

The modifications set out below apply to policies ST2 and H1 as set out in Islington's Revised UDP - Second Deposit Draft as modified in August 2001 and November/December 2001. The text as previously proposed is set down below. Text to be deleted is struck through, and text to be added is underlined.

POLICY ST2

~~The Council has adopted an interim housing target of at least 9000 dwellings permitted~~ will seek to increase the number of dwellings in Islington between 1997 and 2011 consistent with government guidance set out in RPG9. During the same period at least 3000 affordable dwellings should be provided. This represents a significant increase in provision ~~These are considered to be realistic if challenging figures, although it is recognised that the number of affordable units will be insufficient to meet projected needs.~~

In the past, the provision of additional housing in Islington has come from a variety of sources - redevelopment of existing housing, the development of vacant sites, conversion of houses into smaller flats, and changes of use to residential from other uses. The borough has experienced a boom in housing in recent years (mainly due to changes from other uses, such as offices) and for this reason we are likely to easily exceed the annual building rate required by the current government guidance, of 383 additional dwellings a year. In fact, over the last 15 years the Council has permitted around 635 dwellings per annum (Table 2.5). The Council wishes to contribute to meeting the needs for additional housing in London and hopes to improve on past building rates over the plan period.

However it is uncertain whether ~~it seems unlikely that~~ the recent high level of building activity will continue in the long term. This is because the potential supply is drying up - there are few, if any, large vacant sites now available for housing development, the conversion of homes to flats is now at very low levels, and the supply of unwanted office accommodation is also falling. ~~The interim target set out in policy ST2 above has been derived from averaging 1987-1998 rates of planning permissions, after excluding years with either exceptionally high or exceptionally low figures (technically known as the 'mid-quartile' average). The resultant building rate of 600 dwellings per year is significantly above the current government target, but is considered to be a realistic minimum figure. The government's regional planning guidance (RPG9) advises that in London provision should be made to accommodate on average an additional 23000 households annually up to 2006. When published, the Mayor's Spatial Development Strategy will set out appropriate figures for each borough consistent with this total. The Council is committed to reviewing the UDP when these figures are agreed.~~

Even if achieved the target for affordable housing (3000 units over 15 years) ~~is even more problematic, with the output of~~ will be insufficient to meet affordable housing likely to be ~~way below~~ requirements. (Overall housing need is estimated to be about 1000 units per annum, although some of this can be met from other sources, such as bringing empty property into use). There are a number of reasons for this projected shortfall in supply:

- the total amount of new housing will be insufficient (even if all new housing was affordable it would not meet affordable housing needs),

- government policy which prevents the Council from seeking the provision of affordable homes from private housing schemes of less than 15 dwellings (which comprises the majority of housing schemes in Islington) or from commercial and business developments.
- the Housing Corporation grant regime which makes it very difficult to provide affordable housing in expensive inner city areas like Islington.

Although the achievement of the plan's target will not meet overall needs, the provision of 3000 additional units over 15 years is significantly above current building rates. A higher priority towards the provision of affordable housing by all agencies (including more resources) will therefore be required over the 15 year period if this target is to be met. Islington Council is committed to increasing the amount of affordable housing in the borough, and will work with developers and social landlords in order to ensure that the targets in this plan are met, and if possible exceeded.

POLICY H1

4.1.1 H1

The Council has adopted an interim target to will seek to increase the number of dwellings permitted in Islington by at least 9000 units between 1997 and 2011 consistent with the guidance set out in RPG 9 that London should accommodate an additional 23000 households annually. To achieve this the Council will follow the other policies set out in this section and will monitor planning permissions and completions annually, to assess both the feasibility of the level of provision overall target and the overall effects on the environment. Policies will be kept under review in the light of this information.

4.1.3 ~~Targets for the provision of additional housing are set out in Strategic Guidance sets out minimum net additional dwelling completions.~~ The current guidance (1996) states that Islington should accommodate as a minimum an additional 5750 dwellings (net) in the period 1992 to 2006. This was based on a capacity study of land availability, and a continuation of past private new build and housing conversion rates. Due to the continued attraction of Islington as a place to live, including the popularity of 'loft conversions', the Council is well on target to achieve this figure. However the figure target is a minimum one, and Strategic Guidance requires the Council to investigate ways of providing further dwellings. It is also desirable to roll the ~~target~~ provision figure forward to cover the next five year period, up to 2011

4.1.3A. The government's household projections indicate a growth in the number of households in the UK of 3.8 million between 1996 and 2021. ~~The Council has assessed trends in supply and likely future housing capacity up to 2011 and has adopted an interim target to provide 9000 additional units by that date.~~ Whilst it is difficult (if not impossible) to translate the national figure for household growth to the level of individual local authorities, the London Research Centre has estimated that the number of households in Islington will increase by about 8500 in the period between 1997 and 2011. A target of 9000 dwellings is broadly consistent with the likely household growth in Islington over the same period, as estimated by the London Research Centre (See chapter 2). Studies of the capacity of the borough to accommodate this growth show

that it should be possible to exceed this figure without compromising the plan's housing or environmental policies.

4.1.3B. The policy set out above ~~target~~ is an interim one, and will require review when the Mayor's Spatial Development Strategy is published. Many different policies in the plan contribute towards the aim of achieving a sustainable and acceptable level of housing in the borough ~~meeting this target~~. In summary, additional housing can be found from:

- requiring a mix of uses, including new residential units, in large commercial developments (policies Imp4A and E3);
- allowing higher density new housing in appropriate locations and where the design is of a very good quality (policy H12);
- encouraging the use of vacant space above shops;
- reusing vacant buildings for new housing (policy Imp 12);
- converting suitable buildings in other uses for housing (policy E4);
- rehabilitating existing dwellings;
- converting large sized property to smaller flats (policy H5);
- identifying and promoting 'areas of opportunity' (policy Imp 11);
- monitoring the housing capacity study and update it as new opportunities arise.

Although the Council accepts that Islington must play its part in meeting national and regional housing provision ~~targets~~, this should not be at the expense of living conditions for both existing and new residents and the maintenance of an appropriate balance and mix of uses within the Borough. It remains a prime objective to ensure that new and rehabilitated housing is of a high quality, as well as being appropriate and affordable to those in housing need.

Reasons for the above modifications: To respond to the Direction made by the Government Office for London issued on 17th January 2002.

Islington Planning Service - April 2002