

Committee(s)	Dated:
Planning & Transportation Committee	09/07/2019
Subject: City of London Housing Delivery Test Action Plan	Public
Report of: Carolyn Dwyer, Director of the Built Environment	For Decision
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Summary

The Government's Housing Delivery Test was published in February 2019. The results show that the 110 housing units delivered in the City in the three years 2015/16 - 2017/18 was below the Government's 262 unit housing requirement. The City Corporation is required to prepare an Action Plan demonstrating how housing delivery in the City will be improved to meet Government targets and to apply a buffer of 20% to its 5 year housing land requirement to provide flexibility to developers in bringing housing sites forward.

The City of London Housing Delivery Test Action Plan is attached at Appendix 1 to this report. It demonstrates that sufficient housing units have either been delivered during 2018/19, or are under construction in the City, to meet the Housing Delivery Test for 2019. It also demonstrates that there is sufficient housing coming forward to meet Local and London Plan housing requirements, adjusted to include a 20% buffer, for over 6 years.

Recommendation(s)

Members are recommended to:

- Approve publication of the City of London Housing Delivery Test Action Plan, attached at Appendix 1.

Main Report

Background

1. In order to boost housing delivery, the Government has introduced a national Housing Delivery Test applicable to all local planning authorities, which compares the Government's assessment of the local housing requirement with Government data on local housing delivery. The Test is published annually and considers housing delivery performance over the previous 3 years, giving each authority a % score of housing delivery against the housing requirement.
2. The first set of Government Housing Delivery Test figures published 19th Feb 2019 found that 110 housing units had been delivered in the City of London, 42% of the Government's assessment of 262 units required for the 3 years

2015/16 to 2017/18. Consequently, the City Corporation is required to produce an Action Plan setting out how it will improve new housing delivery to meet targets and apply a 20% buffer to its 5 year housing land requirement to provide greater flexibility to developers in bringing housing sites forward.

The City of London Housing Delivery Test Action Plan

3. The City of London Housing Delivery Test Action Plan is attached at Appendix 1. The Action Plan demonstrates that:
 - Despite housing delivery in the period 2015/16 to 2017/18 being below the Government's target housing requirement, over the longer term between 2011/12 and 2017/18, housing delivery in the City exceeded Local Plan and London Plan requirements by 12%.
 - Between April 2018 and March 2022, over 1,000 new housing units were projected to be completed in the City. These include significant housing developments at Sugar Quay and Barts Close (which were completed or largely completed during 2018/19) and schemes under construction at 150 Bishopsgate, 15/16 Minories, the Former Bernard Morgan House and student housing at Vine Street.
 - The housing units under construction will deliver sufficient new housing to meet Local Plan and London Plan requirements for over 6 years, even after making an allowance for a 20% buffer to the housing requirement.
4. Recent completions and the projected housing supply mean that there is no need for additional actions to ensure that the City Corporation can meet the Government's Housing Delivery Test for 2019 and a number of years beyond.
5. The City Corporation will continue to implement its Local Plan policies and report annually on new housing delivery through its Local Plan Housing Monitoring Report, including reporting on the City of London Housing Trajectory.
6. The Housing Delivery Test Action Plan will be reviewed on publication of the 2019 Housing Delivery Test, expected in November 2019.
7. The longer-term delivery of housing in the City will be addressed in the City's new Local Plan, which is scheduled to be submitted for examination in spring 2020.

Corporate & Strategic Implications

8. Providing additional housing within the City is consistent with the Corporate Plan aim of contributing to a flourishing society, complementing the other aims of shaping outstanding environments and supporting a thriving economy. It addresses Corporate Plan Outcome 4: 'Communities are cohesive and have the facilities they need' and includes the commitment in outcome 4c to 'help provide homes that London and Londoners need'.

9. There are no security, financial or equalities and resourcing implications arising from this report.

Conclusion

10. The results of the Government's Housing Delivery Test for the City of London require that the City Corporation prepare an Action Plan setting out how it will increase housing supply going forward and also apply a 20% buffer to its 5 year housing land requirement.
11. The City Corporation's Housing Delivery Test Action Plan is attached at Appendix 1 and demonstrates that there is sufficient new housing, either completed in 2018/19 or under construction, to meet Government, Local Plan and London Plan housing requirements, including allowing for a 20% buffer, for over 6 years.

Appendix 1: City of London Housing Delivery Test Action Plan

Background Papers: Report to Planning & Transportation Committee, 18/03/2019: Publication of the Government's Housing Delivery Test Results for the City of London.

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