

# Housing Delivery Test Action Plan

2021 – 2022

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# 1. Introduction

Southwark Council is a top performing borough for providing affordable and market housing and is among the best overall for housing delivery. From 2010 to 2023, Southwark Council approved 40,190 homes (net), including 3,548 homes (net) for social rent. We have committed to building an additional 11,000 new council homes by 2043.

## Housing Delivery Test (HDT)

The Department for Housing and Levelling Up Communities (DHLUC) introduced the Housing Delivery Test (HDT) in November 2018. This tracks how well local areas are meeting their housing needs. The HDT measures performance as a percentage, comparing the number of homes built over a given three-year period against the number of homes required in the same three-year period. The calculation method is outlined in the [Housing Delivery Test Measurement rule book](#).

If housing delivery over the past three years is less than 95% of the targeted need, Local Planning Authorities (LPAs) are required to create an action plan. This plan should explain why delivery fell short and outline steps to improve it.

## Housing Delivery Test 2021/22 Results

In January 2022 DHLUC released the results of the Housing Delivery Test for FY21-22. Southwark scored 66% on the Housing Delivery Test – down from 90% last year, FY20-21. **Table 1** below sets out the HDT results for Southwark from 2015.

As set out in **Table 1** Southwark has historically performed well in the HDT. Between 2016/17-2018/19 Southwark delivered 6,553 homes against the target of 7,047 homes. In 2016/2017 Southwark delivered 2,520 homes, exceeding the requirement of 2,155 homes by 365 homes. In 2018/19 Southwark delivered 3,217 homes, again exceeding the requirement of 2,736 homes by 481 homes.

In 2021/2022, Southwark delivered 1,421 homes against a target of 2,355 and is now expected to apply the presumption in favor of sustainable development principle as set out in the NPPF 2019.

**Table 1: Housing Delivery Test results for Southwark**

Year	Housing Delivery Test Requirement (DHLUC)	LBS delivery figure as per the Housing Delivery Test (DHLUC)	Housing Delivery Test Figure (2015-2018)	Housing Delivery Test Figure (2016-2019)	Housing Delivery Test Figure (2017-2020)	Housing Delivery Test Figure (2018-2021)	Housing Delivery Test Figure (2019-2022)
2015-2016	1,630	1,436	80%				
2016-2017	2,155	2,520	80%	93%			
2017-2018	2,156	816	80%	93%	80%		
2018-2019	2,736	3,217		93%	80%	90%	
2019-2020	2,516	1,463			80%	90%	66%
2020-2021	1,568 *	1,109				90%	66%
2021-2022	2,355	1,421					66%
Total	<b>15,116</b>	<b>11,982</b>					

## Southwark Approvals and Completions

Southwark has consistently approved a large number of new homes since 2010, averaging 3,994 new home approvals per year.

Southwark has approved a high number of major housing developments this financial year as set in **Appendix 3**. This will significantly boost the housing pipeline. However, it is important to note that approvals do not guarantee immediate delivery. The number of homes approved in a year should not be directly compared to the number delivered in the same period, as they involve different schemes. Larger developments often have longer built timeframes and may take several years to complete.

## The Action Plan

This Action Plan has been produced in response to the FY21-22 Housing Delivery Test result.

This document sets out how Southwark is working to improve housing delivery through different council strategies and initiatives. It includes updates on previous plans and highlights new issues or challenges to housing delivery.

The Action Plan also aims to support the Development Plan's goals by helping meet the current housing target of 2,355 net dwellings per year. This is set out in the London Plan 2021, adopted in March 2021.

This document also supports the delivery of Southwark's Housing Strategy, New Homes Delivery Programme and the Council Plan commitments.

## 2. What is Southwark's strategy for delivery new homes?

The council is committed to responding to the housing crisis. This is why we are using every tool available to increase the supply of homes for our community. As per the London Plan, Southwark is expected to accommodate an extra 23,550 homes (or 2,355 per annum) by 2029. This presents a major housing requirement that the borough is committed to meeting. These homes will be delivered through new actions identified in this document, speaking to stakeholders responsible for housing delivery and various programmes / initiatives.

Southwark is the 9<sup>th</sup> smallest borough in London by geographical size out of 33. With limited large vacant sites, Southwark has focused on smaller often constrained sites to deliver housing. This makes meeting our housing targets difficult requiring us to utilize small sites effectively whilst balancing other urban needs.

Our goal is to set the standard in London for providing high-quality, genuinely affordable homes for people at all income levels. We aim to offer a variety of sizes and types of homes to meet different needs. Southwark has a major target of building 11,000 new council homes, making it one of the largest council house building programs in the country. Additionally, all new housing projects must include at least 35% affordable housing.

We have been collaborating closely with Council members, the Greater London Authority (GLA), local planning authorities (LPA), Registered Providers (RPs), residents, businesses, and other stakeholders to revise our approach. The feedback from these groups has helped us create a more detailed and positive guide for managing change in the borough. This includes updating our Development Plan and producing supplementary planning documents.

Our current development plan is based on the Southwark Plan, adopted in February 2022. These policies offer a current framework to guide new developments and address the urgent need for housing and jobs. The Five- and Fifteen-Year Land Supply report outlines Southwark housing delivery. Additionally, a housing trajectory report was provided during the examination of the Southwark Plan. These documents were updated in May 2021. This reflects the updated housing supply period to be in line with the London Plan 2021 as recommended by the inspectors. This shows that Southwark has a supply of land to deliver the homes required over the plan period.

In August 2020, an updated site allocations methodology report was also submitted. This includes revised site allocation capacities and deliverable timeframes. This has resulted in an increase in the expected housing figures to be delivered. The reports are continuously monitored and updated. **Table 2** sets out the housing pipeline with the updated capacity figures.

**Table 2 – Housing pipeline and trajectory targets (updated site allocation capacities in May 2021)**

	April 2020 to March 2025 – Delivery in Years 1-5	April 2025 to March 2033 – Delivery in Years 6-15
Net Additional Housing Requirement/Target	14,665	23,550

Projected housing supply	15,830	33,410
Number above the housing target	+1,165	+9,860

We have made a commitment to deliver 11,000 new council homes in Southwark by 2043. To achieve this, we have established a New Homes Delivery Program. A high number of homes have been approved and delivered; additional proposals are currently in the pipeline.

Southwark has four Opportunity Areas (OA) which have capacity for development, growth, and improved public transport access. The four OAs are Canada Water, Elephant and Castle, London Bridge, Borough and Bankside and Old Kent Road. They are essential in the delivery of Southwark's housing strategy. We expect significant growth in housing delivery, with projects awaiting implementation.

The Southwark Plan 2022 includes Policy SP1b, which maps out where and how many homes are expected in different parts of the borough. It provides a clear plan for meeting these housing goals.

We are also preparing the Old Kent Road Action Plan (OKRAAP). Two rounds of public consultation have been undertaken, closing in May 2021. This document sets out a planning and regeneration strategy. An area specific vision on how new homes, jobs and infrastructure will be provided. As well as open space within the Old Kent Road.

The OKRAAP has an identified capacity of 20,000 new homes and 10,000 new jobs over the next 20 years. The masterplans have recently been updated in preparation for more rounds of consultation.

Projects in the OKR area will be phased out according to the progress of the Bakerloo Line Extension. Around 9,500 homes are expected in Phase 1 (2018-2023). Improvements to the existing public transport will be completed before the extension gets official approval. Phase 2 (2023-2027) will see the commitment of an additional 10,500 homes, depending on agreements between all parties. Southwark is working with Transport for London and other stakeholders to secure the Bakerloo Line Extension.

### 3. Housing approvals and completions in Southwark?

Figures discussed in this section of the Action Plan have been obtained from the councils own monitoring program and can be found in the Appendices section of this document, unless otherwise stated.

**Appendix 1** shows how many new homes have been approved in Southwark through the planning system. The data includes self-contained and tenure. It can be concluded that we have consistently approved a lot of homes. A total of **40, 000 homes** (net) have been approved from April 2010 to March 2022, which equates to **3,333 homes** (net) each year on average.

**Appendix 2** shows the amount of new non-conventional homes that have been approved in Southwark through the planning system. The data includes conventional homes and tenure. A total of **1,827 non-conventional homes** (net) have been approved from April 2010 to March 2022, which equates to **152 non-conventional homes** (net) each year on average.

**Appendix 3** shows the number of homes approved by planning committee from April 2021 to March 2022 but awaiting legal agreement. These applications represent a further **1,253 homes** that will contribute to the pipeline.

**Appendix 4** shows how many new homes have been completed in Southwark. The data includes conventional homes and tenure. Since 2010, Southwark has delivered **18,478 homes** (net).

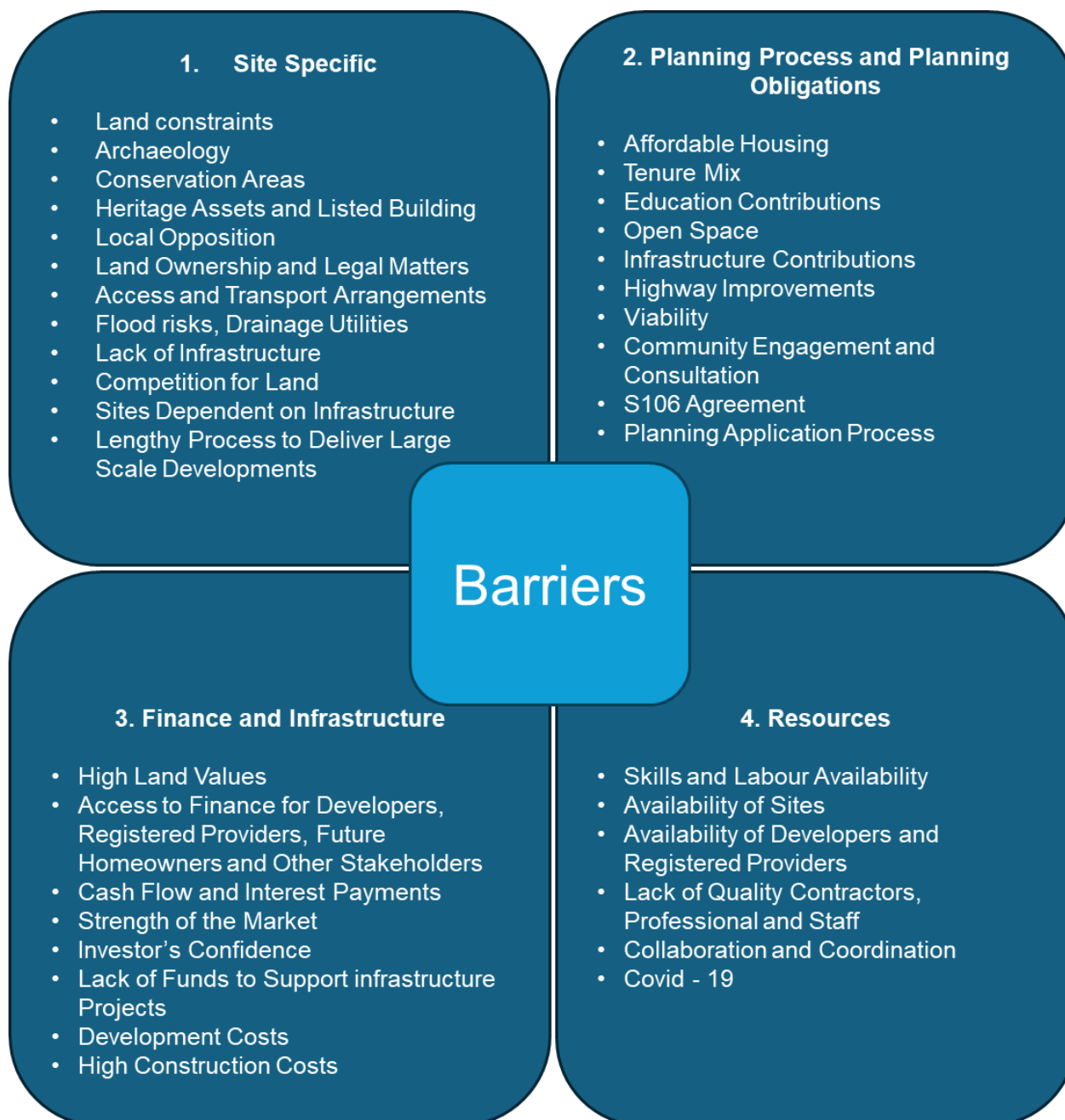
**Appendix 5** shows how many new non-conventional homes have been completed in Southwark. Since 2010, Southwark has lost **8 homes** (net).

Approvals and completions within a given year should not be compared as the figures relate to different schemes. However, Southwark has consistently delivered a high number of dwellings over the past 12 years. The approval of schemes does not necessarily mean they are delivered. As well as this, large schemes such as Canada Water Masterplan may take a long time to come forward. These homes may not be marked as complete until most or all the development phases are completed.

## 4. Understanding the key issues and barriers

We have gathered information and views from people involved in planning and housing to understand what are the key issues and barriers that might affect housing delivery. This includes local site details and working with developers and the GLA. Key issues and barriers are listed in **Table 3** below.

**Table 3: Key issues and barriers to delivery**



The issues and barriers presented in **Table 3** are expanded on below:

### 1. Site Specific



- **Brownfield sites in high value areas**, such as inner London, are almost never unoccupied. They are occupied by people with leases that often have several years to run. The typical major/strategic application is made by the prospective developer some years before the expiry of these leases to safeguard their ability to get vacant possession in due course.
- **Buying and selling land**: underdeveloped sites held in private ownership as an investment can lead to a delay in housing delivery as owners wait for the value to increase or to obtain planning permission to develop the land and then sell it at a profit.
- **Reliance on several large strategic sites and growth areas that take a long time to be redeveloped.**
- **Competition for land** results in high land prices.
- **COVID-19** and the restrictions relating to the pandemic will have stalled some housing schemes where construction was delayed or unable to continue due to potentially unsafe working conditions.

## 2. Planning Processes and Planning Obligations

- **Community engagement and consultation** helps generate interest and input into planning decisions. This can also raise inappropriate expectation amongst consultees which can cause delays for both developers and consultees.
- **Agreeing developer contributions** for affordable housing and infrastructure can delay delivery. Negotiations need to be undertaken, and an agreement reached prior to planning permission being granted.
- **Strong local opposition** and a default position to object can cause delays for housing delivery.
- **Better quality applications**, detailed pre-application advice, consultation responses on time and more resources are needed to assess planning applications.
- **Compulsory Purchase Order and Judicial Review** procedures are lengthy processes, preventing developments from coming forward in an efficient and timely manner.
- **COVID-19 planning permission extensions** may have resulted in delays for housing delivery. Any permission with a lapsed date between August 19, 2020, and December 31, 2020, remained live and were not considered as lapsed till May 2021. Further health and safety restrictions would have stalled the construction of several development sites.
- **Planning reform and potential changes to the planning system** may have an initial impact on development as changes come into effect.
- **Building regulations.** A number of changes to the building regulations were introduced, particularly around fire safety. These regulations awaited further detail on their practical implications and have resulted in some delays in decisions being made. **Appendix 1 and 2** sets out which permissions are currently in the live pipeline.

## 3. Finance and Infrastructure

- **Larger sites are often built out much more slowly** as they are reliant on new services and infrastructure before development can commence or be completed.
- **Land opportunities and funding** are key barriers. Grant levels (£100k per unit) are not sufficient to fund a social rented program (for example the Council's New Homes Delivery Program) without borrowing or cross subsidy.
- **Lack of funding** to deliver infrastructure.
- **Awaiting wider infrastructure delivery** e.g., Bakerloo Line Extension.

## 4. Resources

- **Funding cuts** from central government led to pressures for how LPAs provide services.

- **Housing delivery is dependent on the supply of materials** and skilled professionals of which there is a shortage.
- **Better collaboration and coordination** is needed between LPAs, Housing Associations, developers, and the GLA.
- **Inefficient back office and data management system** delays processing and determining applications.

## 5. What will Southwark do to improve delivery?

Set out below are the actions we are working on to increase the delivery of homes in the borough:

### Refreshing Southwark's Housing Strategy 2043

Southwark Council is committed to delivering 11,000 new council homes by 2043. This will be achieved by working with various stakeholders and council departments. By developing key sites such as Canada Water and Old Kent Road, homes can be delivered.

The council's plan to increase housing supply is detailed in Southwark's Housing Strategy 2020. The discussions behind this strategy helped inform the issues and barriers set out in **Table 3**.

The 2020 Housing Strategy builds on the previous long-term strategy. Resulting in similar principles and commitments. However, the principles have been refocused around our key values – affordability, quality, security, pride, and responsibility. We have also included many new actions on how we plan to deliver the strategy.

The New Homes Delivery Program forms part of this commitment. The Planning Policy team have looked at several sites across the borough and their housing capacity. A significant number of homes have been approved and delivered from these sites. Under this program, the council is already building new homes.

### Statement of Community Involvement (SCI)

The SCI outlines the consultation process for planning applications and development plans. The latest version is linked to Southwark Stands Together, which promotes and encourages diversity in Southwark. The document sets out how and when the council will involve the community in:

- The development of planning policy and guidance documents; and
- Applications for development proposals submitted to the council for planning permission.

The updated SCI will make sure residents are formally consulted on planning applications as well as policy documents. It will also promote the use of digital consultation.

# Old Kent Road

## Old Kent Road Website

A website has been set up to keep residents, businesses, and stakeholders up to date on what is happening on the Old Kent Road. The website includes plans for the area, proposed developments and live planning applications, consultation events happening and events held at 231 Old Kent Road.

The website is used as a platform to promote the Old Kent Road. People are informed of what is going on in their area and can have a say.

## 231 Old Kent Road

It is a place where people can come and speak to the council about developments and see the latest plans. It can also be used as a venue for community groups and events can be held.

Having this space keeps people up to date and gives them the opportunity to have a say on the development in the area.

# Digital Projects

Southwark are working on innovative digital planning service projects. This will improve the monitoring of data and its management. The projects under development include:

- The Back Office Planning Service (BoPS) project that is exploring improved ways to process planning applications;
- Reducing Invalid Planning Applications (RIPA) that is seeking to simplify the application submission process;
- Providing transparent information on all Community Infrastructure Levy and legal (Section 106) agreements. Showing all the contributions negotiated, when it is due, if it has been paid and the projects where it is spent. This will be achieved through a new online module which is being created in collaboration with Exacom.
- We are developing a tool (Plan X) to make finding out about planning issues easier. It will allow the public to check if they need planning permission and, if so, it will identify any potential issues that relate to the development before making a planning application. It will make it a simpler process to complete a planning application. This will help to speed up the planning process and increase the likelihood of gaining planning permission. The council is also working to create an Affordable Housing Monitoring Tool (AHMT). We have been working on digitizing our affordable housing monitoring so that we can be sure that all affordable homes approved during the planning process are delivered as agreed by developers. Details of affordable homes have been collected and are currently being entered into our new affordable housing monitoring tool. The tool is available for public view and updated live as new planning applications are approved. We will also be able to monitor any changes in affordable tenure so that we can take enforcement action against this if necessary.

All these projects are aimed at speeding up the planning application process. Ensuring monitoring of the delivery of homes can be undertaken as well as ensuring transparency.

# Monitoring

In addition to using the London Planning Database, we will continue to monitor all housing developments. We will regularly update the website with figures from 2010. The council has recently completed two discovery projects for its digital planning service. These projects evaluated data management and service design processes. As well as the outlining of next steps for upgrading these processes and how we monitor our local plan.

The Planning Policy and Digital Transformation Team have expanded the number of officers within the team. This is in response to the emerging digital planning paradigm. As well as the resources to deliver an upgraded monitoring framework.

# Summary

Southwark has identified or implemented ongoing programs and initiatives to support housing delivery. **Table 4** below outlines information on the actions, timeframes and responsibilities to increase housing delivery Southwark. Table 4 also provides an update from 2019 actions.

**Table 4 - Actions**

What is the issue that we want to address?		How are we going to address this issue?	By when are we going to address this issue?	Update on progress	Who is going to be responsible for this?
Issue (what)	Action	Action to be taken (how)	Timeframe to deliver action (when)	Update	Responsible lead officers/departments (who)
Continue to increase housing delivery	1	Southwark Council has a commitment of delivering 11,000 new council homes by 2043. The Southwark Housing Strategy to 2043 sets out the long-term plan of how this is going to be achieved which is currently being updated.	To deliver 11,000 new council homes by 2043.	This work is ongoing with a number of planning officers now working closely with the New Homes team to ensure the efficient delivery of high standard housing.  Routes to 11,000: a new council homes strategy for new council homes was agreed in April 2020 by Cabinet. The implementation is ongoing.	Cross-departmental
	2	The New Homes Delivery team carry out a borough wide capacity exercise to identify sites that have the capacity of delivering housing.	To have 2,500 new council homes on site by 2022.	1,167 homes have been delivered or under construction and a further 1,247 homes are expected to start on site in 2021/22 to meet the target of 2500 homes on site or delivered by May 2022. The Housing Land Supply Report also sets out the new council homes we expect to be delivered to meet our housing requirement.	Planning division; Development Delivery; Housing and Modernisation
	3	Preparing and maintaining the Housing Revenue Account (HRA) Business Plan to provide both short and long-term projections for the HRA revenue and	Ongoing.	Ongoing. Regular cross-departmental meetings are held to ensure that development within the HRA is carefully	Resident Services division

		capital, and to indicate the affordability of spend on our own stock and the delivery of the new build homes target.		monitored, and that a sustainable HRA Business Plan is produced and maintained.	
	4	Partnering with Housing Associations (HAs) and developers and utilising the development capacity of the HA sector to assist in delivering new council homes through the SRPP (Southwark Regeneration in Partnership Programme).	Ongoing.	A number of council home projects that will contribute to our overall new homes delivery programme continue to be delivered in partnership with developers and housing associations, and where appropriate, new partnerships are considered as new development opportunities arise. However, there is now an increased focus on direct delivery by the council itself on regeneration sites, and the Southwark Regeneration in Partnership Programme no longer formally exists.	Finance & governance department Regeneration division
	5	Using section 106 agreements to build new homes to meet a variety of needs and incomes in order to fund the programme.	Ongoing.	Ongoing. The council is working with developers across the borough to explore where they can collaborate to deliver enhanced numbers of affordable housing resulting from section 106 agreements. It is likely that a significant contribution to the later stages of the 11,000 New Home Delivery programme will come from section 106 sites.	Regeneration division
	6	Expanding existing council housing delivery programmes e.g., hidden homes.	Ongoing.	Ongoing.	New Homes division
<b>Development Plan documents</b>	7	Preparing evidence base documents (Background Papers, studies etc.).	To accompany the Submission of the New Southwark Plan (NSP).	The NSP was submitted in January 2022 and adopted in February 2022  An updated Housing Trajectory and Site Allocations Paper which	Planning Policy

				includes increased housing capacity has been submitted to the Planning Inspector in August 2020 and was consulted on until October 2020. There has since been a further update to these documents in May 2021 to reflect the updated plan period and status of planning applications and site allocations. This is being continually updated to monitor the housing delivery and supply in Southwark.	
	8	Implementation of the New Southwark Plan.	2022 onwards	Adoption February 2022. Work onwards	Planning Policy
	9	Preparation of new Supplementary Planning Documents	(relevant time period)	Consultation on four separate SPDs, Q3 and Q4 2024.	Planning Policy
	9	Old Kent Road Opportunity Area Framework/Area Action Plan preparation and adoption.	Spring 2022.	Spring 2022.	Planning Policy; Old Kent Road Regeneration
<b>Sufficient sites available</b>	10	Update the Five and Fifteen Year Housing Land Supply document.	Ongoing	The Five and Fifteen Year Housing Land Supply was updated in May 2021, June 2024 and will continue to be updated annually.	Planning Policy; Development Management;
	11	Identifying sites for new council homes on our own land and housing estates, and exploring opportunities for infill development, land re designation and intensification, freeing up land working with landowners, and buying up stalled sites.	Ongoing.	Ongoing.	New Homes division
	12	Work jointly with HAs and other London councils to identify land and sites, and the necessary resources to build affordable homes.	Ongoing.	Ongoing.	New Homes division
	13	Identify resources to buy land and sites to build social rented homes by developing a strategy	Ongoing.	Ongoing.	Council wide



		(and carry out options appraisal) to explore borrowing against the HRA and bidding for future grants to build the 5,000 council homes during 2030-2043.			
	14	Unlocking new sites for housebuilding and help deliver a large number of new homes in the areas identified in our four Action Areas.	Ongoing.	Ongoing.	Planning division
<b>Consultation and obtaining feedback</b>	15	Update the Statement of Community Involvement.	Ongoing.	Consultation on the SCI has been delayed due to restrictions relating to Covid-19. Consultation is due to restart in Spring 2021.	Planning division; Community and Voluntary Sector Engagement division
	16	The feedback obtained from Community Engagement and Planning Workshops to inform policy and planning documents.	Ongoing.	Ongoing – regular meetings are held with community groups such as the Regeneration for All Liaison Group and the Forum for Equality and Human Rights in Southwark.	Planning Policy; Development Management; Community and Voluntary Sector Engagement division
	17	Engage with Members, residents, developers, and other stakeholders to improve the quality of the applications and fast stream the planning decision making process.	Ongoing.	Ongoing.	Planning Policy; Development Management
	18	Continue to operate the community space at 231 Old Kent Road to promote regeneration in the area.	Ongoing.	Ongoing	Planning division
<b>Resources, staff retention and staff training</b>	19	Graduate recruitment programme.	Ongoing.	Ongoing.	Planning division
	20	Apprenticeships programme.	Ongoing.	Ongoing.	Planning division
	21	Investment in current staff training.	Ongoing.	Ongoing.	Council wide
	22	Development Management monthly training.	Ongoing.	Ongoing training sessions	Planning division
<b>Housing delivery monitoring</b>	23	Review and upload eligible approved planning permissions to the London Development Database (LDD)	Monthly.	The LDD has now become the Planning Datahub. The council will continue to work with the Greater London Authority (GLA) to	Planning Policy

				assist in the further development of this project.	
	24	Carry out checks of development that have started on site or completed for the LDD.	Annually.	Annually.	Planning Policy
	25	Comprehensive website update of all our housing figures from 2004.	Monthly.	Website updated in autumn, 2019 with information from 2004. It is intended that this will now be updated monthly from Summer 2021.	Planning Policy
	26	Working with the GLA and other boroughs on the LDD Automation Project.	Ongoing.	Ongoing. As set out in Action 23.	Planning Policy; Development Management officers; GLA
<b>Working with the Government, Local Planning Authorities (LPAs) and other stakeholders</b>	27	Explore and establish new ways of delivering services, through establishing partnerships, cross-departmental working and by modernising the way we work together.	Ongoing.	Ongoing – council colleagues meet regularly to discuss housing issues.	Council wide
	28	Continue to build relationships, share ideas and good practice with stakeholders, the GLA, LPAs, residents, local businesses and employers, charities and community organisations, local NHS trusts and others.	Ongoing.	Ongoing.	Council wide
<b>Improve the quality of planning applications</b>	29	Produce clear and relatively prescriptive supplementary planning documents (SPDs) and other planning guidance.	Ongoing.	Ongoing.	Planning division
	30	Setting out clear requirements about what is expected from developers in terms of consultation both at pre application and planning application stage.	The draft Development Consultation Charter (DCC) was approved on the 30th April 2019; final version by 2021.	DCC updated to provide consultation standards when face-to-face engagement is not possible. Consultation, Spring/Summer 2021.	Planning division
<b>Review and streamlin</b>	31	Develop the Plan X online digital planning tool to	Plan X to go live by 2020.	Plan X went live in March 2022.	Planning division

<b>e the planning process</b>		speed up the planning application process.			
	32	Replace the back office and document management system to increase efficiency and minimise officer time spent on administrative tasks.	Uniform to go live August 2019.	Uniform went live in August 2019. Back-office projects ongoing.	Planning division
	33	Revise and shorten report templates to increase efficiency and minimise officer time spent on administrative tasks.	As part of the back-office system replacement.	As part of the back-office system replacement.	Planning division
	34	Affordable housing digital project - working to understand the requirements for a digital service in order to monitor the ongoing provision of affordable homes. We have finished the research phase and produced an initial product.	Ongoing.	Ongoing.	Planning division
<b>Alternative delivery models and opportunities</b>	35	Investigate other building options such as modular or off-site builds.	Long term plan.	Ongoing. All current design briefs encourage exploration of alternative building options such as modular construction and off-site construction. Where this is identified as appropriate on a site by site basis new homes will be delivered this way.	Council wide
	36	Investigate how the Council can support developers of small sites.	Long term plan.	The council is working with the GLA small sites programme and has recently successfully bid for funding under this programme. This approach is being formalised in the draft Affordable Housing SPD.	Council wide

## 6. Monitoring and Performance

The success of this Action Plan will be measured by its impact to boost housing delivery across Southwark. **Table 4** shows there has been progress on the actions from 2019. This will be regularly monitored and updated as needed to support efficient home delivery. Since the 2021 plan, several planning officers have been working full-time with the New Homes Delivery team to meet our goal of 2,500 homes by 2022. We are on track, with many homes already built or approved. Additionally, we are exploring new building options and identifying suitable land for housing. Our housing monitoring has also been updated and is now available online for greater transparency.

We will keep conducting monthly monitoring or approvals. An annual check of completions will be conducted to assess housing delivery. This information will be shared with colleagues and teams within the council.

Throughout the year, we will collaborate with officers and departments to monitor progress. We will conduct a full review of the Action Plan annually as required when the HDT is published. We will consider new actions, make amendments, and update the plan with fresh initiatives.

## 7. Appendices

### Appendix 1 – Total net housing approvals in Southwark since 2010

Financial year	Housing total	Market total	Affordable Housing Total	Social Rent	London Affordable Rent	Other Intermediate	London Living Rent	Discounted Market Rent
<b>2010-2011</b>	4021	2126	968	505	134	329	0	0
<b>2011-2012</b>	2240	2075	41	-163	46	158	0	0
<b>2012-2013</b>	3360	3293	67	-425	146	346	0	0
<b>2013-2014</b>	4345	3587	758	56	19	364	0	0
<b>2014-2015</b>	3148	2511	639	215	85	339	0	0
<b>2015-2016</b>	2192	2525	-333	-914	5	576	0	0
<b>2016-2017</b>	1562	1134	428	259	0	169	0	0
<b>2017-2018</b>	1842	1199	643	307	58	221	0	57
<b>2018-2019</b>	2556	1744	812	442	13	143	53	161
<b>2019-2020</b>	2094	1431	663	418	20	225	0	0
<b>2020-2021</b>	8641	5762	2748	1742	0	645	19	342
<b>2021-2022</b>	4008	2460	1406	1066	6	334	0	0
<b>TOTAL</b>	<b>40,000</b>	<b>29,847</b>	<b>8,840</b>	<b>3,508</b>	<b>532</b>	<b>3,849</b>	<b>72</b>	<b>560</b>

### Appendix 2 – Total net non-conventional housing in Southwark since 2010

Financial Year	Non-Conventional Total	Student Market Rent	Student Affordable Rent	Other non-conventional
<b>2010-2011</b>	927	927	0	0
<b>2011-2012</b>	310	310	0	0
<b>2012-2013</b>	0	0	0	0
<b>2013-2014</b>	319	0	319	0
<b>2014-2015</b>	-2	3	0	-5
<b>2015-2016</b>	0	0	0	0
<b>2016-2017</b>	0	0	0	0
<b>2017-2018</b>	0	0	0	0
<b>2018-2019</b>	0	0	0	0
<b>2019-2020</b>	0	0	0	0
<b>2020-2021</b>	131	131	0	0
<b>2021-2022</b>	142	70	72	0
<b>TOTAL</b>	<b>1,827</b>	<b>1,441</b>	<b>391</b>	<b>-5</b>

### Appendix 3 – Schemes approved at planning committee and sub-planning committees April 1 2021 – March 31 2022 which do not yet have a signed s106 agreement.

The following schemes represent the planning applications that have been approved at planning committee within the relevant financial year and are awaiting the signing of a legal agreement. These may not be the agreed final figures given the negotiations on legal agreements may take time. However, these highlight the high number of decisions for strategic applications that are being made in Southwark. These applications represent an additional **1,253 homes** in the pipeline.

Committee Date	Application Reference	Recommendation	Site	Total No. Of Market Homes	Total No. Of Affordable homes
26/04/2021	20/AP/1407	Granted	78 Falmouth Road	23	16
28/06/2021	19/AP/7057	Granted	Butterfly Walk Shopping Centre	94	51
06/07/2021	19/AP/0469	Granted	21-23 Parkhouse Street	17	16
07/09/2021	20/AP/3250	Granted	216-220 Parkhouse	3	63
29/09/2021	21/AP/1981	Granted	Land on Lomond Grove, SE5	0	22
29/09/2021	21/AP/1843	Granted	1-27 Rodney Place	0	8
05/10/2021	20/AP/2768	Granted	Mapother House, Mausley Hospital	108	79
19/10/2021	20/AP/0858	Granted	25-33 Parkhouse Street	76	32
02/11/2021	21/AP/1077	Granted	Bells Community Garden Centre	0	83
02/11/2021	21/AP/1866	Granted	Sceaux Garden	0	79
16/11/2021	21/AP/3033	Granted	55-77 Fenwick Road	0	8
16/11/2021	21/AP/3118	Granted	Pynfolds Estate, Jamaica Road	0	8
16/11/2021	21/AP/2967	Granted	Woodland Road Green, SE19	0	21
16/11/2021	21/AP/2905	Granted	Longfield Estate, Balaclava Road	0	7
22/11/2021	21/AP/1615	Granted	Carpark of Matson House Slippers Place	0	18
14/12/2021	19/AP/4455	Granted	19-25 Rotherhithe New Road	35	13
14/12/2021	21/AP/0451	Granted	1-13 Southampton Way	0	32
02/02/2022	21/AP/3247	Granted	Credon House, Verney Road	0	22
02/02/2022	21/AP/3246	Granted	2-10 Ossory Road	78	39
22/02/2022	19/AP/4455	Granted	19-25 Rotherhithe New Road	35	13
09/03/2022	19/AP/1974	Granted	Bradfield Club 5-13 Commercial Way	31	17

Committee Date	Application Reference	Recommendation	Site	Non-conventional Home	No. Of Bedspaces
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21/04/2021	20/AP/2701	Granted	671-679 Old Kent Road	Student Accommodation	267 (equivalent to 106 conventional homes)
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#### Appendix 4 – Total net housing completions in Southwark since 2010

Financial year	Housing total	Market total	Affordable Housing Total	Social Rent	London Affordable Rent	Intermediate	Discount Market Sale
<b>2010-2011</b>	1391	832	559	146	0	413	0
<b>2011-2012</b>	1084	491	593	459	0	134	0
<b>2012-2013</b>	1065	577	488	326	0	162	0
<b>2013-2014</b>	1669	1186	483	299	24	160	0
<b>2014-2015</b>	1216	1107	109	-121	61	169	0
<b>2015-2016</b>	1390	887	503	98	109	296	0
<b>2016-2017</b>	2545	1952	593	412	22	159	0
<b>2017-2018</b>	857	673	184	90	15	79	0
<b>2018-2019</b>	3211	2388	808	378	45	385	0
<b>2019-2020</b>	1512	1174	338	100	40	141	57
<b>2020-2021</b>	1109	760	336	119	91	134	-8
<b>2021-2022</b>	1420	1060	397	262	0	133	0
<b>TOTAL</b>	<b>18,478</b>	<b>13,087</b>	<b>5,391</b>	<b>2,568</b>	<b>407</b>	<b>2,365</b>	<b>49</b>

#### Appendix 5 – Total net non - conventional housing completions in Southwark since 2010

Financial Year	Non-Conventional Total	Student Market Rent	Student Affordable Rent	Other non-conventional
<b>2010-2011</b>	0	0	0	0
<b>2011-2012</b>	0	0	0	0
<b>2012-2013</b>	0	0	0	0
<b>2013-2014</b>	0	0	0	0
<b>2014-2015</b>	0	0	0	0
<b>2015-2016</b>	0	0	0	0
<b>2016-2017</b>	0	0	0	0
<b>2017-2018</b>	0	0	0	0
<b>2018-2019</b>	15	8	0	7
<b>2019-2020</b>	0	0	0	0
<b>2020-2021</b>	13	0	0	13
<b>2021-2022</b>	-36	0	0	-36
<b>TOTAL</b>	<b>-8</b>	<b>8</b>	<b>0</b>	<b>-16</b>