

10. Diversity of Housing

Strategic Objective

Our strategic objective to have a diversity of housing is that at a local level it will cater for a variety of housing needs, and is built for adaptability and to a high quality.

Introduction

- 10.1 Kensington and Chelsea's popularity as a very desirable place to live is reflected in its property prices which continued to rise through the recession and beyond. According to Zoopla, the average price of a property has increased by 48% in the last five years and by 13% in the last 12 months.⁷⁰ This reflects the insatiable demand for all types of housing in the Borough. We do recognise that however many houses are built; it is difficult to meet the high demand and need for both private sale and 'affordable' homes in the Borough. The focus of the Local Plan therefore is to achieve a diversity of housing in mixed communities across the Borough.
- 10.2 The Borough's housing targets are set out in Local Plan Policy CH1. The Council is subject to housing targets imposed by the Mayor of London, within the London Plan. The 2008 London Plan (consolidated with alterations since 2004) required that the Borough should provide a minimum of 3,500 homes between 2007/8 and 2017, which equated to 350 units per year. The London Plan was amended and adopted in July 2011, and this target was increased to 600 units per annum based on a ten year housing target of 6,000 net additional homes. Local Plan Policy CH1: Housing Targets, states that the 'Council is planning to make provision for a minimum of 600 net additional dwellings a year, until 2027/28'. Since these targets were updated, the Further Alterations to the London Plan, published in March 2015, have increased the Borough's housing target to 733 dwellings per year, which will be reflected in next year's monitoring report.
- 10.3 Similarly, the Borough's affordable housing targets have increased from 90 units per annum between 2008 and 2011 to 200 units per annum between 2011 and 2021. This equates to 2000 units in the ten year period. This target is from all sources. The affordable housing target has consequently increased from the start of 2015 with the publication of the Further Alterations of the London Plan (FALP), which will also be reflected in next year's Monitoring Report.
- 10.4 Policy CH1(c) requires affordable housing tenures to be provided with a mix of 85% social rented and 15% intermediate homes.

Net additional dwellings in previous years (2009/10 – 2013/14)

- 10.5 Net additional dwellings are calculated as new build completions, minus demolitions, plus any gains or losses through changes of use and conversions. A dwelling is defined as a self contained unit of accommodation. The Council obtains information of new building completions and other changes to the housing stock through Building Control returns, Community Infrastructure Levy (CIL) notices and site visits and communication

⁷⁰ Zoopla, 2015

with developers. The outturn figures show that completions within the Borough were below target levels for each of the five years.

Net Additional Dwellings for the current reporting year (2014/15)

- 10.6 The number of net additional dwellings completed in 2014-15, as recorded on the London Development Database, was 982. This figure is based on conventional supply (C3 use class). It should be noted that there was a net loss of 32 bedrooms from hostels and Houses in Multiple Occupation (unconventional supply) in the same period.

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Net Residential Approvals	540	783	860	244	1292	1303
Net Residential Completions	324	175	102	65	264	982

Table 10.1: Net residential completions 2009/10 – 2014/15

First five year period (2015/16 to 2019/20)

- 10.7 The NPPF requires authorities to identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements with an additional buffer of 20% where there is persistent evidence of under delivery against the plan target as in the case in the Borough. To be considered deliverable sites should be:

1. Available now;
2. Offer a suitable location for development now;
3. Be achievable with a realistic prospect that housing will be delivered on the site within five years;
4. Sites with planning permission should be considered deliverable until permission expires.

- 10.8 The sites that make up the land supply for each year are shown in Appendix Q.

- 10.9 They consist of the following components:

1. Units under construction (at 1 April 2015) not expected to complete within the current monitoring year. Assumptions were made that schemes of between 1 and 24 units would be complete within two financial years of the start date. On sites over 25 units, the best available information has been used to estimate completions. As development is actively occurring on these sites, they are considered to meet the tests of availability, suitability and deliverability set out the NPPF.

2. Units on sites with planning permission but not yet under construction. Assumptions were made that schemes of between 1 and 24 units would complete in three financial years from 01/04/2015 and are therefore all included as completions within FY2017/18. On sites over 25 units the best available information has been used to estimate the timing of completions.
3. A small sites estimate was used to inform the land supply for the years 2018/19, 2019/20 and 2020/21. The figure of 152 has been taken from the London SHLAA 2013.
4. An estimate of vacant homes brought back into use of 46 units per annum also taken from the SHLAA is included for every year from 2015/16
5. The non-self-contained allowance for the Borough is 0 units per annum (London SHLAA 2013) so does not contribute to projections for this period, or to projections in the second or third five year periods.

Second and Third five year period (2020/21– 2029/30)

- 10.10 The NPPF requires that for this period a supply of specific, developable sites or broad locations for growth are identified. The sites which make up this element of supply are those strategic sites allocated in the Local Plan (with and without planning permission) together with sites identified for inclusion within the Council's estate regeneration programme.
- 10.11 The annual small sites estimate has also been included in the land supply for this period for the reasons set out above.
- 10.12 It is anticipated that the broad locations which will provide the additional capacity required towards the end of the planned period are a potential further uplift on the Kensal Gasworks Strategic Site subject to additional transport and improvements and additional estate regeneration.

Five Year Housing Land Supply

- 10.13 The housing supply requirement from 1 April 2015 to 31 March 2020 is 4,398 dwellings. This is made up of five years of the Borough's annual supply target of 733 new homes, plus the 20% buffer required in the NPPF where there has been a record of persistent under-delivery against the Borough's target. The current supply of deliverable sites during this period is expected to be 4,416 dwellings based on those sites assessed as deliverable in the housing trajectory above, and supported by Appendices O to Q.

Affordable Housing Completions

- 10.14 The total net number of affordable housing completions in the monitoring year was 196 dwellings. This figure comprises 135 social rented units and 61 intermediate units. The majority of units were provided as part of the Worrington Green Estate Phase 1

redevelopment, on the Silchester Garages Site at Latimer Road and on the former Princess Louise Hospital site.

	2010/11	2011/12	2012/13	2013/14	2014/15
Net affordable approvals	63	244	99	169	286
Net affordable completions	61	23	4	46	196

Table 10.2: Affordable housing completions 2010/11 to 2014/15

De-conversions and Amalgamations

- 10.15 In recent years, the Council has seen a significant number of existing flats being joined together to create a smaller number of larger units. Whilst the newly created large units will serve a need, the level of loss has implications on the ability of the Council to meet its increased housing targets and is often seen as contrary to London Plan Policy 3.14 as set out above. Consequently, since August 2014, the Council has required planning permission for all developments that result in the net loss of residential units because of the material planning consequences of the loss of units. This has enabled the monitoring of the loss of residential units across the Borough through the London Development Database.
- 10.16 There were 70 planning permissions granted for schemes that resulted in a net loss of residential units in 2014/15 which will result in a combined loss of 112 residential units. Given the large number of units lost, the Council will continue to monitor the impact of amalgamations and is in the process of reviewing its planning policies, through the Local Plan Partial Review, to ensure that the Borough is able to meet its annual housing supply target.

	2010	2011	2012	2013	2014	2015
Net residential losses	-47	-58	-72	-80	-40	-112

Table 10.3: Net residential losses through amalgamation

Gypsy and Traveller accommodation

- 10.17 The Council is responsible for the Traveller site at Stable Way which is jointly managed by the Council and LBHF. The site's freehold is owned by Transport for London with a lease to the Council. The Stable Way site is a permanent site and currently comprises a total of 20 pitches, of which 1 is taken up by 'the hut' centre, resulting in 19 available authorised pitches, which have been on site for at least 22 years. The site was in LBHF until a boundary change approximately ten years ago and it is now within the jurisdiction of this Council. The site was previously managed by Hammersmith and Fulham Homes, as an Arm's Length Management Organisation (ALMO). Before that it was managed by LBHF. It is now managed by the Kensington and Chelsea Tenant Management Organisation (KC TMO).
- 10.18 The Council's existing Local Plan policy commits the Council to preparing a Gypsy and Traveller accommodation policy which, outside of the monitoring period, has been initiated as part of the Local Plan Partial Review 'Issues and Options' consultation with

the publication of a joint Draft Gypsy and Traveller Accommodation Needs Assessment (GTANA) with LBHF.

Conclusions

- 10.19 The monitoring period saw the completion of 982 residential units, a figure well over the Council's amended London Plan target of 733 units. The Council remains satisfied that it will be able to meet its housing targets over the plan period, although does recognise that this will very much depend on the Kensal Gasworks site coming forward as expected.