

Annex 1: Housing Trajectory and Five Year Land Supply

Five Year Land Supply

Table 1 Summary of previous completions and future supply

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
Housing Target	700	700	700	700	700	1,801	1,801	1,801	1,801	1,801	1,285	1,285	1,285	1,285	1,285
Large Sites	607	277	465	519	512	624	1,032	577	1,238	1,016	1,823	1,880	1,200	1,565	790
Small Sites									180	180	180	180	180	180	180
Totals	-93	-423	-235	-181	-188	-1177	-769	-1224	-383	-605	718	775	95	460	-315

Table 2 Five year land supply calculation

Five year Land Supply	
Housing Target 2024/25 - 2028/29	7,475
Previous Shortfall (2016/17- 2023/24)	4,290
Five year target + previous shortfall	11,765
Five year target +shortfall with 20% Buffer	14,118
Annualised target with 20% Buffer	2823
Identified housing supply 2024/25 -2028/29	8,057
Housing supply as a percentage (Identified supply divided by annualised target with 20% buffer)	2.9%

Housing Trajectory

Table 3 – Housing trajectory

Site	Application No.	Gross units	Demos	Net Units	Actual Completions (First 5 Years of Local Plan)					Actual/Expected Completions (5 10 Years)					Expected Completions NET (10 15 Years)									
					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
Maygreen Crescent (12 Estates scheme)	N/A	295	111	184													39	145						
Royal Jubilee Court (12 Estates scheme)	N/A	152	79	73													30	43						
Dell Court (12 Estates scheme)	N/A	80	29	51											-29		80							
Delderfield House (12 Estates scheme)	N/A	22	14	8											-14	22	0	0	0					
Farnham and Hildene, Harold Hill (12 Estates scheme)	N/A	624	145	479													102	63		83	231			
Brunswick Court (12 Estates Scheme)	N/A	54	47	7										-47	54		0	0	0	0				
Chippenham Road (12 Estates Scheme)	N/A	182	32	150									-32				182							

Angel Way Retail Park	P2246.07 and P1443.15 (withdrawn) also subject to pre-app	350	0	350											100	100	150							
Enterprise House	J0003.18 and P0046.18	17	0	17									17											
29-33 Victoria Road, Romford	P0716.17	35	0	35									35											
7 Eastern Road	J0020.17	12	0	12									12											
Land at Rom Valley Way	P0615.21	972	0	972										325	325	322								
Phoenix House, 102-106 South Street	J0006.18	10	0	10									10											
16-22 Western Road, Romford	J0011.20	92	0	92									92											
203-221 North Street, Romford	P1181.19	66	4	62									62											
Former Car Park, London Road, Romford, RM7 9DU	P1609.19	88	0	88									88											
23-55 North Street, Romford	P1292.15	98	0	98									98											
Brooklands House and Detection House	P2075.17 and PE/01645/2015	67	0	67									67											
6 Eastern Avenue	P1833.18	21	0	21									21											
Waterloo(and Queen Street)	P0761.20	1651	271	1380													109	534		368		369		
Old Church Gardens	NA	306	86	220													-86		156	150				

[illegible]

[illegible]

307-309 South Street/Jewsons Lyon Road, Romford	P0109.20	47	0	47										47									
Victoria Hospital	NA	52	0	52												52							
Station Approach, Upminster	PE/01049/2016	100	0	100												50	50						
6-14 High Street, Romford	P2190.21	68	0	68										68									
Seedbed Centre	P2072.22	840	0	840										280	280	280							
28-36 Eastern Road	J0009.16	52	0	52										52									
Quarles Campus	P0883.20	120	0	120										22	98								
New City college, Ardleigh Green Campus Land off Nelmes Way	P0755.21	87	0	87										87									
Hall Lane Miniature Golf Course, Hall Lane Upminster	P1112.22	37	0	37									37										
66- 68 South Street, Romford	P0233.21	19	0	19										19									
Harold Hill Library, Hildene Avenue, Romford	P0461.22	74	40	34								-40	74										
Dorrington Gardens	P1463.24	34	0	34											34								
Former Long Term Conditions Centre, Copse Avenue Romford	P1279.23	96	0	96										50	46								

23-25 Victoria Road, Romford RM1 2JT	P1789.21													37										
													1,238	1,016	1,823	1,880	1,200	1,565	790	588	948	395	369	120

**non self contained units*