

# **AUTHORITY MONITORING REPORT**

**2017–2018**

A report on the effectiveness of Westminster's planning policies

Published: June 2019



City of Westminster

## Preface

This Authority Monitoring Report (AMR) is published as a legal requirement to monitor and assess current planning policy; whether objectives have been achieved, and whether these objectives are still relevant. As such, it will also form part of the evidence base for the City Plan 2019–2040.

The report has been produced for the purposes of section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) and regulation 34 of the Town and Country Planning (England) Regulations 2012, and covers the period between 1 April 2017 to 31 March 2018.

## Methodology and Data Sources

The report relies upon several data sources, but the primary source is the council's own planning decisions analysis system and annual pipeline. Some data gathering methodologies have changed and so some data in this AMR may differ from that previously reported.

This report will feed into the Mayor of London's Annual Monitoring Report.

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## Executive Summary

Westminster's vision is to deliver a City for All where people are born into a supportive and safe environment, grow and learn throughout their lives, build fantastic careers in world-leading industries, have access to high quality, affordable homes and retire into the community with dignity and pride. Having the right planning policies in place is crucial in delivering these ambitions.

This Authority Monitoring Report (AMR) looks at the twelve months 2017-18 and serves as a valuable tool in assessing whether the objectives set out in the adopted City Plan (November 2016) are being met and whether policy amendments or fresh strategic direction is required in the new City Plan 2019–2040.

As can be seen in the rest of this report, it is clear that whilst our policies have been broadly effective in most areas in the period covered, in some key areas we are ambitious to do more. This is particularly evident in affordable housing delivery and protection of office space. That is why this AMR is so important as it will contribute to our evidence base as we prepare new policies for City Plan 2019–2040 to address these challenges.



**Councillor Richard Beddoe**  
Cabinet Member for Place  
Shaping and Planning

### Here's some of the key successes and challenges from 2017–2018 that are covered in this report

#### Housing performance in 2017–2018

The delivery of new homes has been successful; the Greater London Authority (GLA) target of 4,744 was exceeded between 2013 and 2018 and 5,401 units were delivered with a further 5,900 units under construction and planning permission for a further 2,000.

Policy directing housing delivery to the key Opportunity Areas of Paddington, Victoria and Tottenham Court Road has been particularly effective. Improving housing mix trajectory has been consistent, although in 2017–2018 the percentage of three-bedroom homes was lower than previous years. Figures will have to be closely assessed against Westminster's strategic and local needs assessment.

In terms of affordable housing we are ambitious to do more. Over the last five years, 4,664 units were completed of which 510 were affordable. This equates to 10.9%, against a target of 30% affordable housing. Intermediate housing makes up around 1.5% of Westminster's housing stock and figures indicate a split in tenure is required to more adequately address need. In order to meet our objectives, we are developing a new strategic approach to redress this imbalance and provide more intermediate homes in particular.

#### Commercial Space in 2017–2018

Westminster needs to generate more space in order to accommodate the business growth that will be required to deliver more jobs and greater economic prosperity in the city.

Our policies have been effective in directing new office floorspace to the Opportunity Areas. For example, Victoria has seen a net gain of over 39,000 sqm over the past five years. However, a new policy directive is required to stem any further office loss in central Westminster.

As one of the UK's foremost office locations, the loss of B1 office space is a cause for concern. Between 2013 and 2018, Westminster has seen a net loss of over 300,000 sqm of office space, with further losses in the pipeline as a result of changes to the planning system.

The council's revised policy to mitigate against the shift from office-to-residential has had a limited effect, as whilst effective in preventing this change of use, office space has been lost to hotel developments. The Central Activities Zone (CAZ) has borne the brunt of decline with 283,000 sqm lost. Unless action is taken to protect office space in the CAZ, we will not meet targets to create more jobs.

Going forward, only residential conversions which contribute to our affordable housing delivery will be permitted.

#### A sustainable future

In line with the National Planning Policy Framework, Westminster also needs to radically reduce its greenhouse gas emissions as we move to a low carbon future. Whilst air quality has gradually improved in recent years, Westminster still exceeds EU limits. Therefore, all relevant policies should be strengthened to ensure negative environmental impacts are addressed in all developments.

Sustainable travel plays a critical role in addressing climate change. Developments should continue to create attractive accessible environments to prompt active travel, with a particular emphasis on pedestrianized areas. The safety of residents, workers and visitors on our roads remains a priority. Whilst policy has contributed to a reduction in casualty figures for pedestrians and cyclists, every step must be taken to ensure the safest environment possible.

#### Heritage and design

As London's historic heart, planning framework plays an integral role in protecting the characteristics which make Westminster unique. Developments must sensitively and sustainably enhance our existing built heritage and landscape assets. Although there are currently 20 buildings on the Heritage at Risk Register, in most cases repair works have started or a solution met. None of the city's conservation areas or historic parks and gardens are on the register.

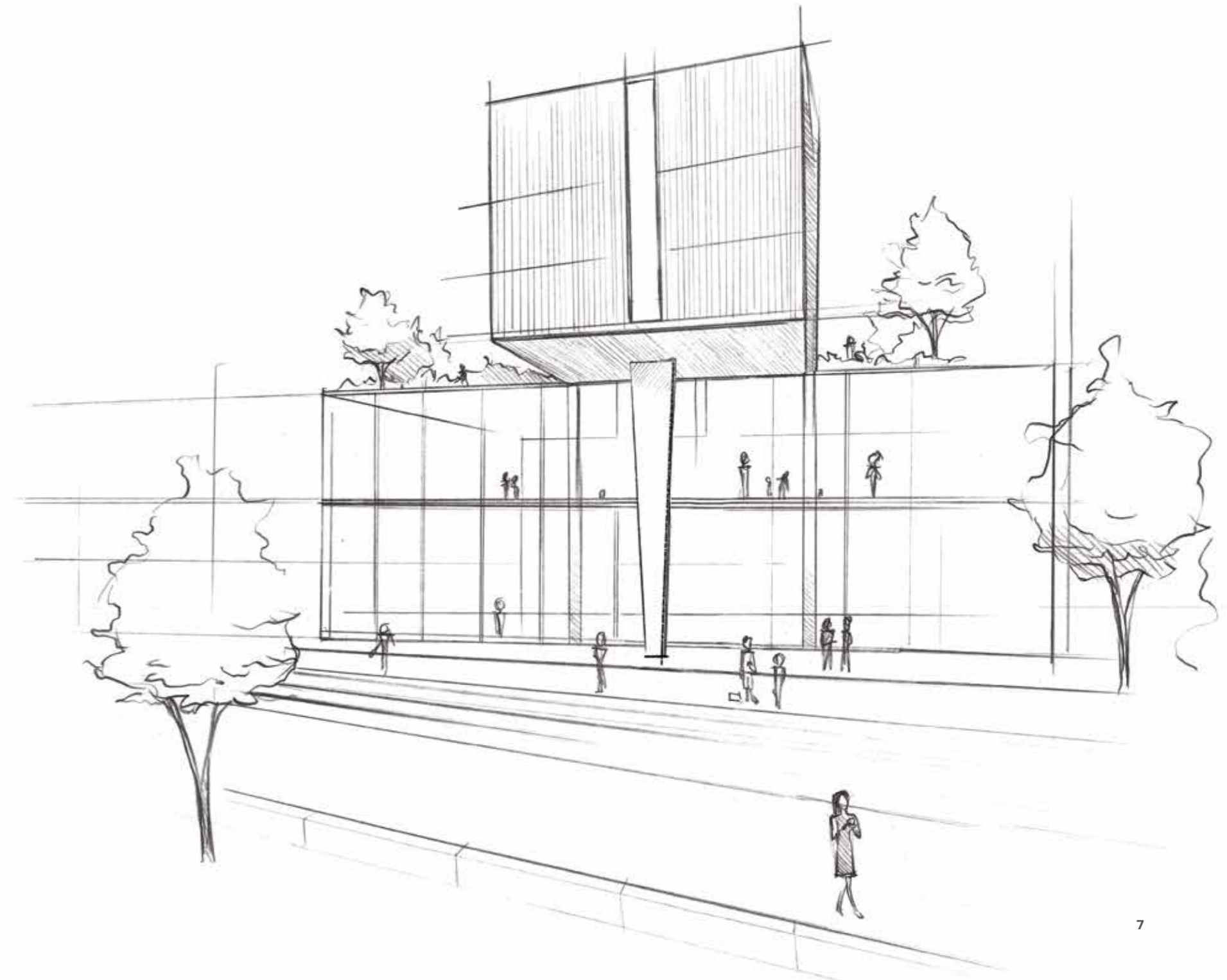
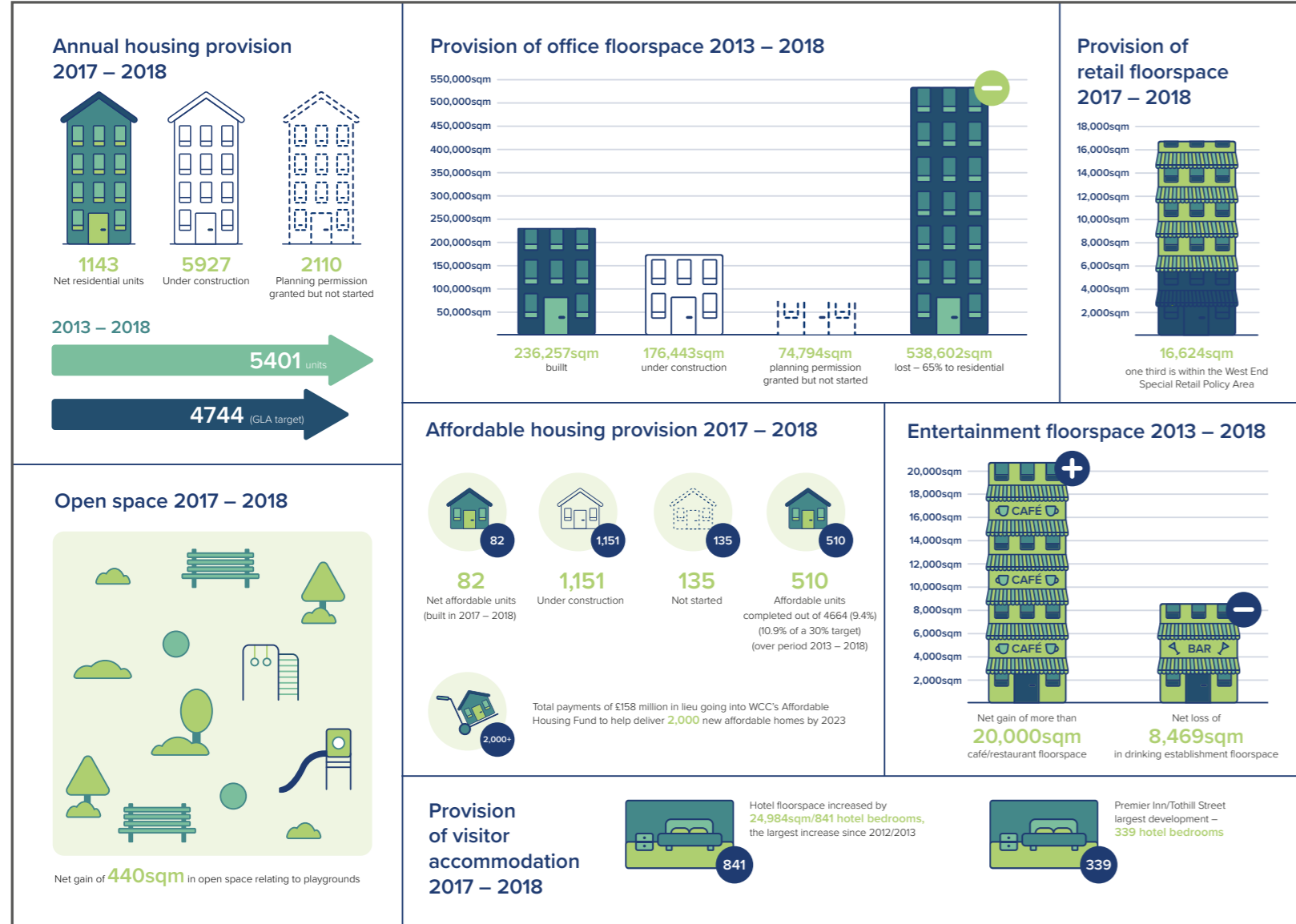
Westminster has also taken a strong lead on sustainable urban design and over the course of the report has won numerous accolades and awards. Whilst policy has largely been effective in meeting our heritage and design objectives, an area for concern is the UNESCO appointed World Heritage Site of the Palace of Westminster and associated buildings. The new City Plan 2019–2040 gives us an opportunity to strengthen policy accordingly.

#### Looking forward

This AMR shows that the City Plan (November 2016) policies have been broadly effective across the period covered. However, in some areas there is a need for policy to be clarified, strengthened or both. With this in mind, all the policies in the City Plan will be reviewed to take account of changing context, new evidence, and amendments to national and regional policy to taken ensure every aspect is up to date.

This review will provide an opportunity to update figures, evaluate targets and adapt local policies accordingly. More fundamentally, it gives us an opportunity to reappraise our strategic vision and objectives. City Plan 2019–2040 will provide us with a strong policy direction so that we can continue to shape, develop and enhance Westminster's built environment for the next 20 years.

## 2017 – 2018 Key Figures



## Progress on the Local Development Scheme

Updates to the council's Local Development Scheme (LDS, or the council's planning policy work programme) are published as a legal requirement under the Planning and Compulsory Purchase Act 2004. One of the purposes of this AMR is to explain the progress the council has made in delivering against the LDS between 1 April 2017 and 31 March 2018.

Between April and June 2017, the council was working to the LDS published in March 2015. This explained the council's intention to make a number of topic-based revisions to Westminster's City Plan. Two City Plan revisions were adopted:

- Basements and mixed-use policies (adopted by Full Council on 13 July 2016)
- Special Policy Areas and Policies Map (adopted by Full Council on 9 November 2016)

The Special Policy Areas revision adopted in November 2016 also consolidated all previous changes to the City Plan made since November 2013.

In June 2017, the council published a new LDS which proposed a complete revision of the City Plan: a single, comprehensive statement of strategic planning policies to help ensure we deliver on key local, regional and national priorities.

The council is currently working on the production of a new Planning Policy Work Programme to reflect changes in the timeline.

### National Planning Policy Framework and the London Plan

During the period covered by this report, the government announced that a revised National Planning Policy Framework (NPPF) would be published in mid-2018 which would replace the NPPF (2012).

Between December 2017 and March 2018, the Mayor of London consulted on a replacement London Plan.

The City Plan, the London Plan and any ratified Neighbourhood Plans form the council's Development Plan. City Plan 2019–2040 will take into account changes to the national and regional policy and once adopted, will replace the saved UDP policies.

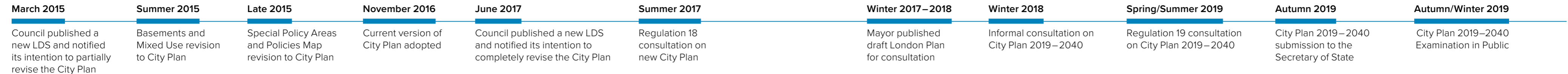
The current City Plan, the London Plan and any ratified Neighbourhood Plans will form the council's Development Plan. Once adopted, City Plan 2019–2040 will replace the saved UDP policies.

### Article 4 Directions

Between 1 April 2017 and 31 March 2018, the council did not make any Article 4 Directions to withdraw specific permitted development rights in allocated areas. However, between February and April 2018 the council consulted on an Article 4 Direction to remove permitted development rights to change from B1(A) offices to C3 dwelling houses in the Westminster Central Activities Zone (CAZ). This came into force on 1 May 2019.

### Supplementary Planning Documents

No supplementary planning documents were published between 1 April 2017 and 31 March 2018 and no further documents will be published relating to current policy. A comprehensive audit of existing supplementary guidance is being undertaken alongside the City Plan review with a view to ensuring an update suite after City Plan 2019–2040 is adopted.



## City Plan Strategic Objectives

Westminster is a city like no other. It is a city which values its past rich by protecting its heritage, whilst looking to the future through sustainable economic growth. It is a city that's committed to providing a high quality of life for its residential and business communities. A city that offers an exceptional environment for its people and visitors alike. Through the City Plan's (November 2016) seven core strategic objectives, Westminster continues to be a world class global city.

### Sustainable Growth

Accommodating sustainable growth is essential in maintaining Westminster's world class position in business, retail, culture and tourism. To support the city's unique economic breadth and diversity, there will be a particular focus on Opportunity Areas and functions within the Central Activities Zone.

### Sensitively upgrade building stock

The needs of our growing city can never be at the expense of our heritage. Westminster's historic heart must be protected and enhanced -through sensitive design solutions. Sustainable design solutions which minimise energy consumption, reduce waste and pollution. Only by doing so can we meet both today's needs and those of the future generations.

### Maintain and enhance quality of life

Westminster should be a city where people can flourish. The challenge is to create healthier, greener, safer communities with efficient local services, public transport and more opportunities for education, skills and employment.

### Increase the supply of good quality housing

There is an urgent need not just for more housing, but more appropriate housing. Housing that is affordable and goes beyond studio and one-bedroom provision to address family need and specialist need. New housing in commercial areas should help stimulate existing businesses and prompt a growth in the local economy. Equally, businesses should have the quality and diversity of uses to support our communities.

### Supporting Tourism

Driving tourism helps drive our economy, both locally and nationally. We play a vital role in delivering a world-class visitor experience by supporting both commercial and infrastructure needs.

### Facilitate major improvements in public transport

Westminster's population swells to over a million each day. As our growth continues so too will the number of people living, working in and visiting our city. This brings a continued need to improve public transport, manage traffic and pollution, and enhance the public realm to make walking and cycling more viable options.

### Protect and enhance open spaces

A thriving city should be a balanced city. With more people and more developments comes an increasing need to provide areas of relative tranquillity. We have a responsibility to support and enhance our open spaces, civic spaces, the Blue Ribbon Network and the unique character of our Royal Parks. New developments give us an opportunity to improve Westminster's biodiversity, creating more areas for people to enjoy whilst helping to mitigate against the effects of CO2.

## City Plan Strategic Areas

This report looks at development trends across Westminster, with a particular focus on the following key areas as defined in Westminster's City Plan (November 2016):

### The Central Activities Zone (CAZ)

This covers parts of 10 London boroughs including the Paddington, Tottenham Court Road and Victoria Opportunity Areas, the West End, Marylebone, Fitzrovia, Knightsbridge, Pimlico and the Royal Parks. Planning policy recognises the importance of strategic finance, specialist retail, tourist and cultural uses and activities, and supporting residential and local functions.

### The Core CAZ

The commercial heart of CAZ and therefore focus of commercial strategy.

### Named Streets

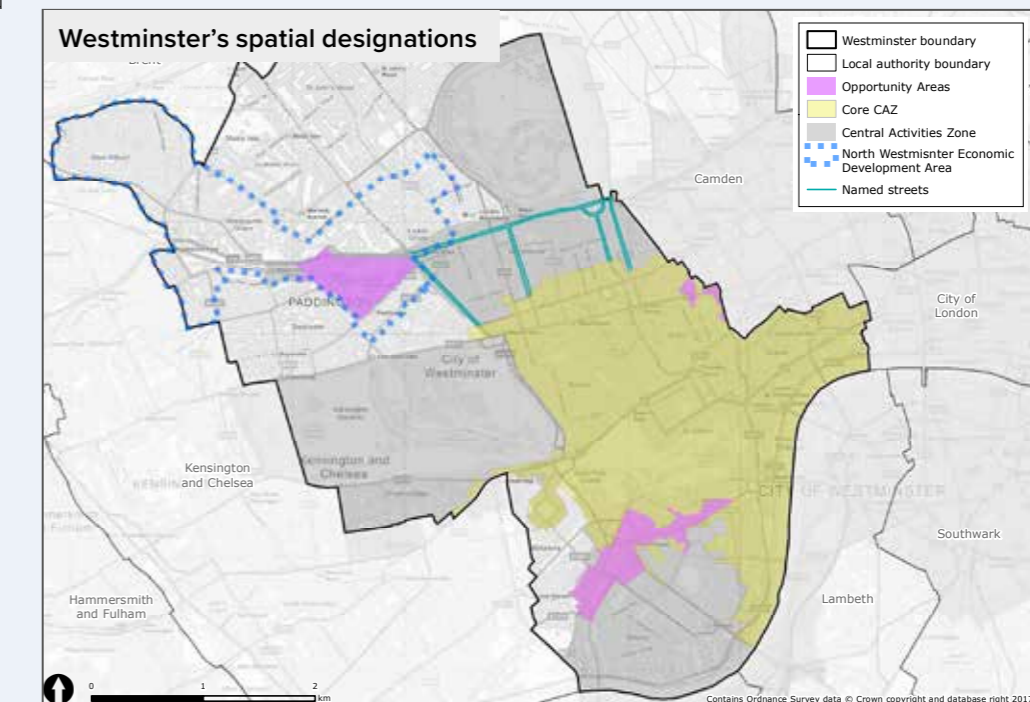
These streets are treated as part of the Core CAZ to support their commercial function, even though they fall outside the area. These include Edgware Road, Baker street, Marylebone Road, Portland Place, Park Crescent and Great Portland Street.

### Opportunity Areas

Defined in the London Plan as areas which provide greatest opportunities for development: Paddington, Victoria and Tottenham Court Road (an area straddling the Camden boundary).

### The North Westminster Economic Development Area (NWEDA)

Westminster's principal area of economic renewal which covers Church Street, Westbourne, Harrow Road and Queen's Park wards.



## Neighbourhood Planning

Westminster City Council has a statutory duty to support Neighbourhood Forums in preparing Neighbourhood Plans for their areas to help shape and direct local development. They are subject to consultation requirements and required to be consistent with Westminster's own strategic planning policies, as well as regional and national policies. The council has formally designated a total of 21 Neighbourhood Areas which cover most of Westminster.

### Preparing a Neighbourhood Plan

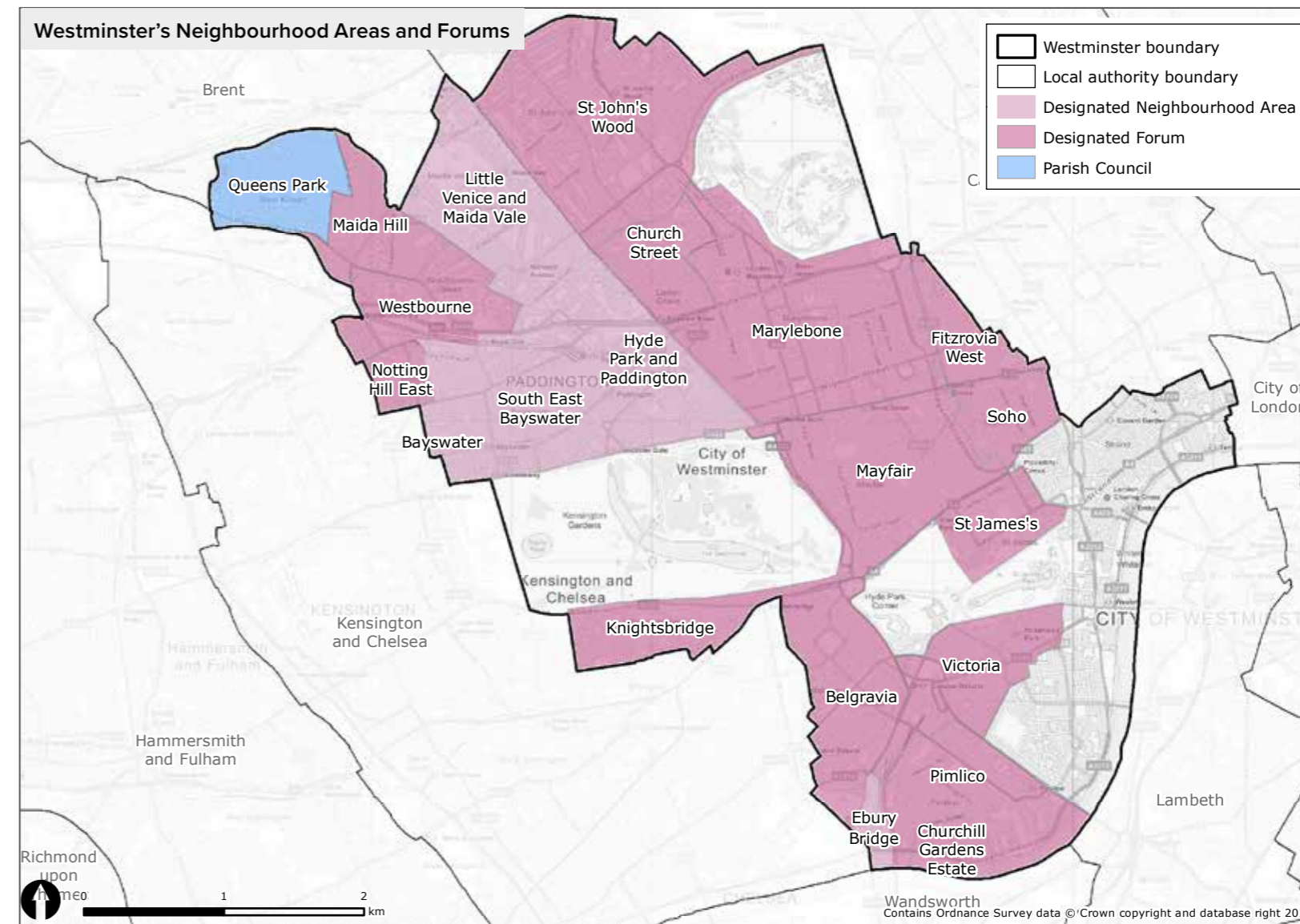
To prepare a Neighbourhood Plan a Neighbourhood Forum must be established and formally designated by the council. There are currently 15 designated Neighbourhood Forums: Belgravia, Church Street, Fitzrovia (West), Hyde Park and Paddington, Knightsbridge, Maida Hill, Marylebone, Mayfair, Notting Hill East, Pimlico, Soho, St James's, St Johns Wood, Victoria, Westbourne. As a Parish Council, Queens Park Community Council also has power to undertake neighbourhood planning for the area.

The process is set out in legislation and requires public consultation and examination by an independent examiner. If the examiner finds the plan meets the basic legislative conditions and is consistent with strategic policies in the City Plan, it can proceed to a referendum of local residents (in commercial areas there is a separate vote for businesses.) If successful, the plan then forms part of the statutory Development Plan and its policies taken into account when local planning decisions are made.

### Neighbourhood Plans in development

A Neighbourhood Plan prepared by the Knightsbridge Neighbourhood Forum was submitted to the council in November 2017. Consultation on the draft plan under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012 took place between 20 December 2017 and 14 February 2018. The Independent Examiner was appointed on 28 February 2018. The next steps will be reported in the forthcoming AMR 2018–2019.

Between June and August 2017, the Mayfair Neighbourhood Forum consulted under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 on a draft Neighbourhood Plan and submitted to the council in February 2018. The next steps will be reported in the forthcoming AMR 2018–2019.



## Consultation and Engagement

We have a strong record of effective partnership engagement and work closely – both formally and informally – with residents, other public authorities, agencies (national, regional and local) as well as businesses and other stakeholders.

This approach has been formalised through the Localism Act 2011 which requires the council to work with key partners, including the Mayor of London and Transport for London, in carrying out its strategic planning activities.

### Key Partnerships with Westminster City Council

Level	Partnership	Remit/Examples of projects	Stakeholders involved
National	Central Government	Planning legislation and guidance.	Various Departments and Ministries, particularly Ministry of Housing, Communities and Local Government.
	Environment Agency	Statutory body responsible for the protection and enhancement of the environment.	Environment Agency and Westminster City Council.
	Historic England	Statutory body tasked with protecting our historic environment by preserving listed buildings and monuments.	Historic England and Westminster City Council.
Regional	Greater London Authority	Responsible for the strategic administration of Greater London. Policy areas include transport, economic development, and fire and emergency planning.	Greater London Authority and the wider GLA group family (including the Mayor's Office for Policing and Crime). Various departments at national government level who often have funding and monitoring functions.
	Transport for London	Local government body responsible for the transport system in Greater London. Edgware Road two-way project: Changes to junctions between the Marylebone Flyover and Marble Arch which will improve safety for pedestrians and other road users.  Vauxhall Bridge roundabout: Planning application in progress for a new bus station and associated structures at Vauxhall Cross.	Westminster City Council, NWEC and local residents.
	Crossrail	A wholly owned subsidiary of Transport for London, jointly funded by the Department of Transport. The new high-speed, high-capacity Elizabeth Line will link Heathrow to the West End and beyond. Key stations include Paddington, New Bond Street and Tottenham Court Road.	Westminster City Council, NWEC and local residents.
	Thames Water	A private utilities company responsible for the public water supply and waste water treatment in Westminster (and surrounding areas) and London Tideway Tunnel Infrastructure.	Thames Water and Westminster City Council.

Level	Partnership	Remit/Examples of projects	Stakeholders involved
Sub-regional	Central London Forward	Created and funded by seven of the central London boroughs, it provides a forum for engagement in cross-boundary issues to ensure plans co-exist within the context of The London Plan.	Westminster City Council, City of London Corporation, Royal Borough of Kensington & Chelsea, London Boroughs of Islington, Southwark, and Lambeth.
	Cross River Partnership	Originally formed to deliver projects such as the Millennium Bridge and the Golden Jubilee Footbridges, it has since brought a wide range of cross-borough regeneration projects to facilitate economic growth, sustainable employment and carbon reduction.	Westminster City Council, City of London Corporation, Royal Borough of Kensington and Chelsea, London Boroughs of Lambeth, Southwark, Camden and Islington, Greater London Authority, Transport for London, Network Rail, Groundwork London, London and Partners, South Bank Employers Group and nine Business Improvement Districts.
	Sub-regional housing partnership	Established by the Greater London Authority to assess housing needs, markets and capacity to provide the strategic housing evidence base* required by the National Planning Policy Framework. It also informs regional housing targets as set out in the London Plan.  *Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment.	Westminster City Council and London Boroughs of Camden, Islington, Enfield, Barnet, Hackney and Haringey.
Sub-regional/Local Areas	Cross-borough working	Westminster City Council has a statutory duty to co-operate with other boroughs as set out in the Localism Act. This includes preparation of joint evidence base, delivery of area-based public realm improvements, and co-ordination developments and regeneration projects centres near borough boundaries.	Neighbouring (or wider) local authorities as appropriate – in particular the Corporation of the City of London and the boroughs of Brent, Camden, Lambeth and the Royal Borough of Kensington and Chelsea.



Level	Partnership	Remit/Examples of projects	Stakeholders involved
City wide	Chief Executives' Stakeholder Group	The main objective is to support key local organisations in improving the quality of life for people in Westminster. The group meets to share intelligence and ideas and build mutually supportive relationships.	Westminster City Council, Metropolitan Police, NHS, JobCentre Plus, Westminster Equalities Partnership, Voluntary Action Westminster, community groups, and the business and housing sectors.
	Westminster Health and Wellbeing Board	The council has a responsibility to join-up local health and social care services. The Board assesses the needs of the local population and put appropriate strategies in place.	Westminster City Council, NHS, Westminster Community Network, Westminster Local Involvement Network, Central London Clinical Commissioning Group, West London Clinical Commissioning Group.
	Housing Association Chief Executives' Group	Key registered providers working to increase the supply of affordable housing.	Westminster City Council and key registered providers.
	The Biodiversity Partnership (Established 2000)	A partnership of organisations and individuals established to ensure a healthy future for wildlife in Westminster. This group has produced Westminster's Biodiversity Action Plan and is in the process producing and monitoring the seven Habitat Action Plans.	Westminster City Council, and several adjoining councils City West Homes, Environment Agency, Natural England, London Wildlife Trust, several landowners, British Hedgehog Preservation Society, Greenspace Information for Greater London, Living Roofs org, London Bat Group, River Thames Society, Royal Society for the Protection of Birds, Thames Estuary Partnership, Thames 21, The British Trust for Ornithology, The Thorney Island Society, Volunteers working in association with partner organisations and many more.
	Open Forum/ Westminster Area Forums	Gives residents and local businesses a forum to discuss any issues or concerns with council services, and offers them a voice in policy decision.	Westminster City Council and local residents.

Level	Partnership	Remit/Examples of projects	Stakeholders involved
Local Area	Queens Park Community Council	Established in 2014, this is an apolitical council which aims to improve the socio-economic wellbeing in the area.	Queens Park Community Council and residents of the Queen's Park ward.
	Neighbourhood Forums	Formally designated by the council, these forums offer a mechanism for local residents to submit Neighbourhood Plans. There are 15 designated Neighbourhood Forums in Westminster.	Belgravia, Church Street Ward, Churchill Gardens, Fitzrovia (West), Hyde Park and Paddington, Knightsbridge, Maida Hill, Marylebone, Mayfair, Notting Hill East, Pimlico, Soho, St James's, St John's Wood, Victoria, Westbourne.
	Area based steering groups	Specific initiatives require working with different stakeholders. Area-based steering groups are developed to manage these projects. For example, the Savile Row Strategic Group oversees local land use issues, public realm projects, and develops training and skills opportunities.	This can include landowners, Greater London Authority, Transport for London, Business Improvement Districts, and others.
	Business Improvement Districts	A defined area in which businesses are required to pay an additional levy in order to fund local improvements. BIDs include Paddington, Baker Street, New West End Company (around Oxford Regent and Bond Street), Heart of London (around Leicester Square and Piccadilly Circus), North Bank (around the Strand), Victoria, Victoria Westminster and Piccadilly & St James's.	Westminster City Council and groups of local businesses.
	SW1st	This scheme places local people into jobs with existing employers as well as jobs created through new developments – including during the construction phase.	Westminster City Council and partners.
	West End Partnership	A partnership of public and private sector stakeholders established to agree a long- term vision for the West End. A 15 year Investment Programme is in place to secure London's position as a leading global city; one which will attract business, talent and visitors.	Westminster City Council, London First, London Borough of Camden, Metropolitan Police Service, Royal Opera House, Soho Society, Transport for London and other members.

Westminster City Council also has a good working relationship with numerous other authorities and agencies including London Waste Planning Forum, Marine Management Organisation, River and Canal Trust, Royal Parks, Network Rail, Crossrail, National Health Service and meets periodically to discuss strategic planning issues.

## Statement of Community Involvement

In 2014 the council published a new Statement of Community Involvement (SCI). This document explains how we involve the community in the planning process, and includes principles for consultation on planning policy documents and applications.

The council is currently working on the production of a new Statement of Community Involvement (SCI) which will take into account the conclusions of Westminster’s Planning Review<sup>1</sup>.

### Other consultations

There is engagement with all named stakeholders and partners throughout, as well as a wide range of events, workshops and meetings. Below is a brief summary of the most important planning consultations undertaken from 1 April 2017 to 31 March 2018.

### Planning policy consultations

Planning policy		Consultation date
Building height: Getting the right kind of growth for Westminster	The council conducted a suite of consultations for “Building height: Getting the right kind of growth for Westminster”. The results helped inform the planning policies on growth and building height in the new City Plan 2019–2040.	March 2017 – July 2017
Oxford Street West consultation	The council and Transport for London have jointly consulted on proposals to pedestrianise Oxford Street.	November 2017 – January 2018

Source: City of Westminster Database (January 2019)

<sup>1</sup> An independent review of Westminster’s Development Management service undertaken by the Planning Advisory Service (PAS).

## Housing

With an increasing residential population, housing is a core objective in Westminster’s spatial policy. The lack of available land is a major constraint in meeting housing need. Despite these challenges, the council has sought to optimise the delivery of affordable housing and exceed the 30% target. The City Plan set out to achieve this through a more efficient use of floorspace. Delivery of different sized units which reflect need, enhancing the quality of environment, and balancing the relationship between residential and commercial activity have also been key defining considerations in policy.

### Housing Delivery

#### Policy S14

Between April 2013 and March 2018, delivery of new homes was inconsistent. The annual target was missed some years, and there was an oversupply in other. This is not unusual and can be attributed to market demand and larger schemes delivering multiple units at the same time.

However, overall, the GLA annual housing target set out in the London Plan was exceeded during the period, with a delivery of 5,401 units against a target of 4,744 units, with further housing developments still under construction. The table below shows the net number of residential units delivered against the target set through the London Plan since 2013.

### Net residential units and GLA targets in Westminster

	Net conventional C3 Units	Net non-conventional units (hostel, HMO)	Vacant Units returning to use <sup>2</sup>	Total All Units	GLA Housing Target <sup>3</sup>	Overview
2017/18 Completions	1143	-163	183	1163	1068	+
2016/17 Completions	1345	-9	183	1519	1068	+
2015/16 Completions	911	-59	183	1035	1068	-
2014/15 Completions	734	8	183	925	770	+
2013/14 Completions	531	45	183	759	770	-
Under construction (August 18)	5927	-232	183	5878	1068	+
Not started (August 18)	2110	-44	183	2249	1068	+

Source: City of Westminster Database (January 2019)

<sup>2</sup> “Vacants returning to use” is an average of actual units monitored by the Council’s Homeless Officer (now defunct) 2004–2010 1098/6 years = 183. The GLA calculate it by deleting the number of vacants on the council tax list from the previous year which we consider inaccurate as it will include second homes.

<sup>3</sup> Westminster’s housing target rose from 770 to 1,068 units per year following the 2013 Strategic Housing Land Availability Assessment carried out by the GLA.

### 2013–2018 Housing Delivery

- **Target delivery:** 4,744 units
- **Actual delivery:** 5,401 units
- **Status:** GLA Target set in London Plan met
- **5,878** units under construction
- Including: **672** units in West End Green on Edgware Road and **449** units in Chelsea Barracks
- A further **2,249** units granted planning permission

#### New housing target

The draft London Plan issued in December 2017 by the Mayor of London proposes a new housing target for Westminster for 2019/20–2028/29 of 1,010 units per year. This was based upon a Strategic Housing Land Availability Assessment carried out in 2017.

However, the National Planning Policy Framework published in 2018, requires local planning authorities to use a standard methodology to calculate the number of homes needed, unless under exceptional circumstances. Using this methodology the minimum number of homes needed in Westminster is 1,495 per year.

#### Conclusion

Policy S14 has been working effectively and Westminster is delivering sufficient new homes to meet the GLA target. Future versions of this monitoring report will assess delivery against a revised housing target. Given the council's commitment to stepping up housing delivery, there is a need to refresh this policy. Amendments should also take into account changes to national and regional policy and guidance.

### Housing Size Mix Trajectory in Westminster

#### Policy 15

Within the council's housing objectives is for residential developments to deliver unit sizes reflect need. This is essential not just in meeting Westminster's housing, but in creating mixed communities.

#### 2017–2018 Housing Size Mix

- **36%** of the homes delivered were one-bedroom homes
- **33%** were two-bedroom homes
- **25%** were three-bedroom homes
- **6%** had four or more bedrooms

Between 2017 and 2018, the percentage of one-bedroom homes delivered was higher than previous years, but the percentage of three or more bedrooms homes delivered slightly lower.

#### Housing size mix trajectory in Westminster

	Total 1 Bed	% 1 Bed	Total 2 Bed	% 2 Bed	Total 3 Bed	% 3 Bed	Total 4+ Bed	% 4 Bed
2014/2015 Completions	312	29%	363	34%	300	28%	90	8%
2015/2016 Completions	370	32%	392	34%	320	28%	71	6%
2016/2017 Completions	506	30%	598	35%	475	28%	126	7%
2017/2018 Completions	469	36%	433	33%	327	25%	84	6%
Under construction (August 18)	2051	31%	2388	36%	1676	25%	503	8%
Not started (August 18)	1386	39%	1243	35%	757	21%	214	6%

Source: City of Westminster Database (January 2019)

#### Conclusion

Policy S15 has been effective in delivering a different mix of units. However, figures need to be constantly assessed against Westminster's strategic local and regional needs assessment.

## Affordable Housing

### Policy S16

The council aims to exceed the 30% affordable new homes target set out in the City Plan. Over the last five years, 5,401 units have been completed of which 510 were affordable, which equates 9.4%.

Where it has not been possible to provide affordable units (either on or off-site) the council has agreed payments in lieu. More than £158 million has been accrued from completed schemes over the past five years. These payments are pooled in the council's Affordable Housing Fund, which will play an integral role in meeting the council's plan to deliver 2,000 new affordable homes by 2023.

Currently 19% of residential schemes under construction and 6% of 'not started' schemes are affordable units.

- City Plan Target for Affordable Homes **30%**
- **5,401** homes completed
- **510** affordable
- Status: Completed delivery of **9.4%** affordable homes

### Affordable residential units and targets in Westminster

	Net conventional C3 Units	Net affordable units	% of Target	WCC Target	Agreed Payment in Lieu of affordable units
2017/2018 Completions	1143	82	7%	30%	£74,567,483
2016/2017 Completions	1345	156	12%	30%	£33,960,160
2015/2016 Completions	911	180	20%	30%	£29,534,064
2014/2015 Completions	734	48	7%	30%	£13,535,242
2013/2014 Completions	531	44	8%	30%	£6,823,575
Under construction (August 18)	5927	1151	19%	30%	£348,021,485
Not started (August 18)	2110	135	6%	30%	£117,093,749

Source: City of Westminster Database (January 2019)

### Affordable housing tenure mix<sup>4</sup> in Westminster (gross units)

Westminster	Social Rented Units	Affordable Rent	Intermediate Units	Total Affordable units
2017/2018 Completions	2 (2%)	15 (18%)	65 (80%)	82
2016/2017 Completions	86 (55%)	0 (0%)	70 (45%)	156
2015/2016 Completions	63 (35%)	0 (0%)	117 (65%)	180
2014/2015 Completions	26 (54%)	0 (0%)	22 (46%)	48
2013/2014 Completions	0 (0%)	0 (0%)	44 (100%)	44
Under construction (August 18)	385 (33%)	58 (5%)	708 (62%)	1,151
Not started (August 18)	38 (28%)	0 (%)	97 (72%)	135

Source: City of Westminster Database (January 2019)

<sup>4</sup> Social and affordable rented housing are homes owned by local authorities and private registered providers for which the rent is set in accordance with the Government's rent policy for social rent or affordable rent. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England. Intermediate homes are homes for rent provided at a cost at least 20% below market rents (including service charges where applicable) or low-cost homes for sale as defined in the NPPF (2018).

As intermediate housing makes up around 1.5% of Westminster’s housing stock, the council proposes in the new City Plan tenure is split in order to meet a wider range of housing needs:

**Adopted London Plan policy:**

- 60% of affordable housing provision – social/affordable
- 40% for intermediate rent or sale

**New draft replacement London Plan:**

- 30% low cost rent (social rented)
- 30% intermediate rent
- 40% to be determined by the borough

Over the last five years 38% of the gross affordable units completed were social units and 59% were intermediate, as summarized:

**Conclusion**

In order to step-up delivery of appropriate, affordable housing, a new approach to Policy S16 is necessary. For example, greater emphasis on the requirement for on-site provision and the introduction of post-permission viability reviews.

The proportions delivered over this period did not fully reflect current regional policy. However, figures show that the council is aligning with new drivers in the London Plan to enable London boroughs to increase intermediate provision. The new City Plan 2019–2040 will set out stronger, clearer policies on how we can support delivery of affordable housing which meets tenure need.

**Housing Trajectory in the Opportunity Areas**

**Paddington Opportunity Area**

**Policy S3**

Although no homes were completed in Paddington during this monitoring period, nearly 900 units have already been completed since April 2011 with a further 927 under construction.

- **Target: 1,000** new homes (minimum) 2011–2031
- **900** new homes completed since April 2011
- **927** units under construction
- **Status:** Likely to meet target

**Conclusion**

Policy S3 has been working effectively, and has exceeded the City Plan target for new homes in the Paddington Opportunity Area. The policy will be refreshed to take account new developments and any further capacity in the area.

**Residential units and GLA targets in the Paddington Opportunity Area**

Paddington Opportunity Area		
	Net conventional C3 Units	GLA Housing Target (1,000 new homes 2011 – 2031) Overview
2017/2018 Completions	0	
2016/2017 Completions	150	+
2015/2016 Completions	0	
2014/2015 Completions	201	+
2013/2014 Completions	0	
Under construction (August 18)	927	+
Not started (August 18)	9	+

Source: City of Westminster Database (January 2019)

**Victoria Opportunity Area**

**Policy S4**

Since April 2011, nearly 350 units have been completed with a further 539 units under construction; 268 of these being built at the Scotland Yard site on Victoria Street.

– **Target: 1,000** new homes (minimum) 2011–2031

– **350** new homes completed since April 2011

– **539** units under construction

– **Status:** Likely to meet target

**Conclusion**

Policy S4 has been working effectively in supporting delivery in the Victoria Opportunity Area and is likely to exceed targets in the City Plan. The policy will be refreshed to take account new developments and any further capacity in the area.

**Residential units and GLA targets in the Victoria Opportunity Area**

Victoria Opportunity Area		
	Net conventional C3 Units	GLA Housing Target (1,000 new homes 2011 – 2031) Overview
2017/2018 Completions	11	+
2016/2017 Completions	108	+
2015/2016 Completions	131	+
2014/2015 Completions	-1	-
2013/2014 Completions	14	+
Under construction (August 18)	539	+
Not started (August 18)	115	+

Source: City of Westminster Database (January 2019)

**Tottenham Court Opportunity Area**

**Policy S5**

The City Plan target is for 420 new homes to be delivered during the period 2011–2031. However, this target is split between Westminster and Camden; the latter of which houses a greater proportion of the Opportunity Area. As such, there is no specific target for the Westminster portion of the Opportunity Area.

Flexibility has also been granted for the provision of residential floorspace, as planned transport or public realm improvements take strategic priority. In this case, the new Elizabeth Line will benefit local and wider communities. Several sites have been allocated to provide ticket halls.

Since 2014, 193 residential units have been completed in the Westminster portion of the area with a further 87 units being under construction at the end of the period. This monitoring period saw the highest number of completions since 2013.

– **Target: 420** new homes 2011–2031 (split between Westminster and Camden)

– **193** new homes since 2014

– **87** new homes under construction

– **Status:** The target in the draft replacement London Plan (2017) has been updated as the scale of development envisaged is substantially complete

– **New Target:** 300 new homes

**Residential units and GLA targets in the Tottenham Court Opportunity Area**

Tottenham Court Road Opportunity Area		
	Net conventional C3 Units	GLA Housing Target (1,000 new homes 2011 – 2031) Overview
2017/2018 Completions	162	+
2016/2017 Completions	18	+
2015/2016 Completions	0	
2014/2015 Completions	13	+
2013/2014 Completions	0	
Under construction (August 18)	87	+
Not started (August 18)	0	

Source: City of Westminster Database (January 2019)

**Conclusion**

Policy S5 has been working effectively to deliver a mix of residential and commercial uses in the Tottenham Court Road Opportunity Area. The policy will be refreshed to take account new developments and any further capacity in the area.

## Economy

### Office Delivery

The City of Westminster is the beating heart of both the London and national economy. Home to world-class business clusters, commerce and culture, learning and research, our diversity contributes to our economic resilience. We have one the largest concentrations of jobs in the UK and retail plays a vital role in our local economy and tourism. Policy looks to promote sustainable growth and deliver economic development so that Westminster remains an unparalleled place to live, work and invest.

#### Offices and other B1 floorspace

##### Policy S20

As the UK's business capital Westminster provides over 600,000 jobs. For our economy to thrive, adequate provision must be given to support business premises to enable employment growth. One of the ways the council can do this is by delivering sufficient B1 office space.

However, as the figures below show, Westminster has suffered a significant decline in office floorspace within this period; a net loss of over 300,000 sqm, with further losses in the pipeline. If this trend continues, there is a risk that the objective to increase office space to accommodate new jobs could be compromised.

### 2013–2018 Office Delivery

- **236,000** sqm new office floorspace was completed
- **538,000** sqm loss

### Net loss of B1 Office Floorspace between 2013–2018 -302,000

- Developments under construction indicate further net losses of B1 floorspace
- Nearly **373,000** sqm (under construction) lost
- Nearly **222,000** sqm (not started) lost

#### Office floorspace variation in Westminster

Westminster				
	Net B1 Loss sqm	Net B1 Gain sqm	Total Net B1 sqm	Target (774,000 sqm B1 2016/17–2036/37) Overview
2017/2018 Completions	-123,099	43,653	-79,446	-
2016/2017 Completions	-146,341	52,968	-93,373	-
2015/2016 Completions	-89,574	77,691	-11,883	-
2014/2015 Completions	-108,576	22,095	-86,481	-
2013/2014 Completions	-71,012	39,850	-31,162	-
Under construction (August 18)	-549,715	176,443	-373,272	-
Not started (August 18)	-297,627	74,794	-222,833	-

Source: City of Westminster Database (January 2019)

### Changing Use

The primary reason for loss of this floorspace is change of use from office to residential, prompted by the higher values the latter can yield. However, hotel developments have also contributed to the loss.

### 2013–2018 net office loss breakdown:

- **63%** C3 residential use
- **14%** C1 hotel use
- **8%** A1 retail use
- **7%** D1 non-residential institutions use
- **1%** A3 restaurants and cafes use
- **7%** other uses

In 2016 the council introduced new policies on mixed use (S1) and offices and other B1 floorspace (S20) to control losing office stock to residential use in the Core CAZ, Opportunity Areas and the Named Streets. The council also consulted on an Article 4 Direction to lift the permitted development rights for change from office to residential in the CAZ. This came into force on 1 May 2019.

### Office to residential losses in Westminster

Westminster						
	Number of permissions	Net B1 sqm Loss	Net C3 sqm Gain	Net C3 Units	Net Affordable Units	% Net Affordable Units
2017/2018 Completions	102	-45,978	48,895	345	31	9%
2016/2017 Completions	109	-73,589	78,068	424	1	0.24%
2015/2016 Completions	70	-62,862	61,470	442	40	9%
2014/2015 Completions	95	-125,875	144,611	899	93	10%
2013/2014 Completions	45	-96,282	133,229	709	23	3%
Under construction (August 18)	125	-437,991	553,901	2,359	124	5%
Not started (August 18)	118	-233,214	294,652	1,545	96	6%

Source: City of Westminster Database (January 2019)

## Office Trajectory in the Central Activities Zone

### Central Activities Zone

Between April 2013–March 2018, 404,000 sqm of office floorspace was lost across the city to residential schemes. The commercial heart of London has seen the biggest losses in office floorspace over the period. Prior to 2016 there was no policy protection for the office land use. This has seen former office blocks converted and redeveloped through the permitted development rights introduced in 2013.

To help stem office loss in the CAZ, only residential conversions which contribute to our affordable housing targets will be permitted.

The figures below show completed planning permissions with a net loss of B1 office floorspace and a net increase in residential floorspace.

### 2013–2018 Office Trajectory in the CAZ

- **232,000** sqm completed
- **283,000** sqm net loss (biggest office loss in the CAZ 2017/18)
- **9,248** sqm lost to 21 Tothill Street now a hotel and café
- **447,000** sqm lost to new residential floorspace
- **2,676** residential units completed
- **671,000** of office loss to residential is in the pipeline
- **361,000** sqm net loss (under construction)
- **211,000** sqm net loss (not started)

### Office floorspace in the Central Activities Zone (CAZ)

Central Activities Zone (CAZ) (including Core CAZ)			
	Net B1 Loss sqm	Net B1 Gain sqm	Total Net B1 sqm
2017/2018 Completions	-119,921	43,423	-76,498
2016/2017 Completions	-143,612	52,849	-90,763
2015/2016 Completions	-79,646	77,102	-2,544
2014/2015 Completions	-104,921	21,349	-83,572
2013/2014 Completions	-67,979	38,075	-29,904
Under construction (August 18)	-535,875	174,521	-361,354
Not started (August 18)	-285,509	73,734	-211,775

Source: City of Westminster Database (January 2019)

### Core Central Activities Zone

As with the wider CAZ, the Core CAZ saw significant office losses between 2013/14 and 2017/18 amounting to a net loss of over 300,000 sqm, with further losses in the pipeline. Whilst, new office floorspace is being built in the area with over 236,000 sqm completed in the period, there are more schemes where office space was lost amounting to 538,000 sqm.

### 2013–2018 Office trajectory in the Core CAZ

- **236,000** sqm completed
- **300,000** sqm net loss
- **366,000** sqm lost to new residential floorspace sqm
- **2,198** residential units completed
- **6%** of completed residential units from office to residential conversions/redevelopments were affordable
- Developments under construction indicate further net losses of B1 floorspace **373,000** sqm (under construction) and **222,000** sqm (not started)

### Office floorspace in the Core Central Activities Zone (CAZ)

Core Central Activities Zone (CAZ)			
	Net B1 Loss sqm	Net B1 Gain sqm	Total Net B1 sqm
2017/2018 Completions	-123,099	43,653	-79,446
2016/2017 Completions	-146,341	52,968	-93,373
2015/2016 Completions	-89,574	77,691	-11,883
2014/2015 Completions	-108,576	22,095	-86,481
2013/2014 Completions	-71,012	39,850	-31,162
Under construction (August 18)	-549,715	176,443	-373,272
Not started (August 18)	-297,627	74,794	-222,833

Source: City of Westminster Database (January 2019)



**Policy Amendments**

In 2015 the council announced a change in practice to limit office-to-residential conversions. This was backed by a revision to Policy S20 and Policy S1 to control the loss of office floorspace to residential floorspace in the Core CAZ, Opportunity Areas and the Named Streets. Only schemes where the proposed residential development outweighs the contribution made by the existing office stock will be permitted.

Figures show that whilst policy has been effective in curbing office-to-residential losses, there has also been a significant loss from a change to hotel usage. During the period covered by this report, the council has consulted on an Article 4 Direction to remove permitted development rights for changes of use from B1a (offices) to C3 (dwelling houses) in Westminster’s Central Activities Zone. This came into force on 1 May 2019.

**Office to residential losses in the Core Central Activities Zone**

Core Central Activities Zone (CAZ)					
	Number of permissions	Net B1 sqm Loss	Net C3 sqm Gain	Net C3 Units	Net Affordable Units
2017/2018 Completions	60	-26,657	27,344	217	0
2016/2017 Completions	77	-63,663	66,751	337	0
2015/2016 Completions	52	-51,853	49,931	356	25
2014/2015 Completions	59	-108,277	125,835	769	82
2013/2014 Completions	27	-66,104	96,566	519	15
Under construction (August 18)	92	-402,524	483,264	1,937	49
Not started (August 18)	76	-196,758	212,867	1,113	53

Source: City of Westminster Database (January 2019)

**Conclusion**

Westminster has suffered significant losses of office floorspace to residential developments. This potentially not only impacts on our objective to deliver additional B1 Office space, but on our objective to create new jobs.

New policies on Mixed Use in the Central Activities Zone (Policy S1) and Offices and Other B1 floorspace (Policy S20) have been effective in preventing loss to residential use in the Core CAZ, Opportunity Areas and the Named Streets. However, whilst new directives have been effective in managing loss due to residential use, they have not gone far enough in managing a change to other uses; an increasing shift towards hotel usage has been seen.

The new City Plan 2019–2040 will provide an opportunity to ensure appropriate policy is put in place to manage the decline of office floorspace. This will be essential if we are to meet our employment targets and retain our position as one of London’s most important office locations.

**Office Trajectory in the Opportunity Areas**

New offices and other B1 floorspace has been directed to the Opportunity Areas of Paddington, Victoria and Tottenham Court Road.

**Paddington Opportunity Area**

**Policy S3**

Paddington has been one of the largest opportunity sites in London over the past 15 years. What was once a run-down derelict canal basin has become a thriving mixed-use destination with prime office buildings, retail, restaurants and cafes and several sites awaiting development.

– **85,000** sqm under construction

– Nearly **35,000** sqm consented but not yet started

More than half of the office floorspace under construction will be delivered by one single scheme located at Paddington Sorting & Delivery. This development will create more than 50,000 sqm of office, retail, café and restaurant space. Further significant gain will come from the Harbet Road development, which is expected to offer a net office space up to 23,000 sqm.

The City Plan target of providing over 5,000 new jobs in the Paddington Opportunity Area between 2011 and 2031 has already been met and as a result, the jobs target for Paddington in the draft replacement London Plan has been extended to 13,000.

**Conclusion**

Policy S3 has proved extremely effective, with job targets for 2031 already achieved. New commercial floorspace in development could result in provision of twice that target.

**New Jobs**

– Target: **5,000** (2011–2031)

– Status: Already met

– New draft London Plan Target: **13,000** new jobs

**Office floorspace in the Paddington Opportunity Area**

Paddington Opportunity Area				
	Net B1 Loss sqm	Net B1 Gain sqm	Total Net B1 sqm	GLA Target 5000 jobs 2011–2031 Overview
2017/2018 Completions	0	0	0	
2016/2017 Completions	0	1,289	1,289	+
2015/2016 Completions	-3,015	0	-3,015	
2014/2015 Completions	0	55	55	+
2013/2014 Completions	0	0	0	
Under construction (August 18)	0	85,224	85,224	+
Not started (August 18)	-3,387	38,261	34,874	+

Source: City of Westminster Database (January 2019)

**Victoria Opportunity Area**

**Policy S4**

This area has bucked the wider trend of office floorspace loss. Over the last five years there has been a net gain of almost 39,000 sqm.

- **21,000** sqm at the former Selbourne House 60 Victoria Street (2013–2014)
- **32,000** sqm at the Nova site on Victoria Street (2016–2017)

However, a large hotel development in Tothill street completed in 2017/2018 contributed significantly to the loss of nearly 8,000 sqm of office space and there are more significant losses in the pipeline:

- **77,000** sqm net loss (under construction)
- Nearly **10,000** sqm net loss (not started)

The redevelopment of Scotland Yard accounts for half of this loss but a large number of residential, office and retail floorspace will be created over 2 storey podiums, with 3 residential buildings above.

- **14,826** sqm of office floorspace
- **4,039** sqm of retail floorspace
- **268** residential units, including 10 affordable units

Portland House also has permission to change to residential use which could result in the net loss of -41,000 sqm of office floorspace and a gain to 53,000 sqm of residential use.

**Office floorspace in the Victoria Opportunity Area**

Victoria Opportunity Area				
	Net B1 Loss sqm	Net B1 Gain sqm	Total Net B1 sqm	GLA Target 4000 jobs 2011–2031 Overview
2017/2018 Completions	-9,178	2,733	-6,445	
2016/2017 Completions	-6,112	31,750	25,638	+
2015/2016 Completions	-27,012	27,277	265	+
2014/2015 Completions	0	0	0	
2013/2014 Completions	-1,249	20,618	19,369	+
Under construction (August 18)	-84,700	7,551	-77,149	
Not started (August 18)	-10,833	962	-9,871	

Source: City of Westminster Database (January 2019)

**Conclusion**

Policy S4 has worked effectively in the Victoria Opportunity Area. Although there has been a loss of office floorspace through more residential use and further losses in the pipeline, Victoria is characterised by existing office use and by 2031, windfall sites will be developed to readdress the balance.

**Tottenham Court Road Opportunity Area**

**Policy S5**

The Tottenham Court Road Opportunity Area straddles the city of Westminster and the London Borough of Camden. It includes several large sites which are being developed to serve construction of the new Elizabeth Line. The City Plan sets a target of 5,000 new jobs here over the 2011–2031 period. Approximately half this target will be provided at two key sites in Tottenham Court and Rathbone place.

- **7,000** sqm office use under construction at the Tottenham Court Road site
- **25,000** sqm of office floorspace at the former Western District sorting office in Rathbone Place

**Office floorspace in the Tottenham Court Road Opportunity Area**

Tottenham Court Road Opportunity Area				
	Net B1 Loss sqm	Net B1 Gain sqm	Total Net B1 sqm	GLA Target 5000 jobs 2011–2031 Overview
2017/2018 Completions	-948	25,956	25,008	+
2016/2017 Completions	0	0	0	
2015/2016 Completions	0	0	0	
2014/2015 Completions	0	0	0	
2013/2014 Completions	0	0	0	
Under construction (August 18)	-8,783	15,895	7,112	+
Not started (August 18)	0	0	0	

Source: City of Westminster Database (January 2019)

**Conclusion**

Policy S5 is now reaching fruition and will meet employment targets. Policies in the new City Plan 2019–2040 will promote future office growth.

## Retail

### Policy S21

Westminster provides a rich and diverse offering of commercial activity. This plays a significant role in the city's vitality and global appeal and as such is of key economic importance. There has been significant increase in net retail floorspace delivered in the city over the last two financial years. The largest retail development was in Oxford Street and Rathbone Street, which provided approximately 12,000 sqm retail floorspace combined.

### Retail floorspace in the Westminster

Westminster	
	Total Net A1 sqm
2017/2018 Completions	16,624
2016/2017 Completions	16,587
2015/2016 Completions	10,054
2014/2015 Completions	26,674
2013/2014 Completions	8,657
Under construction (August 18)	35,634
Not started (August 18)	7,796

## Central Activities Zone

### Policy S21

Retail floorspace has increased in the area over the last couple of years, providing an additional 33,982 sqm. The increase in the 2017–2018 period marks the second highest level of completed retail schemes during the last eight years. The largest unimplemented retail planning permissions are at Long Acre, Marylebone Road, New Bond Street and Carrington Street, which will increase the net area of retail space by more than 10,000 sqm.

### Retail floorspace in the Central Activities Zone

Central Activities Zone (CAZ)	
	Total Net A1 sqm
2017/2018 Completions	17,204
2016/2017 Completions	16,778
2015/2016 Completions	9,011
2014/2015 Completions	27,018
2013/2014 Completions	9,797
Under construction (August 18)	34,228
Not started (August 18)	16,541

Source: City of Westminster Database (January 2019)

## Core Central Activities Zone

### Policy S6 and policy S1

Retail floorspace completed in the Core CAZ 2017–2018 amounted to 16,624 sqm and unimplemented permissions could increase retail floorspace by a further 7,796 sqm.

However, outside the Core CAZ, schemes that have received planning permission are expected to decrease the retail floorspace there by approximately 5,000 sqm.

### Retail floorspace in the Core Central Activities Zone

Core Central Activities Zone (Core CAZ)	
	Total Net A1 sqm
2017/2018 Completions	16,624
2016/2017 Completions	16,587
2015/2016 Completions	10,054
2014/2015 Completions	26,674
2013/2014 Completions	8,657
Under construction (August 18)	35,634
Not started (August 18)	7,796

Source: City of Westminster Database (January 2019)

### West End Special Retail Policy Area

#### Policy S7 and policy S21

A third of the retail floorspace growth is within the WESRPA. This covers Oxford Street, Regent Street and Bond Street and generates 35.6% of the net completions. The largest schemes currently under construction are in Oxford Street and Floral Street, which are expected to provide an additional 7,500 sqm retail floorspace.

Outside the WESRPA, a major redevelopment in former Whiteleys Centre in Bayswater will decrease the net retail floorspace by 7,000 sqm.

#### Conclusion

Policies S6 and S7 have worked effectively in improving and delivering retail space. Policy S21 has been effective in protecting A1 uses and directing new growth in wider commercial areas. These policies are being refreshed as part of the revision of the City Plan to reflect changes in the retail sector and be more responsive to current trends.

### Retail floorspace in the West End Special Retail Policy Area

West End Special Retail Policy Area (WESRPA)	
	Total Net A1 sqm
2017/2018 Completions	5,920
2016/2017 Completions	11,493
2015/2016 Completions	1,923
2014/2015 Completions	15,836
2013/2014 Completions	3,740
Under construction (August 18)	6,929
Not started (August 18)	5,167

Source: City of Westminster Database (January 2019)

### Visitor Accommodation

#### Hotels and Conference Facilities

#### Policy S23

Westminster is a premier global visitor destination, attracting thousands of national and international visitors per year. The 2017–2018 period saw net hotel floorspace increase by 24,984 sqm (841 rooms) – the largest increase in five years. The biggest hotels completed in the CAZ were at Tothill Street, Strand and Charing Cross Road. Outside CAZ there was a drop in hotel space of 357 sqm (9 rooms) in the last year.

#### Conclusion

Policy S23 has been effective in directing new hotels to the areas set out, including the Central Activities Zone. The policy will be refreshed as part of the revision of the City Plan.

### Hotel floorspace completions in Westminster

Westminster	Net C1 sqm	Net C1 Bedrooms
2017/2018 Completions	24,984	841
2016/2017 Completions	-6,416	-131
2015/2016 Completions	2,264	39
2014/2015 Completions	14,481	375
2013/2014 Completions	22,432	233
Under construction (August 18)	260,892	2,701
Not started (August 18)	115,370	1,212

### Hotel floorspace completions in the Central Activities Zone

Central Activities Zone (CAZ)	Net C1 sqm	Net C1 Bedrooms
2017/2018 Completions	25,341	850
2016/2017 Completions	213	52
2015/2016 Completions	3,181	96
2014/2015 Completions	14,719	394
2013/2014 Completions	22,136	230
Under construction (August 18)	268,207	2,867
Not started (August 18)	104,858	1,179

Source: City of Westminster Database (January 2019)

**Short-term letting**

Under the Deregulation Act 2015, residents can let their property for up to 90 nights within a calendar year without planning permission from the council. Any lets which go beyond this will require permission. However, whilst doing so is unauthorised, it is not illegal.

Any breach would warrant enforcement action in the form of a Planning Contravention Notice (PCN) which can only be served if the council can obtain prima facie evidence. The council has a situation of being burdened with the statutory duty of enforcement, without the legal basis to monitor data and act upon breaches.

**Short-term letting Enforcement data<sup>5</sup>**

	2015	2016	2017	2018
Enforcement cases opened	283	413	424	487
Planning Contravention Notices served	113	180	106	124
Served Enforcement Notices	8	13	4	10
Enforcement cases closed	434	759	202	538

Source: City of Westminster Database (January 2019)

According to data from Inside Airbnb - an open source data platform – there are an estimated 6,164 entire properties and 2,116 private rooms available for short-term letting in Westminster through Airbnb alone. Their data also shows the average number of nights is 100 nights a year, suggesting that more than half of all short-term let properties exceed the 90 nights limit.

The increase in short-term lets can pose social issues. The council receives a high number of complaints with regard to noise, anti-social behavior, and general insecurity created by a high turnover of visitors. As a response, a Housing Standards Taskforce has been established to take a co-ordinated approach in identifying unauthorised short-term lets. The level of enforcement action taken reflects an increasing number of complaints. The position will be monitored and updated reports given in future AMRs.

**Conclusion**

Whilst many households offer short term lets on their properties without causing any issues, unfortunately there are significant numbers of others that cause issues for local neighbourhoods.

Although a significant number of residential properties are being used for unauthorised letting, the council’s legal basis to monitor and act are currently minimal. The Housing Standards Taskforce plays an effective role, but there is a clear need for more regulatory and legislative powers. This will help us not just mitigate against the negative social impacts but allow for a re-evaluation of housing functions, particularly at a time of increasing need.

The importance of this issue will be flagged up in the new City Plan 2019–2040 and the council will continue to lobby Government and the Mayor.

<sup>5</sup> The council investigates reported breaches of planning control and open Enforcement cases accordingly. The council may issue a Planning Contravention Notice to require any information it wants for enforcement purposes about the operations being carried out and invite its recipient to respond constructively about the suspected breach of planning control. If the council is satisfied that there has been a breach of planning control, it can then issue an Enforcement Notice which informs the recipient of the breach of planning control and the steps the council requires to be taken to remedy the breach.

**Entertainment uses**

**Policy S24**

Providing a diverse range of entertainment uses is integral to the vitality and economic viability of centres. There is an increasing demand to offer a more rounded entertainment offering. Whilst this brings social benefits, the social impact on communities must be considered.

Between 2013 and 2018 Westminster saw a net gain of more than 20,000 sqm in café and restaurant floorspace (A3 use class). Although the 2017–2018 A3 floorspace was not significant, there are a large number of permissions in the pipeline which will lead a considerable rise in café and restaurant floorspace.

There was also a net loss of drinking establishment floorspace (A4 use class) between 2013 and 2018, totalling -8,469 sqm. Nearly a third of this net loss came in 2016/2017 and 4 A4 units were lost between 2017 and 2018, with further losses pending.

**Entertainment floorspace in Westminster**

Westminster	Net A3 sqm	Net A4 sqm	Net A4 Units
2017/2018 Completions	5,321	-1,236	-4
2016/2017 Completions	4,688	-3,496	-3
2015/2016 Completions	8,177	-1,496	-2
2014/2015 Completions	4,647	-907	-1
2013/2014 Completions	1,533	-1,334	-3
Under construction (August 18)	31,211	-5,315	-6
Not started (August 18)	10,533	-2,930	-4

Source: City of Westminster Database (January 2019)

**Entertainment in the Central Activities Zone**

As expected, most of the changes in entertainment floorspace are taking place in the Central Activities Zone. Nearly all the gains in café and restaurant net floorspace and 70% of net drinking establishment floorspace were within in this area.

This trend is also being reflected in developments under construction. Of ten schemes which will result in a loss in drinking establishments, nine are in the CAZ.

**Entertainment floorspace in the Central Activities Zone**

Central Activities Zone			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2017/2018 Completions	5,076	-986	-3
2016/2017 Completions	4,685	-2,924	-3
2015/2016 Completions	6,790	-1,496	-2
2014/2015 Completions	5,413	-283	-1
2013/2014 Completions	1,545	-360	-2
Under construction (August 18)	28,290	-4,167	-6
Not started (August 18)	14,447	-2,069	-3

Source: City of Westminster Database (January 2019)

**Entertainment in Stress Areas**

Protecting the integrity of our city and well-being of its people is crucial. As such, the council has identified areas where the concentration of entertainment venues – restaurants, bars, public houses, cafes, takeaways – could negatively impact on the character of the local environment, the interests of other commercial users, or people’s health and wellbeing. These have been termed “Stress Areas” and have been designated in the West End, Edgware Road and Queensway.

**West End Stress Area**

In 2017–2018 there was a net loss of café and restaurant floorspace in the West End Stress Area. There were only two completed permissions that led to a change in drinking establishment floorspace; one unit amounted to a net loss of 658 sqm. A re-development in Romilly Street led to 1,245 sqm of floorspace being lost.

**Entertainment floorspace in the West End Stress Area**

West End Stress Area			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2017/2018 Completions	-276	-658	-1
2016/2017 Completions	-278	-1,452	-2
2015/2016 Completions	2,821	-209	0
2014/2015 Completions	2,673	-103	0
2013/2014 Completions	577	-597	-1
Under construction (August 18)	9,008	-804	0
Not started (August 18)	6,249	-749	-1

Source: City of Westminster Database (January 2019)

### Edgware Road Stress Area

There have been very few changes in café and restaurant and/or drinking establishment floorspace in the period covered. In 2017–2018 there were no completed permissions which would lead to a change in floorspace. One permission currently under construction will see a 990 sqm gain in café and restaurant floorspace in Bryanston Street.

### Entertainment in the Queensway/Bayswater Stress Area

This area also has had no recent completed changes to floorspace.

#### Conclusion

Policy S24 has worked effectively in steering the right type of entertainment use; growth of A3 uses in the CAZ and use control in the Stress Areas. Policies S6, S8 and S13 have also been effective in managing the concentration of entertainment uses within the West End the Edgware Road, and Queensway/Westbourne Grove Stress Areas.

The new City Plan 2019–2040 will set out a new policy framework which promotes a flexible and managed approach and recognises the difference between evening and night-time economies.

### Entertainment floorspace in the Edgware Road Stress Area

Edgware Road Stress Area			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2017/2018 Completions	0	0	0
2016/2017 Completions	0	0	0
2015/2016 Completions	0	0	0
2014/2015 Completions	0	0	0
2013/2014 Completions	-445	0	0
Under construction (August 18)	137	-596	0
Not started (August 18)	-702	0	0

### Entertainment floorspace in the Queensway/Bayswater Stress Area

Queensway/Bayswater Stress Area			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2017/2018 Completions	0	0	0
2016/2017 Completions	0	0	0
2015/2016 Completions	480	0	0
2014/2015 Completions	-870	0	0
2013/2014 Completions	0	0	0
Under construction (August 18)	61	0	0
Not started (August 18)	-3,769	-150	0

Source: City of Westminster Database (January 2019)

## Environment

### Open Space

#### Policy S35

As our city continues to grow, protecting and enhancing our open spaces becomes even more important. Between 2017 and 2018, was a net gain in open space with two completed permissions, both relating to playgrounds; one providing a community leisure centre in Queen's Park and the other one in Monck Street.

There are also several proposals in the pipeline which will result in an additional gain. The largest of these include the re-development of the North Westminster Community School in North Wharf Road and the re-development of Chelsea Barracks on Chelsea Bridge Road.

#### Conclusion

Policy S35 has been effective in securing more open space in the city and protecting against any loss of open space.

### Biodiversity

#### Policy S36 and policy S38

Westminster has 33 Sites of Importance for Nature Conservation (SINC). Between 2017 and 2018, there has been no loss of these sites.

#### Conclusion

Policy S36 and Policy S38 have been effective in protecting biodiversity throughout Westminster.

### Open Space floorspace in Westminster

Westminster			
	Net Open Space Loss sqm	Net Open Space Gain sqm	Total Net Open Space sqm
2017/2018 Completions	0	440	440
2016/2017 Completions	0	0	0
2015/2016 Completions	0	5,836	5,836
2014/2015 Completions	0	0	0
2013/2014 Completions	0	0	0
Under construction (August 18)	3,183	14,622	8,793
Not started (August 18)	0	200	200

Source: City of Westminster Database (January 2019)

## Air quality

### Policy S31

The City of Westminster is a vibrant urban environment and the centre of London’s transport infrastructure. Millions of vehicles not only cause pollution, but prevent it from dispersing. Heating from commercial and domestic sources also plays a significant factor in our air quality. This issue remains a critical area of focus in major urban realm and highways projects; Baker Street two-way, Strand/Aldwych, and the emerging Oxford Street District Strategy.

The council monitors the levels of a variety of air pollutants; two of most concerning are nitrogen dioxide (NO2) and particulate matter (PM). The data below shows that whilst air quality has gradually improved in recent years, NO2 concentration still exceeds the EU limit values both on the short and long-term objective limit, although particulate matter (PM10 and PM2.5) both meet the EU objectives. However, all three concentrations exceed the World Health Organisation’s annual mean guidelines. Results for 2018 are not available as they have not been fully ratified.

### Annual Mean NO2 Ratified and Bias-adjusted Monitoring Results (µg m-3)

Site ID	Valid data capture for monitoring period %	Valid data capture 2016 %	Annual Mean Concentration (µgm-3)				
			2013	2014	2015	2016	2017
Marylebone Road	98	98	85	94	88	87	84
Horseferry Road	83	83	45	46	39	37	36
Oxford Street	98	98	135	143	135	87	72
Strand	86	86	N/A	N/A	122	101	92
Covent Garden	100	41	N/A	N/A	N/A	N/A	37

Source: Westminster City Council Air Quality Annual Status Report 2018

### Annual Mean PM10 Automatic Monitoring Results (µg m-3)

Site ID	Valid data capture for monitoring period %	Valid data capture 2016 %	Annual Mean Concentration (µgm-3)				
			2013	2014	2015	2016	2017
Marylebone Road	90	90	33	31	30	29	27
Marylebone Road FDMS	95	95	29	26	24	26	24
Horseferry Road	95	95	N/A	19	17	17	17

Source: Westminster City Council Air Quality Annual Status Report 2018

### The council has prioritised Air Quality through dedicated plans:

- 2013–2018 – Air Quality Action Plan
- 2015–2025 – Greener City Action Plan
- 2019–23 – Air Quality Action Plan (currently being drafted)

### And integrated an improved air quality objective into other strategies:

- 2016 – Code of Construction Strategy ( Revised)
- 2017–2027 – Walking Strategy
- 2018 – Electric Vehicle Charging Strategy
- 2019–2020 – Local Implementation Plan (funding schedule)

### Low Emission Neighbourhoods

In July 2016, the council was awarded £1 million funding from the Mayor of London for a Low Emission Neighbourhood (LEN) in the Marylebone area. This has resulted a number of innovative firsts in terms of pollution abatement and mitigation policies, including urban realm improvements, anti-idling messaging, and the introduction of London’s first differential parking charge structure; a 50% surcharge is applied to older diesel vehicles. Westminster is the only London borough to have two Low Emission Neighbourhoods, with the Northbank Business LEN being implemented around Strand/Aldwych.

### Task Groups

An Air Quality Task Group was established in August 2016 to garner views and evidence from local residents and workers in Westminster and examine the health impacts of air pollution. The task group also commissioned an independent evidence review from King’s College London. These findings have fed into planning for the council’s forthcoming 2019–2023 Air Quality Action Plan.

### Conclusion

Although air quality is still poor, figures show that Policy S31 is making a positive difference. The new City Plan 2019–2040 will update and strengthen all relevant policies so that we continue to improve air quality despite growing challenges.



## Noise pollution

### Policy S32

The council's Greener City Action Plan (2015–2025) sets out actions to reduce noise levels and complaints. However, planning policy alone is of limited effectiveness. Whilst we can promote high standards of soundproofing in design, our dense urban environment brings increasing challenges; population growth, pressures on accommodation and 24-hour transportation services.

In 2010, the government published a noise policy statement for England with a framework to assess and manage environmental noise, in particular road and rail vehicles. Westminster City Council is working to implement the Government's Noise Action Plans and incorporate noise reduction strategies into other policies. For example, the Code of Construction Practice (2016) seeks to help control and manage construction noise.

The draft replacement London Plan introduces a new Agent of Change policy (Policy D12). This urges developers to explore noise–reduction measures early in the design stage and take appropriate action. In terms of music and other entertainment venues, a measured approach should be taken to maintain viability, as these venues play an important role in the night-time economy.

### Conclusion

Policy S32 has been effective in addressing new sources of noise pollution. The new City Plan 2019–2040 will introduce new policies which go further to reduce noise pollution.

### The Westminster Noise Strategy (2010) identifies average noise levels:

62 decibels (dB) LAeq<sup>6</sup> between 7am–7pm

55.7dB LAeq between 11pm–7am

These noise levels exceed the World Health Organisation (WHO) guidelines

### 2017–2018 the council noise team received 17,052 complaints:

40% relating to residential premises (40%), followed by:

- 24.6% noise incidents on streets
- 13.8% from commercial premises

The majority of complaints in this period were in the West End (3,239) and St. James's (2,544)

<sup>6</sup> 5 LAeq Ambient noise is normally measured as LAeq. LAeq T is the equivalent A-weighted sound pressure level that gives the energy average of a fluctuating sound level measured over a specified time duration. LAmax. The maximum A-weighted, sound pressure for a discrete event or over a specific time period (LAmax T).

## Heritage, Built Environment and Design

Our city's heritage is one of our greatest assets. The City Plan sets out to protect and enhance our historic architecture, landscapes and iconic views; these bring great social and economic benefits. Westminster has in excess of 11,000 listed buildings; more than any other local authority in the country and 75% of the city's land area is covered by conservation area designation. Developments should enhance our rich built environment through sustainable, sensitive design. As a global city we must raise the bar in terms of urban design by renewing and improving our building stock, particularly in relation to environmental performance. By respecting our past, we create a valuable future.

### Conservation Areas

#### Policy S25

There are 56 conservation areas in Westminster designated by the council for their special architectural features or historic interest. The current program includes auditing of eight conservation areas which currently do not have an audit in place.

### Heritage At Risk Register

The Heritage at Risk Register assists the council in assessing the health of Westminster's historic environment. This helps protect buildings of significance which may be at risk of neglect, decay or inappropriate development.

As the data below shows, although there are still 20 buildings on the Heritage at Risk Register, in many instances a solution has been agreed or repair works have started. None of Westminster's conservation areas or historic parks and gardens are on the register.

### Heritage at Risk Register 2017–2018

Westminster		
Risk priority	Number of buildings (AMR 2013–2017 data)	Net A4 sqm
A (Immediate risk no solution agreed)	0	0
B (Immediate risk solution agreed)	1	0
C (Slow decay, no solution agreed)	6	4
D (Slow decay, solution agreed)	9	11
E (under repair with no user identified)	1	1
F (repair in progress)	3	4
Total	20	20

Source: Historic England (December 2018)

**World Heritage Site and View Management**

Policy S26

Westminster is home to a designated UNESCO World Heritage Site: The Palace of Westminster and Westminster Abbey and Saint Margaret’s Church – recognized for its Outstanding Universal Value. The World Heritage Committee has, however, raised concerns over a number of recent decisions. Particularly large-scale development projects at Vauxhall/Nine Elms and Elizabeth House in Lambeth, outside the City of Westminster; much of which has already been permitted and is currently under construction.

A Monitoring Mission visited the site in February 2017 and published recommendations in July of that year which were then adopted by the World Heritage Committee. (ref 41COM 7B.55). Since this time, the council has been working with key stakeholders including the Mayor of London and neighbouring boroughs to address each of these recommendations.

This includes developing a management plan for the WHS to ensure protection for the site is strengthened and enhanced in all future decisions.

**Design Awards**

Policy S28

Westminster’s exemplary design has received accolades from several prestigious bodies during this reporting period including:

- Two RIBA Awards in 2017**
- London Planning Awards in 2017:**
  - Best New Place to Work
  - Best New Public Space
  - Best Project Five Years On

A special Civic Trust Award for the Serpentine Pavilion in 2018

**Conclusion**

Policy S25 and S26 have been effective; only a very small percentage of Westminster’s heritage assets are identified as at risk of neglect or decay. However, UNESCO’s recommendations suggest that if policy is not strengthened Westminster’s World Heritage Site may be placed on the World Heritage in Danger list. Policy S28 has been effective in ensuring that new developments in have achieved excellent standards of inclusive urban design and architecture.

Revision of the City Plan provides an opportunity to update policy to encourage the highest quality of sustainable and contemporary design, whilst also protecting and enhancing Westminster’s rich heritage.

## Walking and Cycling

Promoting active travel plays a crucial role in several key objectives; improving health and well-being, contributing to community cohesion, and easing the pressure on our highways. Active travel is sustainable travel. It reduces greenhouse gas emissions and noise pollution, which in turn brings further health benefits. As walking is the most efficient means of travel in Westminster, developments are encouraged to incorporate attractive, accessible and safe pedestrianised areas. Road safety is a significant issue within the city and all possible measures must be taken to create a safe environment for pedestrians and cyclists.

**Pedestrian Movement and Sustainable Transport**

Policy S41

Policy out to prioritize pedestrian through a safe pedestrian environment. The number of pedestrians injured on the roads has remained roughly the same over the last five years with a slight increase of 5% on the 2017 figure, as shown below.

**Number of pedestrian casualties**

Year	Pedestrian Casualties	% Difference to previous year
2017	521	5%
2016	455	-3%
2015	471	0%
2014	469	1%
2013	466	1%
Total	1,861	

Source: Transport for London fact sheet (2018)

After an increase in cycling casualties from 405 to 457 between 2013 and 2014, there was a drop to 358 in 2016. However, 2017 saw a 5% increase.

**Number of cycling casualties**

Year	Cycling Casualties	% Difference to previous year
2017	409	5%
2016	358	-12%
2015	406	-11%
2014	457	13%
2013	405	-9%
Total	1,626	

Source: Transport for London fact sheet (2018)

In December 2017, the council published the Westminster Walking Strategy (2017–2027) which sets out a vision for the city’s streets and public spaces.

**Conclusion**

Planning policy alone cannot influence the number s of traffic-related casualties, however Policy S41 has helped reduce pedestrian and cycling casualties. However, it is clear that more needs to be done. These policies will be updated and strengthened as necessary as part of the City Plan revision.

## Assets of Community Value

Local community groups can apply to the council to nominate a building or land as an Asset of Community Value (ACV). Under the Localism Act 2011 and supporting regulations, an ‘Asset’ is one which can further the social cultural or wellbeing of a community. For example, through cultural, recreational or sports activities.

Once designated a ACV, a moratorium period applies if the asset comes up for sale. Community groups that may wish to buy it are given an initial six weeks to express their interest and a further six months to make a bid. This gives voluntary and community groups the chance to save important local places like pubs, libraries and local shops.

Between 2017 and 2018, no Assets of Community Value were nominated. At the time of writing a number of nominations have been successful and will be reported in the forthcoming AMR 2018–2019.

**Since 2011, Westminster has received 22 valid ACV nominations. Of these 9 (40%) were successful and comprised of:**

- four public houses (44%),
- three open spaces (33%),
- one community hall,
- one further education college.

## Community Infrastructure Levy (CIL) and Planning obligations

### Delivering Infrastructure and Planning Obligations

#### Policy S33

#### The Mayoral and Westminster City Council Community Infrastructure Levy (CIL)

The Mayor of London’s Community Infrastructure Levy (CIL) applies to almost all new developments across Greater London that have been granted planning permission since 1 April 2012. The Levy raises money towards the Elizabeth Line (Crossrail)<sup>7</sup> and is collected by the boroughs on behalf of the Mayor. The charge is £50 per square metre of net floorspace for all uses in Westminster.

#### The Westminster City Council Community Infrastructure Levy (CIL)

This levy came into effect on 1 May 2016 and enables the council to raise funds to deliver infrastructure required to support local development and growth.

Between 2017 and 2018, Westminster’s CIL has raised a total of £14,998,766; significantly more than the previous year.

### Mayoral CIL monies collected by the council by financial year

	FY 2012/2013	FY 2013/2014	FY 2014/2015	FY 2015/2016	FY 2016/2017	FY 2017/2018
Q1	£0	£484,048	£1,363,255	£2,720,639	£4,369,161	£7,650,639
Q2	£0	£2,137,483	£2,449,284	£1,247,363	£2,317,645	£2,878,105
Q3	£1,582,056	£798,956	£2,115,956	£620,929	£4,160,749	£2,211,882
Q4	£570,417	£1,154,394	£1,710,380	£2,678,714	£2,528,870	£4,255,185
Total	£2,152,473	£4,574,881	£7,638,875	£7,267,645	£13,376,424	£16,995,811

Source: City of Westminster Database (December 2018)

### Westminster CIL monies collected by the council by financial year

	FY 2016/2017	FY 2017/2018
Q1	£0	£3,295,069
Q2	£0	£1,904,542
Q3	£285,918	£4,448,233
Q4	£2,278,314	£4,266,523
Total	£2,564,232	£13,914,368

Source: City of Westminster Database (December 2018)

<sup>7</sup> westminster.gov.uk/crossrail

Following the CIL Regulations 2010 (as amended) and National Planning Practice Guidance (2014), the council has established arrangements for CIL receipts.

**Portions of Westminster CIL receipts**

Portion	Percentage of receipts	Process
Strategic Portion	70–80%	The council apportions spend according to strategic infrastructure priorities. Funding can be used for infrastructure outside the Westminster, boundary providing it supports development in the borough.
Neighbourhood Portion	Currently 15% of CIL collected in respect of development in each neighbourhood capped at £100 per council tax dwelling. This increases to 25% (uncapped) in places where a neighbourhood plan is in place.	Queen's Park: The neighbourhood portion has been passed to the Community Council. Elsewhere: Spending decided by the Neighbourhood Forum where a CIL has been in place.
CIL Administrative Expenses Portion	5% of CIL collected	Administrative expenses for collection and enforcement including; in line with legal restrictions on the use of this funding. (N.B. 4% of the Mayoral CIL collected by the council can also be retained for this purpose.)

Source: City of Westminster Database (January 2018)

**Portions of Westminster CIL receipts**

Portion	FY 2016/2017	FY 2017/2018	Total
Strategic Portion	£2,056,056	£11,418,077	£14,406,289
Neighbourhood Portion	£379,964	£1,805,937	£2,278,559
Admin Portion	£128,212	£690,354	£878,150
Total	£2,564,232	£13,914,368	£17,562,998

Source: City of Westminster Database (January 2018)

**Potential and Received Section 106 obligations**

Obligation Type	Total Potential Financial Contributions in the period 1 April 2017 – 31 March 2018	Total Section 106 Financial Contributions Received in the period 1 April 2017 – 31 March 2018
Affordable Housing	£84,775,477.73	£87,251,095.94
Bus Stops	£0	£0
Carbon Offset	£532,386.00	£676,877.79
CCTV	£86,321.75	£86,321.75
Code of Construction Monitoring	£0	£0
Community	£756,713.00	£793,646.26
Crossrail (Amount payable will be less where a CIL payment has been paid on the site)	£2,951,619.00	£2,951,619.00
Cycling / Cycle Parking	£0	£0
Education	£819,032.40	£841,249.68
Employment and Training	£0	£0
Legible London	£33,909.00	£35,764.64
Open Space	£86,321.75	£86,321.75
Paddington Green Environmental Improvements	£0	£0
Paddington Social and Community Fund	£697,300.0	£1,059,801.20
Parking Mitigation	£152,862.23	£216,984.44
PATEMS projects (Paddington Area Traffic and Environmental Management)	£81,180.00	£94,973.23
PATS projects (Paddington Areas Transport – Public Transport)	£110,700.0	£129,508.95
Play Space	£163,410.60	£169,908.90
Public Arts and Monuments	£0	£0
Public Realm Improvements	£3,382,752.56	£3,526,045.03
Theatres	£0	£0
Trees	£36,000	£37,632.28
Total	£94,665,986.02	£97,957,750.84

## Planning obligations

### Policy S33

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) are a mechanism by which a development proposal can become viable in planning terms. Often referred to as 'developer contributions', Section 106 funds have helped enhance neighbourhoods affected by development and provided much needed affordable housing.

## Conclusion

Policy S33 has been effective in enabling the council to provide new infrastructure in neighbourhoods affected by development. It will be updated as part of the City Plan revision.

## Looking ahead

This AMR shows that the City Plan (November 2016) policies have been broadly effective across the period covered. However, in some areas there is a need for policy to be clarified, strengthened or both. With this in mind, all the policies in the Plan will be reviewed to take account of changing context, new evidence, and amendments to national and regional policy to taken ensure every aspect is up to date.

This review will provide an opportunity to update figures, evaluate targets and adapt local policies accordingly. More fundamentally, it gives us an opportunity to reappraise our strategic vision and objectives.

City Plan 2019–2040 will provide us with a strong policy direction so that we can continue to shape, develop and enhance Westminster's built environment for the next 20 years. The Westminster of tomorrow is already underway.

