

Local Plan Authority Monitoring Report – Housing – 2021/22

Planning

30 March 2023

Local Plan Authority Monitoring Report

Housing

Covering financial year 2021/2022

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Local Plan Authority Monitoring Report - Housing

Summary Position Statement, March 2023

Covering financial year 2021/22

Housing starts, completions and pipeline

The London Borough of Richmond upon Thames' housing target is set in the London Plan.

The London Plan 2021 was published on 2nd March 2021 and set a new 10-year housing target of 4,110 for net housing completions (2021/22 -2030/31), and a 10-year target for net housing completions on small sites (below 0.25 hectares in size) of 2,340 homes.

Net additional dwellings for the reporting year

A net gain of 164 residential units were completed in 2021/22.

Future Housing Supply and Implementation Strategy - Housing Trajectory as of 1st April 2022

While previous AMRs have demonstrated against past London Plan targets delivery over plan periods have been significantly exceeded, Table 1 in the accompanying summary tables spreadsheet shows that housing completions in 2021/22 fell short of the new target of 411 net completions per year.

Housing Delivery Test

In January 2022, the Government published their 2021 Housing Delivery Test (HDT) results that measure net additional dwellings provided in a local authority area against the homes required. This latest HDT looks at the cumulative housing target achieved for the three-year period of 2018/19 to 2020/21. The results¹ showed 877 homes delivered against a target of 813 homes required, a measurement of 108% and therefore no action required. Previous Housing Delivery Test results for 2017/18 to 2019/20 recorded 1,024 homes delivered against a target of 918 homes required, a measurement of 112% and therefore no action required. The results of the 2019 Housing Delivery Test for Richmond showed 1,147 homes delivery 2016/17 to 2019/20 against 945 homes requirement, a measurement of 121% and therefore no action required.

5-year housing land supply

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify annually and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific and deliverable – the NPPF definition sets out sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, with further guidance in national Planning Practice Guidance². Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, for clear evidence that completions will begin within five years, to accord with NPPF and PPG guidance. Table 3 in the accompanying spreadsheet shows the Council has identified a potential 2,308 units over the 5-year period (2022/23 to 2026/27).

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

¹ <https://www.london.gov.uk/what-we-do/planning/digital-planning/housing-delivery-test-london-2020-21> which confirmed a revised housing flow return due to a change in the GLA methodology for monitoring

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

Also taken into consideration:

Recovered appeal: land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands (ref: 3169314 - 25 June 2020) https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/894813/Combined_DL_IR_R_to_C_Newport_Road_Woburn_Sands.pdf

East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

At the time of writing, the longer-term implications arising from the Covid-19 pandemic remain uncertain, however nationally appeal decisions have recognised the 5-year supply is concerned only with the number of deliverable sites, and that figure is entirely separate from the number of houses actually built and occupied, and that effects may be short-term. Although, in terms of delivery, the Government's Housing Delivery Test 2021 (published January 2022) reduced the measurement for the 2019/20 and 2020/21 monitoring years to account for the variations in housing delivery and construction industry disruption due to the Covid-19 pandemic.

The supporting text in the London Plan sets out that incremental intensification of existing residential areas within PTALs (Public Transport Accessibility Level) 3-6 or within 800m distance of a station or town centre boundary is expected to play a significant role in contributing towards the housing targets for small sites. It states this can take a number of forms, such as: new build, infill development, residential conversions, redevelopment, or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. It is therefore justified to consider an increase in small sites delivery in the borough, compared to the average in recent years. Further detailed design guidance to aid policy implementation is being prepared by the GLA³, taking a design-led approach to make the most of the land available.

The new small sites target for the borough at Table 4.2 in the London Plan, equating to 234 homes per annum, sets a minimum baseline which the GLA expects to be exceeded, particularly in outer London, as paragraph 4.2.5 sets out it represents a small amount of the potential for intensification. The London Plan at paragraph 4.1.8 states that “The allowance for windfall sites (that are not specifically identified) is considered appropriate given the policy framework set out in the London Plan; the capital’s reliance on recycled brownfield sites in other active land uses; and the number of additional homes expected to be provided via incremental intensification of existing residential areas.” It recognises that because of the nature of some sites, including the particular incremental characteristics of small sites, boroughs are supported in using windfall assumptions in their five-year housing trajectories based on the numbers set out in Table 4.2. It is therefore considered appropriate to include a windfall of 234 homes per annum from years three to five in the five-year housing land supply. Average net completions on small sites 2013/14 to 2021/22 have been averaging 156 homes per annum.

In addition, higher windfall assumptions are considered justified due to the Government’s introduction of further Permitted Development Rights. Since 2020 making it easier to extend certain buildings upwards to increase housing density and the residential redevelopment of vacant and redundant buildings. These were part of radical reforms to the planning system announced by the Government to give greater freedom to create new homes, to kickstart the construction industry and speed up housebuilding by removing unnecessary red tape. Following the introduction of the new Class E for commercial, business and service uses, from 2021 Government introduced new Permitted Development Rights enabling Class E floorspace to be converted to residential. While the Council made a non-immediate Article 4 Direction to remove permitted development covering much of the borough’s centres and parades and designated employment locations, following Government intervention, a modified Direction was confirmed in 2022 covering a reduced area, and there are opportunities outside of these parts of the borough’s centres and designated employment areas covered by the Article 4. Future monitoring of site types will continue to keep under review.

The London Plan at paragraph 4.1.10 also recognises that the increase in housing delivery required by the targets in Table 4.1 may be achieved gradually and boroughs are encouraged to set out a realistic and, where appropriate, stepped housing delivery target over a ten-year period.

Work on the new Richmond Local Plan is underway⁴, with a Direction of Travel consultation⁵ completed in Spring 2020 including a call for sites and consultation on the ‘Pre-Publication’ Draft Local Plan (Regulation 18)⁶ undertaken from December 2021 to January 2022. 33 responses were received on the initial call for sites and have been considered in progressing the preparation of the new Local Plan, with 8 new site allocations added to the Draft Local Plan (Regulation 18), to positively plan for delivering housing and other future needs. The consultation on the ‘Publication’ Draft Local Plan (Regulation 19) is expected to start in May 2023. The draft Richmond Local Plan sets out a stepped housing delivery target to enable the higher housing target in the London Plan 2021 to be met over a ten-year period, justified given the considerable increase expected in small sites delivery whereby there will be a time lag for the change in the policy context towards incremental intensification to result in proposals coming forward, and given some identified large sites are expected to deliver in years five to ten. The new and existing site allocations will continue to be kept under review for inclusion in the future housing land supply, as the Local Plan preparation continues and developers bring forward schemes. The Council’s recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 7 June 2022⁷ estimates 89 affordable homes completions in 2022/23 as forecasts currently stand, with completions anticipated to increase considerably from 2023/24 to 2024/25 and continues to note estimates of delivery over the next ten years identify the potential to deliver over 1,000 affordable homes.

³ <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/good-quality-homes-all-londoners-consultation-draft> – the GLA are taking forward as four separate LPGs (London Plan Guidance) which will be subject to further consultation in 2022

⁴ In accordance with the Local Development Scheme

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/local_development_scheme

⁵ https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/new_local_plan_direction_of_travel_engagement

⁶ https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/draft_local_plan/draft_local_plan_pre_publication_version

⁷ <https://cabnet.richmond.gov.uk/documents/s97324/Affordable%20Housing%20Update%20Report%207.6.22.pdf>

<https://cabnet.richmond.gov.uk/ieListDocuments.aspx?CId=798&MId=5343>

Introduction

This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website⁸

Data sources

The data used in this report comes from the Council's decisions analysis monitoring system which has recorded data on permitted applications since the 1980s. Data is up to 1st April 2022, but where relevant includes updates as footnotes since that time. An accompanying spreadsheet is available on the Council's website, and as an appendix to this report, with the full data and analysis summarised in this report.

This report monitors:

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

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

Housing supply – the rate of completions (164 units net) in 2021/22 is below the annual target in the London Plan of 411 homes per annum, with completions on five large sites. For future housing land supply there is an identified 2,308 units over the 5-year period.

Affordable housing – 13% of units (22 units net) were delivered as affordable, from one large site, which is considerably below the strategic borough-wide target.

Housing starts, completions and pipeline

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published consolidated London Plan (March 2015) a target of 3,150 for 2015-2025, which is equivalent to 315 additional homes per year. The new London Plan 2021 sets a target of 4,110 for 2019/20-2028/29, equivalent to 411 homes per year, although this was not published and operative until 2 March 2021.

Table 1: Plan period and housing targets

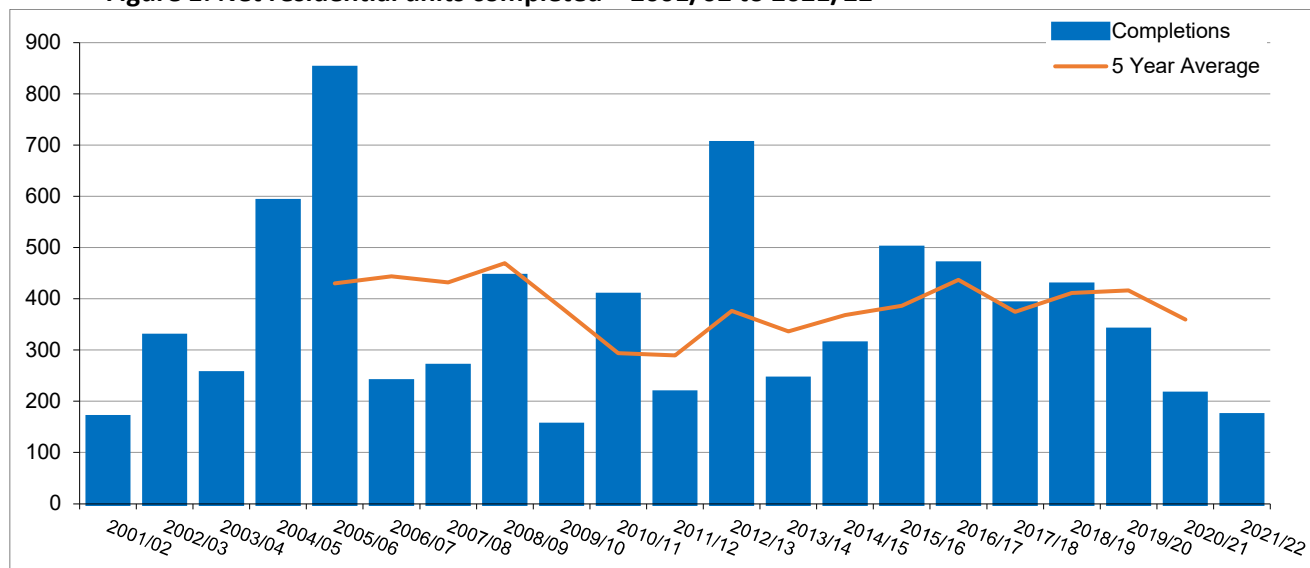
Start of plan period	End of plan period	Total Housing requirement	Source
2007/08	2016/17	2,700 (270 per year)	The London Plan, Consolidated with Alterations since 2004 (February 2008)
2011	2021	2,450 (245 per year)	London Plan 2011 (including Revised Early Minor Alterations October 2013)
2015	2025	3,150 (315 per year)	London Plan 2015 (consolidated with Alterations since 2011)
2021	2031	4,110 (411 per year)	London Plan 2021

⁸ http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan/authority_monitoring_report.htm

Net additional dwellings for the reporting year

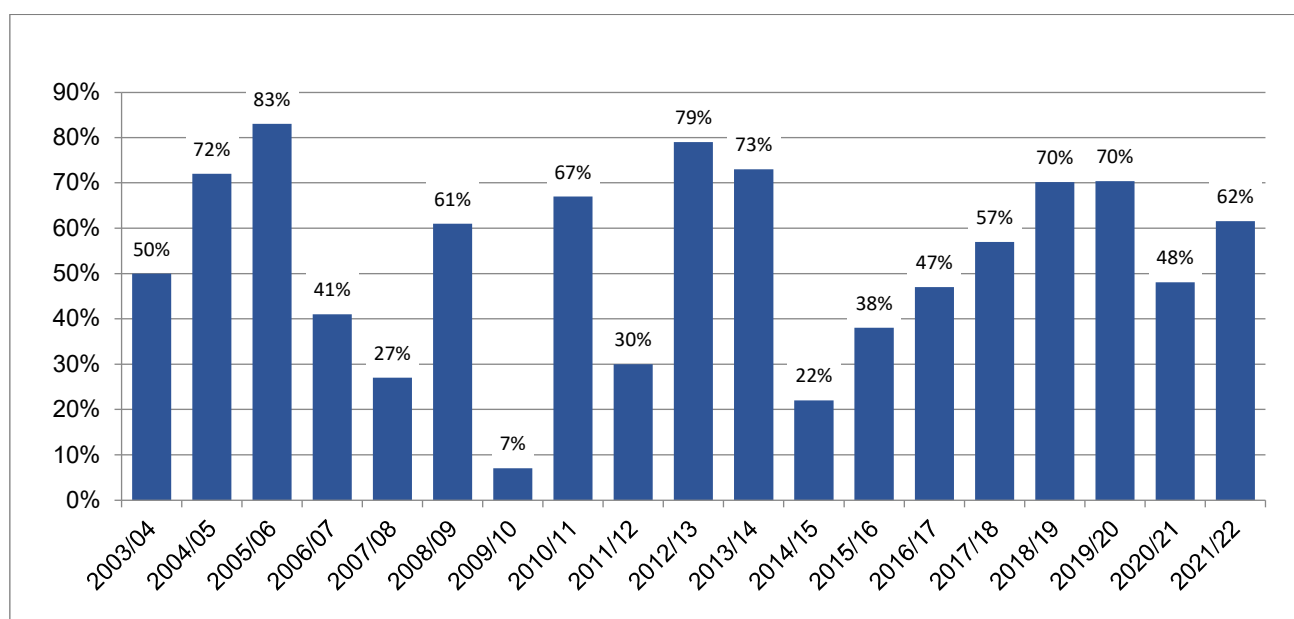
A net gain of 164 units were completed in 2021/22. This is below the London Plan target, and the lowest number of completed units in over 10 years. There continue to be sites under construction and permissions granted, as set out in this report and in the accompanying spreadsheet, which demonstrate a continued pipeline. The net gain includes 39 units (24%) completed through the prior approval process in 2021/22. This is higher than the 13% reported in 2019/20 and 14% reported in 2019/20 and 2018/19.

Figure 1: Net residential units completed – 2001/02 to 2021/22



A total of 101 units were completed on five large sites in 2021/22 (these are defined as being of 10 or more units gross). Large sites therefore provided 62% of the units completed in 2021/22 which is higher than the 48% provided in 2020/21, but below the 70% provided in 2018/19 and 2019/20. The large sites with completed units were at the former Twickenham Railway Station; 2 High Street, Teddington; Church Street, Hampton; High Street, Hampton Hill and Lower Teddington Road, Hampton Wick.

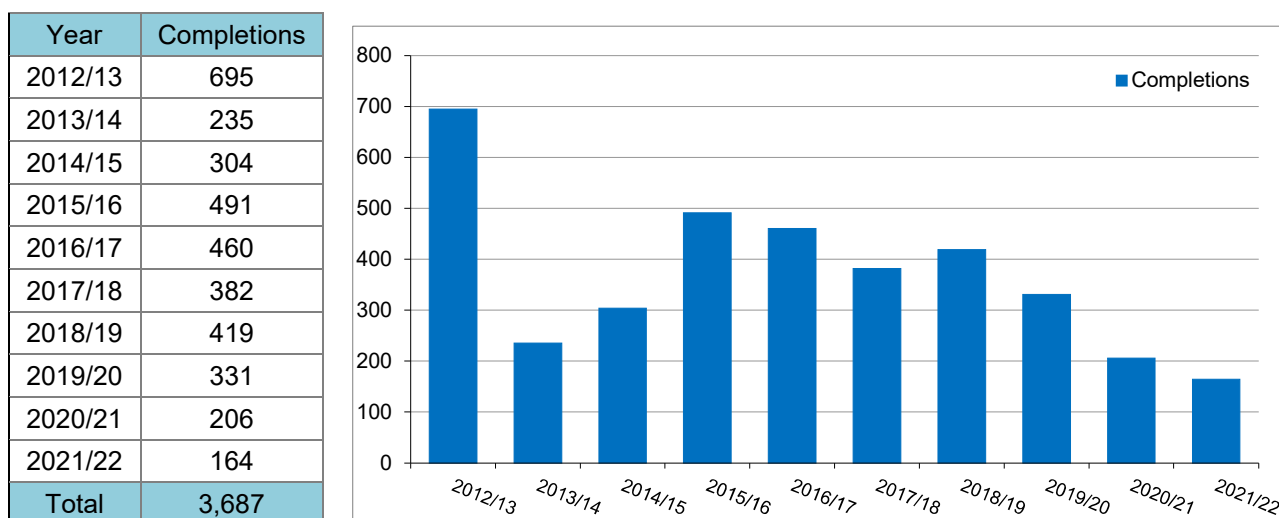
Figure 2: Proportion of housing completions provided by large sites.



Net additional dwellings 2010/2011 to 2021/22

Historic housing completions over the last 10 years are outlined below. The 10-year average is 369 dwellings each year, and the last 5 years have provided an average of 300 dwellings.

Table 2: Housing completions 2011/12 to 2021/22



Housing completions in 2021/22 by ward

The distribution of housing completions for 2021/22 by ward is set out in the following table.

Table 3: Housing completions in 2021/22 by ward

Ward	Proposed	Existing	Net Gain
Barnes	7	8	-1
East Sheen	12	9	3
Fulwell and Hampton Hill	14	6	8
Ham, Petersham and Richmond Riverside	3	2	1
Hampton	15	1	14
Hampton North	0	0	0
Hampton Wick	46	4	42
Heathfield	3	1	2
Kew	4	1	3
Mortlake and Barnes Common	10	2	8
North Richmond	0	0	0
South Richmond	11	3	8
South Twickenham	7	0	7
St. Margarets and North Twickenham	31	0	31
Teddington	36	2	34
Twickenham Riverside	9	5	4
West Twickenham	1	1	0
Whitton	0	0	0
Total	209	45	164

Future Housing Supply and Implementation Strategy

Housing Trajectory as of 1st April 2022

Table 2 above shows that from 1st April 2012 until 31st March 2022, a ten-year period, 3,687 units were completed, which is an average of 369 per year.

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

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

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

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

The Council has identified a potential **2,308** dwellings over the 5-year period, which exceeds the remaining 2,192 target in the London Plan 2021, resulting in a 5-year supply of 5.3 years. Table 4 below details the sources of this supply. This also exceeds the NPPF requirements of an additional 5% buffer to ensure choice and competition in the market for land by 0.3%.

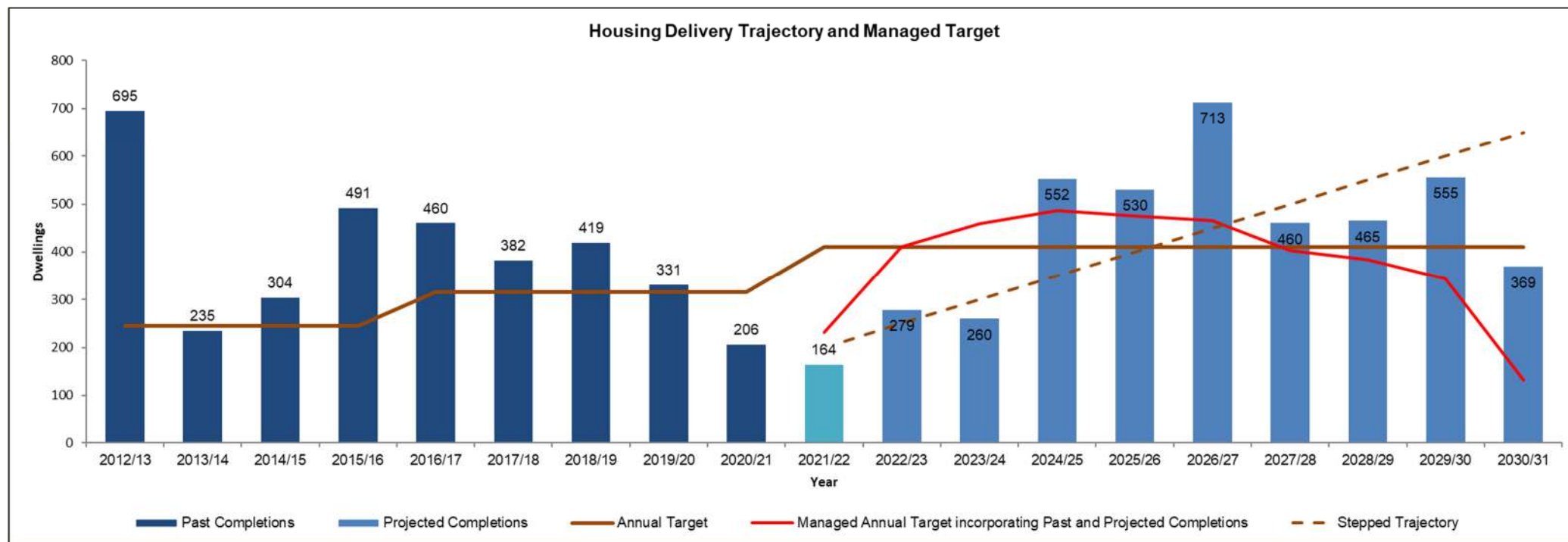
Table 4: Sources of 5-year housing land supply

Site Type	Total used for 5-year supply
New Build under construction	361
New Build Sites with planning permission	227
Conversion sites under construction	184
Conversion sites with planning permission	53
Conversion sites with prior notification approval	86
Deliverable Sites	1,401
Total 5-year supply	2,308

The trajectory at Figure 3 below, reflects the future year housing land supply and includes indicative phasing within the five-year housing land supply, to reflect the expected pattern over individual years. It is expected that delivery will be higher than identified in the later years of the five-year phase, as sites not yet identified will come through the planning system.

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

Figure 3: Housing Trajectory as at 1st April 2022



Net additional gypsy and traveller pitches per annum

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

The Council’s research on Gypsies and Travellers (report published in 2016) found that there is no demonstrated need for any additional pitches within the Borough, which informed Policy LP37 in the Local Plan (adopted July 2018). This research is due to be updated in 2023, to inform the new Local Plan.

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

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

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

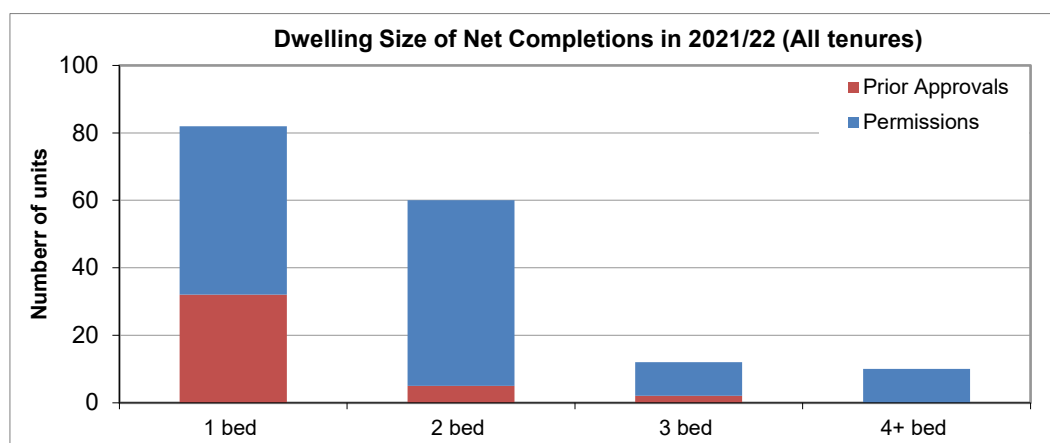
In terms of completions, 3 units (net gain) were completed on 4 sites that were considered to fall within the Council’s definition of garden development, which equates to around 2% of completions.

Completions by dwelling size

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

The figure below shows all housing completions in 2021/22 by the size of dwelling.

Figure 3: Dwelling Size of Completions



In 2021/22, 50% of all completions were small units (studio/1 bed) which is higher than 2020/21 when 34% were small units, and in 2019/20 when 29% were small units. The proportion of family housing as 3 and 4+ beds remained low at 13% of all completions.

Table 5: Net Completions 2020/21: Dwelling Size

Dwelling Size	Total	%
1 bed	82	50%
2 bed	60	37%
3 bed	12	7%
4+ bed	10	6%
Total	164	100%

Affordable Housing

Table 6: Affordable Housing Completions by financial year 2005/06 – 2021/22

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
2020/21	189	92%	17	8%	206
2021/22	142	87%	22	13%	164
Total	5,025	81%	1,182	19%	6,207

Affordable housing completions

Affordable housing was completed on one site during 2021/22 delivering 22 units. The demolition of an office building, and the development of a mixed-use building at 2 High Street, Teddington (16/2647/FUL) delivered 22 shared ownership flats.

In terms of future affordable housing supply, several sites including affordable housing units are under construction as detailed in the accompanying spreadsheet. As set out in the Summary Position Statement above, the Council's recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 7 June 2022⁹ estimates 89 affordable homes completions in 2022/23 as forecasts currently stand, with completions anticipated to increase considerably from 2023/24 to 2024/25 and continues to note estimates of delivery over the next ten years identify the potential to deliver over 1,000 affordable homes.

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

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

⁹ <https://cabnet.richmond.gov.uk/documents/s97324/Affordable%20Housing%20Update%20Report%207.6.22.pdf>
<https://cabnet.richmond.gov.uk/ieListDocuments.aspx?CId=798&MId=5343>

The Council funds a Housing Capital Programme to support the development of affordable housing to meet the needs of borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund¹⁰. Support from this funding may be available to help ensure schemes remain viable, particularly to ensure that larger family rented units remain affordable. There is sometimes a time lag between funding being agreed (at the time is permission granted) and the timing of payments, and payments may be staged.

Non-conventional supply

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

There were two completed developments in 2021/22 that resulted in the gain and loss of non-self-contained units.

- 20/1276/PS192 - Proposed change of use from C3 (Single-family dwelling) to C4 (Small HMO)
- 21/0056/PS192 - Change of use of C4 (House in Multiple Occupation) to C3 (dwellinghouse).

There is one development currently part remaining under construction resulting in the loss of non-self-contained units:

- 19/0111/FUL - Sons of the Divine Providence, Station Road and Lower Teddington Road, Hampton Wick - Erection of an independent senior living extra care building comprising of 28 units (following demolition of existing care home) at 12 - 14 Station Road, the refurbishment and renovation of Nos.13 and 23 - 33 Lower Teddington Road

¹⁰ <https://cabnet.richmond.gov.uk/documents/s86420/LBR%20Affordable%20Housing%20Update%20Report%208-9-20.pdf>
<https://cabnet.richmond.gov.uk/ieListDocuments.aspx?CId=798&Mid=4917>

Appendix – Summary Tables

Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2021/22 - Position at 1st April 2022

March 2023

Table 1 Performance against the London Plan (2021) - 1 April 2021 to 1 April 2031

Additional Homes (net)	London Plan Target	Provision (10% of plan period)	Total	% of Target
		2021/22		
Conventional Supply	4,110	164	164	4%

Table 2 Five year housing land supply calculation methodology - London Plan 2021 - 1 April 2021 to 1 April 2031

a	London Plan 2021 Requirement - 1 April 2021 to 1 April 2031 (10 year plan period)		4,110
b	Net completions 1 April 2021 to 31 March 2022		164
c	Remaining London Plan Requirement 1 April 2022 to 31 March 2031 (9 year plan period)	a - b	3,946
d	Average per year	c ÷ 9 years	438
e	Five year requirement	d x 5	2,192
f	Five percent buffer	e x 0.05	110
g	Five year requirement (including 5% buffer)	e + f	2,302
h	Estimated supply over five year period		2,308
i	Five year land supply as a percentage of requirement (excluding 5% buffer)	(h ÷ e) x 100	105%
j	Five year land supply expressed in years (excluding 5% buffer)	h ÷ d	5.3

Table 3 Estimated supply over five year period

Site Type	Total used for 5-year supply
New Build Sites under construction	347
New Build Sites with planning permission	227
Conversion sites under construction	184
Conversion sites with planning permission	53
Conversion sites with prior notification approval	86
Deliverable Sites	1,411
Total 5 year supply	2,308

Table 4 Housing land capacity at 1st April 2022

Housing Capacity	New Build		Conversions		Total	
	Gross	Net	Gross	Net	Gross	Net
Completed 2021/22	106	94	103	70	209	164
Under Construction	429	347	210	184	639	531
Planning Permissions	337	315	165	139	502	454
Deliverable Sites	1,411	1,411	0	0	1,411	1,411
Total Pipeline	2,177	2,073	375	323	2,552	2,396

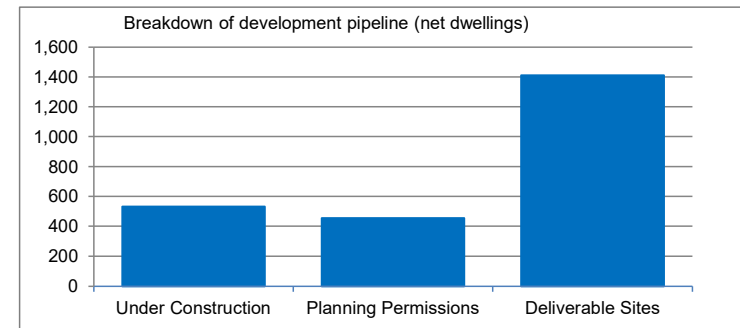
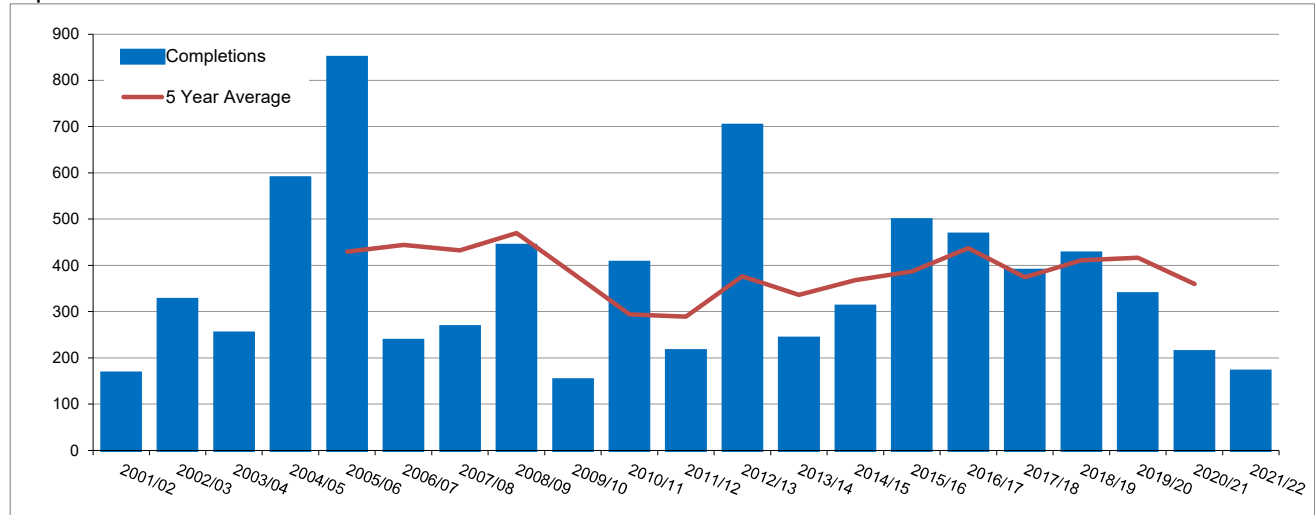


Table 5 Net units completed during the period 2001/02 to 2021/22

Year	Completions	5 Year Average
2001/02	160	
2002/03	319	
2003/04	246	
2004/05	582	
2005/06	842	430
2006/07	230	444
2007/08	260	432
2008/09	436	470
2009/10	145	383
2010/11	399	294
2011/12	208	290
2012/13	695	377
2013/14	235	336
2014/15	304	368
2015/16	491	387
2016/17	460	437
2017/18	382	374
2018/19	419	411
2019/20	331	417
2020/21	206	360
2021/22	164	300



Completions

Table 6 Net completions by tenure and financial year (2005/06 to 2021/22)

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
2020/21	189	92%	17	8%	206
2021/22	142	87%	22	13%	164
Total	5,025	81%	1,182	19%	6,207

Net completions by tenure and financial year (2005/06 to 2021/22)

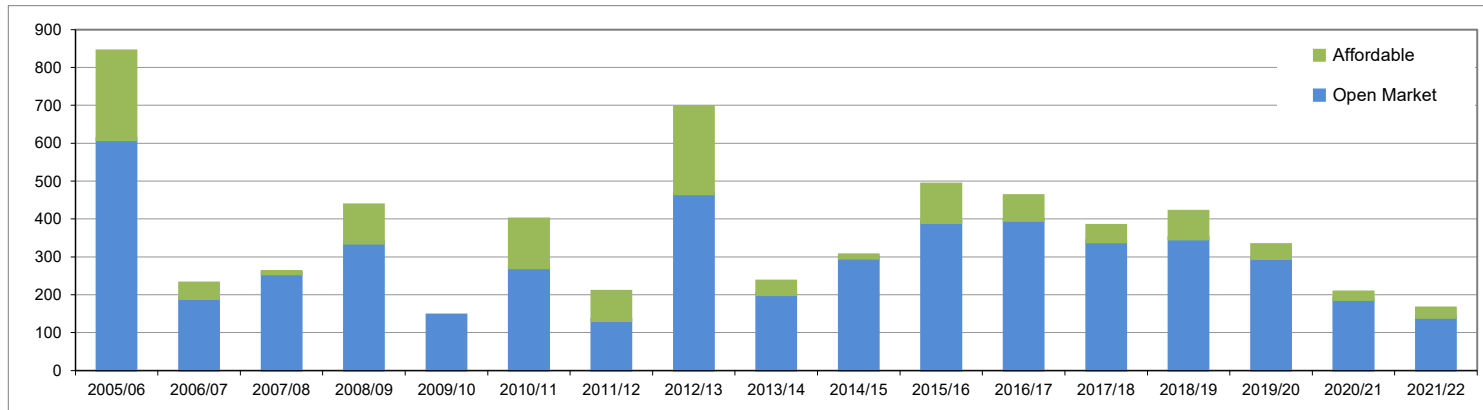
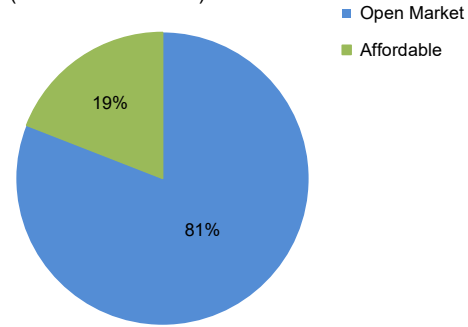


Table 7 Dwelling Size of Net Completions 2021/22 (All tenures)

Dwelling Type / Size	Permissions	Prior Approvals	Total	%
1 bed	50	32	82	50%
2 bed	55	5	60	37%
3 bed	10	2	12	7%
4+ bed	10	0	10	6%
Total	125	39	164	100%
Percentage	76%	24%		

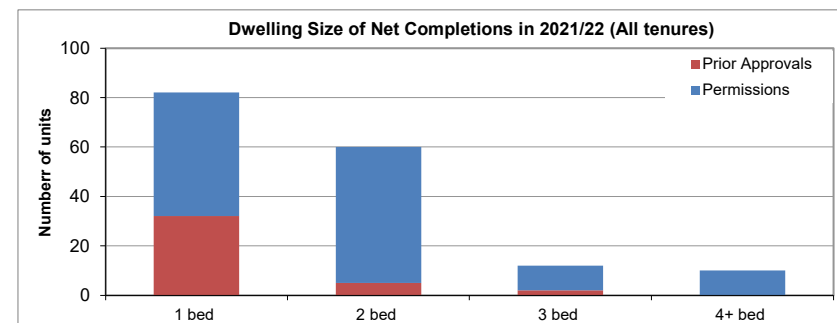


Table 8 Application Type of Net Completions 2016/17 - 2021/22 (All tenures)

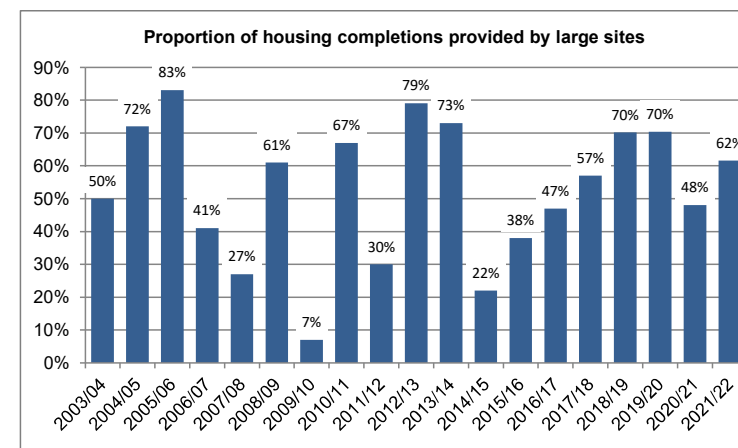
Dwelling Type / Size	Permissions	Prior Approvals	Total	% Permissions	% Prior Approvals
2016/17	304	156	460	66%	34%
2017/18	294	88	382	77%	23%
2018/19	360	59	419	86%	14%
2019/20	285	46	331	86%	14%
2020/21	180	26	206	87%	13%
2021/22	125	39	164	76%	24%
Total	1,423	375	1,798		
Percentage	79%	21%			

Table 9 Proportion of housing completions provided by large sites

Year	%
2003/04	50%
2004/05	72%
2005/06	83%
2006/07	41%
2007/08	27%
2008/09	61%
2009/10	7%
2010/11	67%
2011/12	30%
2012/13	79%
2013/14	73%
2014/15	22%
2015/16	38%
2016/17	47%
2017/18	57%
2018/19	70%
2019/20	70%
2020/21	48%
2021/22	62%

Table 10 Net completions on small / large sites

Year	Small	Large	Total	% Small	% Large
2013/14	63	172	235	27%	73%
2014/15	238	66	304	78%	22%
2015/16	304	187	491	62%	38%
2016/17	242	218	460	53%	47%
2017/18	165	217	382	43%	57%
2018/19	125	294	419	30%	70%
2019/20	98	233	331	30%	70%
2020/21	107	99	206	52%	48%
2021/22	63	101	164	38%	62%
Total	1,405	1,587	2,992		
Average	156	176	332	46%	54%



Spatial Areas

Town Centres

Table 11 Net completions within town centre boundaries

Town Centre	2021/22
East Sheen	7
Richmond	0
Teddington	32
Twickenham	34
Whitton	0
Total in Town Centres	73

Wards

Table 13 Net units with planning permission, commenced or completed by Ward in 2021/22

Ward	Not Started	Under Construction	Completions
Barnes	-2	4	-1
East Sheen	13	6	3
Fulwell, Hampton Hill	19	37	8
Ham, Petersham and Richmond Riverside	1	-1	1
Hampton	14	49	14
Hampton North	7	10	0
Hampton Wick	11	37	42
Heathfield	10	10	2
Kew	121	41	3
Mortlake, Barnes Common	95	5	8
North Richmond	15	80	0
South Richmond	23	23	8
South Twickenham	30	8	7
St Margarets and North Twickenham	10	196	31
Teddington	20	13	34
Twickenham Riverside	62	8	4
West Twickenham	3	8	0
Whitton	2	-3	0
Total	454	531	164

Policy Areas

Table 12 Net completions by policy areas

Policy Area	2021/22
Town Centres	73
Thames Policy Area	2
Mixed Use Area	32
OOLTI	0
Green Belt MOL	0
Garden Land	3
Conservation Area	84

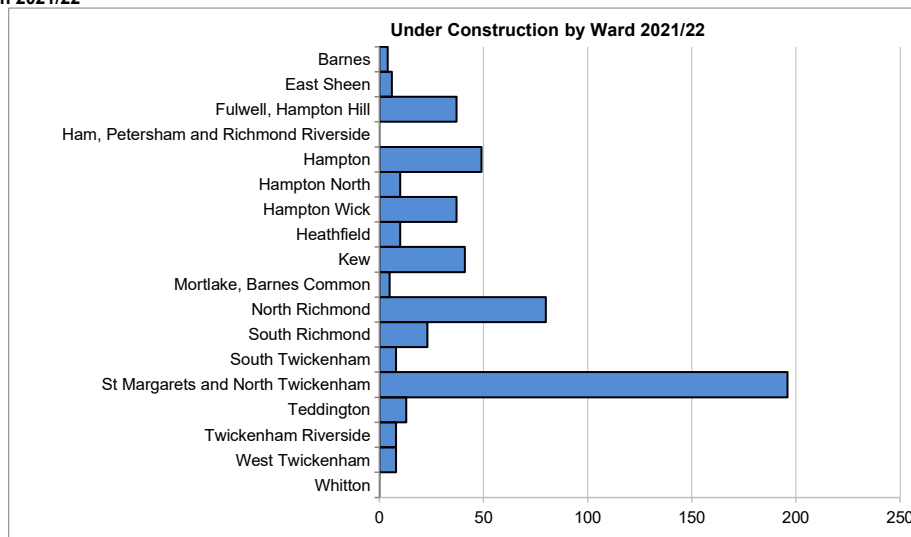
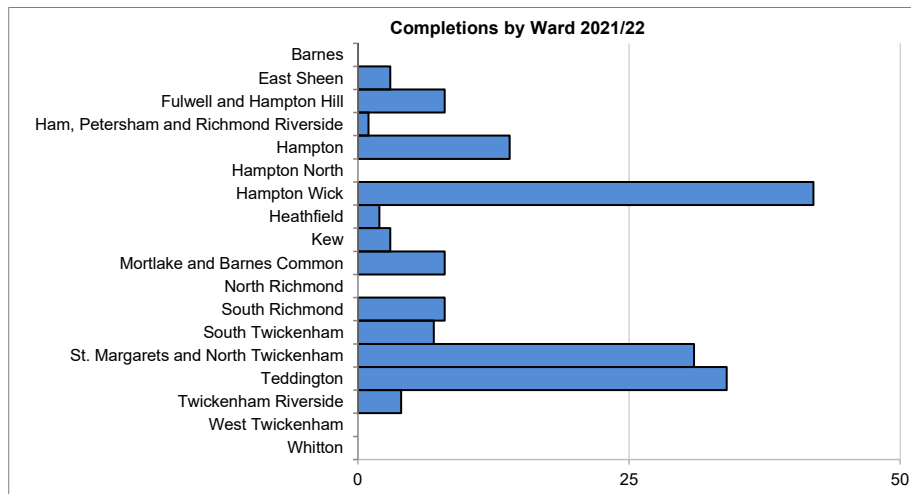


Table 14 Net units completed by Ward in 2021/22

Ward	Proposed	Existing	Net Gain
Barnes	7	8	-1
East Sheen	12	9	3
Fulwell and Hampton Hill	14	6	8
Ham, Petersham and Richmond Riverside	3	2	1
Hampton	15	1	14
Hampton North	0	0	0
Hampton Wick	46	4	42
Heathfield	3	1	2
Kew	4	1	3
Mortlake and Barnes Common	10	2	8
North Richmond	0	0	0
South Richmond	11	3	8
South Twickenham	7	0	7
St. Margarets and North Twickenham	31	0	31
Teddington	36	2	34
Twickenham Riverside	9	5	4
West Twickenham	1	1	0
Whitton	0	0	0
Total	209	45	164



Dwelling Mix

Table 15 Net new build units completed by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	23	34	6	9	0	72
	24%	36%	6%	10%	0%	77%
Intermediate	11	11	0	0	0	22
	12%	12%	0%	0%	0%	23%
Affordable Rented	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
Total	34	45	6	9	0	94
	36%	48%	6%	10%	0%	100%

Net new build units completed by unit size

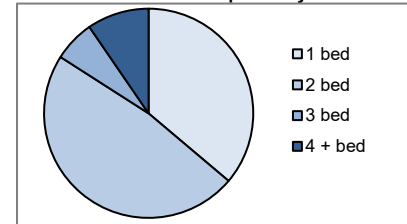


Table 16 Net new build units under construction by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	69	134	50	37	0	290
	20%	39%	14%	11%	0%	84%
Intermediate (&SO)	15	1	0	0	0	16
	4%	0%	0%	0%	0%	5%
Affordable Rented	30	22	12	7	0	71
	9%	6%	3%	2%	0%	20%
Social Rented	-29	-1	0	0	0	-30
	-8%	0%	0%	0%	0%	-9%
Total	85	156	62	44	0	347
	24%	45%	18%	13%	0%	100%

Net new build units under construction by unit size

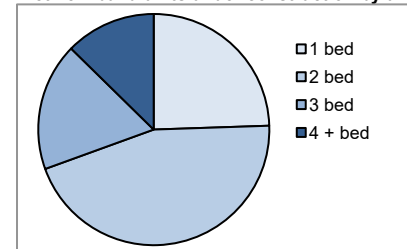
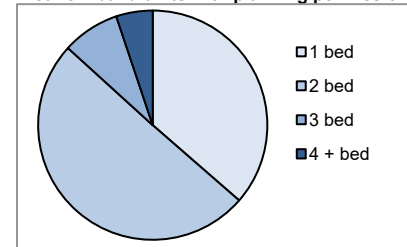


Table 17 Net new build units with planning permission by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	99	137	22	14	0	272
	29%	39%	6%	4%	0%	78%
Intermediate	3	1	0	0	0	4
	1%	0%	0%	0%	0%	1%
Affordable Rented	15	7	2	0	0	24
	4%	2%	1%	0%	0%	7%
Total	117	145	24	14	0	300
	39%	48%	8%	5%	0%	100%

Net new build units with planning permission by unit size



Future Housing Supply

Table 18 Housing Land Supply by ward (net gain) 2021/22 – 2025/26

Housing Land Supply 2021/22 – 2025/26							
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites with approval	Proposal / Other known large sites	Total
Barnes	2	1	2	-3	0	0	2
East Sheen	0	8	6	2	3	0	19
Fulwell and Hampton Hill	22	7	15	5	7	30	86
Ham, Petersham and Richmond Riverside	3	0	-4	1	0	170	170
Hampton	39	3	10	9	2	0	63
Hampton North	10	6	0	1	0	0	17
Hampton Wick	37	1	0	5	5	0	48
Heathfield	10	8	0	2	0	0	20
Kew	34	89	7	1	31	0	162
Mortlake and Barnes Common	4	92	1	1	2	150	250
North Richmond	0	7	80	6	2	96	191
South Richmond	3	14	20	1	8	12	58
South Twickenham	1	15	7	11	4	40	78
St. Margarets and North Twickenham	181	3	15	3	4	0	206
Teddington	1	0	12	5	15	36	69
Twickenham Riverside	1	58	7	1	3	65	135
West Twickenham	2	3	6	0	0	0	11
Whitton	-3	0	0	2	0	20	19
Small Sites Trend	0	0	0	0	0	742	742
Total	347	315	184	53	86	1,361	2,346