



Havering

L O N D O N B O R O U G H

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN
HOUSING POSITION STATEMENT

Local Plan Housing Position Statement

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1 Introduction

1.1 This position statement has been prepared to support the Proposed Submission Local Plan.

1.2 The purpose of the paper is to provide further details on:

- The planning policy context relating to housing need and supply
- Past housing delivery in Havering
- The need for new housing in Havering
- The various sources of housing supply in Havering
- How the Council will increase the supply of housing through the Local Plan
- The Council's proposed approach to size and mix

1.3 This statement should be considered alongside the other key evidence base documents including:

- The London Strategic Housing Market Assessment 2013
- The Strategic Housing Land Availability Assessment 2013
- The Outer North East London Strategic Housing Market Assessment 2016
- The Outer North East London Strategic Housing Market Assessment: Update for Havering 2016
- The Havering Green Belt Study 2016

2 Policy Context

2.1 National Planning Policy

- 2.1** The National Planning Policy Framework (NPPF) sets out the Government's Planning policies for England and how these are expected to be applied. The Havering Local Plan is required to be consistent with the Framework.
- 2.2** The NPPF states that to boost significantly the supply of housing, local planning authorities should:
- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
 - identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
 - identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
 - for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- 2.3** When preparing Local Plans the NPPF states that local planning authorities (LPAs) should have a clear understanding of housing needs in their area. They should:
- prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
 - prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

2.2 The London Plan

- 2.4** The Mayor of London is responsible for preparing the London Plan, which forms part of the Development Plan for the Havering. Havering's Local Plan is required to be in general conformity with the Mayor's Plan.
- 2.5** The London Plan was originally published in 2011. In 2013 the Mayor undertook a London-wide Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) as key evidence base documents to inform the Further Alterations to the London Plan published in 2015.
- 2.6** The London SHMA 2013 sets out an estimate of London's current and future housing requirements. The central projection in the SHMA indicates that London will require between 49,000 (2015-2036) and 62,000 (2015-2026) more homes a year. This range incorporates different levels of population change over the period, the time taken to address current need (backlog) and the anticipated under delivery between 2013 and 2015. The 2015-2036 figure of 49,000 additional homes a year provides the basis for the detailed housing need figures set out in the London Plan.

- 2.7** The London SHLAA 2013 assesses London's capacity for new residential development. It shows that over the period 2015 to 2025, London has capacity for at least 420,000 additional homes or 42,000 per annum. The SHLAA formed the foundation for the revised housing targets for each borough set out in the London Plan.
- 2.8** Havering's Housing target, as set out in the London Plan, is a minimum of 11,701 over the period 2015-2025, which equates to minimum annual average housing target of 1,170. This target took effect from the 2015/16 reporting year.
- 2.9** Policy 3.3 in The London Plan (increasing Housing Supply) states that Boroughs should seek to achieve and exceed the minimum borough annual average housing target. It also states that if a target beyond 2025 is required, boroughs should roll forward the current target until it is replaced by a revised London Plan housing target.
- 2.10** Policy 3.3 goes on to state that Boroughs should draw on the housing benchmarks in developing their housing targets, augmented where possible with extra housing capacity to close the gap between identified housing need (49,000 homes per annum) and supply (42,000 homes per annum) in line with the requirement of the NPPF.

3 Past Housing Delivery in Havering

- 3.1** As part of the preparation of the Proposed Submission Local Plan, a full review of past housing completions has been completed and is set out in Table 3.1.

Table 3.1

Year	Housing Target	Net Private Completions	Net Affordable Completions	Net Completions	Housing target variance
2004/05	350	355	113	468	+118
2005/06	350	635	76	711	+361
2006/07	350	256	204	460	+110
2007/08	535	365	238	603	+68
2008/09	535	336	301	637	+102
2009/10	535	160	288	448	-87
2010/11	535	141	93	234	-311
2011/12	970	210	235	445	-525
2012/13	970	154	144	298	-672
2013/14	970	645	272	917	-53
2014/15	970	409	329	738	-232
2015/16	1,170	758	205	963	-207
2016/17	1,170			Not yet known	

- 3.2** The NPPF introduces a buffer requirement for the 5 year supply of housing land of 5% or 20% depending on past performance. The NPPF states that a 20% buffer will be applied where there is a persistent record of under delivery.
- 3.3** There is no definitive guidance on what constitutes 'persistent' under delivery. However, the NPPF is clear that a longer term view of housing delivery should be used to assess an authority's record, as this will account for the peaks and troughs of the housing market cycle. Judge Lewis in the Cotswold judgement (EWHC 3719 27 November 2013) said that persistent under delivery "should not be a temporary or short lived fluctuation".
- 3.4** Table 3.1 shows that over the period 2004/05 to 2015/16 Havering has met or exceeded its target in 5 years, and under delivered in 7 years. Havering's delivery record is characterised by a mixture of over and under delivery connected to the peaks and troughs of the housing market cycle. Many of the years in which Havering under delivered were in aftermath of the 2008 financial crisis or in the recession which followed. As this has passed, the number of dwellings completed has increased and has moved in a positive direction. This suggests that Havering's past under delivery is not 'persistent' but is instead linked to cyclical fluctuations linked to wider economic factors.
- 3.5** Havering's record in terms of cumulative under delivery is also mixed. While the total cumulative under delivery figure of 1,318 since 2004/5 is clearly significant, it should also be noted that the majority of this cumulative under delivery occurred in the years between 2010 and 2013. 2010/11 and 2012/13 were both years in which the building of residential dwellings across the UK was at very low levels as a result of the wider position of the UK economy. Indeed, Havering had a net record of cumulative

over delivery against its housing targets until the year 2011/12. Havering's cumulative under delivery can be considered as representative of a short period of very low delivery rather than 'persistent' under delivery i.e. sustained low delivery over a prolonged period.

- 3.6** It should also be noted that Havering has significantly increased its levels of housing delivery since 2013/14. This marks a step change from the level of housing delivery in the decade before this and demonstrates that Havering is making serious efforts to boost its housing delivery. In light of the commentary above, the 5 year housing land supply calculations as set out in section 5.2 of this statement have been based upon a 5% buffer.
- 3.7** In the 2016 Housing White Paper, the Government outlined plans for a new method to assess a borough's housing delivery record. According to these proposals boroughs that failed to deliver 95% of their housing target would need to produce an action plan, addressing the reasons for under delivery and the initiatives needed to solve this. Boroughs that fail to deliver 85% of their housing target would need to apply a 20 per cent buffer on their five year housing land supply calculations. The proposal is that this would be assessed on a three year basis, initially between the 2014/15 and 2016/17 reporting years. Full completions data for Havering is not yet available for the 2016/17 reporting year, however in line with this emerging approach the Council has produced an initial action plan as part of this statement (section 5).

4 Havering's Housing Need

- 4.1** Havering forms part of both the London-wide housing market area and the outer north east London sub housing market area with the London Boroughs of Barking and Dagenham and Redbridge. In line with the requirements of the National Planning Policy Framework, the Council has worked with these authorities to prepare a Strategic Housing Market Assessment.
- 4.2** The Outer North East London SHMA indicates that Havering's full objectively assessed housing need is for 25,200 new homes over the period 2011-2033 or 1,145 homes per annum. Since the initial SHMA was undertaken, updated population projections have been published by the GLA. The updated population projections were reflected in an update of the SHMA which identified an increased housing need in Havering of 30,052 new homes over the period 2011-2033 (1,366 new homes per year).
- 4.3** The SHMA also identifies the need for affordable housing and the size of properties required. Of the 30,052 new homes needed 35% are required to be affordable. The breakdown by size and tenure mix is detailed in Table 4.1 below. The Council's proposed approach to size mix is set out in Section 6.

Table 4.1 Havering's Objectively Assessed Housing Need (Outer North East London SHMA – Update for Havering 2016)

	Number	Percentage (%)
Market Housing		
1 Bedroom	1,590	8%
2 Bedrooms	3,030	15.5%
3 Bedrooms	12,490	64%
4 Bedrooms	2,260	11.5%
5 Bedrooms +	160	1%
TOTAL MARKET HOUSING	19,530	100%
Affordable Housing		
1 Bedroom	640	6%
2 Bedrooms	2,840	27%
3 Bedrooms	5,400	51%
4 Bedrooms	1,610	15.5%
5 Bedrooms +	20	Less than .5%
TOTAL AFFORDABLE HOUSING	10,520	100%
TOTAL	30,050	

5 Housing Supply

5.1 Sources of Supply

- 5.1** This section provides details of the various sources of housing supply in Havering as well as the actions that the Council is taking to ensure an increase in housing delivery.
- 5.2** The 2013 London Strategic Land Availability Assessment, as detailed previously, identified Havering's housing capacity as 11,701 dwellings over the 2015-2025 plan period. The SHLAA is an essential component of the evidence for Havering's Local Plan, however it should be recognised that the London SHLAA is now over three years old and the GLA are now in the process of undertaking a new Assessment.
- 5.3** In order to ensure that the Proposed Submission Local Plan is based on up to-date housing data it has been necessary to review Havering's housing supply position.
- 5.4** The key sources of supply that have been included in Havering's housing trajectory are:
- Large sites (over 0.25ha) with planning permission;
 - Council Housing Estates Regeneration Sites;
 - Large sites within the Romford Strategic Development Area (Housing Zone);
 - Large sites within the Rainham and Beam Park Strategic Development Area (Housing Zone);
 - Large opportunity sites outside of the two Strategic Development Areas;
 - Sites with 'live' planning applications that have yet to be determined;
 - Sites that have been submitted for pre-application discussions with the Council and where the principle of residential development is accepted;
 - Developed sites within the Green Belt (previously known as Major Developed Sites)
 - Small sites (under 0.25ha); and
 - Vacant units returning to use.
- 5.5** These are expanded on below and full list of sites is set out in Annexes 1 and 2.

Large sites with planning permission

- 5.6** The Council has granted planning permission for over 2,800 residential units which are either under construction or yet to be built. These sites are included in the housing trajectory in line with the NPPF which states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. A list of all sites with planning permission is set out in Annex 3.

Council Housing Estates Regeneration Sites

- 5.7** Further growth will be accommodated from major regeneration of the Council's own housing estates. The Council is planning to build a significant number of new homes in one of the most ambitious local authority home building programmes in the country. The initial programme focuses on 12 sites across the borough delivering over 2,000 additional homes.

Large sites within the Romford Strategic Development Area (Housing Zone)

- 5.8** The arrival of Crossrail in 2018/9 alongside the relative affordability of this area are key drivers of growth. They have already placed Romford firmly in the minds of investors and developers who are keen to realise its opportunities. The Mayor of London has already recognised this and in early 2016 Romford was granted Housing Zone Status which will provide significant investment in order to accelerate the delivery of new homes. The area's significant growth potential is recognised through its anticipated designation by the Mayor of London as an Opportunity Area in the new London Plan.

- 5.9** There are a number of opportunity sites within the Romford Strategic Development Area which can accommodate housing growth. There is an increased demand for homes in east London, and with areas closer to central London becoming unaffordable to many both demand and values will grow, especially with the arrival of Crossrail.

Large sites within the Rainham and Beam Park Strategic Development Area (Housing Zone)

- 5.10** Rainham and Beam Park Strategic Development Area is a major growth and regeneration area and provides the opportunity to establish an exciting new residential neighbourhood linked to the delivery of a new railway station on the existing Essex Thameside line at Beam Park.
- 5.11** The area falls within the London Riverside Opportunity Area, identified in the London Plan as having the capacity to provide a significant number of new homes and jobs. In June 2015, following a successful bidding process, Rainham and Beam Park was identified as one of the GLA's Housing Zones which is providing much needed investment to help secure and accelerate the delivery of new homes by overcoming barriers to development and supporting the provision of social and physical infrastructure in the area to create attractive new places to live.
- 5.12** There are a number of development opportunities within public and private ownership. The GLA are an important land owner in the area and are bringing forward the Beam Park site for residential and mixed use development with Persimmon and L&Q.
- 5.13** The Council is actively acquiring land along the A1306 corridor and will be procuring a development partner to bring forward these sites in joint venture partnership with Mercury Land Holdings. Outline applications are currently being brought forward for these sites.

Large opportunity sites outside of the two Strategic Development Areas

- 5.14** Outside of the two Strategic Development Areas, the Council has identified a number of opportunity sites which have the potential to contribute to the supply of housing in Havering. These sites are listed in Annex 1.

Sites with 'live' planning applications that have yet to be determined

- 5.15** Residential development proposals that have been submitted for planning permission have been included in the trajectory where the principle of residential development is accepted. These applications are still to be determined by the Council.

Sites that have been submitted for pre-application discussions

- 5.16** The Council has undertaken a review of recent pre-application discussions where the principle of residential development has been accepted. This has assisted in identifying sites where there is an active interest in bringing forward development.

Developed sites within the Green Belt

- 5.17** There are two key sites within the Green Belt which were identified within Havering's 2008 Local Development Framework as Major Developed Sites in the Green Belt. The Council recognises that the redevelopment of these sites could make a significant contribution to the supply of housing. The two sites are St Georges Hospital in Hornchurch which is no longer in use and has planning permission for residential redevelopment and Quarles Campus, Harold Hill which has been in educational use.

Small sites

- 5.18** The London SHLAA 2013 estimates (based on previous housing delivery) that on average 151 new homes will be delivered each year from small sites. However, this is considered to be a conservative estimate. The Council has undertaken a more recent review of completions over the last 5 years and found that on average 186 new homes have been delivered each year from small sites. This has been used as a broad estimate within the housing trajectory. Small sites that have already been granted planning permission have not been included in the trajectory in order to avoid double counting.

Vacant units returning to use

- 5.19** These are, according to the Government, dwellings which have been unoccupied and substantially unfurnished for over six months. The 2013 London SHLAA estimates that 26 vacant units will be returned to use per annum in Havering. These vacant units returning to use form part of the London Plan housing target and have therefore been incorporated into the housing trajectory.

Future Sources of Housing Supply

- 5.20** The Council consider that there will be other sources of housing supply across the borough. Consideration has been given to the role of the borough's district centres and their potential for residential intensification. A review of sites in the district centres has found that whilst there may be some scope for intensification, it is unlikely that development will come forward in the early part of the plan due to land ownership issues and the availability of sites. However, the Council's positive strategy within the Local Plan would support such development if it were to come forward.
- 5.21** A further source of supply may arise from the One Public Estates Programme which takes a holistic view of public sector land and property requirements so that surplus land can be released for other uses.

5.2 Havering's approach to land supply

- 5.22** This section sets out the deliverable housing land supply position for the ten year period 2016/17-2026/27.
- 5.23** Havering has based its 5 year housing land supply calculations on the borough's London Plan housing targets. This is in line with the Planning Inspector's guidance in relation to the 2011 London Plan and precedents set by other London Boroughs.

Table 5.1 5 Year Land Supply Calculation

Housing Target	5,850 (1,170 x 5)
5 % buffer	292.5 (5% of 5850)
Under-delivery since 2015	207 (Refer to Table 3.1)
TOTAL	6,349

Table 5.2 Havering's Housing Supply

	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)
Planning permission granted - not yet completed	2,181	623
Council Estate Regeneration Sites	-264	1,413
Rainham and Beam Park Strategic Development Area Sites	611	1,398
Romford Strategic Development Area Sites	690	2,416
Planning applications awaiting decision	216	N/A
Sites submitted for pre-application discussions	354	N/A
Other sites	227	192
Small sites	930	930

	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)
Vacant units returning to use	130	130
	5,075	7,102

- 5.24** Tables 5.1 and 5.2 demonstrate that Havering currently has 4 years of housing land supply based. This is based on a housing target of 1,170 units per annum and includes a 5% buffer in addition to previous under delivery. Despite its best efforts, Havering has been unable to identify a sufficient supply of housing land to meet this target in the first five years. However, table 5.2 demonstrates that over the first 10 years of the Local Plan Havering does have sufficient land capacity to meet the required supply of housing. Havering will seek to meet the required housing supply over the 2016 to 2026 period so that at least 12,177 dwellings are delivered in the first 10 years of the plan.
- 5.25** The Council is therefore adopting a stepped approach which will see an increase in housing deliver over the ten year period with the later years (5-10) seeing an increased housing delivery which will compensate for the lower levels of delivery in the first 5 years.
- 5.26** This approach has been adopted as the majority of deliverable sites in the borough are projected to come forward in the 2021 to 2026 period, Havering's land supply is largely made up of large brownfield sites within the Romford and Rainham and Beam Park Strategic Development Areas. The Council is doing everything possible to bring forward sites as quickly as possible however, these sites have a longer lead in time than smaller sites, and there are a number of site specific constraints.
- 5.27** Havering Council's estate regeneration programme, which involves the delivery of over 1,800 net additional units will, again, take time to deliver. This is because the process of buying back properties sold through right to buy and consulting and decanting residents takes a significant amount of time. The existing units will also need to be demolished, which both delays the start of construction and reduces the five year land supply figure through the initial loss of dwellings.
- 5.28** The proposed approach recognises that there has been a step change in net completions since 2013/14, but that meeting the housing target still represents a significant challenge in the short term. This is Havering's preferred option as it would set a realistic annual monitoring target while also planning to meet the minimum housing targets as set by the London Plan over the 10 year period.
- 5.29** In seeking to address the shortage of housing land supply, the Council has given full consideration to other options. In particular, the Council has looked at the scope for the Green Belt to provide land for new homes. A Green Belt Study has been undertaken as part of the evidence base for the Local Plan and has reviewed all of the Green Belt in Havering against the purposes of the Green Belt as set out in the NPPF. The Council is satisfied that all of the Green Belt in Havering fulfils its purpose.
- 5.30** The Council is firmly of the view that unmet housing need does not constitute very special circumstances justifying inappropriate development within the Green Belt. This approach is supported by National planning policy and by the Mayor of London through the London Plan.
- 5.31** The Council is also concerned that any release of Green Belt could undermine the delivery of housing on key brownfield sites within Rainham and Beam Park and Romford, both of which are important regeneration areas with committed funding programmes and which offer significant opportunities for new homes.
- 5.32** Opportunities for new housing do exist on previously developed sites within the Green Belt at St Georges Hospital and Quarles Campus. Both sites were previously identified in the Local Development Framework as Major Developed Sites within the Green Belt. The St Georges site has planning permission.

6 Size Mix

- 6.1** The SHMA determined the housing mix in terms of size for affordable housing to be around 50% for 3 bedroom properties and 10% for 4 bedrooms or more for the period 2011-13. This is supported as the baseline position.
- 6.2** The assessment for the larger dwelling mix in the SHMA is based on the following four key assumptions:
- The continued under-occupation of larger properties by smaller households.
 - Current over-crowding in the 2 bedroom social housing stock.
 - Growth in family households
 - Other household types. This category covers both single persons living together and also categories such as 3 generations of a family living together.
- 6.3** Each of these assumptions and further supporting evidence is explored in further detail below.

The continued under-occupation of larger properties by smaller households

- 6.4** Many households in Havering would have previously been allocated family housing when they had dependent children and were in need of a larger property. The Council's strategy is to reduce the backlog of under-occupation. As the Council cannot force people to move from their homes, one of the ways of achieving this is to ensure that there are sufficient, or smaller high quality properties that meet their needs and will be desirable to move to once their children have left home.
- 6.5** It is therefore important that the Council still support an element of smaller properties as set out in section 4.5 of the Housing Strategy 2014-17 which can be found at <https://www.havering.gov.uk/Documents/Housing/housing-strategy-havering-2014-17.Pdf>.
- 6.6** The housing need and demand data shown in Table 6.1 is derived from those residents who are on the Council's housing register wishing to move into smaller alternative affordable housing. It shows that the majority of the need is for 1 bedroom and 2 bedroom properties at 56% and 41% respectively. It should be stressed that these figures represent current needs for households who have identified that they wish to downsize. In practise there are many more under-occupying households in the social rented sector in Havering with the 2011 Census indicating that there were a total of 4,300 who had more bedrooms than were technically required under the bedroom standard assessment. Any increase in the rate of downsizing will free larger properties.

Table 6.1 Havering's under-occupying households on the housing register – as at 31st January 2017

Current Bedroom size	Bedroom size required			
	1 bedroom	2 bedroom	3 bedrooms	Total
2 bedroom	91	0	0	91
3 bedrooms	19	77	0	96
4 bedrooms	0	3	5	8
Total	110 (56%)	80 (41%)	5	195

Current over-crowding in the 2 bedroom social housing stock.

- 6.7** Households that are over-crowded in a 2 bedroom property will benefit from the provision of 3 bedroom properties as it will allow them to move to a more suitably sized dwelling. This will also free up the 2 bedroom property to meet the needs of another household.

- 6.8** The housing need and demand data shown in Table 6.2 is derived from those residents who are on the Council's housing register who are overcrowded and seeking to move into larger alternative affordable social housing. It is in line with the SHMA assumption that households are overcrowded in 2 bedroom properties and therefore require 3 bedroom properties (47%). The majority of these are in smaller 2 bed 3 person accommodation whose needs can be met in larger 2 bed 4 person properties. In addition, the data show that there are a considerable number of households who are overcrowded in 1 bedroom properties and therefore require 2 bedroom properties too (46%). Again we would note that these figures only consider households who are currently seeking to move. The 2011 Census indicated that there were a total of 1,300 households in the social rented sector in Havering who were overcrowded when assessed against the bedroom standard and the SHMA assumed that all overcrowded household require to move, not just those on the transfer list.

Table 6.2 Havering's overcrowded households on the housing register – as at 31st January 2017

Current Bedroom size	Bedroom size required					Total
	1 bedroom	2 bedroom	3 bedrooms	4 bedrooms	5 bedrooms	
1 bedroom	0	264	2	0	0	266
2 bedroom	0	0	269	3	1	273
3 bedrooms	0	0	0	33	1	34
4 bedrooms	0	0	0	0	2	2
Total	0	264 (46%)	271 (47%)	36 (6%)	4	575

Growth in family households

- 6.9** The strongest growth in the Havering household projections is for lone parent and couple households with children. While many of these households will initially require a 2 bedroom property, the size of some of the households will grow over time to the point that they will require 3 or more bedroom properties.
- 6.10** Table 6.3 shows the breakdown of the housing need by size mix based on Havering housing register which supports the assumption that many of the households initially require a 2 bedroom property (43%). It is also accepted that over time as they grow, they will require larger accommodation. Some of this need can be met in a larger 2 bedroom 4 person property.

Table 6.3 Havering's housing register need – as at 31st January 2017

Bedroom size	Number	Percentage (%)
1 bedroom	601	27%
2 bedrooms	937	43%
3 bedrooms	562	26%
4 bedrooms	72	3%
5 bedrooms	7	1%
Total	2179	

- 6.11** Table 6.4 also shows the breakdown of the housing need by size mix based on Havering households currently accommodated in temporary accommodation who are waiting to move into settled affordable accommodation. The current main need is for 44% of 2 bedroom properties.

Table 6.4 Havering households in temporary accommodation

Bedroom size	Number	Percentage (%)
1 bedroom	301	28%
2 bedrooms	468	44%
3 bedrooms	254	24%
4 bedrooms	36	3%
5 bedrooms	5	
Total	1064	

- 6.12** Therefore, with the current demand data suggesting a high need for 2 bedroom properties, it is important that we are also able to accommodate these families in the immediate period of the Local Plan leading up to 2033.

Other household types

- 6.13** This category covers both single persons living together and also categories such as 3 generations of a family living together. This category of household type has been rising recently and will include some who are considered to be in affordable housing need in the grounds of affordability in the SHMA figures. While sharing single persons under 35 years will not typically be considered for social housing allocations, many will still require affordable housing. Their need is more likely to be met through the provision of good quality and well managed houses in multiple occupation (HMOs). In addition, the maximum housing benefit they can get is the rate for renting a single room in a shared house, likely to be in a HMO instead of a 3 bed house let to sharers.

Proposed approach to size mix

- 6.14** The Council is committed to providing a range a mix of affordable properties that provide a range of options for our residents and which meet their needs.
- 6.15** The key findings of the SHMA in relation to size mix show that over the Plan period there is a significant need for 3 bedroom properties. However, this can vary over the short and medium term and the current housing need and demand evidence indicates a comparatively significant need for 2 bedroom properties.
- 6.16** The evidence from both the SHMA and our current housing register is showing that the Council's priority through the Local Plan should be for 2 and 3 bed properties, with 1 bed properties less of a priority.
- 6.17** To create mixed and balanced communities, the Council considers it necessary to support a mix of affordable housing sizes. The starting point for negotiations on individual sites will be:

Table 6.5 Approach to size mix

	1 bed	2 bed	3 bed	4bed plus
Intermediate	10%	40% - but with preference for higher % of 2 bed 4 person	40%	10%

	1 bed	2 bed	3 bed	4bed plus
Social/ Affordable	10%	40% but with preference for higher % of 2 bed 4 person	40%	10%

7 Conclusion

- 7.1** The Council is making every effort to identify and bring forward suitable housing sites to exceed the London Plan housing target and meet housing need. Despite these efforts, the Council has been unable to identify sufficient deliverable housing sites to meet its housing need.
- 7.2** Sufficient land has been identified to meet the minimum London Plan housing targets in the first ten years of the Plan period. However, the Council cannot identify a five year land supply. Havering is therefore employing a staggered approach to housing delivery and will seek to meet and exceed the London Plan housing target of 11,701 over a ten year period (2015/16 to 2025/26)
- 7.3** Havering is doing everything possible to bring forward development as quickly as possible, but constraints and lead in times on large sites mean that the identified sites will deliver the majority of their units over the second five years of the Local Plan.
- 7.4** In addition to the specific sites identified in Annex 1. The Proposed Submission Local Plan sets out a positive approach to growth and welcomes applications for sustainable residential development on suitable brownfield sites.

8 Annex 1 - Housing Sites

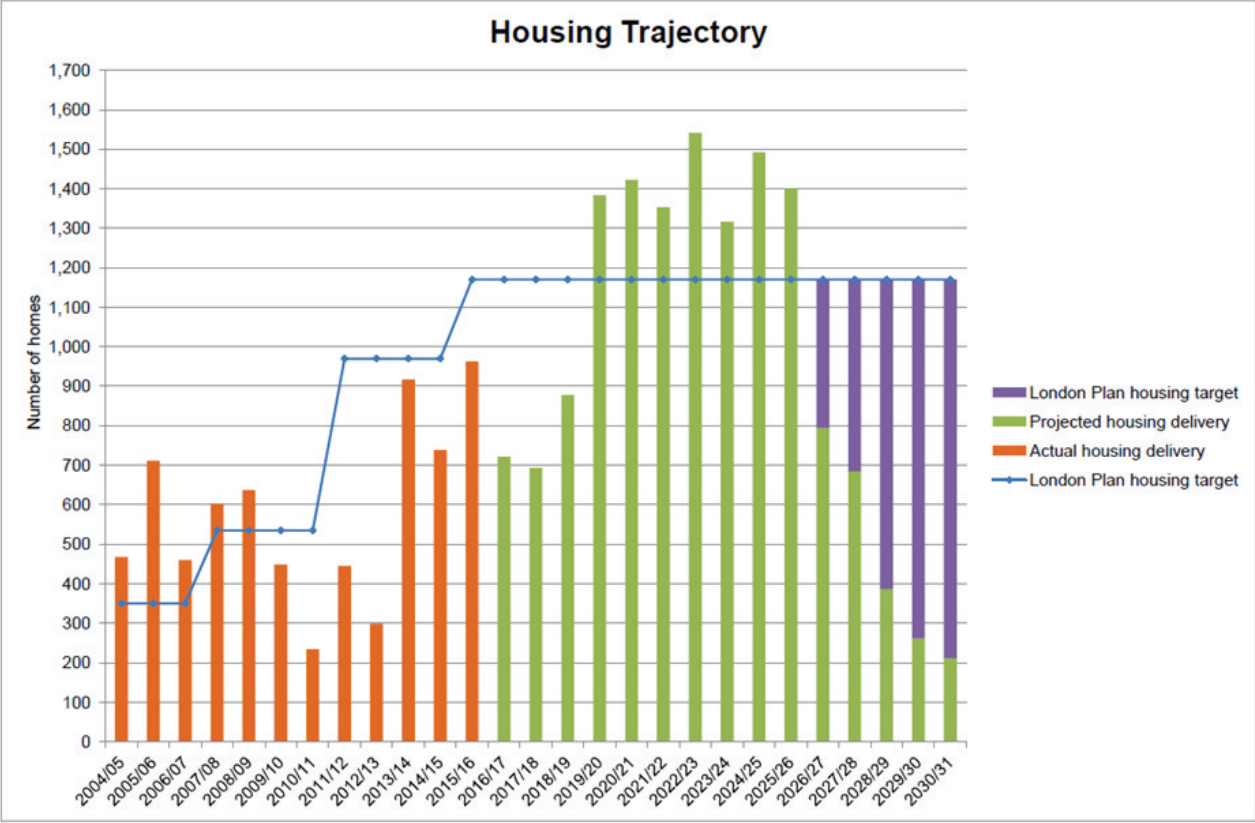
Table 8.1 Housing sites

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-31)
Council Estate Regeneration Sites					
Waterloo Road	1366	1081	-117	702	496
Natpier and New Plymouth	200	103	-97	200	0
Solar - Serena - Sunrise	200	145	-55	200	0
Queen Street	36	5	5	0	0
Maygreen	201	107	0	107	0
Old Church	300	216	0	141	75
Royal Jubilee Court	150	71	0	71	0
Delta	350	287	0	12	275
Dell Court	40	11	0	11	0
Delderfield House	30	16	0	16	0
Farnham, Hilldene	63	63	0	0	63
Brunswick	50	3	0	-47	50
Rainham and Beam Park Strategic Development Area Sites					
Beam Park	754	754	282	472	0
A1306 Sites	713	713	267	446	0
Mudlands Site, A1306	320	320	0	320	0

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-31)
Suttons Site, A1306	160	160	0	160	
Former Rainham library and offices 7 Broadway Rainham	62	62	62	0	0
Romford Strategic Development Area Sites					
Como Street Car Park	160	160	160	0	0
Romford Gas Works	471	471	0	321	150
Station Gateway and Interchange	670	670	0	500	170
Bridge Close	967	930	155	775	0
37-59 High Street	88	88	0	88	0
Angel Way and High Street Area	300	300	75	225	0
Homebase, Rom Valley Way	200	200	0	200	
Matalan, North Street	100	107	0	107	0
Romford Ice Rink	500	500	300	200	
Planning Applications awaiting decision					
Land to the rear of Kent House, White Hart Lane, Collier Row	16	16	16	0	0
New Zealand Way	30	30	30	0	0
Land at the Junction of Crow Lane / Sandgate Close	150	150	150	0	0
Hexagon House, 5 Mercury Gardens	20	20	20	0	0

Site Name	Gross units	Net additional Units	Net Completions 0-5 years (2016-21)	Net Completions 5-10 years (2021-26)	Net Completions 10-15 years (April 2026-31)
Sites submitted for per-application discussions					
Brooklands House & detection House, Brooklands Approach	64	64	64	0	0
Land Adjacent to Hexagon House	92	92	92	0	0
Newstead House Troopers Drive, Romford	32	32	32	0	0
Station Approach, Upminster	110	110	110	0	0
222-226 South Street	56	56	56		0
Other sites					
Victoria Hospital, Romford	56	56	56	0	0
Quarles Campus	150	150	150	0	0
Station and Tadworth Parade, Elm Park	192	192	0	192	0
Former Harold Hill Library	21	21	21	0	0

9 Annex 2 - Housing Trajectory



10 Annex 3 - Sites with Planning Permission

Table 10.1 Sites with Planning Permission

Site Name	Application Number	Gross Units	Net Units	Net Completions first 5 years (April 2016-March 2021)	Net Completions 5-10 years (April 2021-March 2026)
Hildene North Parcel A	P0819.14	17	17	17	
1 Albyns Close, Rainham	P1034.14	36	-17	19	
Harold Wood Hospital Phase 4B	P1594.14	84	84	84	
Chaucer House and Hexagon House, Mercury Gardens, Romford	J0026.15	115	115	115	
Oldchurch Hospital Block 4		63	63	63	
Harold Wood Hospital Phase 2A and 4A and 2B	P0909.16	282	282	282	
Roneo Corner	P1918.11	48	48	48	
Angel Way Retail Park	P2246.07 new application P1443.15	350	350	200	150
Interwood Site, Hornchurch	P1526.07	45	45	45	
Former Dunningford School	P1689.11	46	46	46	
Land to the east of Gooshays Drive	P1451.10	30	30	30	
Moreton Bay Industrial Estate, Southend Arterial Road	P0439.15	42	42	42	
69 Oldchurch Road	P1020.12	36	36	36	
143 North Street (Rear of) Romford	P0096.15	40	40	40	
Former Somerfield Depot	P1813.11	497	497	200	297
St Georges Hospital	P0459.16	279	279	279	
Dover's Corner	P0922.15	394	394	218	176
Old Windmill Hall Site, St Marys Lane	P1220.14	22	22	22	
1 Kilmartin Way	P1210.15	18	18	18	
Briar Road Shop Site	P0382.15	46	35	35	

Site Name	Application Number	Gross Units	Net Units	Net Completions first 5 years (April 2016-March 2021)	Net Completions 5-10 years (April 2021-March 2026)
St Edwards Court, London Road, Romford	J0012.16	97	97	97	
Neopost House, South Street, Romford	J0016.16	120	120	120	
NALGO Social Club, 75 North Street, Hornchurch	P0960.16	44	44	44	
Pinewoods Public House, St Johns Road	P1241.15	32	32	32	
Lexington Way Garage Block	P1419.15	12	12	12	
The Convent Sacred Heart of Mary 64 St. Marys Lane Upminster RM14 2QR	P1084.14	9	9	9	
37-39 Manor Road Romford	P1304.14	9	9	9	
13 Burntwood Avenue Hornchurch	P0809.14	4	4	4	
16 & 18 Prospect Road and Land to rear of Hornchurch	P0972.14	9	7	7	
66 Harold Court Road(Fouracres) Romford	P1748.14	1	1	1	
Ashley Farm Clay Tye Road North Ockendon	P0328.13	1	1	1	
Land North of No 8 Jackson Close Romford	P1054.13	6	6	6	

