

# Local Plan Authority Monitoring Report – Housing – 2024/25

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Planning

*26 June 2026*

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## Local Plan Authority Monitoring Report

# Housing

Covering financial year 2024/2025

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## Local Plan Authority Monitoring Report - Housing

### Summary Position Statement

Covering financial year 2024/25

## 1. Introduction

This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website<sup>1</sup>

### Data sources

The data used in this report comes from the Council's decisions analysis monitoring system which has recorded data on permitted applications since the 1980s. Data is up to 1<sup>st</sup> April 2025, but where relevant includes updates as footnotes since that time. An accompanying spreadsheet is available on the Council's website, and as an appendix to this report, with the full data and analysis summarised in this report.

### This report monitors:

- Net additional dwellings for the reporting year
- Net additional dwellings over previous years
- Net additional dwellings on large sites
- Housing completions by area
- Future Housing Supply
- Net additional gypsy and traveller pitches per annum
- Percentage of new housing development on garden land
- Completions by dwelling size
- Percentage of all new housing completions which is affordable housing
- Future Affordable Housing Supply
- Non-conventional Housing Supply
- Expired residential permissions
- Time taken for sites to move from approval to completion

The headline findings in terms of the effectiveness of key housing policies are:

**Housing supply** – the rate of completions (80 conventional units and 13 non-self-contained units net) in 2024/25 is below the annual target in the London Plan of 411 homes per annum. For future housing land supply there is an identified 3,128 units over the 5-year period.

**Affordable housing** – 11% of units (9 units net) were delivered as affordable, from two sites, which is below the strategic borough-wide target.

The Authority Monitoring Report covers the period from 31 March 2024 to 1 April 2025. It monitors overall housing completions in the borough alongside, permitted homes, number of new homes under construction etc, including general housing and other types of housing such as affordable homes.

Across London, housing completions have been challenging since 2020 due to the impacts of COVID-19, rising interest rates, international conflict and wider market pressures. Affordable housing providers have also reduced build out programmes to focus on improving existing stock in response to stricter regulatory requirements. Together, these factors have affected inflation, mortgage rates, house prices and build out rates across the sector, with particular implications for authorities such as Richmond that do not own their own affordable housing stock.

Despite these challenges, Richmond Council permitted over 800 homes in 2024/25, its highest annual total in more than 10 years. A further 903 homes were under construction, including over 360 affordable homes, of which 200 were for social rent.

<sup>1</sup> [http://www.richmond.gov.uk/authority\\_monitoring\\_report.htm](http://www.richmond.gov.uk/authority_monitoring_report.htm)

## 2. Housing targets

The London Borough of Richmond upon Thames's housing target is set in the London Plan. The Further Alterations to the London Plan (FALP) confirmed in the published consolidated London Plan (March 2015) a target of 3,150 for 2015-2025, which is equivalent to 315 additional homes per year.

The London Plan 2021 was published on 2<sup>nd</sup> March 2021 and set a new 10-year housing target of 4,110 for net housing completions (2019/20 -2028/29), and a 10-year target for net housing completions on small sites (below 0.25 hectares in size) of 2,340 homes. The Council's position is that the target cannot be backdated prior to the publication of the finalised London Plan coming into force on 2<sup>nd</sup> March 2021, therefore, the 10-year target is applied from 2021/2022.

*Table 1: Plan period and housing targets*

Start of plan period	End of plan period	Total Housing requirement	Source
2007/08	2016/17	2,700 (270 per year)	The London Plan, Consolidated with Alterations since 2004 (February 2008)
2011	2021	2,450 (245 per year)	London Plan 2011 (including Revised Early Minor Alterations October 2013)
2015	2025	3,150 (315 per year)	London Plan 2015 (consolidated with Alterations since 2011)
2021	2031	4,110 (411 per year)	London Plan 2021

The emerging new Local Plan for Richmond upon Thames is now at an advanced stage in the preparation of the Plan, with a stepped trajectory as referred to in sections 6 and 7 below.

## 3. Housing Delivery Test

In December 2024, the Government published their 2023 Housing Delivery Test (HDT) results that measure net additional dwellings provided in a local authority area against the homes required. This HDT looked at the cumulative housing target achieved for the three-year period of 2020/21 to 2022/23. The results showed 501 homes delivered against a target of 840 homes required, a measurement of 60% and therefore (as at 1<sup>st</sup> April 2025) the presumption in favour of sustainable development applies and the authority is required to prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years. This followed the publication in December 2023 of the 2022 Housing Delivery Test result of 91%, when an action plan was first required. Further details are at [www.richmond.gov.uk/housing\\_delivery\\_test](http://www.richmond.gov.uk/housing_delivery_test)

Earlier Housing Delivery Test results in January 2022 recorded 877 homes delivered against a target of 813 homes required, a measurement of 108% and therefore no action required. 2021 recorded 1,024 homes delivered against a target of 918 homes required, a measurement of 112% and therefore no action required. The results of the 2019 Housing Delivery Test for Richmond showed 1,147 homes delivered in 2016/17 to 2019/20 against a 945 homes requirement, a measurement of 121% and therefore no action required.

The stepped trajectory as referred to in sections 6 and 7 below will become part of future Housing Delivery Test calculations, which reflects the up-to-date expected pipeline.

## 4. Five-year housing land supply

The National Planning Policy Framework (NPPF, 2024) requires Local Planning Authorities to identify annually and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific and deliverable – the NPPF definition sets out sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, with further guidance in National Planning Practice Guidance<sup>2</sup>. Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, for clear evidence that completions will begin within five years, to accord with NPPF and PPG guidance. Table 2 in the accompanying spreadsheet shows the

<sup>2</sup> <https://www.gov.uk/guidance/housing-supply-and-delivery>

Also taken into consideration:

Recovered appeal: land to the east of Newport Road and to the east and west of Cranfield Road, Woburn Sands (ref: 3169314 - 25 June 2020) [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/894813/Combined\\_DL\\_IR\\_R\\_to\\_C\\_Newport\\_Road\\_Woburn\\_Sands.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/894813/Combined_DL_IR_R_to_C_Newport_Road_Woburn_Sands.pdf)  
East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

Implications arising from the Covid-19 pandemic do continue, although the 5-year supply is concerned only with the number of deliverable sites, and that figure is entirely separate from the number of houses actually built and occupied. In terms of delivery, the Government's Housing Delivery Test reduced the measurement for the 2019/20 and 2020/21 monitoring years to account for the variations in housing delivery and construction industry disruption due to the Covid-19 pandemic.

Council has identified a potential 3,128 units over the 5-year period (2025/26 to 2029/30) which exceeds the remaining 3,084 target in the London Plan 2021, resulting in a 5-year supply of 5.1 years. However, due to the results of the 2023 Housing Delivery Test (as at 1st April 2025) a 20% buffer is required to the number of homes required, resulting in a 5-year supply of 4.4 years. Although the five-year requirement is not met on this basis, the shortfall is limited and should be considered in the context of the wider deliverable supply.

### 5. Small Sites

The London Plan 2021 includes Policy H2 Small Sites seeking to expand supply from this current underutilised source. London Plan Policy H2 sets out that boroughs should pro-actively support well-designed new homes on small sites, including through planning decisions, and should recognise in their development plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites. This policy approach on small sites is reflected in the emerging Local Plan for Richmond upon Thames as referred to in section 7 below.

The supporting text in the London Plan sets out that incremental intensification of existing residential areas within PTALs (Public Transport Accessibility Level) 3-6 or within 800m distance of a station or town centre boundary is expected to play a significant role in contributing towards the housing targets for small sites. It states this can take a number of forms, such as: new build, infill development, residential conversions, redevelopment, or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. It is therefore justified to consider an increase in small sites delivery in the borough, compared to the average in recent years. Further detailed design guidance to aid policy implementation has been prepared by the GLA<sup>3</sup>, taking a design-led approach to make the most of the land available.

The small sites target for the borough at Table 4.2 in the London Plan, equating to 234 homes per annum, sets a minimum baseline which the GLA expects to be exceeded, particularly in outer London, as paragraph 4.2.5 sets out, it represents a small amount of the potential for intensification. The London Plan at paragraph 4.1.8 states that “The allowance for windfall sites (that are not specifically identified) is considered appropriate given the policy framework set out in the London Plan; the capital’s reliance on recycled brownfield sites in other active land uses; and the number of additional homes expected to be provided via incremental intensification of existing residential areas.” It recognises that because of the nature of some sites, including the particular incremental characteristics of small sites, boroughs are supported in using windfall assumptions in their five-year housing trajectories based on the numbers set out in Table 4.2. It is therefore considered appropriate to include a windfall of 234 homes per annum from years three to five in the five-year housing land supply. Average net completions on small sites 2013/14 to 2024/25 have been averaging 140 homes per annum.

In addition, higher windfall assumptions are considered justified due to the Government’s introduction of further Permitted Development Rights. These were brought into effect in 2020, to make it easier to extend certain buildings upwards to increase housing density and the residential redevelopment of vacant and redundant buildings. These were part of radical reforms to the planning system announced by the Government to give greater freedom to create new homes, to kickstart the construction industry and speed up housebuilding by removing unnecessary red tape. Following the introduction of the new Class E for commercial, business and service uses, from 2021 Government introduced new Permitted Development Rights enabling Class E floorspace to be converted to residential. While the Council made a non-immediate Article 4 Direction to remove permitted development covering much of the borough’s centres and parades and designated employment locations, following Government intervention, a modified Direction was confirmed in 2022 covering a reduced area, and there are opportunities outside of these parts of the borough’s centres and designated employment areas covered by the Article 4. Future monitoring of site types will continue to be kept under review.

### 6. Stepped housing delivery target

The London Plan in paragraph 4.1.10 recognises that the increase in housing delivery required by the targets in Table 4.1 may be achieved gradually and boroughs are encouraged to set out a realistic and, where appropriate, stepped housing delivery target over a ten-year period. The emerging Local Plan, as referred to in section 7 below, therefore includes a stepped trajectory for the borough. This is considered relevant to the borough, given the anticipated shortfall in delivery in the initial years of the Local Plan period, balanced against expected housing delivery on known large sites and the expected increase on small sites, whereby there will be a time lag for the change in the policy context towards incremental intensification to result in proposals coming forward in years five to ten. Government has also acknowledged the disruption to housing delivery and monitoring caused by restrictions in 2020 in response to the COVID-19 pandemic.

<sup>3</sup> <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance?ac-63512=63501> – the GLA have produced LPGs (London Plan Guidance) including Optimising Site Capacity: A Design-led Approach LPG, Small Sites Design Codes LPG, Housing Design Standards SPD.

The Housing Trajectory as tabled in hard copy during Hearing 2 of the Local Plan Examination in Public (see details in Appendix 1 to the [Council's record of actions arising from hearings \(Week 1\)](#) sets out the Council's stepped trajectory, based on the emerging position from this Housing AMR. This formed the Inspectors' Proposed Main Modifications as published in January 2025 (MM48) to add to emerging Policy 10, which defines the details of the stepped trajectory, which would apply to the London Plan housing target between 2021-2031:

- 210 dwellings per annum between 2021/22-2024/25
- 420 dwellings per annum between 2025/26-2027/28
- 670 dwellings per annum between 2028/29-2030/31

The stepped trajectory as set out within emerging Policy 10 will form the basis of the monitoring framework and become part of future Housing Delivery Test calculations.

## 7. Richmond Local Plan

Work on the new Richmond Local Plan has continued to reach an advanced stage<sup>4</sup>. This began with a Direction of Travel consultation<sup>5</sup> completed in Spring 2020 including a call for sites and consultation on the 'Pre-Publication' Draft Local Plan (Regulation 18)<sup>6</sup> undertaken from December 2021 to January 2022. 33 responses were received on the initial call for sites and were considered in progressing the preparation of the new Local Plan, with 8 new site allocations added to the Draft Local Plan (Regulation 18), to positively plan for delivering housing and other future needs. The consultation on the 'Publication' Draft Local Plan (Regulation 19) was undertaken from 9 June to 24 July 2023 with a further three new site allocations added. The Publication Local Plan, along with all representations received at Regulation 19 stage was submitted to the Secretary of State for independent Examination in Public in January 2024. The Examination hearings were held over summer 2024 and public consultation on the Inspectors' Proposed Main Modifications was held from 31 January to 17 March 2025, identifying the changes they considered necessary to make the plan 'sound'. Further to receipt of the Inspectors' Report, it may be that the Plan is adopted in summer/autumn 2025 (the position anticipated as at 1<sup>st</sup> April 2025).

To inform the Local Plan Examination, a number of background topic papers were prepared which included Housing Delivery and Affordable Housing. The [Housing Delivery Background Topic Paper \(October 2023\)](#) set out further details for the plan period and how it was then expected the housing target will be met including anticipated delivery. This included analysis of site lapse rate, to understand permissions expiring on sites, and the time taken for sites to move from approval to completion. This analysis is updated in this report, to continue to keep these trends under review. The [Affordable Housing Background Topic Paper \(November 2023\)](#) also provided further details on how the Council proposes to deliver affordable housing.

The emerging Richmond Local Plan sets out a stepped housing delivery target to enable the higher housing target in the London Plan 2021 to be met over a ten-year period, as detailed above in section 6. The site allocations will continue to be kept under review for inclusion in the future housing land supply, as developers bring forward schemes. The Council's most recent Affordable Housing Update Report (AHUR) to the Adult Social Services, Health and Housing Committee on 9 June 2025<sup>7</sup> estimates 88 affordable home completions in 2025/26 as forecasts currently stand, with completions anticipated to increase. The AHUR (2025) continues to note estimates of affordable housing delivery over the next ten years, identifying the potential to deliver over 1,000 affordable homes within the borough.

Monitoring information has been broken down by ward, with wards grouped together to reflect 'broad areas' for housing completions in the Local Plan (adopted Local Plan Policy LP 34 and emerging Local Plan Policy 10). The emerging Local Plan divides the borough into nine high-level 'places' with a place-based strategy for each (see emerging Local Plan, and Map 5.1 shows the 'places'), and therefore this report includes monitoring housing permissions and completions by 'place'.

<sup>4</sup> In accordance with the Local Development Scheme (March 2025)

[https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_development\\_scheme](https://www.richmond.gov.uk/services/planning/planning_policy/local_development_scheme)

<sup>5</sup> [https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/new\\_local\\_plan\\_direction\\_of\\_travel\\_engagement](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/new_local_plan_direction_of_travel_engagement)

<sup>6</sup> [https://www.richmond.gov.uk/services/planning/planning\\_policy/local\\_plan/draft\\_local\\_plan](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/draft_local_plan)

<sup>7</sup> <https://cabinet.richmond.gov.uk/documents/s500016128/Item%2011%20-%20Richmond%20Affordable%20Housing%20Update.pdf>

## 8. Housing starts, completions and pipeline

### 8.1. Net additional dwellings for the reporting year

A net gain of 80 conventional units was completed in 2024/25. This is below the London Plan target, and the lowest number of completed units in over 20 years. There continue to be sites under construction and permissions granted, as set out in this report and in the accompanying spreadsheet, which demonstrate a continued pipeline. The net gain includes 42 units (53%) completed through the prior approval process in 2024/25 compared to 25 units (25%) in 2023/24, 38 units (27%) in 2022/23, 39 units (24%) in 2021/22.

### 8.2. Net additional dwellings over previous years

Over the previous 23 years, a total of 7,675 net dwellings have been completed, an average of 334 units per year. The London Plan targets have varied over the period, and total 6,874 units.

Table 2: Net residential units completed – 2002/03 to 2024/25 (compared to London Plan target)

Year	Completions	Target
2002/03	319	270
2003/04	246	270
2004/05	582	270
2005/06	842	270
2006/07	230	270
2007/08	260	270
2008/09	436	270
2009/10	145	270
2010/11	399	270
2011/12	208	245
2012/13	695	245
2013/14	235	245
2014/15	304	245
2015/16	491	245
2016/17	460	315
2017/18	382	315
2018/19	419	315
2019/20	331	315
2020/21	206	315
2021/22	164	210
2022/23	141	210
2023/24	100	210
2024/25	93	210
<b>Total</b>	<b>7,688</b>	<b>6,070</b>

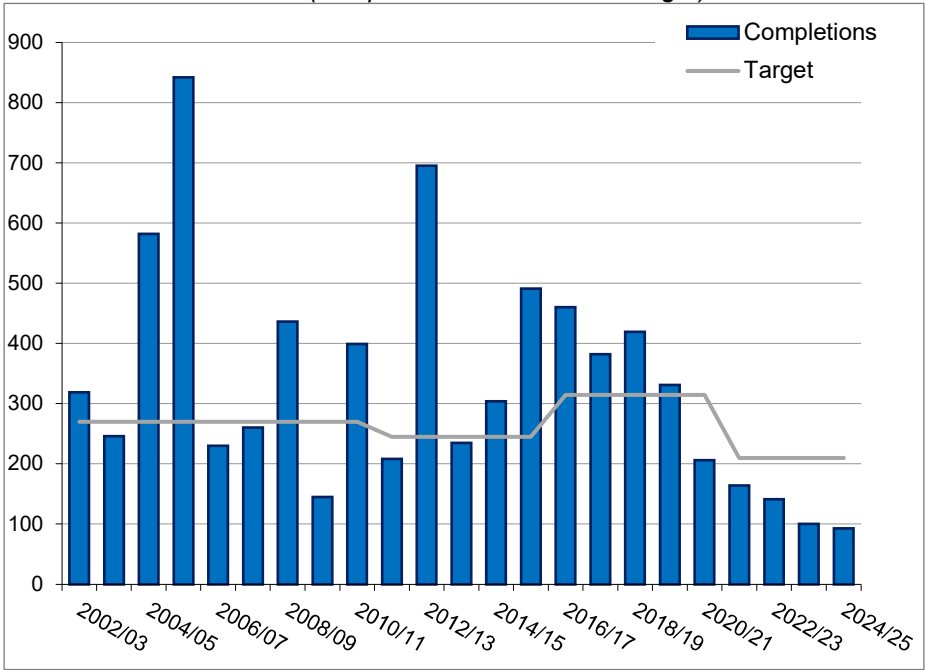
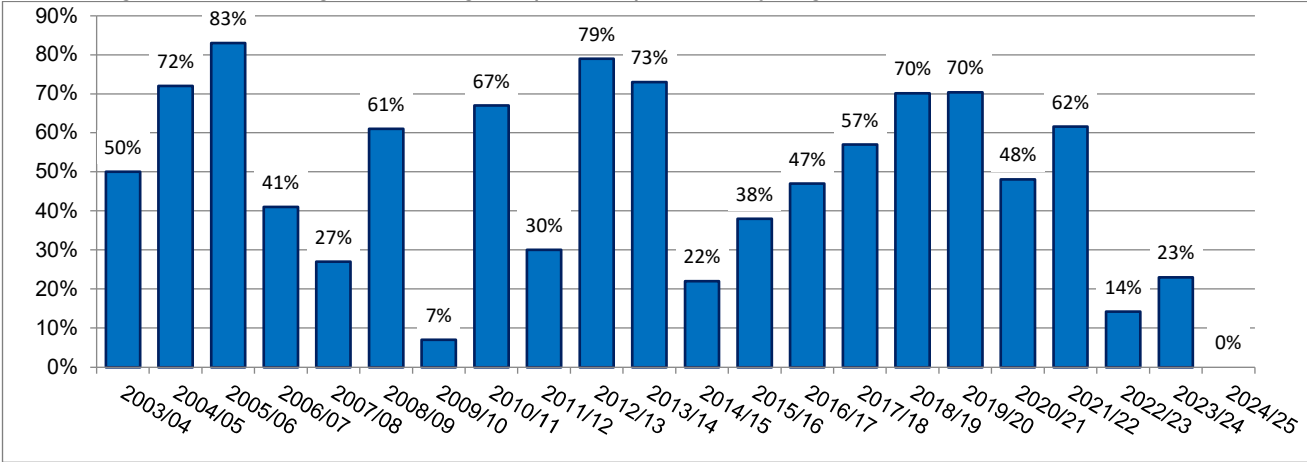


Figure 1: Net residential units completed – 2002/03 to 2024/25

### 8.3. Net additional dwellings on large sites

No units were completed on large sites in 2024/25 (these are defined as being of 10 or more units gross). A total of 23 net units were completed on three large sites in 2023/24.

Figure 2: Percentage of housing completions provided by large sites



## 8.4. Housing completions in 2024/25 by area

The distribution of housing completions by Ward, Local Plan Area and Place Based Strategy Area is set out in the following tables.

*Table 3: Housing completions in 2024/25 by ward*

Ward	Proposed	Existing	Net Gain
Barnes	3	4	-1
East Sheen	4	3	1
Fulwell & Hampton Hill	7	0	7
Ham, Petersham & Richmond Riverside	3	4	-1
Hampton	5	2	3
Hampton North	4	0	4
Hampton Wick & South Teddington	5	0	5
Heathfield	4	3	1
Kew	1	1	0
Mortlake & Barnes Common	3	0	3
North Richmond	12	2	10
South Richmond	9	0	9
South Twickenham	8	2	6
St. Margarets & North Twickenham	5	0	5
Teddington	13	2	11
Twickenham Riverside	15	9	6
West Twickenham	2	0	2
Whitton	13	4	9
<b>Total</b>	<b>116</b>	<b>36</b>	<b>80</b>

*Table 4: Net units completed in 2024/25 by Local Plan Area*

Local Plan Area	Proposed	Existing	Net Gain
Barnes and East Sheen	10	7	3
Ham & Petersham	3	4	-1
Richmond	22	3	19
Teddington and the Hamptons	34	4	30
Twickenham	30	11	19
Whitton	17	7	10
<b>Total</b>	<b>116</b>	<b>36</b>	<b>80</b>

see Local Plan Policy 10 for explanation of areas

*Table 5: Net units completed in 2024/25 by Place Based Strategy Area*

Place Based Strategy Area	Proposed	Existing	Net Gain
Barnes	4	4	0
Ham, Petersham & Richmond Park	2	2	0
Hampton & Hampton Hill	16	2	14
Kew	2	3	-1
Mortlake and East Sheen	6	3	3
Richmond and Richmond Hill	21	2	19
Teddington & Hampton Wick	18	2	16
Twickenham, Strawberry Hill & St Margarets	30	11	19
Whitton and Heathfield	17	7	10
<b>Total</b>	<b>116</b>	<b>36</b>	<b>80</b>

see Local Plan place-based strategies and Map 5.1 for areas

## 8.5. Future Housing Supply

### Housing Trajectory as of 1<sup>st</sup> April 2025

The National Planning Policy Framework (NPPF, 2023) requires Local Planning Authorities to identify and maintain a rolling 5-year housing land supply. Sites for inclusion should be specific, deliverable – the NPPF definition sets out sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years, with further guidance in Planning Practice Guidance.

In identifying sites which meet this requirement the following have been included:

- Sites that are allocated for housing in in adopted/emerging Plans + other identified large sites coming forward (with up-to-date information) assessed as deliverable within 5 years
- Sites that have planning permission (either outline or full planning permission not yet implemented) assessed as deliverable within 5 years
- Sites under construction assessed as deliverable within 5 years
- All conversion sites under construction
- All conversion sites with full planning permission
- All conversion sites with prior notification approval under construction
- All conversion sites with prior notification approval

Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, including details from landowners/developers where known, for clear evidence that completions will begin within five years. Where no evidence was available of a site being developed within five years, sites have been removed from the 5-year housing land supply.

The Council has identified **3,188** dwellings with sufficient evidence to support delivery within the 5-year period 2025/26 to 2029/30, which exceeds the remaining **3,084** target in the London Plan 2021, resulting in a 5-year supply of 5.2 years. Table 6 below details the sources of this supply. This however does not exceed the HDT requirements of an additional 20% buffer which results in a 5-year supply of 4.5 years using the Stepped Trajectory in the Adopted Local Plan.

Table 6: Sources of 5-year housing land supply

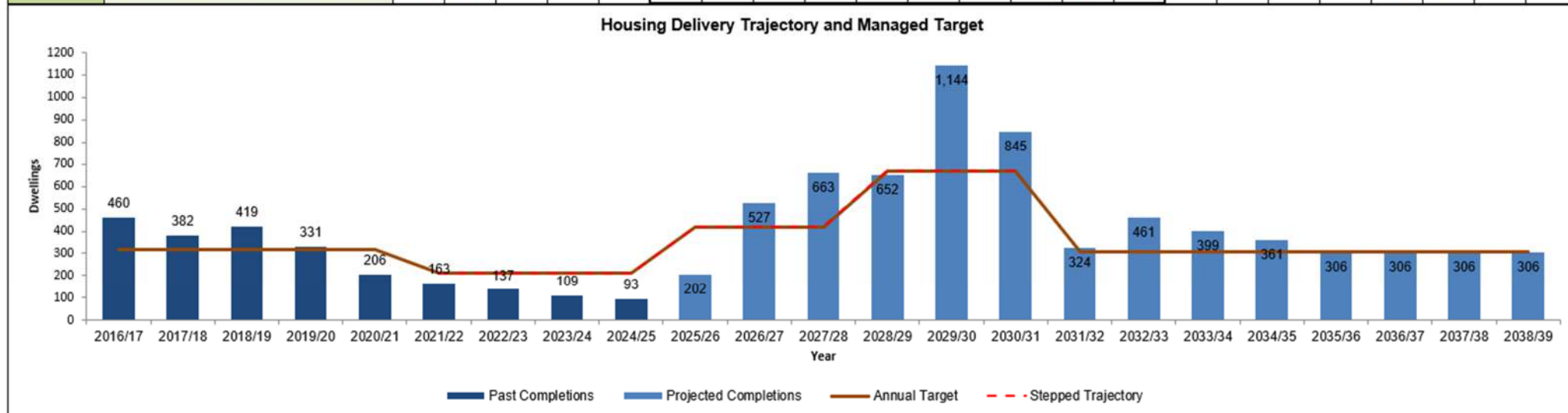
Site Type	Total used for 5-year supply
New Build Sites under construction	802
New Build Sites with planning permission	607
Conversion sites under construction	120
Conversion sites with planning permission	120
Conversion sites with prior notification approval	136
Non Self Contained	42
Deliverable Sites	1,361
<b>Total 5 year supply</b>	<b>3,188</b>

The trajectory at Figure 4 below, reflects the future year housing land supply and includes indicative phasing within the five-year housing land supply, to reflect the expected pattern over individual years. It is expected that delivery will be higher than identified in the later years of the Local Plan period, as sites not yet identified will come through the planning system. This is reflected within the London Plan examination documents which states; “*London is a dynamic land market and most new development will be on re-cycled land. Given that they are derived from an assessment of capacity, setting realistic targets over a longer time span would be problematic given that circumstances might change unexpectedly. It cannot be assumed that the current apportionment will remain after 2029 especially in relation to sources in Opportunity Areas and on industrial land.* (file reference, PINS/SDS0026, paragraph 150, page 37).” This highlights the dynamic nature of housing land within London and shows an accurate measure of longer term housing delivery is challenging.

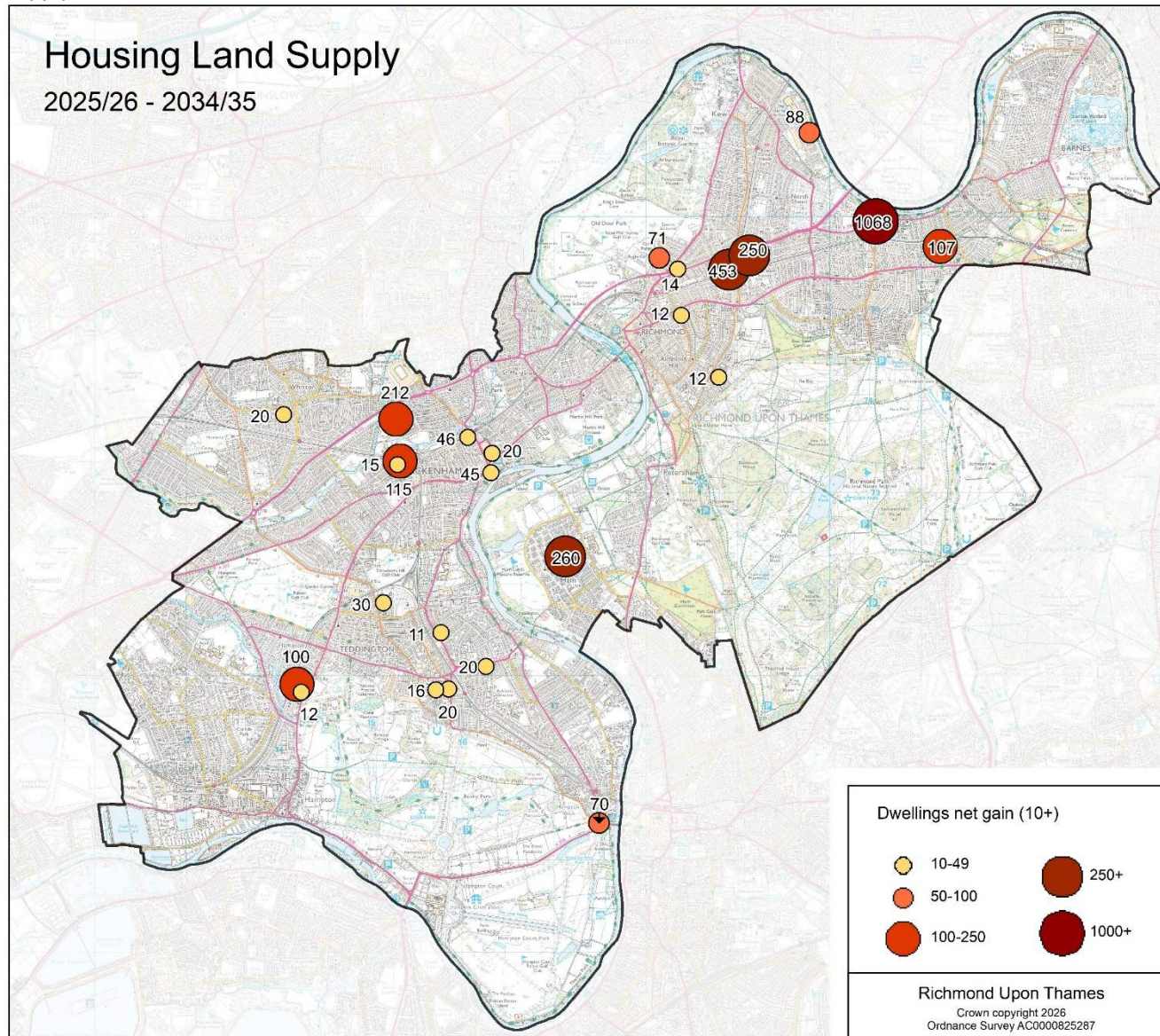
Further information on both small sites and large sites (over 10 units gross) included in the housing land supply can be found in the accompanying spreadsheet which details dwellings expected to come forward in future years. It also contains a summary of other data outputs in tables and charts, including net units permitted by Place Based Strategy Area (see Table 19).

Figure 4: Housing Delivery Trajectory at 1<sup>st</sup> April 2025

Expected Housing Delivery Trajectory																								
London Plan Period		2016 London Plan					London Plan (2021 - 2031)																	
Years of Plan Remaining		10	9	8	7	6	10	9	8	7	6	5	4	3	2	1								
		10-year supply																						
		10	9	8	7	6	5	4	3	2	1													
		Local Plan																						
		15	14	13	12	11	10	9	8	7	6	5	4	3	2	1								
Year		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
Completions	Past Completions	460	382	419	331	206	163	137	109	93														
	Projected Completions										202	527	663	652	1144	845	324	461	399	361	306	306	306	
	Cumulative Completions over Plan Period	460	842	1,261	1,592	1,798	163	300	409	502	705	1,231	1,894	2,546	3,690	4,535	4,859	5,320	5,719	6,080	6,386	6,692	6,998	7,304
Target	Annual Target	315	315	315	315	315	210	210	210	210	420	420	420	670	670	670	306	306	306	306	306	306	306	
	Stepped Trajectory						210	210	210	210	420	420	420	670	670	670								
Delivery against Target	Cumulative Target over Plan Period	315	630	945	1,260	1,575	210	420	630	840	1,260	1,680	2,100	2,770	3,440	4,110	4,416	4,722	5,028	5,334	5,640	5,946	6,252	6,558
	Cumulative Completions against Cumulative Target	145	212	316	332	223	-47	-120	-221	-338	-555	-449	-206	-224	250	425	443	598	691	746	746	746	746	746



Map 1: Housing Land Supply – 2025-2035



## 8.6. Net additional gypsy and traveller pitches per annum

There is currently one authorised site in the borough at Bishops Grove in Hampton which has 12 pitches, managed by Richmond Housing Partnership (RHP).

The Council’s research on Gypsies and Travellers ([report](#) published in 2016) found that there is no demonstrated need for any additional pitches within the Borough, which informed Policy LP37 in the Local Plan (adopted July 2018). This research has been updated in 2023 ([report](#)) and confirms this remains the position, to inform the new Local Plan Policy 12. Noting that, as set out in section 7 above the Local Plan has advanced and none of the Inspectors’ Proposed Main Modifications relate to the accommodation needs of Gypsies and Travellers.

## 8.7. Percentage of new housing development on back garden land

Since April 2009, the Council has been monitoring permissions that represent garden development. With no national or regional definition, this is based on a local definition of garden development which focuses on the loss of suburban gardens rather than intensification or the loss of other (non-residential) open space which can be monitored through other measures. It therefore includes housing development within the curtilage of an existing dwelling house – but only where these applications would result in a net increase in dwellings within the existing curtilage.

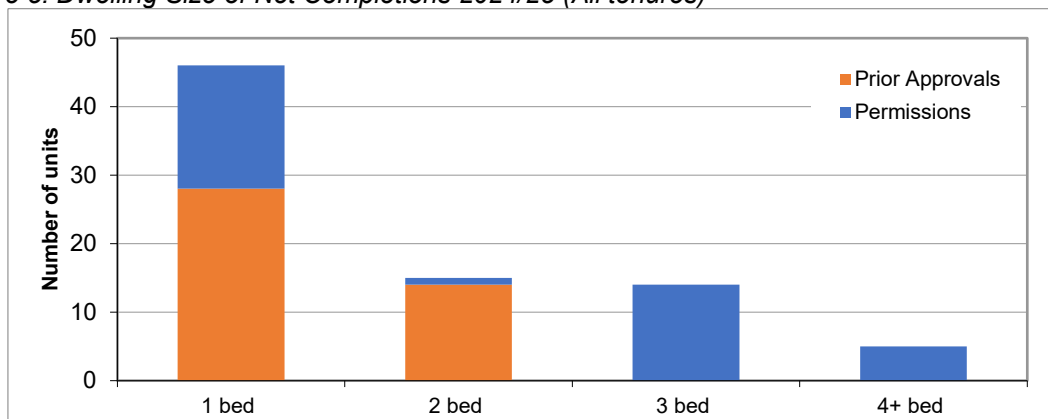
Local Plan Policy LP39 sets out a presumption against loss of back gardens, recognising in some cases a limited scale of back garden development may be considered acceptable. The emerging Local Plan policy resists the significant loss of garden land, with emphasis on assessing the harm of proposals. In terms of completions, there were completions of 11 dwellings on 6 sites that were considered to fall within the Council’s definition of garden development.

## 8.8. Completions by dwelling size

Local Plan Policy LP35 seeks a higher proportion of small units within the five main centres and Areas of Mixed Use, although continues to recognise the mix should be appropriate to the location. The emerging Local Plan Policy 13 seeks a higher proportion of small units in areas within PTALs 3-6 or within 800m distance of a station or town centre boundary.

The figure below shows all housing completions in 2024/25 by the size of dwelling and Application type.

Figure 5: Dwelling Size of Net Completions 2024/25 (All tenures)



In 2024/25, 58% of all completions were small units (studio/1 bed) which is similar to completions in 2023/24 when 57% were small units. The proportion of family housing as 3 and 4+ beds was 24% of all dwellings, which is higher than the average since 2020/21 of 18%.

Table 7: Net Completions 2024/25: Dwelling Size

Dwelling Size	Total	%
1 bed	46	58%
2 bed	15	19%
3 bed	14	18%
4+ bed	5	6%
<b>Total</b>	<b>80</b>	<b>100%</b>

## 8.9. Affordable Housing

Table 8: Affordable Housing Completions by financial year 2005/06 – 2024/25

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
2020/21	189	92%	17	8%	206
2021/22	142	87%	22	13%	164
2022/23	127	90%	14	10%	141
2023/24	90	90%	10	10%	100
2024/25	71	89%	9	11%	80
<b>Total</b>	<b>5,313</b>	<b>81%</b>	<b>1,215</b>	<b>19%</b>	<b>6,528</b>

### Affordable housing completions

Affordable housing was completed on two sites during 2024/25 delivering 9 units net of Affordable tenure dwellings. The development of Garages Rear Of 20 - 34 St Marys Grove, Richmond (22/2082/FUL) delivered 5 Almshouses of Affordable Rent tenures, and a development at Holly Road, Twickenham (21/2642/FUL) provided 4 supported living units of Affordable Rent tenure.

### Affordable housing future supply

In terms of future affordable housing supply, several sites including affordable housing units are under construction as detailed in the accompanying spreadsheet. As set out in section 7 above, the Council's most recent AHUR (2025) to the Adult Social Services, Health and Housing Committee on 9 June 2025<sup>8</sup> estimates 88 affordable home completions in 2025/26 as forecasts currently stood at that time. The AHUR (2025) continued to note estimates of delivery over the next ten years, identifying the potential to deliver over 1,000 affordable homes within the borough, which includes the significant estate regeneration at Ham Close, including 221 new affordable homes as part of the scheme.

It should be noted that the figures for affordable housing prepared for statutory planning monitoring differ from those prepared for statutory housing monitoring because of the use of different criteria. Data provided through the monitoring of planning decisions, as in this report, always produce lower figures than those provided for housing returns, which include affordable housing secured through change of tenure e.g., through acquisition by Registered Providers(RP)/Affordable Housing providers of properties on the open market, for example, and are presented as gross, rather than net, figures. They are not directly compatible either in terms of which year a property completion may be recorded in, as Planning may only record completed units once all the units on a site have been completed, but Housing may count the affordable housing units once the RP has obtained practical completion of the scheme, and generally planning agreements require affordable housing to be completed and handed over before occupation of general market units. Therefore, these dates are rarely the same and can fall in different recording years. More details around housing development are set out on the Council's website.

[www.richmond.gov.uk/housing\\_development](http://www.richmond.gov.uk/housing_development)

<sup>8</sup> <https://cabnet.richmond.gov.uk/documents/s500016128/Item%2011%20-%20Richmond%20Affordable%20Housing%20Update.pdf>  
<https://cabnet.richmond.gov.uk/ieDecisionDetails.aspx?AllId=500002758>

Off-site contributions towards affordable housing are reported separately. The Council publishes annually an [Infrastructure Funding Statement](#) which includes income and expenditure related to both CIL and S106 contributions. The additional contributions to the Affordable Housing Fund provided by implementing Policy LP36 on all small sites and Policy 11 in the emerging Local Plan, which supports multiple projects to provide additional affordable homes within the borough. However, there is a time lag for the potential contributions secured from these sites to be received by the Council following implementation of a permission and the relevant trigger in a planning obligation reached.

The Council funds a Housing Capital Programme (HCP) to support the development of affordable housing to meet the needs of borough residents. Capital resources for this programme come from a variety of sources including Council funding and financial contributions to the Affordable Housing Fund. The Council's most recent AHUR (2025) to the Adult Social Services, Health and Housing Committee on 9 June 2025 sets out details for recent use of the HCP and upcoming developments that will require HCP grant support<sup>9</sup>. Support from this funding is available to increase the level of affordable housing delivered on major sites, particularly to increase the number of Social Rented dwellings delivered and to support the delivery of higher numbers of larger family Social Rented units. There is sometimes a time lag between funding being agreed (at the time a permission is granted) and the timing of payments, and payments may be staged.

## 8.10. Non-conventional supply

The non-conventional housing supply includes non-self-contained C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges, and Houses in Multiple Occupation.

There were two completed developments in 2024/25 that resulted in the gain of 17 non-self-contained units.

- 23/1149/FUL - Bushy Park Lodge, 6 Sandy Lane, Teddington – 9 Care Home Bedrooms
- 24/0688/ES191 - 252 Kingston Road, Teddington – 8 HMO rooms

There is one development part remaining under construction resulting in the loss of non-self-contained units:

- 19/0111/FUL - Lower Teddington Road, Hampton Wick - Student Bedrooms

There are four developments with planning permission with a gain or loss of non-self-contained units:

- 22/1496/FUL - Richmond Inn Hotel, 50 - 56 Sheen Road, Richmond - Care and rehabilitation Bedrooms
- 19/2822/FUL - Hampton Police Station – Care Home Bedrooms
- 22/0399/FUL - 47 And 49 Lower Mortlake Road, Richmond - Co-Living
- 22/1029/FUL - Kingston Bridge House, Church Grove, Hampton Wick – Student rooms

<sup>9</sup> <https://cabnet.richmond.gov.uk/documents/s500016128/Item%2011%20-%20Richmond%20Affordable%20Housing%20Update.pdf>  
<https://cabnet.richmond.gov.uk/ieDecisionDetails.aspx?AId=500002758>

## 8.11. Expired residential permissions

Planning permissions are usually valid for 3 years and if no start on site is confirmed the permission will lapse 3 years after the decision date. (Applications which replace an extant permission are generally treated differently i.e. a new or revised application supersedes the original, so it would not be regarded as lapsed in this way).

Lapse rates for housing permissions since 2008 have been assessed, as set out in Table 9 below.

The numbers of permissions lapsing on sites have generally decreased since an all-time high in 2013-2014. In 2024/25 planning permission lapsed on sites totalling 36 net units.

The number of dwellings granted planning permission in 2024/25 was 801 units, which is the highest figure since 2014/15.

*Table 9: The number of dwellings with expired permissions between 2008/2009 to 2024/25 in comparison to the number of dwellings permitted*

Year	Net units - Expired Permissions	Net units - Residential Permissions
2008/09	20	457
2009/10	27	286
2010/11	36	593
2011/12	41	570
2012/13	21	140
2013/14	132	777
2014/15	23	991
2015/16	-4	567
2016/17	5	648
2017/18	72	570
2018/19	14	221
2019/20	25	244
2020/21	25	434
2021/22	78	169
2022/23	16	749
2023/24	129	128
2024/25	36	801
<b>Total</b>	<b>696</b>	<b>8345</b>

## 8.12. Time taken for sites to move from approval to completion

The amount of time it takes for sites that achieve planning permission to be completed has been assessed since 2006, separating the data by site size, as set out in the accompanying spreadsheet (see Table 27). The results from 2024/25 show a slightly increased speed of completion on small sites of 1-4, and 5-9 units.

Table 10: Average time from Decision to Completion (Years) by site size 2013/14 – 2024/25

Year	Site size (gross number of dwellings)								
	1-4	5-9	10-14	15-19	20-29	30-39	40-49	50-100	100+
2013/14	1.9	1.7	3					3.8	
2014/15	1.8	2.2	1.2		4.3	1.4			
2015/16	1.9	3.3			2.3	2.2			
2016/17	2.2	3.3	3.7		2.3				3.2
2017/18	1.7	4.3					3	3.8	3.3
2018/19	2.2	2.3		2.7					
2019/20	2	2.4			3.7		2.1		5.9
2020/21	2.4	3.2			2.9				
2021/22	2.3	2	2.6		4.8				10
2022/23	2.5	2.3							
2023/24	2.5	2.6	2.3	1.4	5.5				
<b>2024/25</b>	1.9	2.1							
<b>Average</b>	<b>2.1</b>	<b>2.6</b>	<b>2.6</b>	<b>2.1</b>	<b>3.7</b>	<b>1.8</b>	<b>2.6</b>	<b>3.8</b>	<b>5.6</b>

## 9. Appendix – Summary Tables

## Richmond upon Thames - Authority Monitoring Report

### Housing Land Financial Year Report 2024/25 - Position at 1<sup>st</sup> April 2025

**Table 1 Performance against the London Plan (2021) - 1 April 2021 to 1 April 2031**

Additional Homes (net)	London Plan Target	Provision (40% of plan period)				Total	% of Target
		2021/22	2022/23	2023/4	2024/25		
Conventional Supply and Non-Self-Contained Supply	4,110	163	137	109	93	502	12.2%

**Table 2 Five year housing land supply calculation methodology - London Plan (2021) - Stepped Trajectory**

a	London Plan 2021 Requirement - 1 April 2021 to 1 April 2031 (10 year plan period)		4,110
b	Net completions 1 April 2021 to 31 March 2025		502
c	Remaining London Plan Requirement 1 April 2025 to 31 March 2031 (6 year plan period) (Stepped Trajectory)		3,270
d	Average per year	c ÷ 6 years	545
e	London Plan Deficit (2021/22 - 2024/25) (Stepped Trajectory)		338
f	London Plan Five year requirement (Stepped Trajectory)		2,600
g	Five year requirement + London Plan Deficit	f + e	2,938
h	Five percent buffer	g x 0.05	147
i	Five year requirement (including 5% buffer)	g + h	3,084
j	Average per year (+5% buffer)	i ÷ 5	617
k	Twenty percent buffer	g x 0.2	588
l	Five year requirement (including 20% buffer)	g + k	3,525
m	Average per year (+20% buffer)	l ÷ 5	705
n	Estimated supply over five year period		3,188
o	Five year land supply as a percentage of requirement (including 5% buffer)	(n ÷ i) x 100	103%
p	Five year land supply expressed in years (including 5% buffer)	n ÷ j	5.2
q	Five year land supply as a percentage of requirement (including HDT 20% buffer)		90%
r	Five year land supply expressed in years (including HDT 20% buffer)		4.5

see Local Plan Policy 10 for stepped housing delivery target

**Table 3 Estimated supply over five year period**

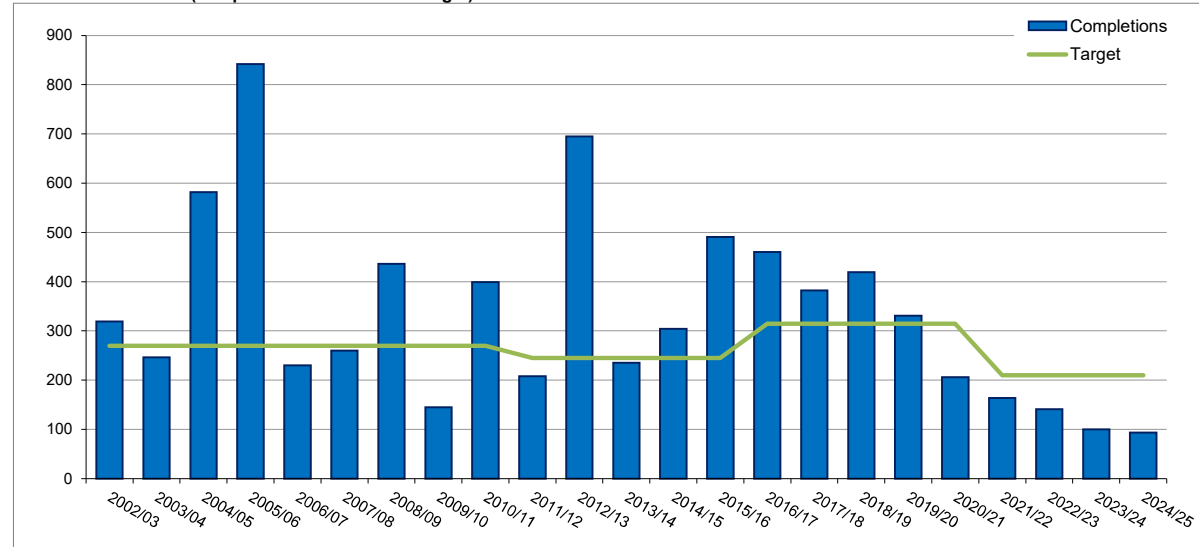
Site Type	Total used for 5-year supply
New Build Sites under construction	802
New Build Sites with planning permission	607
Conversion sites under construction	120
Conversion sites with planning permission	120
Conversion sites with prior notification approval	136
Non Self Contained	42
Deliverable Sites	1,361
<b>Total 5 year supply</b>	<b>3,188</b>

**Table 4 Estimated supply over ten year period**

Site Type	10-year supply
New Build Sites under construction	892
New Build Sites with planning permission	607
Conversion sites under construction	120
Conversion sites with planning permission	120
Conversion sites with prior notification approval	136
Non Self Contained	42
Site Allocations	270
Deliverable Sites	3,391
<b>Total 10 year supply</b>	<b>5,578</b>

**Table 5 Net units completed during the period 2002/03 to 2024/25 (compared to London Plan target)**

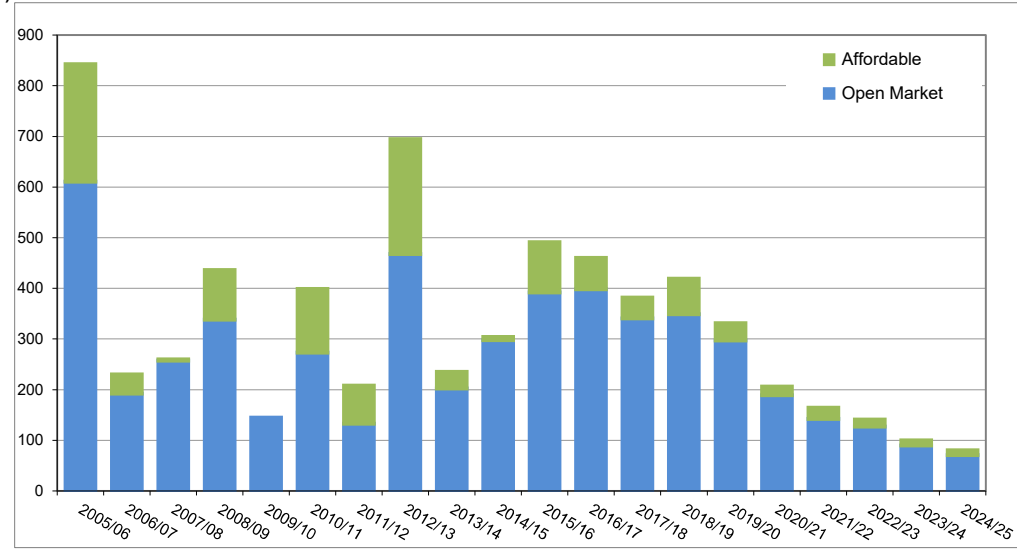
Year	Completions	Target
2002/03	319	270
2003/04	246	270
2004/05	582	270
2005/06	842	270
2006/07	230	270
2007/08	260	270
2008/09	436	270
2009/10	145	270
2010/11	399	270
2011/12	208	245
2012/13	695	245
2013/14	235	245
2014/15	304	245
2015/16	491	245
2016/17	460	315
2017/18	382	315
2018/19	419	315
2019/20	331	315
2020/21	206	315
2021/22	164	210
2022/23	141	210
2023/24	100	210
<b>2024/25</b>	<b>93</b>	<b>210</b>
<b>Total</b>	<b>7,688</b>	<b>6,070</b>



# Completions

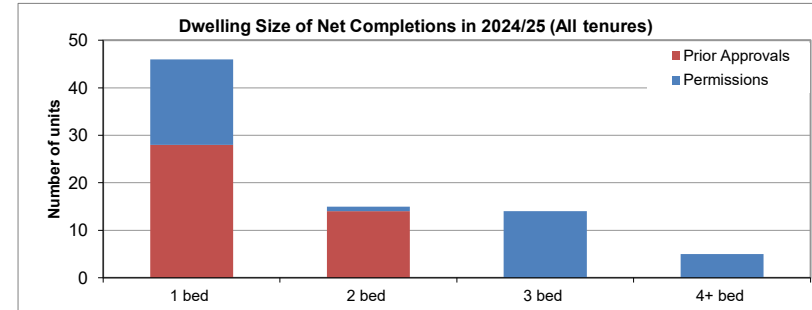
**Table 6 Net completions by tenure and financial year (2005/06 to 2024/25)**

Year	Open Market		Affordable		Total Units
	Units	%	Units	%	
2005/06	611	73%	231	27%	842
2006/07	192	83%	38	17%	230
2007/08	257	99%	3	1%	260
2008/09	338	78%	98	22%	436
2009/10	145	100%	0	0%	145
2010/11	273	68%	126	32%	399
2011/12	133	64%	75	36%	208
2012/13	468	67%	227	33%	695
2013/14	202	86%	33	14%	235
2014/15	298	98%	6	2%	304
2015/16	392	80%	99	20%	491
2016/17	398	87%	62	13%	460
2017/18	341	89%	41	11%	382
2018/19	349	83%	70	17%	419
2019/20	297	90%	34	10%	331
2020/21	189	92%	17	8%	206
2021/22	142	87%	22	13%	164
2022/23	127	90%	14	10%	141
2023/24	90	90%	10	10%	100
<b>2024/25</b>	<b>71</b>	<b>89%</b>	<b>9</b>	<b>11%</b>	<b>80</b>
<b>Total</b>	<b>5,313</b>	<b>81%</b>	<b>1,215</b>	<b>19%</b>	<b>6,528</b>



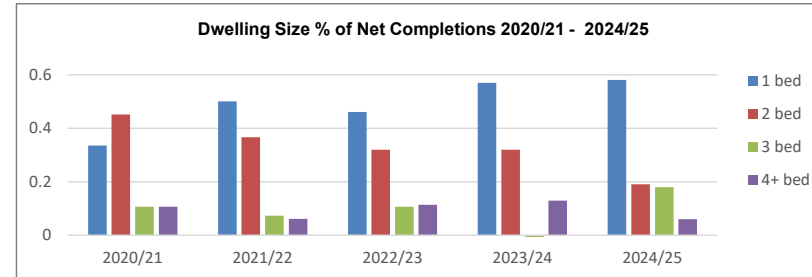
**Table 7 Dwelling Size of Net Completions 2024/25 (All tenures) by Application Type**

Dwelling Type / Size	Permissions	Prior Approvals	Total	%
1 bed	18	28	46	58%
2 bed	1	14	15	19%
3 bed	14	0	14	18%
4+ bed	5	0	5	6%
<b>Total</b>	<b>38</b>	<b>42</b>	<b>80</b>	<b>100%</b>
<b>Percentage</b>	<b>48%</b>	<b>53%</b>		



**Table 8 Dwelling Size of Net Completions 2020/21 - 2024/25 (All tenures)**

Dwelling Size	2020/21	2021/22	2022/23	2023/24	2024/25	Total	%
1 bed	69	82	65	57	46	319	46%
2 bed	93	60	45	32	15	245	35%
3 bed	22	12	15	-2	14	61	9%
4+ bed	22	10	16	13	5	66	10%
<b>Total</b>	<b>206</b>	<b>164</b>	<b>141</b>	<b>100</b>	<b>80</b>	<b>691</b>	<b>100%</b>

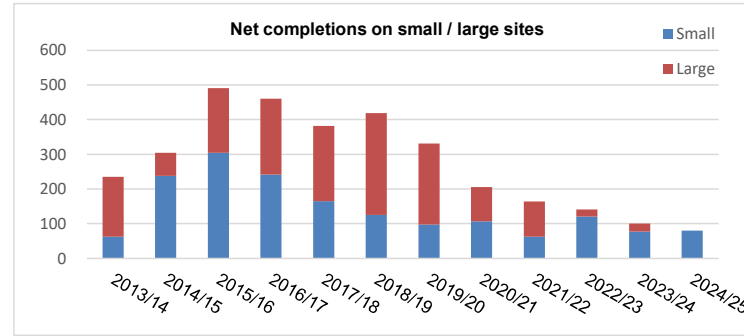


**Table 9 Application Type of Net Completions 2016/17 - 2024/25 (All tenures)**

Year	Permissions	Prior Approvals	Total	% Permissions	% Prior Approvals
2016/17	304	156	460	66%	34%
2017/18	294	88	382	77%	23%
2018/19	360	59	419	86%	14%
2019/20	285	46	331	86%	14%
2020/21	180	26	206	87%	13%
2021/22	125	39	164	76%	24%
2022/23	103	38	141	73%	27%
2023/24	75	25	100	75%	25%
<b>2024/25</b>	<b>38</b>	<b>42</b>	<b>80</b>	<b>48%</b>	<b>53%</b>
<b>Total</b>	<b>1,764</b>	<b>519</b>	<b>2,283</b>		
<b>Percentage</b>	<b>77%</b>	<b>23%</b>			

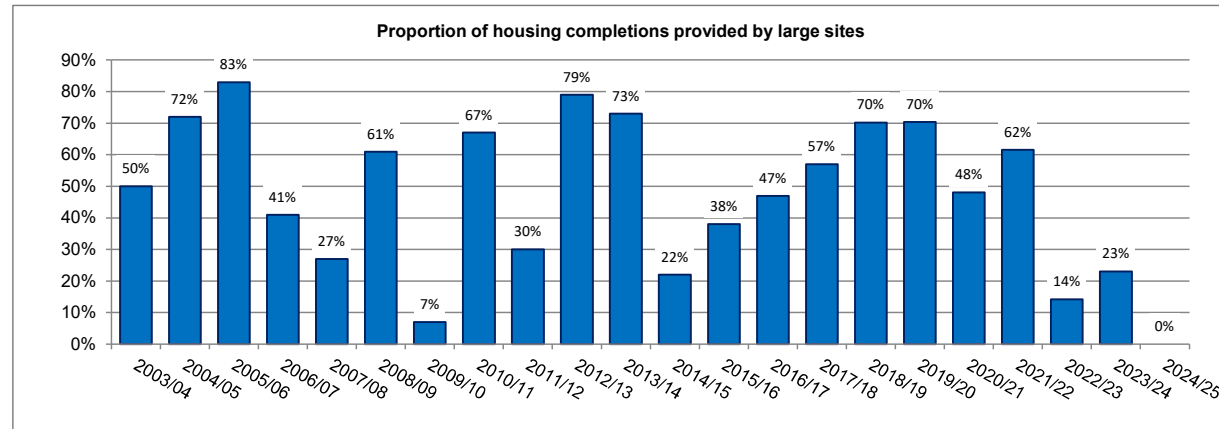
**Table 10 Net completions on small / large sites**

Year	Small	Large	Total	% Small	% Large
2013/14	63	172	235	27%	73%
2014/15	238	66	304	78%	22%
2015/16	304	187	491	62%	38%
2016/17	242	218	460	53%	47%
2017/18	165	217	382	43%	57%
2018/19	125	294	419	30%	70%
2019/20	98	233	331	30%	70%
2020/21	107	99	206	52%	48%
2021/22	63	101	164	38%	62%
2022/23	121	20	141	86%	14%
2023/24	77	23	100	77%	23%
<b>2024/25</b>	<b>80</b>	<b>0</b>	<b>80</b>	<b>100%</b>	<b>0%</b>
<b>Total</b>	<b>1,683</b>	<b>1,630</b>	<b>3,313</b>	<b>51%</b>	<b>49%</b>



**Table 11 Proportion of housing completions provided by large sites**

Year	%
2003/04	50%
2004/05	72%
2005/06	83%
2006/07	41%
2007/08	27%
2008/09	61%
2009/10	7%
2010/11	67%
2011/12	30%
2012/13	79%
2013/14	73%
2014/15	22%
2015/16	38%
2016/17	47%
2017/18	57%
2018/19	70%
2019/20	70%
2020/21	48%
2021/22	62%
2022/23	14%
2023/24	23%
<b>2024/25</b>	<b>0%</b>



## Spatial Areas

### Town Centres

**Table 12** Net completions within town centre boundaries

Town Centre	2024/25
East Sheen	0
Richmond	1
Teddington	0
Twickenham	13
Whitton	2
<b>Total in Town Centres</b>	<b>16</b>

### Policy Areas

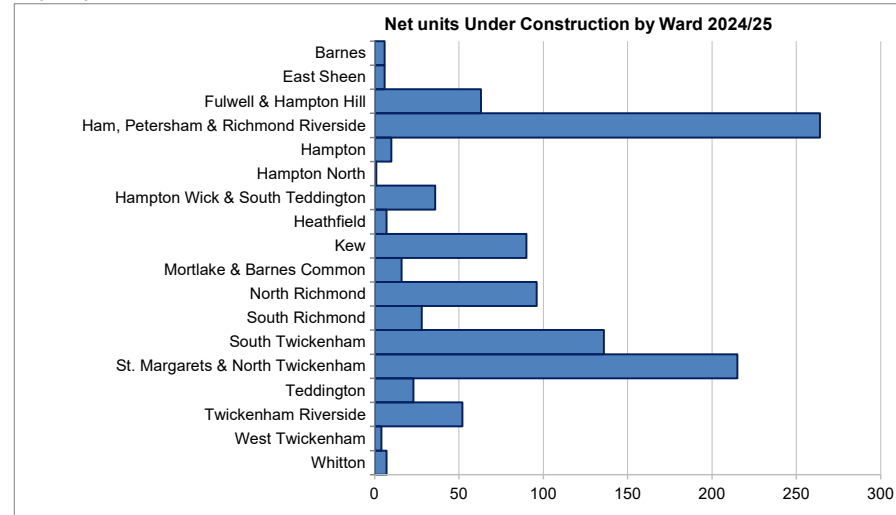
**Table 13** Net completions by policy areas

Policy Area	2024/25
Town Centres	16
Thames Policy Area	0
Mixed Use Area	13
OOLTI	0
Green Belt / MOL	1
Garden Land	11
Conservation Area	38

### Wards

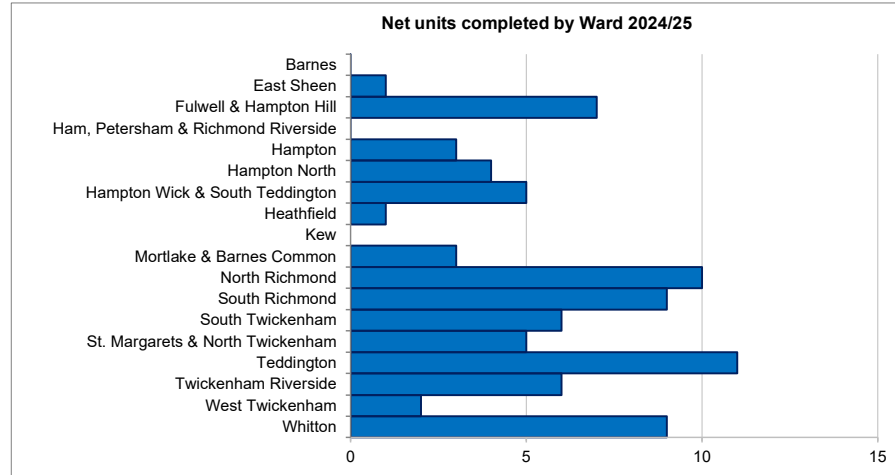
**Table 14** Net units with planning permission, commenced or completed by Ward in 2024/25

Ward	Not Started	Under Construction	Completions
Barnes	2	6	-1
East Sheen	40	6	1
Fulwell & Hampton Hill	25	63	7
Ham, Petersham & Richmond Riverside	2	264	-1
Hampton	7	10	3
Hampton North	2	1	4
Hampton Wick & South Teddington	93	36	5
Heathfield	5	7	1
Kew	3	90	0
Mortlake & Barnes Common	4	16	3
North Richmond	467	96	10
South Richmond	35	28	9
South Twickenham	17	136	6
St. Margarets & North Twickenham	9	215	5
Teddington	17	23	11
Twickenham Riverside	76	52	6
West Twickenham	1	4	2
Whitton	22	7	9
<b>Total</b>	<b>827</b>	<b>1,060</b>	<b>80</b>



**Table 15 Net units completed by Ward in 2024/25**

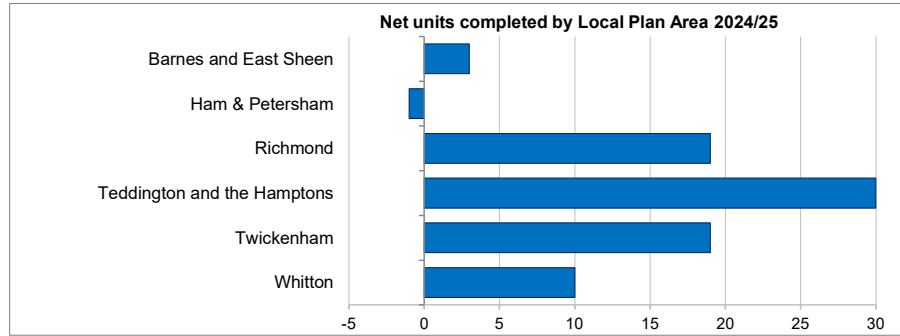
Ward	Proposed	Existing	Net Gain
Barnes	3	4	-1
East Sheen	4	3	1
Fulwell & Hampton Hill	7	0	7
Ham, Petersham & Richmond Riverside	3	4	-1
Hampton	5	2	3
Hampton North	4	0	4
Hampton Wick & South Teddington	5	0	5
Heathfield	4	3	1
Kew	1	1	0
Mortlake & Barnes Common	3	0	3
North Richmond	12	2	10
South Richmond	9	0	9
South Twickenham	8	2	6
St. Margarets & North Twickenham	5	0	5
Teddington	13	2	11
Twickenham Riverside	15	9	6
West Twickenham	2	0	2
Whitton	13	4	9
<b>Total</b>	<b>116</b>	<b>36</b>	<b>80</b>



**Table 16 Net units completed by Local Plan Area 2024/25**

Local Plan Area	Proposed	Existing	Net Gain
Barnes and East Sheen	10	7	3
Ham & Petersham	3	4	-1
Richmond	22	3	19
Teddington and the Hamptons	34	4	30
Twickenham	30	11	19
Whitton	17	7	10
<b>Total</b>	<b>116</b>	<b>36</b>	<b>80</b>

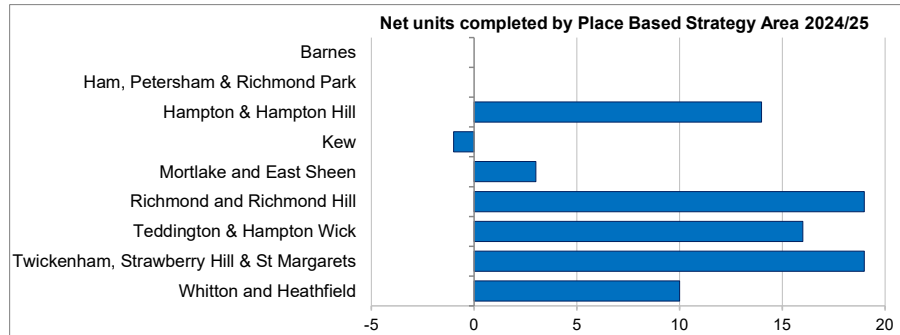
see emerging Local Plan Policy 10 for explanation of areas



**Table 17 Net units completed by Place Based Strategy Area 2024/25**

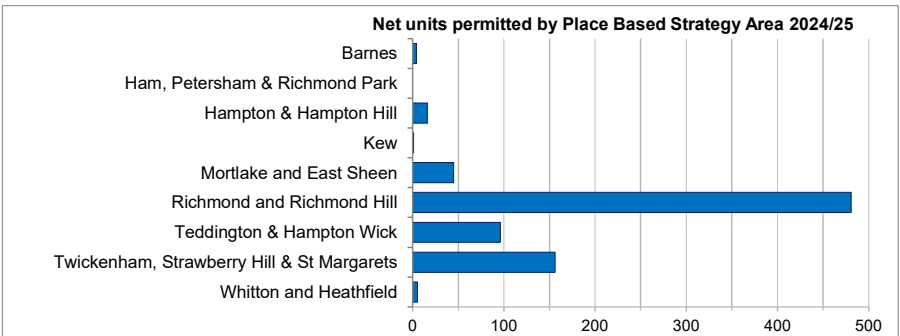
Place Based Strategy Area	Proposed	Existing	Net Gain
Barnes	4	4	0
Ham, Petersham & Richmond Park	2	2	0
Hampton & Hampton Hill	16	2	14
Kew	2	3	-1
Mortlake and East Sheen	6	3	3
Richmond and Richmond Hill	21	2	19
Teddington & Hampton Wick	18	2	16
Twickenham, Strawberry Hill & St Margarets	30	11	19
Whitton and Heathfield	17	7	10
<b>Total</b>	<b>116</b>	<b>36</b>	<b>80</b>

see emerging Local Plan place-based strategies and Map 5.1 for areas



**Table 18 Net units permitted by Place Based Strategy Area 2024/25**

Place Based Strategy Area	Proposed	Existing	Net Gain
Barnes	13	9	4
Ham, Petersham & Richmond Park	2	2	0
Hampton & Hampton Hill	19	3	16
Kew	2	1	1
Mortlake and East Sheen	53	8	45
Richmond and Richmond Hill	484	3	481
Teddington & Hampton Wick	102	6	96
Twickenham, Strawberry Hill & St Margarets	169	13	156
Whitton and Heathfield	10	5	5
<b>Total</b>	<b>854</b>	<b>50</b>	<b>804</b>

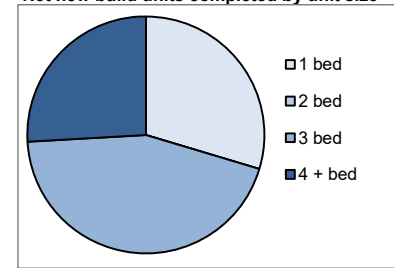


## Dwelling Mix

**Table 19 Net new build units completed by unit size and tenure**

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	3	0	12	7	0	22
	11%	0%	44%	26%	0%	81%
Intermediate	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
Affordable Rented	5	0	0	0	0	5
	19%	0%	0%	0%	0%	19%
Social Rented	0	0	0	0	0	0
	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>8</b>	<b>0</b>	<b>12</b>	<b>7</b>	<b>0</b>	<b>27</b>
	<b>30%</b>	<b>0%</b>	<b>44%</b>	<b>26%</b>	<b>0%</b>	<b>100%</b>

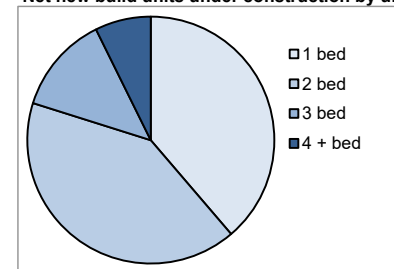
**Net new build units completed by unit size**



**Table 20 Net new build units under construction by unit size and tenure**

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	184	231	79	66	0	560
	20%	26%	9%	7%	0%	62%
Intermediate (&SO)	66	82	14	0	0	162
	7%	9%	2%	0%	0%	18%
Affordable Rented	-29	4	3	0	0	-22
	-3%	0%	0%	0%	0%	-2%
Social Rented	129	54	20	0	0	203
	14%	6%	2%	0%	0%	22%
<b>Total</b>	<b>350</b>	<b>371</b>	<b>116</b>	<b>66</b>	<b>0</b>	<b>903</b>
	<b>39%</b>	<b>41%</b>	<b>13%</b>	<b>7%</b>	<b>0%</b>	<b>100%</b>

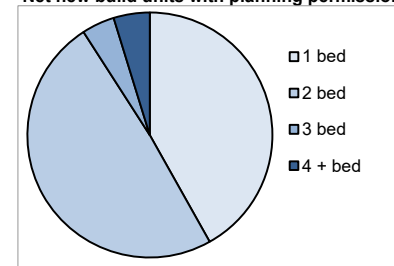
**Net new build units under construction by unit size**



**Table 21 Net new build units with planning permission by unit size and tenure**

	1 bed	2 bed	3 bed	4 + bed	Not Known	Total
Market	162	190	18	21	0	391
	32%	38%	4%	4%	0%	78%
Intermediate (&SO)	3	35	0	0	0	38
	1%	7%	0%	0%	0%	8%
Affordable Rented	36	21	1	0	0	58
	7%	4%	0%	0%	0%	12%
Social Rented	10	1	3	3	0	17
	2%	0%	1%	1%	0%	3%
<b>Total</b>	<b>211</b>	<b>247</b>	<b>22</b>	<b>24</b>	<b>0</b>	<b>504</b>
	<b>42%</b>	<b>49%</b>	<b>4%</b>	<b>5%</b>	<b>0%</b>	<b>100%</b>

**Net new build units with planning permission by unit size**



## Future Housing Supply

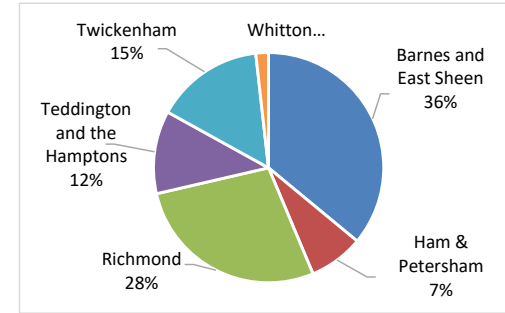
**Table 22 Housing Land Supply by ward (net gain) 2025/26 – 2034/35 (conventional supply)**

Housing Land Supply 2025/26 – 2034/35							
Ward	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites with approval	Proposal / Other known large sites	Total
Barnes	3	0	0	0	5	0	8
East Sheen	2	11	3	14	15	0	45
Fulwell & Hampton Hill	39	13	5	0	31	100	188
Ham, Petersham & Richmond Riverside	264	2	0	0	0	0	266
Hampton	2	3	7	2	3	0	17
Hampton North	1	1	0	1	0	0	3
Hampton Wick & South Teddington	17	21	8	71	1	0	118
Heathfield	5	2	2	2	1	0	12
Kew	92	1	-2	0	2	0	93
Mortlake & Barnes Common	15	1	0	2	2	1,175	1,195
North Richmond	20	463	76	2	2	250	813
South Richmond	13	22	13	11	4	0	63
South Twickenham	130	7	0	7	9	0	153
St. Margarets & North Twickenham	214	4	1	-2	7	0	224
Teddington	18	4	2	-1	17	40	80
Twickenham Riverside	46	48	5	16	13	20	148
West Twickenham	4	3	0	-5	3	0	5
Whitton	7	1	0	0	21	20	49
SHLAA Sites Trend	0	0	0	0	0	2,056	2,056
<b>Total</b>	<b>892</b>	<b>607</b>	<b>120</b>	<b>120</b>	<b>136</b>	<b>3,661</b>	<b>5,536</b>

**Table 23 Housing Land Supply by Local Plan Area (net gain) 2025/26 – 2034/35 (conventional supply)**

Housing Land Supply 2025/26 – 2034/35							
Local Plan Area	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites with approval	Proposal / Other known large sites	Total
Barnes and East Sheen	26	12	3	16	22	1,175	<b>1,254</b>
Ham & Petersham	264	2	0	0	0	0	<b>266</b>
Richmond	119	486	87	13	8	250	<b>963</b>
Teddington and the Hamptons	77	42	22	73	52	140	<b>406</b>
Twickenham	394	62	6	16	32	20	<b>530</b>
Whitton	12	3	2	2	22	20	<b>61</b>
SHLAA Sites Trend	0	0	0	0	0	2,056	<b>2,056</b>
<b>Total</b>	<b>892</b>	<b>607</b>	<b>120</b>	<b>120</b>	<b>136</b>	<b>3,661</b>	<b>5,536</b>

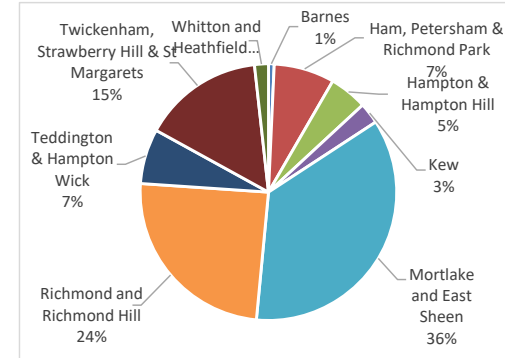
see emerging Local Plan Policy 10 for explanation of areas



**Table 24 Housing Land Supply by Local Plan Place Based Strategy Area (net gain) 2025/26 – 2034/35 (conventional supply)**

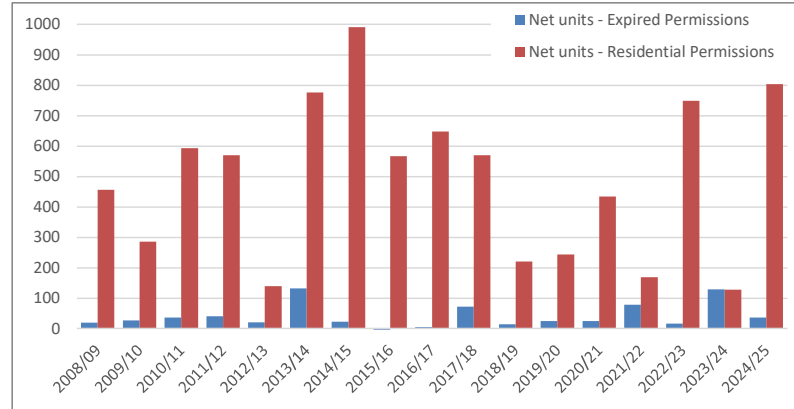
Housing Land Supply 2025/26 – 2034/35							
Place Based Strategy Area	New Build Sites Under Construction	New Build Sites with planning permission	Conversion Sites Under Construction	Conversion Sites with planning permission	Prior Approval Sites with approval	Proposal / Other known large sites	Total
Barnes	16	1	0	2	6	0	<b>25</b>
Ham, Petersham & Richmond Park	264	2	0	0	0	0	<b>266</b>
Hampton & Hampton Hill	3	14	11	3	34	100	<b>165</b>
Kew	92	1	-2	0	2	0	<b>93</b>
Mortlake and East Sheen	10	20	7	16	16	1,175	<b>1,244</b>
Richmond and Richmond Hill	27	476	85	11	6	250	<b>855</b>
Teddington & Hampton Wick	74	28	11	70	18	40	<b>241</b>
Twickenham, Strawberry Hill & St Margarets	394	62	6	16	32	20	<b>530</b>
Whitton and Heathfield	12	3	2	2	22	20	<b>61</b>
SHLAA Sites Trend	0	0	0	0	0	2,056	<b>2,056</b>
<b>Total</b>	<b>892</b>	<b>607</b>	<b>120</b>	<b>120</b>	<b>136</b>	<b>3,661</b>	<b>5,536</b>

see emerging Local Plan place-based strategies and Map 5.1 for areas



**Table 25 The number of dwellings with expired permissions between 2008/2009 to 2024/25 in comparison to the number of dwellings permitted**

Year	Net units - Expired Permissions	Net units - Residential Permissions
2008/09	20	457
2009/10	27	286
2010/11	36	593
2011/12	41	570
2012/13	21	140
2013/14	132	777
2014/15	23	991
2015/16	-4	567
2016/17	5	648
2017/18	72	570
2018/19	14	221
2019/20	25	244
2020/21	25	434
2021/22	78	169
2022/23	16	749
2023/24	129	128
<b>2024/25</b>	<b>36</b>	<b>804</b>
<b>Total</b>	<b>696</b>	<b>8348</b>



**Table 26 Average time from Decision to Completion (Years) by site size**

Year	Site size (gross number of dwellings)								
	1-4	5-9	10-14	15-19	20-29	30-39	40-49	50-100	100+
2005/06	1.4	1.7	2.3	3.8	2.7			1.8	3.2
2006/07	1.6	1.6	1.2		2	2.4			
2007/08	1.8	2.2	2.6	2.3		3			7.1
2008/09	1.6	2.2	3.7	1.6					
2009/10	1.7	2.1	1.2	5.3			2.6		7.1
2010/11	1.8	2.3							
2011/12	1.9	2.9	2.9		2.5			1.8	4.5
2012/13	2	3.7	4		4.6				
2013/14	1.9	1.7	3					3.8	
2014/15	1.8	2.2	1.2		4.3	1.4			
2015/16	1.9	3.3			2.3	2.2			
2016/17	2.2	3.3	3.7		2.3				3.2
2017/18	1.7	4.3					3	3.8	3.3
2018/19	2.2	2.3		2.7					
2019/20	2	2.4			3.7		2.1		5.9
2020/21	2.4	3.2			2.9				
2021/22	2.3	2	2.6		4.8				10
2022/23	2.5	2.3							
2023/24	2.5	2.6	2.3	1.4	5.5				
<b>2024/25</b>	<b>1.9</b>	<b>2.1</b>							
<b>Average</b>	<b>2.0</b>	<b>2.5</b>	<b>2.6</b>	<b>2.9</b>	<b>3.4</b>	<b>2.3</b>	<b>2.6</b>	<b>2.8</b>	<b>5.5</b>