

## Annex 1: Housing Trajectory and Five Year Land Supply

### Five Year Land Supply

*Table 1 Summary of previous completions and future supply*

Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Housing Target	700	700	700	700	700	1,801	1,801	1,801	1,801	1,801	1,285	1,285	1,285	1,285	1,285
Large Sites	607	277	465	519	512	624	1,032	1,553	959	1,353	1,848	2,317	1,609	1,096	946
Small Sites								180	180	180	180	180	180	180	180
Totals	-93	-423	-235	-181	-188	-1177	-769	-68	-663	-268	743	1,212	504	-9	-159

*Table 2 Five year land supply calculation*

Five year Land Supply	
Housing Target 2023/24 - 2027/28	7,973
Previous Shortfall (2016/17- 2022/23)	3,066
Five year target + previous shortfall	11,039
Five year target +shortfall with 20% Buffer	13,247
Annualised target with 20% Buffer	2649
Identified housing supply 2023/24-2027/28	8,930
Housing supply as a percentage (Identified supply divided by annualised target with 20% buffer)	3.4%

### Housing Trajectory

**Table 3 – Housing trajectory**

Site	Application No.	Gross units	Demolitions	Net Units	Actual Completions (First 5 Years of Local Plan)					Actual/Expected Completions (5 10 Years)					Expected Completions NET (10 15 Years)									
					2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36
<b>Maygreen Crescent (12 Estates scheme)</b>	N/A	295	111	184											-111		150	145						
<b>Royal Jubilee Court (12 Estates scheme)</b>	N/A	152	79	73										-79					63	89				
<b>Dell Court (12 Estates scheme)</b>	N/A	80	29	51											-29		80							
<b>Delderfield House (12 Estates scheme)</b>	N/A	22	14	8											-14	22	0	0	0					
<b>Farnham and Hilldene, Harold Hill (12 Estates scheme)</b>	N/A	623	145	478												70	40	40	77	40	60	97	20	34
<b>Brunswick Court (12 Estates Scheme)</b>	N/A	54	47	7										-47	54		0	0	0	0				
<b>Chippenham Road (12 Estates Scheme)</b>	N/A	182	32	150									-32			182								
<b>Angel Way Retail Park</b>	P2246.07 and P1443.15 also	350	0	350										100	100	150								

	subject to pre-app																						
<b>Enterprise House</b>	J0003.18 and P0046.18	17	0	17																			
<b>6 Holgate Court, Western Road, Romford</b>	J0018.17 and P0525.18	17	0	17																			
<b>29-33 Victoria Road, Romford</b>	P0716.17	35	0	35																			
<b>7 Eastern Road</b>	J0020.17	12	0	12																			
<b>Land at Rom Valley Way</b>	P0615.21	972	0	972								325	325	322									
<b>Phoenix House, 102-106 South Street</b>	J0006.18	10	0	10																			
<b>16-22 Western Road, Romford</b>	J0011.20	92	0	92																			
<b>213-221 North Street, Romford</b>	P1181.19	66	4	62																			
<b>Former Car Park, London Road, Romford, RM7 9DU</b>	P1609.19	88		88																			
<b>23-55 North Street, Romford</b>	P1292.15	98	0	98																			
<b>Brooklands House and Detection House</b>	P2075.17 and PE/01645/2015	67	0	67																			
<b>6 Eastern Avenue</b>	P1833.18	21	0	21								21											
<b>Waterloo(and Queen Street)</b>	P0761.20	1651	271	1380										179	480	210	356	155					
<b>Old Church Gardens</b>	NA	306	86	220											-86			156	150				







<b>New City college, Ardleigh Green Campus Land off Nelmes Way</b>	P0755.21	87	0	87									87												
<b>Hall Lane Miniature Golf Course, Hall Lane Upminster</b>	P1112.22	37	0	37									37												
<b>66- 68 South Street, Romford</b>	P0233.21	19	0	19									19												
<b>Harold Hill Library, Hildene Avenue, Romford</b>	P0461.22	74	40	34								-40	74												
													<b>1553</b>	<b>959</b>	<b>1353</b>	<b>1848</b>	<b>2317</b>	<b>1609</b>	<b>1096</b>	<b>946</b>	<b>379</b>	<b>130</b>	<b>97</b>	<b>20</b>	<b>34</b>