



A vision for the new tower blocks in New Southgate approved in 2021 (credit pH+)

Enfield's Housing Pipeline - 2021 Review

This report summarises our analysis of the number and types of homes that gained planning approval in Enfield in 2021 and since 2019. The aim of the report is to assess whether Enfield is likely to start to meet housing targets in the foreseeable future, and whether the type of homes local people need are going to be built.

1. How many new homes were granted planning permission?

1.1 Planning Committee ('major' applications) ^[1]

- A total of **1,842 homes were approved** by the Committee, 223 were refused and the decisions on 192 was deferred. ^[2]
- A total of **6,596 new homes were approved** on major applications between 2019 and 2021, including appeals granted. ^[3]

1.2 Delegated Decisions ('minor' applications) ^[4]

- We estimate that approximately **150-170 homes were approved** in 2021 on 'minor' developments i.e. less than 10 units. ^[5]

1.3 Office Conversions (permitted development) ^[6]

- Almost **500 flats** were approved across Enfield using office to residential Permitted Development Rights in 2021. ^[7]
- Since 2019, **672 flats have been approved in office conversions**.

Table 1: Summary of the number of additional homes approved 2019-2021 (incl Appeals)

	2019	2020	2021	TOTAL
Major applications	33	4,721	1,842	6,596
Minor applications (<i>estimate</i>)	160	160	160	480
Permitted development	108	70	494	672
TOTAL	301	4,951	2,496	7,748

2. Will housing targets be met in the foreseeable future?

2.1 Housing Targets ^[8]

- The number of new homes approved since 2019 should be sufficient to meet London Plan housing targets in the coming few years, even after buffers are incorporated into the target. (Buffers are needed in order to account for things like unimplemented approvals, as well as accounting for previous shortfalls/missed targets.) ^[9]
- For example, the target for 2021-2023 is 3,750 new homes, which increases to 6,000 once buffers are incorporated. This is still well below the 7,748 additional homes granted planning permission between 2019 and 2020.

Table 2: Housing targets and buffer 2021-2023

	2021-2023
Target (no buffer)	3,750
Target (incl. buffer)	6,000

3. What types of homes have been approved?

3.1 Housing Mix (number of bedrooms)

- **83%** of the homes approved since 2019 were 1-2 bed flats.
- Only **17%** of the homes approved were homes with 3+ bedrooms.
- The proportion of homes approved with 3+ bedrooms is **less than a third of what is required by Enfield's planning policy.** ^[10]
- The proportion of homes approved with 3+ bedrooms is also a **less than a third what is recommended in Enfield's latest Local Housing Needs Assessment.** ^[11]

3.2 Housing Tenure ('affordable' housing)

- Almost 7 out of 10 (69%) of homes approved since 2019 were not 'affordable' homes.
- **Less than a third (31%) of the homes approved were classified as affordable**, which is below the 40% target set in planning policy and below the 50% target set by Enfield's draft Local Plan.
- **Less than 1 in 5 (18%) of the approved homes will be Social Rent or London Affordable Rent**, well below the 28% required by planning policy.
- 2,393 homes classified as 'affordable' housing have been approved since 2019. However, the Council's local housing needs assessment estimates that over the next five years at least 10,500 additional affordable homes will be needed.

Conclusions and commentary

More homes are coming, but unfortunately not the homes the community needs.

It is encouraging to see a significant increase in the number of homes being approved, especially as Enfield Council has not hit housing targets since 2018 and has become one of the worst performing Councils in London.

However, the vast majority of these homes are 1-2 bed flats, despite the evidence showing that by far the greatest need is for homes with 3+ bedrooms. Furthermore, nowhere near enough affordable homes are being approved to meet the needs of the local community.

Enfield may well start meeting housing targets over the next few years, but the borough remains a very long way from building the housing local people actually need.

Footnotes

1. 'Major' housing applications are schemes with 10 or more units. All major applications are decided by the planning committee.
2. The numbers do not include schemes that have previously received planning permission and are re-applying with further details. Refused schemes (Arnos Grove Station Car Park and Cart Overthrown N9) are likely to be granted on appeal. One of the deferred applications (Meta Switch Church Street) was granted in Jan'22 and Fore Street was refused.
3. Includes the appeal decision for Southgate Office Village. Excludes Refuge House which is counted within the permitted development figures.
4. 'Minor' housing applications are those with less than 10 units. These can be decided by council officers, unless it is referred to the planning committee
5. We have estimated this figure based on the analysis of the last quarters data. The figures are comparable to previous years.
6. Permitted development allows offices to be converted into residential accommodation without the need to comply with normal planning guidelines. This has resulted in some very poor housing that has been called "slums of the future" and "rabbit hutch homes". Southgate Office Village is not included in these figures as a separate application has superseded the PDR application.
7. There are several instances of multiple applications being approved for the same building, in these instances only the applications with the highest number of units approved is counted.
8. Enfield's annual housing target is an additional 1,246 homes per year
9. Calculating a buffer is not an exact science and depends on the type of applications and the applicant. Many of the major housing applications approved since 2019 have been council led, so should eventually get built but not all housing that gets approved gets built and some gets built very slowly. Enfield has missed housing delivery targets since 2018, so this shortage needs to be accounted for. Some applications have been granted with an 'up to' figure, but this can either increase or decrease as the scheme progresses.
10. Enfield's Core Strategy (2010) and Development Management Document (2014) stipulate that 65% of Market Housing and 60% of Social Rented housing should have 3 or more bedrooms.
11. Enfield's Local Housing Needs Assessment says that 71.5% of Market homes and 50% of affordable homes should have 3+ bedrooms



Sketch of Edmonton Green Shopping Centre (approved 2021)