

Lambeth Planning Briefing Note July 2011

Housing development pipeline 2007/08 to 2010/11: analysis of the percentage of affordable housing achieved

Introduction

The information in this briefing note is based on data collected on housing completions for the annual Lambeth housing development pipeline report for the four financial years 2007/08, 2008/09, 2009/10 and 2010/11. It focuses on the percentage of affordable housing achieved in completed developments involving either 10 or more residential units (gross) or a site area of at least 0.1 hectares. This is the size threshold to which Lambeth's planning policy for affordable housing applies. These developments are primarily new build schemes.

In particular this analysis seeks to distinguish between larger residential developments providing 100% affordable housing and those providing a lower percentage of affordable housing secured through section 106 agreements. The purpose is to assess the percentage of affordable housing achieved in larger schemes through the application of development plan policy once the fully affordable schemes are removed from the analysis.

For the majority of the period of this analysis, the relevant policy was Unitary Development Plan (UDP) Policy 15 (b). This sought 50% affordable housing with public subsidy, or 40% without public subsidy, in these larger schemes. The UDP was adopted in August 2007 but this policy was applied consistently from receipt of the UDP Inspector's report in February 2006, as it was considered to have considerable weight from that date.

Lambeth's UDP 2007 policy on affordable housing was consistent with that in the proposed alteration to the London Plan issued in September 2006 and adopted in February 2008.

Since the adoption of the Lambeth Core Strategy in January 2011, UDP Policy 15 (b) has been superseded by Core Strategy Policy S2 (c). This takes the same approach to seeking affordable housing on larger sites and is therefore in general conformity with the London Plan 2008. The only difference from the UDP approach is that the percentage of affordable housing sought is based on units rather than habitable rooms.

The analysis of the percentage of affordable housing achieved in the housing development pipeline, and in this note, is based on residential units (not habitable rooms) as this is the data available for monitoring purposes.

This note presents the analysis of larger schemes separately for each of the four financial years, followed by a summary table for all four years together.

Table 1: 2007/08 – completed residential developments providing 10 or more new units (gross) or on a site of at least 0.1 hectares

	Number of completed developments	Total residential units provided (gross)	Total affordable units provided (gross)	Affordable units as a percentage of all units (gross)
All completed developments	26	546	359	66%
Developments providing 100% affordable housing	9	262	262	100%
Developments of 10+ units with affordable housing secured through s106 agreements	9	245	97	40%
Developments on sites of 0.1 ha or more with <10 units	8	39	0	0%

Source: Lambeth Housing Development Pipeline Report 2007/08

The nine completed developments of 10+ residential units with affordable housing secured through s106 agreements accounted for 27% of all the affordable housing provided by larger schemes in 2007/08.

The average (mean) percentage of affordable housing per development provided by these schemes was 40%. This percentage ranged from 0% to 64%.

Table 2: 2008/09 – completed residential developments providing 10 or more new units (gross) or on a site of at least 0.1 hectares

	Number of completed developments	Total residential units provided (gross)	Total affordable units provided (gross)	Affordable units as a percentage of all units (gross)
All completed developments	18	739	551	75%
Developments providing 100% affordable housing	11	329	329	100%
Developments of 10+ units with affordable housing secured through s106 agreements	5	399	222	56%
Developments on sites of 0.1 ha or more with <10 units	2	11	0	0%

Source: Lambeth Housing Development Pipeline Report 2008/09

The five completed developments of 10+ residential units with affordable housing secured through s106 agreements accounted for 40% of all the affordable housing provided by larger schemes in 2008/09.

The average (mean) percentage of affordable housing per development provided by these schemes was 56%. This percentage ranged from 0% to 90%.

Table 3: 2009/10 – completed residential developments providing 10 or more new units (gross) or on a site of at least 0.1 hectares

	Number of developments	Total residential units provided (gross)	Total affordable units provided (gross)	Affordable units as a percentage of all units
All developments	22	763	469	61%
Developments providing 100% affordable housing	8	252	252	100%
Developments of 10+ units with affordable housing secured through s106 agreements	5	479	217	45%
Developments on sites of 0.1 ha or more with <10 units	9	32	0	0%

Source: Lambeth Housing Development Pipeline Report 2009/10

The five completed developments of 10+ residential units with affordable housing secured through s106 agreements accounted for 46% of all the affordable housing provided by larger schemes in 2009/10.

The average (mean) percentage of affordable housing per development provided by these schemes was 45%. This percentage ranged from 0% to 95%.

Table 4: 2010/11 – completed residential developments providing 10 or more new units (gross) or on a site of at least 0.1 hectares

	Number of developments	Total residential units provided (gross)	Total affordable units provided (gross)	Affordable units as a percentage of all units
All completed developments	7	1159	688	59%
Developments providing 100% affordable housing	2	99	99	100%
Developments of 10+ units with affordable housing secured through s106 agreements	4	1055	589	56%
Developments on sites of 0.1 ha or more with <10 units	1	5	0	0%

Source: Lambeth Housing Development Pipeline Report 2010/11

The four completed developments of 10+ residential units with affordable housing secured through s106 agreements accounted for 86% of all the affordable housing provided by larger schemes in 2010/11.

The average (mean) percentage of affordable housing per development provided by these schemes was 60%. This percentage ranged from 0% to 93%.

Table 5: 2007/08 to 2010/11 – completed residential developments providing 10 or more new units (gross) or on a site of at least 0.1 hectares

	Number of developments	Total residential units provided (gross)	Total affordable units provided (gross)	Affordable units as a percentage of all units
All completed developments	73	3207	2067	64%
Developments providing 100% affordable housing	30	942	942	100%
Developments of 10+ units with affordable housing secured through s106 agreements	23	2178	1125	52%
Developments on sites of 0.1 ha or more with <10 units	20	87	0	0%

Source: Lambeth Housing Development Pipeline Reports 2007/08 to 2010/11

The 23 completed developments of 10+ residential units with affordable housing secured through s106 agreements accounted for 52% of all the affordable housing provided by larger schemes between 2007/08 and 2010/11.

The average (mean) percentage of affordable housing per development provided by these schemes was 50%. This percentage ranged from 0% to 95%. The median percentage achieved in these schemes was 40%.

Table 6: 2007/08 - 2010/11 Completed residential developments of 10+ units providing 100% affordable housing

Financial Year	Planning application reference number	Address	Decision Date	Site Area (HA)	Gross Gain	Total Affordable	% of affordable achieved
2007/08	06/02758/FUL	15 Bonnington Square	09/11/2006	0.08	3	3	100%
2007/08	05/00467/FUL	Works Corner Of Hardess Street And Wanless Road	27/01/2006	0.02	3	3	100%
2007/08	05/00236/FUL	Cedars Lodge, 113-117 Cedars Road, SW4 0PJ	06/05/2005	0.40	6	6	100%
2007/08	04/03088/RG4	Rear Of 74 To 76 Wiltshire Road And Land Adjacent To 72 Wiltshire Road	27/03/2006	0.20	12	12	100%
2007/08	05/01901/FUL	353-355 Norwood Road, SE27 9BQ	11/04/2006	0.10	14	14	100%
2007/08	01/02167/FUL	Rear Of 2-28 Milkwood Road	15/10/2004	0.10	17	17	100%
2007/08	04/02944/FUL	Whitgift House, Whitgift Street, SE11 6AG	29/11/2005	0.04	17	17	100%
2007/08	04/03456/FUL	44-52 Norwood Road	30/03/2007	0.14	27	27	100%
2007/08	05/01098/FUL	Land Corner Of Studley Road And Paradise Road	07/02/2007	0.08	31	31	100%
2007/08	04/01240/RG4	Coronation Hall And Land Between Union Road And Smedley Street	05/04/2005	0.40	39	39	100%
2007/08	02/02560/OUT	St Matthews Estate	02/12/2003	2.05	99	99	100%
2008/09	06/00782/FUL	MHT Office 50 Corry Drive London SW9 8QT	28/02/2007	0.20	15	15	100%
2008/09	05/03051/RG4	South Island Library 56 - 58 South Island Place London SW9 0DX	09/05/2006	0.06	19	19	100%
2008/09	06/00315/FUL	Llangattock House 35 Trinity Rise London SW2 2QP	30/03/2007	0.17	20	20	100%
2008/09	05/03916/RG4	Site To The Rear And West Of 125 To 135 Lakeview Road London	29/03/2007	0.31	22	22	100%
2008/09	05/00851/FUL	London Borough Of Lambeth 35 Clapham Park Road London SW4 7EE	27/07/2006	0.11	25	25	100%
2008/09	06/02808/FUL	London Borough Of Lambeth Kitchens 11 - 21 Old Paradise Street London SE11 6AX	21/12/2006	0.07	25	25	100%
2008/09	05/00309/FUL	Springfield Methodist Church 200 Wandsworth Road London SW8 2JU	16/01/2006	0.16	28	28	100%
2008/09	06/02120/FUL	43 To 51 Brixton Water Lane And Works Rear Of 43 To 51	26/03/2007	0.13	31	31	100%
2008/09	05/03963/RG4	London Borough Of Lambeth Depot, 1 Vale Street, SE27 9PA	26/01/2007	0.46	60	60	100%
2008/09	05/02532/FUL	Inglewood House, 95 Crown Dale, London, SE19 3NY	26/04/2006	0.54	83	83	100%
2009/10	05/02080/FUL	Bullfinch Court Croxted Road, London, SE21 8RL	29/03/2007	0.24	14	14	100%
2009/10	04/02958/FUL	8 Moat Place, London, SW9 0TA	31/10/2006	0.05	14	14	100%
2009/10	07/03480/RG4	Garages South Of Tulse House And Woodruff House, Tulse Hill, London	13/12/2007	0.11	16	16	100%
2009/10	07/00661/FUL	The Chestnut Upper Tulse Hill, London, SW2 2NS	14/05/2007	0.09	19	19	100%
2009/10	04/02721/FUL	Rear Of 44-52 Norwood Road, London	29/05/2007	0.29	39	39	100%
2009/10	06/04282/FUL	Plot, 417 - 419 Streatham High Road, London	05/04/2007	0.22	56	56	100%
2009/10	07/00423/FUL	St Saviours College, 110 Hamilton Road, London, SE27 9SD	10/05/2007	0.82	89	89	100%
2010/11	06/01945/FUL	Business, 17-19 Stockwell Road, London	28/09/2006	0.18	30	30	100%
2010/11	07/01681/FUL	1 Glyn Street, London, SE11 5HT	11/09/2007	0.11	69	69	100%

Table 7: 2007/08 to 2010/10 - Completed residential developments providing 10 or more new units (gross) with affordable housing secured through a section 106 agreement

Financial Year	Planning application reference number	Address	Decision Date	Site Area (HA)	Gross Gain	Total Affordable	% of affordable achieved
2007/08	06/01845/FUL	Herbert Morrison House 154-160 Brixton Road SW9 6AU	15/09/2006	0.18	16	0	0%
2007/08	05/03538/FUL	The Cheeky Chappie Public House, 89 Vassall Road, London, SW9 6NA	24/04/2006	0.11	10	0	0%
2007/08	03/02572/FUL	1 Chestnut Road, London, SE27 9EZ	27/02/2004	0.12	12	0	0%
2007/08	06/00056/FUL	Studio House, Rita Road, London, SW8 1JU	07/04/2006	0.15	12	0	0%
2007/08	05/01004/FUL	Business, 65-79 Clapham High Street, London	03/10/2005	0.10	13	0	0%
2007/08	04/02507/FUL	Business, 28A Wincott Street, London	02/03/2006	0.10	13	0	0%
2007/08	04/00504/FUL	119-121 Norwood Road	06/06/2005	0.20	20	8	40%
2007/08	05/01832/FUL	372 Clapham Road	25/11/2005	0.09	29	13	45%
2007/08	05/02229/FUL	Dohm House, 89-91 Norwood Road	01/03/2006	0.12	33	10	30%
2007/08	03/03488/FUL	214-238 Norwood Road	28/10/2005	0.40	103	66	64%
2008/09	05/00211/FUL	29 Blenheim Gardens, London, SW2 5EU	04/07/2007	0.11	12	0	0%
2008/09	07/00924/FUL	190 - 196 Kennington Park Road, London, SE11 4BT	24/10/2007	0.08	28	11	39%
2008/09	03/03576/FUL	Plot Corner Of Salamanca Street, Salamanca Place, London	23/05/2005	0.06	49	19	39%
2008/09	05/02754/FUL	53 55 57 59 And 63 Old Town, London	29/08/2006	0.72	170	68	40%
2008/09	02/01250/FUL	Land At St George Wharf, London	03/03/2004	2.56	138	124	90%
2009/10	09/01222/FUL	360-366 Coldharbour Lane, London, SW9 8PL	22/12/2009	0.27	63	19	30%
2009/10	07/02036/RG4	Penzance House, Seaton Close And 6 And 7 Tavy Close, London	11/09/2007	0.40	75	71	95%
2009/10	08/00427/FUL	Old Lambeth Hospital Site Dugard Way Off Renfrew Road, London, SE11 4TH	16/05/2008	0.60	113	39	35%
2009/10	07/01355/RG4	Site Of Kerrin Point, Hotspur Street, London	15/08/2007	1.00	214	88	41%
2010/11	08/03976/FUL	Site Of Former Southbank University, Wandsworth Road, London	06/02/2009	0.81	231	58	25%
2010/11	06/02044/FUL	131-143 Clapham Road, London	12/01/2007	1.63	260	90	35%
2010/11	06/00186/FUL	15 Stockwell Green And Former Depot And Public House At 78 Lingham Street, London	25/10/2006	1.25	290	185	64%
2010/11	05/00781/FUL	Land At St George Wharf, London	28/09/2006	0.40	274	256	93%

Table 8: 2007/08 - 2010/2011 Completed residential development on sites of 0.1 ha or more with <10 units

Financial Year	Planning application reference number	Address	Decision Date	Site Area (Ha)	Total residential units provided (gross)	Total affordable units provided (gross)	Affordable units as percentage of all units
2007/08	02/02473/FUL	Land And Buildings Rear Of 1-25 Hydethorpe Road London	26/03/2003	0.11	6	0	0%
2007/08	05/00279/FUL	Office 373-377 Clapham Road London SW9 9BT	10/06/2005	0.29	5	0	0%
2007/08	05/01063/FUL	168 And 170 Vauxhall St And 17 And 19 Oval Way And Disused Rd To Rear Of Morris, Isis Matilda Hses London SE11 5RH	29/05/2007	0.17	1	0	0%
2007/08	05/03682/FUL	369-371 Clapham Road London SW9 9BT	01/06/2006	0.10	9	0	0%
2007/08	06/02520/FUL	Business 37 Old Town London	05/03/2007	0.17	7	0	0%
2007/08	06/02942/FUL	Albans Close 14 Leigham Court Road London SW16 2PJ	23/11/2006	0.22	2	0	0%
2007/08	07/04077/FUL	Clevedon Court 118 Clive Road London SE21 8BT	24/12/2007	0.26	6	0	0%
2007/08	04/00666/FUL	Plot Bounded By Rear Of 7 To 16 Cotswold Street Re Beadman Place London	29/07/2005	0.10	2	0	0%
2008/09	07/03391/FUL	359 Clapham Road London SW9 9BT	29/11/2007	0.13	9	0	0%
2008/09	08/01468/FUL	Carew House 132 Leigham Court Road London SW16 2RL	16/07/2008	0.23	1	0	0%
2008/09	08/03045/FUL	Vincent Court 199 New Park Road London SW2 4HP	09/10/2008	0.16	2	0	0%
2009/10	01/00437/FUL	2 Flats 10 West Road London SW4 7DN	30/07/2003	0.24	1	0	0%
2009/10	03/01237/FUL	Windsor Works Venn Street London	19/08/2005	0.13	6	0	0%
2009/10	06/03178/FUL	Car Park Site Adj To 16 And 18 Rathmell Drive And Part Of Rear Garden Of 54 Clarence Ave, London, SW4 8JN	29/03/2007	0.15	5	0	0%
2009/10	07/03143/FUL	536 Wandsworth Road, London, SW8 3JX	09/05/2008	0.11	3	0	0%
2009/10	07/05063/FUL	130 Streatham Vale, London, SW16 5TB	17/04/2008	0.24	1	0	0%
2009/10	08/00379/FUL	55 Bedford Road, London, SW4 7RH	25/04/2008	0.14	5	0	0%
2009/10	08/02047/FUL	Business, 75-79 York Road, London, SE1 7AQ	27/08/2008	0.13	5	0	0%
2009/10	10/00309/LDCE	Pembroke Lodge, 149 Leigham Court Road, London, SW16 2NX	17/03/2010	0.22	6	0	0%
2010/11	04/00157/FUL	Austin House, Brixton Hill, London, SW2 1QP	28/10/2005	0.11	5	0	0%