

### *Havering has a need to deliver additional homes to support economic growth*

Havering is experiencing significant development pressure and there is a need to increase the supply of housing to meet the demands of the growing population. The London Plan sets a 10 year minimum housing target for Havering of 11,701 new homes between 2015 and 2025 (1,170 per annum). The emerging Havering Local Plan sets out how this target will be met and commits to the delivery of 17,551 new homes between 2016 and 2031 including over 6,000 new homes in the Romford Strategic Development Area and over 3,000 new homes in the Rainham and Beam Park Development Area.

The Council is committed to ensuring that residents have access to high quality, affordable new homes. The emerging Local Plan requires 35% of new homes to be affordable.

~~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, Newham 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 (SHMA).~~

~~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 — this figure is extrapolated elsewhere in this strategy to give a 10-year forecast of 13,700).~~

~~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.~~