

The Croydon Monitoring Report *Homes*

January 2014

The Croydon Local Plan aims to...

Deliver 20,200 new homes between 2011 and 2031

Address the borough's need for affordable homes

Address the borough's need for homes of different sizes



Delivering 20,200 new homes between 2011 and 2031

Indicator 1

The number of new homes built in Croydon

Target 1

Annual average of 1,330 homes between 2011 and 2021 and annual average of 690 homes between 2021 and 2031

Indicator 2

Net additional homes by Place

Target 2

There should be a higher proportion of growth in Croydon Opportunity Area, Waddon, Purley, Coulsdon, and Broad Green & Selhurst

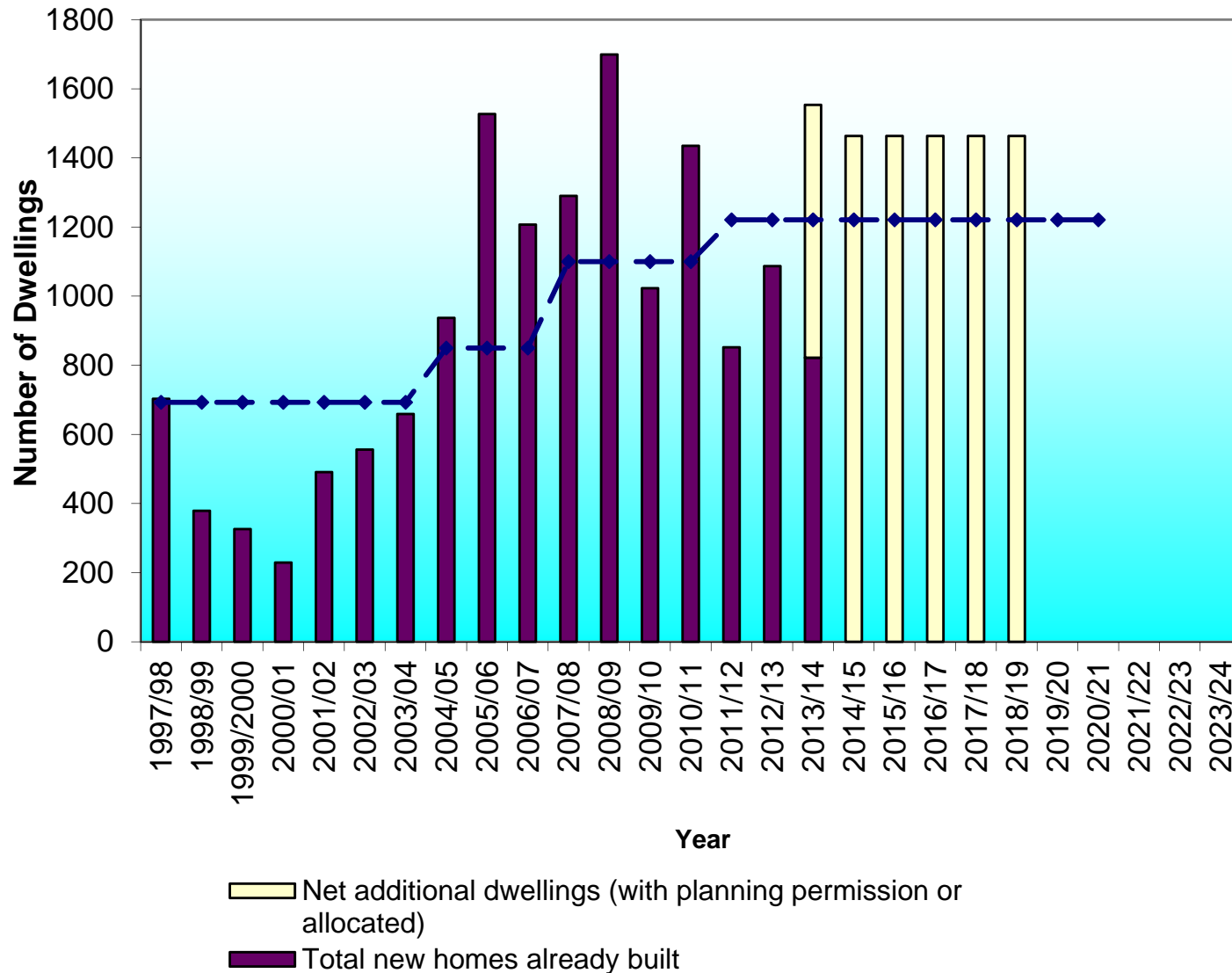
Indicator 3

Proportion of new homes by Public Transport Accessibility Level (PTAL)

Target 3

Majority of new development to be located in PTALs 4, 5, 6a or 6b

The number of new homes built in Croydon - past, present and future



In the late 1990's building rates in Croydon were low and missing targets

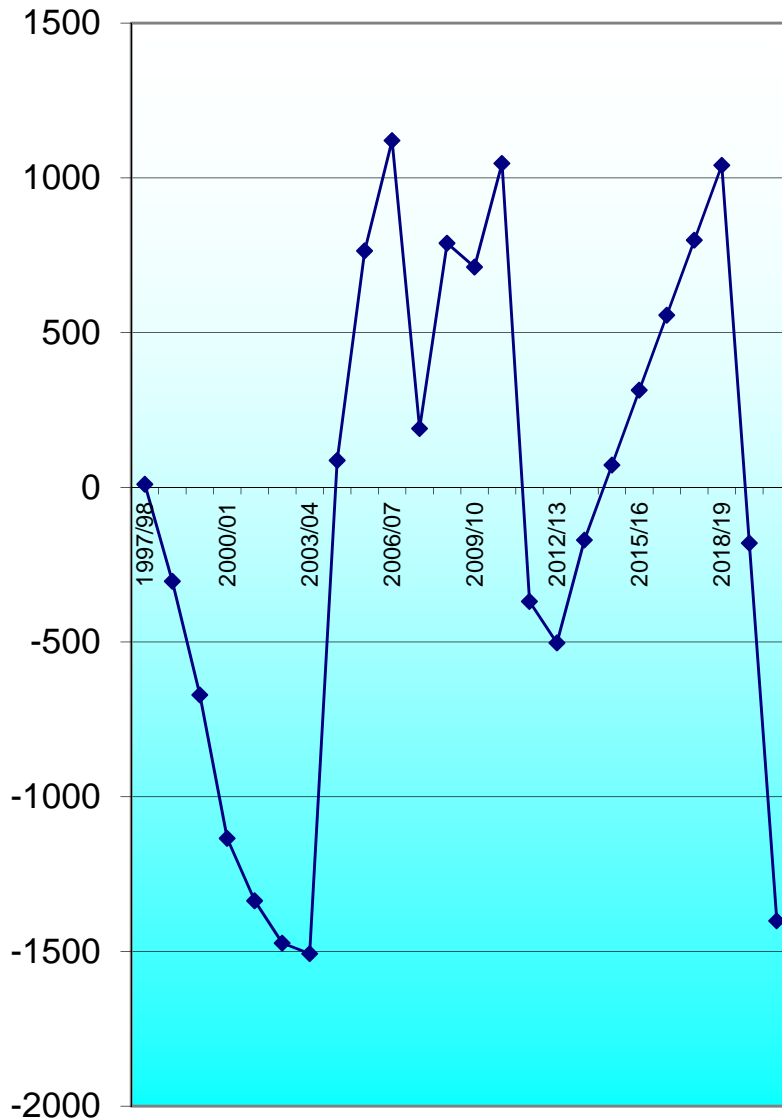
During the 2000's development increased

Following the economic downturn the number of new homes reduced

In 2013 there are indications that construction rates are increasing again

The Croydon Local Plan will need to allocate more sites to meet the gap between supply and the London Plan target

The number of new homes built in Croydon - surpluses and deficits



In the late 1990's the gap between the number of homes built in Croydon compared to how many were meant to be built increased leading to a shortfall of over 1,500 homes in the borough by 2004

In the development boom in the 2000's the shortfall became a surplus

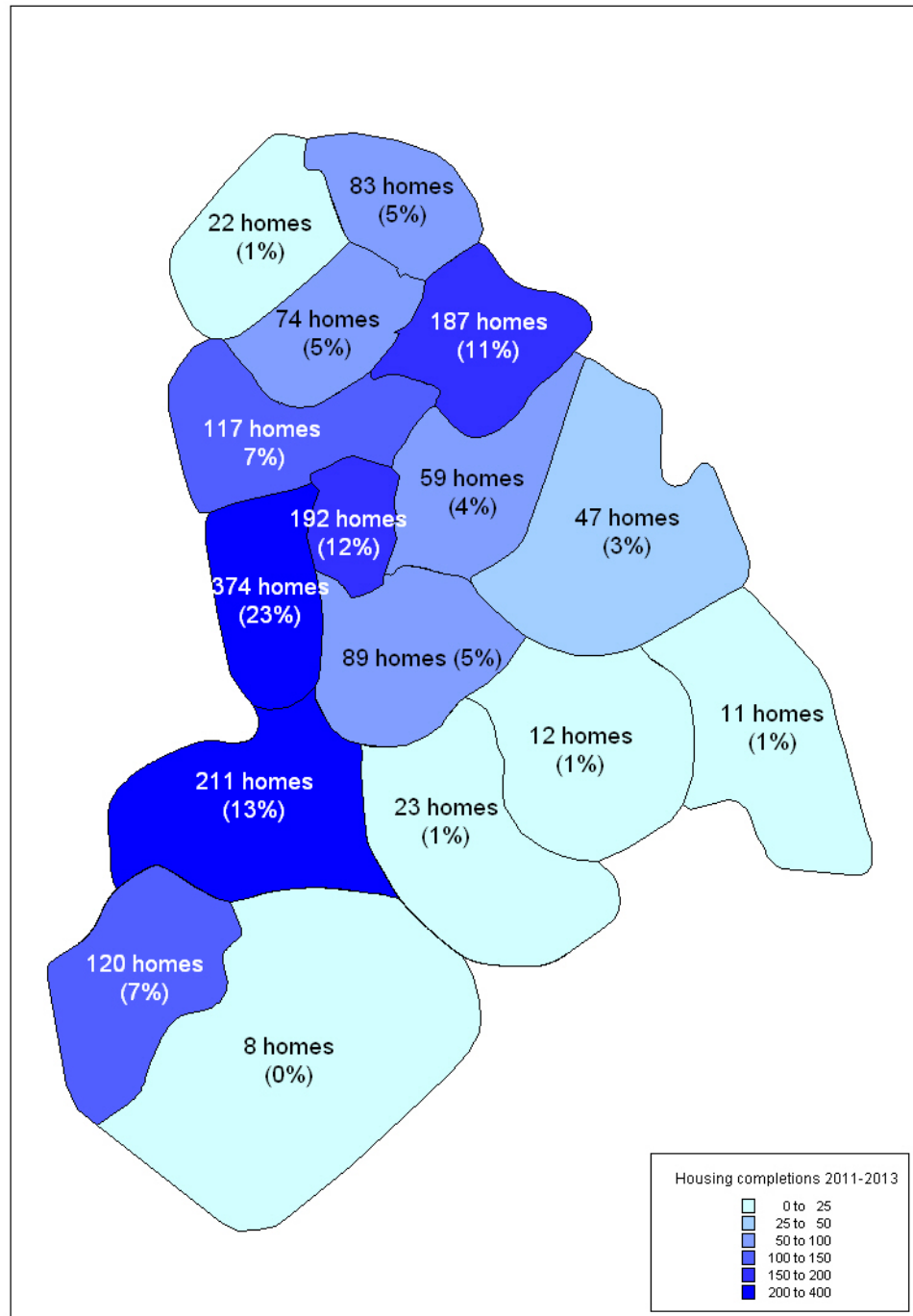
Now with the economic downturn and a London Plan with higher targets a shortfall has appeared in Croydon in recent years

If all the homes granted permission in Croydon were built then this shortfall would disappear over the next few years

The Croydon Local Plan will need to allocate sites to ensure that a surplus is maintained in the future and help meet the need for new homes in the borough

◆ Cumulative Difference between London Plan requirement and actual completions of net additional new dwellings

Net additional homes by Place



Between April 2011 and March 2013 the most residential growth took place in the Places of Croydon Opportunity Area, Broad Green, Coulsdon, Purley, South Norwood & Woodside and Waddon

Areas in the east of the borough and also Norbury saw the lowest levels of growth

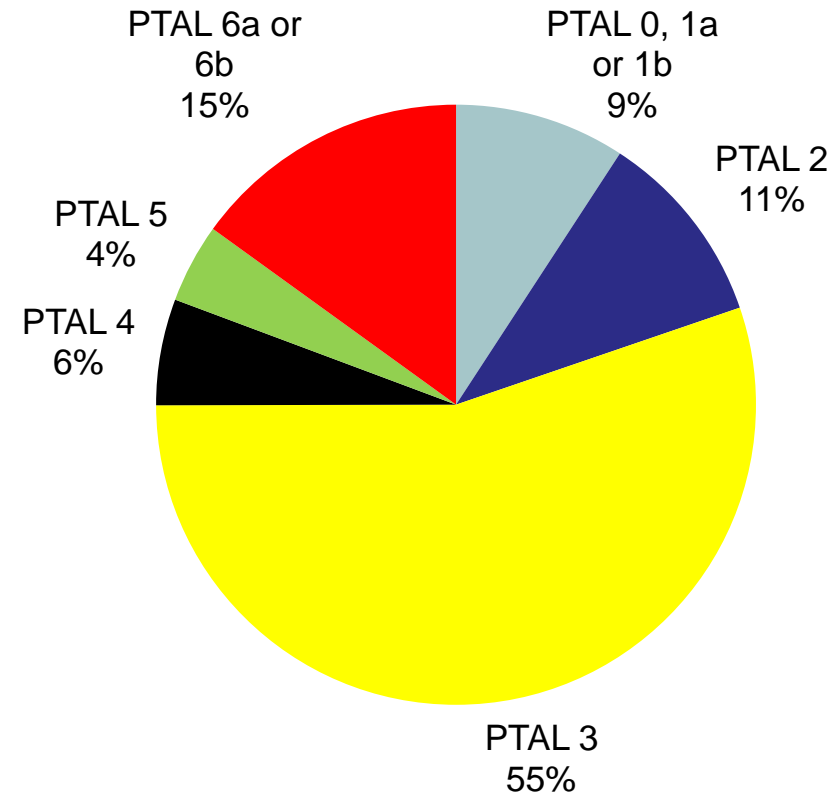
With the exception of the higher levels of growth in South Norwood & Woodside this is as planned by the Croydon Local Plan

Net additional homes by Public Transport Accessibility Level (PTAL)

The Croydon Local Plan seeks to reduce the need to travel by concentrating development in areas with a higher PTAL rating

In 2012/13 the majority of new homes (75%) were in areas with a PTAL rating of 3 or below

This is higher than in both 2010/11 and 2011/12 when 63% and 57% respectively of new homes were in less accessible locations



The Croydon Local Plan will need to encourage provision of new homes in more accessible locations

Address the borough's need for affordable homes

Indicator 1

The number of new homes completed in the borough by tenure

Target 1a

25% of all new homes to be social or affordable rent

Target 1b

10% of all new homes to be intermediate shared ownership

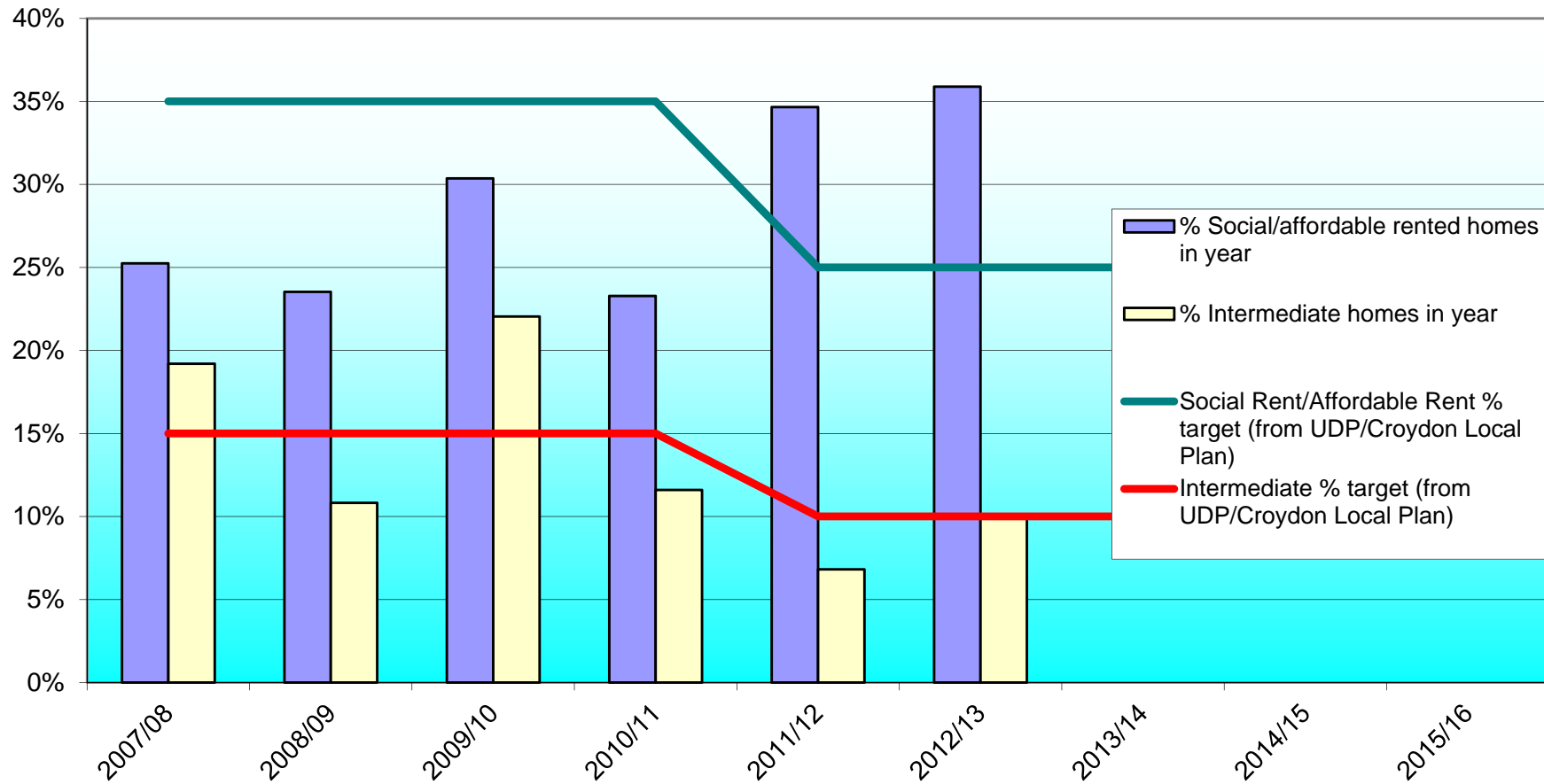
Indicator 2

Amount of money from commuted sums received and number of affordable homes provided from this income

Target 2

The total sum of affordable homes provided on site, on donor sites and via commuted sums should result in the equivalent of the borough-wide minimum provision on all sites with 10 or more new homes

Providing affordable homes in Croydon



Over the past five years the provision of social rented homes in the borough has been between 17% and 36% of all new homes

For intermediate homes provision has varied more widely from a low of 7% in 2010/11 to a high of 22% in 2009/10

Social rented home provision never reached the target set in the Unitary Development Plan but now does meet the new targets of the Croydon Local Plan: Strategic Policies

Raising finance for new affordable homes

The Council has £600,000 of money paid in lieu of on-site provision of affordable housing

All of this funding is from planning permissions granted prior to the new Croydon Local Plan policy being prepared and does not relate to the borough-wide minimum requirements

This money will be managed through the Council's Infrastructure Finance Group and the Housing and Regeneration Service to support the provision of affordable homes in the borough

Address the borough's need for homes of different sizes

Indicator

The number of new homes completed in the borough by size of home

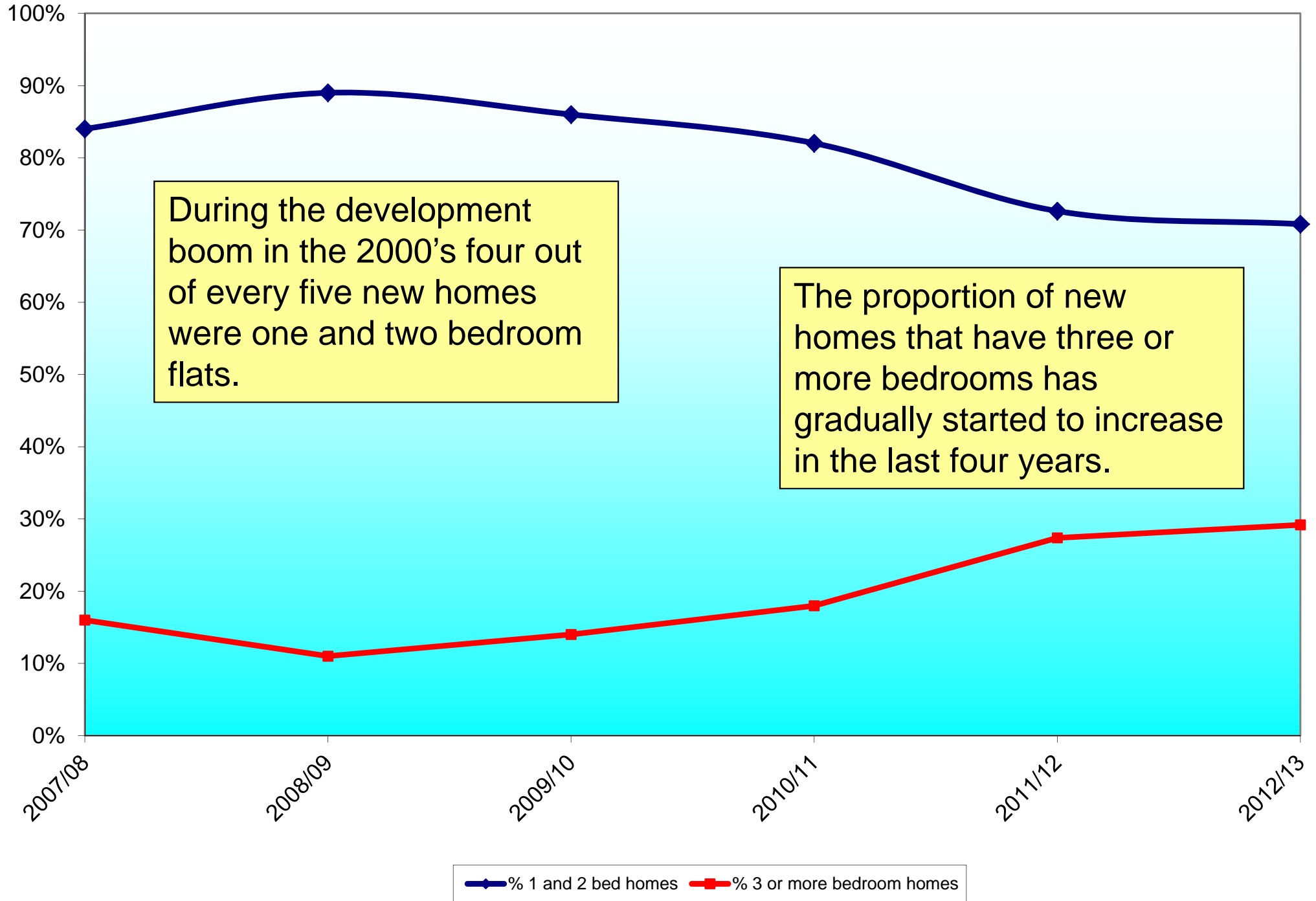
Target a

60% of homes outside of Croydon Opportunity Area to have 3 or more bedrooms

Target b

Within Croydon Opportunity Area 20% of homes to have 3 or more bedrooms

Trends over time



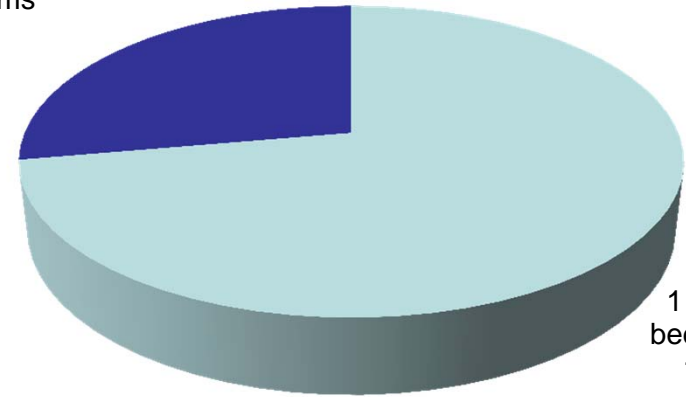
The size of homes built during the last two years

Over the last two years just over a ¼ of all new homes outside of the Croydon Opportunity Area have had 3 or more bedrooms

Within the Croydon Opportunity Area a little over 1 in 10 new homes built in the last two years have had 3 or more bedrooms

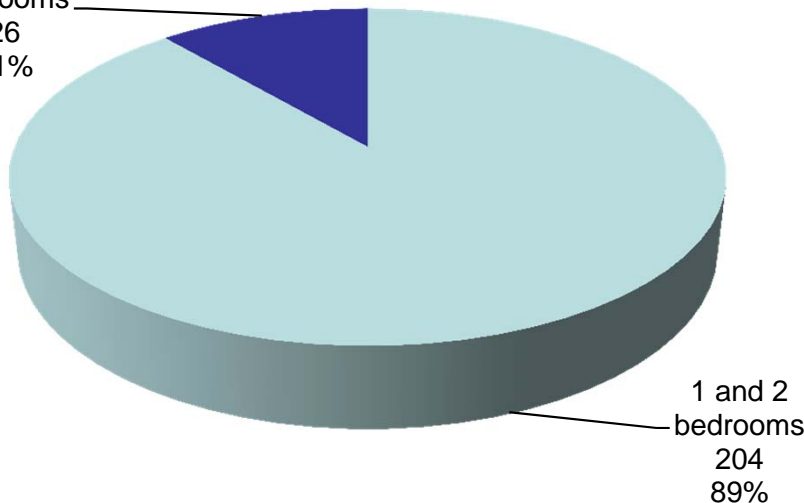
Outside the Croydon Opportunity Area

3 or more bedrooms
431
28%



1 and 2 bedrooms
1121
72%

3 or more bedrooms
26
11%



Croydon Opportunity Area

The proportion of new homes that either have one or two bedrooms reflects the market in Croydon in the late 2000's

To help meet the need for larger homes the Croydon Local Plan will need to consider different approaches to increase the supply of larger homes in the borough in the future

What does this mean for planning in Croydon?

Croydon needs more homes. These will need to be planned so...

The Croydon Local Plan will allocate specific sites for development, particularly in Places identified for growth, to meet the need for housing and maintain the projected surplus in supply

The policy approach in the Croydon Local Plan will need to facilitate growth and not constrain it by increasing the burden on developers whilst at the same time ensuring Croydon gets high quality new homes

The amount of affordable housing built in Croydon at the moment meets the identified needs so...

The Croydon Local Plan will need to continue to facilitate the provision of affordable homes as now taking into account the reduced public subsidy available to providers of affordable housing

The proportion of larger homes built in Croydon is small relative to the need and demand so...

The Croydon Local Plan will need to allocate sites for larger homes to address the need and demand and...

The Croydon Local Plan will need to have policies that guide development and enable the construction of more 3 and 4 bedroom homes

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www.croydon.gov.uk/monitoringreport