

# Annual Monitoring Report & Housing Trajectory 2017 - 2018



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# 1.0 Introduction

## 1.1 Purpose and Structure of the Report

This is the thirteenth Annual Monitoring Report (AMR) for the London Borough of Brent and covers the period April 2017 to March 2018. Its purpose is to assess the extent to which the policies set out in the Local Plan are being achieved and therefore helps inform which, if any, need to be reviewed.

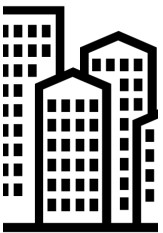
The report starts by providing an overview of the work of the planning service. It sets out the number of applications, decisions and enforcement cases that have been dealt with over the period. It outlines the progress in developing the Local Plan, neighbourhood plans, and collecting and spending Community Infrastructure Levy (CIL) and Section 106 monies. In addition, a high level summary is provided as to how the Council has satisfied the duty to cooperate.



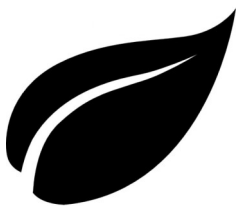
1,310 net additional homes (conventional and student accommodation)



4,557sqm industrial employment floorspace (storage and distribution) gained



6,018sqm office floorspace lost



All major completed schemes adhered to London Plan and Brent Council sustainability policies, with the exception of residential conversions granted through prior approval

### Brent's performance in 2017-18 at a glance:

Notwithstanding considerable development activity in the Borough, performance fell short of targets in a number of areas. Some reasons for this relate to:

- fewer than projected homes being delivered on very large developments
- large scale demolition of social housing in South Kilburn in advance of replacement as part of the regeneration proposals.
- Loss of office floorspace from permitted development changes of use to residential
- Inability to apply affordable housing and sustainability requirements to permitted development schemes
- Viability, impacting on the provision of affordable housing
- Phasing of delivery of large housing sites

## 2.0 Performance of the Planning Service

This section briefly outlines the main work of the Planning Service during 2017-18.

### 2.1 The Progress of the Local Plan

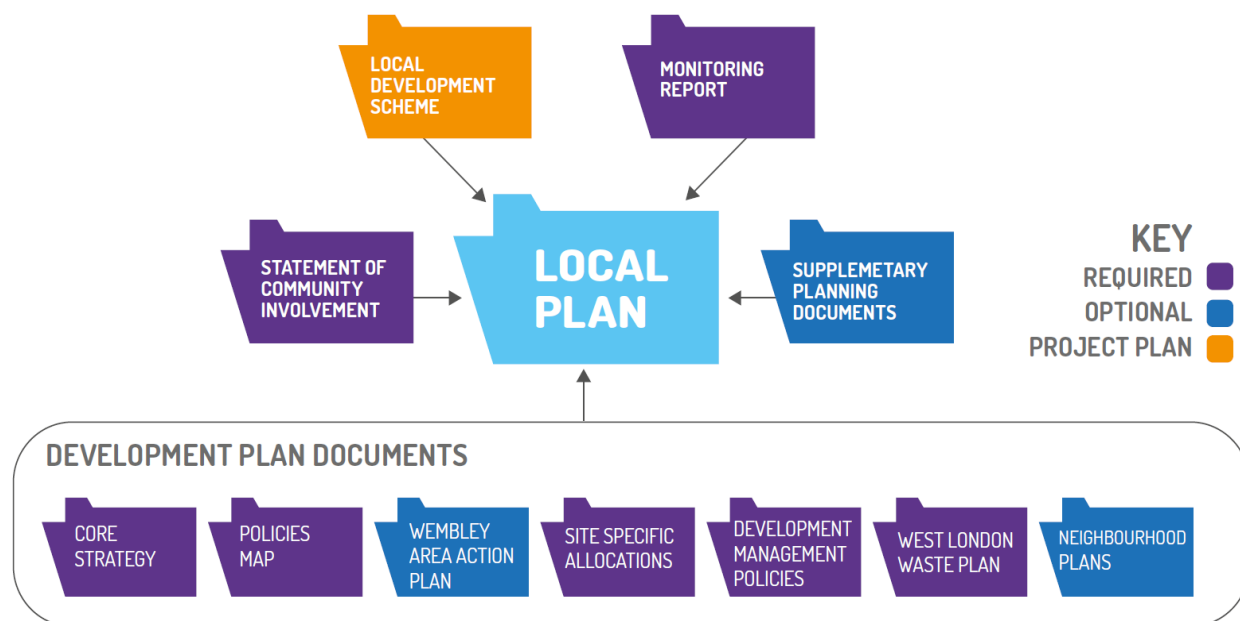


Figure 1: shows documents forming the Local Plan as of March 2018.

The Local Development Scheme sets the timetable for taking forward additional documents forming the Local Plan. Forthcoming documents and their current status are set out in Table 1.

In the period 2017-18 there were no departures from the Local Development Scheme.

Document	Stage reached March 2018	Latest Status
Local Plan	Consultation issues & options early 2018	Preferred Options Nov 18
South Kilburn SPD	Adopted June 2017	
Adopted Brent Design Guide SPD1 November 2018	1st consultation July - August 2017	2nd consultation May - July 2018. Adopted November 2018
Residential Alterations & Extensions SPD	Consultation June - August 2017	Adopted January 2018
Shopfronts SPD	Consultation February to March 2018	Adopted June 2018
Statement of Community Involvement	Adopted July 2017	
Basement SPD	Adopted June 2017	
Mapesbury Conservation Area Design Guide SPD	Consultation June - August 2017 Adopted February 2018	
Roe Green Conservation Area Design Guide SPD	Consultation June - August 2017 Adopted February 2018	

Table 1: Status of Planning Documents

## 2.2 Neighbourhood Planning

Neighbourhood Forum	Status March 2018
Sudbury	Neighbourhood Forum & Area designated in December 2012. The Sudbury Neighbourhood Plan passed referendum and was adopted in September 2015. The Sudbury Town Residents' Association had its Neighbourhood Forum status renewed for a further 5 years on 8 December 2017.
The Unity (Church End & Roundwood)	Neighbourhood Forum & Area designated in 10 September 2013. Lapsed on 10th September 2018 due to non-renewal
Harlesden	Neighbourhood Forum & Area designated in 2015. The forum consulted on its draft Neighbourhood Plan in Spring 2017, with formal consultation on the Plan in Summer 2018. Submitted for independent examination Dec 18
Kilburn	Neighbourhood Forum & Area designated by Brent Council and Camden Council in June 2016.

In March 2018 Brent had four designated Neighbourhood Areas and Forums (although one subsequently has lapsed) and one adopted Neighbourhood Plan. Progress made by the Neighbourhood Forums to date is summarised adjacent. Further information is available at: [www.brent.gov.uk/neighbourhoodplanning](http://www.brent.gov.uk/neighbourhoodplanning)

Table 2: Summary of Neighbourhood Forum and Plan status.

## 2.3 Development Management

Of the 5,653 applications received, 9% of them were categorised as major, 94% of which were determined within the agreed timescales, and 71% were granted consent.

ALL	Received	Determined	Granted	Percentage Granted ( % )
2012/2013	2522	2805	1841	65.63%
2013/2014	2756	2696	1959	72.66%
2014/2015	2946	3123	2139	68.49%
2015/2016	3212	3243	2214	68.27%
2016/2017	3267	3522	2373	67.38%
2017/2018	3242	3497	2428	69.43%

Table 3: Applications received, determined and granted involving assessment of schemes against policies. \*Only the following application types included ('con', 'ful', 'hse', 'var', 'res', 'lbc', 'adv', 'amd', 'out', 'rem', 'lcd', 'ldo').

MAJORS	Received	Determined	Granted	Percentage Granted ( % )
2012/2013	44	62	28	45.16%
2013/2014	49	54	35	64.81%
2014/2015	32	32	23	71.88%
2015/2016	53	31	23	74.19%
2016/2017	53	55	44	80.00%
2017/2018	52	66	47	71.21%

Table 4: Major applications received, determined and granted.

ALL	MAJOR	OTHER	MINOR
2015/2016	58.62%	73.03%	81.78%
2016/2017	82.61%	78.76%	80.94%
2017/2018	94.34%	88.34%	92.09%

Table 5: Percent of applications determined within time (PS2 figures).

## 2.4 Enforcement

Ensuring that approved proposals are properly implemented and preventing unauthorised schemes is an important contribution towards sustainable development.

Type of enforcement activity	Number of cases
Live cases	974
Enforcement notices served	165
Planning contravention notices served	61
Enforcement appeals dismissed	35
Direct action undertaken	23
Enforcement appeals allowed	11
POCA cases started	7
POCA cases finalised	3

Table 6: breakdown of enforcement activity

## 2.5 The Duty to Cooperate

The duty to cooperate requires Brent to cooperate with neighbouring boroughs and other public bodies to address strategic planning issues, including the preparation of Local Plans. During the monitoring period the council engaged with adjacent local authorities on its emerging draft Local Plan. Brent continued to engage with other London Boroughs through the West London Alliance in procuring a West London Strategic Flood Risk Assessment, Strategic Housing Market Assessment (West London & Brent), a Gypsy and Travellers Needs Assessment, a Small Sites Strategic Land Availability Study, an Employment Land Review and an Affordable Workspace Study and worked together on the West London Orbital business case. It engaged with and contributed to the Association of London Borough Planning Officers. Engagement occurred with the Mayor of London / Greater London Authority through the London Strategic Housing Land Availability Assessment (SHLAA) and also in association with elements of the draft London Plan. It also continued to engage with the Old Oak and Park Royal Development Corporation as it moves towards the adoption of their Local Plan and associated Supplementary Planning Documents, masterplans and evidence base.

## 2.6 Community Infrastructure Levy

The Council introduced its Community Infrastructure Levy in July 2013. The council completed a review of the 'CIL Neighbourhood Priorities' in spring 2017 to gauge communities' priorities for spending the 'Neighbourhood' (15-25%) proportion of the CIL (NCIL). Recommendations for improvements to the programme were approved by cabinet in January 2019.

<b>Total Brent CIL summary</b>	<b>Amount</b>
Total CIL receipts for the reported year:	£28,890,719.27
Total CIL carried over from the previous reported year(s):	£21,851,112.01
Total CIL expenditure for the reported year:	£362,314.74
Of which, total amount of CIL applied to administrative expenses pursuant to regulation 61:	£30,000
Above as a percentage of CIL collected in the reported year:	0.10%
Total CIL retained at the end of the reported year 2:	£50,379,516.54

Table 7: breakdown of CIL receipts 2017-18.

Brent is also a collecting authority for the Mayor's CIL. This was introduced from 1 April 2012 to help finance the Elizabeth Line, the new rail link that will connect central London to Reading and Heathrow in the West and Shenfield and Abbey Wood in the East. The Mayor of London reports on this separately.

<b>Projects</b>	<b>Amounts</b>	<b>Neighbourhoods</b>
NCIL2017/18_001 Kensal Rise Library Refurbishment	£75,500.00	Harlesden CIL Neighbourhood
NCIL2017/18_014 Destiny House Homework Club	£4,971.60	Harlesden CIL Neighbourhood
NCIL2017/18_006 Harrow Road Street Trees	£5,030.00	Harlesden CIL Neighbourhood
NCIL2017/18_003 Ashford Place – Community Hub Refurbishment	£43,933.00	Kilburn & Kensal CIL Neighbourhood
NCIL2017/18_007 South Kilburn Trust – Public Wi-Fi	£45,000.00	Kilburn & Kensal CIL Neighbourhood
NCIL2017/18_008 South Kilburn Trust - Music Studios	£30,000	Kilburn & Kensal CIL Neighbourhood
NCIL2017/18_009 South Kilburn Trust – Street Signage	£9,000.00	Kilburn & Kensal CIL Neighbourhood
NCIL2017/18_004 The Friends of Cricklewood Library – Refurbishment	£31,973.00	Kilburn & Kensal CIL Neighbourhood
NCIL2017/18_015 Destiny House Music School	£12,589.24	Wembley CIL Neighbourhood
NCIL2017/18_013 Sudbury Street Trees	£43,303.50	Wembley CIL Neighbourhood
NCIL2017/18_012 Alperton Street Trees	£2,379.40	Wembley CIL Neighbourhood
NCIL2017/18_010 Barn Hill Trees	£28,635.00	Wembley CIL Neighbourhood
N/A	£0.00	Kingsbury & Kenton CIL Neighbourhood
N/A	£0.00	Sudbury Town Residents Association (Neighbourhood Forum)
N/A	£0.00	Willesden CIL Neighbourhood
<b>Total</b>	<b>£332,314.74</b>	<b>All Neighbourhoods</b>

Table 8: Neighbour CIL projects 2017 - 2018. Further information is available from [www.brent.gov.uk/](http://www.brent.gov.uk/)

## 2.7 S106 contributions

S106 agreements are legal agreements between local authorities and developers. Below is a table which outlines the current status of annualised S106 payments for the last 20 years.

Year S106 Contributions Paid	The value of the payment	Spent	Commissioned	Uncommissioned	Repayment	Reason
1998-99	£215,000.00	£122,986.74	£2,013.26	£90,000.00	N/A	N/A
1999-00	£2,142,996.98	£1,871,261.16	£255,000.00	£16,735.82	N/A	N/A
2000-01	£3,000.00	£0.00	£3,000.00	£0.00	N/A	N/A
2001-02	£632,050.00	£630,900.00	£0.00	£1,150.00	N/A	N/A
2002-03	£101,721.96	£101,721.96	£0.00	£0.00	N/A	N/A
2003-04	£1,621,794.02	£1,532,370.60	£0.00	£89,423.42	N/A	N/A
2004-05	£2,479,904.26	£2,283,512.76	£138,853.01	£57,538.49	N/A	N/A
2005-06	£18,296,149.97	£18,142,062.68	£83,355.62	£70,731.67	N/A	N/A
2006-07	£667,124.67	£592,530.18	£22,221.18	£52,373.31	N/A	N/A
2007-08	£1,575,863.28	£1,265,433.32	£254,843.89	£55,586.07	N/A	N/A
2008-09	£2,689,750.37	£2,233,417.24	£221,688.28	£234,644.85	N/A	N/A
2009-10	£1,653,213.45	£1,251,114.80	£380,437.82	£21,660.83	N/A	N/A
2010-11	£3,330,850.02	£2,518,941.24	£638,107.78	£173,801.00	N/A	N/A
2011-12	£5,952,353.56	£4,393,258.24	£1,273,506.29	£285,589.03	N/A	N/A
2012-13	£4,258,131.45	£2,456,766.71	£1,047,434.17	£747,930.57	£6,117.90	PP 11/2197 not implemented and expired (£117.90 interest payment)
2013-14	£11,747,513.22	£5,777,170.20	£4,945,013.58	£1,025,329.44	N/A	N/A
2014-15	£2,753,618.85	£1,082,863.93	£972,973.53	£697,781.39	N/A	N/A
2015-16	£3,039,589.09	£1,490,725.37	£1,233,290.03	£315,573.69	N/A	N/A
2016-17	£1,742,373.90	£1,194,358.01	£294,388.88	£253,627.01	N/A	N/A
2017-18	£2,820,944.73	£75,485.87	£168,304.90	£2,577,153.96	N/A	N/A
2018-19 to	£1,645,893.35	£0.00	£0.00	£1,645,893.35	N/A	N/A
<b>Total</b>	<b>£69,369,837.13</b>	<b>£49,016,881.01</b>	<b>£11,934,432.22</b>	<b>£8,412,523.90</b>	<b>£6,117.90</b>	

Table 9: summary of S106 contributions spent by year they were paid.



## 3.0 Implementation of Policies

Policies Monitored: CP2, CP21, London Plan 3.8

### 3.1 Housing

#### Housing Targets

In this period 1,310 net additional dwellings were completed, which fell just short of the London Plan housing target for the borough of 1,525 units. The units comprised 693 self contained dwellings (e.g. conventional housing); 567 non-self contained dwellings (e.g. student accommodation) and 50 reoccupied vacant dwellings.

#### 1,310 net additional new dwellings

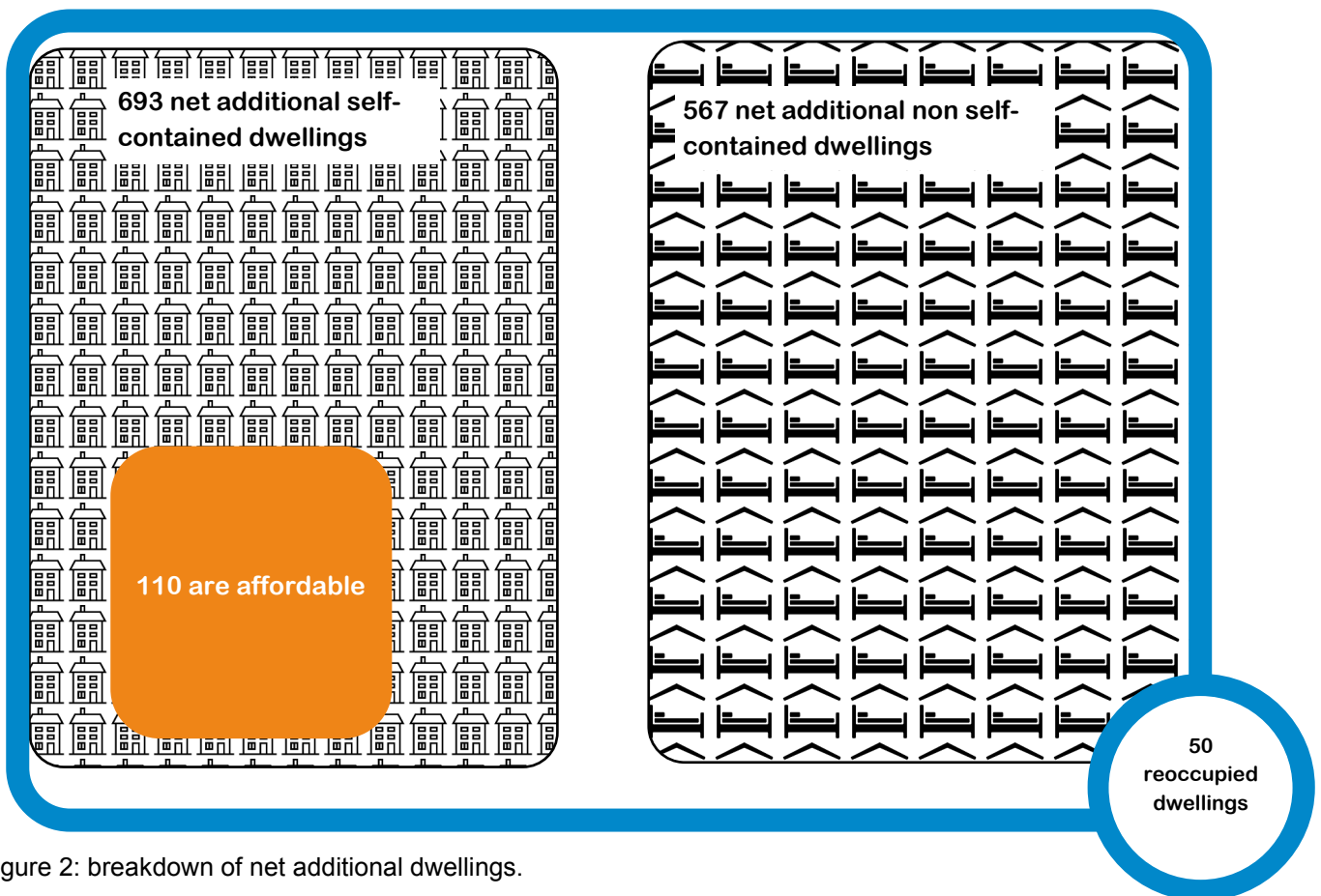


Figure 2: breakdown of net additional dwellings.

#### Affordable Housing

Of the homes completed during the monitoring period, 110 were affordable. However a large scale demolition of affordable dwellings at South Kilburn (in advance of replacement as part of ambitious regeneration proposals) meant that there was a net loss of 147 affordable dwellings over the last year. The relatively low level of affordable housing provision is due to a number of issues. One is that the majority of completions were delivered from minor developments. Affordable housing is only secured on major developments (10 homes or more). During the monitoring period only 7 major residential developments completed, 2 of which were office to residential prior approvals on which affordable housing also cannot be required. The majority of the major developments also delivered their affordable housing in earlier phases which resulted in generous levels of affordable housing delivery rates in previous years' affordable housing monitoring figures. The Council has limited control over the delivery of housing, with the exception of sites which are owned by the Council such as those within the South Kilburn Estate Regeneration project. Among the 32 London Boroughs, Brent ranks 7th in overall affordable housing delivery as a percentage. See how Brent compares with other London Boroughs in the London Annual Monitoring Report: [https://www.london.gov.uk/sites/default/files/amr\\_14\\_final\\_20180927.pdf](https://www.london.gov.uk/sites/default/files/amr_14_final_20180927.pdf)

<b>Year</b>	<b>Units completed</b>	<b>Affordable units</b>	<b>% Affordable</b>
2012/13	662	224	33.84%
2013/14	678	243	35.84%
2014/15	1557	707	45.41%
2015/16	1047	52	4.97%
2016/17	1306	281	21.52%
2017/18	693	110	15.87%
<b>Total</b>	<b>5943</b>	<b>1617</b>	<b>27.21%</b>

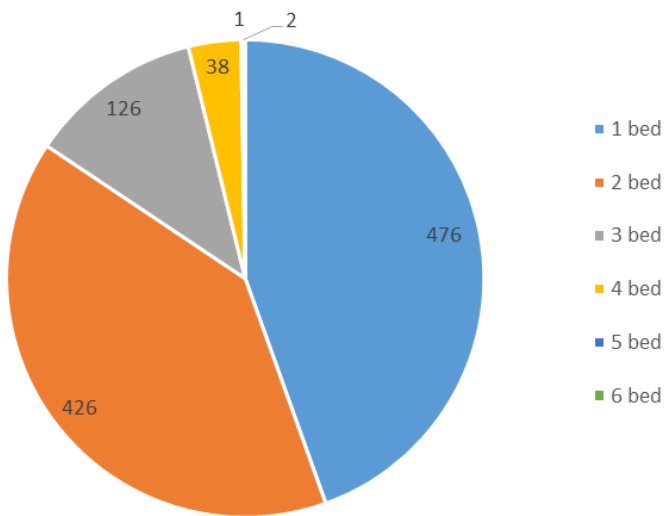
Table 10: Net completions of all conventional housing units including the breakdown of affordable housing as a percentage for the past 6 financial Years.

<b>Year</b>	<b>Units proposed</b>	<b>Affordable units</b>	<b>% Affordable</b>
2015/16	1641	213	12.98%
2016/17	4153	828	19.94%
2017/18	2978	450	15.11%
<b>Total</b>	<b>7131</b>	<b>1278</b>	<b>17.92%</b>

Table 11: Proposed units: Gross conventional housing units granted permission in each of the last 3 financial years including a breakdown of affordable housing as a percentage.

### 3.1 Housing

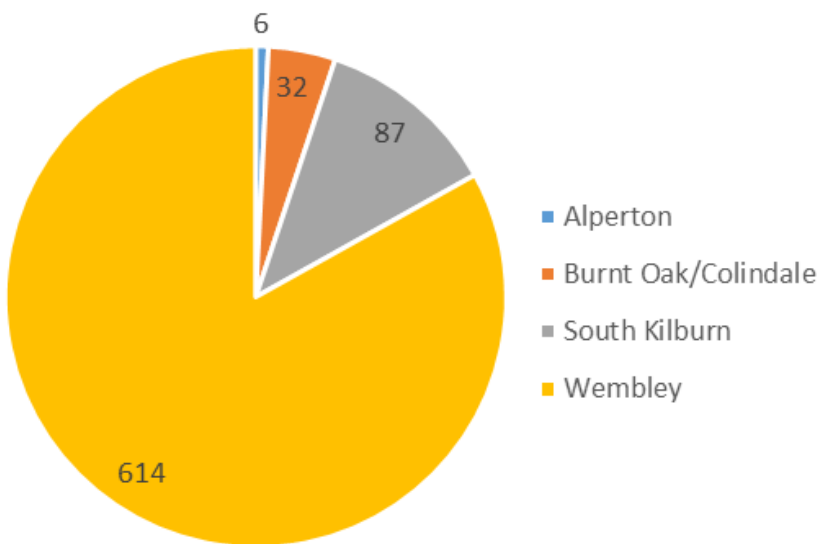
Number of bedrooms



#### Housing Size

The majority of homes delivered were 1 and 2 beds. Around 16% of homes had 3 beds or more, which is below the council target of 25%.

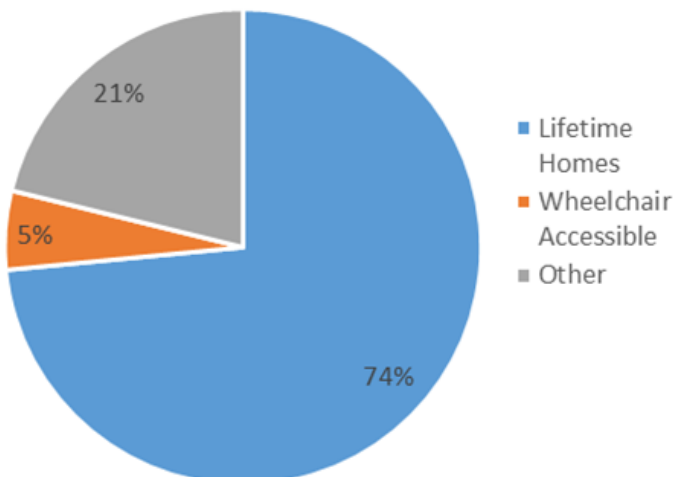
Number of homes in growth areas



#### Housing Location

69% of homes were delivered within the borough's growth areas. This is below the council target of 85%, but does represent a 3% increase on homes built in growth areas from last year.

Accessibility



#### Housing Mix

In terms of accessibility, 5% of completed homes were wheelchair accessible, and 74% met the Lifetime Homes Standard. This is below the London Plan standard of 10% wheelchair accessible and adaptable and 100% Lifetime Homes.

## Self and Custom Build Register

The Self Build and Custom Housebuilding Act 2015 places a duty on councils to keep a register of people and community groups who are interested in self build or custom build projects in their area.

Self build projects are defined as those where someone directly organises the design and construction of their own home. This covers a wide range of projects including a traditional DIY self build home to projects where the self builder employs someone to build their home for them. Community-led projects can also be defined as self build.

Custom build homes are where you work with a developer as an individual or a group to help deliver your own home. The developer may help to find a plot, manage the construction and arrange the finance for your new home.

Base period	Date	No. individuals	No. of organisations	Total
Base period 1	April-30 October 2016	28	0	28
Base period 2	31 Oct 2016 - 30 Oct 2017	35	0	35
Base period 3	31 Oct 2017—30 Oct 2018	41	0	41

Table 12: individuals and organisations registered for the first three base periods.

Local Planning Authorities have a duty to have regard of the entries in the register as we carry out our planning, housing, land disposal and regeneration functions. They must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area.

Between 31<sup>st</sup> October 2017 and 30<sup>th</sup> October 2018 the Council granted permission for 221 homes which met the definition of suitable serviced plots of land. However these might not necessarily come forward for self and custom build.

## 3.2 Town Centres & Cultural Facilities

Policies Monitored: CP1, CP7, CP10, CP16

Brent Council commissioned health check surveys for each of its 17 town centres and a Retail & Leisure Needs Study in 2018.

### Retail Rents

Retail rents within the prime (Zone A) town centres have recently stabilised. However, rental rates in Kilburn (£100 per sq ft) and Wembley (£75 per sq ft), are still below the Outer London average of £133 per sq ft. This is in part an indicator of demand and could be associated with Brent's town centres being characterised by smaller retail units and a lower proportion of multiples.

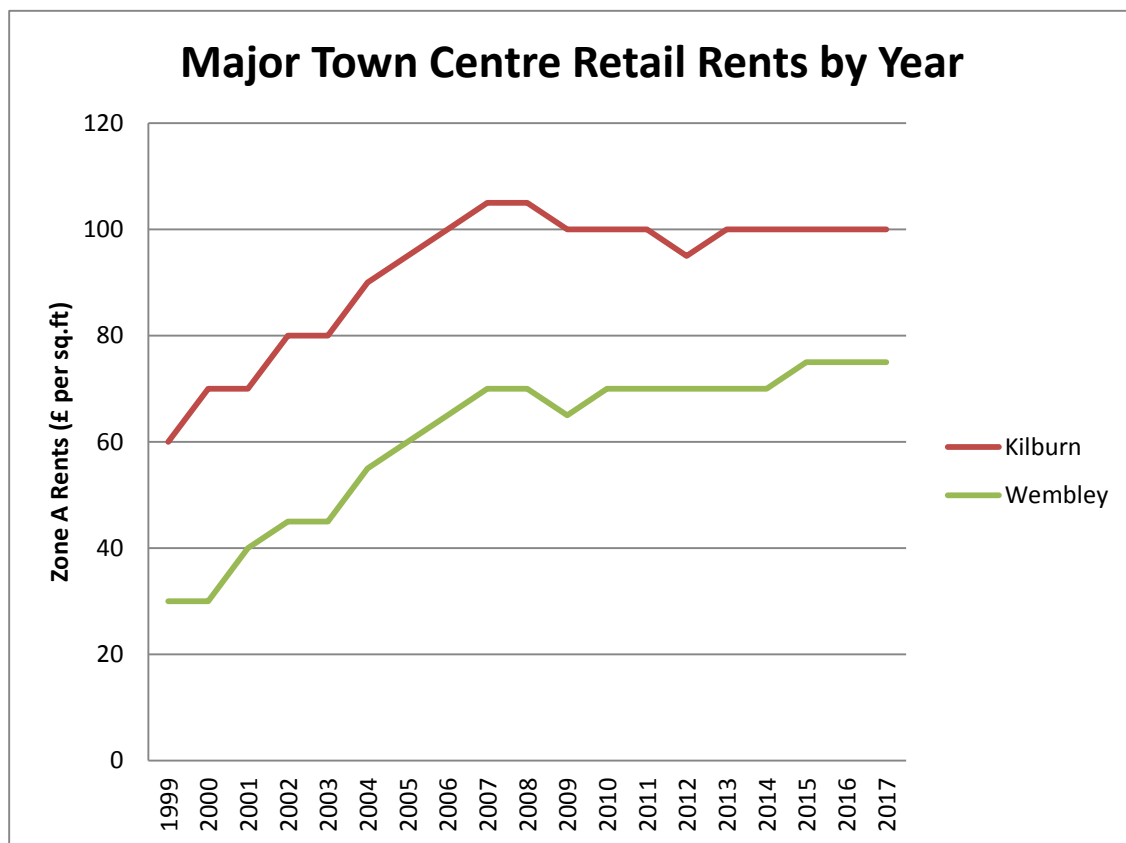


Figure 3: retail rents within Zone A from 1999 - 2017.

## Vacancy

In Brent vacancy levels have been decreasing but still remain high. Almost half of Brent's town centres now have lower vacancy rates than the London average, with 8 out of 17 coming in lower as opposed to only 3 the previous year. Burnt Oak has dropped dramatically from a 14% vacancy rate last year to 5% this year, however, both Harlesden and Kenton have both increased. Wembley Central, Harlesden, Neasden and Church End have the highest vacancy rates in the borough.

Centre Type	Centre Name	Vacant retail floor space as a % of total town centre floor space	
Major	Kilburn	7	
	Wembley Central	10	
District	Burnt Oak	5	
	Colindale	7	
	Cricklewood	7	
	Ealing Road	5	
	Harlesden	10	
	Kenton	5	
	Kingsbury	3	
	Neasden	12	
	Preston Road	4	
	Wembley Park	2	
	Willesden Green	11	
	Local	Church End	16
		Kensal Rise	5
Queen's Park		2	
Sudbury		8	
London Average		6.1	

Table 13: Vacancy data (Source: Regeneris Town Centre Health Checks 2018).

## Town Centre Floorspace

Over the monitoring period, completions resulted in a net decrease in A1 (shops), A2 (professional and financial services) and B1a (office) and D2 (assembly and leisure) floorspace. Floorspace remained the same in most major and district centres except for Cricklewood, Willesden, Kilburn and Wembley where it decreased. The remaining town centres have not been included within the below graph due to a negligible change in floorspace. The trend toward decreased office floorspace is a result of permitted development conversions to residential. The decrease in A1 and A2 uses in these town centres can be attributed to a change in shopping trends, with people increasingly using the internet to buy things they previously would have acquired on the high street. The council acknowledges that town centres require flexibility to encourage a wider range of commercial uses within units that may become vacant. It is currently consulting on a range of town centre policies within its new Local Plan to support their transition.

It should be noted the figures only account for changes in floorspace where planning permission is needed. Many changes within the A use class are allowed under permitted development rights.

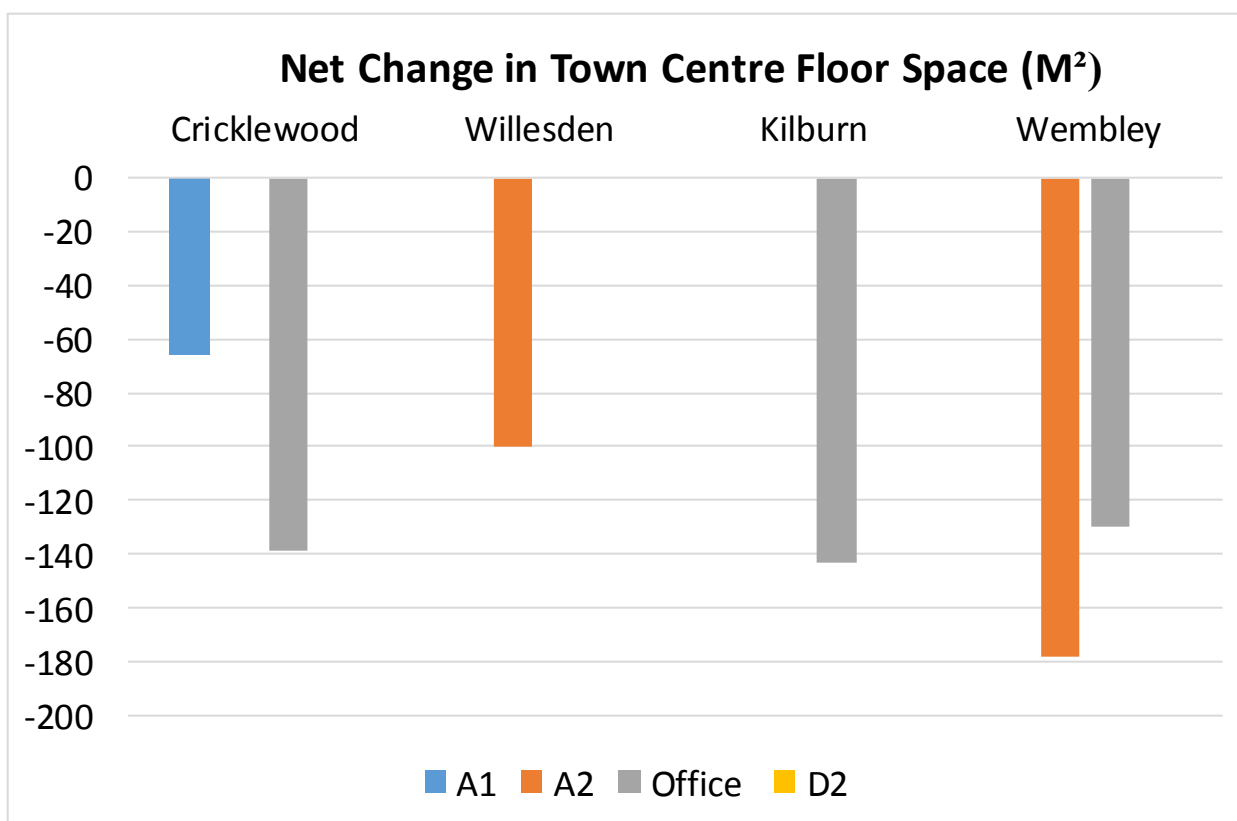


Figure 4: Change in town centre floorspace 2017 - 18 (Source: London Development Database LDD).

### 3.3 Employment

Policies Monitored: CP1, CP3, CP7, CP12, CP16, CP20

The statistics quoted in this section (regarding employment) are from the Office for National Statistics latest datasets which were last updated in 2016.

#### Employment Land

Brent's designated employment sites comprise Strategic Industrial Land (SIL), which are designated in the London Plan due to their importance to the London economy, and Locally Significant Industrial Sites (LSIS), which are of strategic importance to employment in the borough. There are also smaller employment sites throughout the borough, referred to as Local Employment Sites. Within SIL and LSIS there was a net gain of 4557sqm employment floorspace. The gain was entirely within Wembley SIL which means the Core Strategy target of an annual net increase of 1,200 sqm in employment floorspace in Park Royal was not met, however there has been no net loss across the rest of the borough.

#### Office floorspace

The [Brent Employment Land Demand Study](#) 2015 identified additional demand for between 32,600sqm and 52,350 sqm of office floorspace in the borough to 2029. The Core Strategy has a target of no net loss of office floorspace which was not achieved during this monitoring period, with a net loss of 6,018sqm office floorspace. This was due mainly to the conversion of offices to residential under permitted development rights. This right has significantly limited the council's ability to prevent the loss of office space. The council has subsequently confirmed Article 4 Directions in August 2018 to remove these permitted development rights in some parts of the borough.

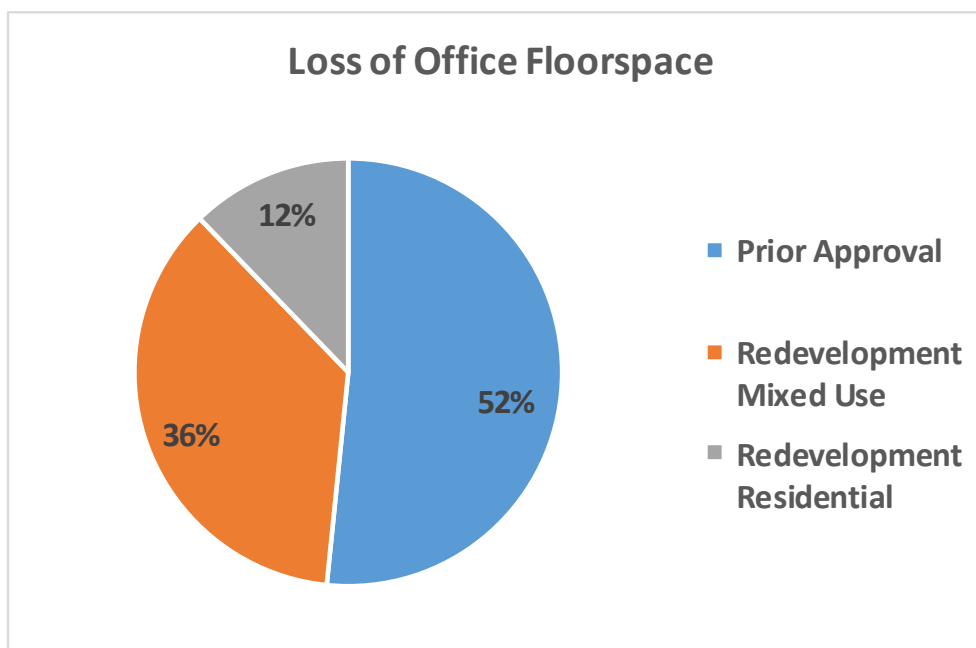


Figure 5: percentage of office floorspace lost by cause (Data sourced from LDD).

#### Employment

As of 2016 Brent's key employment sectors continue to be health, retail and business administration. Growth in business administration and support services sector has increased by 3.4% which reflects the overall growth of 5.2% in London and Great Britain. Brent has also seen substantial growth in both the transport & storage and manufacturing sectors. (source: BRES Data)



The Core Strategy sets the target for an increase in residents employed in the tourism sector, and for a net increase of 500 jobs per annum in Wembley. The ONS Business Register and Employment Survey indicates between 2015 and 2016 the number of jobs in Wembley reduced by approximately 1000. The proportion of Brent residents employed in tourism (accommodation and food services, arts, entertainment, recreation and other services) continued to increase and reached 11.57% (14,000) people in 2016.

### Brent Employment Sectors

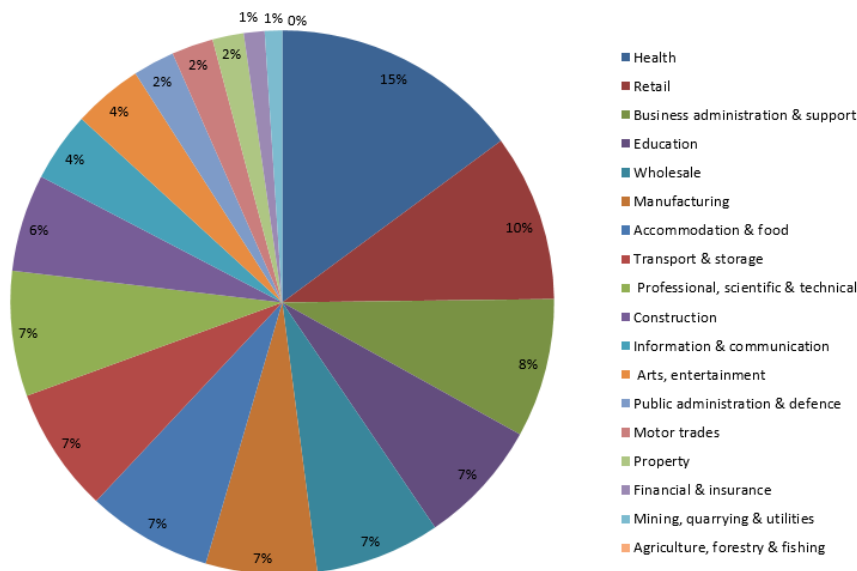


Figure 6: proportion of population employed in different employment sectors (Source NOMIS BRES data).

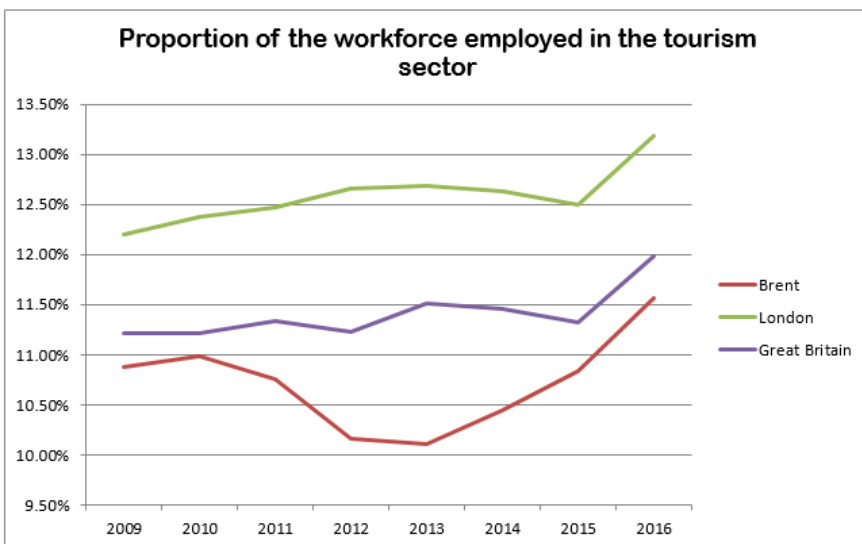


Figure 7: proportion of the workforce employed in tourism compared with London and Great Britain. (Source NOMIS BRES data).

[Brent Start](#) prepares and equips local residents to secure and sustain employment opportunities created by regeneration projects in the borough. During the monitoring period Brent Start (formerly Bent Works) assisted 168 people into work placements, exceeding its annual target of 110.

### 3.4 Community & Cultural Facilities

Policies Monitored: CP7, CP8, CP9, CP10, CP11, CP12, CP18, CP23

#### School Places

There was a net increase in school floorspace of 3,447sqm, due to the completion of the Ark Elvin Academy and Elsley Primary School. This has included the redevelopment of existing buildings and the addition of a 4 storey, 9 form entry secondary school for 1750 pupils on the Ark Elvin site. Elsley Primary School has seen a new 2 storey building providing 16 additional classrooms, taking it from 2 form entry to 4. This site has also been provided with a new nursery and extensive landscaping.



Ark Elvin Academy

#### Healthcare Facilities

There was a net decrease of 603sqm of floorspace for doctors' surgeries due to the change of use to residential. 3 surgeries have seen conversion into residential whereas one, on Malvern Road, Kilburn, was demolished.



The Yellow, Wembley Park

#### Other Community Space

There was a net increase of 122sqm of other D1 floorspace. Although Cricklewood Library has been redeveloped, representing a decrease of 413sqm of floorspace, it has been replaced by a mixed use building which is to provide 187sqm of –community space, intended to be used as a community library. Along with this there is a large scheme in Wembley which is for the development of an existing car park into a mixed use development which has proposed 348sqm of additional community floorspace in the form of a community hall.

#### Cultural and Leisure Facilities

There was net change in cultural and leisure facilities within the borough.

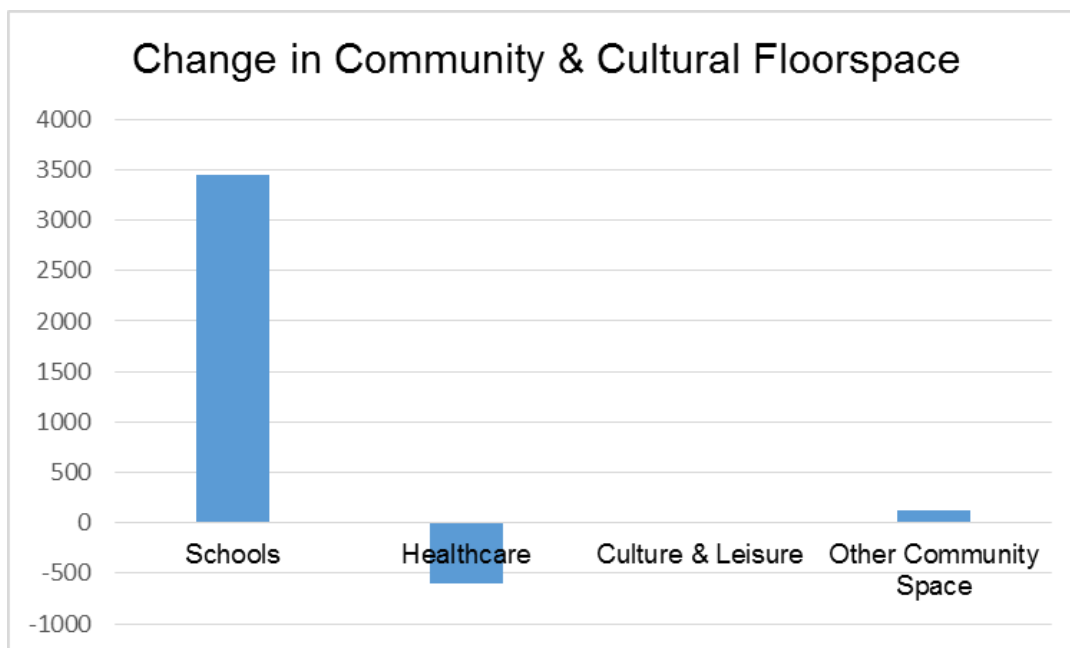


Figure 8: Community floorspace loss/gain (Source LDD).

## 3.5 Green Infrastructure

### Open Space & Green Infrastructure

There was a loss of 0.57 hectares of open space which is from one site on Willen Field Road, Stonebridge. There were 368 street trees planted in Brent during this period. This figure does not include trees planted within the Wembley Park area as they are not council planted and were implemented and are maintained by Quintain.

Previously, to assess the quality of parks the Core Strategy set a monitoring target of parks awarded Green Flag status. The Council works to achieve green flag standard on a number of parks but do not apply for the award. The Council recently commissioned Keep Britain Tidy (KBT) to undertake an assessment of the quality of Brent's parks and open spaces. The green flag scoring mechanism has been used by KBT to assess the quality of the spaces.

The Green Flag Award Scheme uses the following 8 key criteria to rate an outdoor space out of 10: a welcoming place; healthy, safe and secure; well maintained and clean; environmental management; biodiversity, landscape and heritage; community involvement; marketing and communication; management. The average KBT score across all sites was 58% with parks scoring highest on: Control of Dogs (6.9), Personal Security (6.42), and Landscape Features (6.40), and lowest on: Waste minimisation (4.36), Signage (4.73), Buildings & Structures (5.14), and Litter & Waste (5.24).

Brent has also won numerous awards for parks and gardens this year, including 4 gold and 4 silver awards for Britain in Bloom. These included 2 category winners, with Alperton Cemetery winning best small cemetery, and Roe Green Walled Garden scooping up best small conservation area. Overall Brent was awarded a silver award for its efforts improving the local environment.



Gladstone Park

### Parks and Play Spaces

Grove Park play area has been newly upgraded with an external trim trail and a new path to make a circuit of the park and is also in the process of making landscaping improvements. Eton Grove, Barham Park and Rainbow Park have all had their play areas refurbished. Some parks have also seen the addition of meadow areas which are implemented to increase biodiversity levels.

### Biodiversity

There was no loss of Sites of Importance for Nature Conservation (SINC). After a SINC review commissioned by the council, Chalkhill Park has now been designated as a Grade I SINC of borough importance, due to its function as a wildlife corridor and potential to support reptiles, birds, invertebrates and foraging Bats.



Chalkhill Park

## 3.6 Sustainability

### Policies Monitored: CP7, CP19, London Plan policy 5.2

#### Carbon Reduction & Sustainable Drainage

Seven major residential developments were completed during the monitoring period. A summary of the sustainability of these schemes is shown below.

All schemes adhered to London Plan and Brent Council sustainability policies, based on the time of consent, with the exception of two of the schemes, which were office to residential conversions under permitted development and therefore sustainability standards could not be required.

Application	Sustainable Urban Drainage Systems	GLA Energy Hierarchy	Reduction in CO2 emissions on Part L 2006	Renewables
08/2315 – BP Petrol Station, 17-27 Cricklewood Broadway	SUDS incorporated	Yes - Air Source Heat Pumps	25%	Solar PV
12/0454 – Bronte House and Fielding House, Cambridge Road	SUDS incorporated	Yes - passive design and allows future connection to District CHP	24%	Solar PV
14/0301 – Thames Water Utilities, St. Michaels Road	SUDS incorporated	Yes	42%	Solar PV
14/4330 – Land Adjacent to Quality Hotel and Dexion House, Yellow Car Park, Fulton Road	SUDS incorporated	Yes – passive design and NW lands CHP	>25%	No
14/4981 – Olympic Office Centre Car Park (Plot C), Rutherford Way	No	Yes – CHP	-	Solar PV
14/1700 (prior approval) – Lanmor House, 370 High Road, HA9 6AX	-	-	-	-
14/2380 – 1-5 INC, Central Business Centre, Iron Bridge Close (prior approval)	-	-	-	-

Table 14: Major housing schemes' sustainability

#### District Wide CHP Wembley

No district wide CHP system was delivered in Wembley, however, in line with the Wembley Area Action Plan, major developments coming forward within the growth area have been designed to allow future connection to a network.

### 3.7 Waste

#### Policies Monitored: London Plan 5.16, London Plan 5.17 Waste Capacity, West London Waste Plan

#### Waste Collection

The total amount of municipal waste collected in 2017-18 was 107,683 tonnes, a 0.4% increase from the previous year. The proportion of waste recycled and composted in the borough was at its highest point in 2011-12 and has subsequently declined. In 2017-18, 33% of the boroughs waste was recycled and composted, which is below the London Plan target of 45%.

#### Waste Sites

During the period there was no loss of safeguarded waste management sites or waste management capacity. Safeguarded and existing sites are listed in the [West London Waste Plan](#).

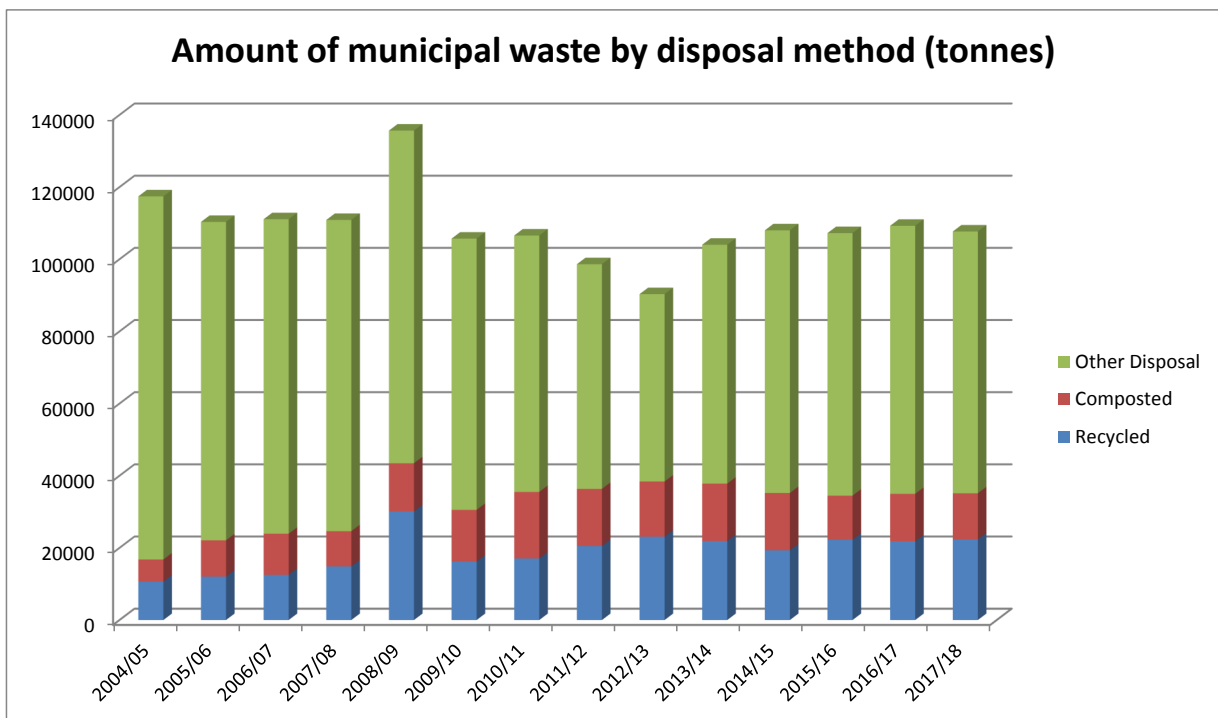


Figure 9: amount of municipal waste by disposal method.

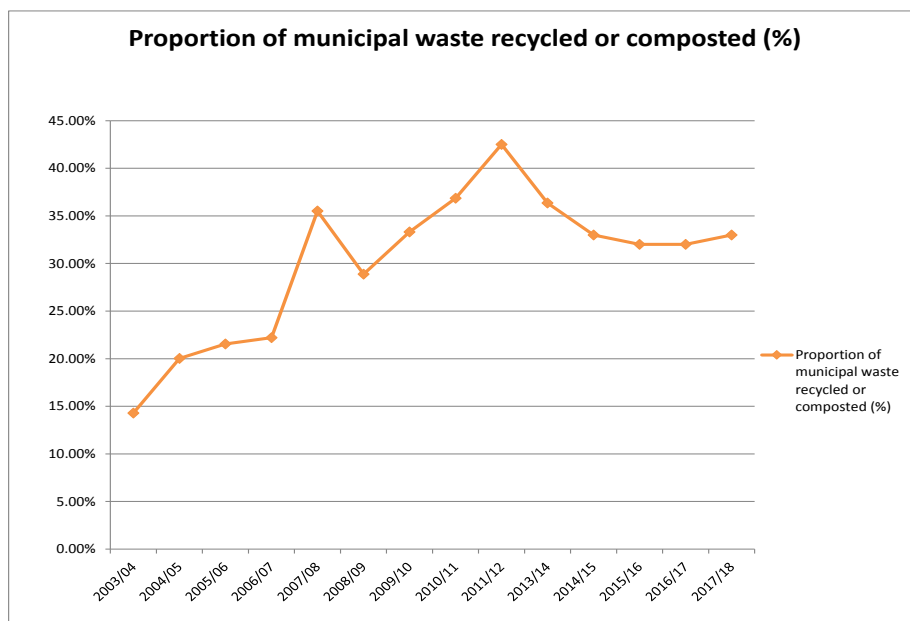


Figure 10: proportion of municipal waste recycled or composted from 2003 to 2018.

### 3.8 Site Allocations & Wembley Area Action Plan

The implementation of Site Specific Allocations will be monitored against the estimated phasing of the delivery of development and will also be assessed as to whether or not development is in accordance with the guidance for each site.

	Completed
	Started on site
	Permission granted
	Application submitted
	No progress

#### Wembley

Site Specific Allocation	Other Land Uses Proposed	Planning app reference	Status 2018
Wembley Central Square	Residential	01/1714	Completed 155 units
Elizabeth House	Residential	09/2506	Completed 115 units
Quadrant Court HA9 0BY (W04)	Residential	06/3630	Completed 232 units
Forum House HA9 0AB (W01)	Residential	05/2949	Completed 286 units
W1 Wembley West End	Main Town Centre Uses/Car Parking	15/4473	Planning permission granted for 186 residential units 1,312 sqm commercial comprising ground floor retail, business or community space. Started on site.
W2 London Road	Main Town Centre Uses		No progress.
W3 Chiltern Line Cutting North	N/A		No progress.
W4 High Road/Chiltern Line Cutting South	Main Town Centre Uses/ Offices/Student Accommodation/Hotel	Chesterfield House - 15/4550.	Chesterfield House - permission granted for 239 residential units and ground floor retail and commercial. Started on site.
		Brent House Annexe - 15/1310.	Brent House Annexe - prior approval 25 residential units. Completed.
		Lanmor House - 14/1700.	Lanmor House - prior approval 30 units. Completed.

Site Specific Allocation	Other Land Uses Proposed	Planning app reference	Status 2018
<b>W5 Copland School and Brent House</b>	Redeveloped school/Mixed use development frontage	Brent House - 15/4743.	Brent House - permission granted for 248 residential units and ground floor commercial space. Started.
		Copland School (now Ark Elvin Academy) - 15/3161.	Ark Elvin Academy - permission granted redevelopment and expansion. Occupation Sept 18.
<b>W6 South Way Site</b>	Main Town Centre Uses	15/3599 & 14/4931	Hotel development on site. Started.
<b>W7 Mahatma Gandhi House</b>	Office	15/4714	198 dwellings started.
<b>W 8 Land West of Wembley Stadium</b>	Main Town Centre Uses/Community/Leisure/Office	15/5550	Permission granted 3990 residential units and 59573 sqm commercial floorspace. Started on site.
<b>W 9 York House</b>	Mixed use	18/2197 & 15/5550	Prior Approval office to residential 305 dwellings no start and reserved matters for primary school—no start
<b>W 10 Dexion House</b>	Retail/Office/Leisure/Student Accom./Hotel/Community Swimming Pool	14/3624	Completed
<b>W 11 Malcolm House</b>	Retail/Office/Leisure/Student Accom./Hotel/Community Use	08/2633	Permission for hotel. No start—used as a construction compound
<b>W 12 North West Lands</b>	Retail/Office/Leisure/Student Accom./Hotel/Community Use	10/3032, 15/5550, 14/4330, 15/5394	Permission granted for 2446 units. Started.
<b>W 13 Stadium Retail Park</b>	Retail/Office/Leisure/Student Accom./Hotel/Community Use	15/5550	Wider Wembley Masterplan see W8. Application received.
<b>W 14 Arena House and Crescent House</b>	Office/Education/Student Accom./Hotel	-	No progress
<b>W 15 Apex House &amp; Karma House</b>	Hotel/Commercial/Affordable Workspace	Shubette House - 08/3009.	Shubette House - completed 2013.
		Apex House - 15/4708.	Completed 558 unit student accommodation.
<b>W 16 1 Olympic Way</b>	Office	16/2156	Prior approval granted 227 residential units.
<b>W 17 Olympic Way Office Site</b>	Leisure/Tourism/Cultural	14/4981.	211 residential units and ground floor commercial completed.
		14/0363 & 16/5563	Planning permission 707 unit student accommodation. Completed. To increase by 8 units

Site Specific Allocation	Other Land Uses Proposed	Planning app reference	Status 2018
W 18 Wembley Retail Park	Public Open Space/Primary School	575 North End Road - 13/1494.	575 North End Road - delivered 450 student accommodation. Completed.
		15/5550	Wider Wembley see W6.
W 19 Wembley Stadium Car Park	Leisure	15/5550	Permission granted.
W 20 Cottrell House & Norman House	Retail/Commercial/Community Facilities	16/1698	Start on site 55 dwellings
W 21 21-31 Brook Avenue	N/A	10/2814	33 residential units completed.
W 22 Wembley Park Station Car Park	N/A	12/3499	Delivered 109 residential units. Completed.
W 23 The Torch/Kwik Fit Euro	Retail		None
W 24 Town Hall	Office/Retail/Community Facilities	13/1995	Now converted into a French School.
W 25 Amex House	Office/Managed Affordable Workspace	16/1404	Permission granted 195 residential units. Started.
W 26 Watkin Road	Office/Leisure/Managed Affordable Workspace/Community		17/2782 283 bed student accommodation—start on site
W 27 Euro Car Parts	Office/Leisure/Student Accom/Managed Affordable Workspace/	-	None
W 28 First Way	Leisure/Hotel/Office	12/1293	Tipi & Alto complete (705 units).

Table 15: development status of site allocations within the Wembley Growth Area as of 2018.



## South Kilburn

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018
SK1. Queen's park station area	Community Facilities, Retail and bus interchange	12/0788	Started on site.
SK2 British Legion, Marshall Hse & Albert Rd Day Centre	N/A	12/1516	Completed 144 units.
SK4 Canterbury Works	Offices and community facilities	Canterbury House - 15/0696	Canterbury house completed 24 units.
			Canterbury Works—remainder of site reserved for HS2 Vent Shaft
SK5 Moberley Sports Centre	Sports & nursery school	13/3682	Completed 71 units.
Gordon House			Completed 26 units.
Texaco Site			Completed 50 units.
Site 11a (Swift House & George House)			Completed 153 units.
Site 11b			Completed 144 units.
Argo Business Centre		184023	Completed 93 units.
SK Phase 1b Cambridge / Wells, Ely, Bond Hicks Bolton	Residential		Completed 90 units.
SK Phase 2a Bronte & Fielding	Residential		Completed.
Site 3c (Hansel Road)			Completed 133 units.
SK Phase 3a Gloucester & Durham	Residential	12/0788	Started on site. Demolition. Construction is due to start on 235 new homes in South Kilburn, in partnership between Brent Council and Telford Homes Plc.
SK Phase 3a 4-26 Stuart Road / 5-9 Chippenham Gardens	Residential	16/1191	52 dwellings—permission granted no start.
SK Phase 3a Peel Precinct	Residential & Retail	16/1191	Permission granted for 226 dwellings and doctors' surgery
SK Phase 3b Woodsworth & Masefield (new school site)	Residential	16/4174	No progress.

Table 16: development status of site allocations within the South Kilburn Growth Area as of 2018.

## Alperton

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018
<b>Atlip Road</b>	Residential & Commercial	06/0856	Completed 186 units.
<b>243 Ealing Road</b>	Residential & Commercial	09/2116	Completed 440 units.
<b>A1 Alperton House</b>	Residential/Workshops/Food & Drink	2014	
<b>A2 Minavil House &amp; Unit 7 Rosemont Road</b>	Residential/Office	16/2629	Committee resolution to grant. Awaiting s106 completion 251 dwellings and retail
<b>A3 Former B&amp;Q and Marvelfair House</b>	Residential/B1 workspace/A3 Also 17/1104 253a Ealing Road 20dwellings 15/3950 1c Carlylon Road 38 dwellings	B&Q (243 Ealing Road - 13/0653	B&Q (243 Ealing Road) completed 140 units.
		Marvelfairs House - 14/2276	Started 125 dwellings
<b>A4 Atlip Road</b>	Residential/Employment/A3 uses	2 Atlip Road - 15/2061	Housing Zone Feasibility. Part of site 2 Atlip Road 15/2061 approved subject to s106
<b>A5 Sunleigh Road</b>	Residential/Commercial including workspace & A3	2014	Housing Zone figure based on upper end of LP matrix after PTAL improvement
<b>A6 Woodside Avenue</b>	Residential/B class including affordable workspace	2012	Housing Zone Feasibility. Figure based on upper end of London Plan housing density matrix
<b>A7 Mount Pleasant/ Beresford Avenue</b>	Residential/Work-live/ managed affordable workspace	100 Beresford Avenue - 16/0389	Other parties looking at progressing planning here. Speculation application could be withdrawn. SHLAA gives higher indicative figure to planning consent. Completed 12 units.
<b>Northfields</b>	Housing, employment, retail and leisure	18/0321	Application for mixed use development including 2900 residential units approved.

Table 17: development status of site allocations within the Alperton Growth Area as of 2018.

## Burnt Oak/Colindale

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018
B/C1 Oriental City & Asda	Residential/Retail/ community use (incl. school) /commercial	Oriental City - 15/1337	Oriental City - Started on site. 183 units completed to date.
			Asda – no progress.
B/C2 Sarena house/ grove park/Edgware road	Residential/Workspace (incl. managed affordable)	Sarena House - 14/2930	Sarena house completed 227 units mid-august 2018
			381-383 Edgware Rd
<b>B/C3 Capitol Way</b>	Residential/Retail / car show-room / community use	08/2823	First phase complete (243 units). Remaining 219 residential units to be delivered.
<b>B/C4 3-5 Burnt Oak Broadway</b>	Residential/Retail	11/0403	Started. Construction commenced summer 2014 and is ongoing.
<b>Capitol Industrial Park</b>	Residential Employment	17/0837	Permission granted

Table 18: development status of site allocations within the Burnt Oak/Colindale Growth Area as of 2018.

## Church End

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018
<b>CE1. Church End local centre</b>	Residential/Retail, public square, local offices and health centre	Phase 1- 13/2213 (resolution to grant subject sec 106)	Permission granted. Not started.
		Phase 2 - 13/1098 permission granted.	Permission granted. Not started.
<b>CE3. Former White hart PH and Church</b>	Residential/Retail	White Hart PH - 09/1208	White Hart PH - scheme completed 76 units Sep 2012.
			226 occupied by a church and recording studio. No progress
<b>CE4. Homebase</b>	Residential/Retail	2012	No progress.
<b>CE5 Chancel House</b>	Residential/Employment Use	2018	No progress.
<b>CE6. Asiatic Carpets</b>	Residential/Light Industrial/ Managed	2012	No progress.

Table 19: development status of site allocations within the Church End Growth Area as of 2018.

## Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018
1. Metro Hse.	Residential	09/2650	Completed. Delivered 143 residential units.
2. Garages at Barnhill Rd	Residential	10/2104	Completed. Delivered 9 residential units.
3. Dollis Hill Estate	Residential/New school and employment development	10/1388	Completed. Delivered 160 residential units.
4. Dollis Hill House	Residential/Food & drink use / community use / conferencing	-	Site now landscaped as feature in the park. Completed 2012.
5. Priestly Way, North Circular Road	Employment development	-	No progress.
6. Neasden Lane / Birse Crescent	Residential/Retail	2012	No progress.
7. Neasden Lane / North Circular Road	Hotel/Retail	2012	No progress.
8. Former N/A Kingsbury Library & Community Centre	Community/Education Use	08/1106	Completed. Education centre and extension.

## Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018
9. Harlesden Plaza, Manor Park Road	Residential/Retail / Community Use	09/0732	Retail development completed 2013.
10. Former Willesden Court Hous	Residential/Community use	08/1629	Completed. Delivered 38 residential units and community space.
11. Manor Park Road	Residential	2014	No progress
12. Former Willesden Social Club & St. Joseph's Court	Residential/community use	13/3702	Completed.
13. Sainsbury's Superstore	Residential/Retail	2014	No progress.
14. Clock Cottage	Residential/Community use/ Residential institution	16/3294	Permission granted.
16. Morrison's Supermarket	Residential/Retail	2018	No Progress.
17. Alpine House	Residential/Affordable Work-space	12/2612	Completed. Delivered 144 residential units and 1705sqm employment floorspace.
18. Bridge Road	Residential	10/3226	Completed. Delivered 4 residential units.
19. Stonebridge Schools	Residential	16/0077	Started.

## Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018
<b>20. Former Unisys &amp; Bridge Park Centre</b>	Residential /Community use/ Sports facilities, B1, local needs retail and hotel	2012	No progress.
<b>21. Land Adjoining St. Johns Church</b>	Residential /Community facility	09/3104	Completed. Delivered a church hall and 4 residential units.
<b>22. Roundtree Road</b>	Residential Community /retail	09/2350	Completed.
<b>23. Vale Farm Sports Centre</b>	Sport and recreation	-	No progress.
<b>24. Wembley Point</b>	Residential/Office/ local retail/leisure/ community use	Prior approval 15/1625 & 16/4997	Prior approval granted for 382 residential units in total. Started on site.
<b>25. Vivien Ave.</b>	Residential/ Community use	12/2653	Completed. Delivered 40 extra care units and new community open space.
<b>26. Old St. Andrew's Church</b>	Community use	-	Now in use as a church.
<b>27. Hawthorn Road</b>	Residential	11/0952	Completed. Delivered 20 residential units.

## Other Sites

Site Specific Allocation	Land uses proposed	Planning app reference/ target date for planning application	Status 2018
<b>28. Queen's Parade / Electric House</b>	Residential /Retail /Food & Drink	Electric House - 13/1428	<b>Electric House delivered 25 residential units - completed.</b>
<b>29. Former Dudden Hill Lane Playground</b>	Residential /Community/ Leisure or Retail	2012	<b>No progress.</b>
<b>30. Gaumont State Cinema</b>	Community /Arts & Culture /Retail / Entertainment / Employment Workspace	-	<b>Change of use to place of worship implemented.</b>
<b>31. Kilburn Square</b>	Residential /Community use and Retail	09/0410	<b>No progress.</b>
<b>32. Former Rucklidge Service Station</b>	Residential	07/2829	<b>Completed. Delivered 14 residential units and ground floor retail.</b>

Table 20: development status of site allocations which are not within Growth Areas (i.e. 'other sites') as of 2018.



### 3.9 Housing Delivery Test

#### Policy context

The National Planning Policy Framework (NPPF) 2018 requires local authorities to demonstrate that they have delivered a sufficient proportion of their housing targets over a rolling three year period. If the authority has not met 95% of its target they have to prepare an Action Plan which will help guide the council's future actions, supporting them to bring forward more homes. Since March 2015, Brent's target has been 1525 from the Further Alterations to the London Plan (FALP). This is set to change with the adoption of the draft London Plan 2018 which sets out a much more ambitious target for Brent of 2915 homes per year. The target figure consists of both self contained homes and communal homes. Communal homes are homes with shared facilities and therefore do not constitute entire homes themselves. In this case these homes are divided by the average number of residents occupying them; on average student accommodations are occupied by 2.5 students, and other communal facilities by 1.8 residents. Brent has delivered 4383 homes over the past 3 years which constitutes 95.8% of its target of 4575. Under this methodology the council is seen to have delivered a high proportion of its housing target and will therefore not have to produce an Action Plan. These figures are subject to verification by government.

Year	Net self contained	Net Communal Accommodation	Communal/2.5	Net Homes HDT Figure
2015-16	1051	425	170	1221
2016-17	1364	1494	597.6	1961.6
2017-18	694	1266	506.4	1200.4

Table 21: Data sourced from the MHCLG live tables: Net Dwellings Nov18 & Communal Nov18.

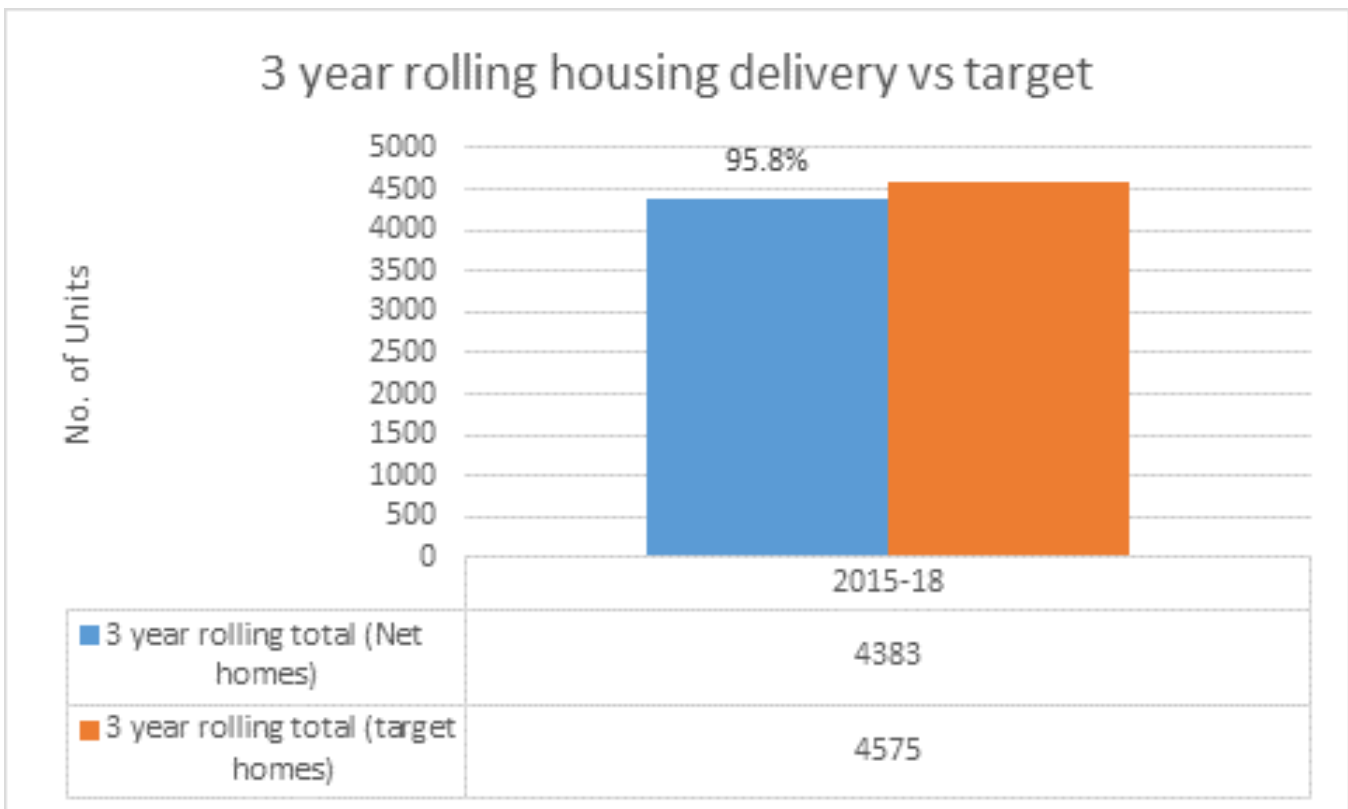


Figure 11: Data sourced from the MHCLG live tables: Net Dwellings Nov18 & Communal Nov18.

# 4.0 Housing Trajectory & Risk Register

## Policy Context

The National Planning Policy Framework (NPPF) 2018 requires authorities to illustrate the expected rate of housing delivery through a housing trajectory for the plan period, and to set out how they will maintain a five-year supply of housing land to meet their housing target. This is to be underpinned by a supply of specific deliverable (available and achievable) sites sufficient to provide five years worth of housing against their requirements. The indicative trajectory should include consideration of associated risk.

This section contains an analysis of the five-year supply of land for housing. It also details how Brent's Site Specific Allocations Development Plan Document and Wembley Area Action Plan contribute to housing delivery, and assesses potential risks to delivery.

### Brent's housing target

Brent's annual housing target is set out in the London Plan. In 2014/15 the target for net housing completions was 1,065. Following adoption of the Further Alterations to the London Plan (FALP) in March 2015 this annual target increased to 1,525 for the period 2015/16 to 2024/5. Both targets were informed by the London wide Strategic Housing Land Availability Assessment (SHLAA). It comprises conventional supply, non-self contained accommodation and vacant properties returning to use.

### Five-year housing supply

The future supply of conventional and non-self contained accommodation in the housing trajectory is based on:

- Sites in the development pipeline i.e. with extant planning permission or approval (gained through prior approval process), either under construction or not yet started;
- Allocated sites which do not have planning permission but have a strong potential to be developed for housing;
- An allowance for windfall sites; and
- Vacant units returning to use.

A detailed breakdown of deliverable sites comprising the 5 year supply is included on the following pages. The majority of these sites identified (72%) have extant planning permission or prior approval and of these 66% have started on site. Such sites are considered deliverable unless there is clear evidence to the contrary. A small number of 'known' sites without planning permission are also included in the five year supply. They are considered deliverable within the period because they are site allocations, council led developments being taken forward as part of an agreed programme of delivery; a planning application has been submitted and discussions with developers indicate they will come forward within the period; or they are sites identified through the 2017 Strategic Housing Land Availability Assessment

Authorities may make an allowance for windfall sites in the five-year supply if they have evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic, having regard to the SHLAA, historic windfall delivery rates and expected future trends. The housing targets set by the Mayor and informed by the 2013 London SHLAA included an element of windfall development in the form of 'small sites' under 0.25 hectares. The SHLAA identified a yearly windfall average of 263 units for Brent. This approach is supported

by an analysis of historic small site delivery from 2004-2012 and has been tested through the London Plan Examination.

The annual housing target in the London Plan includes vacant properties returning to use. Between 2004 and 2011 a yearly average of 95 vacant units were brought back into use in Brent. Government figures indicate in 2013 there were 567 long term vacant dwellings in Brent. This data was informed by several sources of data including council tax base and Local Authority Housing Statistics return. Based on previous levels it is considered these vacancies could be brought back into use over a 10 year period. This would equate to an average of 56 dwellings per annum. Taking the combined windfall and empty homes allowance into account, an assumed delivery of 320 dwellings per annum has been taken from these sources.

### Undersupply

Planning Practice Guidance requires local planning authorities to deal with any undersupply within the first five years of the plan period where possible. Since Brent's Core Strategy was adopted in 2010 cumulatively Brent has exceeded its housing target by 813.

### Buffer

Brent exceeded its housing target from 2012 to 2017, and has cumulatively exceeded its housing target since the Core Strategy was adopted in 2010 by 813 units. This year however has been an exception, seeing an under delivery of 215 units. The borough does not have a history of under delivery and accordingly a 5% buffer has been applied.

### Risk to housing delivery

In accordance with Planning Practice Guidance, the main risks to housing delivery are assessed below.

Risk	Mitigation
Infrastructure provision	An Infrastructure and Investment Framework (IIF) was produced by the council in 2008 and updated in 2011 to inform the Core Strategy and Wembley Area Action Plan. Both plans identify the infrastructure needed to support housing growth, particularly in growth areas with capacity for the majority of development. A detailed Infrastructure Delivery Plan will be undertaken as part of the Local Plan review. Brent implemented its Community Infrastructure Levy charging schedule on 1 July 2013.
Supply of deliverable/developable land	Deliverable sites have been identified through the Site Specific Allocations DPD, Wembley Area Action Plan and 2013 London SHLAA. All documents have been tested at Examination in Public. To identify further sites the council has undertaken a Call for Sites for the emerging Local Plan review in March/April 2017 and worked with the GLA on the 2017 SHLAA. Further site allocations have been identified as part of the emerging Local Plan review.  There is a risk developers may not bring forward sites for development at a sufficient pace due to issues surrounding how much housing delivery the market can absorb. This has been considered in the development of the trajectory and levels of delivery in growth areas staggered accordingly.
Site availability for development	Landowners were engaged with in development of the Site Specific Allocations DPD, Wembley Area Action Plan and SHLAA. Where there was a low prospect of a site coming forward these
Site fragmentation	Housing sites were excluded where it was considered that such issues may prevent the site from coming forward during the plan period.
Physical constraints	In terms of SHLAA sites and other large sites allocated for housing development, the identification process involved an assessment of risk associated with potential constraints to delivery. Each site was then evaluated in terms of its suitability, availability and achievability.
Economic factors	The changing nature of the economy and uncertainties surrounding Brexit may reduce investor and developer appetite for implementing schemes.

Risk	Mitigation
Status within planning system	Large sites within the trajectory either have planning permission or are allocated sites in the Site Specific Allocations DPD and Wembley Area Action Plan. Therefore, planning is not a barrier to their delivery.
Viability	<p>House prices in Brent are steadily increasing, however, over the AMR period have seen a small decline. The Land Registry House Price Index indicates average house prices in Brent have decreased slightly from £486,000 in March 2017 to £482,860 in March 2018. In addition since 2012 housing targets have been exceeded. Indicating the housing market in the borough is buoyant.</p> <p>The viability of individual proposals has also been considered during the development of DPDs. Flexible policies have been adopted and proposed which are able to take into account site-specific circumstances in relation to viability.</p>

Address	Planning App Ref#	Status	2018-19	2019-20	2020-21	2021-22	2022-23	Deliverability 5 Year Supply
QED North East Lands - Stadium Retail Park NE04	15/5550	Under Construction				75	75	High
QED North East Lands - Stadium Retail Park NE05/06	15/5550	Under Construction				150	150	High
South West Lands SW01/02/03A/B/SW04/05/06/07	14/4931 & 15/3599	Under Construction		188	250	187	114	High
Mahatma Gandhi House	15/4714	Under			198			High
Land Adjacent Wembley Stadium QED Stage 1 Part 1 (West) W06	15/5550	Under Construction		150				High
Land Adjacent Wembley Stadium QED Stage 1 Part 1 (West) W03	15/5550	Under Construction		340				High
QED North West Lands NW07/08	15/5394	Under Construction	361					High
QED North West Lands NW09/10	15/5550	Under Construction					396	High
Land Adjacent Wembley Stadium QED Stage 1 Part 2 Quintain ref E0102	15/5550	Under Construction			633			High
Land Adjacent Wembley Stadium QED Stage 1 Part 2 E03A/B	15/5550 & 17/0016	Under Construction			743			High
Land Adjacent Wembley Stadium QED Stage 1 Part 2 E05	15/5550 & 17/0016	Under Construction			458			High
Amex House	16/1404	Under			100	95		High
Kelaty House	12/1293	Under			240			High
Press House, Press Road, London, NW10 0DW	16/2171	Under Construction	23					High
Allied Carpets, Burnt Oak Broadway	11/0403 & 17/1342	Under Construction	38	38				High
Colindale Retail Park, (Wickes) Capitol Way	08/2823	Under Construction	219					High

Oriental City, Edgware Road	15/1337	Under Construction	100	83				High
Stonebridge School & Former Day Centre, Shakespeare Avenue	16/0077	Under Construction	51					High
Knatchbull Road	15/0822	Under	52	57				High
St Mary's	14/4254	Under	47					High
SK Phase 3a Queens Park Station & Cullen House Area (Site 18)	12/0788	Under Construction			50	50	37	High
SK Phase 3a Gloucester & Durham	14/1896	Under	236					High
Brondesbury Park	15/3616	Under	74					High
70 Salusbury Road	17/3120	Under	36					High
Marvelfairs House & Carlyon Press (255 Ealing Road)	14/2276	Under Construction	125					High
1C Carlyon Road	15/3950	Under	18	10				High
Mount Pleasant/Beresford Avenue	16/4478	Under		35	100			High
Wembley West End	15/4473	Under	90	96				High
Chesterfield House	15/4550	Under		120	119			High
Brent House	15/4743	Under		124	124			High
Cottrell House & Norman House	16/1698	Under Construction			55			High
Olympic Office Centre, 8 Fulton Road, Wembley	17/5097	Full Planning Permission				253		High
Units 1-5 Inc, Cannon Trading Estate, First Way, Wembley	17/3797	Full Planning Permission				269		High
1 Olympic Way	17/4537 & 18/2141	Prior Approval			150	148		High
Raglan Court & Garages Empire Way Blocks 1 & 2 Additional 2 Storeys	16/3408	Full Planning Permission			40	32		High
York House Empire Way	18/2197	Prior Approval			353			High
Warranty House, Dudden Hill Lane	16/4010	Full Planning Permission			36	50	50	High
1-8 Capitol Way Industrial Park	17/0837	Full Planning Permission			102	102	102	High
Watling Gate, 297-303 Edgware Road	15/3639 & 16/2353	Full Planning Permission			43			High
The Willows Honeygot Lane	17/1829	Full Planning Permission		50				High
79-83 Kenton Road	17/3717	Full Planning Permission			36			High
Stonebridge Primary School Annexe, Twybridge Way	16/0073	Full Planning Permission			20	20	15	High
Winchelsea Road, Stonebridge Site 29/30	16/0760	Full Planning Permission			42	42	44	High

Longstone Avenue	17/2516	Full Planning			30	30	32	High
Church Road	13/1098	Full Planning					4	High
Catalyst land 235 & Land in Church Road Car Park rear of 205-235 Church Road	13/2213	Full Planning Permission				30	35	High
Wembley Point	16/3049 & 16/4997	Full Planning Permission		75	75	75	82	High
St Paul's Avenue	17/5291	Full Planning			10	20	20	High
SK Phase 3a 4-26 Stuart Road / 5-9 Chippenham Gardens	16/1191	Full Planning Permission		-12	23	29		High
SK Phase 3a Peel Precinct	16/4174	Full Planning		-55	75	76	75	High
Thames Water Depot, 255 Harlesden Road	13/2537	Full Planning Permission	26					High
1-2 Drakes Courtyard, Kilburn High Road	17/4179	Prior Approval		39				High
100 Beresford Avenue	16/0389	Full Planning			97			High
Northfields Industrial Estate	18/0321	Full Planning Permission			200	200	202	High
245-249 Ealing Road	16/3606	Full Planning				92		High
Heron House, 109-115 Wembley Hill Road, Wembley	16/4156	Prior Approval			40			High
Euro House Fifth Way		Pre-App					200	High
Gower House School (SHLAA) AKA 5 Blackbird Hill		Pre-App			30			High
All units 4-9, Gladstone Parade and garages rear of 4-9, Gladstone Parade, Edgware Road, Cricklewood, London	17/0298	Awaiting S106			38			High
2A Preston Waye and 283,285 and 287 Preston Road		Pre-App				26		High
Former Unisys & Bridge Park Centre		Pre-App					75	High
Alperton House, Bridgewater Road		Pre-App			250	200		High
Minavil House and Unit 7 Rosemont Road	16/2629	Awaiting S106				251		High
Sunleigh Road		Pre-App			50	50	50	High
Afrex House/Ambassador House		Pre-App					38	High
Wembley High Road & Chiltern Embankments, Ujima & Fairgate		Pre-App			74	63	63	High
Demolished Ark Elvin Site, Wembley High Road		Pre-App					125	High
Watkin Road	17/2782	Site Allocation			100	125	125	High
Coombe Road		Site Allocation					35	High
Ex-Volkswagen Garage		Site Allocation				14	14	High
Former Dudden Hill Lane Playground		Site Allocation				10	15	High
1 Glebe Road, Willesden Green, NW10 2JD		Site Allocation					10	High
Woodside Avenue		Site Allocation				50	59	High

SK Phase 4 Carlton House		Council Led		-15	25	25	14	High
SK Phase 6 Crone & Zangwill		Council Led				-95	50	High
SK Phase 3b Hereford & Exeter	Karkusevic Carson Architects have been selected to lead Design Team	Council Led		-154	100	102		High
SK Phase 4a Neville/Winterleys	Pollard Thomas Edwards have been selected to lead Design Team	Council Led		-71	50	50	37	High
Ex Dennis Jackson Centre		Council Led				150		High
Reoccupation of vacant properties		Based on historic levels it is considered Brent's 567 long term vacant dwellings could be brought back into use over a 10 year period.	56	56	56	56	56	High
Windfall		Identified in London SHLAA. Supported by an analysis of historic small site delivery from 2004-2012 and has been tested through the London Plan Examination in Public.	263	263	263	263	263	High

Table 22: 5 year housing land supply including status and likelihood of delivery.

## Projected net delivery of dwellings

Period	Year 1 2018/19	Year 2 2019/20	Year 3 2020/21	Year 4 2021/22	Year 5 2022/23	Total
Net additions	1,815	1,417	5,478	3,365	2,662	14,737
FALP Target + 5% buffer	1,601	1,601	1,601	1,601	1,601	8,006

Table 23: projected net delivery of dwellings over the next 5 year period (2018 - 2023) (Source: Brent Housing trajectory).

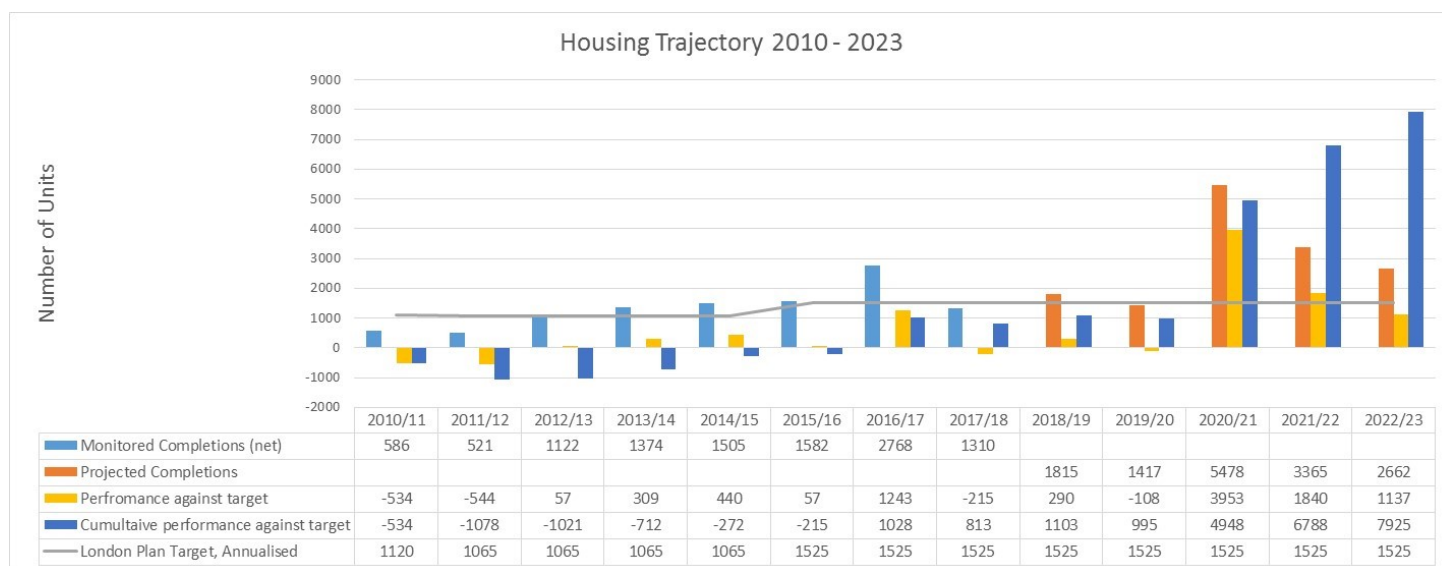


Figure 12: housing trajectory 2010 to 2023 including past delivery and future projected delivery.

## Summary

Brent's 5 year housing target incorporating a 5% buffer and taking account of previous undersupply is 8,006 units. A deliverable supply of 14,737 units can be demonstrated. This equates to an 9.2 year supply. In conclusion, the projections shown in the housing trajectory demonstrate that Brent's deliverable housing supply is sufficient to meet and exceed the target for the five-year period between 2018/19 and 2022/2023.



**Planning Policy Team**

Brent Civic Centre

Engineer's Way

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[www.brent.gov.uk/localplan](http://www.brent.gov.uk/localplan)