Facts and figures – Housing (2004/2005 – 2018/2019)

December 2019

Facts and figures – Housing (2004/2005 – 2018/2019)

This section provides the housing statistics in Southwark over the fifteen financial years between 2004/2005 to 2018/2019, collated from the London Development Database (LDD) that monitors planning approvals, starts and completions across London.

The statistics cover the number of homes permitted and delivered, affordable housing breakdown, family housing supply, scale of development and non-conventional accommodation.

We value accountability and transparency as a public authority that is why we have aggregated the planning data around housing into two spreadsheets below, enabling access to the comprehensive data and a review of housing delivery in the borough against our policy requirements. The data consists of all completions and approvals across different themes, by financial years between 2004 and 2019, which forms the figures in the following tables (with reference provided).

Source data: Summary of housing approvals 2004/2005 – 2018/2019

Source data: Summary of housing completions 2004/2005 – 2018/2019

Please note the Mayor of London also publishes the London-wide Authority Monitoring Report, which may vary slightly to those presented on Southwark webpages, with LDD being continually updated and run at different times by the respective authorities, leading to slightly different results with data amended in between. The reports were downloaded in September 2019 to inform this section.

Overview of tables

1. Total housing delivery

The adopted London Plan (2016) housing target for Southwark Borough is 27,362 homes by 2025 (2,736 homes annually), giving it the second highest across London with a 80% rise in the delivery amount compared to London Plan 2011, which set a 10-year target to 20,050 homes. In the emerging London Plan, the draft version (July 2019) first reduced the 10-year target to 25,540. The Intend to Publish Version (scheduled for end of 2019) will further reduce it to 23,550 as per the inspector's report.

Table 1 – Total net delivery of homes

Financial Year (1 Apr – 31 Mar)	No. of homes (self-contained, non-conventional units and empty homes back into use)	Mayor of London's annual housing target (year of London Plan version)
2004/2005	2146	1480 (2004)
2005/2006	1916	1480 (2004)
2006/2007	2396	1480 (2004)
2007/2008	1874	1630 (2008)
2008/2009	1325	1630 (2008)
2009/2010	1546	1630 (2008)
2010/2011	1803	1630 (2008)
2011/2012	1460	2005 (2011)
2012/2013	1723	2005 (2011)
2013/2014	1876	2005 (2011)
2014/2015	2234	2005 (2011)
2015/2016	2082	2736 (2015)
2016/2017	2689	2736 (2015)
2017/2018	936	2736 (2015)
2018/2019	3615	2736 (2015)
Total	29,621	
Average per year	1,975	

Source: Summary of housing completions 2004 – 2019 – Sheet 1: overall by tenure; Sheet 8: non self-contained; Sheet 9: empty homes back into use

As Table 1 shows, over the past 15-year reporting period, 29,621 net new homes were delivered, averaging 1,975 per year, from the creation of self-contained homes (through new builds, conversions of non-residential floorspace and extension to existing homes), non-conventional accommodations such as student housing and shared living, and empty homes brought back into use by the collective efforts of the council and private owners (outside the planning system).

Committed to achieving a the high rate of delivery, Southwark prepared a Housing Delivery Test Action Plan in 2019 to provide an overview of housing delivery within the borough, setting out the various programmes and initiatives that are current being undertaken and providing actions to uplift the delivery of new homes.

In addition, the council has produced an updated version to 5 and 15 year housing land supply assessment in 2019, demonstrating it will be able to meet future housing need and the London Plan requirement.

2. Permissions and delivery of self-contained homes

This section demonstrates the net total approved and completed self-contained homes over 15-year reporting period between 2004 and 2019 (Table 2).

Table 2 – net approved and completed self-contained homes

Financial Year (1 Apr – 31 Mar)	Net approved self-contained homes	Net completed self-contained homes	Mayor of London's annual housing target (year of London Plan version)
2004/2005	3832	1227	1480 (2004)
2005/2006	2499	1394	1480 (2004)
2006/2007	2980	1958	1480 (2004)
2007/2008	3053	1249	1630 (2008)
2008/2009	3175	1041	1630 (2008)
2009/2010	1808	1333	1630 (2008)
2010/2011	3083	1391	1630 (2008)
2011/2012	2128	1084	2005 (2011)
2012/2013	3366	1065	2005 (2011)
2013/2014	4023	1669	2005 (2011)
2014/2015	3183	1216	2005 (2011)
2015/2016	2213	1390	2736 (2015)
2016/2017	1598	2432	2736 (2015)
2017/2018	1832	859	2736 (2015)
2018/2019	2577	3208	2736 (2015)
Total	41,350	22,516	
Average	2,757	1,501	

Source: Summary of housing approvals 2004 – 2019 - Sheet 1: Overall by tenure; Summary of housing completions 2004 – 2019: Sheet 1: overall by tenure

Over the past 15 years, the council has approved more than enough homes to meet the housing target with an annual approval of 2,757 units. During the same period, the number of homes completed was 22,516 units, delivering half (54%) of what had been approved overall. The approval of schemes does not necessarily mean they are delivered. Nonetheless, the statutory planning function of the council remains to be one of the most powerful instruments to manage development positively and generate potential for increased housing delivery.

Please note that approvals and completions within a given year should not be compared as the figures relate to different schemes. The delivery of the approved schemes does not come forward at the same rate.

Over the reporting period, some of the major schemes contributed a significant number of new self-contained homes, including:

- Phases of the Bermondsey Spa regeneration programme
- Neo Bankside
- Ontario Point of the Maple Quay regeneration scheme at Canada Water
- The Silwood Estate regeneration scheme
- Elephant Park

3. Permissions and delivery of affordable homes

Our affordable housing policy seeks to ensure all developments of ten residential units or more (major developments) deliver a minimum of 35% of the housing as affordable, preferably on-site. This is usually calculated on habitable rooms in order to maximise the proportion of affordable housing.

The source monitoring system does not currently record residential units in terms of their habitable rooms, making direct comparisons against our 35% policy requirement difficult. Similarly, for some sites, on-site affordable housing would not have been possible, and the off-site delivery or equivalent in-lieu payments invested in affordable housing delivery will not necessarily be reflected in the figures as shown below.

For the reasons above, the figures shown in this section should not be used as a direct indicator of the successful implementation of our minimum 35% affordable housing policy-requirement. However, it provides a useful overview of the proportion of homes that are delivered as affordable homes on schemes of ten units or more on a unit-by-unit basis.

While minor developments are currently not required to provide affordable housing, some of them consisted of council housing schemes that contributed to affordable home delivery. Therefore, some financial years would see the figures of overall affordable housing, which are used to monitor the affordable housing target, higher than the total amount approved or delivered on major developments.

3.1 Gross approved affordable homes

It is important to look at the affordable housing proportion in gross approval terms because the minimum 35% affordable housing policy is calculated on the gross delivery of new homes on a site. Over the past 15 years, a total of 15,237 new affordable homes were approved, equating to 1,016 per year (Table 4). The affordable housing provision overall equated to 36% of major developments (with 10 or more units), showing consistency with the 35% policy target in Core Strategy (2011).

Table 3 - Percentage of approved gross affordable homes of major developments

Financial Year (1 Apr - 31 Mar)	Total homes on major developments (10 or more units)	Affordable homes total	% of total homes for affordable housing
2004 - 2005	3729	1732	46%
2005 - 2006	2250	1094	49%
2006 - 2007	2740	1339	49%
2007 - 2008	2762	1104	40%
2008 - 2009	2872	934	33%
2009 - 2010	1699	853	50%
2010 - 2011	2915	1060	36%
2011 - 2012	2174	480	22%
2012 - 2013	3960	802	20%
2013 - 2014	4155	981	24%
2014 - 2015	2964	882	30%
2015 - 2016	4502	1990	44%

2016 - 2017	1136	411	36%
2017 - 2018	1782	729	41%
2018 - 2019	2331	846	36%
Total	41,971	15,237	36%
Total Average	2,798	1,016	

Source: Summary of housing approvals 2004 – 2019 – Sheet 1: overall by tenure and Sheet 3: major development

As Table 5 demonstrates, the majority of affordable housing approved was social rent at almost 60%, totalling 9,050 units (603 annually). During the period, 553 affordable rent units were approved in total, with 53 London living rent and 161 discounted market rent permitted in 2018/2019.

Table 4 - Gross approved affordable homes by tenure

Financial Year (1 Apr - 31 Mar)	Affordable Home Total	Social Rent	Affordable Rent	Other Intermediate	London Living Rent	Discounted Market Rent	Discounted Market Sale
2004 - 2005	1732	1055	NA	677	NA	NA	NA
2005 - 2006	1094	837	NA	257	NA	NA	NA
2006 - 2007	1339	588	NA	751	NA	NA	NA
2007 - 2008	1104	634	6	464	NA	NA	NA
2008 - 2009	934	512	35	387	NA	NA	NA
2009 - 2010	853	608	NA	245	NA	NA	NA
2010 - 2011	1060	591	140	329	NA	NA	NA
2011 - 2012	480	271	46	163	NA	NA	NA
2012 - 2013	802	308	146	348	NA	NA	NA
2013 - 2014	981	593	19	369	NA	NA	NA
2014 - 2015	882	457	85	340	NA	NA	NA
2015 - 2016	1990	1407	5	578	NA	NA	NA
2016 - 2017	411	295	NA	116	NA	NA	NA
2017 - 2018	729	420	58	194	NA	NA	57
2018 - 2019	846	474	13	145	53	161	NA
Total	15237	9050	553	5363	53	161	57
%	100.0%	59.4%	3.6%	35.2%	0.3%	1.1%	0.4%

Source: Summary of housing approvals 2004 – 2019 – Sheet 1: overall by tenure

3.2 Net approved affordable homes

Taking into account the existing units demolished on the new developments, there have been 9,924 additional new affordable homes approved through the planning system (662 units per year) (Table 5). This contributed to almost one-third of the additional housing permitted over the period. Table 6 indicates 40% of the tenure within affordable housing was social rent, with the rest being intermediate.

Table 5 - Percentage of net affordable homes against total homes approved on major developments

Financial Year (1 Apr - 31 Mar)	Total number of major development (10 or more units)	Affordable housing overall	Percentage of total homes for affordable housing
2004 - 2005	3458	1465	42%
2005 - 2006	2174	1032	47%
2006 - 2007	2685	1291	48%
2007 - 2008	2762	986	36%
2008 - 2009	2855	804	28%
2009 - 2010	1526	681	45%
2010 - 2011	2803	974	35%
2011 - 2012	1728	46	3%
2012 - 2013	3080	67	2%
2013 - 2014	3581	444	12%
2014 - 2015	2667	639	24%
2015 - 2016	1835	-329	-18%
2016 - 2017	1135	410	36%
2017 - 2018	1529	616	40%
2018 - 2019	2246	798	36%
Total	36,064	9,924	28%
Annual average	2,404	662	

Source: Summary of housing approvals 2004 – 2019 – Sheet 1: overall by tenure and Sheet 3: major development

Table 6 - Net approved affordable homes by tenure

Financial year (1 Apr - 31 Mar)	Affordable Housing total	Social Rent	Affordable Rent	Other Intermediate	London Living Rent	Discounted Market Rent	Discounted Market Sale
2004 - 2005	1465	791	NA	674	NA	NA	NA
2005 - 2006	1032	776	NA	256	NA	NA	NA
2006 - 2007	1291	541	NA	750	NA	NA	NA
2007 - 2008	986	517	6	463	NA	NA	NA
2008 - 2009	804	384	35	385	NA	NA	NA
2009 - 2010	681	438	NA	243	NA	NA	NA
2010 - 2011	974	505	140	329	NA	NA	NA
2011 - 2012	46	-163	46	163	NA	NA	NA
2012 - 2013	67	-425	146	346	NA	NA	NA
2013 - 2014	444	56	19	369	NA	NA	NA
2014 - 2015	639	215	85	339	NA	NA	NA
2015 - 2016	-329	-912	5	578	NA	NA	NA
2016 - 2017	410	295	NA	115	NA	NA	NA
2017 - 2018	616	307	58	194	NA	NA	57
2018 - 2019	798	426	13	145	53	161	NA
Total	9,924	3,751	553	5,349	53	161	57
%	100%	38%	6%	54%	1%	2%	1%

Source: Summary of housing approvals 2004 – 2019 – Sheet 1: overall by tenure

3.3 Gross completed affordable homes

Between 2004 and 2019, 9,200 affordable homes were delivered, with an annual average of 613 units. The affordable housing delivery was an equivalent of 42% total new homes generated from major developments (Table 7).

Table 7 - Proportion of gross affordable homes against total homes delivered on major developments

Financial Year (1 Apr - 31 Mar)	Total completions on major development with 10 or more units	Affordable homes completed overall	Percentage of total homes for affordable housing
2004 - 2005	1562	719	46%
2005 - 2006	1491	611	41%
2006 - 2007	1917	946	49%
2007 - 2008	1502	950	63%
2008 - 2009	800	326	41%
2009 - 2010	1123	708	63%
2010 - 2011	1334	664	50%
2011 - 2012	888	632	71%
2012 - 2013	919	565	61%
2013 - 2014	1481	504	34%
2014 - 2015	1216	396	33%
2015 - 2016	1356	497	37%
2016 - 2017	2257	593	26%
2017 - 2018	591	188	32%
2018 - 2019	3310	901	27%
Total	21747	9200	42%
Annual average	1449.8	613	

Source: Summary of housing completions 2004 – 2019: Sheet 1: overall by tenure; Sheet 3: major development

Over the period, over 5,460 new social rented units were built, representing approximately 60% of the new affordable homes built. 3,738 intermediate homes were completed, among which 299 were affordable rent (Table 8).

Table 8 - Gross completed affordable homes by tenure

Financial year (1 Apr - 31 Mar)	Affordable homes total	Social rent	Affordable rent	Other intermediate
2004 - 2005	719	608	NA	111
2005 - 2006	611	402	NA	209
2006 - 2007	946	539	NA	407
2007 - 2008	950	476	NA	474
2008 - 2009	326	186	NA	140
2009 - 2010	708	429	NA	279
2010 - 2011	664	251	NA	413
2011 - 2012	632	498	NA	134
2012 - 2013	565	401	NA	164
2013 - 2014	504	320	24	160
2014 - 2015	396	165	61	170
2015 - 2016	497	216	132	149
2016 - 2017	593	412	22	159
2017 - 2018	188	94	15	79
2018 - 2019	901	465	45	391
Total	9200	5462	299	3439
%	100%	59%	3%	37%

Source: Summary of housing completions 2004 – 2019: Sheet 1: overall by tenure

3.4 Net completed affordable homes

Over the same reporting period, 6,416 net affordable homes were built, meaning new additional 428 affordable homes were provided annually. The number also demonstrates that the total additional affordable homes equated to one-third of all delivered on major developments (Table 9).

Table 9 - Proportion of net affordable homes against total homes delivered on major developments

Financial year (1 Apr - 31 Mar)	Total homes delivered on major developments with 10 or more units	Affordable homes completed overall	Percentage for affordable homes
2004 - 2005	1008	161	16%
2005 - 2006	1157	278	24%
2006 - 2007	1701	735	43%
2007 - 2008	1079	536	50%
2008 - 2009	775	299	39%
2009 - 2010	1119	700	63%
2010 - 2011	1334	559	42%
2011 - 2012	847	593	70%
2012 - 2013	833	488	59%
2013 - 2014	1456	483	33%
2014 - 2015	1031	109	11%
2015 - 2016	978	113	12%
2016 - 2017	2196	552	25%
2017 - 2018	591	184	31%
2018 - 2019	3226	626	19%
Total	19,331	6,416	33%
Annual Average	1,289	428	

Source: Summary of housing completions 2004 – 2019: Sheet 1: overall by tenure; Sheet 3: major development

Across the 15-year reporting period, 42% of the 6,416 new additional affordable homes built were social rented at 2,686 units (Table 10). It is important to look at the affordable housing delivery across a longer rather than shorter timeframe due to the way the source monitoring system records demolitions and the long-term nature of large regeneration schemes.

According to LDD, demolished housing units are recorded only when the redevelopment on the same sites complete in their entirety (including any non-residential elements on the same site). In the earlier financial years, only newly homes completed would be counted, leading to the lag time in recording the demolished units. Therefore, years 2014/2015 and 2015/2016 that saw several major regeneration schemes completed (see below) appeared to result in a loss of 121 and 165 units.

Completed regeneration schemes in 2014/2015 and 2015/2016:

- Trafalgar Place, SE17 (part of the former Heygate Estate regeneration programme)
- Site C5 of Bermondsey Spa regeneration, SE1
- Silwood Estate regeneration, SE16
- Camberwell Fields (part of the former Elmington Estate)

To ensure regeneration work for all, the council's estate regeneration schemes seek to provide more affordable homes across a wider area to create mixed communities with high quality new affordable and market homes that are "tenure blind." This approach has been successful through the "early rehousing sites" for tenants of the former Heygate estate, which has seen a total of over 530 affordable homes completed in the local area, including close to 420 for social rent and 117 as intermediate units. The final scheme, on Stead Street, SE17, has seen 84 social rent homes completed during 2016/17.

Table 10 - Net completed affordable homes by tenure

Financial year (1 Apr - 31 Mar)	Affordable homes total	Social Rent	Affordable Rent	Other intermediate
2004 - 2005	161	50	NA	111
2005 - 2006	278	69	NA	209
2006 - 2007	735	330	NA	405
2007 - 2008	536	63	NA	473
2008 - 2009	299	159	NA	140
2009 - 2010	700	421	NA	279
2010 - 2011	559	146	NA	413
2011 - 2012	593	459	NA	134
2012 - 2013	488	326	NA	162
2013 - 2014	483	299	24	160
2014 - 2015	109	-121	61	169
2015 - 2016	113	-166	132	147
2016 - 2017	552	371	22	159
2017 - 2018	184	90	15	79
2018 - 2019	626	190	45	391
Total	6,416	2,686	299	3,431
%	100%	42%	5%	53%

Source: Summary of housing completions 2004 – 2019: Sheet 1: overall by tenure

4. Permissions and delivery of family housing

Our policy ensures developments deliver a range of housing sizes, especially three or more bedroom homes, for people of all incomes and different needs. In the Core Strategy 2011, major developments (of 10 or more units) must provide at least 60% two or more bedroom units, with a proportion of three, four or five bedroom units required in designated areas - density zones, action area cores and opportunity areas. This requirement is being carried through to the New Southwark Plan.

The following section provides the proportion of family homes (three or more bedroom units) approved and delivered against major developments across the borough. Even though the level of requirements for family size homes varies by designated area, it is a useful indicator of the overall provision of family homes in Southwark during the 15-year reporting period.

We currently only report this in gross terms due to unavailable historical data from earlier regeneration schemes. This missing data makes it difficult to know the net change (in terms of family homes), when some units, demolished through redevelopment, did not have the number of bedrooms recorded.

4.1 Gross approved family homes in number and tenure breakdown

Across the reporting period between 2004 and 2019, 8,702 family units from all developments were approved, equating to 580 new units permitted every year (Table 11). Out of the major developments approved, 6,565 family homes were secured, meaning one in every five homes approved on the major developments was a family home with three or more bedrooms.

Table 11 - Gross approved family homes and those approved on major developments

Financial year (1 Apr - 31 Mar)	Total family homes	Family homes on major developments	Major developments (10 or more units)	Percentage of major developments for family homes
2004 - 2005	480	300	3729	13%
2005 - 2006	257	127	2250	11%
2006 - 2007	344	239	2740	13%
2007 - 2008	434	289	2762	16%
2008 - 2009	594	470	2872	21%
2009 - 2010	385	272	1699	23%
2010 - 2011	694	532	2915	24%
2011 - 2012	605	422	2174	28%
2012 - 2013	656	528	3960	17%
2013 - 2014	946	813	4155	23%
2014 - 2015	663	483	2964	22%
2015 - 2016	1534	1437	4502	34%
2016 - 2017	316	153	1136	28%
2017 - 2018	344	198	1782	19%
2018 - 2019	450	302	2331	19%
Total	8,702	6,565	41,971	21%
Annual average	580	438	2,798	

Source: Summary of housing approvals 2004 – 2019: Sheet 2: family homes and Sheet 3: major development

As Table 12 shows, 84% of the overall gross affordable family homes approved were social rent, a total of 2,962 units and an annual average of 197. The remaining comprised 1% affordable rent (2 units) and 15% other intermediate products (549 units). This addressed the housing needs identified in Strategic Housing Market Assessments (see evidence base section), which sets out that the highest need in social rented and homes of up to 50% of a low market rent was two, three and four bedroom units.

Table 12 - Gross approved affordable family homes by tenure

Financial Year (1 Apr - 31 Mar)	Total family homes	Total Affordable	Family housing affordable breakdown		
			Social Rent	Affordable Rent	Intermediate
2004 - 2005	480	264	205	0	59
2005 - 2006	257	157	134	0	23
2006 - 2007	344	221	188	0	33
2007 - 2008	434	188	167	0	21
2008 - 2009	594	220	202	0	18
2009 - 2010	385	260	246	0	14
2010 - 2011	694	280	217	15	48
2011 - 2012	605	188	152	9	27
2012 - 2013	656	238	180	0	58
2013 - 2014	946	210	163	0	47
2014 - 2015	663	206	176	4	26
2015 - 2016	1534	681	574	0	107
2016 - 2017	316	112	90	0	22
2017 - 2018	344	142	118	0	24
2018 - 2019	450	179	150	7	22
Total	8,702	3,546	2,962	35	549
Annual average	580	236	197	2	37
% for affordable	40%				
% for each tenure within affordable		100%	84%	1%	15%

Source: Summary of housing approvals 2004 – 2019: Sheet 2: family homes

Across the 15-year reporting period, 4,354 family homes were built on all developments (Table 13). Out of the major developments, 2,819 family homes were built, taking up 13% of the units delivered on these developments (188 units delivered annually).

Table 13 - Gross family housing built overall and those built on major developments

Financial Year (1 Apr - 31 Mar)	Total Family homes	Family homes on major developments	Total homes on major developments	Percentage of major developments for family homes
2004/2005	254	162	1562	10%
2005/2006	178	89	1491	6%
2006/2007	207	75	1917	4%
2007/2008	169	101	1502	7%
2008/2009	137	43	800	5%
2009/2010	244	169	1123	15%
2010/2011	151	101	1334	8%
2011/2012	287	142	888	16%
2012/2013	234	112	919	12%
2013/2014	391	280	1481	19%
2014/2015	296	145	1216	12%
2015/2016	353	231	1356	17%
2016/2017	495	396	2257	18%
2017/2018	164	80	591	14%
2018/2019	794	693	3310	21%
Total	4354	2819	21,747	13%
Annual average	290	188	1450	

Source: Summary of housing completions 2004 – 2019: Sheet 2: family homes; Sheet 3: major developments

Table 14 – Gross completed Affordable family homes by tenure

Of the total family homes delivered, almost half (47%) were affordable at 2,061 units. Among all the affordable family homes, 88% were social rent, equating to 1811 units and an annual average of 121 units. Over the period, 28 affordable rented family homes were delivered, along with other intermediate ones totalling 222 units.

Financial Year (1 Apr - 31 Mar)	Total	Affordable total	Social Rent	Affordable Rent	Intermediate
2004 - 2005	254	170	165	0	5
2005 - 2006	178	59	52	0	7
2006 - 2007	207	68	64	0	4
2007 - 2008	169	127	117	0	10
2008 - 2009	137	67	62	0	5
2009 - 2010	244	178	151	0	27
2010 - 2011	151	76	65	0	11
2011 - 2012	287	204	195	0	9
2012 - 2013	234	150	136	0	14
2013 - 2014	391	164	137	3	24
2014 - 2015	296	138	84	20	34
2015 - 2016	353	129	115	1	13
2016 - 2017	495	187	171	1	15
2017 - 2018	164	40	34	3	3
2018 - 2019	794	304	263	0	41
Total	4354	2061	1811	28	222
Annual Average	290	137	121	2	15
% for affordable	47%				
% of tenure within affordable		100%	88%	1%	11%

Source: Summary of housing completions 2004 – 2019: Sheet 1: overall by tenure

5. Scales and types of developments

The following section provides figures pertaining to the kind of schemes through which homes were approved and delivered, in terms of scale, building typology and development type. They include:

5.1) The number of homes approved on minor developments
5.2) The number of homes delivered on minor developments
5.3) The type of development type homes have been delivered through
5.4) The proportion of flats, maisonettes to houses across developments

5.1 Number of homes approved on minor developments

Situated in inner London with high land value, Southwark delivers new homes mainly through large developments and strategic sites. However, minor development (creating one to nine units) remains a significant source of housing delivery and potential affordable housing contribution due to the considerable quantity of homes it creates. The table below shows that 6,860 (gross) and 5,567 (net) homes were approved on minor developments, contributing to 457 and 371 units approved per year.

Table 15 - Gross and net approved minor developments

Financial Year (1 Apr - 31 Mar)	No. of Applications (1-9 units)	Sum of Gross Units	Sum of Net Units
2004 - 2005	163	451	378
2005 - 2006	137	404	329
2006 - 2007	130	387	296
2007 - 2008	150	518	404
2008 - 2009	139	512	425
2009 - 2010	109	365	290
2010 - 2011	127	378	291
2011 - 2012	144	484	403
2012 - 2013	129	367	290
2013 - 2014	160	524	447
2014 - 2015	184	597	518
2015 - 2016	185	465	393
2016 - 2017	183	550	467
2017 - 2018	166	377	304
2018 - 2019	169	481	332
Total	2,275	6,860	5,567
Annual Average	152	457	371

Source: Summary of housing approvals 2004 – 2019: Sheet 4: minor development

5.2 Number of homes completed on minor developments

In terms of completions, 4,597 (gross) and 3,711 (net) homes were delivered through minor developments over the 15-year period, where the net completed units accounted for 16% of overall new additional homes across all developments (Table 16 and 17). In some years such as 2008/2009, 2012/2013, 2014/2015, 2017/2018, minor developments contributed as much as one-fourth of the net total housing delivery.

Table 16 - Gross and net completed minor developments

Financial Year (1 Apr - 31 Mar)	No. of Applications (1-9 units)	Sum of Gross Units	Sum of Net Units
2004 - 2005	91	264	219
2005 - 2006	94	282	240
2006 - 2007	116	333	263
2007 - 2008	83	245	166
2008 - 2009	100	334	266
2009 - 2010	89	279	216
2010 - 2011	75	209	166
2011 - 2012	98	307	244
2012 - 2013	81	303	244
2013 - 2014	94	264	215
2014 - 2015	137	391	313
2015 - 2016	161	513	424
2016 - 2017	95	282	231
2017 - 2018	97	312	272
2018 - 2019	94	279	232
Total	1,505	4,597	3,711
Annual Average	100	306	247

Source: Summary of housing completions 2004 – 2019: Sheet 4: minor development

Table 17 - Net completed units by scheme size

Financial Year (1 Apr - 31 Mar)	1-9 units		10 or more units		Total
	No. of units	% of all units	No. of units	% of all units	
2004 - 2005	219	18%	1008	82%	1227
2005 - 2006	240	17%	1157	83%	1397
2006 - 2007	263	13%	1701	87%	1964
2007 - 2008	166	13%	1079	87%	1245
2008 - 2009	266	26%	775	74%	1041
2009 - 2010	216	16%	1119	84%	1335
2010 - 2011	166	11%	1334	89%	1500
2011 - 2012	244	22%	847	78%	1091
2012 - 2013	244	23%	833	77%	1077
2013 - 2014	215	13%	1456	87%	1671

2014 - 2015	313	23%	1031	77%	1344
2015 - 2016	424	30%	978	70%	1402
2016 - 2017	231	10%	2196	90%	2427
2017 - 2018	272	32%	591	68%	863
2018 - 2019	232	7%	3226	93%	3458
Total	3,711	16%	19,331	84%	23,042
Annual average	247		1,289		1536

Source: Summary of housing completions 2004 – 2019: Sheet 3: major development; Sheet 4: minor development

5.3 Source of new homes – types of development

The majority of new self-contained homes delivered through the planning system were new-build, accounting for 86% (gross) and 87% (net) of all new homes completed during the 15-year period (Table 18 and 19). The other new homes were created through the conversion and extension of existing homes or residential floor space (8% gross and 5% net) and a change-of-use from non-residential floor space (7% gross and 8% net). Units created from the "other" were a combination of two or more above development types.

Table 18 – Source of new homes – types of development (gross completions)

Financial Year (1 Apr - 31 Mar)	New build	Conversion	Change of use	Extension	Others	Total
2004 - 2005	1496	118	187	25	0	1826
2005 - 2006	1482	96	175	20	0	1773
2006 - 2007	1949	135	108	56	0	2248
2007 - 2008	1492	112	122	27	0	1753
2008 - 2009	871	152	88	23	0	1134
2009 - 2010	1198	93	104	9	0	1404
2010 - 2011	1348	92	75	28	0	1543
2011 - 2012	931	145	116	7	0	1199
2012 - 2013	1060	90	60	8	0	1218
2013 - 2014	1570	65	87	23	0	1745
2014 - 2015	1333	90	182	16	0	1621
2015 - 2016	1379	90	294	99	0	1862
2016 - 2017	2330	102	80	33	0	2545
2017 - 2018	713	72	87	28	1	901
2018 - 2019	3423	45	70	44	5	3587
Total	22,575	1,497	1,835	446	6	26,359
Annual average	1505	100	122	30	0	1757
%	86%	6%	7%	2%	0%	100%

Source: Summary of housing completions 2004 – 2019: Sheet 6: development type

Table 19 – Source of new homes – types of development (net completions)

Financial Year (1 Apr - 31 Mar)	New build	Conversion	Change of use	Extension	Others	Total
2004 - 2005	973	43	186	25	0	1227
2005 - 2006	1166	58	173	-3	0	1394
2006 - 2007	1741	56	106	55	0	1958
2007 - 2008	1066	38	119	26	0	1249
2008 - 2009	851	83	86	21	0	1041
2009 - 2010	1187	39	99	8	0	1333
2010 - 2011	1241	51	72	27	0	1391
2011 - 2012	912	57	111	4	0	1084
2012 - 2013	972	40	58	-5	0	1065
2013 - 2014	1538	28	82	21	0	1669
2014 - 2015	982	39	179	16	0	1216
2015 - 2016	984	24	289	93	0	1390
2016 - 2017	2265	59	78	30	0	2432
2017 - 2018	706	43	86	25	-1	859
2018 - 2019	3084	15	70	39	0	3208
Total	19,668	673	1,794	382	-1	22,516
Annual average	1311	45	120	25	0	1501
%	87%	3%	8%	2%	0%	100%

Source: Summary of housing completions 2004 – 2019: sheet 6: development types)

5.4 Proportion of flats and houses completed

Over the 15-year reporting period, 95% of the new homes built were flats, maisonettes, studios or bedsit units or live/work units, representing 21,476 new homes. The remaining 5% (over 1,040 units) of the total were new houses, each with their own front door on the ground floor and their own roof.

Table 20 - Net completion breakdown of flats and houses

Financial Year (1 Apr - 31 Mar)	Flats	Houses	Total
2004 - 2005	1050	177	1227
2005 - 2006	1213	181	1394
2006 - 2007	1910	48	1958
2007 - 2008	1212	37	1249
2008 - 2009	1012	29	1041
2009 - 2010	1306	27	1333
2010 - 2011	1364	27	1391
2011 - 2012	1042	42	1084
2012 - 2013	1001	64	1065
2013 - 2014	1613	56	1669
2014 - 2015	1139	77	1216
2015 - 2016	1311	79	1390
2016 - 2017	2384	48	2432
2017 - 2018	812	47	859
2018 - 2019	3107	101	3208
Total	21,476	1,040	22,516
Annual average	1,432	69	1,501
%	95%	5%	100%

Source: Summary of housing completions 2004 – 2019: Sheet 5: unit type

6. Non self-contained housing delivery

The Draft London Plan (July 2019) recognises non-conventional completions as one of the components in total net housing supply, as the provision helps to meet the specific users' accommodation needs and in turn free up the available amount of self-contained homes.

Therefore, these developments count towards meeting the housing target and be monitored based on the amount of self-contained housing this form of supply will free up. A conversion ratio is specified for different forms of non-self-contained accommodation, including student accommodation (2.5 bedrooms/units: 1 home unit), older people accommodation (C2 use class) (1:1) and others (1.8:1).

Table 21 shows that 1,606 new self-contained units equivalent, with 1,005 new additional in net figures, were freed up through the creation of non-self contained accommodations, comprising student halls and older people accommodation between 2004/2005 and 2018/2019.

Table 21 - Self-contained unit equivalent of non-self contained accommodation delivered (gross and net)

Financial Year (1 Apr - 31 Mar)	Total (net)	Total (gross)
2004 - 2005	77	143
2005 - 2006	-1	6
2006 - 2007	-13	0
2007 - 2008	-9	0
2008 - 2009	34	49
2009 - 2010	-16	0
2010 - 2011	110	113
2011 - 2012	75	105
2012 - 2013	311	367
2013 - 2014	3	19
2014 - 2015	328	525
2015 - 2016	57	157
2016 - 2017	108	113
2017 - 2018	-68	0
2018 - 2019	9	9
Total	1,005	1,606
Annual average	67	107

Source: Summary of housing completions 2004 – 2019: Sheet 8: non self-contained

Glossary

1. **Self-contained homes:**
   A home that has all the necessities (bedroom, living, cooking and washing facilities) behind its own lockable front door
2. **Gross figures:**
   Proposed/new units created from the development
3. **Net figures:**
   Difference between the created units and existing units demolished from the development
4. **Major development:**
   The creation of 10 or more dwelling houses
5. **Minor development**
   The number of dwellings to be constructed between one and nine inclusive
6. **Non self-contained/ non-conventional housing:**
   Different units or households sharing certain communal facilities, such as kitchens and bathrooms