MONITORING REPORT

1 April 2018 – 31 March 2019

April 2019

CONTENTS

EXECUTIVE SUMMARY

This is the fourteenth publication of the Annual Monitoring Report for Tower Hamlets and reports the period from 1 April 2018 to 31 March 2019. The Annual Monitoring Report provides a means of assessing the Local Plan and is a key tool for identifying policies which are performing effectively, as well as those that are not and need to be reviewed.

Key outcomes reflected in this report include:

Strengthening Neighbourhood Wellbeing

- Against the annual target of 3,931 homes to be completed, 931 net new homes were completed in the monitoring year, and 35.058 homes permitted.
- Received £6.2million of New Homes Bonus, almost £2million more than the second-placed authority
- 18% of homes delivered (by habitable room) were affordable

Refocusing on our town centres

- Net gain of 15,507m2 of town centre uses, and net gain of 44,809m2 approved
- All but one town centre below the national average vacancy rate
- Retail uses make up over 50% of uses in many town and district centres, but a high concentration of fast-food uses remains a challenge

Delivering successful employment hubs

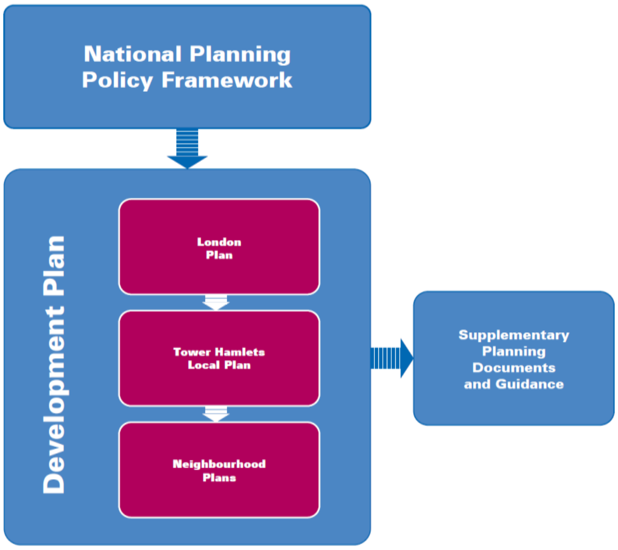
- Net increase of 6,189m2 of office (B1(a)) floorspace across the borough
- Net gain of 3,182m2 of industrial floorspace across the borough

Creating a blue and green grid

- Ten parks and open spaces achieved Green Flag awards
- No loss of open space in the borough

Enabling prosperous communities

- £24 million received through Section 106 agreements during the monitoring period
- £7 million collected through the Community Infrastructure Levy, with another £7 million in demand notices issued.
- Additional primary school places secondary schools and sixth forms and new healthcare facilities are in the process of being delivered to facilitate new sustainable growth
- A wide range of public realm and transport improvements being undertaken



The Development Plan is guided by the National Planning Policy Framework (NPPF) that sets out strategic policies for development and growth within England.

The Development Plan for Tower Hamlets is comprised of the London Plan (produced by the Mayor of London), the Local Plan and any Neighbourhood Plans that are adopted.

The Local Plan guides and manages development in the borough. The current adopted Local Plan comprises the Core Strategy (2010) and the Managing Development Document (MDD) (2013). A new Local Plan is expected to be adopted in 2020.

Neighbourhood Planning enables communities to guide development in their local area through establishing Neighbourhood Forums to prepare Neighbourhood Plans and/or Neighbourhood Development Orders. There are currently six Neighbourhood Forums designated in the borough, but none have yet adopted Neighbourhood Plans.

Supplementary Planning Documents (SPDs) and other guidance provides further detail to policies in the Local Plan. There are adopted SPDs relating to the Whitechapel Vision (2013), South Quay (2015), Planning Obligations (2016), and Development Viability (2017). There are also a number of Supplementary Planning Guidance (SPG) documents adopted in relation to the London Plan.

The Annual Monitoring Report

Monitoring is a key component of an effective planning system. Under the plan-monitor-manage approach, monitoring plays a crucial role in evaluating policy performance, understanding policy implications, and formulating robust policies.

The Annual Monitoring Report provides a means of assessing the Local Plan. The Monitoring Report is the primary tool for identifying policies which are performing effectively, as well as those that are not and need to be reviewed.

The Annual Monitoring Report also reviews the progress of the Local Development Scheme (LDS), Neighbourhood Plans, Community Infrastructure Levy (CIL) and Duty to Cooperate.

This is the fifteenth publication of the Annual Monitoring Report and covers the period from 1 April 2018 to 31 March 2019. The information presented in this report relates to this period, unless otherwise stated.

The Indicators

Policies are assessed using a series of indicators covering a wide range of spatial planning matters. These indicators are taken from the Council's Local Plan (Table 6 in the Managing Development Document).

Structure of the Monitoring Report

Borough Context: This section sets out the key characteristics, challenges and opportunities affecting Tower Hamlets. A number of contextual indicators are used to describe the wider social, environmental, and economic background against which to consider the effects of policies.

Section 1: 'Planning Applications in Tower Hamlets' provides an analysis of planning applications received by the Council, as well as a breakdown of appeal decisions.

Section 2: 'Progress against the Local Plan' presents data on indicators to assess performance and policy implications.

The section is structured to reflect the spatial themes of the Core Strategy. These are:

- *Refocusing on our Town Centres:* Relates to town centre activity, shopping, and retail uses.

- *Strengthening Neighbourhood Wellbeing:* Relates to housing, open space, flood management and dealing with waste.

- *Enabling Prosperous Communities:* Relates to the delivery of jobs and employment spaces, as well as the provision of community and social facilities.

- *Designing a High-Quality City:* Relates to building and design quality, incorporating safe, secure, and sustainable environments with heritage and conservation.

Section 3: 'Delivering Placemaking' details the progress made on the delivery and implementation of Tower Hamlets Masterplans and areas of significant change in the borough.

Section 4: 'Progress on the Local Development Scheme' reports on the progress and status of Development Plan Documents.

Section 5: 'Consultation and Engagement' reviews the Statement of Community Involvement (SCI) and how the Council has consulted with the community in the preparation of Development Plan Documents (DPDs) and other planning documents. This section also identifies the mechanisms in place to demonstrate how the Council has met its 'Duty to Cooperate'.

Section 6: 'Neighbourhood Development Plans' reports on the work undertaken on Neighbourhood Planning by the Council and community groups.

Section 7: 'Infrastructure Delivery' reports on the negotiated financial 'Section 106' contributions enabled by the adopted Planning Obligations SPD. This section also reports on the Community Infrastructure Levy (CIL).

BOROUGH CONTEXT

Our growing population
Tower Hamlets has the fastest growing population of any local authority in the country, with the population more than doubling since 1986. In June 2019, the population of the borough was 324,745, an increase of 7,040 from the previous year. The population of the borough is projected to reach 370,700 by 2028, and 400,000 by 2041[1].

Population growth, large scale housing development and migration are intertwined in the borough. Tower Hamlets has the highest housing target in the adopted London Plan with an annual target of 3,931 homes – over 1,000 more than the next highest borough target. In the new London Plan, this annual target has dropped slightly to 3,473 – but is still the highest target in London.

In terms of population turnover, Tower Hamlets ranks 11th out of 391 local authority areas in the UK. It is the second most densely populated local authority area in the country with 16, 237 persons per km2.

The largest driver for population growth for Tower Hamlets has been international migration, contributing more than half the borough's population (ONS mid-year estimates 2018). Italian nationals make up one in five of the borough's economic migrants. The borough has the highest number of Italian registrants in the country (NINO 2017/18).

GLA has projected the borough's population trend will continue, rising to 372,766 in 2030. With the highest % increase amongst the pension age (65 and above) from 2019-2030 (41% increase), followed by the young adults (19-24) with an increase of 18% in the same period.

Demographics
Household size and composition
In line with the borough population, the number of households in the borough has been rising quickly. The number of households in Tower Hamlets rose from 78,525 in the 2001 census to 101,247 in the 2011 census – growing faster than any other local authority in the country. However, the borough's average household size remained consistent in both censuses, at 2.47 people per household[2].

More recent projections from the GLA estimate that the average household size has fallen since the census and will continue to fall as the number of households grows faster than the number of residents. In 2018, it was estimated that there are around 132,100 households in the borough with an average household size of 2.37.[3] By 2028 the number of households is projected to increase 160,100, with the average household size falling to 2.20.,

[1] Tower Hamlets, Borough Profile 2020 – Population (https://www.towerhamlets.gov.uk/lgnl/community_and_living/borough_statistics/Borough_profile.aspx
[2] Ibid.
[3] GLA. 2016-based Central Trend Household Projection (https://data.london.gov.uk/demography/)

Tower Hamlets has relatively complex household composition compared to other local authorities. One in five households (20%) in the borough are made up of more than one family, which is higher than the London average (14%) and the second highest proportion in the country after Newham. Tower Hamlets also has a higher proportion of single person households than London (35% vs. 32%) and a smaller proportion of single-family households with children (28% vs. 36%). Figure 2 shows the household composition of the population in Tower Hamlets compared with London.

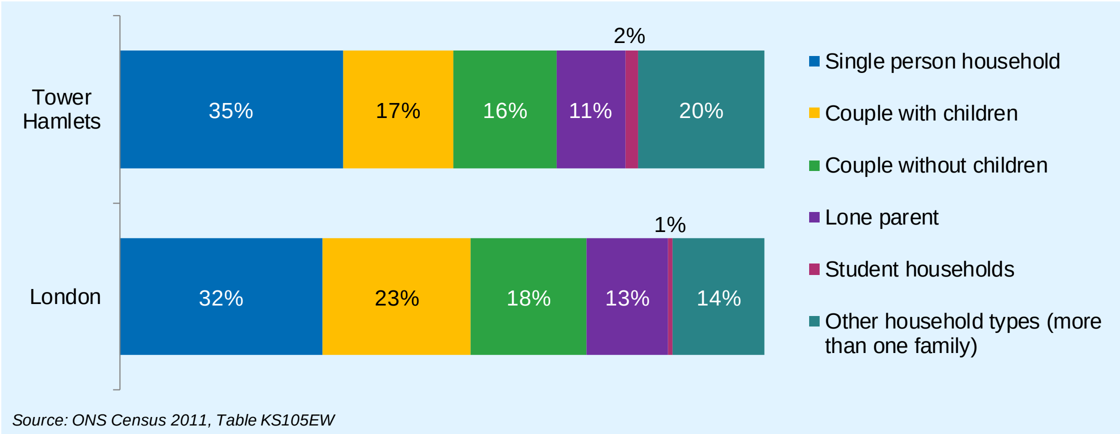


Figure 1: Household composition, Tower Hamlets and London (2011)

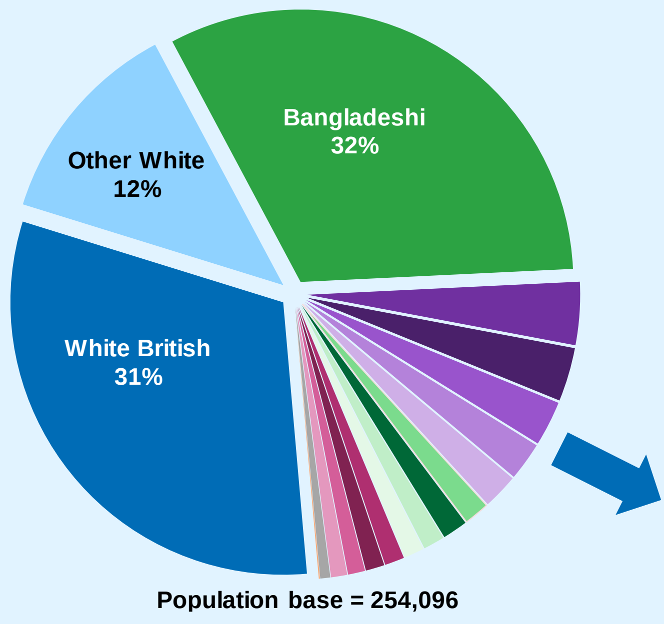
Age

Tower Hamlets has a relatively young population, with a median age of 31 years, 4.1 years younger than the London average, and 9.1 years younger than the entire country. Almost half of borough residents (46%) are aged 20-39, compared to 33% across London as a whole. Conversely, the borough has a low proportion of residents aged over 60, at 6%, compared to 12% in London and 18% nationally.

Ethnicity

Tower Hamlets is also home to one of the most diverse populations in the country. More than two-thirds (69%) of the borough's population belong to a minority ethnic groups, while just under one third (31%) are white British. The borough's Bangladeshi population make up 32% of residents, making it the largest Bangladeshi population in the country and the largest single ethnic group in the borough. Figure 3 provides a full breakdown of the borough's ethnic profile[4].

[4] Tower Hamlets, Borough Profile 2020 – Population https://www.towerhamlets.gov.uk/lgnl/community_and_living/borough_statistics/Borough_profile.aspx (



Broad ethnic group (% population)	
White ethnic groups	45
All BME Groups	55
- Mixed ethnic groups	4
- Asian/Asian British	41
- Black/Black British groups	7
- Any other ethnic group	2

Smaller ethnic groups (<5 per cent)	% population
Black African	3.7
Chinese	3.2
Indian	2.7
Other Asian	2.3
Black Caribbean	2.1
White Irish	1.5
Other Black group	1.5
Any other ethnic group	1.3
Mixed groups:Other	1.2
Mixed: White & Asian	1.2
Mixed: White & Black Caribbean	1.1
Arab	1.0
Pakistani	1.0
Mixed: White & Black African	0.6
Gypsy or Irish Traveller	0.1

Source: ONS, 2011 Census, Table KS201EW

Figure 2: Population by ethnic group, Tower Hamlets (2011)

Country of birth

At the time of the 2011 Census, 43% of the borough's residents were born outside the UK, up from 35% in 2001. The migrant population includes older residents who migrated to London decades ago alongside more recent arrivals.

Residents born in Bangladesh are, by far, the largest single migrant group in Tower Hamlets, representing 15% of the borough population and over one third of the total migrant population. The Census identified a further 20 migrant groups with significant populations of more than 1,000 residents, the largest of which were from India, China, Italy, France, Somalia, Ireland, Poland, Australia, and Germany[5].

Housing

Property type

Housing provision in Tower Hamlets is characterised by flats and high-rise buildings. At the time of the Census in 2011, there were 106,136 'household spaces' in the borough and 86% of these were flats, maisonettes or apartments. This is considerably higher than the proportion in London (52%) and nearly four times the proportion in England (22%)[6]. The annual NLA Tall Buildings Survey for 2019 (using data for 2018), found that Tower Hamlets had 83 tall buildings in the development pipeline, the highest amount in London[7].

[5] Ibid.

[6] ONS Census 2011, Table KS401EW (https://www.nomisweb.co.uk/census/2011/ks401ew). Note: A 'household space' is defined as the accommodation used or available for use by an individual household. This differs slightly from 'dwellings'. There were 105,379 dwellings in 2011.

[7] New London Architecture, London Tall Buildings Survey 2019 (https://nla.london/insights/london-tall-buildings-survey-2019.)

Tenure

Tower Hamlets has a relatively high proportion of households living in both social and private rented accommodation, and a relatively low proportion of owner-occupier households. In 2018, 32% of households in the borough lived in local authority or housing association properties – the second highest amount in the capital and considerably higher than the London average (22%). More than one in three households in Tower Hamlets lived in the private rented sector (36%), the third highest of the London boroughs and higher than the London average (25%). Conversely, owner-occupied households in the borough make up only 32%, which is less than half the London average (52%)[8]. These figures are reflected in Figure 4.

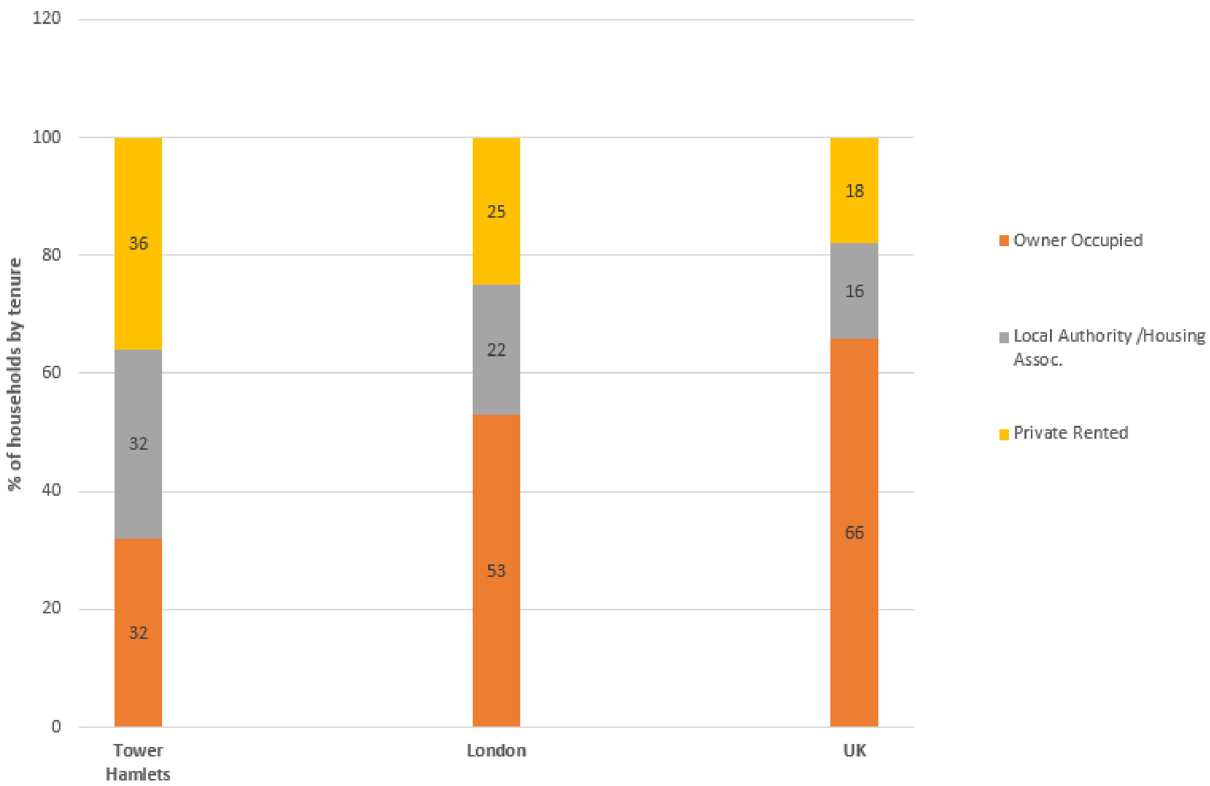


Figure 4. Households by tenure, Tower Hamlets, London, and the UK (GLA, 2018)

Property prices

Median house prices in Tower Hamlets are more than double the national level and slightly higher than London as a whole. In September 2019, the median house price in Tower Hamlets was £481,000, 11.2 times the average household income in the borough. For comparison, the median house price in London in 2019 was £470,000 (13.24 times household earnings), and in England £242,000 (7.91 times household

[8] GLA, Tenure of Households by Borough, 2018 (https://data.london.gov.uk/dataset/housing-tenure-borough)

earnings)[9]. House prices in the borough rose by 1.1% over the last year, more so than in London (0.5%) and England (0.9%)[10].

Market rents in Tower Hamlets are on par with the Inner London average for one- and two-bedroom properties, but lower than the Inner London average for larger properties However, rents in Tower Hamlets are higher than the Greater London average for all property sizes.

In 2017/18, the average monthly rent for a one-bedroom property was £1,478, compared with £1,294 in Greater London and £1,474 in Inner London[11]. For the average Tower Hamlets resident in full-time work, this rent would account for 48% of their gross monthly earnings in 2015, and 45% for full-time workers in London.[12]

Demand for housing

In September 2019 there were 19,826 households on the Tower Hamlets housing register, and although numbers have declined year-on-year since 2008, Tower Hamlets still has the third longest waiting list in London and the eighth longest nationally. BME households make up 78 percent of households on the housing register which includes 60 percent on the housing register record as Asian, predominantly of Bangladeshi heritage. In March 2019 there are 2,529 Tower Hamlets households living in temporary accommodation, of which half,1,260 are in accommodation outside the borough[13].

The economy

Tower Hamlets is home to one of the most dynamic and fastest growing economies in the country. In 2015, the economic output of Tower Hamlets was £29 billion. This was the third highest economic output of any local authority in the UK, next to Westminster and the City of London, and made up 2% of the output for the entire country. Our high economic output reflects the significant role that Canary Wharf and the City Fringe play in both the UK and global economies. Over half of our economic output in 2015 came from financial and insurance activities[14].

Local businesses

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[9] ONS, House price to residence-based earnings ratio (https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian)

[10] Tower Hamlets, Borough Profile 2020 – Housing (https://www.towerhamlets.gov.uk/lgnl/community_and_living/borough_statistics/Borough_profile.aspx

[11] Valuation Office Agency, Private rental market summary statistics – April 2017 to March 2018 (https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2017-to-march-2018)

[12] ONS, Annual Survey of Hours and Earnings – Resident Analysis (https://www.nomisweb.co.uk/datasets/asher). The median gross monthly earnings in 2018 were £3,064.53 in Tower Hamlets, and £2,857.40 in London.

[13] Tower Hamlets, Borough Profile 2020 – Housing (https://www.towerhamlets.gov.uk/lgnl/community_and_living/borough_statistics/Borough_profile.aspx

[14] Tower Hamlets, Borough Profile 2020 – Economy (https://www.towerhamlets.gov.uk/lgnl/community_and_living/borough_statistics/Borough_profile.aspx

While the economic profile of Tower Hamlets is dominated by the large financial institutions in Canary Wharf, the borough has a wide range of local businesses. In March 2017, there were about 17,355 enterprises in the borough and the vast majority of these (98%) were micro or small businesses that employed fewer than 50 people.

Employment

In 2018, there were an estimated 298,000 employee jobs in Tower Hamlets which is higher than the number of working age residents. Considering other types of employment as well (e.g. self-employment), the borough has a job density of 1.35 jobs for every working age resident – well above average in London (0.98) and England (0.84).[15]

Future projections expect the borough to gain an additional 110,000 jobs between 2016 and 2026. This is by far the biggest increase projected in London and accounts for more than one in five jobs expected to be added to the London economy over the next decade.[16]

While the large financial institutions in Canary Wharf only make up a small proportion of businesses in Tower Hamlets, they do account for a considerable proportion of the borough's employment. 44% of the borough's jobs are concentrated in two small areas in Canary Wharf which make up just 4% of the borough's land area (see Figure 6). In addition, the finance and insurance sector are also the largest employment sector, accounting for around one in four borough jobs (26%), followed by the 'professional, scientific and technical sector' which accounts for 15% of jobs.[17]

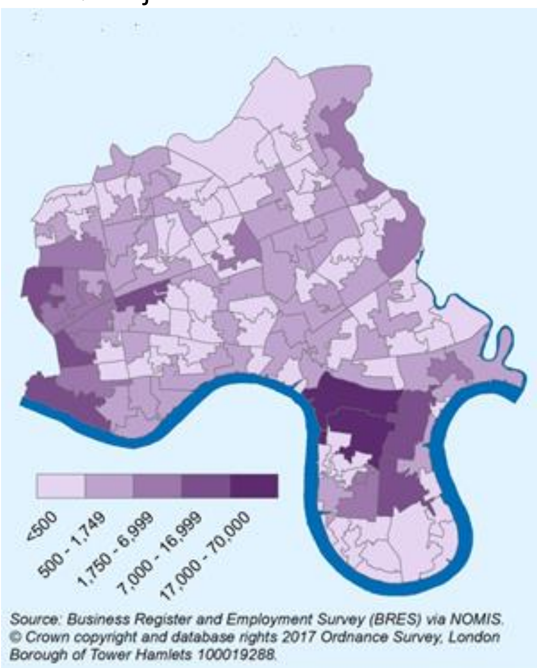

Figure 3: Employee jobs by LSOA, Tower Hamlets (2016)

[15] Ibid.
[16] Ibid.
[17] Ibid.

The local labour market

The borough's employment rate has risen considerably over the last decade, from 56% during 2005-08 up to 68% in 2014-17. The rate in Tower Hamlets grew faster than that in London and Great Britain, narrowing the employment gap considerably from 17 to 6 percentage points[18].

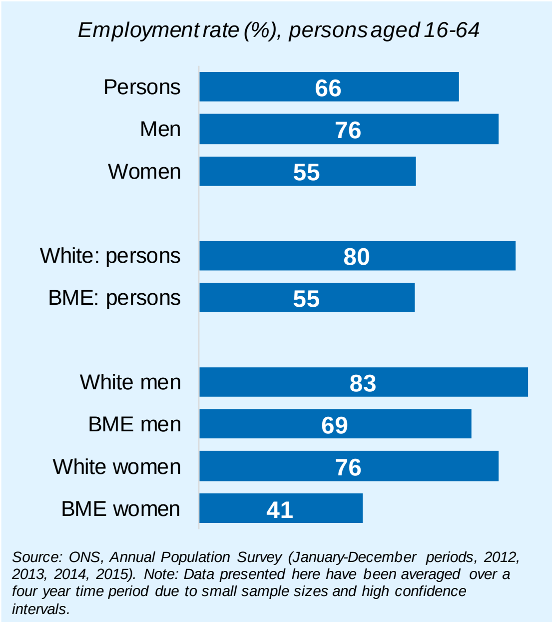

Figure 4: Employment rates by ethnicity and gender, Tower Hamlets (2012-2015)

While employment in the borough is at an all-time high, not all residents are benefiting equally from our economic growth. For example, there are considerable inequalities in employment by both gender and ethnicity. Figure 7 shows that there is a 21-percentage point gender gap in employment rates between men and women, and a 25-percentage point ethnic gap between white and BME residents. BME women are doubly disadvantaged, with an employment rate of 41% - less than half the employment rate of white men (83%).

Poverty

Tower Hamlets became significantly less deprived between the 2015 and the 2019 Indices of Multiple Deprivation, moving from 10th to 50th on the rank nationally but 60% of the borough still within the 30% most deprived parts of England. [19].

The borough has the highest child poverty and pensioner poverty rates in London. almost three in ten children (27%) in Tower Hamlets live in families below the poverty line, compared to 18% in the However, these figures from HMRC fail to robustly estimate in-work poverty and take no account of housing costs – so the figures are likely to be even higher if these elements are included. 44% older

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[18] Tower Hamlets, Borough profile 2018 – Employment (https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Research-briefings/BP2018_5_Employment.pdf)

[19] Tower Hamlets, Borough Profile 2020 – Poverty (https://www.towerhamlets.gov.uk/lgnl/community_and_living/borough_statistics/Borough_profile.aspx

residents (aged 60 and over) live in income poverty, which is significantly higher than the rate in London (23%) and England (17%). Again, this figure does not account for housing costs, so the true level of pensioner poverty in the borough may be even higher[20].

In-work poverty is increasingly prevalent in the borough (as well as in the rest of the country). In Tower Hamlets, the proportion of households claiming Housing Benefit while in work has more than doubled in recent years – rising from 21% in March 2009 to 47% in 2019[21].

[20] Ibid.
[21] Ibid.

Section 1: Planning Applications and Appeals in Tower Hamlets

During the 2018/19 monitoring period, a total of 2,989 planning applications were received across all categories by Tower Hamlets. This was A 7% decrease from the previous year, and the lowest figure since the 2013/14 monitoring period. The number of applications received since 2010 is shown in the figure below.

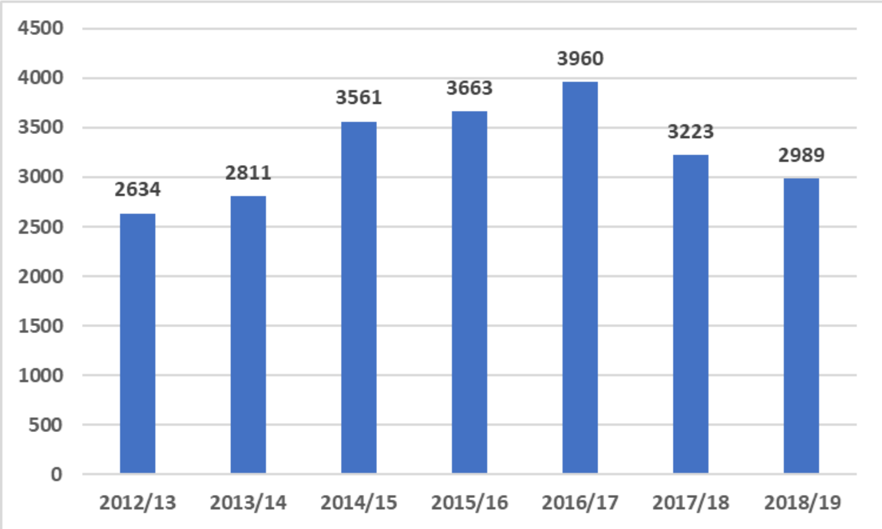

Figure 5: Total planning applications received, all categories, 2012/13-2018/19

These applications can be broken down as follows:

- Major (10 or more new residential units, or a site area of 1,000m2 or above) – 75 applications
- Minor – 579 applications
- Advertisements – 152 applications
- Change of use – 121 applications
- Listed building consents – 217 applications
- Householder – 237 applications
- Certificates of lawful development (permitted development) – 156 applications
- Other – 1,452 applications

Section 2: Progress against the Local Plan

A. Refocusing on our town centres

Core Strategy Spatial Policy monitored:
SP01 – Refocusing on our town centres

Managing Development Document Policies monitored:
DM1 – Development within a town centre
DM2 – Local shops

Strategic objectives:
SO4 – Create and maintain vibrant mixed-use town centres
SO5 – Mixed use at the edge of town centres and main streets
SO6 – Promote areas outside town centres for primarily residential and supporting uses

Indicators:
CS1 Completed and proposed floorspace and units for town centre uses (A1/2/3/4/5, B1a, D1 & D2)
CS2 Town Centre Vacancy Rates
CS3 Percentage of A1, A2, A3, A4 and A5 uses in District Centres and Major Centre
CS4 Applications for change of use from A1 in town centres
CS5 Applications for change of use to A1 in town centres
CS6 Applications for new A1/2/3/4/5 units within 300m of a town centre

Approved and Completed Floorspace of Retail and Other Town Centre Uses (CS1)
The London Development Database (LDD)[22] for this monitoring period shows a net gain of 1263m2 of retail floorspace (use class A1) in the borough, but with a net loss of m2 approved. The full breakdown of approved and completed floorspace for town centre uses is set out in the table below.

[22] Note: The reported data within the LDD is not fully reflective of activity as the threshold is 1000sqm, below which submission is voluntary. The loss/gain of floorspace as a result of change of use through permitted development is also not recorded.

Use Class	Gross floorspace approved (m2)	Net floorspace approved (m2)	Gross floorspace completed (m2)	Net floorspace completed (m2)
A1	14,819	-1199	1,074	-1263
A2	2,717	1,688	730	730
A3	7,667	6,234	730	435
A4	2,527	1,912	729	- 313
A5	1,197	1,088	0	0
B1a	105,488	38,330	45,562	6,189
D1	8,829	-11,092	13,591	10,104
D2	10,261	7,848	0	-375
Total 18/19	153,505	44,809	62,416	15,507
Total 17/18	194,852	154,247	22,901	-20,207
Change (no.)	-41,347	-109,438	+39,515	+35714
Change (%)	-21.2%	-70.9%	+172.5%	+276.7%

In the monitoring period, the borough has seen a net gain of 15,507m2 of completed floorspace for town centre uses. This net gain offsets the net loss of 20,207m2 in the 2017/18 monitoring year with an overall increase of +276.7% on the previous year's loss. The 2017/18 monitoring report speculated that the borough would see a balancing out of the floorspace loss through the large amount of previously approved B1a floorspace that was approved during that period. This assumption was correct, although the net floorspace figure was only 8.2% of the gross completed floorspace.,

In general, completed floorspace was significantly increased in 2018/19compared to 2017/18. In the current monitoring period, there was a net gain of only 215m2 for completed A1-5 uses, compared to 203m2 in the previous period; a net loss of -375m2 of D2 space, compared to a gain of 1,000m2 in the previous period. D1 floorspace performed better in 2018/19, with a net gain of 10,104m2, compared to 949m2 in the previous monitoring period. B1 floorspace also saw a net gain of 3,826m2 compared with a significant loss of 22, 359m2 in the previous year.

Impact of Permitted Development

New permitted development rights have come into effect since 2013 allowing various changes of use between retail, employment and community uses, and from some retail and employment uses to residential use. Applicants must notify the Council of their intended change of use under a process referred to as prior approval and must satisfy certain criteria. These changes have the potential to impact local plan policies, in particular those protecting A1 uses and preventing an over-concentration of A3 uses.

During the monitoring period, three prior approval notifications for changes of use within the town centre hierarchy were received. This is the same number of applications to the previous monitoring period of 17/18, and with low impact overall. Of the three prior approvals, one was for change of use from retail use to residential, in the Central Activities Zone. This application was refused.

Town Centre Vacancy Levels

The table below demonstrates vacancy levels in the designated town centres of the borough. The overall average vacancy rate for district centres has remained roughly the same as the previous monitoring period, for those centres for which there is updated information. Due to the impacts of the Covid-19 Pandemic data collection for a number of the centres is not updated.

Nationally, the town centre vacancy rate was 13.7% in the fourth quarter of 2020[23]. Of recently collected data, at the beginning of the pandemic, Brick Lane exceeds the national average vacancy rate.

Town Centre	2016/17 Vacancy Rate	2017/18 Vacancy Rate	2018/19 Vacancy Rate
Canary Wharf Major Centre	1%	3.1%	*
Bethnal Green	5.1%	0.7%	0%
Brick Lane	6.7%	13.6%	13.5%
Chrisp Street	5.3%	1.5%	1.5%
Crossharbour	10.0%	5.5%	5.9%
Roman Road East	10.2%	6.5%	*
Roman Road West	13.5%	14.0%	*
Watney Market	10.2%	8.3%	*
Whitechapel	8.7%	9.5%	4.26%
All District Centres	**8.2%**	**8.4%**	*****
Aberfeldy	27.8%	15%	15%
Barkantine	5.9%	5.9%	*
Ben Jonson Road	43.9%	31.4%	*
Cambridge Heath	9.8%	15.0%	*
Columbia Road	0.0%	2.3%	*
Devons Road	11.1%	0.0%	*
Limehouse	28.2%	19.6%	*
Manchester Road	7.7%	7.7%	*
Mile End	15.1%	3.9%	*
Poplar High Street	0.0%	7.7%	5.9%
Salmon Lane	7.7%	19.2%	*

[23] https://www.localdatacompany.com/blog/crisis-driven-vacancies-continue-to-climbB

Stepney Green	6.4%	6.8%	*
Stroudley Walk	26.7%	14.3%	*
Thomas More	20.0%	0.0%	*
Wapping High Street	5.2%	5.3%	*
Westferry	0.0%	0.0%	0.0%
All Neighbourhood Centres	**15.8%**	**11.4%**	*
All Town Centres	**8.9%**	**8.2%**	*

***Note: As a result of interruption to data collecting from the Covid-19 Pandemic, this data is not updated from 2017/18.**

Town Centre Uses

The percentage of A1-5 uses across the borough's town centres are shown in the table below. Centres that exceed the minimum target of 50% A1 uses are highlighted in green, and those that exceed the 5% maximum target for A5 uses are highlighted in red. As a result of interruption to data collection from the Covid-19 Pandemic a number of the centres have not been updated from the 2017/18 monitoring period. Approximately half of the centres meet the policy requirement of more than 50% of units in A1 use. Meanwhile the majority of the centres exceed the 5% threshold of A5 (Hot Food Takeaway) uses.

Town Centre	A1	A2	A3	A4	A5	Other
Canary Wharf Major Centre*	49.2%	5.8%	17.8%	3.7%	3.7%	19.8%
Bethnal Green	45.6%	9.5%	11.6%	4.8%	4.8%	23.8%
Brick Lane	42.4%	1.2%	34.7%	5.4%	3.1%	13.1%
Chrisp Street	51.5%	10%	11.5%	1.5%	10.8%	20.8%
Crossharbour	41.2%	5.9%	17.7%	5.9%	11.8%	17.6%
Roman Road East*	51.2%	10.4%	11.4%	1.0%	7.5%	18.4%
Roman Road West*	41.3%	9.9%	7.4%	0.8%	6.6%	33.9%
Watney Market*	58.6%	5.5%	5.5%	1.4%	5.5%	23.4%
Whitechapel	37.2%	14.6%	18.1%	1.5%	5.0%	23.63%
All District Centres	**48.1%**	**7.5%**	**10.2%**	**2.6%**	**6.8%**	**24.8%**
Aberfeldy	36%	0%	4.5%	4.5%	9%	45.4%
Barkantine	38.9%	11.1%	%	5.6%	22.2%	22.2%
Ben Jonson Road*	42.8%	8.6%	2.8%	0.0%	8.6%	37.1%
Cambridge Heath	32.4%	8.8%	8.8%	2.9%	8.8%	38.2%
Columbia Road*	81.8%	2.3%	6.8%	4.5%	2.3%	2.3%

Devons Road*	41.7%	0.0%	8.3%	8.3%	25.0%	16.7%
Limehouse*	17.6%	9.8%	9.8%	5.9%	13.7%	43.1%
Manchester Road*	46.1%	7.7%	15.4%	0.0%	7.7%	23.1%
Mile End*	36.8%	11.8%	15.8%	5.3%	15.8%	14.5%
Poplar High Street	60%	0.0%	20%	0.0%	0%	20%
Salmon Lane*	50.0%	3.8%	7.7%	0.0%	15.4%	23.1%
Stepney Green*	25.0%	4.5%	13.6%	2.3%	25.0%	29.5%
Stroudley Walk*	71.4%	0.0%	7.1%	0.0%	7.1%	14.3%
Thomas More*	60.0%	0.0%	20.0%	20.0%	0.0%	0.0%
Wapping High Street*	63.1%	0.0%	10.5%	5.3%	5.3%	15.8%
Westferry	60.0%	0.0%	0.0%	0.0%	20.0%	20.0%
All Town Centres	**47.3%**	**5.72%**	**11.88%**	**3.58%**	**9.67%**	**22.48 %**

*Note: As a result of interruption to data collecting from the Covid-19 Pandemic, this data is not updated from 2017/18.

B. Strengthening Neighbourhood Well-being

Urban living for everyone

Core Strategy Spatial Policies monitored:
SP02 – Urban living for everyone

Managing Development Document Policies monitored:
DM3 – Delivering homes
DM5 – Specialist housing
DM6 – Student accommodation

Strategic objectives:
SO7 – Meeting the borough's housing target
SO8 – Delivering affordable homes and a mix of housing types and tenures
SO9 – Maintaining housing quality

Relevant indicators:
CS7 Plan period housing target
CS8 Net additional dwellings in previous years
CS9 Net additional dwellings for the reporting year
CS10 Net additional dwellings in future years
CS11 Gross affordable housing completions
CS12 Percentage of all housing completions that are affordable
CS13 Number of affordable housing units secured through planning obligations
CS14 Percentage of all housing completions for family housing
CS15 Percentage of social/affordable rented housing completions for family housing
CS16 Percentage of affordable housing completions that are intermediate and social/affordable rented
CS17 Wheelchair accessible affordable homes completed
CS18 Section 106 secured for affordable housing
CS19 Gain or loss of specialist supported housing
CS20 Student accommodation – approvals
CS21 Student accommodation – completions
CS22 Number of new hotel rooms –approvals
CS23 Number of new hotel rooms – completions
CS25 Loss of short-stay accommodation to non-employment uses – approvals
CS25 Loss of short-stay accommodation to non-employment uses – completions

Housing Delivery (CS7-10)
The adopted London plan sets a target for Tower Hamlets of delivering 39,314 new homes between 2015 and 2025, an average yearly target of 3,931. This includes both conventional and non-conventional accommodation, and long-term vacant houses returning to use.

London Development Database (LDD) housing completions data for the monitoring period shows that 1,031 new homes were completed in 2017/18, with a net gain of 931 homes. Data from MHCLG suggests that there were 86 more long-term vacant homes in Tower Hamlets in October 2018 than in October 2017. However, this data should be treated cautiously – it does not correspond with the monitoring period used for this report or for the rest of the housing data used within it.,.

With a total of 931 homes completed, the borough fell short by 3,040 of the average yearly target. However, in the monitoring periods for 2016/17 and 2017/18, the borough saw completions of 4,844 and 2,003 homes respectively. Across the three years that the target has been in place, this averages 2,592 new homes per year – an average yearly shortfall of 1,339 homes.

The Five-Year Housing Land Supply and Housing Trajectory Statement of June 2018 sets out the expected housing supply in the borough in coming years. Over the years 2018-2022, it puts forward a deliverable housing supply of 18,011 new homes, an average of 4,502 homes per year. If this level of delivery is reached, the borough will have delivered 27,720 new homes between 2015 and 2022, an average of 3,960 per year and in line with the London Plan target.

The new London Plan sets a lower target for Tower Hamlets of 34,730new homes delivered between 2019 and 2029, a yearly average of 3,473.

Tower Hamlets received £6.2m for year 8 of the New Homes Bonus, by far the largest award (the next highest recipient was Southwark, at £4.3m). This reflects the ability of the Council to deliver new homes in recent years.

Appendix 2 contains the full list of the homes delivered in the 2018/19 monitoring period.

Housing Approvals
In the monitoring period, Tower Hamlets granted approval for 5,252new homes, with a net gain of 5,058. There were also 402 non-conventional rooms approved, for a net gain of 233 new homes.

Affordable Housing and Housing Mix (CS11-18)
The Council reports affordable housing delivery figures across the two affordable tenure products – affordable/social rented and intermediate housing.

The amount of affordable housing delivered in this monitoring period, and the percentage of it delivered as social/affordable rent and intermediate housing, is set out in the table below:

	Internal completions database	
	Units/habitable rooms	% (units/habitable rooms)
Social/affordable rent	70/238	50.7%/58.0%
Intermediate housing	68/172	49%/41.9%
Total	138/410	

In terms of habitable rooms, 410 affordable housing habitable rooms were delivered, against a total of 2,290 habitable rooms delivered across all tenures. Under this measure, affordable housing makes up 18% of the total delivery – still far short of the target. In terms of units, according to LDD figures, 138 affordable housing units were provided in 2018/19, compared to a total of 991 units of all tenures. This means that affordable housing made up 14% of all housing delivery in the borough – significantly below the council's target of 50%. This is also a drop of approximately 75% from the 566 affordable housing units delivered in the previous monitoring period.

It is important to consider the approvals of planning permission issued by the Council, recognising that building out developments (delivery) is a matter that is dependent on a range of matters outside of the Council's control. In respect of approvals during the monitoring year, 5,460 homes were approved, of which 1,254 were affordable homes. This figure represents all approvals, including amendment applications. However, it shows a significant level of activity, over and above the delivery rates of 991 units overall, and 138 affordable homes.

Overall, the level of delivery of homes, and the proportion of affordable homes is significantly below Local Plan and London Plan targets for the monitoring year. A key factor in delivery of homes is London-wide and National economic activity, which has a relationship with delivery of housing. It is important to note that the monitoring year coincides with a significant period of uncertainty related to the negotiations of the future relationship with the European Union, following the 2016 Referendum. It is also important to note, that the character of development in Tower Hamlets includes a significant proportion of strategic developments that deliver homes over a number of years. In this respect the delivery numbers for a single year provide a snapshot. Previous and future monitoring years can also be considered.

The figures for the monitoring year also do not follow the local plan guidance on the split between intermediate housing and social/affordable rent. The adopted local plan requires 70% of affordable housing to be social/affordable rent, and 30% to be intermediate housing. In the figures above, this is closer to a 90/10 or 80/20 split, depending on which set of figures is used.

The table below sets out the housing mix of the completed units during the monitoring period.

Tenure	Studio	1-bed	2-bed	3-bed	4-bed+	Total
Market	0	550	250	95	11	906
Social/Affordable Rent	0	10	28	18	14	70
Intermediate	0	25	35	8	0	68
All Tenures	0	585	313	121	25	1,044

The table below demonstrates how well this housing mix complies with that required in the adopted local plan.

	1-bed (and studios)	2-bed	3-bed	4-bed and above
Market (plan)	50%	30%	20%	
Market (2018/19)	60.7%	27.6%	10.5%	1.2%
Social/Affordable (plan)	30%	25%	30%	15%
Social/Affordable (2018/19)	14.3%	40%	25.7%	20%
Intermediate (plan)	25%	50%	25%	0%
Intermediate (2018/19)	36.7%	51.4%	11.8%	0%

This shows that levels of affordable family housing (3 beds and above) were close to the required proportion (and exceeded the required proportion for social and affordable rented homes). However, there is a lack of market homes for families, with only 11.7% of market homes delivered in the borough being 3-bed or above. Because of this low level of market family housing, the overall level of family housing was only 13.9%, against a target of 30%.

Specialist and student housing (CS19-21)

There were 121 hostel bedrooms approved in the monitoring period. There were 311 student bedrooms approved in the same period. There were no specialist or student rooms completed in the monitoring period.

Hotel rooms and short stay visitor accommodation (CS22-25)

The LDD data shows 44 hotel bedrooms were completed in the monitoring period, and no serviced apartments. A further 1,543 hotel rooms and 648 serviced apartments were under construction at the end of March 2019, and approvals were granted for 833 hotel rooms and 69 serviced apartments. This is a significant drop in hotel completions compared to the previous monitoring period, but an increase in approvals.

Creating healthy and liveable neighbourhoods

Core Strategy Spatial Policy monitored:
SP03 – Creating healthy and liveable neighbourhoods

Managing Development Document Policies monitored:
DM8 – Community infrastructure

Strategic Objectives:
SO10 – Deliver healthy and liveable neighbourhoods
SO11 – Provision of social infrastructure to support housing and employment

Indicators:
CS26 Section 106 Community Payment received
CS27 Section 106 secured for health and healthcare
CS28 Section 106 secured for leisure facilities
CS29 Applications/permission for new D1/D2 use
CS30 Applications/permissions for the loss of D1/D2 use

Use Class D1 floorspace includes Clinics, health centres, schools, nurseries, museums, and places of worship. During the monitoring period, planning approvals included a significant net loss of D1 space, -11,092 sq.m. The reason for this drop is the approval of the new Civic Centre in Whitechapel, with a change from D1 space in the Former Royal London Hospital, to new B1 office space. This is a nominal loss because the Former RLH has not been in use for many years.

In respect of completions during the monitoring period, there was a net uplift of 10,104 sq.m. This includes 8,000sq.m change to a higher education use in the CAZ, and a new sixth form centre at Stepney School. As set out in the Infrastructure Delivery Plan, in respect of new and expanded medical centres, there are new facilities to be delivered in developments, including as part of Wood Wharf and Aberfeldy developments.

Use Class D2 floorspace includes leisure facilities, cinemas, gymnasiums, and concert halls. The monitoring period include approval for a net increase of 7,848 sq.m of D2 floorspace. This includes as part of the Wood Wharf, and Arrowhead Quay East developments.

Section 106 contributions secured have changed significantly from the previous monitoring period, with the implementation of CIL payments. Under the regulations, CIL payments will replace individual S106 payments for impacts of development, including leisure and health facilities. For this reason, there is a nil level of payment for these categories under S106. Conversely, there was a total £7,412,333 of Tower Hamlets CIL payments collected for the monitoring period. Full details of S106 projects can be found in the Infrastructure Delivery Summary towards the end of this document.

Creating a blue and green grid

Core Strategy Spatial Policy monitored:
SP04 – Creating a blue and green grid

Managing Development Document Policies monitored:
DM10 – Delivering open space
DM11 – Living buildings & biodiversity
DM12 – Water spaces
DM13 – Sustainable drainage

Strategic Objectives:
SO2 – Deliver a high quality and well-connected green grid
SO3 – Reduce the risk and impact of flooding

Relevant indicators:
CS33 Number of eligible open spaces managed to Green Flag standard
CS34 Area of land designated as open space (loss or gain from previous year)
CS35 Open space in the borough per 1,000 people
CS36 Changes in areas of biodiversity importance
CS37 Area of land designated as Local Nature Reserves
CS38 Biological river quality
CS39 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
CS40 Percentage of approved planning applications that do not meet the sequential test for managing flood risk

Open Space (CS33-35)
In 2018/19, the parks with Green Flag status and Green Flag Community Awards remained the same as the previous monitoring period.

The parks awarded Green Flag status include:

- Altab Ali Park
- Island Gardens
- Meath Gardens
- Mile End Park
- Millwall Park
- Poplar Recreation Ground
- Sir John McDougall Gardens
- St George's Gardens
- Stepney Green Park
- Trinity Square Gardens
- Victoria Park
- Weavers Fields

The parks awarded Green Flag Community Awards include:

- Bromley Gardens – Bow Recreation Ground
- Mudchute Park & Farm
- Tower Hamlets Cemetery Park

For open space and landscape, £million was received through Section 106 contributions in this monitoring period compared to £million in the previous monitoring period. Some of the works that these development contributions will finance are described in the infrastructure delivery summary at the end of this document.

The borough's open space strategy was published in 2017. This was formed from an Open Space Audit providing a comprehensive audit of all publicly accessible open space across the borough.

Biodiversity and Wildlife Habitat (CS36-37)

The total area of Sites of Importance for Nature Conservation (SINCs) in April 2019 was 424.5 hectares, no change from the 2017/18 monitoring period. A review of SINCs undertaken in 2016 will be adopted with the new Local Plan in early 2020 and will hence be reflected in the next Monitoring report.

The area designated as Local Nature Reserves remains at 24.81 hectares. This has been unchanged since annual monitoring began in 2005. The two Local Nature Reserves in the borough are Mudchute and Tower Hamlets Cemetery Park (including Ackroyd Drive Green Link), and there is currently little scope to declare any further Local Nature Reserves.

Biological River Quality (CS38)

Biological river quality is monitored by the Environment Agency as part of monitoring of compliance with the Water Framework Directive. There are two separate classifications for water bodies, ecological and chemical. These are graded on a five-point scale: high, good, moderate, poor, and bad. For a water body to be in overall 'good' status (and to meet Water Framework Directive standards) both ecological and chemical status must be at least 'good'. The ecological classification is made up of three components: biological condition, physico-chemical factors, and concentrations of specific pollutants.

There is no Environment Agency data available more recent than that for the second half of 2016, which was used in the 2016-17 Monitoring Report. The lower Lea was classified with an overall status of Bad in 2016. Its chemical status was Good, and its ecological status was Bad.

Dealing with waste

Core Strategy Spatial Policy monitored:
SP05 – Dealing with waste

Managing Development Document Policies monitored:
DM14 – Managing waste

Strategic objectives:
SO14 – Plan and manage the borough's waste efficiently

Relevant Indicators:
CS41 Capacity of new waste management facilities by waste planning authority
CS42 Amount of municipal waste arising and managed by waste management authority, by management type
CS43 Percentage of household waste which has been sent by the authority for recycling, reuse, and composting
CS44 Recycling, reuse and composting per borough resident

No new waste facilities have been developed in the borough within the current monitoring period, and there was no loss of existing waste facilities.

The amount of household waste recycled, reused, and composted has marginally decreased from 19,470 tonnes in the 2017/18 period to 17,176 tonnes in the 2018/19 period. The household recycling rate for 2017/18 was 26.4% compared to 27.7% in 2016/17.

There has been a decrease in the use of municipal waste for energy, increasing from 89,488 tonnes in the 2017/18 period to 87,721 tonnes in the 2018/19 period. At the same time, the amount of waste sent to landfill remains steady. The table below provides the breakdown of all waste managed by type.

Financial Year	Household recycling, reused and composted (tonnes)	Municipal waste sent to landfill (tonnes)	Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) (tonnes)	Total waste arisings (tonnes)
2014/15	20,145.66	1,861.85	84,727.11	110,244.86
2015/16	19,908.68	1,689.88	87,662.85	114,099.92
2016/17	20,698.30	325.46	88,922.25	116,704.30
2017/18	19,470.87	24.91	89,488.79	126,110.00
2018/19	17,176.08	26.50	87,721.87	110,490.00

C. Enabling prosperous communities

Delivering successful employment hubs

Core Strategy Spatial Policies monitored:
SP06 – Delivering successful employment hubs
SP07 – Improving education and skills

Managing Development Document Policies measured:
DM15 – Local job creation and investment
DM16 – Office locations
DM17 – Local Industrial Locations
DM18 – Delivering schools and early education
DM19 – Further and higher education

Strategic objectives:
SO15 – Support the thriving centres of City Fringe and Canary Wharf
SO16 – Support the growth of existing and future businesses
SO17 – Improve education, skills, and training
SO18 – Promote the growth of further and higher education establishments

Relevant indicators:
CS45 Number of new jobs created/lost
CS46 Total amount of completed employment floorspace by type
CS47 Count of births of new enterprises
CS48 Applications for change of use from B1
CS49 Applications for change of use to B1 to C3
CS50 Applications for change of use to B1
CS51 Section 106 received for local employment and business training
CS52 Applications for loss/gain of floorspace within Preferred Office Locations
CS53 Applications for loss/gain of floorspace within Local Office Locations
CS54 Applications for loss/gain of floorspace within Local Industrial Locations
CS55 Applications for loss/gain of floorspace within Strategic Industrial Locations
CS56 New educational facilities
CS57 Applications for new Free Schools
CS58 S106 secured for education

Floorspace and Changes of Use (CS48-50, CS52-55)
According to LDD data, in the monitoring period there was a total of 108,529m2 of B1 floorspace approved, with a net gain of 25,166m2 of approved B1 floorspace. The approved gains and losses of various kinds of industrial floorspace are set out in the table below.

Use class	Gross approved (m2)	Net approved (m2)
B1a Offices (aside from financial services Class A2)	105,488	38,330
B1b Research & development	0	0
B1c Light industry	350	-2,688
B2 General industrial, for industrial processes other than those within Class B1	0	-0
B8 Storage & distribution	2,691	--10,476
Total	108,529	25,166

There were 29 approvals that saw a change of use from B1 to another use, or a loss of B1 floorspace to accommodate another use. Of these9 were prior approval applications for a change of use from office to residential. A total of 28,445m2 of B1 floorspace was lost to C3 through these prior approvals. This is a significantly larger loss of B1 from prior approval applications compared to the previous monitoring period (5,540m2). However, this is predominantly due to a single prior approval application for Mulberry Place, the current Town Hall. This single prior approval was for loss of 21,101sq.m.

Completions

According to completion information from the LDD there was a net gain of 6,189m2 of B1(a) employment space but a net loss of 551m2 industrial (B8) floorspace during the monitoring period. This is a reversal from the previous monitoring period when B1(a) floorspace completions were a net loss, and B8 were a net gain. The loss of B8 in this monitoring period was not within a designated Industrial area, where there is stronger policy protection. The loss related to 4 applications that were either retention or new proposals for change to B1 and C3.

Use class	Gross completed (m2)	Net completed (m2)
B1a Offices (aside from financial services Class A2)	46,562	6,189
B1b Research & development	0	0
B1c Light industry	0	--2,363
B2 General industrial, for industrial processes other than those within Class B1	0	--93
B8 Storage & distribution	0	-551

Improving education and skills

In the current monitoring period, the implementation of Tower Hamlets CIL payments have led to a significant change in the way contributions for Education are secured. These contributions form part of the CIL payments for each scheme and so there are not ring-fenced payments for education. This contrasts with the previous monitoring period where £6.7m was secured ring-fenced for educational purposes. The approach to Employment and Training is different where payments are secured, in addition to CIL. For the monitoring period £2,548,360 was secured for Employment and Training secured compared to just £2.2 million in the previous year **(CS58).**

Primary and Secondary schools (CS56-57)
The main works approved for a school during the monitoring period was for an extension at George Green Secondary School. In respect of completions during the monitoring period there were significant works completed, with a new sixth form block at Stepney Green Secondary School, and a new Arts and Music Academy at Bromley-by-Bow. Educational infrastructure is set out in full in the Infrastructure Delivery Plan below.

D. Designing a high-quality city

Core Strategy Spatial Policies monitored:
SP08 – Making connected places
SP09 – Creating attractive and safe streets and spaces
SP10 – Creating distinct and durable places
SP11 – Working towards a zero-carbon borough
SP12 – Delivering Placemaking

Managing Development Document Policies monitored:
DM9 – Improving air quality
DM20 – Supporting a sustainable transport network
DM21 – Sustainable transportation of freight
DM22 – Parking
DM23 – Streets and public realm
DM24 – Place sensitive design
DM25 – Amenity
DM26 – Building heights
DM27 – Heritage and the historic environment
DM28 – World Heritage sites
DM29 – Achieving a zero-carbon borough and addressing climate change

Strategic objectives:
SO19 – Deliver an accessible, integrated, and sustainable transport network
SO20 – Deliver a safe, attractive, and accessible network of streets
SO22 – Protect and enhance the boroughs heritage and promote high quality development
SO24 –Achieve a zero-carbon borough

Relevant indicators:
CS59 Section 106 for traffic, highways, and public transport
CS60 Number of TfL cycle docking stations in the borough
CS61 Public satisfaction with public transport
CS62 Loss/gain of depots and wharfs
CS63 Number of on-street car club spaces
CS64 Section 106 secured for the environment and public realm
CS65 Total distance of cycle and pedestrian networks
CS66 Number of planning appeals upheld due to Design
CS67 Number of applications received and approved relating to listed buildings and conservation areas
CS68 Conservation Areas with up to date appraisals and published management guidelines
CS69 Number of listed buildings at risk
CS70 CO2 emission reduction in line with DM29 requirements
CS71 Percentage of dwellings from consented major applications seeking to achieve ‘Excellent’ ranking in the Code for Sustainable Homes
CS72 Percentage of dwellings with an SAP rating below 3

Making connected places

The Council secured almost £1.6 million through Section 106 contributions for traffic, highways, and public transport during the monitoring period, up from £437,000 the previous year **(CS59).** Contributions for the environment and public realm increased to £500,000 from zero the previous year **(CS64).**

In terms of facilities for the transportation of freight, there was no change or loss of wharves or other transport facilities during the monitoring period.

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Creating distinct and durable places

Design (CS66-69)

The number of Conservation Areas in the borough remains at 58, all of which have up-to-date appraisals and published management guidelines.

The number of heritage assets at risk is 32, three more than the previous monitoring period. This is broken down into 24 listed buildings, 7 places of worship and 1 archaeological entry. There are also 5 Conservation Areas considered at risk.

There were 217 applications received relating to listed buildings, of which 150 were permitted. None of the permitted applications would result in the loss of listed buildings.

As well as statutorily listed buildings, Tower Hamlets also keeps a register of locally listed buildings. There are 169 locally listed buildings and 44 locally listed war memorials within the borough.

Working towards a zero-carbon borough

Carbon Dioxide emission reduction
The overall carbon dioxide emissions from new development should be minimised to meet the targets set out in policy DM29. These reductions are to be achieved through a combination of improving insulation, supplying energy efficiently (e.g. through combined heat and power) and onsite renewable energy.

Policy DM29 sets out the following carbon reduction targets which are intended to be implemented at the same time as improvements to Part L of the Building Regulations.

2011 – 2013: 35% CO2 emissions reduction over 2010 Building Regulations
2013 – 2016: 50% CO2 emissions reduction over 2010 Building Regulations
2016 – 2031: Zero Carbon (residential)
2019 – 2031: Zero Carbon (non-residential)

The requirements of DM29 are based on the Building Regulations 2010. From April 2014, the date of the implementation of the Building Regulations 2013, the target has been altered to a 45% carbon reduction target beyond Part L of the Building Regulations 2013, as this is deemed to be broadly equivalent to the original target of a 50% reduction beyond Part L of the 2010 regulations.

Where a development proposal is unable to meet policy requirements on-site, the applicant can provide a carbon offset contribution to enable the carbon reduction policy requirements to be met. The LBTH Planning Obligations SPD includes the mechanism for any shortfall in CO2 reduction to be met through a cash in lieu contribution for sustainability projects.

DM29 Carbon Targets

Through a combination of delivering the carbon savings on-site and carbon offset contributions, 100% of major developments consented during the monitoring period achieved the CO2 emission reduction requirements of policy DM29 **(CS70).**
Through the use of the carbon offsetting mechanism it is anticipated that all developments will continue to meet this policy requirement.

For the schemes utilising the carbon offsetting mechanism to deliver the required emission reductions, the carbon offsetting contributions (secured within the S106 agreements) totalled £1,734,533.

Environmental Sustainability
For non-residential developments, a BREEAM Excellent rating has been secured for all new major development proposals over the monitoring period in accordance with Policy DM29. This meets our target for 100% of such developments to achieve the highest standards of sustainable design and construction (CS71).

Fuel poverty and Energy Efficiency (CS72)
We currently do not purchase the SAP data for properties that are rented and sold within the Borough due to the removal of the required funding.

Air Quality
The entire borough is declared an Air Quality Management Area under the Environment Act 1995. The Council has the following annual air quality targets:

- Nitrogen Dioxide – maximum 40 µg/m3 annual mean
- PM10 – maximum 40 µg/m3 annual mean
- PM2.5 – maximum 25 µg/m3 annual mean

In addition to this are the following targets:

- Nitrogen dioxide not to exceed 200 µg/m3 at any monitoring station more than 18 times per year (measured across a one-hour period)
- PM10 not to exceed 50 µg/m3 at any monitoring station more than 35 times per year (measured across a 24-hour period)

The borough exceeded the nitrogen dioxide annual target at Blackwall monitoring station but was within all other targets. The Blackwall monitoring station is positioned next to a major road, while Victoria Park and Millwall Park monitoring stations are in parks, which is likely to have affected these results.

The Air Quality Action Plan outlines how the Council is working towards meeting the objectives, which includes addressing air quality through the local planning system, reducing exposure of local residents to air pollution.

	Annual means in µg/m3			Hourly/daily objectives exceeded	
	NO_2	PM_{10}	$PM_{2.5}$	NO_2	PM_{10}
Blackwall	47			1	-
Victoria Park	26	19	15	0	0
Millwall Park	23	19		0	0

Section 3: Delivering Placemaking

Masterplans are prepared to coordinate areas of significant change and set out a commitment to monitor development and progress on delivering key infrastructure within their boundaries. This section reports on key implementation projects identified in each of the Masterplan areas, as well as areas within the Isle of Dogs and South Poplar Opportunity Area Planning Framework (OAPF) and the Poplar Riverside Housing Zone.

Implemented Masterplans and Area Action Plans

London Legacy Development Corporation

The London Legacy Development Corporation (LLDC) became the Local Planning Authority from 1 October 2012 for the Olympic Park and surrounding neighbourhoods, including part of Bromley-by-Bow and Fish Island. Responsibilities of the LLDC include those related to plan making, decision making, and project delivery.

Following Local Plan adoption, the LLDC has also adopted SPDs for Bromley-by-Bow and Hackney Wick and Fish Island areas. The Council worked with the LLDC on these documents and the Bromley-by-Bow SPD has now been adopted. The Council are a key stakeholder in the preparation of the SPDs and are also invited to comment on planning applications. This is an opportunity to ensure that the Council’s priorities and aspirations shape future development in the area. Officers regularly attend LLDC Planning Policy Forum meetings (which are also attended by neighbouring boroughs) to discuss strategic issues and plan making matters.

During the Regulation 18 and 19 consultations for the Tower Hamlets Local Plan, a number of duty-to-cooperate meetings took place with the LLDC regarding the proposed waste policies, due to cross boundary issues. The Council continues to work closely with the LLDC through the development of our respective Local Plans and other relevant documents.

Whitechapel

Drawing from the recommendations of the Whitechapel Vision Masterplan and other technical studies and strategies, the Whitechapel Vision Delivery team has delivered initiatives in Whitechapel since 2015.

The team saw through the delivery and launch of community gardens on Barts Health NHS Trust’s land, and an affordable workspace at the 206 Royal Mail building in first half of 2017. This was followed by a Life Sciences event that was delivered in partnership with Queen Mary University of London and Barts Health NHS Trust, and launched by the lead member for work and economic growth at the time; the event showcased the long-term health benefits and research potential of the new Life Sciences initiative in east London and attracted a good mix of SMEs, academics and NHS staff leading to excellent opportunities for networking, relationship-building and the possibilities of project-creation.

Following endorsement by both Tower Hamlets and TfL of the Outcome Plan defining their joint priorities for Whitechapel Road Improvements, the project progressed through TfL's pathway approval process Gate 0 to next pathway stage Gate 1 Outcome definition. At the end of this design stage where early design ideas for the corridor are developed and initially assessed, TfL will prepare a strategic business case which will set out the options development undertaken. This pre-feasibility design work supported by a strategic business case will be presented to the TfL Healthy Streets Transformational Scheme Programme Board, seeking their support for the project to continue through subsequent design stages towards delivery.

Other emerging projects

Isle of Dogs and South Poplar OAPF

The London Plan identified the Isle of Dogs and South Poplar as one of London's 'Opportunity Areas'. The Isle of Dogs has the potential to grow and deliver many of the homes and jobs that London needs, but unlike some other Opportunity Areas, it already has established residential and commercial communities which create a number of unique opportunities and challenges. This planning document is a tool for guiding growth in London and will sit alongside the emerging Local Plan and Neighbourhood Plan.

During the monitoring period, the Mayor of London, and Transport for London continued preparation of an Opportunity Area Planning Framework (OAPF) for the Isle of Dogs & South Poplar in consultation with Tower Hamlets Council. The OAPF is also supported by a suite of other documents including a Development and Infrastructure Funding Study, a Transport Strategy, and a Local Connections Study. All OAPF documents were published for a 12-week consultation between May and August 2018. The OAPF is due to be adopted in late 2019.

Poplar Riverside Housing Zone

Towards the end of 2017, in the last monitoring period, the GLA announced an end to Housing Zone funding across London. The package of projects within the Poplar Riverside Housing Zone funding programme were largely infrastructure related, in support of considerable housing growth anticipated in an area, which has poor links across the River Lea and adjacent main roads. Funds were secured for the Lochnagar bridge at the Ailsa Wharf residential-led scheme, which was consented in November 2017 for 785 new homes.

While the housing zone designation has ended, the need for the broader regeneration of the area remains and the Council is pursuing a number of routes to deliver projects previously identified for housing zone funding, as well as other initiatives to ensure housing, jobs and infrastructure at Poplar is delivered in a thoughtful way to ensure a sustainable place.

Poplar Riverside is also now prioritised as an opportunity area in the draft London Plan. Further future development and regeneration is expected, with a total of approximately 15,000 new homes anticipated in these Leaside neighbourhoods of Tower Hamlets. The borough is working with a range of development sector, local and strategic partners to lead a cross cutting regeneration strategy for the area.

Section 4: The Local Development Scheme

The Local Development Scheme (LDS) sets out the Council's timetable for planning policy document production.

The latest LDS, published in May 2019, is reproduced below. This anticipates:

- The adoption of the Local Plan by late 2019
- The adoption of three Supplementary Planning Document on High Density Living (May 2020), Tall Buildings (September 2020), and Planning Obligations (late 2020)
- Adoption of a South Poplar Masterplan (July 2020) and an East of the Borough Area Action Plan (February 2022)
- Adoption of a number of revised Conservation Area Character Appraisals between September and December 2019

The Local Development Scheme is a guide to development of Council policy but is subject to change. The progress of the Local Development Scheme is interrupted by the impacts of the Covid-19 pandemic, and the ability to consult with the public and advance policy during this time.

Section 5: Infrastructure Delivery

Section 106 Planning Obligations
During the year 2018/19 the Council utilised the planning obligations system (also known as Section 106) to secure contributions from developers towards infrastructure. The Planning Obligations SPD (2016) was utilised to negotiate planning obligations (including financial contributions) considered necessary to mitigate against the negative impacts of a development.

During the monitoring period, the Council received a total of £26,276,924 in Section 106 financial contributions, compared to £19,996,670 in 2016/17; and negotiated £31,509,522 in financial contributions, compared to £56,248,141 in 2016/17.	**Received**	**Negotiated***
Affordable Housing	£3,422,046	£1,573,000
Community Payment	£1, 035, 419	£0
Education Facility Support	£2, 325, 105	£0
Environment and Public Realm	£1,554,057	£791,500
Health and Healthcare	£514,930	£0
Leisure Facilities	£1,975,771	£0
Landscape /Open Space	£3,479,705	£243,888
Management Plan	£0	£0
Traffic, Highways & Public Transport	£3,244,560	£251,498
Local Employment, Enterprise & Training	£2,441,956	£2, 548, 360**
Carbon Offsetting	£1,937, 820	£1, 734, 533
London Thames Gateway Development Corporation	£2,905,730	£0
Other	£0	£17,000
Public Art Projects	£	£50,000
Multiple Uses	£0	£436,663
Conservation Areas	£0	£31,000
Crossrail		£4,395,497**
Total	**£**24,837,099	**£7,173,779 (without Crossrail)** **£11,569, 276 (with Crossrail)**

Received & Negotiated Section 106 Financial Contributions 2016/17

*Note: Negotiated financial contributions are only received by the Council if the associated planning permission is implemented and the development in question delivered. It is likely that some granted planning permissions will not be implemented and therefore not all negotiated funds will be received by the Council.

**Note: Some financial contributions are to be calculated at commencement of the development and therefore aren't included in these figures.

Development of the Community Infrastructure Levy

The Community Infrastructure Levy (CIL) was introduced in April 2010 by the Government as a new mechanism to fund infrastructure as part of a scaling back of Section 106 Planning Obligations. The money generated through CIL is required to be spent on infrastructure to support the development of the borough on a range of projects, such as parks, schools, libraries, health facilities and leisure centres. The Council adopted a local CIL in April 2015. The amount of CIL money collected in the monitoring period is set out below, along with the amount for which demand notices were issued but which has yet to be collected.

CIL collected and total amount of CIL Demand Notice issued 2018/19

Tower Hamlets CIL collected	Tower Hamlets CIL demand notices issued
£7,412,333	£7,629,506
Mayoral CIL collected	Mayoral CIL demand notices issued
£5,826,519	£11,530,463

Following the adoption of the Council's local CIL, the role of planning obligations for securing infrastructure funding has been significantly reduced. A small number of matters will continue to be secured through Section 106 Agreements, including affordable housing, employment and training and carbon offset. In exceptional circumstances, infrastructure may be delivered as an in-kind contribution to CIL liabilities. This is subject to strict assessment under the CIL regulations, and the LBTH policy on in-kind contributions. The Council is not obliged to accept any offer of payment in kind by land or
Infrastructure. There are no in-kind contributions to report for this monitoring period. Further guidance on the types of infrastructure that fall under each system can be found in the Planning Obligations SPD and the CIL Regulation 123 List.

Infrastructure Delivery Plan

The Council has an established Infrastructure Delivery Plan that identifies the infrastructure required to support growth and the delivery of the Local Plan. The Infrastructure Delivery Plan is supported by an up to date evidence base and assists decision makers in the allocation and expenditure of the Community Infrastructure Levy, planning obligations and other sources of funding for infrastructure.

Infrastructure Delivery Framework
The Infrastructure Delivery Framework is a decision-making governance structure for infrastructure delivery and is responsible for the allocation and expenditure of Community Infrastructure Levy and planning obligation receipts. The Infrastructure Delivery Plan and Local Plan inform decisions made within the Infrastructure Delivery Framework.

It should be noted that a new reporting process was introduced in May 2018 for capital projects and programmes. This process enables the updating of the capital delivery programme and has incorporated the function of what was previously termed the 'Infrastructure Delivery Framework' (IDF) and its associated reporting requirements.

Infrastructure Project Delivery
The table below presents a selection of projects that are underway or have been completed in the monitoring period 2018/19, which address the infrastructure needs of the borough as identified in the Core Strategy and/or the Infrastructure Delivery Plan. The provision of infrastructure is often over a timeframe longer than one year. The Annual Monitoring Report therefore provides a summary of progress within the monitoring period in the context of longer-term delivery.

Infrastructure Delivery Summary

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
Education				
Primary Schools				
8 new Forms of Entry (FE) will be required in the Isle of Dogs Catchment area- 245 places and 7 FE will be required in the Poplar Catchment area – 212 places	GLA School Roll Projections 2019	**Core Strategy** SP07: Improving education and skills **Managing Development DPD** A number of sites to deliver primary schools have been identified within this document.		Other projects identified to meet need set out in the Infrastructure Evidence Base Plan (2019), including: • A scheme to provide a new 2FE primary school as part of the Wood Wharf development, to be opened in September 2022. • A 2FE primary school at 3 Millharbour to open in 2025/26. • Funding has been allocated for the Wood Wharf 2 FE school. • Exploring the feasibility of expanding existing schools to provide additional 2FE within the Lansbury ward. • As part of the site allocations for Limeharbour and Crossharbour the potential for each to deliver a 2FE school.
Secondary Schools				
With the current plans this should satisfy demand until 2033/34	GLA School Roll Projections 2018	**Core Strategy** SP07: Improving education and skills **Managing Development DPD** A number of potential sites to deliver secondary schools have been identified within this emerging document.		Projects identified to meet need set out in the Infrastructure Evidence Base Plan (2019), including: • New secondary schools at the London Docklands site and, Westferry Printworks.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
				[2021 Update – Mulberry Academy London Docklands School to open in September 2023. Westferry Printworks site subject to Secretary of State decision]. • Potential sites at Bow Common Gas Works, Leven Road Gas Works, and Billingsgate Market. • A strategy is being developed on having 6th form hubs covering a number of schools in the borough.
Special Schools				
Expansion of 2 existing Special Needs schools to meet increasing demand for places	Masdodon C SEND Projections 2019	**Core Strategy SP07:** Improving education and skills **Managing Development DPD:** Two existing schools to be expanded		• Projects identified to meet need: Expansion of Phoenix Special School to provide up to 144 additional places for pupils in the borough with Autistic Spectrum. • Expansion of Beatrice Tate Special School to increase its capacity from 75 to up to 130 pupils. This will ensure there will be sufficient secondary and Post 16 places for pupils with Profound and Multiple Learning Difficulties (PMLD) [2021 Update – BTS Improvement Plan targets completion of extension plan into 2024].

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
Health				
Delivery of five new primary health care facilities; modernisation of one health facility as well as enhancing the integrated care offer within a newly built health care and community centre. Investment in new health care facilities enables growth in primary care.	Wellbeing Strategy 2017-20, Tower Hamlets CCG Estates Strategy 2016 The Tower Hamlets submitted draft Local Plan commits to deliver new health facilities.	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods **Managing Development DPD** Three sites to deliver PCTs have been identified within this document.		Wellington Way: A project to extend the existing Wellington Way Health Centre to provide six additional clinical rooms. Due to open in Jan 2020. [2021 update – extension completed in Nov 2020]. Suttons Wharf: This project proposes to relocate the Globe Town surgery. In the north-west locality, to the Suttons Wharf development in Tower Hamlets. Due to open in 2020. [2021 update – relocation due in August 2021]. The Island Medical Centre proposal will deliver a refurbished, modern, and expanded fully equipped modern health facility in the South East Locality, with: 1. 4 additional clinical rooms, 2. 5,472 registered patients 28k new patient appointments Due to be completed in 2020. [2021 update – IMC temporarily relocated; improvements underway].

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
				Wood Wharf: Development to include new health facility. Ongoing negotiations between NHS and developer in relation to the provision of a new facility. The facility is expected to be delivered in 2022/23. Aberfeldy: Relocation of the Aberfeldy General Practice to the Aberfeldy New Village development in order to build additional clinical capacity. Due to be operational by October 2020. A mobile extension block will also be developed on the existing site to help with increasing list size while the new building is being developed. [2021 update – relocation expected by Spring 2022. Currently temporary facilities at existing site expanding capacity]. Aberfeldy Well One: A partnership with Poplar Harca to deliver a community café to enhance the integrated health and wellbeing facility developed within Aberfeldy Village. Additional sites have been identified at Crossharbour, Marsh Wall East and West, Millharbour, Millharbour South, London Dock, and Whitechapel South.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
Improving the usability and accessibility of nine existing primary care facilities	Health and Wellbeing Strategy 2017-20	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods		Maximising existing health infrastructure - conversion of non-clinical space to clinical space to provide additional consulting rooms across the practices involved. Two of the projects within the original PID have been withdrawn. Works are due to be completed on Limehouse and Blithehale in 2021., all other programmes of works have been completed.
Open Space				
New Open Space: 12,000sqm required per 1000 population.	Open Space Strategy 2017	**Core Strategy** SP04: Creating a green and blue grid **Managing Development DPD** A number of potential sites to deliver open spaces have been identified within this document.		The Open Space strategy was adopted in September 2017 and has formed part of the evidence to support the submitted Local Plan. Health Green Grid – eleven projects identified for investment into environmental improvement schemes aiming to enhance and improve the Green Grid and connections to the Green Grid. Works due to be completed in 2017/18. Oval Open Space – improving the land through resurfacing and landscaping. Anticipated delivery in 2018. London Square – funding secured to begin design of open space near the future Civic Centre site.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
Enhancement of existing space	Open Space Strategy 2017	**Core Strategy** SP04: Creating a green and blue grid	Green grid audit Astroturf pitch replacement at Mile End Stadium Langdon Park BMX bike track. Marner School sports pitch and LED floodlights.	Phase 1: Bartlett Park Landscape Improvements –Works due to start on site in May 2018 and estimated time of completion to be December 2018. King Edward Memorial Park (KEMP) - Masterplan signed off in July 2017 by LBTH and Thames Tideway Tunnel who will deliver this project as part of their work at King Edward Memorial Park. The next stage is to tender for detailed design team and commence consultation on detailed design. Estimated masterplan implementation likely to be in late 2018. Victoria Park Lodges – repair and refurbishment of the white Lodgeworth and Molesworth lodges and improvements to surrounding area. Victoria Park Pools – Improvements and enhancements to existing facilities. Pocket Park Programme – Improvements to various parks across the borough. Current estimates have the final project within this programme being completed in March 2019. [2021 Update – changes in timescales related to consultation, tendering and impact of the pandemic. Bartlett Park

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
				and King Edward Memorial Park improvements expected to be completed in 2021].
Leisure and Sports Facilities				
Swimming Pools: 11.48sqm per 1000 population	Sports England Sports Facility Calculator – LBTH specific [2011]	**Core Strategy** SP03: Creating healthy and liveable neighbourhoods **Managing Development DPD** A number of sites to deliver community facilities have been identified within this document.		Long term provision of additional swimming pools required primarily in east and north east of borough (IDP, 2017). Options for a lido in the Borough are being investigated.
Leisure Centres: 0.34 courts per 1000 population	Sports England Sports Facility Calculator – LBTH specific [2011]	**Core Strategy** SP03: Creating healthy and liveable **Managing Development DPD** A number of sites to deliver community facilities have been identified within this document.		Rolling programme of improvement works to existing facilities to ensure sufficiency while major projects are developed. Projects identified to meet need set out in the Infrastructure Delivery Plan (2017): • Provision of new facilities and redevelopment and improvement of existing leisure facilities. • Development of joint leisure facilities and increasing access through dual use.
Idea Stores: 30sqm per 1000 population	Public Libraries, Archives and New Development: A standard charge approach (MLA 2008)	**Core Strategy** SP07: Improving education and skills **Managing Development DPD**		Projects identified to meet need set out in the Infrastructure Delivery Plan (2017): Long term provision of additional Idea Store facilities at Bethnal Green, Bromley-

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
		A number of sites to deliver community facilities have been identified within this document.		by-Bow, and Wood Wharf or Crossharbour. Refurbishment of the Idea Store facility at Chrisp Street. Idea Store learning interactive project – Delivering 100 new PC's, with a requirement for additional infrastructure improvements. Idea stores technology refresh – Delivery of tablet PCs subject to London libraries lettings contact – project due for completion August 2018. [2021 update – The Idea Store Refresh programme to upgrade current facilities was completed in 2019/20. This includes refurbishment of the Chrisp Street Idea Store which was completed in October 2019]
Energy				
Utilisation of Isle of Dogs Barkantine Combined Heat and Power Station	SP11 of the Core Strategy: Working towards a zero-carbon borough.	**Core Strategy** SP11: Working towards a zero-carbon borough.		The procurement process for Barkantine expansion strategy commenced and project specification for the techno-economic assessment drafted in consultation with DECC. Procurement for consultants set for mid-2017 with completion of study anticipated early 2018.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
				[2021 update – Expansion study complete].
District Heating Facilities	SP11 of the Core Strategy: Working towards a zero-carbon borough.	**Managing Development DPD** A number of potential sites have been identified within this document.		Council working to deliver a new CHP led district heating system within the Blackwall Reach project. Tender process currently being undertaken to identify delivery partner for the new district heating system.
Whitechapel District Energy	SP11 of the Core Strategy: Working towards a zero-carbon borough.	**Core Strategy** SP11: Working towards a zero-carbon borough.		Discussions ongoing regarding the delivery of a district energy network within the Whitechapel area. Development proposals are required to look to deliver the system.
Transport				
Transport and connectivity	SP08 of the Core Strategy: Seeking to improve transport interchanges and network	**Core Strategy** **SP08:** Aims to improve public transport and accessibility to meet the demands of the current population and in identified growth areas	Hackney Wick improvements – Improvements to the access to/from and around the station. Preston's Road Roundabout Intervention Options Study completed. Footway & Carriageway Improvement Programme Phase 2 – Improvements to Limehouse Cut and St Anne's Row, and Stepney traffic calming.	Bromley by Bow station – Improving access to station. Bus stop improvement programme – Phase 2 - Funds transferred to TfL to deliver three bus shelter upgrades. Cycling and pedestrian improvements phase 2. N205 capacity enhancements – S106 funding covering this enhancement to the weekend bus service until June 2019. Millennium Quarter bus enhancements. Ben Jonson Road highway improvements.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
			Blackwall Way bus stops Stepney Cycle to School Partnership, Harford Street, and junction of Ben Jonson Road.	Harry Gosling School pedestrian safety improvements. Cycle route improvement and parking, Westferry Road and Narrow Street. On-street cycle parking and pedestrian improvements to complement TfL A13 scheme. Traffic calming and pedestrian crossing, Violet Street. Poplar cycle route improvements. Crossharbour DLR improvements. Review of pedestrian crossings and street scene improvements at Carmen Street.
Public Realm				
Public Realm	SP09 of the Core Strategy: Promotes and supports a high-quality public realm network	**Core Strategy** **SP09**: Promotes and supports a high-quality public realm network that provides a range of sizes of public spaces that can function as places for social gathering.	Lighting improvements on Palmer's Road.	Roman Road Town Centre development project – Improvements to streetscene and public realm. Tree planting – Seventy trees are to be planted across the Isle of Dogs. South Dock footbridge initiation work. Bow Common Lane public realm improvements.

Infrastructure Need	Where Need Identified	Policy aimed at meeting need	Works completed in 18/19 to ensure need is being met	Infrastructure projects currently in progress 18/19
				Lighting improvements in Leman Street area. Aldgate Place and Leman Street footway and carriageway improvements.
Public safety				
Public safety	DM23 of the Managing Development Document: Requires development to improve safety and security without compromising good design and inclusivity	**Managing Development DPD** DM23 sets out that development will be required to improve safety and security without compromising good design and inclusivity	CCTV improvements – Aldgate.	

APPENDIX 1: Summary of Performance

CS Policy	Indicator	Title	Aspiration	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
SP01 – Re-focusing our town centres	**CS1**	**Completed/loss of floorspace in sqm for 'town centre uses' (A1, A2, A3, A4 A5 B1a, D1 and D2)**	No substantial reduction within town centres	**Within Town Centres** Net: • A1/2/3/4/5: 0 • B1a: 0 • D1/D2: 0 Total: 0 Gross: Total (All classes): 0 **Borough wide** Net: • A1/2/3/4/5: 80 • B1a: 2,629 • D1/D2: 0 Total: 2,709 Gross: • A1/2/3/4/5: 84 • B1a: 2,629 • D2:0 Total: 2,713	**Within Town Centres** Net: • A1/2/3/4/5: 404 • B1a: -223 • D1/D2: 0 Total: -181 Gross: Total (All classes): 0 **Borough wide** Net: • A1/2/3/4/5: 1,236 • B1a: 0 • D1/D2: 0 Total: 1,236 Gross: • A1/2/3/4/5: 84 • B1a: 0 • D1/D2:0 Total: 84	**Within Town Centres** Net: • A1/2/3/4/5: 0 • B1a: 0 • D1/D2: 0 Total: 0 Gross: Total (All classes): 0 **Borough wide** Net: • A1/2/3/4/5: 1,148 • B1a: -5,711 • D1/D2: 0 Total: -4,563 Gross: • A1/2/3/4/5: 3,155 • B1a: 909 • D1/D2:0 Total: 4,064	**Within Town Centres** Net: • A1/2/3/4/5: 0 • B1a: 0 • D1/D2: 0 Total: 0 Gross: Total (All classes): 0 **Borough wide** Net: • A1/2/3/4/5: 11,412 • B1a: -16,595 • D1/D2: 19,436 Total: 47,443 Gross: • A1/2/3/4/5: 18,757 • B1a: 8,942 • D1/D2:28,813 Total: 56,512	**Within Town Centres** Net: • A1/2/3/4/5: 3,233 • B1a: -69 • D1/D2: 4,847 Total: 8,011 **Borough wide** Net: • A1/2/3/4/5: 7,669 • B1a: -21,976 • D1/D2: 13,288 Total: -1,019 Gross: • A1/2/3/4/5: 10,017 • B1a: 2,127 • D1/D2: 24,379 Total: 36,523	**Borough wide:** Net: • A1-5: 203 • B1a: -22,359 • D1-2: 1,949 Total: -20,207 Gross: • A1-5: 2,680 •B1a: 2,173 • D1-2: 18,048 Total: 22,901	**Borough wide:** Net: • A1-5: 215 • B1a: 6,189 • D1-2: 9,729 Total: 16,133 Gross: • A1-5: 2,189 •B1a: 5,562 • D1-2: 13,591 Total: 22,134

	CS2	**Town centre vacancy rates**	Not more than 8%	**Major Centre**: • Canary Wharf: 1% **District Centres**: • Bethnal Green: 5% • Brick Lane: 11% • Chrisp Street: 6% • Roman Road East: 15% • Roman Road West: 9% • Watney Market: 12% • Whitechapel: 6%	**Major Centre**: • Canary Wharf: 3.5% **District Centres**: • Bethnal Green: 4.2% • Brick Lane: 10.1% • Chrisp Street: 6% • Crossharbour: 11.8% • Roman Road East: 12.5% • Roman Road West: 8.9% • Watney Market: 11.7% • Whitechapel: 11.4%	**Major Centre**: • Canary Wharf: 2% **District Centres**: • Bethnal Green: 4.8% • Brick Lane: 9.2% • Chrisp Street: 8.3% • Crossharbour: 10% • Roman Road East: 11% • Roman Road West: 8.8% • Watney Market: 10.5% • Whitechapel: 4.7%	**Major Centre**: • Canary Wharf: 0.6% **District Centres**: • Bethnal Green: 1.9% • Brick Lane: 10% • Chrisp Street: 6.7% • Crossharbour: 0% • Roman Road East: 12.1% • Roman Road West: 16.5% • Watney Market: 7.8% • Whitechapel: 8.7%	**Major Centre**: • Canary Wharf: 1% **District Centres**: • Bethnal Green: 5.1% • Brick Lane: 6.7% • Chrisp Street: 5.3% • Crossharbour: 10% • Roman Road East: 10.2% • Roman Road West: 13.5% • Watney Market: 10.2% • Whitechapel: 8.7%	**Major Centre**: • Canary Wharf: 4.4% **District Centres**: • Bethnal Green: 0.7% • Brick Lane: 13.6% • Chrisp Street: 2.2% • Crossharbour: 5.5% • Roman Road East: 6.5% • Roman Road West: 14.0% • Watney Market: 8.3% • Whitechapel: 9.5%	**Major Centre**: • Canary Wharf: 4.4%* **District Centres**: • Bethnal Green: 2% • Brick Lane: 13.5% • Chrisp Street: 1.5% • Crossharbour: 5.9% • Roman Road East: 6.5%* • Roman Road West: 14.0%* • Watney Market: 8.3%* • Whitechapel: 4.26%*
	CS3	**Percentage of A1, A2, A3, A4 and A5 uses in District Centres**	Not less than 50% A1	**Major Centre:** • Canary Wharf: A1-63%, A2-5%, A3-15%, A4-5% A5-4% **District Centres:** • Bethnal Green: A1-53%, A2-20%, A3-7%, A4-5% A5-6% • Brick Lane: A1-50%, A2-8%, A3-19%,	**Major Centre:** • Canary Wharf: A1-66.5, A2-7, A3-14.8, A4-3.9 A5-1.6 **District Centres:** • Bethnal Green: A1-59.4, A2-16.8, A3-6.3, A4-5.6, A5-5.6 • Brick Lane: A1-51.3, A2-	**Major Centre:** • Canary Wharf: A1-62.2, A2-6.1, A3-16.2, A4-3.4, A5-3 **District Centres:** • Bethnal Green: A1-60, A2-10.3, A3-6.9, A4-5.5, A5-4.1 • Brick Lane: A1-55.9, A2-	**Major Centre:** • Canary Wharf: A1-47.3, A2-6, A3-16.8, A4-3.6, A5-3 **District Centres:** • Bethnal Green: A1-54.5, A2-10.9, A3-5.8, A4-5.1, A5-5.1 • Brick Lane: A1-45.1, A2-	**Major Centre:** • Canary Wharf: A1-63.1, A2-5.7, A3-17.1, A4-3.4, A5-2.7 **District Centres:** • Bethnal Green: A1-52.2, A2-10.2, A3-6.4, A4-5.7, A5-7.6 • Brick Lane: A1-51.5, A2-7, A3-22.2, A4-3.7, A5-4.8 • Chrisp Street: A1-56.7, A2-7.3,	**Major Centre:** • Canary Wharf: A1-55.5, A2-4.4, A3-20, A4-3.5, A5-1.6 **District Centres:** • Bethnal Green: A1-52.7, A2-8.7, A3-6, A4-4.7, A5-8.7 • Brick Lane: A1-43.4, A2-5.3, A3-15.9, A4-4.6, A5-4.3 • Chrisp Street: A1-50.7, A2-8.9,	**Major Centre:** • Canary Wharf: A1-55.5, A2-4.4, A3-20, A4-3.5, A5-1.6* **District Centres:** • Bethnal Green: A1-45.6, A2-9.5, A3-11.6, A4-4.8, A5-4.8 • Brick Lane: A1-42.4, A2-1.2, A3-34.7, A4-5.4, A5-3.1 • Chrisp Street: A1-51.5, A2-10,

				A4-5% A5-6% • Chrisp Street: A1-54%, A2-9%, A3-6%, A4-2% A5-11% • Roman Road E: A1-59%, A2-12%, A3-6%, A4-1% A5-8% • Roman Road W: A1-55%,A2-13%, A3-6%, A4-3% A5- 8% • Watney Market: A1-68%, A2-9%, A3-7%, A4-1% A5-6% • Whitechapel: A1-57%, A2-14%, A3-10%, A4-2% A5-9%	9.1, A3-21.1, A4-4 A5-3.4 • Chrisp Street: A1-58.8, A2-5.9, A3-17.6, A4-2 A5-7.9 • Crossharbour: A1-62.3, A2-6.6, A3-7.3, A4-5.9, A5-0 • Roman Road E: A1-58, A2-13.4, A3-8.5, A4-0.9 A5-7.1 • Roman Road W: A1-53.6,A2-14.3, A3-8, A4-0.9 A5- 7.1 • Watney Market: A1-64.1, A2-8.6, A3-3.9, A4-1.6, A5-7.8 • Whitechapel: A1-53.8, A2-15.2, A3-8.9, A4-1.9 A5-9.5	6.9, A3-20.1, A4-2.6 A5-2.6 • Chrisp Street: A1-59.3, A2-6.2, A3-6.9, A4-2.1, A5-8.3 • Crossharbour: A1-45, A2-5, A3-5, A4-5 A5-10 • Roman Road E: A1-58.1, A2-11.9, A3-8.4, A4-0.9 A5-6.2 • Roman Road W: A1-54.4,A2-12.3, A3-7, A4-2.6 A5- 5.3 • Watney Market: A1-63.4, A2-3.7, A3-6, A4-1.5 A5-9 • Whitechapel: A1-59.5, A2-8.8, A3-10.8, A4-2, A5-6.1	6.5, A3-22.7, A4-2.1, A5-1.8 • Chrisp Street: A1-48.3, A2-4.7, A3-8.1, A4-2, A5-9.4 • Crossharbour: A1-47.1, A2-5.9, A3-11.8, A4-5.9, A5-11.7 • Roman Road E: A1-46.4, A2-9.3, A3-8.9, A4-1.2 A5-6 • Roman Road W: A1-40.5,A2-9.9, A3-7.4, A4-1.7 A5- 6.6 • Watney Market: A1-60.9, A2-1.7, A3-6.1, A4-1.7 A5-8.7 • Whitechapel: A1-57.4, A2-10.1, A3-15.5, A4-2.7, A5-8.1	A3-7.3, A4-2, A5-7.3 • Crossharbour: A1-45, A2-5, A3-5, A4-5, A5-10 • Roman Road E: A1-70.8, A2-11.1, A3-4.6, A4-0.9 A5-6.5 • Roman Road W: A1-57.7,A2-14.4, A3-7.7, A4-1 A5- 3.9 • Watney Market: A1-70.3, A2-2.3, A3-5.5, A4-1.6 A5-6.3 • Whitechapel: A1-52.8, A2-9.3, A3-14.3, A4-2.5, A5-7.5	A3-9.7, A4-1.5, A5-8.9 • Crossharbour: A1-44.4, A2-5.5, A3-11.1, A4-5.5, A5-11.1 • Roman Road E: A1-51.2, A2-10.4, A3-11.4, A4-1 A5-7.5 • Roman Road W: A1-41.3,A2-9.9, A3-7.4, A4-0.8 A5- 6.6 • Watney Market: A1-58.6, A2-5.5, A3-5.5, A4-1.4 A5-5.5 • Whitechapel: A1-42.6, A2-5.9, A3-8.3, A4-1.8, A5-8.3	A3-11.5, A4-1.5, A5-10.8 • Crossharbour: A1-41.2, A2-5.9, A3-17.7, A4-5.9, A5-11.8 • Roman Road E: A1-51.2, A2-10.4, A3-11.4, A4-1 A5-7.5* • Roman Road W: A1-41.3,A2-9.9, A3-7.4, A4-0.8 A5- 6.6* • Watney Market: A1-58.6, A2-5.5, A3-5.5, A4-1.4 A5-5.5* • Whitechapel: A1-37.2, A2-14.6, A3-18.1, A4-1.5, A5-5.0
	CS4	**Applications for change of use from A1 in town centres (approvals)**	Any loss of A1 does not compromise the function of the town centre	• Chrisp St – 1 • Roman Rd E – 1 • Whitechapel – 1 • Neighbourhood centres – 2	• Bethnal Green – 1 • Brick Lane – 3 • Roman Rd Et–1	• Canary Wharf – 2 • Watney Market – 1 • Whitechapel – 2	Zero applications for change of use from A1 in town centres (approvals)	• Poplar High Street – 1 • Watney Market – 1 • Brick Lane – 1 • Roman Road East – 1	Watney Market – 1 Brick Lane – 3 Roman Road West - 1	N/A

						• Neighbourhood centres – 1		• Roman Road West – 1 • Canary Wharf - 1		
	CS5	**Applications for change of use to A1 in town centres (approvals)**	Maintain or increase the proportion of A1 units	• Roman Rd E – 1 • Roman Rd W – 1 • Watney Market – 1	• Canary Wharf – 1 • Roman Rd E–1 • Watney Market – 1 • Whitechapel – 1	• Canary Wharf – 2 • Roman Rd E–1 • Whitechapel – 1	• Canary Wharf – 3 • South Quay - 1	Neighbourhood Centres - 1	South Quay – 1 Canary Wharf – 4	
	CS6	**Applications for new A1/2/3/4/5 units within 300m of a town centre**	New retail units should not undermine nearby town centres	Received – 6 Approvals – 2	Received – 0 Approvals – 0	Received – 5 Approvals – 3	Received – 14 Approvals – 3		Approvals – 13	
	CS7	**Plan period and housing targets**	To meet the needs of the boroughs growing population	28850	28850	39314	39314	39314	39314	
SP02.1 - Urban living for everyone	**CS8**	**Net additional dwellings in previous years**	2,885 annual London Plan delivery target	• 2,839 dwellings (08/09) • 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12-13)	• 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13)	• 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13)	• 2,452 dwellings (09/10) • 1202 dwellings (10/11) • 903 dwellings (11/12) • 903 dwellings (11/12) Net: 997 dwellings (12/13) Net: 3,136 dwellings (13-14)	See CS9	See CS9	

					Net: 3,136 dwellings (13-14)	Net: 3,136 dwellings (13-14) Net: 2,067 dwellings (2014-2015)	Net: 2,067 dwellings (2015-2016): 2,850		
	CS9	**Net additional dwellings for the reporting year**	2,885 annual London Plan delivery target	3,136 dwellings	2,067 dwellings	2,850 dwellings	4,844 dwellings	2,015 dwellings	931 dwellings
	CS10	**Net additional dwellings in future years**	2,885 annual London Plan delivery target	• 2,790 (2014-15) • 4,111 (2015-16) • 4,376 (2016-17) • 6,240 (2017-18) • 5,387 (2018-19) • 5,706 (2019-20) • 5,101 (2020-21) • 4,081 (2021-22) • 3,055 (2022-23) • 2,346 (2023-24) • 3,085 (2024-25) • 2,429 (2025-26) • 1,162 (2026-27)	• 2,458 (2015-16) • 2,496 (2016-17) • 2,860 (2017-18) • 6,349 (2018-19) • 8,467 (2019-20)	• 2,496 (2016-17) • 2,860 (2017-18) • 6,349 (2018-19) • 8,467 (2019-20)	• 3,430 (2017-18) • 2,600 (2018-19) • 6,215 (2019-20) • 5,507 (2020-21) • 3,569 (2021-22) • 4,422 (2022-23) • 4,085 (2023-24) • 4,026 (2024-25) • 3,627 (2025-26)	• 2,600 (2018-19) • 6,215 (2019-20) • 5,507 (2020-21) • 3,569 (2021-22) • 4,422 (2022-23) • 4,085 (2023-24) • 4,026 (2024-25) • 3,627 (2025-26)	• 6,215 (2019-20) • 5,507 (2020-21) • 3,569 (2021-22) • 4,422 (2022-23) • 4,085 (2023-24) • 4,026 (2024-25) • 3,627 (2025-26)
	CS11	**Affordable housing completions**	2,700	• 581 (AHT) • 691 (LDD)	• 635 (AHT) • 730 (LDD)	• 753 (AHT) • 822 (LDD)	• 1,066 (AHT) • 1,379 (LDD)	• 926 (AHT) • 566 (LDD)	• 138 (LDD)

SP02.3 Urban living for everyone	**CS12**	**Percentage of total housing completions that are affordable (calculated by habitable rooms)**	50%	34% (LDD)	35.6% (LDD)	41.1% (LDD)	33.5% (LDD)	34% (LDD)	19% (LDD)
	CS13	**No. of affordable housing units secured through planning obligations**	Increase in the number of units secured the previous years	581 units					
	CS14	**Percentage of all housing suitable for families**	30%	20.1% (LDD)	25.7% (LDD)	18.6% (LDD)	33.6% (LDD)	19.9% (LDD)	15.7% (LDD)
SP02.4, SP02.5 Urban living for everyone	**CS15**	**Percentage of social/affordable rented homes suitable for families**	45%	43.9% (LDD) 47.7% (AHT)	60.3% (LDD) 33.5% (AHT)	40.7% (LDD) 48.2% (AHT)	45% (LDD) 44.4% (AHT)	45.9% (LDD)	29.9% (LDD)
	CS16	**Affordable housing completions that are intermediate and social/affordable rented (%)**	70% Social/Affordable rented 30% Intermediate	73.4% soc/aff rent, 26.4% int. (LDD); 67.1% soc/aff rent, 32.9% int. (AHT)	86.2% soc/aff rent, 13.8% int. (LDD); 75.1% soc/aff rent, 24.9% int. (AHT)	64.4% soc/aff rent, 35.6% int. (LDD); 75.2% soc/aff rent, 24.8% int. (AHT)	78% soc/aff rent, 22% int. (LDD); 75.7% soc/aff rent, 24.3% int. (AHT)	90.8% soc/aff rent; 9.2% int (LDD) 79% soc/aff rent; 21% int (LDD)	58.0% soc/aff rent; 41.9% int (LDD)
	CS17	**Wheelchair accessible affordable homes completed**	Proportion to be wheelchair accessible or easily adaptable for occupation	7.7%	12.4%	14.6%	14.4%	15.9%	N/A

			by a wheelchair user						
	CS18	**S106 secured for affordable housing**	Increase on previous year	£230,492	£11,882,394	£19,670,000	£1,703,456	£1,451,245	£1,573,000
SP02.7 Urban living for everyone	**CS19**	**Gain or loss of specialist supported housing**	Appropriate provision that meets the needs of the borough	0	0	0	0	0	12	
SP02.7 Urban living for everyone	**CS20**	**Student accommodation - approvals**	Appropriate provision that meets the needs of the borough	0	0	100	0	0	0	311
	CS21	**Student accommodation completions**	382 annual London monitoring targets.	2,722 bedrooms (net)	693 units (net)	0	417 bedrooms (net)	46 bed spaces	0	0
SP06 Delivering successful employment hubs	**CS22**	**Number of new hotel rooms - approvals**	Appropriate provision that meets the needs of the borough	943 new rooms	1,121 new rooms	81 new rooms	28 new rooms	1,075 new rooms	602 hotel rooms 36 serviced apartments	833 hotel rooms 69 serviced apartments
	CS23	**Number of new hotel rooms - completions**	Appropriate provision that meets the needs of the borough	0 new rooms	105 new rooms	250 new rooms	962 new rooms	749 new rooms	232 hotel rooms	44 hotel rooms 0 serviced apartments
	CS24	**Loss of short-stay accommodation to non-employment uses - approvals**	Appropriate provision that meets the needs of the borough	0	0	0	0	0	0	0

	CS25	**Loss of short-stay accommodation to non-employment uses - completions**	Appropriate provision that meets the needs of the borough	0	0	0	0	0	0	0
	CS26	**S106 Community Payment secured**	Increase on previous year	£880,749.50	£940,225.01	£669,714	£8,442	£1,725,123	£208,840	N/A
	CS27	**S106 received for health and healthcare**	Increase on previous year	£1,079,545.00	£4,120,682	£1,450,241	£3,653,601	£2,330,834	£2,116,728	£514,930
	CS28	**S106 received for leisure facilities**	Increase on previous year	£181,442.00	£3,206,937	£1,008,044	£357,860	£505,177	£1,052,733	1,975,771
	CS29	**Applications/ permissions for new D1/D2 use**	N/A	D1 – 25 /19 D2 – 10 /10	D1 – 14 /10 D2 – 7/5	D1 – 16 /12 D2 – 3 /3	D1 – 32 / 22 D2 – 13 / 13	D1 – 27 / 14 D2 – 18 / 14	D1 – 17/8 D2 – 9/6	
	CS30	**Applications/ permissions for the loss of D1 and D2 use**	N/A	D1 – 10 /6 D2 – 3 /2	D1 – 15 /12 D2 – 2 /0	D1 – 4/2 D2 – 2 /2	D1 – 9 / 7 D2 – 0 / 0	D1 – 6 / 5 D2 – 0 / 0	D1 – 3/2 D2 – 0/0	
	CS31	**No. of days when air pollution is moderate or high for PM10**	25 $\mu g\ m^{-3}$ measured as an annual mean to be achieved by 1 January 2015	Exceeding target	Exceeding target	Exceeding target	Exceeding target	Exceeding target	Target achieved	Target achieved
	CS32	**No. of days when air pollution is moderate or high for**	200 $\mu g\ m^{-3}$ not to be exceeded more than 18 times a year	Exceeding target	Exceeding target	Exceeding target	Exceeding target	Exceeding target	Target achieved	Exceeding Target

		nitrogen oxide							
SP04 Creating a blue and green grid	**CS33**	**Number of eligible open spaces managed to Green Flag standard**	1 additional park/year	8 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Millwall Park • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields	6 parks • Island Gardens • King Edward Memorial Park • Mile End Park • Trinity Square • Victoria Park • Weavers Fields	10 parks • Altab Ali Park • Bromley Gardens • Island Gardens • Mile End Park • Millwall Park • Poplar Recreation Ground • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields	11 parks • Altab Ali Park • Bromley Gardens • Island Gardens • Meath Gardens • Mile End Park • Millwall Park • Poplar Recreation Ground • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields	10 parks • Altab Ali Park • Island Gardens • Meath Gardens • Mile End Park • Millwall Park • Poplar Recreation Ground • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields	10 parks • Altab Ali Park • Island Gardens • Meath Gardens • Mile End Park • Millwall Park • Poplar Recreation Ground • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields	10 parks • Altab Ali Park • Island Gardens • Meath Gardens • Mile End Park • Millwall Park • Poplar Recreation Ground • St George's Gardens • Trinity Square Gardens • Victoria Park • Weavers Fields
	CS34	**Area of land designated as Open space (loss or gain from previous year)**	No net loss	264.98ha (+4.48ha) *	264.98ha	264.98ha	260.58ha	260.58ha	260.58ha	260.58ha
	CS35	**Open space in the borough per 1,000 population (ha)**	No net loss	1.04	0.97	0.93	0.88	0.86	0.85	0.85

SP04 Creating a blue and green grid	**CS36**	**Changes in areas of biodiversity importance**	No Loss	No change	No change	-3.1ha	No change	-2.9ha	No change	No change
	CS37	**Area of land designated as Local Nature Reserves**	No net loss	24.8ha	24.8ha	24.8ha	24.8ha	24.8ha	24.8ha	24.8ha
	CS38	**Biological river quality**	'Moderate', 'Good' or 'Very Good'	Lower Lea – Moderate Chemical status – Moderate Ecology - Poor	Lower Lea – Moderate Chemical status – Moderate Ecology - Poor	Lower Lea – Moderate Chemical status – Moderate Ecology - Moderate	Lower Lea – Bad Chemical status –Good Ecology - Bad	Lower Lea – Bad Chemical status –Good Ecology - Bad		
	CS39	**Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds**	Fewer than previous year	3 applications granted contrary to Environment Agency advice	1 application was granted contrary to Environment Agency advice	1 application was granted contrary to Environment Agency advice	2 applications were granted contrary to Environment Agency advice	No application was granted contrary to Environment Agency's advice	2 applications were granted contrary to Environment Agency advice	N/A
	CS40	**Percentage of approved planning applications that do not meet the sequential test for managing flood risk**	0%	0%	0%	0%	0%	0%	0%	0%
SP07 Dealing	**CS41**	**Capacity of new waste management**	London Plan waste apportionment	No new waste management facilities	No new waste	No new waste	No new waste	No new waste management facilities	No new waste management facilities	No new waste management facilities

with waste		**facilities by waste planning authority**	target achieved within safeguarded sites		management facilities	management facilities	management facilities			
	CS42	**Amount of municipal waste arising and managed by waste planning authority: by management type (tonnes)**	Reduction in waste managed by authority	• Recycled, reused, composted – 22,759 • Landfill – 17,934 • Reuse Derived Fuel/ Energy from Waste – 48,422 • Moisture Loss through Mechanical Biological Treatment – 12,056	• Recycled, reused, composted – 34,563 • Landfill – 1,864 • Reuse Derived Fuel/ Energy from Waste – 68,976 • Moisture Loss through Mechanical Biological Treatment – 2,743	Household recycling, reused and composted - 20,145.66 tonnes Municipal waste sent to landfill - 1,861.85 tonnes Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) - 84,727.11 tonnes Total waste arisings - 110,244.86 tonnes	Household recycling, reused and composted - 19,908.68 tonnes Municipal waste sent to landfill - 1,689.88 tonnes Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) - 87,662.85 tonnes Total waste arisings - 114,099.92 tonnes	Household recycling, reused and composted – 20,698.30 tonnes Municipal waste sent to landfill – 325.46 tonnes Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) – 88,922.25 tonnes Total waste arisings – 116,704.30 tonnes	Household recycling, reused and composted – 19,470.87 tonnes Municipal waste sent to landfill – 24.91 tonnes Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) – 89,488.79 tonnes Total waste arisings – 126,110.00 tonnes	Household recycling, reused and composted – 19,470.87 tonnes Municipal waste sent to landfill – 24.91 tonnes Municipal waste sent to treatment (Energy from Waste, Refuse Derived Fuel, MBT) – 89,488.79 tonnes Total waste arisings – 126,110.00 tonnes
	CS43	**Percentage of household waste which has been sent by the authority for recycling, re-use, and composting**	30% by 2016	27.6%	32.8%	28.1%	26.7%	27.6%	26.4%	26.4%

	CS44	**Recycling, reuse and composting per borough resident.**	Annual increase	22,759 tonnes / 254,096 = 0.9 tonnes per resident (or 89.57kg per resident)	34,563 tonnes / 272,890 = 0.13 tonnes per resident (or 126.66kg per resident)	20,146 tonnes / 284,000 = 0.071 tonnes per resident (or 71kg per resident)	19,909 tonnes / 295,200 = 0.067 tonnes per resident (or 67kg per resident)	20,698 tonnes / 304,900 = 0.068 tonnes per resident (or 68kg per resident)	36.21kg per resident	36.21kg per resident
SP06 Delivering successful employment hubs, SP07 Improving education and skills	**CS45**	**Number of new jobs created/loss**	Positive growth	2,760 new jobs (2012)	14,817 new jobs (2013)	9,800 new jobs (2014)	11,000 new jobs (2015)	2,000 new jobs (2016)		
	CS46	**Total amount of completed employment floorspace by type (square metres)**	No net reduction	GROSS: • B1a: 2629 • B1b: 0 • B1c: -3,250 • B2: 0 • B8: 0 NET: • B1a: 2629 • B1b: 0 • B1c: -3,250 • B2: -130 • B8: -70	GROSS: • B1a: 7221 • B1b: 0 • B1c: 0 • B2: 0 • B8: 500 NET: • B1a: 5297 • B1b: 0 • B1c: 0 • B2: 0 • B8: -1130	GROSS: • B1a: 909 • B1b: 0 • B1c: 0 • B2: 0 • B8: 0 NET: • B1a: -5,711 • B1b: 0 • B1c: 0 • B2: 0 • B8: -2,995	GROSS: • B1a: 8,557 • B1b: 0 • B1c: 385 • B2: 0 • B8: 0 NET: • B1a: -16,595 • B1b: 0 • B1c: -763 • B2: 0 • B8: -9,924	GROSS: • B1a: 2,127 • B1b: 0 • B1c: 0 • B2: 0 • B8: 5,377 NET: • B1a: -21,976 • B1b: 0 • B1c: -3,217 • B2: -4,036 • B8: -14,350	GROSS: • B1a: 2,173 • B1b: 0 • B1c: 0 • B2: 0 • B8: 13,877 NET: • B1a: -20,641 • B1b: 0 • B1c: -1,343 • B2: -200 • B8: 10,674	GROSS: • B1a: 105,488 • B1b: 0 • B1c: 350 • B2: 0 • B8: 2,691 NET: • B1a: -38,330 • B1b: 0 • B1c: 2,688 • B2: 40 • B8: 10,476
	CS47	**Count of births of new enterprises**	Increase on previous year	2,395	3,320	3,460	3,920	3,905		
	CS48	**Applications for change of use from B1**	No net reduction in employment floorspace	49	63	68	37	39	25 approvals	N/A
	CS49	**Applications for change of use from B1 to C3**	No net reduction in employment floorspace	19	42	44	15	21	21 approvals	N/A
	CS50	**Applications for change of use to B1**	Net increase in employment floorspace	22	30	18	25	17	7 approvals	N/A
	CS51	**S106 received for**	Increase on previous year	£1,435,201.00	£2,775,580	£1,422,081	£1,622,722	£2,981,019	£2,273,151	£2,441,956

		local employment and business training								
SP06 Delivering successful employment hubs	**CS52**	**Applications for loss/gain of floorspace within Preferred Office Locations (sqm)**	No net loss of B1 in POL	**Aldgate** Gross: 2330 Net: -8,837 (Yet to be decided) **TOTAL:** Gross: 2330 Net: -8,837 (Yet to be decided)	No applications	**Around Tower Gateway South** Net: -11,600 **TOTAL:** -11,600	**Canary Wharf and Aldgate** Net: -4,187 **TOTAL:** -4,187	**Commercial Road and Redchurch Street** Net: -153 **TOTAL:** -153	Net gain of 118,909m2 through 3 applications	N/A
	CS53	**Applications for loss/gain of B1 floorspace within Local Office Locations (sqm)**	No net reduction in B1 floorspace within LOL	**Around Tower Gateway East** Gross: 0 Net: -96 (Permitted) **Whitechapel** Gross: 16.8 Net: -2492.5 **TOTAL:** Gross: 16.8 Net: -2588.5	No applications	**Blackwall** 1 application (prior approval)	**Blackwall** 1 application (prior approval) for loss of 57,135sqm.	**Raven Row and Mowlem Street** Net: 84 **TOTAL:** 84	Net gain of 3,852m2 approved through 6 applications	N/A
SP012 Delivering Place-making	**CS54**	**Applications for loss/gain of floorspace within Local Industrial Locations**	No net reduction of employment floorspace in LIL	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace	Net loss of 499m2 approved through 2 applications	No applications received relating to loss of floorspace
	CS55	**Applications for loss/gain of floorspace within Strategic Industrial Locations**	No net reduction of employment floorspace in SIL	**Empson Street** One application, but for adjustment in layout. No loss	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace	No applications received relating to loss of floorspace	Net loss of 82m2 approved through 1 application	No applications received relating to loss of floorspace

				of overall space						
SP07 Improving education and skills	**CS56**	**New educational facilities**	Increase in educational facilities	2 new forms of entry at primary level for 2014; 3 new free schools	3 new forms of entry at primary level	2 new forms of entry at primary level Stepney Sixth Form		3 new educational facilities	1 new form of entry at primary level	
	CS57	**Applications for new Free Schools**	N/A	3	0	2	0	0	0	0
	CS58	**Financial contribution for education**	Increase on previous year	£3,457,972.50	£12,208,792.90	£7,253,773	£0	£0	£6,744,217	£2,325,105
	CS59	**S106 for traffic, highways, and public transport**	Increase on previous year	£2,744,020.97	£18,850,461	£2,425,706	£440,680	£930,842	£1,583,345	£3,244,560
	CS60	**Number of TfL cycle docking stations in the borough**	Increase on previous year	104	120	102	116	112	119	N/A
	CS61	**Public satisfaction with public transport**	Increase on previous year	78%	76%	82%	80%			
	CS62	**Loss/gain of depots/wharfs**	No net loss	0	0	0	0	0	0	0
	CS63	**Number of on-street car club spaces**	Increase on previous year	135	135	135	135	135		

	CS64	**S106 received for environment and public realm**	Increase on previous year	£496,978.00	£5,444,960.68	£1,937,889	£0	£1,939,523	£501,608	£1,554,057
	CS65	**Total distance of cycle and pedestrian networks**	Increase of at least 1% per annum	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.3 km	• Pedestrian - 32.5 km • Cycle - 53.9 km	• Pedestrian - 32.5 km • Cycle - 53.9 km	• Pedestrian - 32.5 km • Cycle - 53.9 km	N/A
SP10 Creating distinct and durable places, SP12 Delivering Place-making	**CS66**	**Number of planning appeals upheld due to Amenity and Design**	Decrease on previous year	2 allowed	0 allowed	0 allowed	0 allowed	0 allowed	0 allowed	N/A
SP10 Creating distinct and durable places, SP12 Delivering Place-making	**CS67**	**Number of applications received & permitted relating to listed buildings**	N/A	Listed – 53 received/43 permitted	Listed – 207 received/167 permitted	Listed – 225 received/142 permitted	Listed – 238 received/178 permitted	Listed – 264 received/198 permitted	Listed – 204 received/148 permitted	Listed – 217 received / 150 permitted
	CS68	**Conservation Areas with up-to-date appraisals and published management guidelines**	100%	100%	100%	100%	100%	100%	100%	100%
	CS69	**Number of listed buildings at risk**	Reduction on previous year	28 buildings	28 buildings	28 buildings	28 buildings	29 buildings	32 buildings	32 buildings

SP11 Working towards zero-carbon borough	**CS70**	**CO2 emission reduction in line with DM29 requirements**	35% CO2 emissions reduction on 2010 Building Regulations	30% achieved	80% achieved	100% achieved	100% achieved	100% achieved	100% achieved	100% achieved
	CS71	**Percentage of dwellings from consented major applications seeking to achieve 'Excellent' ranking in the Code for Sustainable Homes**	100%	100%	100%	100%	N/A	N/A	N/A	N/A
	CS72	**Percentage of dwellings with an SAP rating below 35**	No homes with an SAP rating below 35	7%	1.3%	1.3%	N/A	N/A	N/A	N/A

*In previous years the amount of open space has been under-reported. 264.98 will be the new baseline figure