

Housing Trajectory Report 2018



August 2018

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Introduction

Enfield Council is required to prepare a housing trajectory to monitor the delivery of housing provision as part of the Annual Monitoring Report. This Report summarises the provision for new housing in the borough over the past year, monitoring performance against Enfield's housing targets, as well as providing a trajectory of expected delivery in the borough over the next 15 years.

For the year 2016/17 there were 884 net new dwellings completed in the borough, exceeding the target of 798 by 11%. Of these new homes 41% were affordable.

This Report demonstrates that Enfield can meet its 5-year housing supply requirement – as established by the London Plan targets – at both the 5% and 20% buffer levels. Supply is supported by major deliverable sites including redevelopment within regeneration locations along the North Circular Road and Meridian Water, large-scale Council estate renewal projects, and redevelopment of a consolidated hospital and a former-university site.

The National Planning Policy Framework (NPPF) and 5-Year Supply

The NPPF (2018) paragraph 73 sets out the requirements on local planning authorities to include a trajectory illustrating the expected rate of housing delivery over the plan period to boost the supply of housing, including:

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the supply strategic policies are more than five years old. The supply of specific deliverables sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) *5% to ensure choice and competition in the market for land; or*
- b) *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of the achieving the planned supply.*

An up-to-date Housing Trajectory and 5-year supply of housing land is needed to ensure a Local Plan is not out of date. In the absence of a current Local Plan and Housing Trajectory the NPPF states that applications should be granted permission unless adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies of the framework.

Meeting Enfield's Housing Target

The adopted London Plan (2016) provides Enfield's housing target of 798 units per annum, which would require 3,990 dwellings over the next five years.

Enfield must identify housing supply over the five year period 2018/19 to 2022/23, which is calculated based on financial year (1 April to 31st March). The delivery supply meets the London Plan target of 3,990 and provides a sufficient buffer. Table 1 below shows that Enfield's 5-year supply delivers 4,808 dwellings between 2018/19 to 2022/23, exceeding the 5% buffer (4,190) and the 20% buffer (4,790).

| Table 1 - NPPF 5-Year Supply | | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|----------------------------|
| NPPF 5-Year Supply | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 5 Year Supply Total |
| GLA annualised target | 798 | 798 | 798 | 798 | 798 | 3,990 |
| NPPF required 5% buffer | 40 | 40 | 40 | 40 | 40 | 200 |
| Cumulative target + 5% buffer | 838 | 1,676 | 2,514 | 3,352 | 4,190 | |
| Annual requirement including 5% buffer | 838 | 838 | 838 | 838 | 838 | 4,190 |
| NPPF 20% buffer | 160 | 160 | 160 | 160 | 160 | 800 |
| Cumulative target + 20% buffer | 958 | 1,916 | 2,874 | 3,832 | 4,790 | |
| Annual requirement including 20% buffer | 958 | 958 | 958 | 958 | 958 | 4,790 |
| Annual housing supply (trajectory) | 529 | 1,118 | 1,318 | 843 | 1000 | 4,808 |
| Cumulative Supply | 529 | 1,647 | 2,965 | 3,808 | 4,808 | |
| Annual supply surplus or deficit | -269 | +320 | +520 | +45 | +202 | 818 |
| Annual supply surplus or deficit + 5% buffer | -309 | +280 | +480 | +5 | +162 | 618 |
| Annual supply surplus or deficit + 20% buffer | -429 | +160 | +360 | -115 | +42 | 18 |

Monitoring Housing Delivery

The Housing Trajectory shows the reported completions from 2016/17 and projected completions for a 15-year period up to 2032/33. It also shows the 5-year period from 2018/19 to 2022/23.

The 5-year deliverable supply of housing sites for the period 2018/19 to 2022/23 is based upon residential sites currently under construction, sites with outstanding planning permissions yet to be completed, major regeneration sites identified in Area Action Plans, and other large sites assessed as deliverable.

Enfield's new Local Plan is under review and emerging evidence and potential new sites will continue to feed into future housing trajectories.

It should be noted that the draft London Plan (2017) proposes a significantly increased housing target for Enfield of 1,876 new dwellings per annum.

Enfield Housing Trajectory 2018

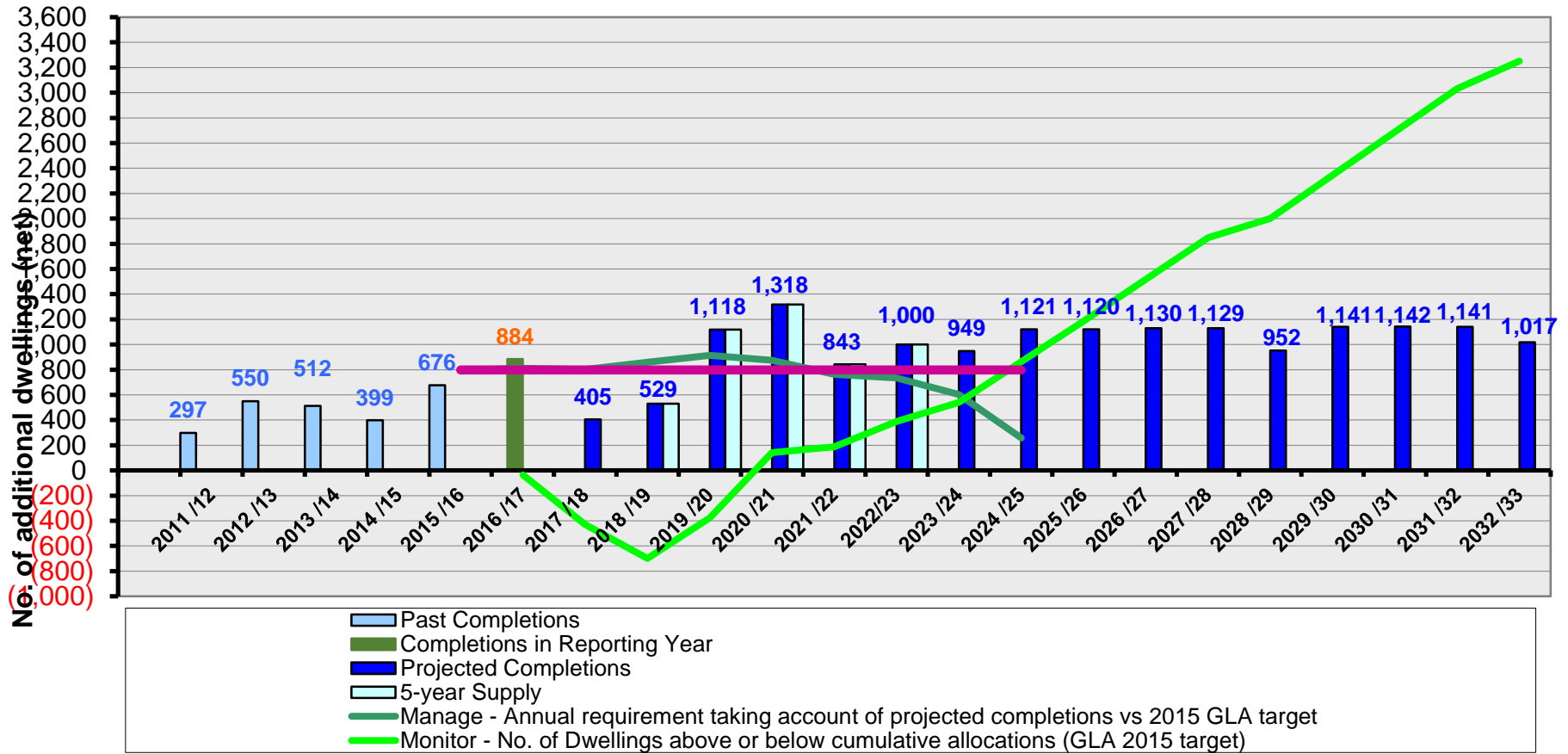


Figure 1 – Enfield Housing Trajectory 2018

Analysis of Core Output Housing Indicators

Annual monitoring on the provision of new housing considers the following indicators:

- Plan period and housing targets (H1)
- Net additional dwellings - in previous years (H2a)
- Net additional dwellings - for the reporting year (H2b)
- Net additional dwellings - in future years (H2c)
- Managed delivery target (H2d)
- New and converted dwellings - on previously developed land (H3)
- Gross affordable housing completions (H5)

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The Housing Trajectory (Table 1) provides the evidence to inform the core output indicators for housing

| Table 1 - Housing Trajectory 2018 | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 | 29/30 | 30/31 | 31/32 | 32/33 |
| H2a | | 455 | 297 | 550 | 512 | 399 | | | | | | | | | | | | | | | | | | |
| H2b | | | | | | | 674 | 884 | 405 | | | | | | | | | | | | | | | |
| H2c | i) Net additions | | | | | | | | | 529 | 1118 | 1318 | 843 | 1000 | 949 | 1121 | 1120 | 1130 | 1129 | 952 | 1141 | 1142 | 1141 | 1017 |
| | iii) Net target | 395 | 560 | 560 | 560 | 560 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 | 798 |
| H2d | | | | | | | | 3,758 | 3,995 | 4,524 | 5,642 | 6,960 | 7,803 | 8,803 | 9,752 | 10,873 | 11,993 | 13,123 | 14,252 | 15,204 | 16,345 | 17,487 | 18,628 | 19,645 |

Plan period and housing targets (H1)

The GLA housing targets as part of the London Plan were adopted in March 2015. Enfield's housing target is 798 per annum, which over a 5-year supply is 3,990 new dwellings. The current 5-year supply is 4,808 which sufficiently meets the target with a 20% buffer.

Net additional dwellings - in previous years (H2a)

Over the five year period between 2011/12 and 2015/16, Enfield delivered 2,434 additional new homes which is an average of 487 per year.

Net additional dwellings - for the reporting year (H2b)

During 2016/17 there were 884 net new residential units delivered in the borough. The largest scheme completed was 150 units at the former Council Depot site at Melling Drive. An office conversion under permitted development rights at Telco House on Southbury Road provided 115 units. A further 66 units were delivered at Tower Point in Enfield Town while sites along the A406 (Bowes Road) provided 95 units. Small sites (under 10 dwellings) accounted for 158 of the units.

Housing Trajectory Analysis: Net additional dwellings - in future years (H2c)

Over the five year period 2018/19 to 2022/23 known sites could deliver approximately 4,808 new homes which equates to an annual average of 962 per year.

Up until 2032/33 the Trajectory shows 15,650 additional new homes could be delivered.

Managed delivery target (H2d)

The housing trajectory shows that additional 10,257 new homes could potentially be delivered in Enfield within the next decade (2018/19 to 2027/28). The "Manage" line on the trajectory considers past completions and projected delivery over the coming years to monitor housing delivery progress. This line indicates that the borough will exceed its target.

New and converted dwellings - on previously developed land (H3)

Of the new homes completed in 2016/17 over 95% were built on previously developed land. A total of 26 residential units were built on non-previously developed land.

Net additional pitches (Gypsy and Traveller) (H4)

No gypsy and traveller pitches were delivered or released in 2016/17.

Gross affordable housing completions (H5)

Developments of over 10 units in 2016/17 delivered 738 (gross) new residential homes, of which 302 units were affordable. This represents a rate of 41% affordable home delivery, exceeding Enfield's Local Plan requirement.

Achieving the Target and Meeting the 5 Year Supply

National policy requires Enfield to identify a housing supply over the next five years (2018 - 2023) which meets the cumulative year on year target and includes any shortfall from the previous year and buffer requirements. Enfield exceeded the 798 target in 2016/17. In the previous four years there was a shortfall against the London Plan previous target of 560 units and against the new target of 798 in 2015/16.

The Housing Trajectory shows projected cumulative completions over the next five years to be 4,808. This is sufficient to meet the London Plan target of 3,990 units, as well as the NPPF required 5% buffer of 4,190 units. While Enfield did meet its housing target in 2016/17, if the 20% buffer were to be applied at 4,788 units, the Housing Trajectory shows this can also be met by the 5-year supply.

The next five years will see the development of a range of large projects throughout the borough, including:

- Continued delivery of sites within the North Circular Area Action Plan (NCAAP) (Ladderswood & A406 projects).
- Redevelopment of former Middlesex University sites at Ponders End and Trent Park.
- Redevelopment of the consolidated hospital site at Chase Farm.
- A programme of estate renewals (including Alma Estate and New Avenue).
- The first phases of the Meridian Water development.
- The continuation of development of small sites, changes of use and conversions.

Conclusions

In 2016/17 there were 884 net (1,003 gross) new residential units completed in Enfield, an increase from the previous year 2015/16 of 797 gross (676 net) new homes. Of the new homes built in 2016/17, 41% were affordable.

The 5-year supply shows that Enfield can meet the required London Plan targets, including at 5% and 20% buffer levels.

Much housing delivery in the next five years will be met through the strategic growth sites at the North Circular Road, Meridian Water and Enfield Town, along with estate renewal and development of former hospital and Middlesex University sites.

Housing Trajectory Site Details

Table 2 - Housing Pipeline: Large sites and small sites (10+ dwellings) under construction (at 31st March 2017)

| Borough Reference | Address | Total Residential (Net) |
|---|---|-------------------------|
| 15/02040/FUL | Alma Estate Renewal - 1a (Kestrel House), 15-45a Alma Road, EN3 4UH | 65 |
| 15/04518/FUL | Former Middlesex University 188 – 214 Ponders End High Street, EN3 4EZ | 165 |
| 15/04736/FUL | 2 Park Avenue, N18 2UH | 14 |
| 15/05576/RE4 | Kettering Hall 65- 69 Ordnance Road, EN3 6AQ | 15 |
| 16/01561/FUL | Deimel Fabric Co Ltd Park Avenue, N18 2UH | 24 |
| P12-02202PLA | Ladderswood Estate Redevelopment Station Road, N11 | 356 |
| P12-02858PLA | North Circular Road 1-5 Lynton Court, 80 – 98 Bowes Road, N13 4NP | 69 |
| P12-02859PLA | Bowes Road Site 102 - 118 And Rear Of 120 - 138 (Site 6d) Bowes Road, N13 4NP | 33 |
| P13-02583LBE | 119-135 Lavender Hill, EN2 0RH | 3 |
| P13-02588LBE | 9-85 Parsonage Lane, EN2 0AG | -11 |
| P13-02589LBE | 41-63 Tudor Crescent, EN2 0TT | 3 |
| P13-02590LBE | 1-18 Jasper Close, EN3 5QG | 0 |
| P14-00197PLA | 109 Station Road N11 1QH | 44 |
| P14-01696PRJ | 33 London Road EN2 6DR | 21 |
| TP/06/2342 | Land At Rear Of 93-125 St. Edmunds Road N9 7PS | 24 |
| TP/08/0804/REN1 | 56 Victoria Road N9 9SU | 13 |
| Total | | 838 |
| Further homes on small sites, under 10 dwellings | | 209 |
| Total | | 1,047 |

Table 3 - Housing Pipeline: Large sites and Small sites (10+ dwellings) with planning permission but not started (at 31st March 2017)

| Borough Reference | Address | Total Residential (Net) |
|---|---|--------------------------------|
| 14/02467/FUL | Land Use For Storage, Park Road, EN1 1RT | 18 |
| 14/04574/OUT | Chase Farm Hospital, Trust HQ Site The Ridgeway, EN2 8JL | 500 |
| 15/02026/FUL | Land End, Bush Hill Cottage 20, Bush Hill, N21 2BX | 17 |
| 15/02745/FUL | Waterworld, Kingswood Nurseries, Bullsmoor Lane, EN1 4SF | 61 |
| 16/02210/FUL | 39 Drapers Road, EN2 8LU | 10 |
| 16/04185/RE4 | Garages Adjacent 43, Gatward Green, N9 9AW | 12 |
| 17/00174/PRJ | Solar House, 282 Chase Road, N14 6NZ | 74 |
| Total | | 692 |
| Further homes on small sites, under 10 dwellings | | 350 |
| Total | | 1,042 |