

Local Plan Authority Monitoring Report – Housing – 2020/21

Planning

1 July 2022

Local Plan Authority Monitoring Report

Housing

Covering financial year 2020/2021

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Local Plan Authority Monitoring Report - Housing

Summary Position Statement, January 2022

Covering financial year 2020/21

Housing starts, completions and pipeline

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published (i.e., adopted) consolidated London Plan (March 2015) a target of 3150 for 2015-2025, which is equivalent to 315 additional homes per year.

The London Plan 2021 was published on 2nd March 2021 and set a new 10-year housing target of 4,110 for net housing completions (2021/22 -2030/31), and a 10-year target for net housing completions on small sites (below 0.25 hectares in size) of 2,340 homes.

Net additional dwellings for the reporting year

A net gain of 206 residential units were completed in 2020/21.

Future Housing Supply and Implementation Strategy - Housing Trajectory as of 1st April 2021

Tables 1 and 2 in the accompanying summary tables spreadsheet show that past London Plan requirements have been significantly exceeded.

In January 2021, the Government published their third Housing Delivery Test (HDT) results that measure net additional dwellings provided in a local authority area against the homes required. The latest HDT looks at the cumulative housing target achieved for the three-year period of 2017/18 to 2019/20. The results showed 1,024 homes delivered against a target of 918 homes required, a measurement of 112% and therefore no action required. The results of the 2019 Housing Delivery Test for Richmond showed 1,147 homes delivery 2016/17 to 2019/20 against 945 homes requirement, a measurement of 121% and therefore no action required. The results of the 2018 Housing Delivery Test for Richmond showed 1,332 homes delivery 2015/16 to 2017/18 against 945 homes required, a measurement of 141% and therefore no action required.

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify annually and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific and deliverable – the NPPF definition sets out sites for housing 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, with further guidance in national Planning Practice Guidance¹. Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, for clear evidence that completions will begin within five years, to accord with NPPF and PPG guidance. Table 6 in the accompanying spreadsheet shows the Council has identified a potential **2,087** units over the 5-year period (2020/21 to 2025/26).

The new London Plan includes Policy H2 Small Sites seeking to expand supply from this current underutilised source. London Plan Policy H2 sets out that boroughs should pro-actively support well-designed new homes on small sites, including through planning decisions, and should recognise in their development plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites. The detailed approach in the London Plan has full weight in decision-making.

¹ <https://www.gov.uk/guidance/housing-supply-and-delivery>

Also taken into consideration:

Recovered appeal: land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands (ref: 3169314 - 25 June 2020)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/894813/Combined_DL_IR_R_to_C_Newport_Road_Woburn_Sands.pdf

East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government

<https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

At the time of writing, the longer-term implications arising from the Covid-19 pandemic remain uncertain, however nationally appeal decisions have recognised the 5-year supply is concerned only with the number of deliverable sites, and that figure is entirely separate from the number of houses actually built and occupied, and that effects may be short-term. Although, in terms of delivery, the Government's Housing Delivery Test 2021 (published January 2022, and will be noted in the next Housing AMR for 2021/22) reduced the measurement for the 2019/20 and 2020/21 monitoring years to account for the variations in housing delivery and construction industry disruption due to the Covid-19 pandemic.

The supporting text in the London Plan sets out that incremental intensification of existing residential areas within PTALs (Public Transport Accessibility Level) 3-6 or within 800m distance of a station or town centre boundary is expected to play a significant role in contributing towards the housing targets for small sites. It states this can take a number of forms, such as: new build, infill development, residential conversions, redevelopment, or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. It is therefore justified to consider an increase in small sites delivery in the borough, compared to the average in recent years. Further detailed design guidance to aid policy implementation is being prepared by the GLA², taking a design-led approach to make the most of the land available.

The new small sites target for the borough at Table 4.2 in the London Plan, equating to 234 homes per annum, sets a minimum baseline which the GLA expects to be exceeded, particularly in outer London, as paragraph 4.2.5 sets out it represents a small amount of the potential for intensification. The London Plan at paragraph 4.1.8 states that “The allowance for windfall sites (that are not specifically identified) is considered appropriate given the policy framework set out in the London Plan; the capital’s reliance on recycled brownfield sites in other active land uses; and the number of additional homes expected to be provided via incremental intensification of existing residential areas”. It recognises that because of the nature of some sites, including the particular incremental characteristics of small sites, boroughs are supported in using windfall assumptions in their five-year housing trajectories based on the numbers set out in Table 4.2. It is therefore considered appropriate to include a windfall of 234 homes per annum from years three to five in the five-year housing land supply. Average net completions on small sites 2013/14 to 2020/21 have already been averaging 168 homes per annum.

In addition, higher windfall assumptions are considered justified due to the Government’s introduction of further Permitted Development Rights. Since 2020 making it easier to extend certain buildings upwards to increase housing density and the residential redevelopment of vacant and redundant buildings. These were part of radical reforms to the planning system announced by the Government to give greater freedom to create new homes, to kickstart the construction industry and speed up housebuilding by removing unnecessary red tape. Following the introduction of the new Class E for commercial, business and service uses, from 2021 Government introduced new Permitted Development Rights enabling Class E floorspace to be converted to residential. While the Council made a non-immediate Article 4 Direction to remove permitted development covering much of the borough’s centres and parades and designated employment locations, this is subject to confirmation in 2022 and there are opportunities outside of these areas covered by the Article 4. Future monitoring of site types will continue to keep under review.

The London Plan at paragraph 4.1.10 also recognises that the increase in housing delivery required by the targets in Table 4.1 may be achieved gradually and boroughs are encouraged to set out a realistic and, where appropriate, stepped housing delivery target over a ten-year period.

Work on the new Richmond Local Plan is underway³, with a Direction of Travel consultation⁴ completed in Spring 2020 including a call for sites and consultation on the ‘Pre-Publication’ Draft Local Plan (Regulation 18)⁵ started in December 2021. 33 responses were received on the call for sites and have been considered in progressing the preparation of the new Local Plan, with 8 new site allocations added to the Draft Local Plan, to positively plan for delivering housing and other future needs. The Council’s recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 8 June 2021⁶ estimates 207 affordable homes completing 2022/23 to 2023/24 as forecasts currently stand, and notes estimates of delivery over the next ten years identify the potential to now deliver over 1,000 affordable homes.

² <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/good-quality-homes-all-londoners-consultation-draft> – the GLA are taking forward as four separate LPGs (London Plan Guidance) which will be subject to further consultation in 2022

³ In accordance with the Local Development Scheme

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/local_development_scheme

⁴ https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/new_local_plan_direction_of_travel_engagement

⁵ https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/draft_local_plan/draft_local_plan_pre_publication_version

⁶ <https://cabnet.richmond.gov.uk/documents/s89943/LBR%20Affordable%20Housing%20Update%20Report%208-6-21.pdf>

<https://cabnet.richmond.gov.uk/ielistDocuments.aspx?CId=798&MIId=5094&Ver=4>

Introduction

This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website⁷

Data sources

The data used in this report comes from the Council's decisions analysis monitoring system which has recorded data on permitted applications since the 1980s. Data is up to 1st April 2021, but where relevant includes updates as footnotes since that time. An accompanying spreadsheet is available on the Council's website, and as an appendix to this report, with the full data and analysis summarised in this report.

This report monitors:

- Net additional dwellings for the reporting year
- Net additional dwellings over previous years
- Net additional dwellings – in future years
- Net additional gypsy and traveller pitches per annum
- Percentage of new housing development on garden land as a proportion of all housing completions
- Completions by dwelling size
- Percentage of all new housing completions which is affordable housing
- Affordable housing – in future years

The headline findings in terms of the effectiveness of key housing are:

Housing supply – the rate of completions (206 units net) in 2020/21 is below the annual target in the London Plan 2015 of 315 homes per annum, with completions on three large sites. For future housing land supply there is an identified 2,087 units over the 5-year period.

Affordable housing – 8% of units (17 units net) were delivered as affordable, from one large site and three Council owned sites, which is considerably below the strategic borough-wide target.

Housing starts, completions and pipeline

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published consolidated London Plan (March 2015) a target of 3,150 for 2015-2025, which is equivalent to 315 additional homes per year. The new London Plan 2021 sets a target of 4,110 for 2021-2031, equivalent to 411 homes per year, although as this was not published and operative until 2 March 2021.

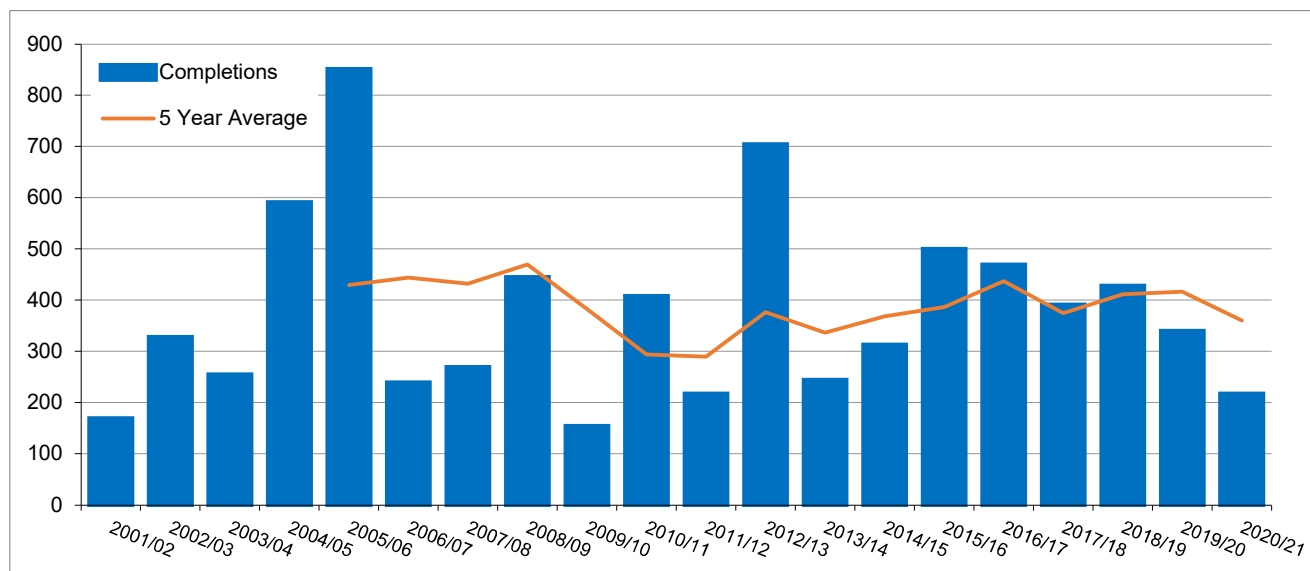
Table 1: Plan period and housing targets

Start of plan period	End of plan period	Total Housing requirement	Source
2007/08	2016/17	2,700 (270 per year)	The London Plan, Consolidated with Alterations since 2004 (February 2008)
2011	2021	2,450 (245 per year)	London Plan 2011 (including Revised Early Minor Alterations October 2013)
2015	2025	3,150 (315 per year)	London Plan 2015 (consolidated with Alterations since 2011)
2021	2031	4,110 (411 per year)	London Plan 2021

⁷ http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan/authority_monitoring_report.htm

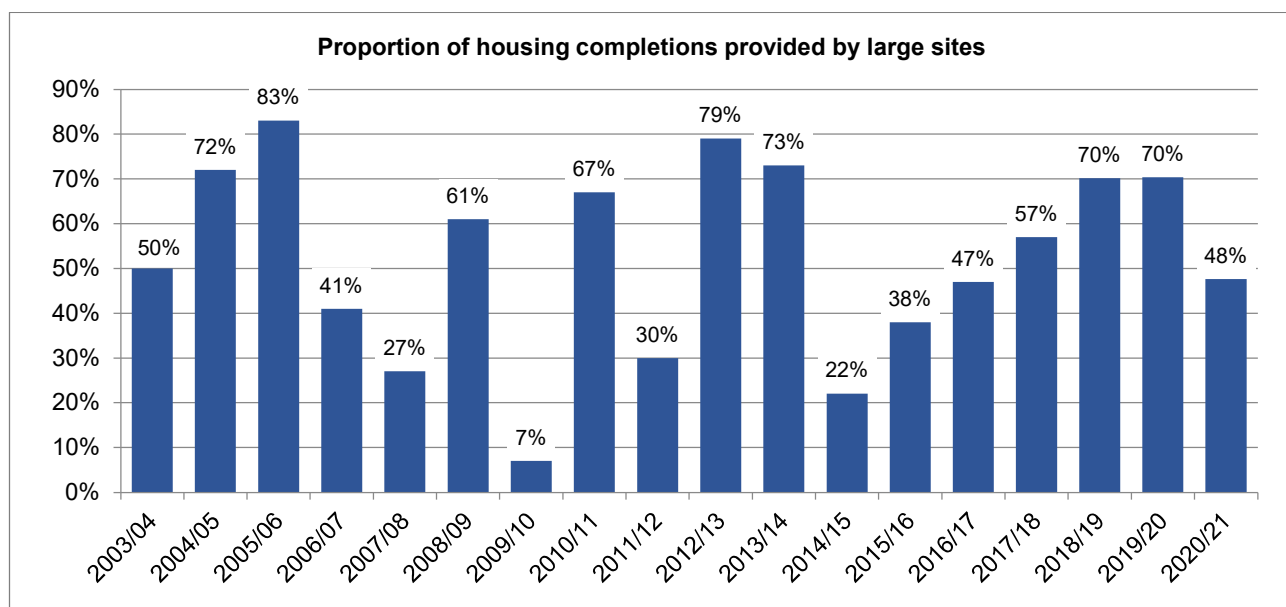
Net additional dwellings for the reporting year

A net gain of 206 units was completed in 2020/21. This is below the target, following the five previous years which had a higher completion rate. There continue to be sites under construction and permissions granted, as set out in this report and in the accompanying spreadsheet, which demonstrate a continued pipeline. The net gain includes 26 units (13%) completed through the prior approval process in 2020/21. This is similar to the 14% reported in 2019/20 and 2018/19, and lower than the 23% reported in 2017/18.



There were units completed on three large sites in 2020/21 (these are defined as being of 10 or more units gross). Large sites therefore provided 48% of the units completed in 2020/21 which is lower than the 70% provided on large sites in 2019/20 and 2018/19. The large sites with completed units were at the former Twickenham Railway Station (Twickenham Gateway); St Michaels Convent, Ham Common (Orford Place) and at Lower Teddington Road, Hampton Wick. A few large sites that were forecast to complete in 2020/21 did not do so, possibly due to the slowdown due to the pandemic for example during lockdown or operating at reduced capacity.

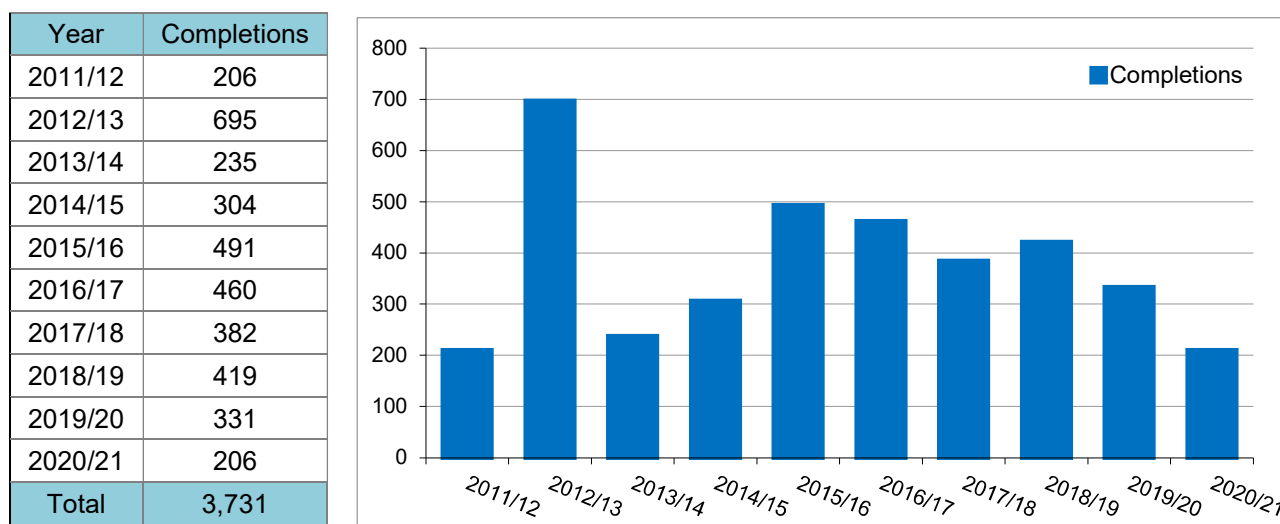
Figure 1: Proportion of housing completions provided by large sites.



Net additional dwellings 2010/2011 to 2020/21

Historic housing completions over the last 10 years are outlined below. The 10-year average is 373 dwellings each year, and the last 5 years have provided an average of 360 dwellings.

Table 2: Housing completions in the borough 2010/11 to 2020/21



Housing completions in 2020/21 by ward

The distribution of housing completions for 2020/21 by ward is set out in the following table.

Table 3: Housing completions in 2020/21 by ward

Ward	Proposed	Existing	Net Gain
Barnes	4	1	3
East Sheen	21	13	8
Fulwell and Hampton Hill	12	4	8
Ham, Petersham and Richmond Riverside	21	1	20
Hampton	15	2	13
Hampton North	3	1	2
Hampton Wick	13	1	12
Heathfield	4	1	3
Kew	10	1	9
Mortlake and Barnes Common	6	3	3
North Richmond	5	1	4
South Richmond	14	7	7
South Twickenham	12	0	12
St. Margarets and North Twickenham	81	3	78
Teddington	9	3	6
Twickenham Riverside	12	2	10
West Twickenham	10	3	7
Whitton	3	2	1
Total	255	49	206

Future Housing Supply and Implementation Strategy - Housing Trajectory as of 1st April 2021

Table 2 above shows that from 1st April 2011 until 31st March 2021, a ten-year period, 3,731 units were completed, which is an average of 373 per year.

The NPPF requires Local Planning Authorities to identify and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific, deliverable – the NPPF definition sets out sites for housing 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, with further guidance in Planning Practice Guidance.

In identifying sites which meet this requirement the following have been included:

- Sites that are allocated for housing in in adopted/emerging Plans + other identified large sites coming forward (with up-to-date information) assessed as deliverable within 5 years
- Sites that have planning permission (either outline or full planning permission not implemented) assessed as deliverable within 5 years
- Sites under construction assessed as deliverable within 5 years
- All conversion sites under construction
- All conversion sites with full planning permission
- All conversion sites with prior notification approval under construction
- All conversion sites with prior notification approval

Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, including details from landowners/developers where known, for clear evidence that completions will begin within five years. Where no evidence was available of a site being developed within five years, sites have been removed from the 5-year housing land supply.

The Council has identified a potential 2,087 dwellings over the 5-year period, compared to the 2,055 target in the London Plan 2021. Table 4 below details the sources of this supply.

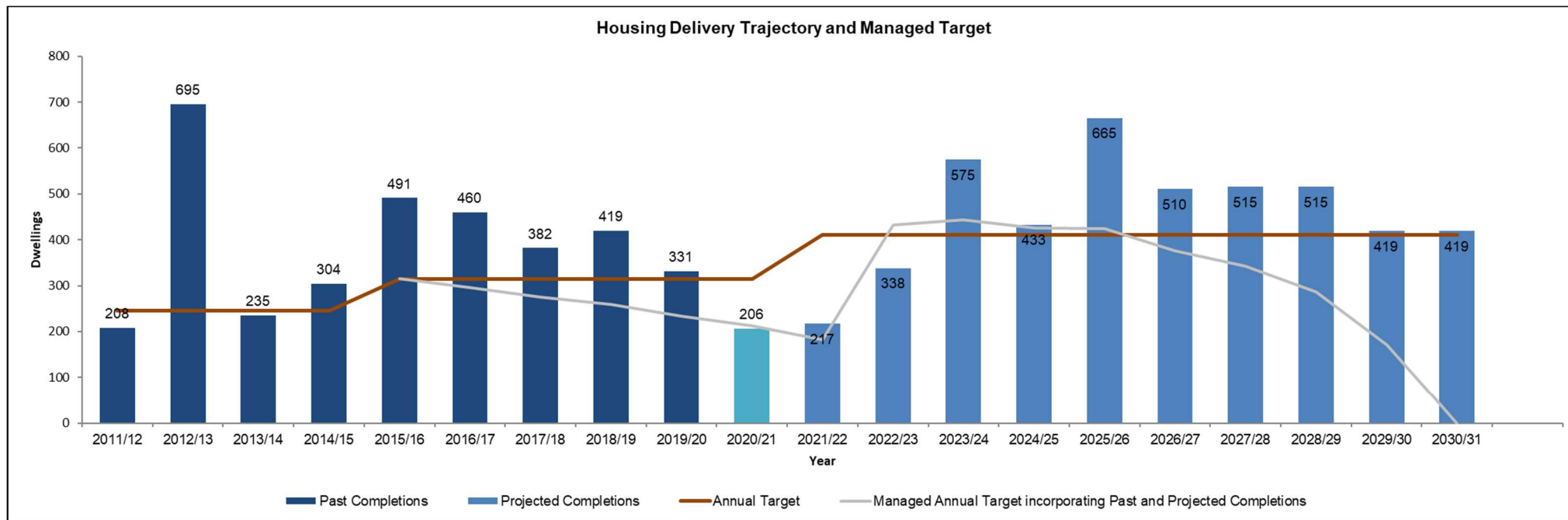
Table 4: Sources of 5-year housing land supply

Site Type	Total used for 5-year supply
New Build under construction	350
New Build Sites with planning permission	403
Conversion sites under construction	173
Conversion sites with planning permission	60
Conversion sites with prior notification approval	78
Deliverable Sites	1,023
Total 5-year supply	2,087

The trajectory at Figure 2 reflects the future year housing land supply and includes indicative phasing within the five-year housing land supply, to reflect the expected pattern over individual years. It is expected that delivery will be higher than identified in the later years of the five-year phase, as sites not yet identified will come through the planning system.

Further information on both small sites and large sites (over 10 units gross) included in the housing land supply can be found in the accompanying spreadsheet which details dwellings expected to come forward in future years together with a five-year housing land supply calculation. It also contains a summary of other data outputs in tables and charts.

Figure 2: Housing Trajectory as at 1st April 2021



Net additional gypsy and traveller pitches per annum

There is currently one authorised site in the borough at Bishops Grove in Hampton which has 12 pitches, managed by Richmond Housing Partnership (RHP).

The Council's research on Gypsies and Travellers ([report](#) published in 2016) found that there is no demonstrated need for any additional pitches within the Borough, which informed Policy LP37 in the Local Plan (adopted July 2018).

Percentage of new housing development on back garden land as a proportion of all housing completions

Since April 2009 the Council has been monitoring permissions that represent garden development. With no national or regional definition, this is based on a local definition of garden development which focuses on the loss of suburban gardens rather than intensification or the loss of other (non-residential) open space which can be monitored through other measures. It therefore includes housing development within the curtilage of an existing dwelling house – but only where these applications would result in a net increase in dwellings within the existing curtilage.

Local Plan Policy LP39 sets out a presumption against loss of back gardens, recognising in some cases a limited scale of back garden development may be considered acceptable.

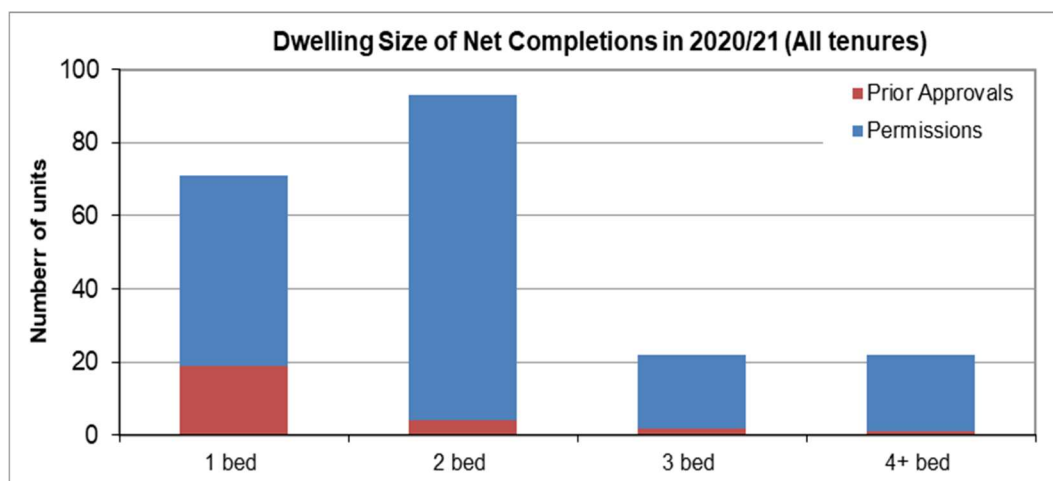
In terms of completions, 3 units (net gain) were completed on 3 sites that were considered to fall within the Council's definition of garden development, which equates to less than 1% of completions.

Completions by dwelling size

Local Plan Policy LP35 seeks a higher proportion of small units within the five main centres and Areas of Mixed Use, although continues to recognise the mix should be appropriate to the location.

The figure below shows all housing completions in 2020/21 by the size of dwelling.

Figure 3: Dwelling Size of Completions



In 2020/21, 34% of all completions were small units (studio/1 bed) which is higher than in 2019/20 when 29% were small units. In 2018/19 34% were small units, 40% in 2017/18; 36% in 2016/17; 46% in 2015/16 and 50% in 2014/15. The proportion of family housing as 3 and 4+ beds remained low at 25% of all completions.

Table 5: Net Completions 2020/21: Dwelling Size

Dwelling Size	Total	%
1 bed	69	34%
2 bed	93	45%
3 bed	22	11%
4+ bed	22	11%
Total	206	100%

Affordable Housing

Table 6: Affordable Housing Completions by financial year 2005/06 – 2020/21

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
2020/21	189	92%	17	8%	206
Total	4,883	81%	1,160	19%	6,043

Affordable housing completions

Affordable housing was completed on four sites during 2020/21 delivering 17 units. The redevelopment of 3 council owned garage sites at Ham and Petersham provided a total of 7 Affordable Rent units, and the development at Lower Teddington Road (19/0111/FUL) partially completed and delivered 10 units.

The net gain of 17 affordable units is lower than the 34 affordable units in 2019/20 and the 70 affordable units completed in 2018/19.

In terms of future affordable housing supply, several sites including affordable housing units are under construction as detailed in the accompanying spreadsheet. As set out in the Summary Position Statement above, the Council's recent Affordable Housing Update to the Adult Social Services, Health and Housing Committee on 8 June 2021 estimates 207 affordable homes completing 2022/23 to 2023/24 as forecasts currently stand, and notes estimates of delivery over the next ten years identify the potential to now deliver over 1,000 affordable homes.

It should be noted that the figures for affordable housing prepared for statutory planning monitoring differ from those prepared for statutory housing monitoring because of the use of different criteria. Data provided through the monitoring of planning decisions, as in this report, always produce lower figures than those provided for housing returns, which include affordable housing secured through change of tenure e.g., through acquisition by RSLs (registered social landlords) of properties on the open market, for example, and are presented as gross, rather than net, figures. They are not directly compatible either in terms of which year a property completion may be recorded in, as Planning will only record completed units once all the units on a site have been completed, but Housing will count the affordable housing units once the RSL has obtained practical completion of the scheme, and generally planning agreements require affordable housing to be completed and handed over before occupation of general market units. Therefore, these dates are rarely the same and can fall in different recording years. Housing monitoring is set out on the Council's website www.richmond.gov.uk/completed_housing_developments.htm

Off-site contributions towards affordable housing are reported separately in [AMR](#) reports on Planning Obligations. The additional contributions to the Affordable Housing Fund provided by implementing Policy LP36 on all small sites will be available to help ensure schemes remain viable. However, there is a time lag for the potential contributions secured from these sites to be received by the Council following implementation of a permission and the relevant trigger in a planning obligation reached.

The Council funds a Housing Capital Programme to support the development of affordable housing to meet the needs of borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund⁸. Support from this funding may be available to help ensure schemes remain viable, particularly to ensure that larger family rented units remain affordable. There is sometimes a time lag between funding being agreed (at the time is permission granted) and the timing of payments, and payments may be staged.

Non-conventional supply

The non-conventional housing supply includes non-self-contained C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges, and training centres.

There were two completed developments in 2020/21 that resulted in the gain and loss of non-self-contained units.

- 20/1276/PS192 - Proposed change of use from C3 (Single-family dwelling) to C4 (Small HMO)
- 21/0056/PS192 - Change of use of C4 (House in Multiple Occupation) to C3 (dwellinghouse).

There is one development currently part remaining under construction resulting in the loss of non-self-contained units:

- 19/0111/FUL - Sons of the Divine Providence, Station Road and Lower Teddington Road, Hampton Wick - Erection of an independent senior living extra care building comprising of 28 units (following demolition of existing care home) at 12 - 14 Station Road, the refurbishment and renovation of Nos.13 and 23 - 33 Lower Teddington Road

⁸ <https://cabnet.richmond.gov.uk/documents/s86420/LBR%20Affordable%20Housing%20Update%20Report%208-9-20.pdf>
<https://cabnet.richmond.gov.uk/ieListDocuments.aspx?CId=798&Mid=4917>

Appendix – Summary Tables



Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2020/21 - Position at 1st April 2021

January 2022

Table 1 Performance against London Plan (2011) target (2011 to 2021)

Additional Homes (net)	London Plan Target	Provision (100% of plan period)										Total	% of Target
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21		
Conventional Supply	2,450	208	695	235	304	491	460	382	419	331	206	3,731	152%

Table 2 Performance against Further Alterations to the London Plan (2015) target (2015 to 2025)

Additional Homes (net)	London Plan Target	Provision (60% of plan period)						Total	% of Target
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21		
Conventional Supply	3,150	491	460	382	419	311	206	2,269	72%

Table 3 Five year housing land supply calculation methodology Further Alterations to the London Plan (2015) target (2015 to 2025)

a	London Plan (FALP) Requirement 1 April 2015 to 31 March 2025 (10 year plan period)		3,150
b	Net completions 1 April 2015 to 31 March 2021		2,269
c	Remaining London Plan Requirement 31 March 2021 to 31 March 2025 (5 year plan period)	a - b	881
d	Average per year	c ÷ 5 years	176
e	Five year requirement	d x 5	881
f	Five percent buffer	e x 0.05	44
g	Total five year requirement (including 5% buffer)	e + f	925
h	Estimated supply over five year period		2,087
i	Five year land supply as a percentage of requirement (including 5% buffer)	(h ÷ e) x 100	226%
j	Five year land supply expressed in years	h ÷ d	11.8

Table 4 Five year housing land supply calculation methodology - London Plan 2021 - 1 April 2021 to 1 April 2031

a	London Plan 2021 Requirement - 1 April 2021 to 1 April 2031 (10 year plan period)		4,110
b	Average per year	a ÷ 10 years	411
c	Five year requirement	b x 5	2,055
d	Five percent buffer	c x 0.05	102.75
e	Total five year requirement (including 5% buffer)	c + d	2,158
f	Estimated supply over five year period		2,087
g	Five year land supply as a percentage of requirement (excluding 5% buffer)	(f ÷ c) x 100	102%
h	Five year land supply expressed in years (excluding 5% buffer)	f ÷ b	5.08

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Housing Land Financial Year Report 2020/21 - Position at 1st April 2021

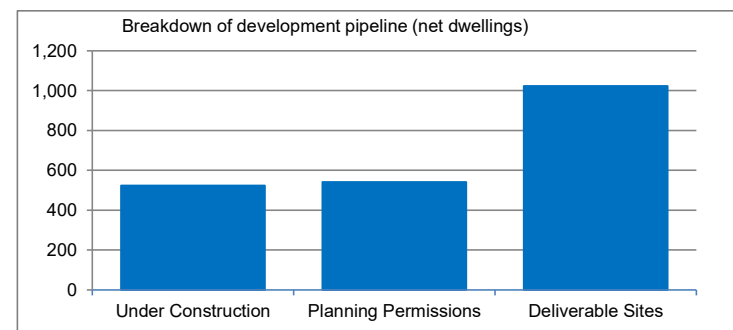
January 2022

Table 5 Estimated supply over five year period

Site Type	Total used for 5-year supply
New Build Sites under construction	350
New Build Sites with planning permission	403
Conversion sites under construction	173
Conversion sites with planning permission	60
Conversion sites with prior notification approval	78
Deliverable Sites	1,023
Total 5 year supply	2,087

Table 6 Housing land capacity at 1st April 2021

Housing Capacity	New Build		Conversions		Total	
	Gross	Net	Gross	Net	Gross	Net
Completed 2020/21	177	163	78	43	255	206
Under Construction	413	350	212	173	625	523
Planning Permissions	441	403	160	138	601	541
Deliverable Sites	1,023	1,023	0	0	1,023	1,023
Total Pipeline	1,877	1,776	372	311	2,249	2,087





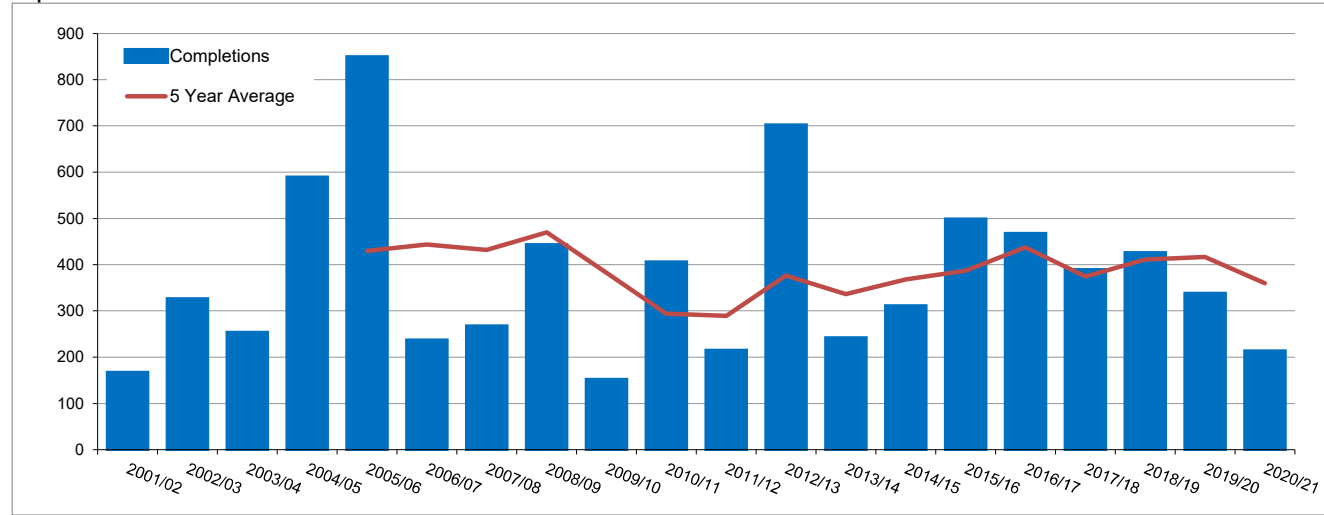
Richmond upon Thames - Authority Monitoring Report

Housing Land Financial Year Report 2020/21 - Position at 1st April 2021

January 2022

Table 7 Net units completed during the period 2001/02 to 2020/21

Year	Completions	5 Year Average
2001/02	160	
2002/03	319	
2003/04	246	
2004/05	582	
2005/06	842	430
2006/07	230	444
2007/08	260	432
2008/09	436	470
2009/10	145	383
2010/11	399	294
2011/12	208	290
2012/13	695	377
2013/14	235	336
2014/15	304	368
2015/16	491	387
2016/17	460	437
2017/18	382	374
2018/19	419	411
2019/20	331	417
2020/21	206	360





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Housing Land Financial Year Report 2020/21 - Position at 1st April 2021

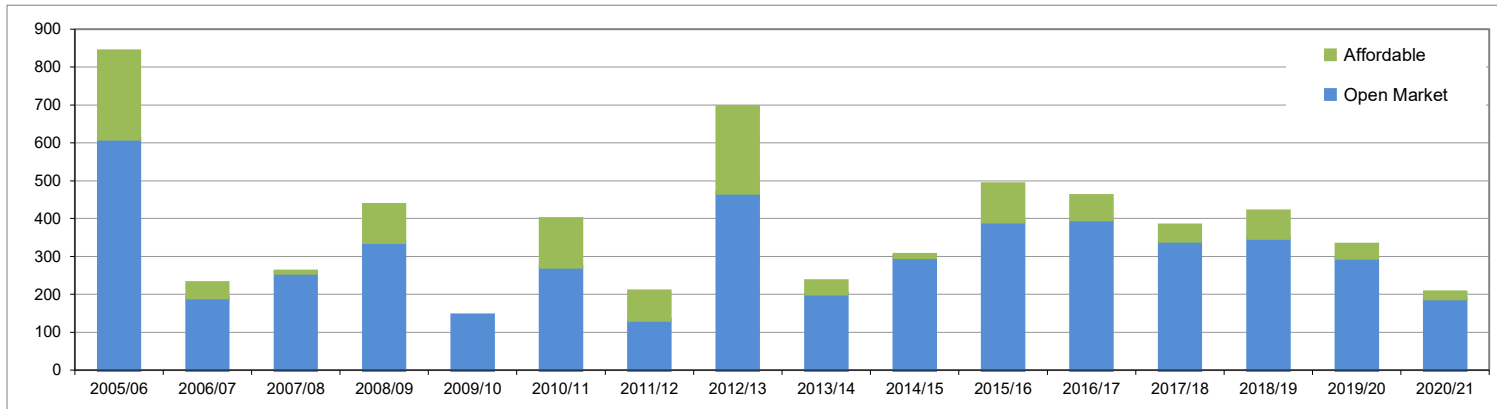
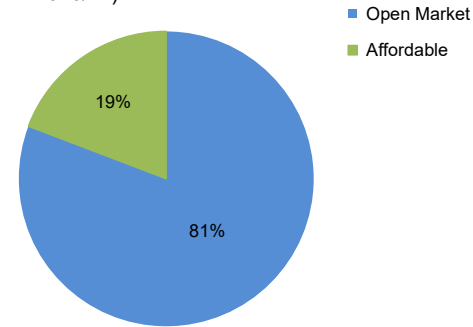
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Completions

Table 8 Net completions by tenure and financial year (2005/06 to 2020/21)

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
2020/21	189	92%	17	8%	206
Total	4,883	81%	1,160	19%	6,043

Net completions by tenure and financial year (2005/06 to 2020/21)





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Table 9 Dwelling Size of Net Completions 2020/21 (All tenures)

Dwelling Type / Size	Permissions	Prior Approvals	Total	%
1 bed	50	19	69	33%
2 bed	89	4	93	45%
3 bed	20	2	22	11%
4+ bed	21	1	22	11%
Total	180	26	206	100%
Percentage	87%	13%		

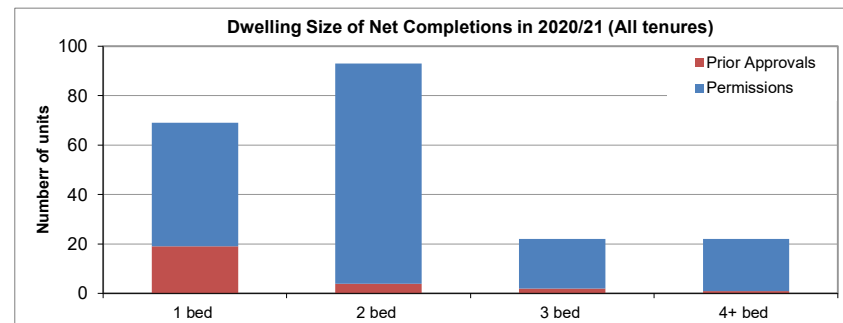


Table 10 Application Type of Net Completions 2016/17 - 2020/21 (All tenures)

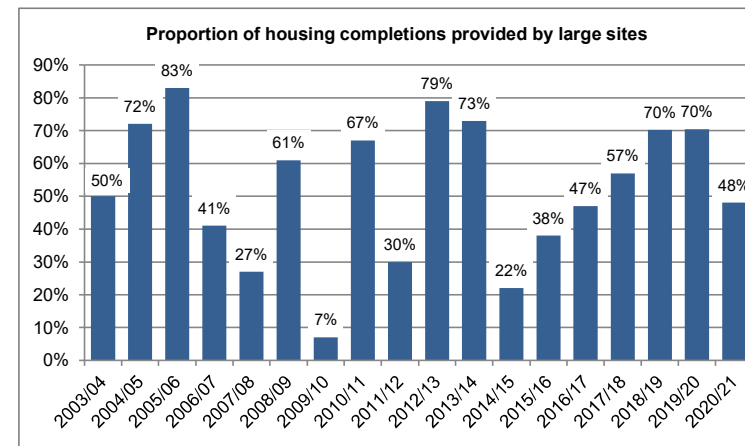
Dwelling Type / Size	Permissions	Prior Approvals	Total	% Permissions	% Prior Approvals
2016/17	304	156	460	66%	34%
2017/18	294	88	382	77%	23%
2018/19	360	59	419	86%	14%
2019/20	285	46	331	86%	14%
2020/21	180	26	206	87%	13%
Total	1,423	375	1,798		
Percentage	79%	21%			

Table 11 Proportion of housing completions provided by large sites

Year	%
2003/04	50%
2004/05	72%
2005/06	83%
2006/07	41%
2007/08	27%
2008/09	61%
2009/10	7%
2010/11	67%
2011/12	30%
2012/13	79%
2013/14	73%
2014/15	22%
2015/16	38%
2016/17	47%
2017/18	57%
2018/19	70%
2019/20	70%
2020/21	48%

Table 12 Net completions on small / large sites

Year	Small	Large	Total	% Small	% Large
2013/14	63	172	235	27%	73%
2014/15	238	66	304	78%	22%
2015/16	304	187	491	62%	38%
2016/17	242	218	460	53%	47%
2017/18	165	217	382	43%	57%
2018/19	125	294	419	30%	70%
2019/20	98	233	331	30%	70%
2020/21	107	99	206	52%	48%
Total	1,342	1,486	2,828		
Average	168	186	354	47%	53%



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Spatial Areas

Town Centres

Table 12 Net completions within town centre boundaries

Town Centre	2020/21
East Sheen	6
Richmond	10
Teddington	-1
Twickenham	97
Whitton	0
Total in Town Centres	112

Wards

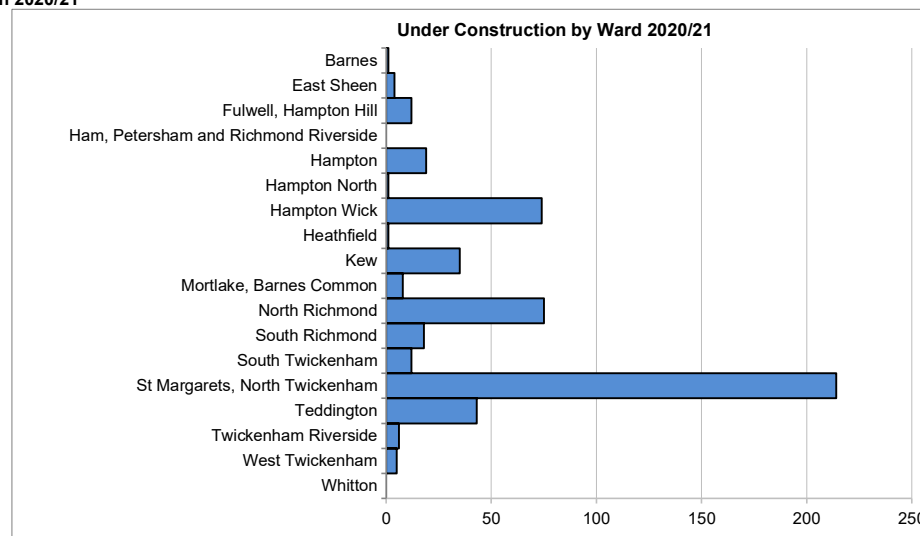
Table 14 Net units with planning permission, commenced or completed by Ward in 2020/21

Ward	Not Started	Under Construction	Completions
Barnes	2	1	3
East Sheen	30	4	8
Fulwell, Hampton Hill	61	12	8
Ham, Petersham and Richmond Riverside	1	-1	20
Hampton	53	19	13
Hampton North	16	1	2
Hampton Wick	9	74	12
Heathfield	17	1	3
Kew	129	35	9
Mortlake, Barnes Common	97	8	3
North Richmond	15	75	4
South Richmond	6	18	7
South Twickenham	21	12	12
St Margarets, North Twickenham	4	214	78
Teddington	11	43	6
Twickenham Riverside	62	6	10
West Twickenham	3	5	7
Whitton	4	-4	1
Total	541	523	206

Policy Areas

Table 13 Net completions by policy areas

Policy Area	2020/21
Town Centres	112
Thames Policy Area	8
Mixed Use Area	16
OOLTI	0
Green Belt MOL	0
Garden Land	4
Conservation Area	49



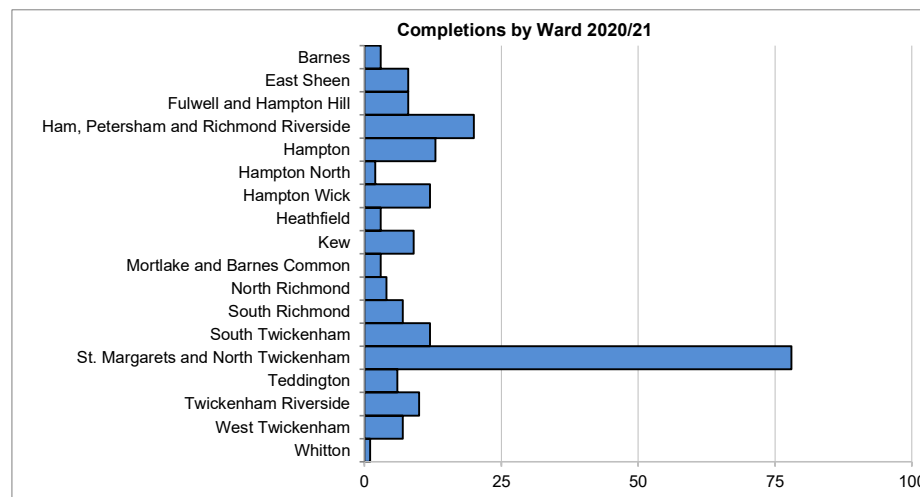
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Table 15 Net units completed by Ward in 2020/21

Ward	Proposed	Existing	Net Gain
Barnes	4	1	3
East Sheen	21	13	8
Fulwell and Hampton Hill	12	4	8
Ham, Petersham and Richmond Riverside	21	1	20
Hampton	15	2	13
Hampton North	3	1	2
Hampton Wick	13	1	12
Heathfield	4	1	3
Kew	10	1	9
Mortlake and Barnes Common	6	3	3
North Richmond	5	1	4
South Richmond	14	7	7
South Twickenham	12	0	12
St. Margarets and North Twickenham	81	3	78
Teddington	9	3	6
Twickenham Riverside	12	2	10
West Twickenham	10	3	7
Whitton	3	2	1
Total	255	49	206



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Dwelling Mix

Table 16 Net new build units completed by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	34	80	16	16	0	146
	21%	49%	10%	10%	0%	90%
Intermediate	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
Affordable Rented	10	2	5	0	0	17
	6%	1%	3%	0%	0%	10%
Total	44	82	21	16	0	163
	27%	50%	13%	10%	0%	100%

Net new build units completed by unit size

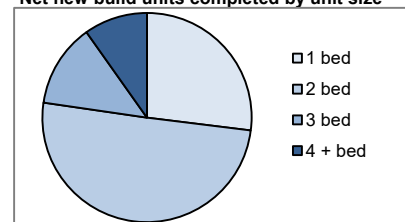


Table 17 Net new build units under construction by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	87	132	39	36	0	294
	25%	38%	11%	10%	0%	84%
Intermediate	15	12	0	0	0	27
	4%	3%	0%	0%	0%	8%
Affordable Rented	6	14	8	7	0	35
	2%	4%	2%	2%	0%	10%
Social Rented	-5	-1	0	0	0	-6
	-1%	0%	0%	0%	0%	-2%
Total	103	157	47	43	0	350
	29%	45%	13%	12%	0%	100%

Net new build units under construction by unit size

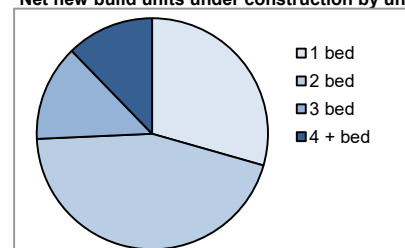
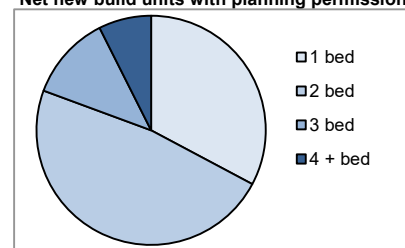


Table 18 Net new build units with planning permission by unit size and tenure

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	115	168	42	26	0	351
	33%	48%	12%	7%	0%	100%
Intermediate	9	7	3	0	0	19
	3%	2%	1%	0%	0%	5%
Affordable Rented	15	12	6	0	0	33
	4%	3%	2%	0%	0%	9%
Total	139	187	51	26	0	403
	34%	46%	13%	6%	0%	100%

Net new build units with planning permission by unit size



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Future Housing Supply

Table 19 Housing Land Supply by ward (net gain) 2020/21 – 2024/25

Housing Land Supply 2020/21 – 2024/25							
	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites with approval	Proposal / Other known large sites	Total
Barnes	0	0	1	2	0	0	3
East Sheen	0	10	4	2	18	0	34
Fulwell and Hampton Hill	4	44	8	10	7	30	103
Ham, Petersham and Richmond Riverside	3	0	-4	1	0	50	50
Hampton	2	43	17	8	2	0	72
Hampton North	0	15	1	1	0	0	17
Hampton Wick	60	3	14	5	1	0	83
Heathfield	1	15	0	2	0	0	18
Kew	34	89	1	6	34	0	164
Mortlake and Barnes Common	3	96	5	1	0	100	205
North Richmond	0	6	75	7	2	96	186
South Richmond	11	3	7	3	0	0	24
South Twickenham	1	16	11	4	1	40	73
St. Margarets and North Twickenham	210	4	4	0	0	0	218
Teddington	23	0	20	2	9	0	54
Twickenham Riverside	2	55	4	3	4	20	88
West Twickenham	0	2	5	1	0	0	8
Whitton	-4	2	0	2	0	85	85
Small Sites Trend	0	0	0	0	0	742	742
Total	350	403	173	60	78	1,163	2,227