Newham London

Authority Monitoring Report

Housing Monitoring Bulletin

May 2018

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 2013/14, 2014/15, and 2015/16.

The figures contained within the report are the best available as at May 2018 however, as they represent a ‘snapshot’ from the plan period, only limited conclusions can be drawn from them.

The figures cover the entire area within the London Borough of Newham (LBN) boundary (as per the Local Plan: Core Strategy and London Plan 2016 FALP SHLAA housing target[1]). Whilst the London Legacy Development Corporation (LLDC) has had planning powers for the LLDC area of LBN since October 2012, as their Local Plan wasn’t adopted until mid 2015 the entire area within the LBN boundary was previously subject to the Core Strategy policies, thus it is appropriate to monitor decisions that have come to fruition during the period covered by this bulletin. That said, a small number of indicators only analyse data within the area outside of the LLDC. Where this is the case, it is stated within the text.

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 and net figures. Percentages may not sum due to rounding.

[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

Outputs

H-OP1 Building Sustainable Mixed Communities

i) Net additional dwellings, 5 year Housing Supply and Housing Trajectory (*Target: 3,076 units per annum as per London Plan 2016)*

Net additional dwellings

Table 1: Net additional dwellings completed

Source type	2013/14	2014/15	2015/16
Net additional dwellings (self-contained including C4 and C3a/b/c, live-work and small C2 units[2])	2082	1983	1431
Net additional dwellings (bedspaces, non self contained[3])	0	901	810
Total	2082	2884	2241

Source: LDD 2018

Overall unit delivery during the reporting years is higher in the compared to previous years and follows the general pan-London trend which saw increases in total unit delivery over the same period. These numbers reflect an uplift in activity since the economic downturn and general regeneration impacts which have pushed forward residential values, encouraging development and higher build out rates. Although the final year's delivery (in terms of conventional supply) is significantly lower, this is unsurprising in a Newham context where many of the sites are complex and where many developments are large, tall blocks, that take time to deliver and result at times in a 'stepped' delivery, which can demonstrate sharp variations year on year. Given their size, one or two blocks not finishing in any given year could result in many hundreds or units falling into the next thus is not an indication of slowing supply.

Conventional, self-contained units were the main sources of supply, however the delivery of two major student housing schemes (within the LLDC area) in Stratford delivered a considerable number of non-conventional housing in the second and third monitoring years (see H-OP3 for further discussion).

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[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).

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

Table 2: Key Scheme Delivery

Site	Year	Number of Homes
Barrier Park East, North Woolwich Road, Royal Docks	13/14 & 14/15	367
Warton House, 150 High St., Stratford (LLDC)	13/14	387
Stratford City (LLDC)	13/14, 14/15 & 15/16	3426
Unite, International Road, Stratford (LLDC)	14/15 & 15/16	1001
Keir Hardie Primary School, Canning Town	13/14 & 14/15	172
Hallsville Quarter, Canning Town	14/15	179
Rathbone Market	15/16	165
Plaistow Hospital Site	15/16	169
Unite Angel Lane (LLDC)	15/16	759

Source: LDD 2018

5 Year Land Supply and Housing Trajectory

The 5 Year Land Supply and Housing Trajectory that forms part of this AMR bulletin is published separately – see *Housing Monitoring Bulletin 2016/17 (Excerpt): Housing Delivery and Projected Land Supply* at:

https://www.newham.gov.uk/Documents/Environment%20and%20planning/ExcerptfromHousingMonitoringBulletin1617.pdf

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 4 overleaf show that for the past few years approvals (outside of the LLDC area) have exceed density matrix target levels, with the total percentage above targets showing a slight decrease in the last year of the plan period. It should be noted however that:

- a significant portion of schemes that exceeded matrix figures were flatted schemes inevitably increasing densities compared to houses;
- some involved conversions for which the density would already be defined;
- 9 large developments accounting for the majority of units, delivering between 198 – 491 homes, 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; and

- some schemes were delivered under the prior approval process[4] and subsequently were not subject to the development management process.

Table 4: Density Matrix Targets in New Developments

Year	% of units at density matrix levels	% Of units above density matrix levels
2013/14	34	66
2014/15	20	77
2015/16	36	62

Source: LDD 2018

iii) Housing mix and choice

a) Family housing

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

Table 5 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.

In terms of completions, it is important to note that numerous schemes coming forward within the first two monitoring years will reflect permissions given prior to the adoption of the Local Plan Core Strategy, thus it is unsurprising that a lower proportion of 3 bed plus units than targeted has been delivered. Though the final monitoring year approval rate is also below target, this may be a reflecting of a drop in conventional supply as a proportion of the total, which inevitably makes it more difficult to secure a high 3 bed offer, particularly on smaller sites. However this does not impact upon cumulative completions which overall remains stable across monitoring years. Further monitoring in the coming year, excluding the LLDC area where the 39% housing target is not adopted policy, will be needed.

In relation to approvals, particularly the second year of the monitoring period, a number a schemes granted permission are within areas where a higher density/lower family housing typology is encouraged as part of a broader strategy to ensure that a mix of housing types, tenures and sizes are brought forward (on strategic sites and within the LLDC, Stratford TC and the Arc of Opportunity, for example). Subsequently as a proportion of overall delivery, this results in a situation where 3 bed units in this delivery period are far lower than expected.

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

Table 5: 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
2013/14	602	24	531	26	530	27	531	26
2014/15	510	15	602	30	575	30	1133	28
2015/16	722	24	330	22	310	20	1463	27

Source: LDD Analysis 2018

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

Table 6 demonstrates that flats have continued to dominate housing stock increases in approvals and completions, increasingly so year on year; unsurprising given the high density of development coming forward in the borough. This has changed somewhat in the final monitoring year which still sees a decrease in housing approvals, but an increase in house completions on previous years, together with an increased delivery proportion against flats. This no doubt reflects the lower proportions of conventional housing completed within that financial year, resulting in less larger flatted developments overall, which in turn would have an increased likelihood of yielding a 3 bed plus offer. At the same time, housing permissions in lower density urban Newham appear to have caught up with delivery on previous years.

Table 6: 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
2013/14	224	37	23	4	23	4
2014/15	63	12	41	2	64	7
2015/16	51	7	136	41	206	14

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)*

Tables 7 first shows an increase in the proportion of family sized units (3 or more bedrooms) being delivered as market housing (as well as an increase on previous years), however this drops in the latest monitoring year in favour of a higher level of affordable family homes.

Intermediate units tend to be smaller in size than affordable/social rented schemes, which is clearly reflected by the figures below, however some increase in 1 bed affordable/social rented is demonstrated in the second and third years when compared with the 2013/14 period.

Table 7: Gross completions by size – tenure breakdown

Year	Unit size by tenure	% Market	% Total Affordable	% Affordable Rent / Social Rent	% (Affordable) Intermediate
2013/14	3+ bed	65	35	34	2
	1 bed	82	18	7	11
2014/15	3+ bed	71	29	24	5
	1 bed	65	35	19	16
2015/16	3+ bed	49	51	44	7
	1 bed	79	21	11	10

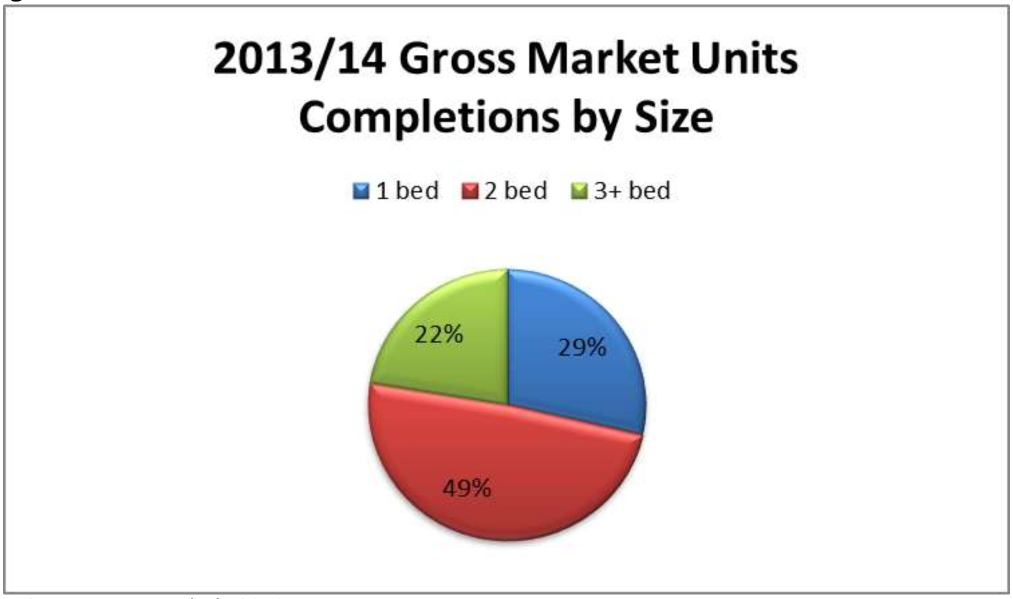
Source: LDD Analysis 2018

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

<u>Market</u>

Figures 2 and 3 overleaf reveal a considerable increase in the proportion of 3 or more bedroom market units completed between 2013/14 and 14/15 with slight decreases in delivery of smaller units. Assuming less units were delivered in the second monitoring year that were approved in the years prior to the Local Plan Core Strategy's adoption, this provides a clear indication of the effects of 3-bed housing policy. However, the Figure 4 shows a sharp change in this trend, with a significant increase in smaller units completions and a reduced family offer, a trend which can be partially explained by the affordable unit delivery seen overleaf (i.e. a greater proportion of 3 beds being delivered as affordable rather than market housing).

Figure 2

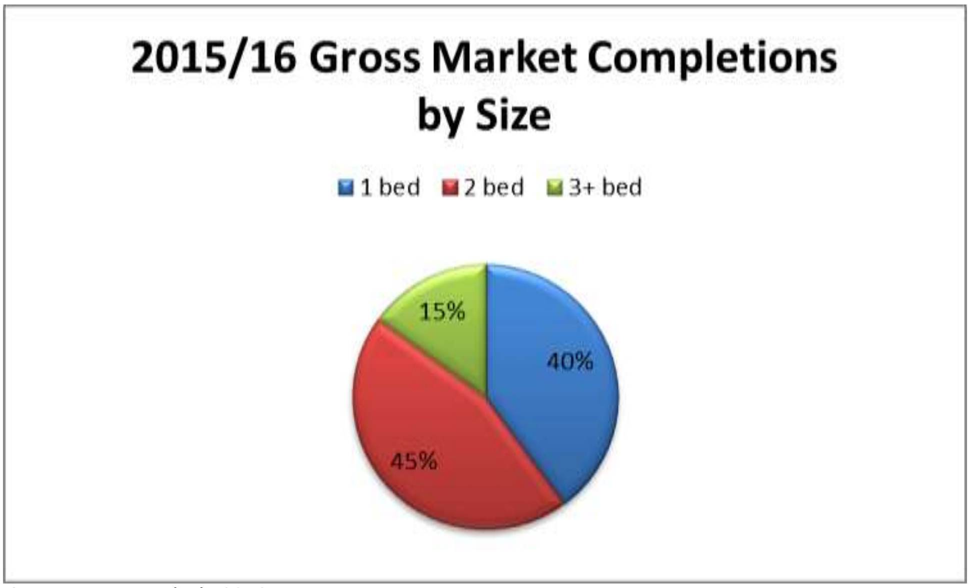


Source: LDD Analysis 2018

Figure 3

Source: LDD Analysis 2018

Figure 4

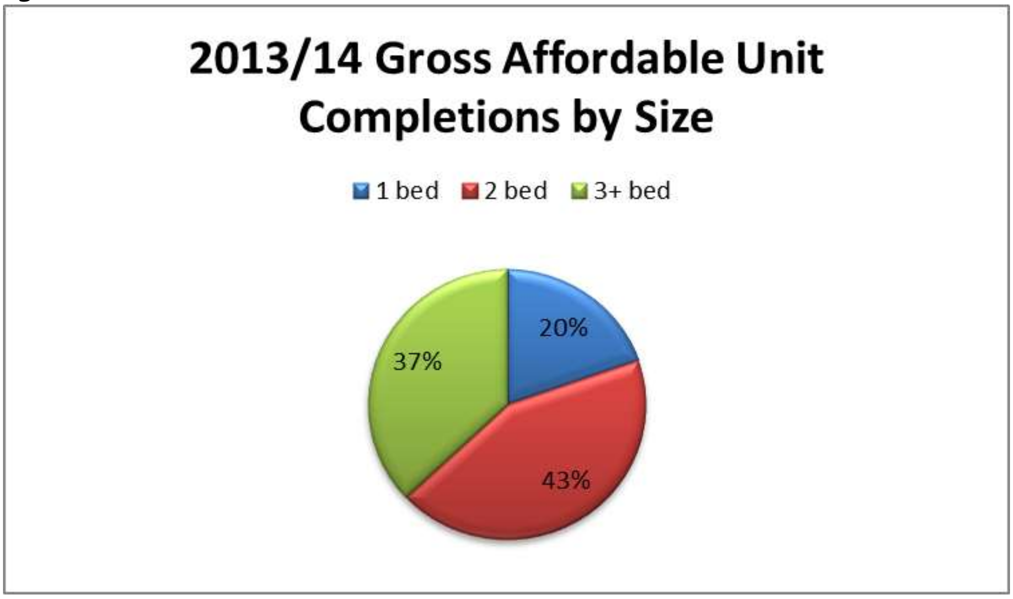


Source: LDD Analysis 2018

Affordable

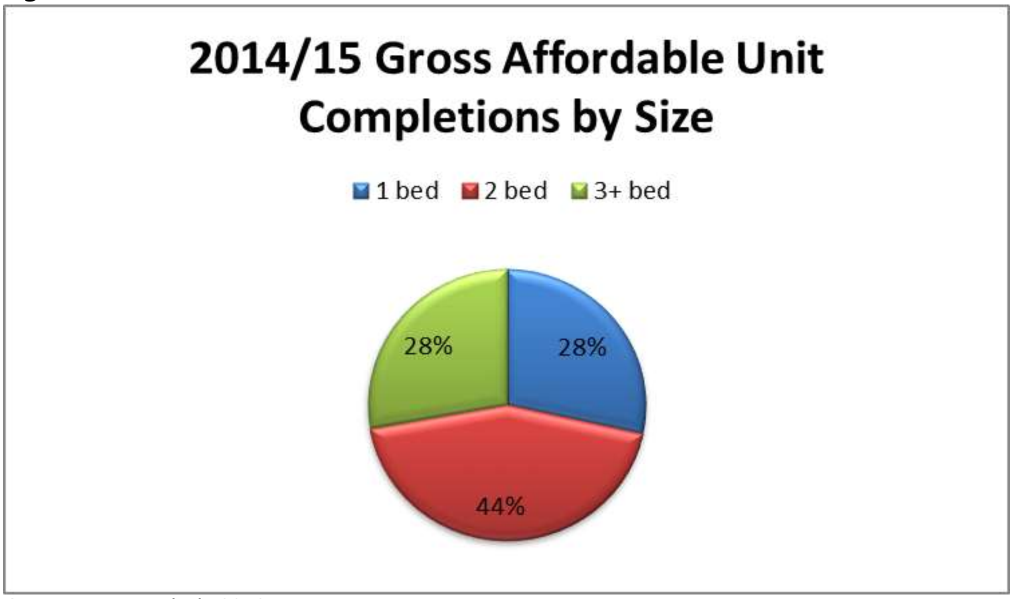
Figures 5 and 6 show a decrease in 3+ bed affordable housing completions between 13/14 and 14/15, likely reflective of decreased grant funding for affordable housing generally, resulting in a more careful viability balancing act in terms of the ability to deliver affordable and family housing. Reflective of finding that balance, this figure rises for the final monitoring year, correlating with a decrease in 3+ bed market homes at the same time. Figures are however skewed by the inclusion of intermediate units, which are by nature predominantly 1/ 2 bed and which increased in 14/15. Of social rent/affordable rent units, the proportion of 3 or more bed completions changed in the monitoring period (from 53% to 36% to 47%) but remained broadly aligned with the level of 3 bed accommodation sought by policy.

Figure 5



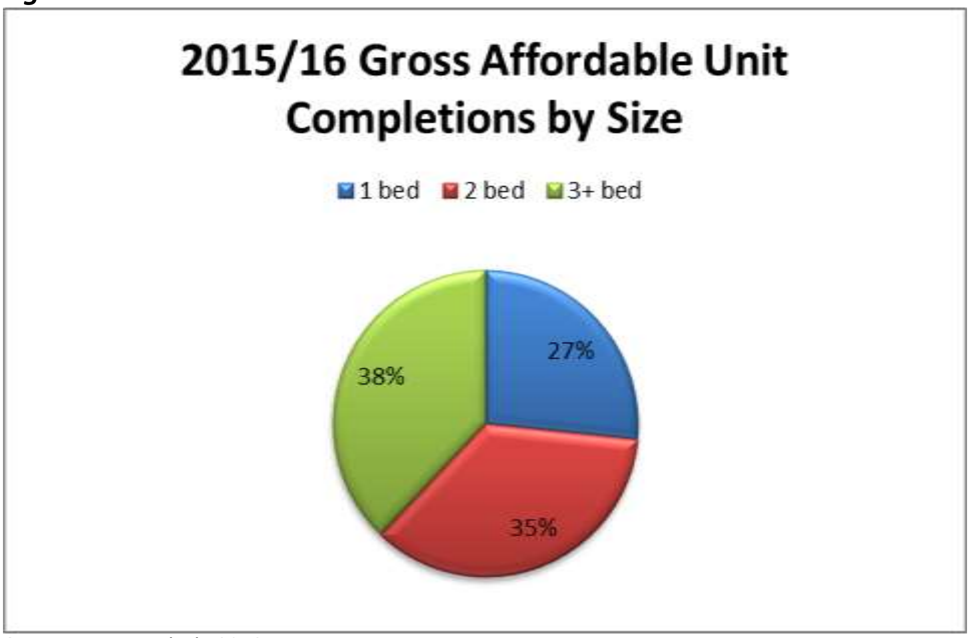
Source: LDD Analysis 2018

Figure 6



Source: LDD Analysis 2018

Figure 7



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 (excluding those within the LLDC area) has been taken. This comprised all schemes of 10 or more units, excluding prior approval applications, and where possible at least a scheme per ward. Note however that no schemes yielding new units were approved in Beckton between 2014 and 2016, or within the Royal Docks, East Ham Central or Wall End in the 2014/15 monitoring period. The applications sampled comprised a total of 2,068 units. Results showed that with the exception of 6 units which fell marginally short of total space standard requirement, all schemes were compliant with London Plan space standards relating to overall dwelling size where the details were settled at a time when these were in place[5]. Of the 6 units, 3 fell short of the London Plan 2012 standards which were extant at the time, however met emerging standards in the FALP (2015).

Each scheme sampled had an assessment against space standards overall and in many cases went into detail relating to individual rooms and amenity space as per the London Plan Housing SPG. The majority of schemes were compliant in terms of room standards, with only 0.4% containing units where some rooms fell marginally below standards. In these cases this was considered to be acceptable through good design and units meeting the overall size standard. In terms of amenity space, 13 schemes fell short of the standards, 4 of which fell a few meters short and 9 that contained no outdoor space. However in general these tended to be compensated for elsewhere in the scheme, by other rooms exceeding standards or via community amenity space for instance and where at times a result of not being able to include a balcony in existing residential areas (for example terrace house conversions). [Source: Analysis of Planning Records, 2017]

In addition to the units sampled, 115 units where delivered as a result of prior approval office to residential 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.

[5] (i.e. post August 2010 when interim guidance was issued; some approvals in this period were linked to earlier consents)

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

Table 8 provides information on enforcement activity in Newham (excluding the LLDC area) over the monitoring years. Of the notices served approximately 92% have been complied with. It is clear from these figures that the number of notices served is reducing, suggesting an overall improvement across the borough in relation to unlawful housing issues. It should be noted however, that in the years preceding 2013 - as part of tackling significant problems across the borough in relation to housing stock including through the Government funded 'Beds in Sheds' crackdown initiative - considerable expansion occurred in Enforcement Team resources. Since 2013, whilst a reduction in notices served is evident, this may be explained by a drop in resources also seen during this time period.

Table 8: Enforcement Action

Enforcement Action	2013	2014	2015	2016
HMO Notice served	149	105	65	46
Notice served against residential subdivision/ unlawful outbuildings	57	54	43	13

Source: Enforcement Team Data Analysis 2018

Data submitted to DCLG on Decent Home standards improvements shows that in 2013/14 242 local authority-owned dwellings in Newham were made decent or prevented from becoming non-decent through local authority action. In 2014/15, and 2015/16 these figures were 430 and 517 respectively. In previous years these figures were into the 1000s, however the fall in numbers of properties improved can be explained by the ceasing of the government's Decent Homes funding, resulting in a drop down to a mainstream core housing investment programme. In 2013/14 26 (Local Authority) homes were made free from previous Category 1 hazards[6], followed by 58 in both 2014/15 and 2015/16 [Source: LAHS 2014, 2015, 2016, LBN data 2015].

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

Wheelchair homes completed at a rate of 7% of gross liable scheme completions in 2013/14, 10% in 2014/15, and 7% in 2015/16. This increased to 8% in the first monitoring year, 11% in the second, and 8% in the third, if CLE and prior approval applications are excluded. [Source: analysis of LDD records, 2016]. Whilst this may appear that wheelchair housing is being under delivered, 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 one year, if wheelchair homes are in later phases. In 15/16 for example, 552 units (38% of total delivery) came on stream through detailed permissions attached to an

[6] 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.

outline. Of these units, 15% were wheelchair accessible. Further monitoring will be required in subsequent years, with particular focus of the completion of large outline schemes.

d) Lifetime Homes (completions) *(Target: 100%)*

Lifetime homes increased as a proportion of gross liable scheme completions from 89% to 98% in 2013/14 to 2014/15. [Source: analysis of LDD records, 2015].

In March 2015 the requirement to achieve Lifetime Homes was revoked by the government in a Written Ministerial Statement. Subsequently, its deletion from the London Plan was proposed through the Minor Alterations to the London Plan (MALP) in May 2015 and it is no longer included in the current 2016 version. Any subsequent AMRs will not monitor against this target.

H-OP2 *Affordable housing*

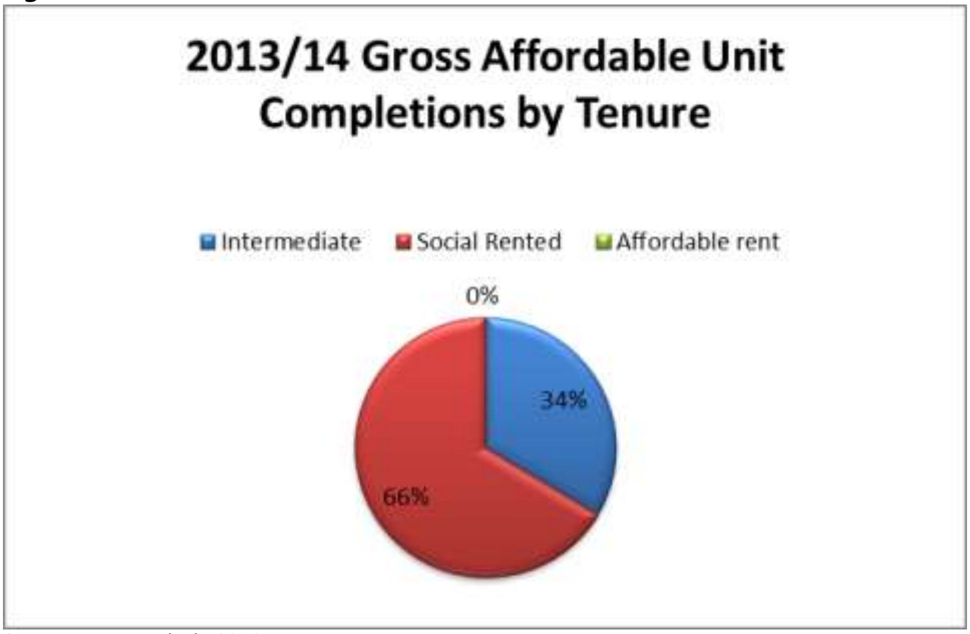
i) Gross affordable housing completions (Social Rent, Intermediate and Affordable Rent) *(Target: 50%)*

Affordable housing completions totalled 503 (24% of gross completions) in 2013/14, 620 (30%) in 2014/15 and 443 units in 2015/16 (29%), reflecting changes in grant availability and viability following a transition from the 2008-11 National Affordable Housing Programme in 2012/13 to the 2011-15 Affordable Homes Programme[7], to the Mayor of London's Affordable Homes Programme 2016 - 2021.

The low level of grant available in recent years has had a negative impact on the delivery of affordable housing, though an uplift in the percentage delivery of affordable housing in the second monitoring year demonstrates that some of this impact has been offset from cross-subsidy flowing from higher residential values. It is unsurprising given a lower unit delivery overall that affordable units also reduced in the third monitoring year, however as a proportion of total deliver the level remained similar to the previous year. This increase in the 2014/15 year, goes against the London Plan trend which saw the percentage of affordable housing share drop in the same period.

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

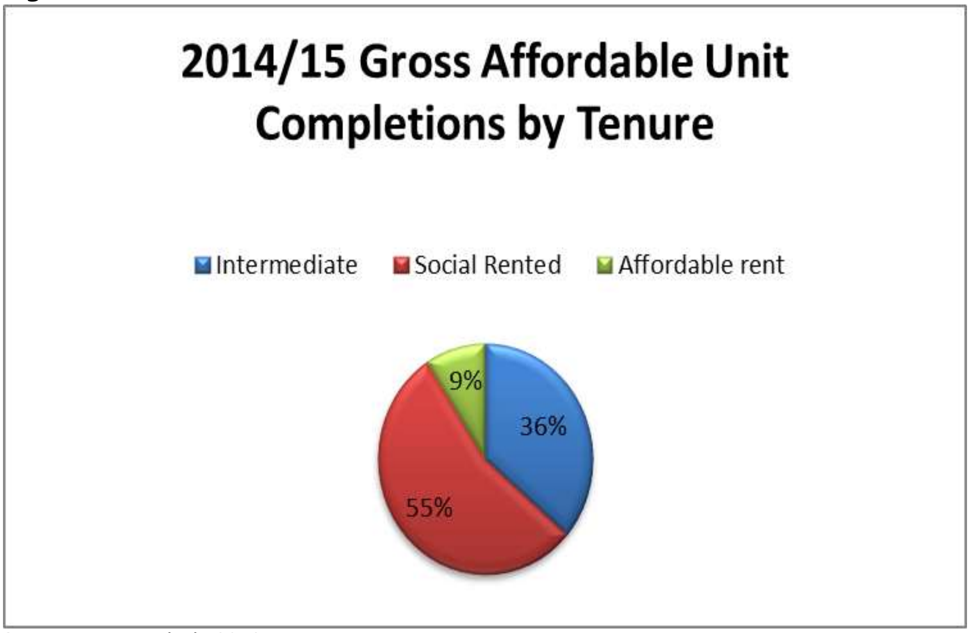
Figure 8



Source: LDD Analysis 2018

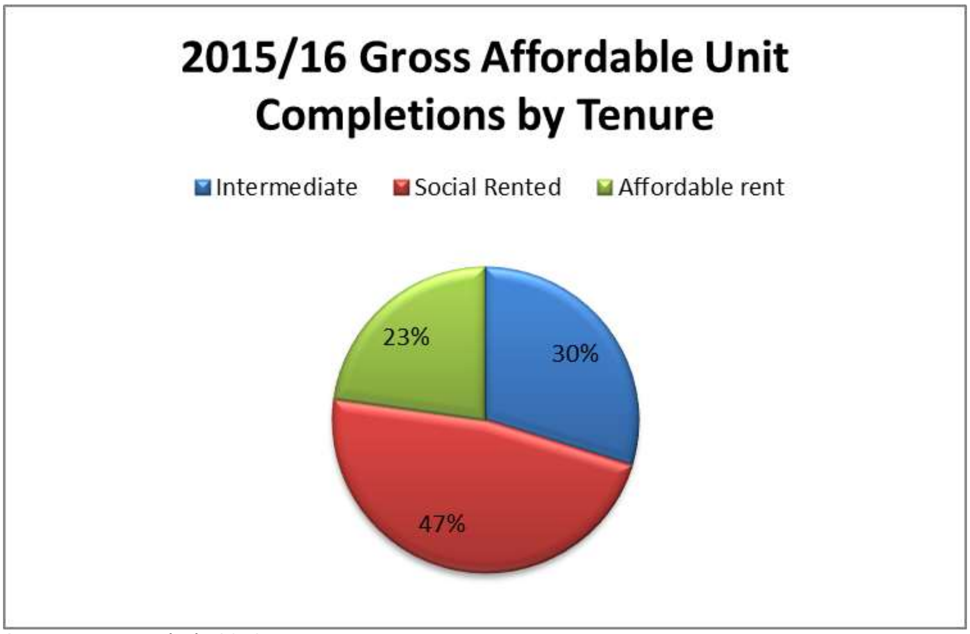
[7] GLA (July 2014) AMR Update.

Figure 9



Source: LDD Analysis 2018

Figure 10



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 CS negotiation targets of 35-50%, 60:40 split; 35% affordable with 50:50 social and intermediate in Canning Town regeneration areas).***

Net completions (table 9), similar to gross completions, show a decrease in the percentage of affordable housing delivered as compared to previous monitoring years, though an increase can be seen within the monitoring period. This increase goes against the broader London trend which saw a drop in the proportion of affordable housing delivered from 34% in 2013/14 to 28% and 25% in the subsequent years, however the overall drop in affordable housing on previous years is in accordance with this trend.[8] This is 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 remains stable in all years and is broadly consistent with targets, albeit with slightly above target levels of affordable rented housing. For net approvals, the affordable/social rent and intermediate split either largely meets or just exceeds monitoring targets in the 2013/14 and 2015/16 years, however, in the second year approvals are less well aligned with targets, again largely as a result of grant funding, which has significantly impacted the general rate of affordable permissions. A significant proportion (19% in 13/14 and 15/16 on average) of units approved in these monitoring years however, were approved by the LLDC and although this would have been in light of the adopted Core Strategy, this was out of the hands of LBN as a the decision making body. In the 14/15 year this percentage rose to 60% of units, simply due large scale developments permitted, containing many hundreds of units in this area. Further monitoring, particularly of LBN only schemes is required in order to determine the impacts on future supply.

There are however a few key points to note in relation to affordable housing data. First, Table 9 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 % of net affordable housing approved increases by 1% in each year. 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 8 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.

[8] GLA (2016) AMR 12,

As shown in Table 10, no Major schemes were completed in the Canning Town and Custom House Regeneration Area in the first year of the monitoring period. The completion of Phase 1 of the Hallsville Quarter in the second and third years delivered a substantial proportion of affordable housing above the monitoring target, with the affordable/social rent and intermediate split broadly aligned with the 50:50 target for this area.

Table 9: Percentage of Affordable Housing in New Development

	Affordable Housing	Of affordable, proportion that's Affordable/Social Rent[9]	Of affordable, proportion that's Intermediate[11]
Net Completions 2013/14	26%	66%	34%
Net Completions 2014/15	30%	65%	35%
Net Completions 2015/16	29%	68%	32%
Net Approvals 2013/14	23%	59%	41%
Net Approvals 2014/15	12.5%	40%	60%
Net Approvals 2015/16	19%	61%	39%

Source: LDD Analysis 2018

Table 10: Percentage of Affordable Housing Delivery in Canning Town/Custom House

Canning Town			
	Affordable (all types)	**Of affordable, proportion Affordable/Social Rent[10]**	**Of affordable, proportion Intermediate[12]**
Net Completions 2014/15	54%	53%	47%
Net Completions 2015/16	35%	48%	51%

Source: LDD Analysis 2018

[9] May not sum due to rounding
[10] May not sum due to rounding

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 11 shows no overall net losses of specialist housing in the monitoring period, though there have been losses in sheltered and extra care bed spaces over time, and substantial gains in student housing. In terms of losses, figures reflect local demographics that mean that most housing need is in the mainstream, conventional sector, as well as changes in care funding, prioritising care within the home rather than institutions (see below for further analysis). In relation to student housing delivery, units are a result of the completion of two applications (Unite) within the LLDC area which were not supported by the London Borough of Newham, nor subject to LBN policies. New policies within the Detailed Sites and Policies DPD (adopted 2016) seek to balance the delivery of specialist housing against that of mainstream units ensuring that delivery is proportionate to need as part of the achievement of mixed and balanced communities.

Table 11: Net[11] Provision of Specialist Housing

	Net bed spaces/ units/ pitches 2013/14	Net bed spaces/ units/ pitches 2014/15	Net bed spaces/units/ pitches 2015/16
Sheltered units	11	0	-23
Extra care beds	0	-42	5
C2 beds for older people	0	0	0
Live-work units	0	0	0
Hostel beds	0	-8	23
Supported living (C3b) beds	0	0	0
Serviced apartment units (sui generis)	0	0	0
HMO (C4 or sui generis) beds	0	0	7
Sui Generis student housing beds	0	951	809
Gypsy-traveller pitches	0	0	0

Source: LDD Analysis 2018

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

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)*

No residential units were lost to short term lettings in the first two years of the monitoring period; in fact in 2014/15 one such development was converted into 6 units in C3 use. In 2015/16 6 units were lost to 5 non-self contained flats (NSC) in C2 use. The following enforcement notices were also served against short term lets within the timeframe.

Enforcement Action	2013	2014	2015	2016
Notice against use of property as a short-term let	5	3	4	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 (thus net gains) in alternative formats more aligned with contemporary needs (in some cases C3 housing), standards and service provision models. However this sees some change from recent years and there was also evidence of some de-conversions of flats to single family homes.

Overall Table 12 shows fluctuations in fewer losses following the adoption of new policy and concerted enforcement activity, with a reduction in those lost through the planning consent process on the pre-core strategy periods (particularly in 2014/15). Four enforcement notices were served against residential use, 2 in 2013 and 2 in 2015 within the monitoring period.

Table 12: Residential Losses

	Gross Losses of C4, C1, C2 and residential Sui Generis[12] bed-spaces (completions)	Net of associate residential NSC gains.	Gross Losses of C3 residential units (completions)	Net of associated residential C3 gains	Gross Losses C3 residential units through conventional planning consent[13]. completions (% of C3 losses)	Net of associated residential C3 gains
2013/14	22	9	73	61	33 (42%)	102
2014/15	78	0	137	78	19 (14%)	38
2015/16	23	0	99	77	47 (47%)	799

Source: LDD Analysis 2018

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

Table 13: Loss of family homes

	No. of units 2013/14 (percent of which through conventional planning approval[14])	No. of units 2014/15 (percent of which through conventional planning approval)	No. of units 2015/16 (percent of which through conventional planning approval)
Losses to conversions	1 (100%)	26 (4%)	18 (11%)
Losses to redevelopment	0 (0)	0 (0)	0(0)
Total 3+ losses	1 (100%)	26 (4%)	18 (11%)
Gross completions 3 + bed	531	602	336

Source: LDD Analysis 2018

Table 13 shows a decrease in the number of 3+ bed homes lost to flat conversions on previous monitoring years (see previous AMR bulletins: 27 units in FY11/12 and 37 in FY12/13), and a significant decrease in the proportion of those that were approved through the conventional planning

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

approval process. However, overall the picture demonstrates some continued pressure on the 3+ bed housing stock through losses, particularly in the 2014/15 period, which is fortunately offset against a healthy delivery which has also improved within the 3 monitoring years.

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 very well used, and have stood up well at appeal, particularly in enforcement cases.

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

2013/14 - 2,877
2014/15 - 3,302
2015/16 – 3,956
[Source: English Local Authority Statistics for Housing 2016 (table 784)]

The number of homeless households in temporary accommodation, has risen during the monitoring period. In all years the figure is the highest in Inner London, and in 2014/15 and 2015/16, the highest in England.

For the most part, the rise in homelessness has been driven by rising rents in the private rented sector. However, the Government's welfare agenda has exacerbated the problem, 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.

More than 1,400 of the homeless households in Newham are in high quality, stable accommodation provided by LocalSpace, the local Housing Association established by the Council. It has recently been agreed that LocalSpace will purchase a further 800 units to help deal with growing homelessness.

b) Number of Households on the Local Authority waiting list

2014 15,582
2015 16,755
2016 17,453
[Source: DCLG Local Authority Housing Statistics Data 2014 - 2016].

Despite a reduction in numbers on previous years, Newham in 2016 had the 4th highest housing waiting list in London and the 12th highest in England (an improvement on previous monitoring years). This reflects the fact that Newham's residents are on the frontline of the housing crisis increasing demand for social housing. Rents and house prices continue to rise; wages remain stubbornly low; and the social safety net has been gradually worn away. Rents have been rising even faster than house prices as more people are forced out of home ownership. Between 2011 and 2015, private sector rents rose 40 per cent. At the same time the Right to Buy has eroded the number of council houses available, despite acquiring new affordable homes through S106, Newham's stock has declined from 25,000 to 17,000 in the past 20 years.

H-OUT2 Housing quality

Design – See forthcoming Successful Places Monitoring Bulletin

Environmental Performance – See forthcoming Sustainability and Climate Change Monitoring Bulletin

Stock condition

Table 14 shows little change in overall stock condition, reflecting the dominant role of older dwellings in the housing stock and limited incentives to improve them.

Table 14: Stock Condition

	Average Energy Efficiency (EPC/SAP[15]) rating of private sector stock sold, built or rented	Percentage private sector stock with less than E EPC/SAP rating	No of dwellings with Category 1 Hazards total[16]
2013/14	E	10.42	14653
2014/15	E	10.42	Data not available
2015/16	Unknown	Unknown	Data not available

[Source: LAHS, 2015 and LBN data, 2015].

H-OUT3 Housing quality

Table 15 demonstrates that affordability has continued to worsen over the monitoring period, most significantly in 2015.

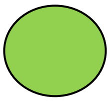
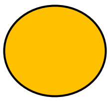
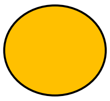
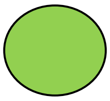
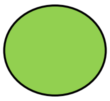
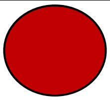
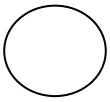
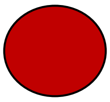
Table 15: Housing cost relative to earnings

	Ratio of lower quartile house price to lower quartile house earnings
2013	9.24
2014	9.76
2015	12.17
2016	12.09

[Source: DCLG Live Table 576, 2015 (now discontinued) and ONS 2017].

[15] Energy Performance Certificate/Standard Assessment Procedure – A is the highest rating
[16] 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 improvement on recent years based, partly due to market conditions, however there is evidence of Local Plan policies bedding down. Some evidence of undersupply of required tenure that will require further monitoring, though constraints imposed by viability cannot be ignored.
H-OP2 Affordable housing		Scope for improvement, but constrained by viability and grant availability. Mechanisms in place enable future benefit from market uplift.
H-OP3 Specialist Forms of Housing		Minimal new delivery, that relates to local need and aspirations, but no drastic or significant changes.
H-OP4 Protecting and Re-Shaping Existing Housing		Improvement in relation to C3 and 3 bed policy priorities.
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