

Housing Monitoring 2016/17

Completions

- 1.1. Table 1 shows Haringey's annual housing delivery performance since 2011. For the period 2016/17 the total net completions was **774 homes**. This is circa 200 units up on previous years but still significantly short of the annualised strategic housing target of 1,502 net dwellings. However, significant over delivery in the first two years of the plan period, when the strategic housing requirement was only 820 homes per annum, means that the current shortfall against the cumulative housing target is only 1,009 homes. As shown in the Five-Year Housing Land Supply, set out later in this paper, this shortfall can be made good over the period 2017 - 2022.
- 1.2. NB: The figures for previous years have been amended as a result of a full review of monitoring returns over the past 10 years. The London Development Database has been updated accordingly.

Table 1: Housing Delivery April 2011 to March 2017

	11/12	12/13	13/14	14/15	15/16	16/17
Conventional Completions (net)	709	746	461	636	606	741
Non-Conventional (net)	646	492	-19	-40	0	-17
Vacant units brought back into use	55	52	59	44	54	50
Overall Completions (net)	1,410	1,290	501	640	660	774
Cumulative Completions	1,410	2,700	3,201	3,841	4,501	5,275
Cumulative Target	820 (820)	820 (1,640)	820 (2,460)	820 (3,280)	1502 (4,782)	1502 (6,284)
Performance against target	590	1,060	741	561	-281	-1,009

2016/17 Completions in Detail

- 1.3. The gross residential development amounted to 948 units over the year. This netted to 741 conventional housing completions. 17 non-conventional homes were lost through conversion to conventional housing and 50 vacant units were brought back into residential use. This resulted in **a net overall completion figure for the 2016/17 period of 774 homes**.
- 1.4. The 741 net conventional homes comprised 420 dwellings from 15 major development schemes (i.e. developments delivering 10 or more homes). The remaining 321 (43.3%) dwellings came from 205 small development sites.
- 1.5. Major developments that completed over the last year included:

Table 2: Major Scheme Completions over 2016/17

Scheme	Permission Type	Net Dwellings
Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)	Full	15
52 Bounds Green (HGY/2014/0278) and (HGY/2014/1561)*	Lawful Dev Cert & Full	4
Pembroke Works, Hornsey (HGY/2012/1190)	Full	42
530-536 High Road N17 9SX (HGY/2013/0745)	Full	13
77 Muswell Hill (HGY/2013/1212)	Prior Approval	27
30 Muswell Hill N10 3TA (HGY/2013/1846)	Full	12
Hornsey Depot (SA46) (HGY/2013/2019)	Full	35
Protheroe House Chesnut Road N176 9EQ (HGY/2013/2465)	Full	10
Pretoria Road (HGY/2014/1080)	Full	52
14a Willoughby Road N8 0HR (HGY/2014/2271)	Prior Approval	25

72-72a Willoughby Lane (HGY/2014/3430)	Prior Approval	15
Saltram Close Housing Estate (HGY2005/1257B)	Full	15
Hale Village (HGY/2012/0799) & (HGY/2010/1897 & HGY/2014/1608) Blocks NE(P6) & P5	Full	135
476-478 High Road N17 9JF (HGY/2014/0387)	Prior Approval	10
14 Muswell Hill Road N6 5UG(HGY/2015/2784)	Prior Approval	10

*While development at 52 Bounds Green only delivered 4 units in 2016/17, this site had previously delivered 13 net units in 2014/15 through approval of a Certificate of Lawful Development.

1.6. Of the above major development schemes, most notable is Hale Village, which contributed a further 135 net dwellings to the borough's housing stock. With the exception of the Hale Village Tower, the remainder of the scheme has now completed, with the development providing 1,244 units of student accommodation; 959 net conventional homes (542 affordable (61.7% by unit or 57.1% by habitable room – 231 Social/Affordable Rent & 311 Intermediate); 5,500m² of retail floorspace; 3,406m² of office floorspace; and 3,018m² of community use floorspace.

1.7. For the period 2016/17, the breakdown of completions by development type was as follows:

Table 3: Breakdown by Development Type 2016/17

Development Type	Permission Type	Net Units	% of Total Net Units	No. of Schemes
New Build	Full / Reserve Matters	382		51
	Lawful Dev Cert	2		2
		384	51.8%	53
Extension	Full / Reserve Matters	36		22
	Lawful Dev Cert	12		5
		48	6.5%	27
Conversion	Full / Reserve Matters	63		76
	Lawful Dev Cert	27		12
		90	12.1%	88
Change of Use	Full Planning Permission	57		30
	Prior Approvals	156		25
	Lawful Dev Cert	6		10
		219	29.6%	65
Totals		741	100%	233

1.8. As shown above, just over half of all new housing was delivered by new build developments through 53 schemes (10 majors). However, a third of completions came via changes of use and, therein, prior approvals for office floorspace to residential use over which the Council has little control. Five of the Prior Approvals were major development schemes. All of these Prior Approval homes were delivered at the expense of B1a floorspace and local jobs.

1.9. As with previous years, there continues to be a significant number of new dwellings created through Lawful Development Certificates – 47 net new homes through 29 schemes. Again, these are developments over which the Council, if it has not intervened before a set period of time, has little control over.

1.10. It should also be noted that Prior Approvals and Lawful Development Certificates, even if classified as a major development, are not required to provide a proportion of affordable housing or to mitigate the impact of these new homes on requirements for physical or social infrastructure via s106 obligations. There are also issues with respect to the resulting housing mix and the density of these schemes, which is further elaborated below.

Housing Mix

1.11. Table 4 below, shows the housing mix provided for through the total net new dwellings delivered in 2016/17. The bulk of new housing (81.2%) was equally split between 1 and 2 bed homes. 60 units were bedsits or studio units, which in general are not supported by the

Council unless justified by site circumstances. Not surprisingly, the majority of provision came via prior approvals (53 units) and Lawful Development Certificate (10 units), with the remainder comprising residential care (11 units), new build (5 units), and -19 bedsits or studio units lost as a result of Conversion or Extension developments.

- 1.12. 84 three-bedroom homes were added to the existing housing stock, with majors and minor developments contributing fairly equally. By contrast, only major development schemes provided a net increase in larger homes (4 bedrooms or more) provision, with 14 units added. Small site developments, many in the form of conversions, resulted in a loss of 38 homes of four or more bedrooms, leading to an overall reduction in four or more bedroom homes of 24 dwellings.

Table 4: Housing Mix in 2016/17

	Bedsit / Studio	1 Bed	2 Bed	3 Bed	4 Bed +	Habitable Rooms
Major Development Schemes	43	151	167	45	14	1,155 (61.1%)
%	10.2%	36.0%	39.8%	10.7%	3.3%	
Small Site Schemes	17	159	144	39	-38	
%	4.7%	44.3%	40.1%	10.9%	-	734 (38.9%)
Totals by units	60	310	311	84	-24	
Total by %	7.8%	40.5%	40.7%	11.0%	-	1,889

- 1.13. Despite major development schemes providing a reasonable mix, overall, the housing mix provided in 2016/17 was heavily weighted towards smaller dwelling sizes – 89% being 2 bedrooms or less. Prior approvals and Certificates of Lawful Development contributed significantly to this with 167 (82.2%) being studio or 1 bedroom, and 205 dwellings (101%) being 2 bedrooms or less.

Table 5: Housing Mix by Prior Approvals & Cert of Lawful Dev 2016/17

Type	Bedsit / Studio	1 Bed	2 Bed	3 Bed	4 Bed +
Prior Approvals	53	67	29	5	2
Cert Law Dev	10	37	9	-4	-5
Totals	63	104	38	1	-3

- 1.14. With respect to the number of habitable rooms delivered (see Table 4), the 15 major developments provided 1,155 habitable rooms. By contrast, the 205 small site developments yielded only 734 habitable rooms, demonstrating the significant benefit of a limited number of large scale comprehensive developments in making the greatest contribution to meeting housing needs and, in particular, the provision of larger family homes.
- 1.15. Table 6 below provides the housing mix delivered by all conventional housing completed over the plan period to the end of March 2017. This shows the vast majority of new houses delivered are 1 & 2 bedroom dwellings (85.9%) and that there has been an overall loss in 4 or more-bedroom housing, with 213 family homes taken out of Haringey's overall housing stock. This loss in family housing is again attributed to conversions and Certificates of Lawful Use. However, the losses in recent years have not been as high as was experienced earlier in the plan period, which could be attributed to Local Plan policies limiting the conversion of family housing in certain parts of the borough.

Table 6: Housing Mix Delivered 2011 - 2017

Year	Net Homes	Bedsit / Studio	1 Bed	2 Bed	3 Bed	4 Bed +	Habitable Rooms
2011/12	709	-101 (-%)	389 (43.6%)	384 (43%)	120 (13.4%)	-83 (-%)	1,931
2012/13	746	-18 (-%)	297 (37.8%)	382 (48.6%)	107 (13.6%)	-22 (-%)	2,119

2013/14	461	25 (4.8%)	195 (37.9%)	235 (45.6%)	60 (11.7%)	-54 (-%)	1,096
2014/15	636	14 (2%)	282 (41.9%)	285 (42.3%)	92 (13.8%)	-37 (-%)	1,671
2015/16	606	103 (17.1%)	221 (36.5%)	237 (39.1%)	38 (6.3%)	7 (1%)	1,488
2016/17	741	60 (7.8%)	310 (40.5%)	311 (40.7%)	84 (11.0%)	-24 (-%)	1,889
Total	3,899	83 (2.0%)	1,694 (41.3%)	1,834 (44.6%)	501 (12.1%)	-213 (-%)	10,194

Densities

- 1.16. It is only the density of major developments that the Council monitors, as small site developments often involve conversions, infilling or extensions that either remove or add to existing housing on a site, and therefore, makes it extremely difficult to determine the actual density being achieved.
- 1.17. Of the 15 major developments to complete in 2016/17, nine were within the density ranges set out in the London Plan. One scheme, Furnival House, fell just below the lower range density, while the remaining 5 schemes were all Prior Approval developments and exceeded the upper density range by between 5% and 280%.

Distribution

- 1.18. The map at Appendix A, shows the distribution of the new homes delivered over 2016/17 across the Borough. The size of the circles represent the scale of the housing delivered at each site last year.

Affordable Housing

- 1.19. A total of **211 affordable homes** were built in 2016/17. The individual development schemes that delivered affordable housing last year were:

Table 7: Affordable Housing Completions in 2016/17

Scheme	Gross Affordable Homes Delivered	% of Affordable Housing Units by Scheme	% of Affordable Housing Hab Rooms by Scheme
Barnes Court Rear Car Park Clarence Road N22 8PJ (HGY/2014/2556)	4	100	100
Connaught Lodge Garage Connaught Road N4 4NR (HGY/2014/3508)	7	100	100
Pembroke Works, Hornsey (HGY/2012/1190)	36	85.7	87.1
Pretoria Road (HGY/2014/1080)	52	100	100
Parkland Hostel, 20-108 Parkland Road N22 6ST (HGY/2009/1014)	9	100	100
33 Muswell Avenue N10 2EB (HGY/2010/0766)	2	100	100
Peabody Cottages, Lordship Lane N17 7QJ (HGY/2011/1414)	1	100	100
Protheroe House, Chesnut Road N17 9EQ (HGY/2013/2465)	50	100	100
Hornsey Depot (SA46) (HGY/2013/2019)*	35	100	100
Saltram Close Housing Estate (HGY2005/1257B)	15	100	100

*These are the first homes to completed on the Hornsey Depot site, which achieves 38.4% by habitable rooms overall from the 438 dwelling development.

- 1.20. As shown above, there was a mix of small and large schemes that contributed towards the provision of new affordable housing. All but one was a 100% affordable housing scheme, with Pembroke Works still contributing significantly at 87.1% affordable housing provision by habitable rooms.
- 1.21. Table 8 below provides a breakdown of affordable housing completions over the plan period to date by total net units completed and by habitable rooms. NB: The total net completions exclude non-conventional housing while the gross number of affordable homes delivered excludes any direct acquisitions made by the Council.
- 1.22. In 2016/17, 28.5% of all conventional housing was affordable. This percentage increases significantly to 35.4% when taken on a habitable rooms basis, demonstrating that the Council is achieving a greater portion of larger dwellings as affordable homes.
- 1.23. Over the plan period to date, 31.4% of all conventional housing delivered has been secured as affordable housing. On a habitable rooms basis, which is the policy requirement, 49.9% of all habitable rooms delivered were affordable.

Table 8: Affordable Housing Delivered Against All Housing Completed 2011 - 2017

Year	Total Net Units	Total Hab Rooms	Gross No. of AH Units	AH Hab Rooms	% of AH Unit	% of AH by Hab Rooms
2011/12	709	1,931	458	1,428	64.6%	74.0%
2012/13	746	2,119	407	1,161	54.6%	54.8%
2013/14	461	1,096	134	406	29.1%	37.0%
2014/15	636	1,671	365	1,152	57.4%	68.9%
2015/16	606	1,488	62	197	10.2%	13.2%
2016/17	741	1,889	211	669	28.5%	35.4%
Totals	5,275	10,194	1,637	5,013	31.0%	49.2%

- 1.24. While the above demonstrates the position against all conventional housing delivered, the actual monitoring requirement, and therein, the target of 40%, is in respect of the portion of habitable rooms secured as affordable from major developments (i.e. those schemes delivering 10 or more units). Table 9 below therefore provides the breakdown of the portion of affordable units secured on major developments over the plan period by both unit and habitable rooms basis. NB: Both the gross affordable housing units and affordable housing habitable rooms differ from that provided in Table 8 due to Council and RSL-led affordable developments below the 10-unit threshold, such as the Phase 1 infills programme.

Table 9: Affordable Housing Completions by Major Development Schemes 2011 - 2017

Year	Net units all Majors	Habitable Rooms all Majors	Gross AH units on Majors	AH by Hab Rooms on Majors	AH % by Unit	AH % by Hab Rooms
2011/12	463	1,652	451	1,390	97.4%	84.1%
2012/13	547	1,553	407	1,161	74.4%	74.8%
2013/14	177	540	134	406	75.7%	75.2%
2014/15	428	1,269	357	1,130	83.4%	89.0%
2015/16	321	955	62	197	19.3%	20.6%
2016/17	281	1,975	188	568	66.9%	28.8%
Totals	2,217	7,944	1,599	4,852	72.1%	61.1%

- 1.25. Over the plan period to date, 72% of housing delivered through major developments within the borough have been secured as affordable homes. This decreases to 61% on a habitable rooms basis, due to the unit mix on Intermediate products (see Table 10 below). This level of affordable housing has been achieved through a number of RSL's taking up 100% of these larger schemes as affordable, including Brook House (222 units), Town Hall Approach (109 units), Lyminster Avenue (66 units), Pretoria Road (52 units) & Protheroe House (50 units). In total, 15 major developments have been delivered as 100% affordable, providing 785 of the affordable homes secured.

- 1.26. In addition, the borough's largest development to date, Hale Village, achieved 61.7% affordable by units and 57.1% by habitable rooms, while others also achieved above target – land rear of 34 Great Cambridge Road (38.5% by unit and 58.3% by HR), Former Hornsey Central Hospital (35.7% by unit and 40.2% by HR), 193-197 Broad Lane (44.9% by unit and 43.3% by HR), and Prembroke Works (85.7% by unit and 87.1% by HR).
- 1.27. There was a further tier of major schemes that got close to achieving the 40% target – Roden Court (29.4% by unit & 31.9 by HR), 638 High Road (38.5% by unit and 39.1% by HR), and the site rear of 318 – 320 High Road (50% by unit and 32.6% by HR).
- 1.28. All of the above developments helped to offset other major schemes where the affordable percentages were well below target (Lawrence Road 19.4% by HR & 612 High Road 22.2% by HR) or were nil, in the case of all 9 major Prior Approvals and the one major Certificate of Lawful Development scheme, as well as 673 Lordship Lane, Furnival House, 530-536 High Road, and 30 Muswell Hill.
- 1.29. With respect to the tenure mix and unit size of the affordable housing secured in 2016/17, the breakdown is set out in Table 10 below. It shows that the tenure was heavily skewed in the favour of affordable rent/social rent (196 to 15) resulting in an in-year borough-wide tenure split of 93:7. Unit sizes were predominantly 1 & 2-bedroom provision, although 50 units (24%) were secured as family sized affordable homes, which is a significant proportion in the context of 3 or more bedroom homes delivered in the year (60 net dwellings – see Table 6).

Table 10: Affordable Housing Unit Breakdown and Tenure Split 2011 - 2017

Tottenham AAP Area										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Units	Tenure Split
	1	2	3	4+	1	2	3	4+		
11/12	7	41	48	25	100	131	8	3	363	
12/13	57	77	22	0	68	78	13	0	315	
13/14	7	19	12	3	32	46	0	0	119	
14/15	23	70	35	1	28	87	4	0	248	
15/16	8	5	12	2	19	12	4	0	62	
16/17	84	22	5	6	0	0	0	0	117	
Sub Totals	186	234	134	37	247	354	29	3	1,224	48:52
Rest of the Borough										
Year	Affordable Rent/ Social Rent Beds				Intermediate Rent Beds				Total Units	Tenure Split
	1	2	3	4+	1	2	3	4+		
11/12	23	33	6	6	11	12	4	0	95	
12/13	2	2	5	5	13	27	6	0	60	
13/14	0	0	2	4	0	6	0	0	12	
14/15	27	20	12	8	28	10	7	5	117	
15/16	0	0	0	0	0	0	0	0	0	
16/17	14	30	24	11	5	6	4	0	94	
Sub Totals	66	85	49	34	57	61	21	5	378	62:38
Totals	252	319	183	71	304	415	50	8	1,602	52:48

- 1.30. Over the plan period to date, we have secured 825 Social/Affordable Rent houses and 777 Intermediate Affordable houses.
- 1.31. The policy target for the affordable housing tenure split within the Tottenham AAP area is 40:60. Currently the tenure split is 48:52, so weighted slightly more towards the social/affordable rented housing but not too far off target as to raise concern. For the rest of

the borough the policy target tenure split is 60:40 across. Currently the split is 62:38, so almost exact.

- 1.32. With regard to the unit sizes, the above Table clearly shows the predominance of 1 and 2-bedroom provision in the intermediate affordable housing products, which is expected given these are tailored to entering the housing market. The social/affordable rent housing has a much more balanced mix, with significant provision in 2-bedroom housing but also the larger family sized homes, in contrast to intermediate provision, and for which there is an acute need within the borough.
- 1.33. Overall, the mix is consistent with policy expectations at this point in the plan period.

Five-Year Housing Land Supply

- 1.34. Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to:
- “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.”*
- 1.35. To be considered 'deliverable' sites should be:
- available now;
 - offer a suitable location for development now; and
 - be achievable with a realistic prospect that viable housing development will be delivered on the site within five years.
- 1.36. The NPPF confirms that sites with planning permission should be considered deliverable until permission expires.
- 1.37. Haringey's 5YHLS includes net additional dwellings at deliverable sites for the five-year period between April 2017 and March 2022. The Council has identified sites which meet these requirements and these include:
- All sites for housing units under construction as at 31/03/2017 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions);
 - All sites with planning permission where construction has not yet started as at 31/03/2017 which are expected to complete within the specified five-year period (these developments include new build, changes of use to housing units and conversions);
 - Sites where permission has been granted, subject to legal agreement, as at 31/03/2017 which are expected to complete within the five-year period and those with outline permissions;
 - Deliverable sites (i.e. without planning permission as at 31/03/2017 but where pre-application discussions have been held or masterplans prepared and consulted upon) likely to complete within the five-year period.
- 1.38. The Council's strategic housing target increased from 820 net additional homes per annum to 1,502 new homes from 1st April 2015 following the adoption of new targets in the London Plan (2015) as amended with alterations. As such the housing target is set at 8,945 net additional units covering the five-year period from April 2017 to March 2022. This is composed of the constituent parts below.
- 5 years of 1,502 (7,510)
 - + 1,009 (existing shortfall)

- +5% (426)

1.39. The supply of new homes to be delivered between April 2017 and March 2022 is calculated at 9,938 net additional units. Overall, Haringey has a supply of housing land over the next five years to meet 5.56 years of its annualized housing target.

Table 11: Haringey 5YHLS 2017 – 2022

Sites within the Five Year Housing Supply	Total units	(2017/18 – 2021/22)
Sites with Planning Permission		
Clarendon Square (SA22) (HGY/2009/0503)	1,080	510
Tottenham Hotspur Stadium (HGY/2015/3000)	585	585
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval	40	40
St Ann's Hospital (SA28) (HGY/2014/1691)	456	456
St Ann's Police Station (HGY/2015/3729)	26	26
Ward's Corner (HGY/2012/0915) (SS3)	163	163
Apex House (SS6) (HGY/2015/2915)	163	163
St Lukes Woodside House, N10 3JA (HGY/2013/2379 & HGY/2016/0242 & HGY/2016/2106)	159	159
5 Bruce Grove (HGY/2014/1041)	13	13
7 Bruce Grove N17 6RA (HGY/2012/0563)	13	13
2 Chestnut Rd (HGY/2013/0155)	64	64
Hornsey Depot (SA46) (HGY/2013/2019)	403	403
Highgate Magistrates Court (SA45) (HGY/2014/2464)	82	82
Hornsey Town Hall (SA48) (HGY/2010/0500)	123	123
56 Muswell Hill (HGY/2013/2069 & HGY/2016/0988)	34	34
159 Tottenham Lane (HGY/2014/0484)	18	18
191-201 Archway Rd (HGY/2015/2517)	25	25
Raglan Hall Hotel (HGY/2105/3730)	18	18
Hale Village Tower (HGY/2006/1177)	253	253
North of Hornsey Rail Depot (SA17) (HGY/2016/1573)	174	174
500 White Hart Lane (HGY/2016/0828)	145	145
Coppets Wood Hospital (SA55) (HGY/2016/2824)	80	80
Keston Centre (SA60) (HGY/2016/3309)	126	126
Hawes & Curtis (SA26) (HGY/2016/1807)	133	133
Monument Way (TH10) (HGY/2016/2184)	54	54
624 Tottenham High Road (HGY2009/1532 & HGY/2015/3102)	42	42
Mono House, 50 - 56 Lawrence Road (SS2) (HGY/2016/2824)	47	47
Templeton Hall and Garages, 52 Templeton Road (HGY/2016/2621)	11	11
45-63 Lawrence Road (SS2) (HGY/2016/1213)	69	69
67 Lawrence Road (SS2) (HGY/2016/1212)	80	80
Land adjacent to 2 Canning Crescent N22 5SR (HGY/2015/2609)	19	19
Hale Wharf (TH9) (HGY/2016/1719)	505	335
255 Lordship Lane, N17 (HGY/2015/2321)	31	31
168 Park View Road, London N17 9BL (HGY/2015/3398)	12	12
Small sites under construction	484	484
Small sites not started	554	554
SUB TOTALS		5,544
Deliverable Sites		
Wood Green Cultural Centre (South) (SA19)	355	355
Clarendon Gateway (SA21) Part	195	100
Station Interchange (TH2)	138	138
Station Square West (TH4)	297	297
Station Square North (TH5)	213	213
Ashley Road South (TH6) Part	444	444
Ashley Road North (TH7)	147	147
Welbourne Centre (TH10)	244	244
High Road West (NT5) Part	1,200	400

Arena Design Centre (SA30)	40	40
Crusader Industrial Estate (SA31)	64	64
Omega Works (SA32)	40	40
Vale/Eade Roads (SA33)	101	101
Overbury & Eade Roads (SA34)	141	141
Lawrence Rd Phase 2 (SS2)	178	178
Tottenham Police Station & Reynardson Court (TG3)	30	30
Bruce Grove Station (BG2)	11	11
Gonnermann Antiques (SA39)	37	37
Cranwood Care Home (SA51)	35	35
Park Grove & Durnsford Road (SA56)	160	160
Red House, West Green Rd (SA58)	28	28
Haringey Professional Development Centre (SA59)	49	49
Small Sites	1,142	1,142
SUB_TOTALS		4,394
TOTALS		9,938

Planning Policy
14.07.2017