

Cumulative total of all site categories					Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					
Sites	Gross units	Demolitions	Net Units	Completions up to 31 st March 2017	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	
Planning Permission	2,836	13	2,823	93	0	461	553	550	466	288	238	174	0	0	0	0	0	0	0	
12 Estates	3,112	966	2,146	0	0	0	0	-217	0	-126	695	-296	356	94	896	365	379	0	0	
Rainham & Beam Park Sites	720	0	720	0	0	0	0	0	0	155	215	140	145	65	0	0	0	0	0	
Romford Sites	2998	85	2913	0	0	0	80	43	388	410	465	390	494	498	145	0	0	0	0	
Applications to be determined	2323	2	2321	0	0	0	203	374	618	321	224	267	157	157	0	0	0	0	0	
Pre-application sites	312	0	312	0	0	0	0	75	198	39	0	0	0	0	0	0	0	0	0	
Other sites	401	70	331	0	0	0	0	136	75	0	0	0	60	60	0	0	0	0	0	
Small Sites	2604	0	2604	0	0	186	186	186	186	186	186	186	186	186	186	186	186	186	186	
Vacant units returning to use	364	0	364	0	0	26	26	26	26	26	26	26	26	26	26	26	26	26	26	
	15,670	1,136	14,534	93	0	673	1,048	1,173	1,957	1299	2049	887	1424	1086	1253	577	591	212	212	
						4,851					6745					2845				

Planning permissions - Approved																													
Site	Application No.	Ward	Date Granted	Status	Gross units	Demolitions	Net Units	Affordable Housing (No. Units)	Completions up to 31 st March 2017	Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Sites identified by				
										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	GLA SHLAA 2013	GLA SHLAA 2017	Capacity Study	Document Reference	
Chaucer House and Hexagon House, Mercury Gardens, Romford	J0026/15	Romford Town	28-Oct-15	Started	115	0	115	0	0		115	0	0	0															
78-80 Straight Road, Romford	P1463.17	Brooklands	15-Mar-18	Not started	19	0	19	0	N/A				19																
143 North Street (rear of) Romford	P0096.15	Brooklands	N/A	Not Started	40	0	40	0	N/A				40																
1 Pinewood Poultry Farm, Pinewood Road, Havering-atte-Bower	P1753.16	Havering Park	26-Jan-18	Not Started	5	0	5	0	0				5																
Oldchurch Hospital (Swan)	P0975.10	Brooklands	28-Jul-11	Completed	63	0	63	?	0		63	0	0	0												✓			
Harold Wood Hospital Phase 2B	P0909/16	Harold Wood	26-Aug-16	Started	136	0	136	?			68	68															✓		
Harold Wood Hospital Phase 2A	P1131.15	Harold Wood	23-Oct-15	Started	109	0	109	?			55	54	0	0													✓		
Roneo Corner	P1918.11	Hylands	30-Mar-12	Started	141	0	141	?	93		0	48	0	0												✓	✓		
Angel Way Retail Park (Former Decathlon Site)	P2246.07P144 3.15	Romford Town	14-Dec-09	Started	350	0	350	?	0		0	0	100	100	100	50										✓	✓	✓	
Moreton Bay Industrial Estate, Southend Arterial Road	P0439.15	Squirrels Heath	13-May-16	Started	42	0	42	?	0			42		0	0	0	0	0	0										
69 Oldchurch Road	P1020.12	Brooklands	18-Mar-15	Not started	36	0	36	?	0		0	36	0	0	0	0	0	0	0										
Former Somerfield Depot (90 New Road)	N0026.17	South hornchurch	29/06/2017	Started	497	0	497	?	0		0	0	100	100	100	100	97	0	0										
St Georges Hospital	P0321.15	Hacton	13-Jul-17	Not Started	290	0	290	?	0		0	0	150	140	0	0	0	0	0										
Dover's Corner	P0922.15	South hornchurch	16-Oct-17	Not started	394	0	394	?	0		0	50	80	88	88	88	0	0	0							✓	✓		
Old Windmill Hall Site, St Marys Lane	P1220.14	Upminster	02-Apr-15	Not started	22	0	22	0	0		0	22	0	0	0	0	0	0	0										
1 Kilmartin Way	P1210.15	Elm Park	25-Nov-16	Started	18	0	18	18				18	0	0	0	0	0	0	0										
Briar Road Shop Site	P0382.15	Heaton	08-Apr-16	Started	46	11	35	23	0			35	0	0	0	0	0	0	0										
St Edwards Court, London Road, Romford	J0012.16	Romford Town	11-Nov-16	Unknown	97	0	97	0	0		97	0	0	0	0	0	0	0	0										
Neopost House, South Street, Romford	J0027.17	Romford Town	16-Jan-18	Unknown	112	0	112	0	0		0	56	56	0	0	0	0	0	0										
Pinewoods Public House	P1241.15	Havering Park	17-Oct-16	Started	32	0	32	0	0		32	0	0	0	0	0	0	0	0										
Lexington Way Garage Block (1-12 Clayfied Close)	P1419.15	Cranham	08-Apr-16	Started	12	0	12	12	0		12		0	0	0	0	0	0	0										
13 Burntwood Avenue	P0809.14	Emerson Park	19-Aug-15	Not started	4	0	4	0	0		4																		
16 & 18 Prospect Road	P0972.14	Emerson Park	11-Jan-16	Not started	9	2	7	0	0			7																	
Land North of No 8 Jackson Close	P1054.13	Squirrels Heath	01-Mar-16	Started	6	0	6	0	0		6																		
St. Edwards Court, Romford	P0569.17	Romford Town	01-Dec-17	Not started	9	0	9	0	0		9																		
6 Holgate Court, Western Road, Romford	J0018.17	Romford Town	19-Sep-17	Not started	14	0	14	0	0			14																	
Rainham Wall engineering, New Road	P0923.16	Rainham and Wennington	09-Feb-17	Not started	46	0	46	0	0			46																	
Newstead House, Troopers Drive	P1513.16	Gooshays	05-Dec-17	Not started	28	0	28	0	0			28																	

Planning permissions - Approved																												
Site	Application No.	Ward	Date Granted	Status	Gross units	Demolitions	Net Units	Affordable Housing (No. Units)	Completions up to 31 st March 2017	Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Sites identified by			
										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	GLA SHLAA 2013	GLA SHLAA 2017	Capacity Study	Document Reference
Excel House, Hornchurch	J0016.17	St Andrews	01-Aug-17	Not started	13	0	13	0	0			13																
Land to the rear of Kent House	P2031.16	Mawneys	07-Dec-17	Unknown	16	0	16	16	0			16																
NR11 (21 New Road)	P0782.17	South hornchurch	01-Nov-17		24		24	8						24														Rainham Beam Park Planning Framework 2016 Site Specific Allocations Development Plan Document 2008 Cabinet Report 13th December 2017- Joint Venture Cabinet Report 27th January 2018 Regeneration Programme Master Plan Rainham Beam Park Planning Framework 2016 Site Specific Allocations Development Plan Document 2008 Cabinet Report 13th December 2017- Joint Venture Cabinet Report 27th January 2018 Regeneration Programme
NR2/3 (195-205 New Road)	P1058.17	South Hornchurch	31-Oct-17	Not started	77	0	77	27	N/A							77												Master Plan Rainham Beam Park Planning Framework 2016 Site Specific Allocations Development Plan Document 2008 Cabinet Report 13th December 2017- Joint Venture Cabinet Report 27th January 2018 Regeneration Programme
NR06b (149-153 New Road)	P0726.17	South Hornchurch	12-Oct-17	Not started	14	0	14	17	0					14														Master Plan Rainham Beam Park Planning Framework 2016 Site Specific Allocations Development Plan Document 2008 Cabinet Report 13th December 2017- Joint Venture Cabinet Report 27th January 2018 Regeneration Programme
					2836	13	2823	121	93	0	461	553	550	466	288	238	174	0	0	0	0	0	0					Master Plan

Rainham and Beam Park Sites																											
Site	Application No.	Ward	Status	Gross units	Demolitions	Net Units	Affordable Housing (No. Units)	Completions up to 31 st March 2017	Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Sites identified by			
									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	GLA SHLAA 2013	GLA SHLAA 2017	Capacity Study	Document Source
Mudlands	N/A	South Hornchurch	Rainham and Beam Park Sites	310	0	310		N/A						75	75	80	80								✓		
Suttons	N/A	South Hornchurch	Rainham and Beam Park Sites	160	0	160		N/A						80	80										✓		
Rainham Steel	N/A	South Hornchurch	Rainham and Beam Park Sites	250	0	250									60	60	65	65							✓		
				720	0	720		0	0	0	0	0	0	155	215	140	145	65	0	0	0	0	0				
									0	0	0	0	0	155	215	140	145	65	0	0	0	0	0				

Romford Sites																											
Site	Ward	Date Granted	Gross units	Demolitions	Net Units	Affordable Housing (No. Units)	Completions up to 31 st March 2017	Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Sites identified by				
								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	GLA SHLAA 2013	GLA SHLAA 2017	Capacity Study	Document Source	
Como Street Car Park	Brooklands	N/A	160	0	160	?	N/A			80	80												✓	✓	✓	Romford Town Centre Development Framework Site Allocation in the LDF (ROMSSA3)	
Romford Gas Works	Brooklands	N/A	450	0	450	?	N/A							100	100	100	100	50							✓	✓	Capacity Assessment Update (2018) (Tibbalds)
Station Gateway and Interchange (Station Qtr South)	Romford Town	N/A	670	0	670	?	N/A						115	115	115	115	115	95						✓	✓	Romford Town Centre Development Framework	
Bridge Close Estate	Romford Town	N/A	1070	37	1033	374	N/A				-37	192	175	175	175	175	178							✓	✓	✓	Romford Town Centre Development Framework Cabinet Report - 15th June 2016 (Vision and Way Forward) Cabinet Report - 15th November 2017 (Business Plan & Joint Venture Partnership Agreement)
37-59 High street	Romford Town	N/A	88	18	70	?	N/A								35	35								✓	✓	✓	Romford Town Centre Development Framework
Angel Way Car Park and High Street	Romford Town	N/A	300	30	270	?	N/A					75	120	75										✓	✓	✓	Romford Town Centre Development Framework
117 North Street, Romford (Matalan)	Brooklands	N/A	139	0	139	?	N/A								69	70									✓	✓	
Land at the Junction of Crow Lane / Sandgate Close	Brooklands	N/A	121	0	121	?	N/A					121													✓		
			2998	85	2913	374	0	0	0	80	43	388	410	465	390	494	498	145	0	0	0	0					
										511					2257						145						

Planning applications to be determined																														
Site	Application No.	Ward	Decision due date	Status	Gross units	Demolitions	Net Units	Affordable Housing (No. Units)	Completions up to 31 st March 2017	Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Sites identified by					
										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	GLA SHLAA	GLA SHLAA	Capacity Study	Document Source		
Hexagon House	P0071.16	Romford Town	28-Feb-18	Awaiting decision	20	0	20	0	N/A				20																	Planning Application
The Pompadours, Edenhall, Romfo	P1859.17	Goodshays	30-May-18	Awaiting decision	21	0	21	0	N/A			5	16																	Planning Application
Land at Rom Valley Way	P1389.17	Romford Town	22-Feb-18	Not started	620	0	620	101	N/A			100	130	130	130	130											✓			Planning Application
Neopost House, South Street, Romford	P1822.17	Romford Town	18-Apr-18	Awaiting decision	8	0	8	0	N/A			4	4																	Planning Application
213 North Street, Romford	P0915.17	Romford Town	30-Apr-18	Awaiting decision	31	0	31	0	N/A				31																	Planning Application
23-55 North Street, Romford	P1292.15	Romford Town	N/A	Awaiting decision	100	0	100	0	N/A				50	50																Planning Application
75 NORTH STREET, Hornchurch	P0960.16	St Andrews	27-Apr-18	Awaiting decision	44	0	44	0	N/A				44																	Planning Application
Former Rainham Library offices at 21 Broadway and land to the rear of 29 Broadway	P1701.17	Rainham and wennington	N/A	Awaiting decision	57	0	57	0	N/A					57													✓			Planning Application
Priory Road	P1836.17	Gooshays	N/A	Awaiting decision	5	0	5	0	N/A				5																	Planning Application
A1306 Sites Total																														
NR10 (35-43 New Road)	P1241.17	South Hornchurch	N/A	Awaiting decision	62	2	60	22	N/A					60												✓	✓			Rainham Beam Park Planning Framework 2016 Site Specific Allocations Development Plan Document 2008 Cabinet Report 13th December 2017- Joint Venture Cabinet Report 27th January 2018 Regeneration Programme Master Plan
NR09 (49-87 New Road)	P0947.17	South Hornchurch	N/A	Awaiting decision	207	0	207	79	N/A					207												✓	✓			Rainham Beam Park Planning Framework 2016 Site Specific Allocations Development Plan Document 2008 Cabinet Report 13th December 2017- Joint Venture Cabinet Report 27th January 2018 Regeneration Programme Master Plan

Planning applications to be determined																													
Site	Application No.	Ward	Decision due date	Status	Gross units	Demolitions	Net Units	Affordable Housing (No. Units)	Completions up to 31 st March 2017	Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Sites identified by				
										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	GLA SHLAA	GLA SHLAA	Capacity Study	Document Source	
RW4B (148-192 New Road)	P1604.17	South Hornchurch	N/A	Awaiting decision	187	0	187	100	N/A							63	63	61									✓	✓	Rainham Beam Park Planning Framework 2016 Site Specific Allocations Development Plan Document 2008 Cabinet Report 13th December 2017- Joint Venture Cabinet Report 27th January 2018 Regeneration Programme Master Plan
Beam Park	P1242.17	South Hornchurch	N/A	Awaiting decision	754	0	754	425	N/A		94	94	94	94	94	94	94	96								✓	✓	✓	Rainham Beam Park Planning Framework 2016 Site Specific Allocations Development Plan Document 2008 Cabinet Report 13th December 2017- Joint Venture Cabinet Report 27th January 2018 Regeneration Programme Master Plan
					2323	2	2321	788	0	0	0	203	374	618	321	224	267	157	157	0	0	0	0	0					
										1195					1126					0									

Other sites																										
Site	Ward	Gross units	Demolitions	Net Units	Affordable Housing	Completions up to 31 st March 2017	Expected Completions (First 5 Years)					Expected Completions (5-10 Years)					Expected Completions (10-15 Years)					Sites identified by				
							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	GLA SHLAA 2013	GLA SHLAA 2017	Capacity Study	Document Source	
Quarles Campus	Gooshays	138	0	138	?	N/A				69	69													✓	Capacity Assessment Update (2018) (Tibbalds)	
Station Parade and Tadworth Parade	Hacton/ St Andrews	190	70	120	?	N/A							60	60									✓	✓	✓	Capacity Assessment Update (2018) (Tibbalds)
Victoria Hospital, Romford	Romford Town	52	0	52	?	N/A				46	6													✓	Capacity Assessment Update (2018) (Tibbalds)	
Harold Hill Library	Gooshays	21	0	21	58	N/A				21														✓	Forms part of a planning permission P1276.12 Bridgwater Road, Darlington Gardens & Northallerton Way Redevelopment of the part-vacant 'Hilldene North' site to provide 100 residential units (58% affordable housing) with ancillary car parking and associated landscaping.	
		401	70	331	58	0	0	0	0	136	75	0	0	0	60	60	0	0	0	0	0					
							211					120					0									