

Summary Housing Development Pipeline Report 2006/07

The London Borough of Lambeth published its Housing Development Pipeline Report 2006-2007 in February 2008. This document provides a selection of the summary tables from the report that provide a snapshot of housing development in the borough.

The full report provides a record of housing completions for the year 2006/07 and a snapshot position for the development pipeline as of 31 March 2007 in respect of housing developments completed, under construction, with unimplemented planning permissions, at planning application stage and identified sites.

This applies to new build housing; change of use; and house conversions.

The information is presented in a series of summary tables and then lists the various sites individually under the various categories of the development pipeline.

In this way it meets the requirement in Planning Policy Statement 3 (Housing) in setting out the Council's 5 year housing supply.

The monitoring figure for housing supply is set by the London Plan Alterations (December 2006). The figure for Lambeth is a total of 11,000 additional dwellings in the 10 year period 2007/08 to 2016/17. The annual monitoring is therefore 1,100 additional (net) dwellings per year.

The London Plan target includes conventional and non-conventional housing supply. Non-conventional housing involves homes that were previously vacant being brought back into use and non-self contained accommodation.

The report only provides information on conventional housing as this is the housing supply that planning policy and the operation of the planning system can directly affect. Also the assessment/identification of five years supply is expressed/related to just conventional housing.

Five year Supply – the five year supply requirement for Lambeth amounts to a total of 5,500 additional homes.

As at 31 March 2007, there was a total of 6,779 additional dwellings consisting of dwellings under construction; those with unimplemented planning permissions and those for which planning permission has been approved and awaiting completion of Section 106 Agreements (see Table 4). This amounts to over six year's supply of housing.

In addition there is a potential further capacity of over 2,400 homes on sites identified in the London Plan Housing Capacity Study of 2004 which have not yet been the subject of planning applications. If these are included the total identified supply would amount to over 9,000 dwellings.

Progress in relation to London Plan targets – the London Plan target starts in the year 2007/08. The performance in the last two years has exceeded the target figure.

In 2005/06 1,152 dwellings were completed. In addition there were 188 dwellings of non-conventional supply making a total for monitoring purposes of 1,340.

In 2006/07 1,127 dwellings were completed. In addition there were 161 dwellings of non-conventional supply making a total for monitoring purposes of 1,288. (See Table 6 for conventional completions).

Development Pipeline Summary Tables

(Please note that the 'gross' number of units from a housing development is simply the number of units created by the development. The 'net' figure is the number of housing units created minus any existing units lost due to the development. For example if a house is converted into three flats the gross number of units generated by the development is three, whereas the net number is two.)

Table 1. Residential Completions 06-07 Summary Table

Type	Net New Build Units	Net Change of Use Units	Net Flat Conversions Units	Gross Affordable Units	Net Affordable Units	Gross Market Units	Net Market Units	Total Gross Gain	Total Net Gain
No	684	106	337	223	209	1173	918	1396	1127

Please note that the difference between the net and gross total number of units is caused by not only by the net number units being fewer than the gross on many sites where conversion or redevelopment works have been carried out, but also by a small minority of developments where there is a net loss in the number of units created. A net loss of housing units generally occurs in developments that are de-conversions of flats back into houses or redevelopment of sites at a lower density. In 2006-2007 there were 20 schemes and a total of 27 units lost in this manner. Please contact the Planning Policy team if you would like a breakdown of developments where there has been a net loss of units.

Table 2. Residential Under Construction 06-07 Summary Table

Type	New Build	Change of Use	Flat Conversions	Total Gross Gain	Total Net Gain	Affordable Units	Market Units
No	1429	214	117	1945	1760	443	1322

Table 3. Residential un-started valid Permissions 06-07 Summary Table

Type	New Build	Change of Use	Flat Conversions	Total Gross Gain	Total Net Gain	Affordable Units	Market Units
No	4206	476	260	6518	4922	2139	2783

Table 4. Residential Pending S106 Agreements 06-07 Summary Table

Type	New Build	Change of Use	Flat Conversions	Total Gross Gain	Total Net Gain	Affordable Units	Market Units
No	604	70	25	722	699	293	406

Table 5. Residential 06-07 Approvals Summary Table

Gross Units Approved	Net Units Approved	Gross Affordable Approved	Net Affordable Approved	% of Net Approved Units Affordable	Approved New Build Gross	Approved New Build Net	Approved New Build Net Affordable	% of Approved New Build Affordable
6847	4659	1966	1243	27%	5631	3768	1057	28%

Table 6. Residential Completions Rolling Total Development Type Summary Table

	New Build				Flat Conversions			
	Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%
2005-06	1007	60%	729	63%	432	26%	269	24%
2006-07	693	50%	684	61%	589	42%	337	30%
Totals	1705	56%	1413	62%	1068	35%	606	27%
	Change of Use				Totals			
	Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%
2005-06	200	12%	153	13%	1671	100%	1151	100%
2006-07	114	8%	106	9%	1396	100%	1127	100%
Totals	314	9%	259	11%	3047	100%	2278	100%

Table 7. Residential Approvals Development Type Summary Table

	New Build				Flat Conversions			
	Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%
2006-07	5631	82%	3768	81%	720	11%	416	9%
	Change of Use				Totals			
	Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%
2006-07	496	7%	475	10%	6847	100%	4659	100%

Table 8. Residential Rolling Total Affordable Completions Summary Table

	Affordable				Private				Totals			
	Gross		Net		Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2005-06	620	37%	328	29%	1051	63%	823	71%	1671	100%	1151	100%
2006-07	223	16%	209	19%	1173	84%	918	81%	1396	100%	1127	100%
Totals	843	28%	537	24%	2224	72%	1741	76%	3067	100%	2278	100%

Table 9. 06-07 Affordable New Build Summary Table

Type	Total Number New Build Units	Net of	Total Number Affordable Units	Net of	Total Number of New Build Affordable Units	% of New Build Units that are Affordable
No	684		209		188	28%

Table 10. Five Year Housing Supply Summary Table

	Net Number of Units
Valid Outstanding Planning Permissions	4922
Units Under Construction	1158
Developments Approved awaiting S106 Agreements	699
Total	6779
London Plan Annual Target	1100
Five Year Supply, 5 x 1,100 London Plan Annual target	5500