reflecting the nature of long-term stepped housing trajectories indicative of the bulk of the Borough's housing supply.

Table 4: Five Year Land Supply Summary[14]

5 year supply target	13,760
Forecast Provision	14,470
Surplus/Deficit	710
Additional capacity from reduced probability on sites without a planning permission	147
20% buffer	2,752
5 year supply target plus 20% buffer	16,512
Surplus/Deficit	-2,042
10% buffer	1,376
5 year supply target plus 10% buffer	15,136
Surplus/Deficit	-666
Buffer Provided from surplus against 5 year target	710 (5.16%)
Buffer Provided by capacity from reduced probability	147 (1.07%)

[14] As required by the NPPF

ii) Housing density *(No specific target. Monitor against ranges in London Plan for PTAL level, for appropriateness - approvals)*

London Development Database (LDD) figures in Table 5 show that for the past few years approvals have exceed density matrix target levels, with the total percentage above targets showing a small decrease in the second monitoring year. This is in an increase in units above density matrix levels on previous years, notably in the first year of monitoring. It should be noted however that:

- the vast majority of schemes in both years comprised flatted developments, inevitably increasing densities compared to houses;
- in 2016/17, the majority of approvals were derived from six schemes delivering in excess of 100 units; of these schemes, three were located on strategic site allocations, with one accounting for just under half of all approvals in that year. Invariably schemes of this nature seek to optimise housing delivery, particularly on strategic site allocations - impacting total numbers of units delivered above density matrix levels;
- of the largest permissions across the monitoring years (excluding outline consents), the majority of units approved were located in the Arc of Opportunity allowing a new design-led density norm for the area to be developed, responding to opportunities such as good public transport and accessibility;
- schemes would have been assessed against London Plan space standards and larger schemes would have been subject to design scrutiny by the Council's Design Review Panel introduced in 2008;
- some involved conversions for which the density would already be defined; and
- some schemes were delivered under lawful development certificates and the prior approval process[15] and subsequently were not subject to the development management process.

Table 5: Density Matrix Targets in New Developments

Year	% of units at density matrix levels	% of units above density matrix levels	% of units below density matrix levels
2016/17	9	90	1
2017/18	21	78	1

Source: LDD 2018

[15] Permitted under the Town and Country Planning GPDO (2015).

iii) Housing mix and choice

a) Family housing

i. Gain *(Target: 39% 3 bed)*

Table 6 overleaf shows the impact of the policy promotion of 3 bed units, in relation to consents and delivery of conventional (Use Class C3) housing supply. Both the approvals and completions figures are demonstrated to be below the target in all monitoring years. For information, the 'Cumulative Total' columns utilised in Tables 6 and 7 look at gross completions as a percentage of total completions delivered across both years, to demonstrate the broader trend across the monitoring period.

In terms of approvals, whilst number totals are not directly comparable to previous AMR data given the exclusion of the LLDC area, the percentage totals appear to demonstrate an increase in the proportion of residential units approved as three beds since the previous monitoring bulletin. This is particularly noticeable in the first year of monitoring, where target levels fell only 4% below the adopted policy target of 39%. The 2017 figure demonstrates a drop against the previous year; however, this appears to reflect the slowed economic growth during this period which would likely have impacted the viability of schemes, particularly in delivering a balance between affordable and family-sized homes.

Completions figures, by comparison, represent a lower total percentage of size mix when compared with approval rates. In understanding these completions figures, regard has been paid to the eight London Borough of Newham schemes which compromised the majority of units delivered over the monitoring years (see H-OP1 Table 2). It is noted some of these schemes were granted planning approval prior to the adoption of the Newham Local Plan Core Strategy, thereby being subject to less stringent targets for three bedroom dwelling approvals.

The majority of the strategic site allocations on the remainder of the sites were designated in the Core Strategy for medium density and medium (and in two instances low) family housing provision. These housing typologies were previous outlined in Policy H1 of the 2012 Core Strategy (subsequently superseded as part of Newham's 2018 Local Plan Review), with medium family strategic sites targeting 30% family housing delivery, and low family allocations comprising 20% family-sized accommodation. These lower targets go part way to explaining the percentage of completions below family housing thresholds. Monitoring of future years completions figures in the context of the recently adopted Newham Local Plan 2018, which removes reference to specific strategic site density/family targets, will also be necessary to gauge if this results in an upward trend in family housing approvals on strategic sites.

It remains important to note that the 39% three bedroom housing mix target outlined in Policy H1 remains subject to scheme viability, and major developments will undergo independent viability testing to ensure schemes maximise the delivery of both affordable and family-sized units. Recent viability studies undertaken by LBN as part of the Local Plan Review present no evidence to suggest that in the Newham context family housing requirements should be relaxed, reaffirmed by the Planning Inspector in his report on Newham's Local Plan (see November 2018, Inspector's Report).

Furthermore, the often phased nature schemes delivering the highest unit completions in the borough may have inadvertent impacts on completions figures, for example where a particular phase of a scheme being delivered in a financial year provides a lower proportion of family housing than a later phase. It is noted that the majority of the schemes which delivered the highest unit completions in FY2016/17 and FY2017/18 were part of larger redevelopments, and consequently higher completions of three beds may be realised in previous or future monitoring years.

Table 6: 3+ Bed Dwelling Gains

	3+ bed Approvals (gross)		3+Bed Completions (gross)		3+ Bed Completions (net)		Cumulative Total (gross completions)	
Year	**No.**	**% of total**	**No.**	**% of total**	**No.**	**% of total**	**No.**	**% of total**
2016/17	2023	35%	275	13%	240	12%	275	13%
2017/18	799	29%	189	15%	162	15%	464	14%

Source: LDD Analysis 2018

ii. Houses cf. flats *(No specific target - monitor for upward trend in terms of proportion of houses)*

Table 5 demonstrates that flats continue to dominate housing stock increases in approvals - reflective of the high density of development coming forward in the borough - representing a significant portion of overall housing delivery. In the first monitoring year completions of 3+bed houses were higher, with delivery figures significantly boosted through the Great Eastern Quays development. This figure drops in the second year of monitoring, which also shows a rise in approval levels, albeit still remaining a comparatively small proportion of total 3+ bed approvals.

Table 7: 3+ Bed House Gains

	Proportion of 3+ bed house approvals (gross)		Proportion of 3+ bed house completions (gross)		Cumulative Total proportions (gross completions)	
Year	**No.**	**% of total 3+ bed**	**No.**	**% of total 3+ bed**	**No.**	**% of total 3+ bed**
2016/17	66	3%	114	41%	114	41%
2017/18	65	8%	26	14%	140	30%

Source: LDD Analysis 2018

b) Proportion of units of particular sizes delivered by tenure (*No specific target, monitor for more balanced provision between tenures, notably upward trend in market provision of family units)*

Table 8 demonstrates an increase in the level of 3 bedroom properties delivered as market housing between the first and second monitoring years. In terms of the split of affordable products being delivered, in the first year the split of affordable and social rented vs. intermediate 3+ bed units remains broadly aligned with policy aspirations, which seek a 60:40 split across the borough, with the exception of the Canning Town/Custom House regeneration area where an even split of products is sought. The split of affordable three bedroom units in the second monitoring year is weighted towards intermediate products, perhaps reflective of viability conditions in this year.

A greater proportion of one bedroom units were delivered as intermediate products across both monitoring years, which tend to be smaller in size than affordable/social rented units. Whilst the percentages of three bedroom units delivered as intermediate products is comparatively higher than one bedroom units, this is reflective of the overall higher proportion of three bedroom units delivered as affordable homes. Across both monitoring years the vast majority of one bedroom units completed were delivered as market housing.

Table 8: Gross completions by size – tenure breakdown

Year	Unit size by tenure	% Market	% Total Affordable	% Affordable / Social Rent of total completions	% Affordable Intermediate of total completions
2016/17	3+ bed	64%	36%	21%	16%
	1 bed	91%	9%	2%	7%
2017/18	3+ bed	78%	22%	7%	14%
	1 bed	94%	6%	1%	6%

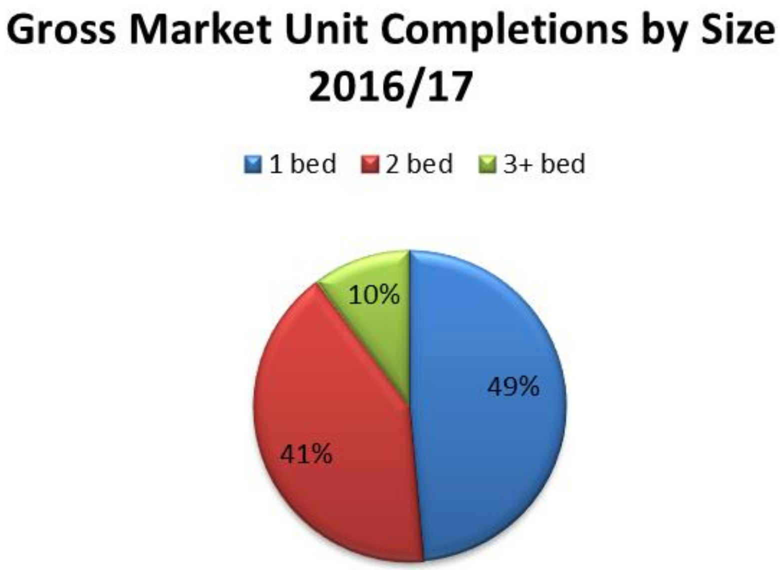
Source: LDD Analysis 2018

c) Overall size mix within tenures *(39% 3 bed target)*

Market

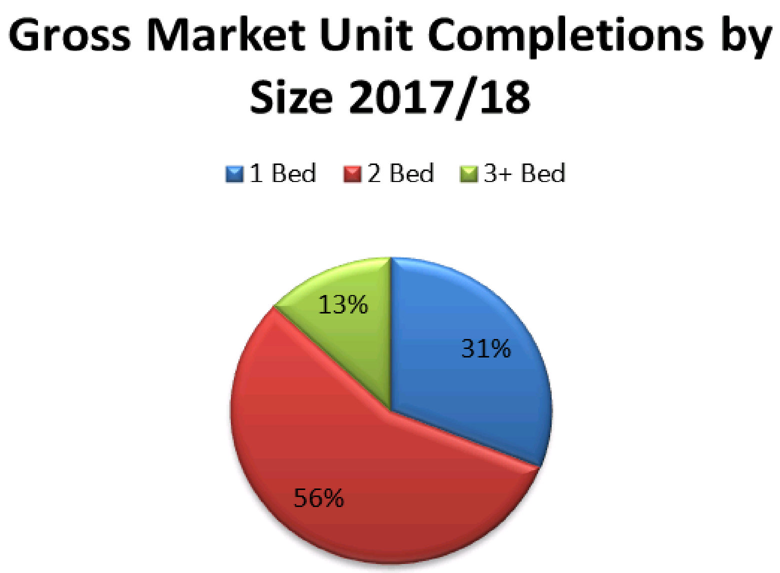
Figures 1 and 2 overleaf reveal a moderate increase in the proportion of 3 or more bedroom market units completed between the first and second monitoring year, with increases in numbers of two bedroom units in FY17/18 mirrored by a reduction in the completion of one-bedroom units. This data, demonstrating a relatively low proportion of market housing being delivered as three bedroom units over both monitoring years, should be viewed in conjunction with the data shown in Figures 3 and 4, as the proportion delivered as affordable housing is likely to have a bearing on this figure. More commentary on overall levels of three-bedroom delivery is provided above at indicator H-OP1 iii) a) i.

Figure 1



Source: LDD Analysis 2018

Figure 2



Source: LDD Analysis 2018

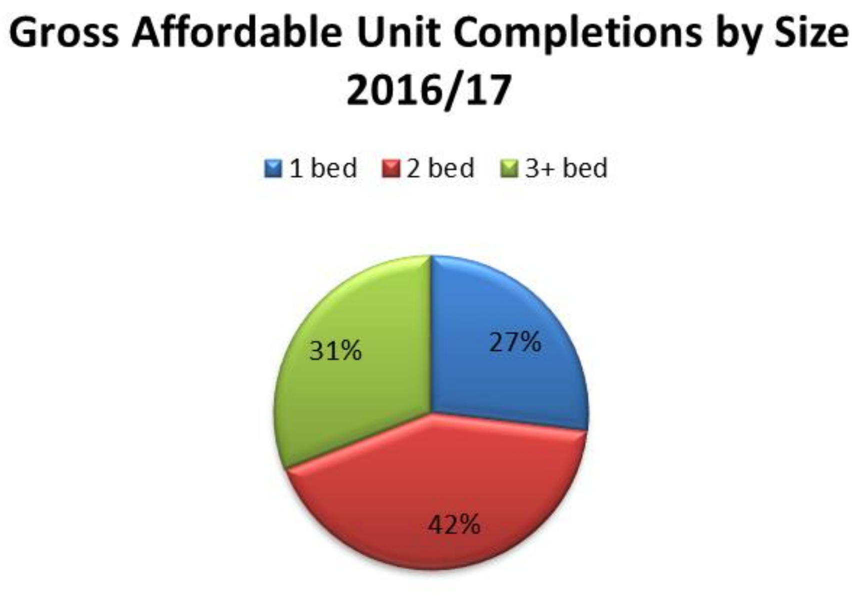
Affordable

Figures 3 and 4 show a relatively stable delivery of 3+ bed as a percentage of overall affordable housing completions between the two monitoring years. It is acknowledged that figures for three beds are likely to be skewed by the inclusion of intermediate units, which are by nature predominantly 1 / 2 bed. Of social rent/affordable rent units, the proportion of 3 or more bed completions changed in the monitoring period (from 45% to 88%), with large fluctuations in the second year being exaggerated through low overall numbers of affordable homes delivered (discussed in more detail in indicator H-OP2).

The data also shows a rise, both between the monitoring years and from previous AMR reporting, in the proportion of two beds delivered as affordable accommodation. This rise appears to have eroded the percentage of units delivered as 1 and 3+ bed accommodation, particularly in the second monitoring year. Across both monitoring years the percentage of affordable unit completions remained below the level of 3 bed accommodation sought by Policy H1.

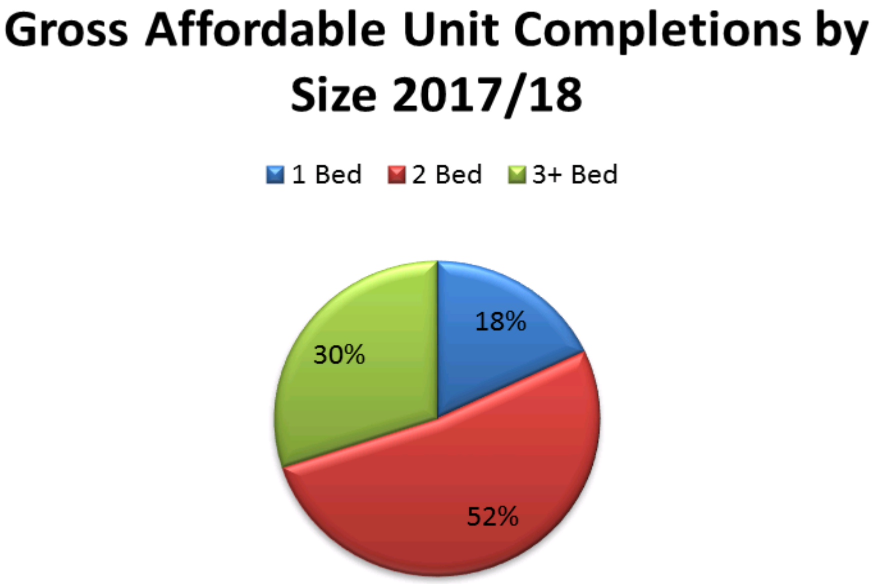
The introduction of a new programme of grant funding from 2016 - the GLA Affordable Homes Programme 2016-21 - should in the longer term see impacts in the levels of three bedroom affordable units delivered, noting that viability often constitutes a careful balancing act in terms of the ability to deliver sufficient affordable and family housing levels. Future monitoring of this impact will be required.

Figure 3



Source: LDD Analysis 2018

Figure 4



Source: LDD Analysis 2018

iv) Housing Quality

a) **Alignment with London Plan space standards (approvals; sample if necessary)** *(Target: 100%)*

To allow for monitoring of housing quality, a sample of approved schemes has been taken over both monitoring years.

This comprised all schemes of 10 or more net units, excluding prior approval applications, lawful development certificates and outline consent applications (to avoid double counting and noting this detail may be left for future discharge), and where possible at least a scheme per Community Neighbourhood[16]. Note however that no schemes fitting these criteria and yielding new units were approved in Manor Park Community Neighbourhood in the 2016/17 and 2017/18 monitoring periods.

The applications sampled comprised a net total of 3,758 units. Results showed that all schemes were compliant with London Plan space standards relating to overall dwelling size, barring one scheme in which 2 units were marginally below space standard thresholds. This shortfall was justified through the efficiency of the circulation layout, and was considered to be acceptable by Officers assessing the application, in light of wider scheme benefits.

Each scheme sampled had an assessment against space standards overall and in many cases went into detail relating to amenity space provision as per the London Plan Housing SPG requirements. In some exceptional circumstances the equivalent of required private amenity space was provided as additional internal floor space, in accordance with the private open space guidance provided within the Housing SPG (GLA, March 2016, updated August 2017). Many schemes also provided generous communal amenity space to supplement private provision. [Source: Analysis of Planning Records, 2016/17 & 2017/18]

In addition to the units sampled, 75 units were delivered as a result of prior approval conversions. As such units do not require planning permission, the local authority has no mechanism to assess or control the space standards of homes delivered through this process.

[16] For more information on Community Neighbourhoods see https://www.newham.gov.uk/Pages/Services/Community-neighbourhoods.aspx

b) Existing stock improvements (including enforcement action) *(No specific target – monitor for ongoing action)*

Table 9 provides information on enforcement activity over the monitoring years. Of the notices served approximately 78% have been complied with. The data shows that the previous trend of reduction in the numbers of enforcement notices being served has continued since Newham most recent Housing Monitoring Bulletin (May 2018)[17]. This fall is suggestive of both an improvement in relation to unlawful housing issues, alongside a drop in resources following the cessation of Government Funded housing based project work undertaken by the Enforcement Team in previous years.

Table 9: Enforcement Action

Enforcement Action	2016	2017
HMO Notice served	46	32
Notice served against residential subdivision / unlawful residential use / residential outbuildings	14	12

Source: Enforcement Team Data Analysis 2018

Data submitted to MHCLG on Decent Home standards improvements shows that in 2016/17 487 local authority-owned dwellings in Newham were made decent or prevented from becoming non-decent through local authority action. In 2017/18 this figure was 470. This shows broadly similar trends to the previous two monitoring years, which showed reduction from previous AMRs by virtue of the ceasing of the government's Decent Homes funding. In 2016/17 109 homes (private sector dwellings in the Local Authority Area) were made free from previous Category 1 hazards[18], followed by 89 in 2017/18. [Source: LAHS 2016 to 2017 and 2017 to 2018]

c) Wheelchair homes (completions) *(Target: 10% of new housing)*

Wheelchair homes completed at a rate of 9% of gross liable scheme completions in 2016/17 and 8% in 2017/18. These figures increase marginally when lawful development certificates and prior approval applications are excluded from the totals, with the percentage total rising to 10% in the first monitoring year and 9% in the second. [Source: analysis of LDD records, 2018]. This level of delivery largely accords with adopted policy for 10% of new build homes to meet the requirement of M4[3] wheelchair user dwellings.

Whilst it may appear that wheelchair housing was under delivered in the last monitoring year, it is important to note that in terms of very large schemes, these are rarely delivered in one year. This means that it is possible for schemes that will deliver the 10% overall to see no delivery of such homes in

[17] Authority Monitoring Report: Housing Monitoring Bulletin (May 2018)

[18] According to the Housing Health and Safety Rating System defined under the Housing Act 2004 – including harms to health from physiological conditions (humidity, thermal comfort, pollutants); risk of accidents; psychological conditions (space, security, light and noise); and risk of infection. Category 1 is the most serious category of hazard.

one year, if wheelchair homes are in later phases. Further monitoring will be required to ensure no overall drop in provision coming forward.

H-OP2 Affordable housing

i) Gross affordable housing completions (Social Rent, Intermediate and Affordable Rent) *(Target: 50%)*

Affordable housing completions totalled 324 (16% of gross completions) in 2016/17 and 136 (11%) in 2017/18, reflecting changes in viability, grant availability and residential values across the monitoring years.

The most recently published Newham AMR (May 2018) discussed the expected impact of the introduction of the Mayor's Affordable Homes Programme in 2016, with completions figure expected to increase through utilisation of additional grant funding. Whilst not directly comparable with previous AMR figures (noting the exclusion of the LLDC area from AMR monitoring), it is clear completions figures have been below the Local Authority affordable housing target across both monitoring years.

It appears that the impacts of increased grant funding may not have fully translated into completions figures, noting that approved schemes subject to grant may not have started construction within the first two years of monitoring since the introduction of the Affordable Homes Programme in 2016. This is to be expected as schemes delivering affordable housing often comprise major development proposals which may be constructed over longer timeframes.

Completions figures also appear in part to be a reflection of viability and economic trends across the two years – discussed in H-OP1 – which will have impacted the delivery of affordable housing, particularly within the second year of monitoring. Land Registry data also shows that percentage growth change (annually) in Newham house prices has been gradually decreasing across the monitoring years, likely impacting scheme viability during this period.[19]

Monitoring of affordable housing on an annual basis can also mask longer-term trends in delivery, noting that completions may vary considerably year on year as a result of the phased nature of a number of pipeline schemes, as well as the lower number of total gross completions delivered in the second monitoring year.

The proportions of each affordable tenure are shown in the charts below.

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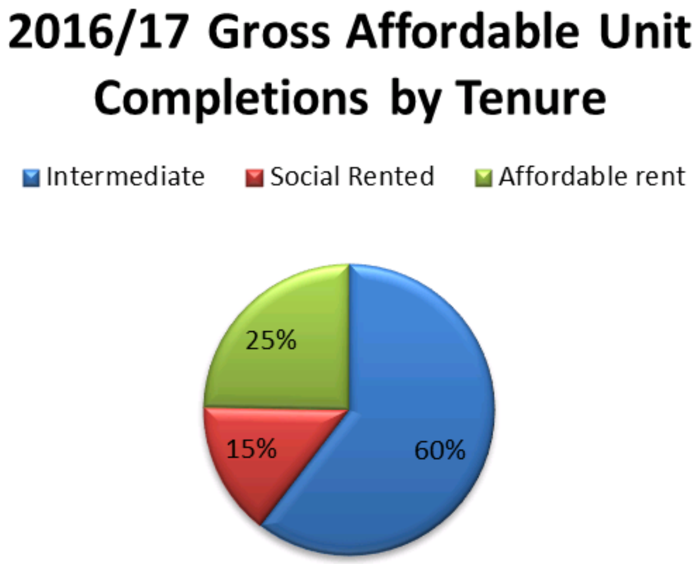
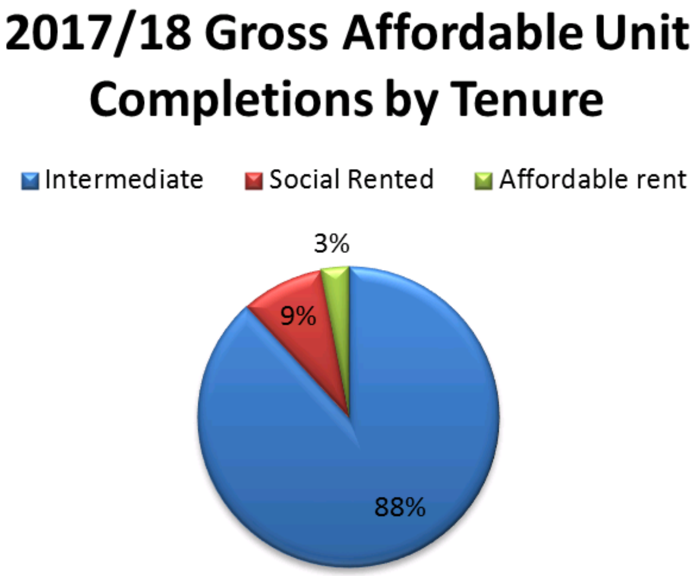
[19] UK House Price Index http://landregistry.data.gov.uk/app/ukhpi/browse?from=2016-04-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fnewham&to=2018-03-01

Figure 5



Source: LDD Analysis 2018

Figure 6



Source: LDD Analysis 2018

ii) % of affordable housing in new development (*Target: completions as per London Plan – 50% of net additional housing for that year, and Local Plan negotiation targets of 35-50%, 60:40 split; 35% affordable with 50:50 social and intermediate in Canning Town regeneration areas).*

Net completions (Table 10), similar to gross completions, show the percentage of affordable housing in new development being lower than Local Plan targets.

At regional level, the GLA's most recent Annual Monitoring Report 14 2016/17 (September 2018) demonstrated that across London the share of affordable housing fell from 20% to 18% of net housing supply. Whilst there is no comparable regional data for 2017/18, its appears Newham's 16% net delivery percentage in 2016/17 is broadly aligned with London trends in the first monitoring year. Again, these figures appear largely reflective of market and grant conditions discussed in H-OP2 point i).

In relation to the proportional 60:40 split between affordable/social rent and intermediate unit completions, delivery is skewed towards intermediate housing, with a substantial proportion of affordable housing delivered in FY2017/18 in this tenure. In 2016/17 completions were also skewed in favour of intermediate products, albeit less significantly than in the following financial year, aligning more closely with Newham's overall affordable housing split targets. Looking at key scheme delivery (see H-OP1, Table 1), some of the identified schemes – delivering a substantial portion of the Borough's housing delivery – provided affordable housing contributions as cash in lieu payments to be spent off site.

For net approvals, the affordable/social rent and intermediate split falls just below monitoring targets in the 2016/17 and 2017/18 years. However, tenure split of approvals remain broadly aligned with targets, with the majority of affordable unit approvals comprising social/affordable rent products.

There are however a few key points to note in relation to affordable housing data. First, Table 10 is a breakdown of all permissions, including Certificates of Lawfulness for existing units and Prior Approval applications, neither of which are capable of yielding affordable housing. When these types of application are removed from the net approvals data, the percentage of net affordable housing approved increases by 1% in both monitoring years. Second, most larger schemes will have re-negotiation mechanisms written into legal agreements securing affordable housing, so that as viability improves, levels of affordable housing secured may be revised upwards.

Furthermore, Table 10 does not doesn't incorporate any payment in lieu taken on off-site affordable housing delivery, where on-site was undeliverable. Whilst this approach can cause delay to delivery, these schemes will come to fruition as part of the Council's affordable housing pipeline, thus will be reflected the coming years and in greater numbers, in comparison to potential on-site delivery.

As shown in Table 2, a number of key schemes over the monitoring years were completed in Canning Town and Custom House, with three schemes delivering units in the regeneration area (Rathbone Market, Kier Hardie and Hallsville). Whilst the overall delivery of affordable housing in Canning Town and Custom House is low, this appears to be a reflection of the phased nature of these large scale developments, as well as the overall lower affordable housing target for the regeneration area. Levels of affordable housing delivered across all three identified schemes when viewed as a whole were higher than the net completions figures across the relevant wards in the monitoring years.

It is also noted that the monitoring of LDD data in these wards inevitably includes schemes located outside of the Regeneration area, which can impact the reliability of the percentage calculations against this monitoring indicator.

Table 10: Percentage of Affordable Housing in New Development

	Affordable Housing	Of affordable, proportion that's Affordable/Social Rent	Of affordable, proportion that's Intermediate
Net Completions 2016/17	16%	40%	60%
Net Completions 2017/18	12%	12%	88%
Net Approvals 2016/17	25%	56%	44%
Net Approvals 2017/18	26%	53%	47%

Source: LDD Analysis 2018

Table 11: Percentage of Affordable Housing Delivery in Canning Town/Custom House

Canning Town			
	Affordable (all types)	**Of affordable, proportion Affordable/Social Rent**	**Of affordable, proportion Intermediate**
Net Completions 2016/17	8%	15%	85%
Net Completions 2017/18	10%	7%	93%

Source: LDD Analysis 2018

H-OP3 Specialist Forms of Housing

Net provision of specialist housing (completions) *(No specific target, monitor for provision and proportion of housing delivery to check for displacement, and against any specific monitoring benchmarks in needs assessments/London Plan)*

Table 12 shows net change in provision of specialist housing across the monitoring years. In 2016/17 there were modest gains of C2 assisted living units; in 2017/18 there were losses of sheltered and C2 assisted living units, with small scale gains of hostel bed spaces. Both years demonstrate relatively modest gains / losses, reflective of the bulk of the Borough's housing being delivered through conventional C3 homes.

It should be noted that 9 of the C2 Assisted Living Units gained in 2016/17 were existing units which were regularised through an allowed appeal decision. Furthermore, the 3 C2 assisted living bed spaces lost in 2017/18 are recorded as the loss of one unit for the overall net additions figures provided in Table 1, noting the ratios applied to small C2 accommodation if less than 7 bed spaces as part of LDD monitoring (see footnote 3).

In terms of losses, figures reflect local demographics that mean that most housing need is in the mainstream, conventional sector. Previous AMRs have also drawn attention to changes in care funding, which prioritise care within the home rather than institutions. There is currently no evidence to suggest this trend is reversing.

Policies introduced within the Detailed Sites and Policies DPD (adopted 2016 – now superseded, largely transposed within Policy H3 of the Newham Local Plan 2018), sought to balance the delivery of specialist housing against that of mainstream units ensuring that delivery is proportionate to need. In instances where the loss of specialist housing has been proposed as part of a scheme, decisions have made a balanced assessment of this loss against the provision of conventional units in the policy context of providing an overall managed delivery of housing mix.

Table 12: Net[20] Provision of Specialist Housing

	Net bed spaces/ units/ pitches 2016/17	Net bed spaces/units/ pitches 2017/18
Sheltered units	0	-13
Extra care beds	0	0
C2 beds for older people	0	0
C2 Assisted Living Units	19	-3
Live-work units	0	0
Hostel beds	0	6

[20] Calculated from gross gains minus gross losses in the same category.

	Net bed spaces/ units/ pitches 2016/17	Net bed spaces/units/ pitches 2017/18
Supported living (C3b) beds	0	0
Serviced apartment units (sui generis)	0	0
HMO (C4 or sui generis) beds	0	0
Sui Generis student housing beds	0	0
Gypsy-traveller pitches	0	0

Source: LDD Analysis 2018

H-OP4 Protecting and Re-Shaping Existing Housing

i) Loss of residential - C2, C3, C4 and HMOs (SG)

a) loss to short term lettings, *(Completions - Target: no net loss)*

In 2016/17 one application resulting in the loss of a dwelling to a hostel / C2 sheltered accommodation was allowed on appeal. However, this appears more akin to C2 specialist accommodation, and is accounted for in other monitoring indicators. No residential units were lost to short term lettings in 2017/18. The following enforcement notices were also served against short term lets within the timeframe.

Enforcement Action	2016	2017
Notice against use of property as a short-term let	2	2

Source: Enforcement Team Data Analysis 2018

b) overall loss *(Completions - Target: no net loss)*

There were losses in the monitoring period of specialist housing stock, largely due to re-provision in alternative formats more aligned with contemporary needs (such C3 housing), standards and service provision models.

Table 13 shows overall net residential C3 gains across scheme involving the loss of C3 units across both monitoring years. It is noted the percentage of C3 losses delivered through planning consents was higher in 2017/18; however, this appears to be as a result of a Canning Town regeneration scheme which re-provided a significant portion of residential in place of those units lost.

Table 13: Residential Losses (completions)

	Gross Losses of C4, C1, C2 and residential Sui Generis[21] bed-spaces	Net associated residential NSC gains	Gross Losses of C3 residential units	Net of associated residential C3 gains	Gross Losses C3 residential units through conventional planning consent[22] (% of C3 losses)	Net of associated residential C3 gains
2016/17	0	0	66	64	19 (29%)	6
2017/18	28	0	416	328	253 (61%)	414

Source: LDD Analysis 2018

ii) loss of family homes *(Completions - target: no net loss)*

Table 14: Loss of family homes

	No. of units 2016/17 (percent of which through conventional planning approval)	No. of units 2017/18 (percent of which through conventional planning approval)
Losses to conversions	31 (6%)	22 (0%)
Losses to redevelopment	0 (0)	0(0)
Total 3+ losses	31 (6%)	22 (0%)
Gross completions 3 + bed	275	189

Source: LDD Analysis 2018

Table 14 shows a decrease in the number of 3+ bed homes lost to flat conversions between the two monitoring years, and a significant decrease in the proportion of those that were approved through the conventional planning approval process, with no 3 bed losses being granted through conventional approval in the second monitoring year. However, overall the picture demonstrates some continued pressure on the 3+ bed housing stock through losses, which is partly offset against delivery which proportionately reduces across the two years.

[21] Includes purpose built student flats, large Homes in Multiple Occupation (HMOs), sheltered housing.
[22] Through a Full or Change of Use planning application rather than through variation of S106, prior approval application, having gained lawfulness through time, or being the result of enforcement action which may generate a compromise position.

H-OP5 ***Use of H policies*** (*no specific target; should be using regularly if effective, and supported at appeal the majority of times used)*

Housing policies are well used, and have stood up well at appeal. It is noted that amendments have been incorporated to housing policies as part of the Council’s recently undertaken Local Plan review, some of which have been informed through appeal decision monitoring. It will be important to continue to monitor the success of these policies at appeal, particularly following a recent Local Plan Review, as part of future monitoring bulletins.

Outcomes

Outcomes are monitored against London average where possible to assess convergence; otherwise monitor for appropriate trends in line with SEA objectives.

H-OUT1 Housing need

a) Homeless Households in temporary accommodation

2016/17 –4,457
2017/18 – 4,892
[Source: English Local Authority Statistics for Housing 2018[23]]

The number of homeless households in temporary accommodation, has risen steadily during the monitoring period, continuing the same trend seen in previous years. In both years the figure is the highest of the London boroughs.

Similar to previous years, for the most part, the rise in homelessness has been driven by rising rents in the private rented sector alongside the Government's welfare agenda exacerbating the crisis, putting increased pressure on the finances of Newham's most vulnerable households. Before the policy was implemented, Government officials warned that it would drive increased homelessness rather than delivering the anticipated savings.

LocalSpace, the local Housing Association established by the Council, published its Corporate Plan for 2017/20 during the AMR monitoring period[24]. In 2015, the company agreed to increase the number of homes it owns by 800 to help deal with growing homelessness. The Annual Report for financial year 2017/18 shows the association acquired nearly 350 homes, hoping to deliver in the region of 850 homes by 2020 to add to their existing stock of around 1850 homes[25].

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23 http://opendatacommunities.org/slice?dataset=http%3A%2F%2Fopendatacommunities.org%2Fdata%2Fhomelessness%2Fhouseholds-accommodated%2Ftemporary-housing-types&http%3A%2F%2Fopendatacommunities.org%2Fdef%2Fontology%2Fhomelessness%2Fhouseholds-accommodated%2FtemporaryHousingTypes=http%3A%2F%2Fopendatacommunities.org%2Fdef%2Fconcept%2Fhomelessness%2Fhouseholds-accommodated%2Ftemporary-housing-types%2Ftotal
24 LocalSpace Corporate Plan 2017/20
25 Local Space Annual Report 2018

b) Number of Households on the Local Authority waiting list

2016/17 - 25,729
2017/18 - 26,139
[Source: MHCLG Local Authority Housing Statistics Data Returns 2016 – 2017 and 2017-2018].

Newham in 2016/17, following a significant rise from the previous year, had the highest housing waiting list in London and the 2nd highest in England. In 2017/18 this increased, again remaining the highest waiting list of the London Boroughs and indicative of an increasing problem since previous monitoring years. This reflects the fact that Newham's residents are on the frontline of the housing crisis, increasing demand for social housing (pressurised by higher population rates). Rents and house prices in the Borough dropped marginally towards the end of the monitoring period; however, this has followed years of significant increases, with wage growth not keeping pace, meaning that people continue to be pushed out of home ownership.

Newham has made significant progress in starting to deliver genuinely affordable housing and putting residents at the heart of housing delivery through the Housing Delivery Plan, with ambitious housing targets already being exceeded with more than 200 new council homes started over the last year. Despite the focus on increasing building, acquiring and securing new homes, Right to Buy has consistently eroded Newham's stock which has declined to 16,241 as at 1st April 2018.

H-OUT2 Housing quality

Design – See Successful Places Monitoring Bulletin on the Council's website

Environmental Performance – See Sustainability and Climate Change Monitoring Bulletin on the Council's website.

Stock condition

MHCLG have altered or discontinued many of the data sources used to monitor stock condition in previous years. As such meaningful conclusions cannot be drawn when making comparisons with previous AMR statistics.

Outputs figures of Private Rents Sector dwellings inspected and found to have category 1 hazards are shown in the third column of Table 15, as opposed to the total numbers monitored in previous AMRs (for which no comparable data is published).

Whilst private sector data is not available, in looking at newly published Local Authority Housing Statistics (LAHS) figures, the average EPC/SAP rating for dwellings owned by the Local Authority was C at both 1st April 2017 and 1st April 2018.

Table 15: Stock Condition

	Average Energy Efficiency (EPC/SAP[26]) rating of private sector stock sold, built or rented	Percentage private sector stock with less than E EPC/SAP rating	Total number of dwellings in Private Rents Sector, following an inspection, have found to have one or more category 1 hazards[27]
2016/17	Unknown	Unknown	119
2017/18	Unknown	Unknown	79

Source: LAHS, 2016/17 and 2017/18

H-OUT3 Housing Affordability

Table 16 demonstrates that affordability has continued to worsen over the monitoring period, most significantly in 2017.

Table 16: Housing cost relative to earnings

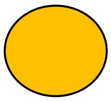
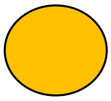
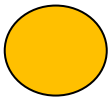
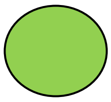
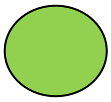
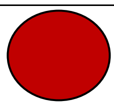
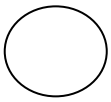
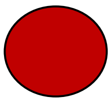
	Ratio of lower quartile house price to lower quartile house earnings
2016	11.82
2017	15.13

[Source: ONS 2018].

[26] Energy Performance Certificate/Standard Assessment Procedure – A is the highest rating

[27] According to the Housing Health and Safety Rating System defined under the Housing Act 2004 – including harms to health from physiological conditions (humidity, thermal comfort, pollutants); risk of accidents; psychological conditions (space, security, light and noise); and risk of infection. Category 1 is the most serious category of hazard.

Summary and Assessment

Indicator	Traffic Light Assessment	Overall assessment
H-OP1 Building Mixed and Balanced Communities		Significant divergence between the two monitoring years. Approvals in particular show evidence of impact of Local Plan policies. Shortfalls and delivery will require further monitoring, remaining cognisant of viability constraints and market conditions.
H-OP2 Affordable housing		Constrained by viability although approvals figures show closer alignment with policy targets. Mechanisms in place enable future benefit from market uplift. Future monitoring of delivery will be needed to see impact of approvals figures on completions.
H-OP3 Specialist Forms of Housing		Minimal new delivery; losses justified in terms of overall managed delivery of housing mix. Small levels of provision/loss make it difficult to make overarching assumptions.
H-OP4 Protecting and Re-Shaping Existing Housing		Demonstrates continued effect of policies in protecting existing residential stock and family homes, with small losses through conventional planning approval offset through net residential gains.
H-OP5 Use of H policies		Well used and generally robust at appeal.
H-OUT1 Housing need		No improvement. Issues exacerbated in Newham by Government policy position.
H-OUT2 Housing quality		Available data does not allow for meaningful conclusions to be drawn.
H-OUT3 Housing affordability		No improvement. A national issue, exacerbated in Newham by Government policy position.

Poor = Little to no improvement achieved
Medium = Some improvements, further monitoring required
Good = Significant improvements demonstrated through policy interventions

Appendix 1: Five Year Land Supply Sites

5 Year Housing Supply as at August 2019 (subject to continual amendment as updated information becomes available; figures net and are most reliable at the Borough level and when totalled across 5 years).						
	5 year	18/19 1	19/20 2	20/21 3	21/22 4	22/23 5
VERY SMALL SITES						
Total Small Sites <5 units (estimated based on previous 5 year average and excluding LLDC area)	570	114	114	114	114	114
LARGE SITES (>=5 net units)						
S19 Great Eastern Quays (12/01881/OUT)	468	0	117	117	117	117
S19 Gallions Quarter - Phase 1 , 2A, 2B (Armada South) (14/00664/OUT)	753	0	146	266	231	110
East Ham Industrial Estate LMUA4 (17/01247/FUL)	318	0	0	168	81	69
Remaining Beckton Strategic Sites (probability adjusted estimate)	337	0	0	0	168	169
Other Beckton Local Plan 2018 Allocations (probability adjusted estimate)	53	0	0	0	0	53
45 Beckton Road (16/03417/FUL)	8	0	0	4	4	0
Astor Court (18/00056/FUL)	5	0	5	0	0	0
HSG21 Baxter Road/Alnwick Road (16/03029/FUL)	15	0	0	7	8	0
HSG16 215 Grange Road (18/03231/VAR)	77	0	0	0	38	39
HSG18 Former Garage Site Doherty Road (16/03025/FUL)	9	0	0	9	0	0
Chargeable Lane (16/03028/FUL)	12	0	0	0	6	6
Red House, 299 Barking Road (18/00468/FUL)	-8	-4	-4	0	0	0
Adj to 230 Grange Road (16/00981/FUL)	5	0	5	0	0	0
269A - 279 Barking Road (16/01758/FUL)	18	0	9	9	0	0
101 Cumberland Road (16/00584/FUL)	9	0	4	5	0	0
The Pumping Station (10/00369/FUL)	161	161	0	0	0	0
Coolfin Road S06 (15/00462/FUL)	9	4	5	0	0	0

Western Gateway (16/00819/FUL)	105	105	0	0	0	0
356-358 Barking Road (16/00581/FUL)	5	0	2	3	0	0
Silvertown Way (16/03428/FUL)	975	0	0	310	560	105
Stephenson Street S11 Parcelforce (17/01847/OUT)	315	0	0	0	0	315
Areas 7 and 1C Barking Road (17/04046/REM & 17/04045/VAR)	465	0	0	155	155	155
Remaining Canning Town & Custom House Strategic Sites (probability adjusted estimate)	679	0	0	0	320	359
Other Canning Town & Custom House Local Plan 2018 Allocations (probability adjusted estimate)	523	0	0	151	186	186
Other Canning Town & Custom House Potential Development Sites (probability adjusted estimate)	132	0	0	3	65	64
2 Pier Road (17/04003/FUL)	75	0	0	37	38	0
California Arms, 12 Albert Street (13/00942/FUL)	8	4	4	0	0	0
S22 Minoco Wharf/Royal Wharf S22 (11/00856/OUT plus REMS)	2970	1040	1378	552	0	0
HSG30 Pontoon Dock (16/00224/FUL)	236	0	78	79	79	0
1 Knights Road (15/02808/FUL)	76	0	38	38	0	0
The Royal Oak, 17 Woodman Street (18/00288/FUL)	6	0	6	0	0	0
3-17 Parker Street (18/00100/FUL)	9	0	9	0	0	0
Royal Docks Service Station (17/00363/FUL)	295	0	0	0	115	180
Land Corner Of Store Road And Pier Road (17/02106/FUL)	163	0	0	54	54	55
Land Adjacent 19 Woolwich Manor Way (18/03375/FUL)	9	0	0	4	5	0
Deanston Wharf (16/00527/FUL)	769	0	0	0	64	705
Remaining Royal Docks Strategic Sites (probability adjusted estimate)	314	0	0	0	157	157
Other Royal Docks Local Plan 2018 Allocations (probability adjusted estimate)	10	0	0	0	0	10
Other Royal Docks Potential Development Sites (probability adjusted estimate)	16	0	0	0	8	8
OMM House (16/00752/PRECUJ)	10	10	0	0	0	0
Hanah House, 150 Maryland Stree (17/03967/PRECUJ)	7	0	7	0	0	0
3-7 Windmill Lane (17/02924/FUL)	9	0	9	0	0	0
The Cart And Horses, 1 Maryland Point (17/02285/FUL)	29	0	14	15	0	0

Eve Road (16/03030/FUL)	8	0	0	0	8	0
West Ham Baptist Tabernacle (18/00307/FUL)	17	0	0	8	9	0
124 The Grove (17/04105/FUL)	5	0	5	0	0	0
80 Henniker Road (17/03501/FUL)	8	0	0	8	0	0
Church Street (15/00574/FUL)	8	4	4	0	0	0
The Britainnia (17/04194/FUL)	5	0	5	0	0	0
10 Victoria Street (17/02919/LA3)	6	6	0	0	0	0
91-97 Leytonstone Road (14/00321/FUL)	20	10	10	0	0	0
Development Site at 101-123 Chobham Road (18/02473/FUL)	9	0	4	5	0	0
S29 Valetta Grove (Part) (17/00951/FUL)	82	0	0	0	0	82
Remaining Stratford & West Ham Strategic Sites (probability adjusted estimate)	124	0	0	0	0	124
Other Stratford & West Ham Local Plan 2018 Allocations (probability adjusted estimate)	51	0	0	0	25	26
Other Stratford & West Ham Potential Development Sites (probability adjusted estimate)	66	0	0	0	33	33
White Horse, 125 High St (15/01256/FUL)	22	11	11	0	0	0
1 Ray Massey Way (10/02277/FUL)	16	16	0	0	0	0
33 Vicarage Lane (17/03383/FUL)	5	0	5	0	0	0
Kempton Mews, 2A Kempton Road (16/03301/FUL)	37	0	18	19	0	0
The Shopping Mall, Myrtle Road (17/03612/FUL) S25	277	0	0	92	92	93
HSG9 156-158 Katherine Road (17/03028/FUL)	9	0	0	9	0	0
Coop St.Johns Rd Car Park (16/03805/FUL)	98	0	0	0	49	49
East Ham Jewish Cemetary (18/00130/FUL)	7	0	0	7	0	0
HSG13 2-4 Nelson St (16/03063/FUL)	8	0	0	8	0	0
72 Ranelagh Road (15/01168/FUL)	5	5	0	0	0	0
104-106 High Street North (19/00204/FUL)	7	0	0	0	3	4

113 Wakefield Street (17/01540/FUL)	5	0	0	5	0	0
236-242 Barking Road (HSG12 16/01343/FUL)	7	7	0	0	0	0
25 Folkestone Road (17/04101/FUL)	27	0	13	14	0	0
S26 Town Hall Annexe (18/03232/VAR)	185	0	35	36	57	57
S26 Old Fire Station (18/03319/VAR)	7	0	0	7	0	0
Remaining East Ham Strategic Sites (probability adjusted estimate)	59	0	0	0	30	29
Other East Ham Potential Development Sites (probability adjusted estimate)	60	0	0	0	30	30
2-8 Water Lane (10/02294/FUL)	5	0	0	5	0	0
14 - 22 Water Lane (12/01016/FUL)	9	4	5	0	0	0
HSG5 3-5 McGrath Road (14/02363/LA3)	26	26	0	0	0	0
6 Leytonstone Road (15/00650/FUL)	6	0	6	0	0	0
15A Woodgrange Rd (16/02057/FUL)	9	4	5	0	0	0
64-66 Sprowston Mews (16/02522/FUL)	5	0	5	0	0	0
Rear of 75 Carnarvon Road (16/01940/FUL)	5	5	0	0	0	0
12 - 14 Upton Lane (16/03744/FUL)	9	0	0	9	0	0
60 Leytonstone Road (16/00807/FUL)	12	6	6	0	0	0
165 - 167 Romford Road (17/00431/FUL)	5	5	0	0	0	0
20 - 24 Chestnut Avenue (16/00979/FUL)	8	8	0	0	0	0
39A - 49A Woodgrange Road (16/02395/FUL)	74	0	37	37	0	0
104 Clova Road (17/04128/FUL)	-14	0	-14	0	0	0
Palatine Building, 304 - 306 Romford Road (17/04083/FUL)	5	0	5	0	0	0
Land At 100 To 104 Dames Road (16/01812/FUL)	9	0	9	0	0	0
61-63 Upton Lane (18/02939/FUL)	9	0	0	0	4	5
Bramall Close (15/03411/FUL)	5	5	0	0	0	0
Rear of Hollingwood House (18/02660/FUL)	7	0	3	4	0	0

Radlett Close (19/00436/FUL)	7	0	0	3	4	0
185 Earlham Grove (18/00833/FUL)	7	0	7	0	0	0
Land Rear of 2 Knox Rd (18/01105/FUL)	5	0	0	5	0	0
207 Romford Road (16/03448/FUL)	19	0	0	0	9	10
11-13 Upton Lane (18/01214/FUL)	9	0	9	0	0	0
Land at Stracey Road and Station Road (18/03243/VAR)	5	0	0	5	0	0
S24 138 Earlham Grove (18/02488/FUL)	36	0	0	0	18	18
140-150 Earlham Grove (18/03268/VAR)	78	0	0	0	39	39
Other Forest Gate Local Plan 2018 Allocations (probability adjusted estimate)	47	0	0	6	20	21
Other Forest Gate Potential Development Sites (probability adjusted estimate)	35	0	0	0	17	18
Rear Of 19 To 29 Shaftesbury Road (17/00870/FUL)	6	0	6	0	0	0
London Transport Bus Garage, Redclyffe Road (15/01730/FUL)	192	96	96	0	0	0
354 - 356 Green Street (17/01260/FUL)	8	0	8	0	0	0
Central Hotel (16/03420/FUL)	9	0	9	0	0	0
West Ham Football Ground (14/02893/FUL)	842	254	261	155	172	0
249 - 251 Green Street (14/03024/FUL)	9	9	0	0	0	0
1 Grangewood Street (15/00888/FUL)	5	0	0	5	0	0
277B Green Street (18/02480/FUL)	6	0	3	3	0	0
Shalimar House, 1 Harold Road (18/02032/FUL)	9	0	4	5	0	0
Remaining Green Street Strategic Sites (based probability adjusted estimate)	66	0	0	0	33	33
Other Green Street Local Plan 2018 Allocations (probability adjusted estimate)	12	0	0	0	6	6
Other Green Street Potential Development Sites (probability adjusted estimate)	20	0	0	0	10	10
1 Trevelyan Ave (13/00819)	6	6	0	0	0	0

Earl Of Essex (14/02909/FUL)	9	0	0	4	5	0
559-663 Romford Road (16/03256/VAR)	7	0	0	7	0	0
200 - 202 High street North (16/03449/FUL)	7	7	0	0	0	0
819 Romford Road (17/02860/FUL)	5	0	5	0	0	0
49 Elsenham Road (18/00259/FUL)	-3	-3	0	0	0	0
217 High Street North (17/04094/FUL)	8	0	4	4	0	0
William the Conqueror (18/00367/FUL)	6	0	0	6	0	0
Jack Cornwell Street (15/02974/FUL)	9	0	4	5	0	0
2A Michigan Avenue (19/01001/PRECOU)	7	0	0	0	3	4
206 - 208 High Street North (17/00843/FUL)	15	15	0	0	0	0
Development Land Adjacent 18 Wordsworth Avenue (16/03023/FUL)	11	0	0	5	6	0
Other Manor Park Local Plan 2018 Allocations (probability adjusted estimate)	56	0	0	0	21	35
Other Manor Park Potential Development Sites (based probability adjusted estimate)	28	0	0	0	14	14
S29 London Road (Part) (17/00951/FUL)	100	0	0	0	0	100
Greengate Street (16/00482)	22	0	11	11	0	0
16/00483/FUL Burke Lodge	6	6	0	0	0	0
The Victoria (16/01992/FUL)	8	4	4	0	0	0
2 - 4 Gwendoline Avenue (17/00661/FUL)	6	0	3	3	0	0
2A Claughton Road (16/00337/FUL)	33	0	0	11	11	11
665 Barking Road (17/03610/FUL)	5	0	5	0	0	0
Coach & Horses Pub (18/01394/FUL)	8	0	8	0	0	0
Kalbarri House (18/02081/PRECUJ)	21	0	0	21	0	0
39 Salmen Road (18/00959/FUL)	7	0	3	4	0	0
119 London Road (18/02687/FUL)	7	0	0	3	4	0
59 Southern Road (18/01930/FUL)	6	0	0	3	3	0

21 - 37 Third Avenue (16/02396/FUL)	9	9	0	0	0	0
Darwin Court (15/02935/FUL)	5	5	0	0	0	0
9 Prince Regent Lane (18/02659/FUL)	36	0	0	0	18	18
585 Barking Road (18/01272/PRECUJ)	7	0	7	0	0	0
Remaining Plaistow Strategic Sites (probability adjusted estimate)	30	0	0	0	15	15
Other Plaistow Local Plan 2018 Allocations (probability adjusted estimate)	52	0	0	26	26	0
Other Plaistow Potential Development Sites (probability adjusted estimate)	26	0	0	0	13	13
Total	**14470**	**1964**	**2580**	**2673**	**3380**	**3873**

(Source: Planning Policy Figures 2019/LDD 2019)

Legend

Community Neighbourhood Area Colour Codes
Beckton
Canning Town & Custom House
Royal Docks
Stratford and West Ham (non-LLDC)
Urban Newham - East Ham
Urban Newham - Forest Gate
Urban Newham - Green Street
Urban Newham - Manor Park
Urban Newham - Plaistow