

London Borough of Lambeth

**Annual Position Statement: Housing Supply &
Delivery**

September 2019

1. National planning policy

- 1.1. The National Planning Policy Framework February (NPPF) 2019 requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. The supply of specific deliverable sites should in addition include a buffer of 5% to ensure choice and competition in the market for land. Where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement a buffer of 10% should be included to account for fluctuations in the market during that year. Where there has been a significant under delivery over the previous three years, local planning authorities should increase the buffer to 20% to improve the prospect of achieving the planned supply.
- 1.2. The glossary of the NPPF states that to be considered deliverable, sites 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. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 1.3. Authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period.
- 1.4. The NPPF also introduces the Housing Delivery Test. This is a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period. Housing Delivery Test results will be published annually in November by the Ministry of Housing, Communities and Local Government (MHCLG) Where the Housing Delivery Test indicates that delivery has fallen below 95%, an authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years.

2. Lambeth's Housing Requirement (housing target)

- 2.1. Lambeth's current housing requirement (target) is set in the London Plan 2016 (consolidated with alterations since 2011). A minimum of 15,594 net additional dwellings should be delivered over the ten year period 2015/16-2024/25, which equates to an annual minimum figure of 1,559 net additional dwellings (dpa). The

previous London Plan (2011) target for Lambeth was 1,195 dpa over the period 2011/12-2020/21.

- 2.2. The London Plan 2016 target is made up of conventional supply, non-self-contained accommodation and vacant dwelling returned to use. Conventional supply comprises net additional self-contained dwellings. Non-self-contained accommodation includes hostels, residential care homes and student accommodation.
- 2.3. Conventional supply and non-self-contained accommodation are not disaggregated within the target. The figures to be used as the monitoring benchmark for Lambeth are as follows:

Table 1: Disaggregated housing target for monitoring purposes for Lambeth 2015/16 to 2024/25

Element of housing supply	London Plan annual monitoring benchmark for Lambeth 2015/16 to 2024/25
Conventional supply and non-self-contained accommodation	1,490
Vacant dwellings returned to use	70
Minimum annual target	1,559

Source: London Plan 2016 Table A4.1

- 2.4. The London Plan 2016 target is derived from the Greater London Authority's 2013 Strategic Housing Land Availability Assessment (SHLAA 2013). The figures for conventional supply in this study were calculated from information about identified large sites (over 0.25 hectares) and an assumption for small sites based on a seven-year historic trend. Of the 1,490 net additional dwellings per annum in Lambeth, 779 (52%) are expected to be delivered on identified large sites and the remaining 711 (48%) a combination of conventional supply on small sites and non-self-contained accommodation, based on the assumptions in the SHLAA 2013. However, this is not a requirement and the proportions in practice can and do vary.
- 2.5. The data for Lambeth is set out in the GLA's document *The London Strategic Housing Land Availability Assessment 2013 (January 2014)*.

3. Monitoring of housing supply in Lambeth

- 3.1. In order to monitor the delivery of housing in Lambeth as required by national policy, the council produces an annual housing development pipeline. This tracks the number of net additional dwellings completed each financial year, as well as units that are expected to be delivered from developments under construction and unimplemented permissions. The most recent report is the *Lambeth Housing Development Pipeline Report 2018/19* published in September 2019.
- 3.2. As part of this process, housing delivery on identified large sites in the SHLAA 2013 is monitored. This enables an update of the estimated capacity and year of delivery based on actual completions, schemes under construction and unimplemented permissions. This analysis forms the basis of the housing trajectory to demonstrate

past and projected delivery of housing (completions) in Lambeth, and the availability of a five year supply of deliverable land for housing, which is set out in this report.

3.3. Lambeth has a good record of delivery against its housing target over the last ten years. Total housing delivery has outperformed the London Plan targets by a total of 2,543 units since 2009/10. In 2018/19, 2,288 net additional dwellings were completed which is 729 dwellings above the annual target.

Table 2: Record of housing delivery against target in Lambeth (conventional and non-conventional supply)

Year	London Plan target	Net additional dwellings completed	Number of units above or below target
2009/10	1,100	1,489	+389
2010/11	1,100	1,602	+502
2011/12	1,195	912	-283
2012/13	1,195	725	-470
2013/14	1,195	1,431	+236
2014/15	1,195	1,788	+593
2015/16	1,559	2,505	+946
2016/17	1,559	1,445	-114
2017/18	1,559	1,574	+15
2018/19	1,559	2,288	+729
Total	13,216	15,759	+2,543

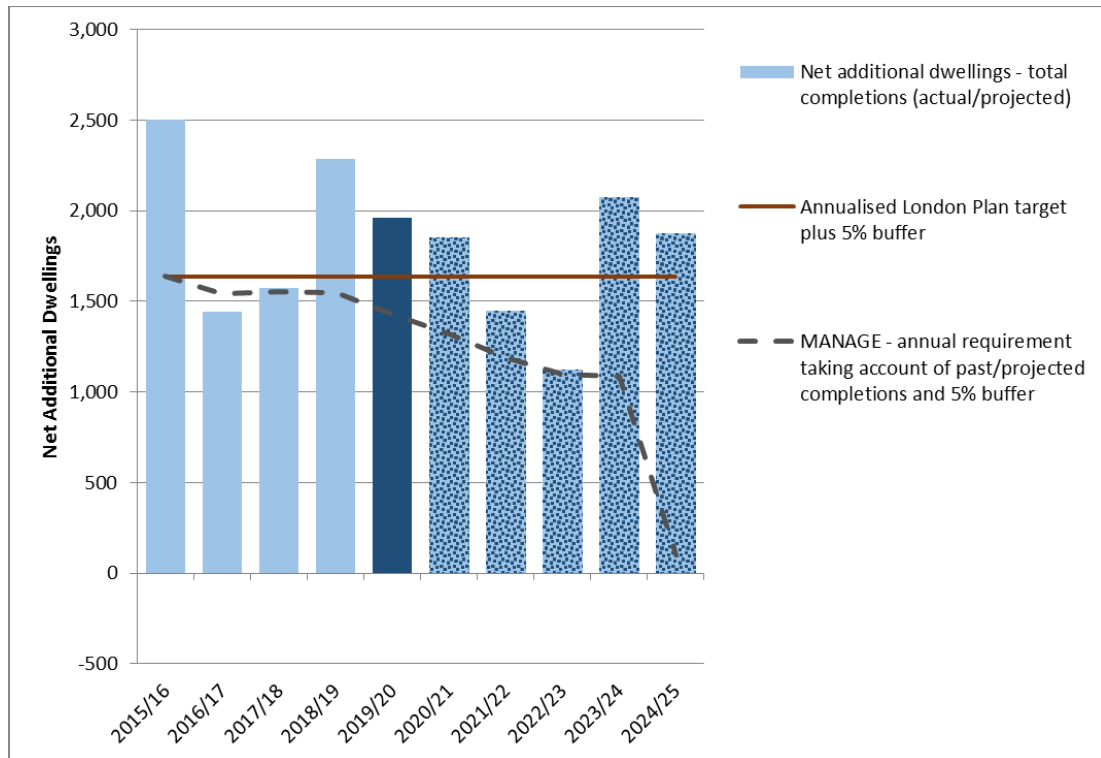
Source: Lambeth Housing Development Pipeline 2008-2018

3.4. Lambeth's Housing Delivery Test result for 2017/18 (published by the MHCLG in February 2019) was 125%. The HDT uses the 1,195 target referred to in the Lambeth Local Plan 2015, rather than the more recent 1,559 target in the London Plan 2016.; it also adjusts the quantity of NSC housing delivered so that 2.5 student dwellings are equivalent to one conventional unit, whereas the GLA still monitors student dwellings as equivalent to one conventional unit. Assuming this methodology is used again for 2018/19, it is anticipated that Lambeth's HDT result will be 113%.

4. Housing Trajectory and Five Year Supply

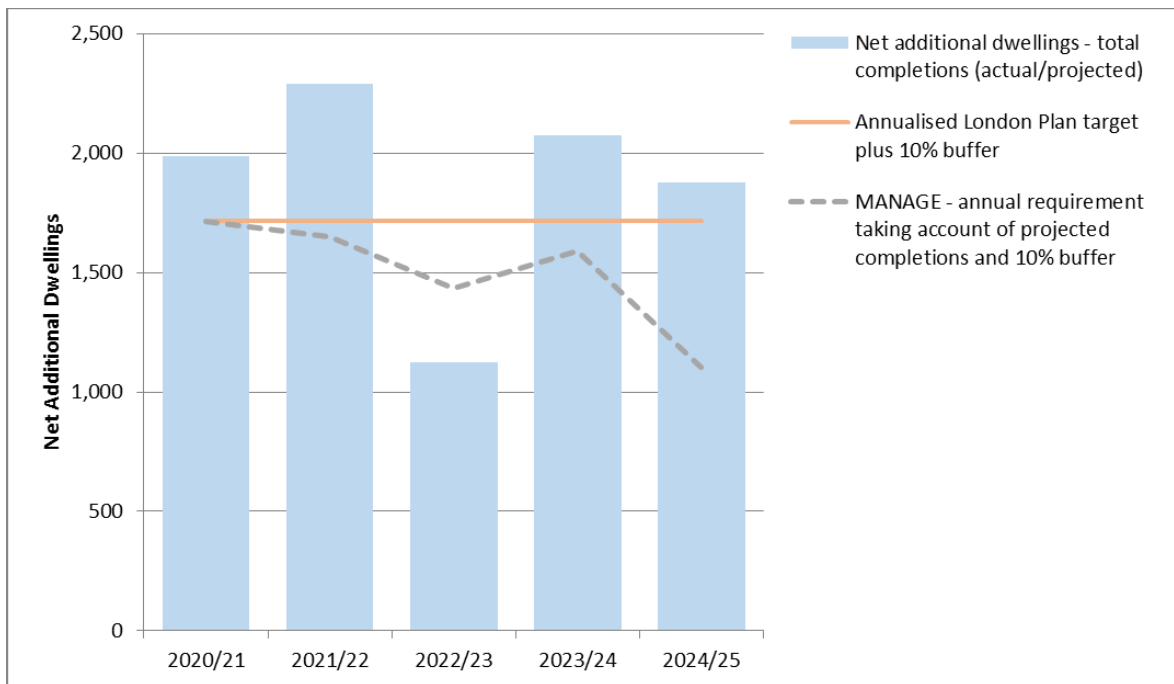
4.1. The latest housing trajectory for Lambeth over the full ten year London Plan (2016) period is set out in Graph 1 and Table 3 below. The housing trajectory for the next five years is illustrated in Graph 2, and includes a 10% buffer on the London Plan target as specified in the NPPF.

Graph 1: Lambeth Housing Trajectory 2019 – Ten Year Supply



4.2. The darker blue bar in graph 1 is the current reporting year 2019/20. The five patterned bars represent the next five years' supply. The dashed grey line, or 'manage line', represents the level and rate of completions required to achieve the full London Plan housing target plus 5% buffer over the ten year period 2015/16 to 2024/25, taking account of actual and projected delivery.

Graph 2: Lambeth Housing Trajectory 2019 – Five Year Supply



4.3. The ‘manage’ line in Graph 2 represents the level and rate of completions required to achieve the full London Plan housing target, plus a 10% buffer, over the five year period 2020/21 to 2024/25 taking account of projected delivery.

4.4. The estimated capacity and year of delivery for each of the SHLAA 2013 large sites, which these projections are based on, is set out in Appendix 1. The trajectory also includes windfall sites over 0.25ha that have come forward since the 2013 SHLAA was carried out. Windfall non-self-contained developments have also been included and the assumed level of delivery of non-self-contained units in the 2013 SHLAA has been removed from the table to avoid double-counting.

4.5. The graphs and data show that the rate of completions per annum is likely to fluctuate over the next five years. However, the total number of units completed over the five years is expected to be well above the cumulative target for that period. Predicted fluctuations between the years arise from a number of very large schemes expected to complete during this time, particularly in Waterloo and Vauxhall. For example, most of the residential element of the Shell Centre redevelopment is expected to complete in 2019/20, which accounts for half of the annual housing requirement.

4.6. Cumulative completions are predicted to exceed the cumulative target (including the 5% buffer) by 1,774 dwellings over the full 10 year London Plan period. Over the next five years, cumulative completions are expected to exceed the cumulative target (with a 10% buffer) by 771 dwellings.

Table 4: Lambeth Housing Trajectory (conventional supply and non-self-contained accommodation) 2018/19

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Net additional dwellings – conventional supply, SHLAA 2013 identified large sites	548	663	1,058	693	1,303	1,167	762	440	1,390	1,192
Net additional dwellings – conventional supply on small sites + non-self-contained	1,882	762	491	1,566	588	747	1,455	614	614	614
Vacants brought back into use	75	20	24	29	70	70	70	70	70	70
Net additional dwellings - total completions (actual/projected)	2,505	1,445	1,573	2,288	1,961	1,984	2,287	1,124	2,074	1,876
London Plan annualised target	1,559	1,559	1,559	1,559	1,559	1,559	1,559	1,559	1,559	1,559
Cumulative completions for 10 year London Plan period	2,505	3,950	5,523	7,811	9,772	11,623	13,069	14,193	16,267	18,143
Annualised London Plan target plus 5% buffer	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637
Cumulative London Plan target including 5% buffer	1,637	3,274	4,911	6,548	8,185	9,822	11,459	13,096	14,733	16,370
MONITOR - number of dwellings above or below cumulative allocation including 5% buffer	868	676	612	1,263	1,587	1,801	1,610	1,097	1,534	1,774
MANAGE - annual requirement taking account of past/projected completions and 5% buffer	1,637	1,541	1,552	1,550	1,426	1,320	1,187	1,100	1,088	103
Cumulative completions for 5 year supply period	-	-	-	-	-	1,984	4,271	5,395	7,469	9,345
Annualised London Plan target plus 10% buffer	-	-	-	-	-	1,715	1,715	1,715	1,715	1,715
Cumulative London Plan target including 10% buffer	-	-	-	-	-	1,715	3,430	5,145	6,860	8,575
MONITOR - number of dwellings above or below cumulative allocation including 10% buffer	-	-	-	-	-	269	841	250	609	771
MANAGE - annual requirement taking account of projected completions and 10% buffer	-	-	-	-	-	1,715	1,648	1,435	1,590	1,106

5. Non-self-contained accommodation and vacant dwellings returned to use

5.1. Lambeth's record on completions of non-self-contained accommodation and vacant dwellings returned to use since 2009/10 is set out in table 5 below

Table 5: Net additional non-self-contained units and vacant dwellings returned to use in Lambeth since 2009/10 (completions)

Year of Completion	Net additional non-self-contained units	Vacant dwellings returned to use
2009/10	-7	344
2010/11	0	313
2011/12	-26	88
2012/13	-14	116
2013/14	383	195
2014/15	310	72
2015/16	1,077	75
2016/17	-21	20
2017/18	6	24
2018/19	1,040	29
Total	2,270	1,276

Source: Lambeth Housing Development Pipeline Data 2009-2019

5.2. Completions of non-self-contained dwellings includes completions of student housing. The most recent information about the student housing pipeline in Lambeth is contained in the Lambeth Student Accommodation Assessment 2018/19.

5.3. In 2018/19 there was a net gain of 1,040 non-self-contained dwellings from two large student accommodation developments that were completed. There are a significant number of student units currently under construction, so the pipeline for non-self-contained dwellings remains strong.

5.4. The number of vacant properties returned to use in 2018/19 was 29, which is lower than the anticipated annual benchmark of 70. Council officers responsible for managing the empty homes programme consider that economic uncertainty is a major factor in the downturn, as owners are unwilling to sell or let their properties. A reduction in funding from the Mayor's office has also had a negative impact on the council's work returning empty homes to use.

6. Affordable Housing

6.1. Lambeth Local Plan (adopted September 2015) requires provision of affordable housing on sites of at least 0.1 hectares or capable of accommodating ten or more homes. The policy seeks the provision of 50% affordable housing with grant and 40% without grant, plus a 70:30 ratio of social and affordable rented units to intermediate, subject to viability. This policy replicates the approach in the Lambeth Core Strategy (adopted January 2011) and its predecessor, the Unitary Development Plan (August 2007). The Lambeth Local Plan policy must be read alongside London Plan policy and guidance on affordable housing.

- 6.2. In August 2017, the Mayor published the Affordable Housing and Viability SPG, which provides guidance on the threshold approach to Affordable Housing and allows for a Fast Track Route for applications that propose 35% affordable housing on site without grant and a policy-compliant tenure split. This is a material consideration in decision making. The two largest schemes approved in Lambeth during 2018/19 both followed the Fast Track Route – Kennington gasholders site and Tesco, Kennington Lane, together providing 409 affordable units.
- 6.3. In October 2017, the Council published a Development Viability Supplementary Planning Document (SPD). The aim of this is to increase clarity and transparency in assessments of development viability, particularly as they affect delivery Affordable Housing. It is anticipated that the approach set out in these two guidance documents will result in an uplift in affordable housing approvals over time. However, the timescales involved in major development projects mean that these results are unlikely to be immediate.
- 6.4. Table 6 below summarises Lambeth’s record in delivering affordable housing since 2009/10, measured through net housing completions. Table 7 summarises the record on gross completions over the same period (not taking account of units lost through development). Tables 8 and 9 provide gross approvals figures. Table 8 includes all permissions (including prior approvals); table 9 excludes permission types where affordable housing policies cannot be applied. In addition, table 9 provides information on affordable housing contributions not otherwise included – such as off-site units and payment in lieu (PIL).
- 6.5. Lambeth’s record on affordable housing approvals improved following the adoption of the Unitary Development Plan in August 2007, at which point the policy approach described in paragraph 6.1 had full weight. Overall, the record on both approvals and completions since 2008 is strong, particularly for new build completions, although in recent years there have been marked fluctuations.
- 6.6. The level of affordable housing completions in 2018/19 was an improvement on 2017/18. Two schemes completed that provided affordable housing as part of larger estate regeneration programmes (Loughborough Park and Clapham Park estates) although both of these were relatively small. Other significant affordable housing developments completed included the redevelopment of Lollard Street Nursery - the off-site affordable housing contribution from the Shell Centre redevelopment, and the redevelopment of former council offices Hambrook House.
- 6.7. In addition to the 653 on-site affordable units approved during 2018/19, a total of £5,267,832 was secured towards off-site affordable housing (see Table 9). This is the second highest amount secured over the past six years. Developments with fewer than 10 units provided £1,479,721, or 28% of the total. The majority of the remainder was secured from the approval of redevelopment of the ITV Centre, although this permission is not expected to be built out. Two smaller major schemes also made financial contributions to affordable housing.
- 6.8. There are a number of schemes with a high proportion of affordable housing that were granted permission subject to a section 106 agreement prior to April 2018 but have not yet been included in the monitoring figures. This will happen once the section 106 agreement has been finalised, likely to be during 2019/20. These

developments include estate regeneration schemes at Knight's Walk, South Lambeth, Clapham Park and Westbury estates, all of which include at least 50% affordable housing.

Table 6: Affordable Housing Completions in Lambeth (net) 2009/10 to 2018/19

Monitoring Year	Residential units completed	Affordable units completed	Affordable units as a % of all units completed	Residential units completed – new build only	Affordable units completed – new build only	Affordable units as a % of all units completed – new build only
2009/10	1,152	420	36%	751	410	55%
2010/11	1,289	694	54%	1,185	688	58%
2011/12	850	348	41%	623	348	56%
2012/13	623	269	42%	506	273	54%
2013/14	853	99	12%	602	97	16%
2014/15	1,406	354	25%	1,053	353	33%
2015/16	1,353	141	10%	752	128	17%
2016/17	1,455	439	30%	1,010	431	43%
2017/18	1,544	294	19%	1,317	294	22%
2018/19	1,219	309	24%	1,051	308	29%

Table 7: Affordable Housing Completions in Lambeth (gross) 2009/10 to 2018/19

Monitoring Year	Residential units approved	Affordable units completed	Affordable units as a % of all units completed	Residential units completed – new build only	Affordable units completed – new build only (on site)	Affordable units as a % of all units completed – new build only
2009/10	1,498	490	33%	895	480	54%
2010/11	1,388	694	50%	1,191	688	58%
2011/12	1,131	417	37%	696	417	60%
2012/13	801	365	46%	590	351	59%
2013/14	1,461	484	33%	1,070	482	45%
2014/15	1,062	390	24%	1,103	379	34%
2015/16	1,706	388	23%	1,015	372	37%
2016/17	1,624	539	33%	1,093	503	46%
2017/18	1,676	294	18%	1,364	294	22%
2018/19	1,313	316	25%	1,062	314	30%

Table 8: Affordable Housing Approvals in Lambeth (gross) 2013/14 to 2018/19: all permissions¹

Monitoring Year	All permissions			Permissions with 10 or more units		
	Residential units approved	Affordable units approved	Affordable units as a % of all units approved	Residential units approved (schemes with 10 or more units)	Affordable units approved (schemes with 10 or more units)	Affordable units as a % of all units Approved (schemes with 10 or more units)
2013/14	2,983	802	27%	2,357	788	33%
2014/15	5,276	912	17%	4,598	903	20%
2015/16	2,495	653	26%	2,106	652	31%
2016/17	3,567	715	20%	2,419	704	29%
2017/18	1,936	328	17%	1,562	323	21%
2018/19	2,453	653	27%	1,461	645	44%
Total	18,710	4,063	22%	14,503	4,015	28%

Table 9: Affordable Housing Approvals in Lambeth (gross) 2013/14 to 2018/19: full permissions plus additional affordable housing contributions secured on previously approved developments²

¹ Includes Prior Approvals, through which no affordable housing can be secured

² Figures exclude Lawful Development Certificates, Prior Approvals and Reserve Matters applications. Any additional on-site units and/or affordable housing contribution secured where an existing permission has been varied through a minor material amendment/variation of condition application are included.

Monitoring Year	Residential units approved	On-Site Affordable units approved	Additional Off-Site Affordable Units Secured ³	Total Payment in Lieu (PIL) Secured	Equivalent off-site affordable units secured through PIL ⁴	PIL Balance ⁵	Total Approved Units, including off-site and PIL equivalent units	Total Approved Affordable Units, including off-site and PIL equivalent units	Affordable units as a % of all units approved
2013/14	2,723	752	0	£362,661	0	£362,661	2,723	752	28%
2014/15	2,989	541	0	£0	0	£0	2,989	541	18%
2015/16	1,350	562	64	£1,720,996	3	£1,087,416	1,417	629	44%
2016/17	1,352	442	0	£204,318	0	£204,318	1,352	442	33%
2017/18	1,176	238	0	£20,992,000	54	£0	1,230	292	24%
2018/19	2,002	544	0	£5,267,832	0	£5,267,832	2,002	544	27%

³ Off-site affordable units secured that were granted a separate permission within the same financial year are not included, to avoid double counting

⁴ Where the Payment in Lieu amount has a specified equivalent quantum of affordable units in the decision report

⁵ Total PIL secured minus PIL which has a specified equivalent quantum of affordable units

7. Conclusion

- 7.1. Lambeth's London Plan housing target was exceeded in 2018/19. The council's record on delivery against London Plan housing targets has been strong over the past ten years. In total 2,543 units more than the cumulative London plan target have been delivered since 2009.
- 7.2. Lambeth is expected to exceed both its five and ten year housing supply targets. This is illustrated in the updated housing trajectory, and remains true even with the inclusion of a 5% buffer (for ten year supply) or 10% buffer (for five year supply). Over the ten year period 2015/16-2024/25, the cumulative housing target (including the 5% buffer) is likely to be exceeded by 1,774 dwellings. For the period 2020/21-2024/25, housing delivery is expected to exceed the housing target plus a 10% buffer by 771 units.
- 7.3. The housing trajectory includes a number of large sites identified since the 2013 SHLAA that are expected to deliver housing before 2024/25. These have been included in the housing trajectory in this report.
- 7.4. There was an uplift in completions and approvals of affordable housing in 2018/19 compared to 2017/18. Changing circumstances result in fluctuations from year to year.
- 7.5. A number of significant estate regeneration projects were approved subject to s106 agreement prior to April 2018, but these approvals will not be included in the figures until the s106 agreements are completed, likely to be in 2019/20.
- 7.6. The council published a Development Viability SPD in October 2017 to increase clarity and transparency in development viability assessments, particularly as they affect delivery of affordable housing. This complements the approach set out in the Mayor's Affordable Housing and Viability SPG published in August 2017. These guidance documents have begun to affect affordable housing delivery: 409 affordable units were secured through the Fast Track Route from the two largest schemes approved during 2018/19.

Appendix 1 – Delivery of conventional Housing on identified large sites in Lambeth: position at end March 2019

Site Name	SHLAA 2013 site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Completed											
Various sites within Stockwell Park & Rosart Estates Rosart Street	Yes	116	0	0	0	0	0	0	0	0	0
Myatts Field North Housing Estate Akerman Road	Yes	102	266	0	0	0	0	0	0	0	0
Former Lilian Baylis School	Yes	86	0	0	0	0	0	0	0	0	0
4 - 14 Union Road & 342-344 Clapham Road	Yes	77	0	0	0	0	0	0	0	0	0
35 - 51 Bedford Road, SW4 7SG	Yes	75	0	0	0	0	0	0	0	0	0
Plot Opposite 251-275 Milkwood Road	Yes	42	0	0	0	0	0	0	0	0	0
Claremont East Housing Estate Garden Lane	Yes	35	0	0	0	0	0	0	0	0	0
25 - 33 Macaulay Road SW4	Yes	16	0	0	0	0	0	0	0	0	0
Offley Works, Offley Road	Yes	9	0	0	0	0	0	0	0	0	0
Sainsbury's, Wandsworth Road	Yes	0	222	246	0	0	0	0	0	0	0
2 to 24 Kennington Lane	Yes	0	65	0	0	0	0	0	0	0	0
Land at St Agnes Place St Agnes Place, SE11	Yes	0	52	0	0	0	0	0	0	0	0
34 - 36 Bedford Road, SW4 7HJ	Yes	0	40	0	0	0	0	0	0	0	0
Land by Waterloo Road, Baylis Road, & Pear Place	Yes	0	9	0	0	0	0	0	0	0	0
Westow Hill & 10-20 Crystal Palace Parade	Yes	0	9	0	0	0	0	0	0	0	0
Megabowl site, Wentworth House and 142-170 Streatham Hill	Yes	0	0	254	0	0	0	0	0	0	0

Continued overleaf

Site Name	SHLAA 2013 site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Completed (continued)											
Vauxhall Sky Gardens, 143-161 Wandsworth Road	Yes	0	0	239	0	0	0	0	0	0	0
Hampton House, 20 Albert Embankmen	Yes	0	0	162	90	0	0	0	0	0	0
340 Clapham Road & 9 Jeffrey's Road	Yes	0	0	78	0	0	0	0	0	0	0
Keybridge House	Yes	0	0	53	246	0	0	0	0	0	0
'Your New Town Hall' - Triangle Site	Yes	0	0	0	119	0	0	0	0	0	0
Elthelred Nursery, Lollard St	Yes	0	0	0	89	0	0	0	0	0	0
86-88 Gresham Road	Yes	0	0	0	28	0	0	0	0	0	0
Clapham Park Estate	Yes	0	0	-1	31	0	0	0	0	0	0
Loughborough Park Estate SW9	Yes	-10	0	27	90	0	0	0	0	0	0
Under Construction											
Shell Centre, 2-8 York Road	Yes	0	0	0	0	769	0	0	108	0	0
Sainsbury's, Wandsworth Road	Yes	0	0	0	0	231	0	0	0	0	0
Loughborough Park Estate SW9	Yes	0	0	0	0	159	0	0	0	0	0
Clapham Park Estate	Yes	0	0	0	0	88	0	0	0	0	0
86-88 Gresham Road	Yes	0	0	0	0	43	0	0	0	0	0
Tyler House, Sidney Road	No	0	0	0	0	13	0	0	0	0	0
Bondway Commercial	Yes	0	0	0	0	0	450	0	0	0	0
Keybridge House	Yes	0	0	0	0	0	171	125	0	0	0
44, Clapham Common South Side	Yes	0	0	0	0	0	107	189	0	0	0
Thrayle House	Yes	0	0	0	0	0	101	0	0	0	0
Somerleyton Road	Yes	0	0	0	0	0	74	0	0	234	0

Continued overleaf

Site Name	SHLAA 2013 site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Under Construction (continued)											
Westbury Estate Phase 1	No	0	0	0	0	0	64	0	0	0	0
Fenwick Estate South	No	0	0	0	0	0	55	0	0	0	0
363-365 Clapham Road	Yes	0	0	0	0	0	28	0	0	0	0
IMO Building and Westminster Tower	Yes	0	0	0	0	0	28	0	0	0	0
2A Mandrell Road and land to the West	Yes	0	0	0	0	0	16	0	0	0	0
93 King's Avenue	No	0	0	0	0	0	5	0	0	0	0
18-22 Parry Street/ 72 Bondway/ 96 Wandsworth Road (Vauxhall Square)	Yes	0	0	0	0	0	0	0	124	255	199
Land adjacent to railway line, Avenue Park Road	Yes	0	0	0	0	0	0	0	42	0	0
Loughborough Junction - Higgs Industrial Estate	Yes	0	0	0	0	0	0	0	0	0	134
Land Bounded By Doon Street & Upper Ground	Yes	0	0	0	0	0	0	0	0	0	0
Elizabeth House*	yes	0	0	0	0	0	0	0	0	0	0
Unimplemented											
177 Abbeville Road	No	0	0	0	0	0	41	0	0	0	0
St Margaret's, Barcombe Avenue	No	0	0	0	0	0	15	0	0	0	0
Arches 176 - 177 And 202 Lambeth Road	No	0	0	0	0	0	9	0	0	0	0
Tesco, 263-275 Kennington Lane	No	0	0	0	0	0	0	344	0	0	0
Olive Morris House, 18 Brixton Hill	No	0	0	0	0	0	0	0	74	0	0

* It is anticipated that the current permission on this site will not be built out

Continued overleaf

Site Name	SHLAA 2013 site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Unimplemented (continued)											
Kennington Gas Holders - OAKDA	yes	0	0	0	0	0	0	0	0	210	80
Texaco Garage Albert Embankment	yes	0	0	0	0	0	0	0	0	83	83
West Norwood Lawn Tennis Club, 128 Knight's Hill	No	0	0	0	0	0	0	0	0	32	0
12-20 Wyvil Road London	yes	0	0	0	0	0	0	0	0	23	255
Pascal Street	yes	0	0	0	0	0	0	0	0	0	332
ITV Centre*	Yes	0	0	0	0	0	0	0	0	0	0
Permission Subject to s106											
Knight's Walk	No	0	0	0	0	0	7	0	59	0	0
Clapham Park Estate	Yes	0	0	0	0	0	0	104	0	368	0
Vauxhall Island Site	Yes	0	0	0	0	0	0	0	0	0	0
Westbury Estate	No	0	0	0	0	0	0	0	-11	0	0
South Lambeth Estate	No	0	0	0	0	0	-4	0	0	165	0
Current Application											
260-367 Norwood Road	Yes	0	0	0	0	0	0	0	0	0	0
Higgs Industrial Estate	Yes	0	0	0	0	0	0	0	0	0	0
8 Albert Embankment	Yes	0	0	0	0	0	0	0	0	0	0
Pre-Application											
Various Sites**	-	0	0	0	0	0	0	0	44	20	109
Total		548	663	1,058	693	1,303	1,167	762	440	1,390	1,192

** Four identified sites were the subject of active pre-application discussion at the end of March 2019, with the expectation of planning permission and delivery during the ten year plan period. Assumed figures have been included in the housing trajectory for these sites.