

Authority Monitoring Report 2018-2019

A report on the effectiveness of Westminster's planning policies

Published: March 2020

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 emerging 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 2018 to 31 March 2019.

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 survey. The council's annual survey is carried out between the months of June, July and August. It has therefore not been possible to complete this AMR until all the data had been collected and processed.

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

Progress on the Local Development Scheme (LDS)

The Local Development Scheme (LDS) represents the council's planning policy work programme and it is published in accordance with the requirements of Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) and regulations 7 and 8 of the Town and Country Planning (Local Development) (England) Regulations 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 2018 and 31 March 2019.

Between 2016 and 2019, the council has published a series of LDS to explain which steps it was taking to update the council's planning policies. Prior to 2018, a series of LDS explained how the council intended to undertake a full review of its City Plan and saved Unitary Development Plan policies. Since then, several LDS have been published in order to report on the progress on the full revision to the City Plan. In June 2019, the council published a new LDS prior to consultation under Regulation 19 on a Publication Draft City Plan 2019-2040. Subsequently, the council published a further revised version of the LDS as part of the documents submitted to the Secretary of State for independent examination on November 2019 which also explained its intention to undertake a comprehensive review of Supplementary Planning Documents (SPDs) following the adoption of the City Plan. Future AMRs will report on progress against the new LDS.

National Planning Policy Framework

In February 2019, the government published a revised version of the National Planning Policy Framework (NPPF) that replaces the first NPPF published in March 2012 and which includes minor changes to the most recently revised version that was published in July 2018.

Westminster's Development Plan

The City Plan, the London Plan and any made Neighbourhood Plans form Westminster's Development Plan.

Westminster's City Plan was adopted by Full Council in November 2016. The council has however produced a draft City Plan 2019–2040 that takes into account changes to the national and regional policy and once adopted, it will replace the saved Unitary Development Plan policies (which remain extant until the new City Plan is adopted) and Westminster's City Plan (November 2016). More information on the City Plan's (November 2016) objectives and spatial strategy can be found in the following section. The section is followed with an update on Neighbourhood Plans.

The London Plan was adopted in March 2016. The Mayor of London has however prepared a new London Plan that when adopted will replace the 2016 plan. Examination in Public of the draft London Plan took place between 15 January 2019 and 22 May 2019 and a new version with the consolidated suggested changes was published in July 2019. On 8 October 2019, the Panel of Planning Inspectors appointed by the Secretary of State issued a Report and List of Recommendations to the Mayor of London. The Mayor has now considered both documents and published its 'Intend to Publish' version of the draft London Plan on 9 December 2019. The Mayor has accepted a number of the Inspectors' recommendations and has therefore also published a note stating his reasons not to accept them all. At time of writing, the Secretary of State has not replied to the Mayor's letter yet and it is unclear when the new London Plan will be adopted.

Supplementary Planning Documents (SPDs)

Supplementary Planning Documents support Westminster's Development Plan. No SPDs were published between 1 April 2018 and 31 March 2019 and no further documents will be published relating to adopted policy. A comprehensive audit of existing supplementary guidance is being undertaken alongside the City Plan review with a view to ensuring an updated suite is in place after the emerging City Plan 2019–2040 is adopted. This is explained in the November 2019 version of the Local Development Scheme.

Article 4 Directions

Between 1 April 2018 and 31 March 2019, 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.

City Plan Strategic Objectives

Westminster is a city like no other. It is a city which values its rich past by protecting its heritage, whilst looking to the future through sustainable economic growth. It is a city that is 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 needs and specialist needs. 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)

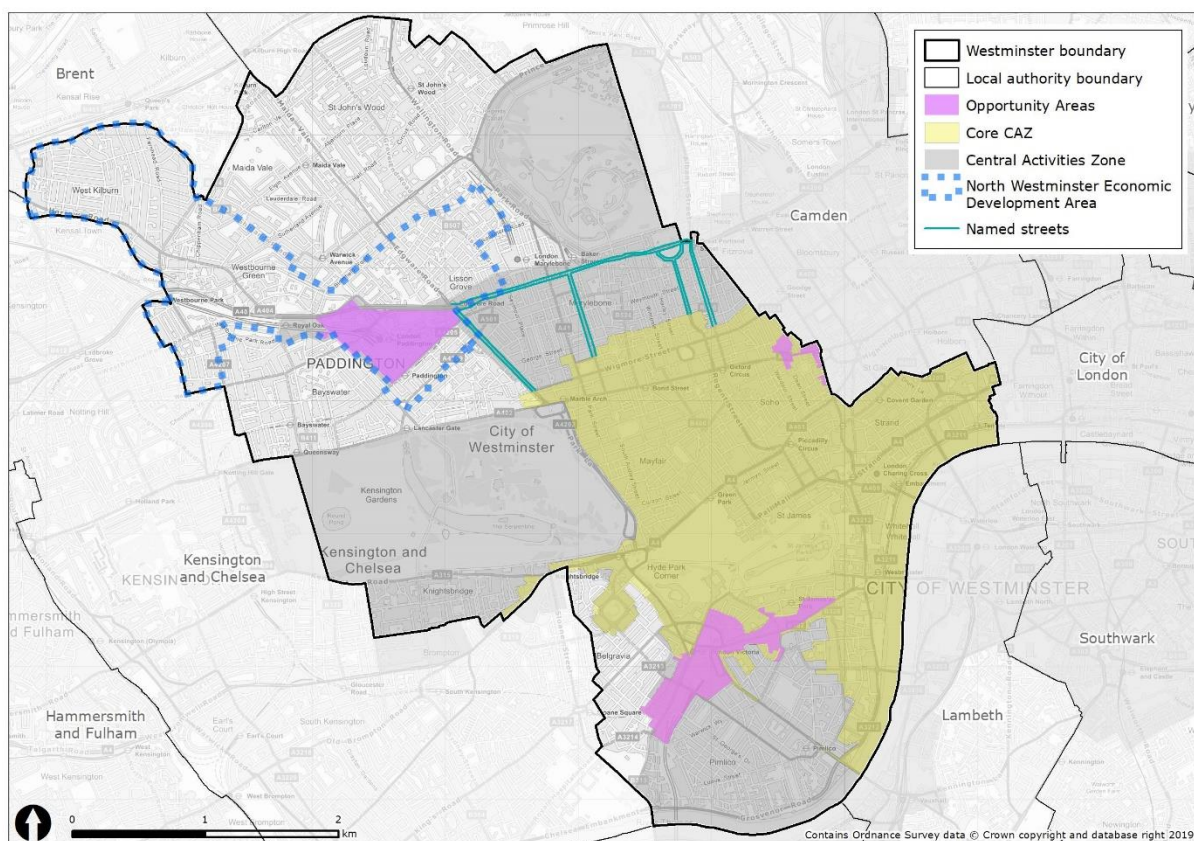
The Central Activities Zone designated through the London Plan covers parts of 10 London boroughs. In Westminster it includes the Paddington, Tottenham Court Road and Victoria Opportunity Areas, the West End, Marylebone, Fitzrovia, Knightsbridge, Pimlico and the Royal Parks. Planning policy recognises the importance of, specialist retail, tourist and cultural uses and activities, alongside supporting residential and local functions.

The Core CAZ

The commercial heart of the CAZ and therefore focus of commercial character.

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 London's major source of brownfield land which have significant capacity for development and existing or potentially improved public transport access: Paddington, Victoria and Tottenham Court Road (an area straddling the Camden boundary). Westminster's Opportunity Area boundaries have been subject to little change since 2011, when the council adopted Westminster's Core Strategy (the precursor to the City Plan).

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.

Neighbourhood Areas and Forums

The council has formally designated a total of 21 Neighbourhood Areas which cover most of Westminster. Between 1 April 2018 and 31 March 2019, the council did not receive any proposals to designate new Neighbourhood Areas.

There are currently 15 designated Neighbourhood Forums: Belgravia, Church Street, Churchill Gardens Estate, Fitzrovia (West), Hyde Park and Paddington, Knightsbridge, Maida Hill, Marylebone, Mayfair, Notting Hill East, Pimlico, Soho, St James's, St John's Wood and Victoria. As a Parish Council, Queen's Park Community Council also has power to undertake neighbourhood planning for the area. Between 1 April 2018 and 31 March 2019, the council received a proposal to re-designate Mayfair Neighbourhood Forum. The Westbourne Neighbourhood Forum designation expired on 25 July 2019.

Preparing a Neighbourhood Plan

To prepare a Neighbourhood Plan a Neighbourhood Forum must be established and formally designated by the council.

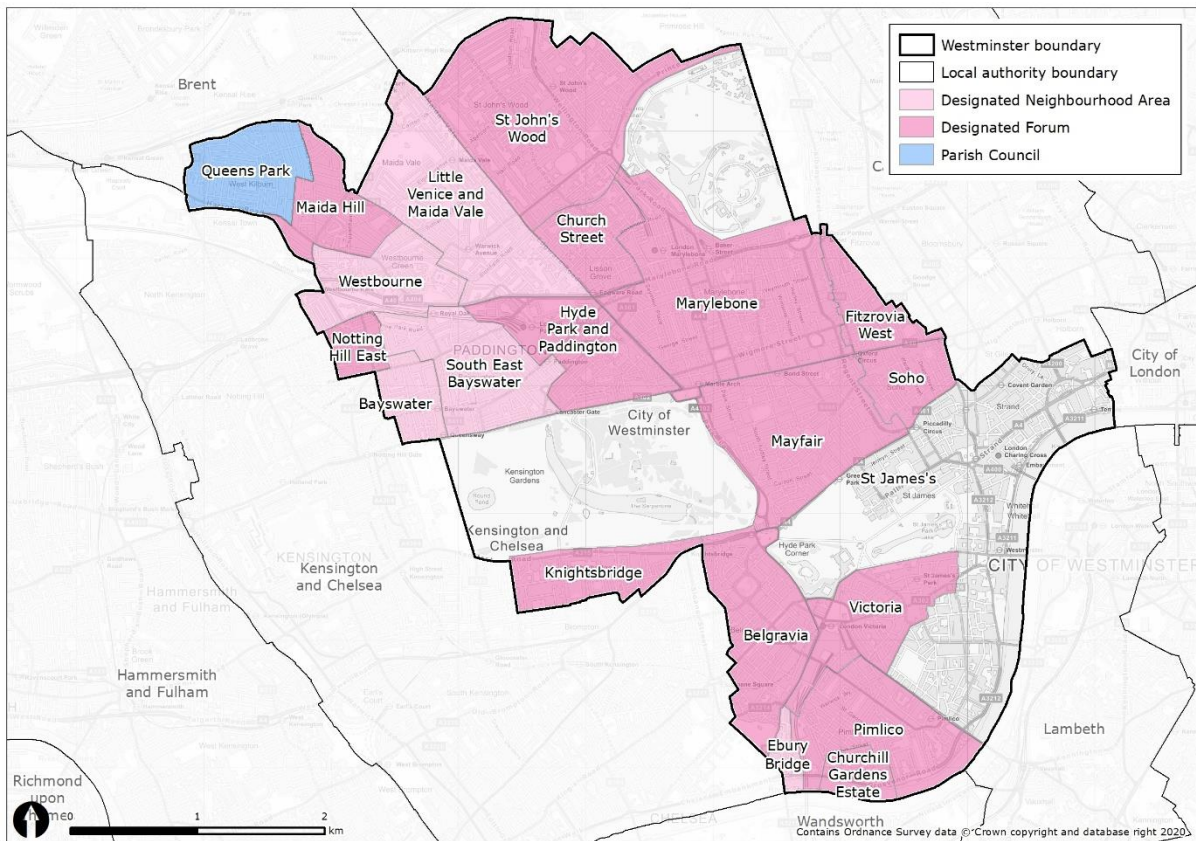
The process is set out in legislation and requires public consultation and examination by an independent examiner. If the examiner finds the plan meets the basic legal conditions and is consistent with strategic policies in the City Plan and London Plan, it can proceed to a referendum of local residents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

Adoption of Neighbourhood Plans

A Neighbourhood Plan prepared by the Knightsbridge Neighbourhood Forum was submitted to the council in November 2017. Consultation on the draft Knightsbridge Neighbourhood Plan under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012 took place between 20 December 2017 and 14 February 2018. Following Examination, it was approved by referendum on the 18 October 2019. The Neighbourhood Plan was formally adopted on 11 December 2018 under Regulation 20 of the Neighbourhood Planning (General) Regulations 2012.

A Neighbourhood Plan prepared by the Mayfair Neighbourhood Forum was submitted the council in February 2018. Consultation on the draft Mayfair Neighbourhood Plan under Regulation 16 took place between 14 May 2018 and 24 June 2018. Following Examination, it was approved by referendum on the 31 October 2019.

Knightsbridge and Mayfair Neighbourhood Plans now form part of Westminster's Development Plan.



Neighbourhood Plans in development

A number of Neighbourhood Forums have been developing their draft Neighbourhood Plans between 2018 and 2019 including the Soho, Pimlico, Fitzrovia West and Queen’s Park Neighbourhood Forums. The next steps will be reported in the forthcoming AMR 2019-2020.

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.

Level	Partnership	Remit	Stakeholders involved
National	Central government	Planning legislation and guidance.	Various Departments and Ministries, particularly Ministry of Housing, Communities and Local Government.
	Environmental Agency	Statutory body responsible for the protection and enhancement of the environment.	
	Historic England	Statutory body tasked with protecting our historic environment by preserving listed buildings and monuments.	
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.	
	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.	
	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.	
Sub-regional	Central London Forward	The partnership is made up of ten central London member boroughs and two associate member 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 Camden, Hackney, Haringey, Islington, Lewisham, Southwark,

			Lambeth, Tower Hamlets, and Wandsworth.
	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 Hammersmith & Fulham, Islington, Lambeth, Lewisham and Southwark, , Greater London Authority, Groundwork London, London & Partners, Network Rail, Port of London Authority, Transport for London, and a number of Business Improvement Districts and other business organisations.
	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-boundary 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. The council has published a number of Duty to Co-operate Statements and Statements of Common Ground as part of its City Plan 2019-2040 submission documents, which demonstrate this cross-boundary working.	Neighbouring (or wider) local authorities as appropriate – in particular the Corporation of the City of London and the boroughs of Brent, Camden, Southwark, Wandsworth, Lambeth and the Royal Borough of Kensington and Chelsea.
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, 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 Forum	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.
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 Estate, Fitzrovia (West), Hyde Park and Paddington, Knightsbridge, Maida Hill, Marylebone, Mayfair, Notting Hill East, Pimlico, Soho, St James's, St John's Wood, Victoria.
	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	This can include landowners, Greater London Authority, Transport for London, Business Improvement Districts, and others.

		realm projects, and develops training and skills opportunities.	
	Business Improvement Districts	A defined area in which businesses are required to pay an additional levy in order to fund local improvements. BIDs in Westminster include Marble Arch, Paddington Now, the Baker Street Quarter Partnership, New West End Company (around Oxford Regent and Bond Street), Heart of London Alliance (around Leicester Square and Piccadilly Circus), North Bank (around the Strand), Victoria and Victoria Westminster.	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, Greater London Authority, Metropolitan Police Service, Royal Opera House, Soho Society, Transport for London and other members and BIDs.

Statement of Community Involvement

The Statement of Community Involvement (SCI) 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 Review¹.

Planning and place shaping consultations

The council engages with all named stakeholders and partners when working on large-scale planning and place shaping projects. The council also participates in a wide range of events, workshops and meetings.

Below is a brief summary of the most important planning and place shaping consultations undertaken from 1 April 2018 to 31 March 2019.

Planning and place shaping consultations

Planning and place shaping consultations		Consultation date
Strand Aldwych	The council consulted on proposals on design concepts for the Strand Aldwych area.	30 January to 13 March 2019
Church Street	Regeneration options.	7 th March to 18 th April 2019
Ebury Bridge Renewal	The council sought feedback on its initial design proposals for the new Ebury Bridge Estate, as part of its pre-planning consultation. Proposals could be viewed online or at the regeneration base.	Summer/Winter 2019

Source: City of Westminster (January 2020)

¹ 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 City Plan 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 2018 and 2019, 592 units were delivered against a target of 1,068 (as set out in the London Plan and City Plan). Although the target has not been met this year, between April 2013 and March 2019 the consolidated annual housing target set out in the London Plan for Westminster was exceeded, with a delivery of 6,011 units against a target of 5,812 units, with further housing developments still under construction.

Between 2013 and 2019, the delivery of new homes was inconsistent. The annual target was missed some years, and there was an oversupply in others. This is not unusual and can be attributed to market demand and larger schemes delivering multiple units at the same time.

Net residential units and GLA targets in Westminster

Westminster						
	Net conventional C3 Units	Net non-conventional units (hostel, HMO)	Vacant Units returning to use ²	Total All Units	GLA Housing Target ³	Overview
2018/19 Completions	803	-9	-202	592	1,068	-
2017/18 Completions	1,142	-427	-12	703	1,068	-
2016/17 Completions	1,342	-9	181	1,514	1,068	+
2015/16 Completions	903	-65	102	940	1,068	-
2014/15 Completions	739	11	261	1,011	770	+
2013/14 Completions	539	45	667	1,251	770	+

² The number of long-term vacant properties returning to use is calculated using the government's housing live table 615, by taking the net change in the number of long-term empty properties (longer than six months). The data covers the period to October each year, so does not align to the reporting period in the AMR, but represents the best source of information available.

³ 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.

Under construction (August 19)	5,939	-212	-	5,727	1,068	+
Not started (August 19)	1,163	-349	-	814	1,068	-

Source: City of Westminster Database (November 2019)

2018-2019 Housing Delivery

- Target delivery (London Plan): 1,068 units
- Actual delivery: 592 units
- Status: London Plan target not met
- 5,910 units under construction including: 673 units in West End Green on Edgware Road and 268 units in Scotland Yard on Victoria Street
- A further 997 units granted planning permission

2013–2019 Housing Delivery

- Target delivery (London Plan): 5,812 units
- Actual delivery: 6,011 units
- Status: London Plan target met

New housing target

The draft London Plan published 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. The Panel of Inspectors' Report to the draft London Plan has however recommended that the strategic housing targets for some London boroughs are reduced from those outlined in the draft version of the plan. The Inspection report recommends that the target for Westminster for 2019/20–2028/29 is reduced to the equivalent of 985 units per year. The Mayor of London has accepted the Inspectors' recommendations and has lowered the target as published in its "Intent to Publish" version of the draft London Plan.

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 that will be set out in the emerging City Plan 2019-2040. Given the council's commitment to stepping up housing delivery, there is a need to refresh this policy.

Housing Size Mix Delivery

Policy S15

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

2018–2019 Housing Size Mix

- 26% of the homes delivered were one-bedroom homes
- 36% were two-bedroom homes
- 26% were three-bedroom homes
- 9% had four or more bedrooms
- 3% were studios

Between 2018 and 2019, the percentage of one-bedroom homes delivered was lower than last year, but the percentage of three or more bedrooms homes delivered slightly higher. The proportion of studios was the lowest since 2014.

Housing size mix trajectory in Westminster

	Total Studio	% Studio	Total 1 Bed	% 1 Bed	Total 2 Bed	% 2 Bed	Total 3 Bed	% 3 Bed	Total 4+ Bed	% 4 Bed
2018/19 Completions	28	2.78%	262	26.02%	364	36.15%	265	26.32%	88	8.74%
2017/18 Completions	44	3.32%	439	33.11%	434	32.73%	324	24.43%	85	6.41%
2016/17 Completions	51	3.37%	392	25.91%	514	33.97%	433	28.62%	122	8.13%
2015/16 Completions	30	2.66%	341	30.23%	373	33.07%	315	27.93%	69	6.12%
2014/15 Completions	35	3.32%	280	26.59%	359	34.00%	297	28.21%	83	7.88%
Under construction (August 19)	203	3.24%	1809	28.89%	2260	36.10%	1503	24.01%	486	7.76%
Not started (August 19)	89	4.24%	828	39.45%	667	31.78%	423	20.15%	92	4.38%

Source: City of Westminster Database (November 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 as set out in City Plan 2019-2040 to make sure the council delivers an appropriate mix of units that meets needs.

Affordable Housing Delivery

Policy S16

The council aims to exceed the 30% affordable new homes target set out in the City Plan. Over the last six years, 5,468 net residential units have been completed of which 586 were affordable, amounting to 11%. Where it has not been possible to provide affordable units (either on or off-site) the council has agreed payments in lieu. More than £188 million has been accrued from completed schemes over the past six 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 17% of residential schemes under construction and 27% of 'not started' schemes are affordable units.

2018-2019 Affordable Housing Delivery

- Target delivery for Affordable Homes (City Plan): 30%
- Actual delivery: 83 affordable homes of 803 completed (10%)
- Status: Target not met
- 986 units under construction
- A further 317 units granted planning permission

2013-2019 Affordable Housing Delivery

- Actual delivery for Affordable Homes (City Plan): 586 affordable homes of 5,468 completed (11%)
- Status: Target not met

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
2018/19 Completions	803	83	10%	30%	£29,680,068
2017/18 Completions	1,142	80	7%	30%	£74,567,483
2016/17 Completions	1,342	146	12%	30%	£33,960,160
2015/16 Completions	903	180	20%	30%	£29,534,064
2014/15 Completions	739	48	6%	30%	£13,535,242
2013/14 Completions	539	49	9%	30%	£6,823,575
Under construction (August 19)	5,939	986	17%	30%	£266,379,316
Not started (August 19)	1,163	317	27%	30%	£53,109,796

Source: City of Westminster Database (November 2019)

Affordable Housing Tenure Split

Between 2018 and 2019, 83 affordable units were completed. It is the aim of the council to deliver different types of affordable homes. During the financial year, 54% of the affordable homes completed were social rented units, 11% were affordable rent and 35% were intermediate rent.

Between 2013 and 2019, 37% of the gross affordable units completed were social units and 59% were intermediate.

Affordable housing tenure mix⁴ in Westminster (gross units)

Westminster				
	Social Rented Units	Affordable Rent	Intermediate Units	Total Affordable units
2018/19 Completions	45 (54%)	9 (11%)	29 (35%)	83
2017/18 Completions	2 (2%)	15 (18%)	63 (80%)	80
2016/17 Completions	76 (52%)	0	70 (48%)	146
2015/16 Completions	63 (35%)	0	117 (65%)	180
2014/15 Completions	26 (54%)	0	22 (46%)	48
2013/14 Completions	0 (0%)	0	49 (100%)	49

⁴ 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).

Under construction (August 19)	277 (28%)	88 (9%)	636 (63%)	986
Not started (August 19)	120 (38%)	1 (0.3%)	196 (62%)	317

Source: City of Westminster Database (November 2019)

As intermediate housing makes up around 1.5% of Westminster’s housing stock, the council proposes in the emerging City Plan tenure is split in order to meet a wider range of housing needs. This is in line with the draft London Plan policy on affordable housing.

London Plan policy:

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

Draft London Plan policy:

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

Conclusion

In order to step-up delivery of appropriate, affordable housing, a refined and stronger 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 emerging City Plan 2019–2040 sets out stronger, clearer policies on how we can support delivery of affordable housing which meets tenure need and demand.

Housing Delivery in the Opportunity Areas

Paddington Opportunity Area

Policy S3

During the 2018/19 monitoring period, 335 new homes were completed in Paddington and nearly 700 units have already been completed since April 2011 with a further 599 under construction. Since April 2011, about 700 homes have been completed and the City Plan target of 1,000 new homes (for 2011-31) is therefore likely to be met if all homes are built out.

Housing Delivery in the Paddington Opportunity Area

- Target delivery (City Plan and London Plan): 1,000 new homes (minimum) 2011–2031
- Actual delivery: 686 new homes completed since April 2011
- 599 units under construction
- Status: Likely to meet target

New housing target for the Paddington Opportunity Area

The “Intend to publish” version of the draft London Plan published in December 2019 by the Mayor of London proposes a new housing target for the Paddington Opportunity Area for 2019-41 of 1,000 units. This was based upon a Strategic Housing Land Availability Assessment carried out in 2017.

Residential units and targets in the Paddington Opportunity Area

Paddington Opportunity Area

	Net conventional C3 Units	City Plan and GLA Housing Target (1,000 new homes 2011 – 2031) Overview
2018/19 Completions	335	+
2017/18 Completions	0	
2016/17 Completions	150	+
2015/16 Completions	0	
2014/15 Completions	201	+
2013/14 Completions	0	
Under construction (August 19)	599	+
Not started (August 19)	2	+

Source: City of Westminster Database (November 2019)

Conclusion

Policy S3 has been working effectively and the City Plan target for new homes in the Paddington Opportunity Area is likely to be met. The policy has been refreshed to take account of new developments, any further capacity in the area and the draft London Plan targets in the emerging City Plan 2019-2040.

Victoria Opportunity Area

Policy S4

Between 2018 and 2019, 23 units were completed in Victoria and there are a further 629 units under construction; 268 of these being built at the Scotland Yard site on Victoria Street.

Since April 2011, more than 350 units have been completed and the City Plan target of 1,000 new homes (for 2011-31) is therefore likely to be met if all homes are built out.

Housing Delivery in the Victoria Opportunity Area

- Target delivery (City Plan and London Plan): 1,000 new homes (minimum) 2011–2031
- Actual delivery: 383 new homes completed since April 2011
- 629 units under construction
- Status: Likely to meet target

New housing target for the Victoria Opportunity Area

The “Intend to publish” version of the draft London Plan published in December 2019 by the Mayor of London proposes a new housing target for the Victoria Opportunity Area for 2019-41 of 1,000 units. This was based upon a Strategic Housing Land Availability Assessment carried out in 2017.

Residential units and targets in the Victoria Opportunity Area

Victoria Opportunity Area		
	Net conventional C3 Units	City Plan and GLA Housing Target (1,000 new homes 2011 – 2031) Overview
2018/19 Completions	23	+
2017/18 Completions	11	+
2016/17 Completions	108	+
2015/16 Completions	131	+
2014/15 Completions	-1	-
2013/14 Completions	14	+
Under construction (August 19)	629	+
Not started (August 19)	2	+

Source: City of Westminster Database (November 2019)

Conclusion

Policy S4 has been working effectively in supporting delivery in the Victoria Opportunity Area and the City Plan target is likely to be met. The policy has been refreshed to take account of new developments, any further capacity in the area and the draft London Plan targets in the emerging City Plan 2019-2040.

Tottenham Court Road 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.

Between 2018 and 2019 no homes were completed within the area. However, since 2011, 194 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. Although no homes have been completed during this monitoring period, the target is likely to be met.

Housing Delivery in the Tottenham Court Road Opportunity Area

- Target delivery (City Plan and London Plan): 420 new homes (minimum) 2011–2031 (split between Westminster and Camden)
- Actual delivery: 194 new homes since April 2011
- 87 units under construction
- Status: Likely to meet target.⁵

New housing target for the Tottenham Court Road Opportunity Area

The “Intend to publish” version of the draft London Plan published in December 2019 by the Mayor of London proposes a new housing target for the Tottenham Court Road Opportunity Area for 2019-41 of 300 units. This was based upon a Strategic Housing Land Availability Assessment carried out in 2017.

Residential units and targets in the Tottenham Court Road Opportunity Area

Tottenham Court Road Opportunity Area		
	Net conventional C3 Units	City Plan and GLA Housing Target (420 new homes including Camden 2011 – 2031) Overview
2018/19 Completions	0	
2017/18 Completions	162	+
2016/17 Completions	18	+
2015/16 Completions	0	
2014/15 Completions	13	+

⁵ Between 2011 and 2019, 101 net conventional C3 units have been completed in the Camden section of the Tottenham Court Opportunity Area and 32 are under construction which contribute towards meeting the shared housing target for the Tottenham Court Road Opportunity Area (London Development Database, January 2020).

2013/14 Completions	0	
Under construction (August 19)	87	+
Not started (August 19)	0	

Source: City of Westminster Database (November 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 has been refreshed to take account new developments, any further capacity in the area and the draft London Plan targets in City Plan 2019-2040.

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 of 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.

Policy S20

As the UK's business capital Westminster provides over 710,000⁶ 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.

Between 2018 and 2019, 51,239 sqm of office floorspace have been built but 90,701 sqm were lost resulting in a net total loss of office floorspace across the city. As the figures below show, Westminster has suffered a significant decline in office floorspace since 2013; a total net loss of over 341,569 sqm, with further losses in the pipeline. While these changes could represent a re-shaping of office provision, with the loss of dated stock being to some extent mitigated by growth in new provision that better meets the needs of modern working practices, there is a real risk that a continued net loss compromises Westminster (and London's) economic competitiveness.

2018-2019 Office Delivery

- 51,239 sqm new office floorspace completed
- 90,701 sqm of office floorspace lost

2013–2019 Office Delivery

- Target Delivery (City Plan): 774,000 sqm 2016-2037 (target is for additional floorspace)
- Actual Delivery: 287,557 sqm new office floorspace completed
- 629,126 sqm of office floorspace lost
- Status: Target not met

Net Total of B1 Office Floorspace between 2013–2019: -341,569 sqm

- Developments under construction indicate a further decrease of B1 floorspace (-433,900 sqm under construction)
- Developments not started register for the first time in a long time a positive increase of B1 floorspace (34,057 sqm not started)

⁶<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/businessregisterandemploymentsurveybresprovisionalresults/2018>

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 - 2016/37) Overview
2018/19 Completions	-90,701	51,239	-39,462	-
2017/18 Completions	-123,099	43,714	-79,385	-
2016/17 Completions	-146,164	52,968	-93,196	-
2015/16 Completions	-89,574	77,691	-11,883	-
2014/15 Completions	-108,576	22,095	-86,481	-
2013/14 Completions	-71,012	39,850	-31,162	-
Under construction (August 19)	-895,455	461,555	-433,900	-
Not started (August 19)	-247,590	281,647	34,057	+

Source: City of Westminster Database (November 2019)

Changing Use

Between 2013 and 2019, the primary reason for loss of office floorspace in Westminster has been change of use to residential, prompted by the higher values the latter can yield: during this period, new residential floorspace accounted for 65% of all new floorspace in completed schemes with a net loss of office floorspace. Although a significant loss of office floorspace has made a contribution towards housing supply, only a small contribution to affordable housing supply has been recorded.

However, for schemes under construction the loss of office floorspace to residential floorspace is 58% and in 'not started' schemes the percentage is 30%. Increasingly, more recent losses of office floorspace can be attributed to the development of hotels and other town centre uses, which account for 41% of office floorspace loss in 'not started' schemes.

2018-2019 net office loss breakdown in Westminster⁷

- 46% C3 residential use
- 4% C1 hotel use
- 23% A1 retail use
- 10% D1 non-residential institutions use
- 6% A3 restaurants and cafes use
- 11% other uses

2013-2019 net office loss breakdown in Westminster⁸

- 65% C3 residential use
- 11% C1 hotel use
- 9% A1 retail use
- 5% D1 non-residential institutions use
- 3% A3 restaurants and cafes use
- 7% other uses

2018-2019 Office loss to residential in Westminster

- 2018-2019 Office loss to residential in Westminster
- 18,634 sqm lost to new residential floorspace
- 118 residential units completed

2013-2019 Office loss to residential in Westminster

⁷ Data is for completed schemes.

⁸ Data is for completed schemes.

- 423,374 sqm lost to new residential floorspace
- 2,937 residential units completed
- A further potential net loss of nearly 578,091 sqm of office floorspace is in the pipeline which could create 3,355 residential units

Office to residential losses in Westminster⁹

Westminster						
	Number of permissions	Net B1 sqm Loss	Net C3 sqm Gain	Net C3 Units	Net Affordable Units	% Net Affordable Units
2018/19 Completion	31	-18,634	22,626	118	2	2%
2017/18 Completion	45	-96,282	133,229	709	23	3%
2016/17 Completion	94	-125,698	144,434	896	93	10%
2015/16 Completion	69	-62,812	61,420	441	40	9%
2014/15 Completion	110	-73,905	78,443	428	1	0%
2013/14 Completion	103	-46,043	48,960	345	31	9%
Under Construction (August 19)	110	-547,564	706,223	3,083	191	6%
Not started (August 19)	43	-30,527	39,583	272	33	12%

Source: City of Westminster Database (November 2019)

Policy Amendments

In 2015 the council announced a change in practice to limit office-to-residential conversions. 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. Only schemes where the proposed residential development outweighs the contribution made by the existing office stock will be permitted.

The council made 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. The Direction therefore maintains the exemption from Permitted Development rights that the Central Activities Zone previously had when the permitted development rights were approved, on account of the national importance of the office function of the Central Activities Zone.

Conclusion

Between 2018 and 2019, Westminster recorded a net total loss of office floorspace across the city. As the figures show, the city has continuously recorded a net total loss of office floorspace since 2013; a total net loss of over 341,569 sqm, with further losses in the pipeline. Between 2013 and 2019, the primary reason for loss of office floorspace in Westminster has been change of use to residential but also to other uses including hotel

⁹ The data analysed are based upon completed planning permissions with a net loss of B1 office floorspace and a net increase in residential floorspace. Redevelopments and some change of use permissions may not result in a metre-for-metre change between net office and residential floorspace as smaller office buildings are replaced with larger residential buildings or a mix of uses (e.g. change of use from office 500 sqm to residential use 300 sqm and medical use 200 sqm).

uses. Policy S20 has not been effective, the emerging City Plan 2019–2040 has provided an opportunity to ensure appropriate policy is put in place to manage the decline of office floorspace across the city and manage its change of use.

Office Delivery in the Central Activities Zone (CAZ) and the Core CAZ

Central Activities Zone

Between 2013 and 2019, 629,126 sqm of office floorspace were lost across the city with 319,375 lost in the Central Activities Zone. The commercial heart of London has seen the biggest losses in office floorspace over the period. Prior to 2016 (when the council introduced new policies on mixed use (S1) and offices and other B1 floorspace (S20) in the Core CAZ, Opportunity Areas and the Named Streets) there was no policy protection for the office land use.

Between 2018 and 2019, there has been a net total loss of 36,094 sqm in the CAZ and although there are further losses in the pipeline, the not started schemes do indicate a small net increase if built out.

2018-2019 Office Delivery in the CAZ

- 17,750 sqm new office floorspace completed
- 53,664 sqm of office floorspace lost
- One of the largest loss in 2018/19 was the completion of Great Scotland Yard hotel offering 234 rooms and occupying 9,035 sqm.

2013–2019 Office Delivery in the CAZ

- 250,429 sqm new office floorspace completed
- 570,059 sqm of office floorspace lost

Net Total of B1 Office Floorspace between 2013–2019 in the CAZ: -319,375 sqm

- Developments under construction indicate a further decrease of B1 floorspace (-467,726 sqm under construction)
- Developments not started register for the first time in a long time a net positive increase of B1 floorspace (43,135 sqm 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
2018/19 Completions	-53,664	17,570	-36,094
2017/18 Completions	-119,921	43,484	-76,498
2016/17 Completions	-143,612	52,849	-90,763
2015/16 Completions	-79,646	77,102	-2,544
2014/15 Completions	-105,237	21,349	-83,572
2013/14 Completions	-67,979	38,075	-29,904
Under construction (August 19)	-667,450	199,724	-467,726
Not started (August 19)	-68,279	111,414	43,135

Source: City of Westminster Database (November 2019)

Between 2013 and 2019, 17,449 sqm of office floorspace have been lost to residential use creating 103 residential units. Although the loss of office floorspace has made a contribution towards housing supply, only a small contribution to affordable housing supply has been recorded.

2018-2019 Office loss to residential in the CAZ

- 17,449 sqm lost to new residential floorspace
- 103 residential units completed

2013–2019 Office loss to residential in the CAZ

- 403,983 sqm lost to new residential floorspace
- 2,762 residential units completed
- A further potential net loss of nearly 556,000 sqm of office floorspace is in the pipeline which could create 2,989 residential units

Office to residential losses in the Central Activities Zone (CAZ)

Central Activities Zone						
	Number of permissions	Net B1 sqm Loss	Net C3 sqm Gain	Net C3 Units	Net Affordable Units	% Net Affordable Units
2018/19 Completion	26	-17,449	21,322	103	2	2%
2017/18 Completion	38	-93,287	128,750	688	15	2%
2016/17 Completion	81	-123,146	141,641	858	93	10%
2015/16 Completion	61	-56,381	54,501	405	40	10%
2014/15 Completion	93	-70,402	73,954	397	1	0%
2013/14 Completion	85	-43,318	44,900	311	31	10%
Under Construction (August 19)	97	-534,522	643,909	2,835	165	5%
Not started (August 19)	23	-21,333	24,003	154	3	2%

Source: City of Westminster Database (November 2019)

Core Central Activities Zone

As with the wider CAZ, the Core CAZ has seen significant office losses since 2013.

Between 2013/14 and 2018/19 the Core CAZ has registered a total net loss of office floorspace of 235,275 sqm, with further losses in the pipeline. Whilst new office floorspace is being built in the area with 241,037 sqm completed between 2013/14 and 2018/19, there are more schemes where office space was lost amounting to 476,311 sqm. Although the loss of office floorspace has made a contribution towards housing supply, only a small contribution to affordable housing supply has been recorded.

Between 2018 and 2019, 16,726 sqm of office floorspace were completed but the Core CAZ registered a total net loss of 24,461 sqm.

2018-2019 Office Delivery in the Core CAZ

- 16,726 sqm new office floorspace completed
- 41,187 sqm of office floorspace lost

2013–2019 Office Delivery in the Core CAZ

- 241,037 sqm new office floorspace completed
- 235,275 sqm office floorspace lost

Net Total of B1 Office Floorspace between 2013–2019 in the Core CAZ: -235,275 sqm

- Developments under construction indicate a further decrease of B1 floorspace (-489,082 sqm under construction)
- The not started schemes are however on the positive side (7,511 sqm net total gain)

Office floorspace in the Core Central Activities Zone (CAZ)

Core Central Activities Zone			
	Net B1 Loss sqm	Net B1 Gain sqm	Total Net B1 sqm
2018/19 Completions	-41,187	16,726	-24,461
2017/18 Completions	-91,137	42,683	-48,454
2016/17 Completions	-128,533	50,632	-77,902
2015/16 Completions	-70,033	75,384	5,351
2014/15 Completions	-96,981	19,702	-77,279
2013/14 Completions	-48,440	35,910	-12,530
Under construction (August 19)	-587,373	98,291	-489,082
Not started (August 19)	-49,333	56,844	7,511

Source: City of Westminster Database (November 2019)

Office to residential losses in the Core Central Activities Zone

Core Central Activities Zone						
	Number of permissions	Net B1 sqm Loss	Net C3 sqm Gain	Net C3 Units	Net Affordable Units	% Net Affordable Units
2018/19 Completion	20	-16,332	19,808	90	0	0%
2017/18 Completion	27	-66,104	96,566	519	15	3%
2016/17 Completion	59	-108,277	125,835	769	82	11%
2015/16 Completion	52	-51,853	49,931	356	25	7%
2014/15 Completion	78	-63,979	67,126	341	0	0%
2013/14 Completion	60	-26,657	27,344	217	0	0%
Under Construction (August 19)	82	-509,357	593,681	2,530	109	4%
Not started (August 19)	14	-13,772	15,845	90	3	3%

Source: City of Westminster Database (November 2019)

2018-2019 Office loss to residential in the Core CAZ

- 16,332 sqm lost to new residential floorspace
- 90 residential units completed

2013–2019 Office loss to residential in the Core CAZ

- 333,202 sqm lost to new residential floorspace
- 2,292 residential units completed

- A further potential net loss of 523,129 sqm of office floorspace is in the pipeline which could create 2,620 residential units

Conclusion

Between 2013 and 2019, Westminster recorded a net total loss of over 341,569 sqm of office floorspace across the city. During the same period of time, the Central Activities Zone has recorded a net total loss of over 319,375 and the Core Central Activities Zone has recorded a net total loss of over 235,275 sqm. The figures show how a large proportion of the loss has taken place in the city's economic heart, the CAZ and the Core CAZ. As with the wider city, a significant amount of office floorspace has made a contribution towards housing supply, only a small contribution to affordable housing supply has been recorded. The emerging City Plan 2019–2040 has provided an opportunity to ensure appropriate policy is put in place to manage the decline of office floorspace and ensure the CAZ and the Core CAZ contribute to Westminster's and London's economic success.

Office Delivery in the Opportunity Areas

New offices and other B1 floorspace have 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 areas 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.

Although not much office floorspace has been recently completed in the area, a significant amount of office floorspace is presently under construction. More than half of the office floorspace under construction will be delivered by one single scheme ("the Cube") located at the Paddington Sorting & Delivery site. 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 (these sites were already under construction last year).

The City Plan target of providing over 5,000 new jobs¹⁰ in the Paddington Opportunity Area between 2011 and 2031 is likely to be met.

2018-2019 Office Delivery in the Paddington Opportunity Area

- Actual Delivery: 448 sqm office floorspace completed
- 86,109 sqm office floorspace are under construction

2011–2019 Office Delivery in the Paddington Opportunity Area

- Target Delivery (City Plan and London Plan): 5,000 jobs 2011-2031
- Actual floorspace delivery: 35,166 sqm office floorspace completed since April 2011
- Projected office jobs delivery: 3,072 office jobs¹¹

¹⁰ Notably these targets relate to all jobs – so therefore include jobs provided in other sectors to offices – for example in retail and hotels.

¹¹ Figure was calculated using the employment density assumptions as outlined in table 3.3 of the report https://www.london.gov.uk/sites/default/files/lesd_final_report_may-2016.pdf

- Office floorspace and jobs in the pipeline: 121,852 sqm and 10,784 office jobs
- Status: Target likely to be met

New office and jobs target for the Paddington Opportunity Area

The “Intend to publish” version of the draft London Plan published in December 2019 by the Mayor of London proposes a new jobs target for the Paddington Opportunity Area for 2016-41 of 13,000 jobs. This was based on the London Employment Sites Database figures.

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
2018/19 Completions	0	448	448	+
2017/18 Completions	0	0	0	
2016/17 Completions	0	1,289	1,289	+
2015/16 Completions	-3,015	0	-3,015	-
2014/15 Completions	0	55	55	+
2013/14 Completions	0	0	0	
Under construction (August 19)	-507	86,616	86,109	+
Not started (August 19)	-1,987	36,260	34,273	+

Source: City of Westminster Database (November 2019)

Conclusion

Policy S3 has proved effective, with City Plan job targets for 2031 likely to be achieved in the Paddington Opportunity Area. The policy in the emerging City Plan 2019-2040 has been refreshed to take account new commercial floorspace in development that could result in provision of a larger number of jobs, any further capacity in the area and the draft London Plan targets.

Victoria Opportunity Area

Policy S4

Alongside the Paddington Opportunity Area, this area has bucked the wider trend of office floorspace loss. Between 2013 and 2019, there has been a total net gain of almost 39,000 sqm thanks to the completion of the Nova development and the former Selbourne House on 60 Victoria Street.

Although no floorspace has been lost in 2018/2019, only 128 sqm have been completed.

However, there are significant losses in the pipeline (99,059 sqm total net loss). The development of the New Scotland Yard site 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. The ‘not started’ schemes represent a total net gain in office floorspace if built out.

The City Plan target of providing over 4,000 new jobs¹² in the Victoria Opportunity Area between 2011 and 2031 has been met.

2018-2019 Office Delivery in the Victoria Opportunity Area

- Actual Delivery: 128 sqm office floorspace completed
- 7,423 sqm under construction

2011–2019 Office Delivery in the Victoria Opportunity Area

- Target Delivery (City Plan and London Plan): 4,000 jobs 2011-2031
- Actual floorspace delivery: 86,495 sqm office floorspace completed since April 2011.
- Projected office jobs delivery: 7,654 office jobs¹³
- Office floorspace and jobs in the pipeline: 22,305 sqm and 1,973 office jobs
- Status: Target met

New office and jobs target for the Victoria Opportunity Area

The “Intend to publish” version of the draft London Plan published in December 2019 by the Mayor of London proposes a new jobs target for the Victoria Opportunity Area for 2016-41 of 4,000 jobs. This was based on the London Employment Sites Database figures.

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
2018/19 Completions	0	128	128	+
2017/18 Completions	-9,178	2,733	-6,445	-
2016/17 Completions	-6,112	31,750	25,638	+
2015/16 Completions	-27,012	27,277	265	+
2014/15 Completions	0	0	0	
2013/14 Completions	-1,249	20,618	19,369	+
Under construction (August 19)	-106,482	7,423	-99,059	-
Not started (August 19)	-910	14,882	13,972	-

Source: City of Westminster Database (November 2019)

Conclusion

Policy S4 has worked effectively in the Victoria Opportunity Area, with City Plan job targets for 2031 already achieved. Although recent permissions include some significant losses of office floorspace to facilitate growth in other uses, Victoria remains of a highly commercial character, and the policy in the emerging City Plan 2019-2040 has been refreshed to take account any further capacity for growth in both commercial and residential development in the area and the draft London Plan targets.

¹² Notably these targets relate to all jobs – so therefore include jobs provided in other sectors to offices – for example in retail and hotels.

¹³ Figure was calculated using the employment density assumptions as outlined in table 3.3 of the report https://www.london.gov.uk/sites/default/files/lesd_final_report_may-2016.pdf

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 jobs¹⁴ here over the 2011–2031 period (the target is to be met across the Opportunity Area, including the Camden portion).

Between 2013 and 2019, only 2017/18 registered a change in office floorspace. Although 948 sqm were lost that year, the former Western District sorting office on Rathbone Place was completed and accommodates 25,956 sqm of office floorspace.

Although no floorspace has been completed in 2018/19, 9,546 sqm office use is under construction at the Tottenham Court Road site (which falls within the Westminster part of the Opportunity Area) and will contribute towards the target.

Approximately half the target of 5,000 new jobs will be provided at these two sites, based on average employment densities.

2018-2019 Office Delivery in the Tottenham Court Road Opportunity Area

- Actual Delivery: 0 sqm office floorspace completed
- 9,546 sqm under construction

2011–2019 Office Delivery in the Tottenham Court Road Opportunity Area

- Target Delivery (City Plan and London Plan): 5,000 jobs 2011-2031 (inclusive of land in London Borough of Camden)
- Actual floorspace delivery: 26,338 sqm office floorspace completed since April 2011.
- Projected office jobs delivery: 2,330 office jobs¹⁵
- Office floorspace and jobs in the pipeline: 18,329 sqm and 1,622 office jobs in the pipeline
- Status: Target likely to be met¹⁶

New office and jobs target for the Tottenham Court Road Opportunity Area

The “Intend to publish” version of the draft London Plan published in December 2019 by the Mayor of London proposes a new jobs target for the Tottenham Court Road Opportunity Area for 2016-41 of 6,000 jobs (including land within the London Borough of Camden). This was based on the London Employment Sites Database figures.

Office floorspace in the Tottenham Court Road Opportunity Area

¹⁴ Notably these targets relate to all jobs – so therefore include jobs provided in other sectors to offices – for example in retail and hotels.

¹⁵ Figure was calculated using the employment density assumptions as outlined in table 3.3 of the report https://www.london.gov.uk/sites/default/files/lesd_final_report_may-2016.pdf

¹⁶ Between 2011 and 2019, 27,293 sqm of B1 floorspace have been lost in the Camden section of the Tottenham Court Opportunity Area. However, 3,492 sqm of office floorspace are under construction (net total) which will contribute towards meeting the shared jobs target for the Tottenham Court Road Opportunity Area (London Development Database, January 2020). According to council’s calculations, between 2011 and 2019 156 jobs were created in the Camden section of the Tottenham Court Opportunity Area and 3,496 more jobs will be created if all the office floorspace that is currently being built is completed.

Tottenham Court Road Opportunity Area				
	Net B1 Loss sqm	Net B1 Gain sqm	Total Net B1 sqm	GLA Target 5000 jobs 2011 2031 Overview
2018/19 Completions	0	0	0	
2017/18 Completions	-948	25,956	25,008	+
2016/17 Completions	0	0	0	
2015/16 Completions	0	0	0	
2014/15 Completions	0	0	0	
2013/14 Completions	0	0	0	
Under construction (August 19)	-8,783	18,329	9,546	+
Not started (August 19)	0	0	0	

Source: City of Westminster Database (November 2019)

Conclusion

Policy S5 is working and will help meet City Plan employment targets. Although Tottenham Court Road is one of London's more mature Opportunity Areas, there is scope for further intensification. Policies in the emerging City Plan 2019–2040 promote future office growth in the area and by 2041, further windfall opportunities for commercial growth are anticipated and will be developed in Westminster to help meet the target.

Conclusion

Since 2013, Westminster has suffered significant losses of office floorspace (net total loss of 341,569 sqm between 2013 and 2019), mainly to residential developments but also to hotel use (and other town centre uses). This potentially not only impacts on our objective to deliver additional B1 Office space, but on our objective to create new jobs. Recent policies on Mixed Use in the Central Activities Zone (Policy S1) and Offices and Other B1 floorspace (Policy S20) have not been completely effective in preventing loss of office floorspace in the CAZ and the Core CAZ.

However, City Plan policies have largely been effective and have directed the new office floorspace to the Opportunity Areas. Only the Victoria Opportunity Area has registered office loss to residential, with this phenomenon not being observed in the Paddington and the Tottenham Court Road Opportunity Areas.

The emerging City Plan 2019–2040 has provided an opportunity to ensure appropriate policy is put in place to manage the decline of office floorspace and manage its change of use. 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. The council's approach to the Opportunity Areas has also been revised in the emerging City Plan 2019-2040.

Retail Delivery

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. Although there has been significant increase in net retail floorspace delivered in the city between 2013 and 2019, the gain has been lower in 2018/19 than during the previous years as only 3,511 sqm retail floorspace were completed in 2018/19, with the largest retail development on Floral Street, which provided approximately 953 sqm retail floorspace.

However, 23,355 sqm retail floorspace are under construction across the city.

2018–2019 Retail Delivery in Westminster

- Actual Delivery: 3,511 sqm retail floorspace completed
- 23,355 sqm under construction

2013–2019 Retail Delivery in Westminster

- Actual Delivery: 73,406 sqm retail floorspace completed

Retail floorspace in Westminster

Westminster	
	Total Net A1 sqm
2018/19 Completions	3,511
2017/18 Completions	16,538
2016/17 Completions	16,629
2015/16 Completions	10,054
2014/15 Completions	26,674
2013/14 Completions	8,657
Under construction (August 19)	23,355
Not started (August 19)	11,151

Source: City of Westminster Database (November 2019)

Retail Delivery in the CAZ and the Core CAZ

Central Activities Zone

Policy S21

Retail floorspace has increased in the area since 2013, but as in the whole of Westminster the delivery of retail floorspace in 2018/19 has not been large. The delivery in 2018-2019 period marks the lowest level of completed retail schemes during the last eight years.

However, there are up to 33,366 sqm retail floorspace under construction and a large number of unimplemented retail planning permissions at Carrington Street, Oxford Street and Marylebone Road.

Retail floorspace in the Central Activities Zone

Central Activities Zone (CAZ)	
	Total Net A1 sqm
2018/19 Completions	4,663
2017/18 Completions	17,118
2016/17 Completions	16,820
2015/16 Completions	9,011
2014/15 Completions	27,018
2013/14 Completions	9,797
Under construction (August 19)	33,366
Not started (August 19)	12,274

Source: City of Westminster Database (November 2019)

Core Central Activities Zone

Policy S6 and Policy S1

Retail floorspace completed in the Core CAZ 2018–2019 amounted to 3,915 sqm, with a lower delivery than during the previous years.

However, schemes under construction and unimplemented permissions could increase retail floorspace by a further 29,000 sqm.

Retail floorspace in the Core Central Activities Zone

Core Central Activities Zone (Core CAZ)	
	Total Net A1 sqm
2018/19 Completions	3,915
2017/18 Completions	16,500
2016/17 Completions	16,287
2015/16 Completions	9,987
2014/15 Completions	25,706
2013/14 Completions	8,542
Under construction (August 19)	18,527
Not started (August 19)	11,678

Source: City of Westminster Database (November 2019)

Retail Delivery in the West End Special Retail Policy Area

Policy S7 and Policy S21

The majority of the retail floorspace growth is within the WESRPA. This covers Oxford Street, Regent Street and Bond Street. The largest schemes currently under construction are on Long Acre, Oxford Street and New Bond Street, which are expected to provide an additional 9,000 sqm retail floorspace.

Outside the WESRPA, a major redevelopment in the former Whiteley's Centre in the Queensway/Westbourne Grove Major Shopping Centre will decrease the net retail floorspace by 7,000 sqm.

Retail floorspace in the West End Special Retail Policy Area

West End Special Retail Policy Area	
	Total Net A1 sqm
2018/19 Completions	4,272
2017/18 Completions	5,920
2016/17 Completions	11,535
2015/16 Completions	1,923
2014/15 Completions	15,836
2013/14 Completions	3,740
Under construction (August 19)	4,957
Not started (August 19)	8,405

Source: City of Westminster Database (November 2019)

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 have been refreshed in City Plan 2019-2040 to reflect changes in the retail sector and be more responsive to current trends.

Visitor Accommodation Delivery

Hotels

Policy S23

Westminster is a premier global visitor destination, attracting thousands of national and international visitors per year. The 2018–2019 period saw net hotel floorspace increase by 35,406 sqm (913 rooms) – the largest increase in six years. The scheme that contributed the most in this increase was the completion of Marriott Hotel on North Wharf Road, which offered an additional 280 hotel bedrooms. The completion of the Marriott Hotel and of two other large hotels on Great Scotland Yard and Poland Street, contributed to the delivery of a total of 40,006 sqm net additional hotel floorspace within the CAZ (1032 net hotel rooms).

2018–2019 Hotel Delivery

- 35,406 sqm new hotel floorspace completed (913 bedrooms)
- Hotels under construction indicate further large net gains of C1 floorspace (309,258 sqm representing 2,939 bedrooms)
- Hotels not started also register a large positive increase of C1 floorspace if built out (79,557 sqm representing 1,563 bedrooms)
- Most of the growth has taken place within the CAZ and outside the CAZ there was a drop-in hotel space of 119 bedrooms and a total net floorspace of 4,600 sqm

2013–2019 Hotel Delivery

- 93,151 sqm hotel floorspace was completed (2,267 bedrooms)

Conclusion

Policy S23 has been effective in directing new hotels to the areas set out, including the Central Activities Zone, although much of this growth has come at the expense of office space. The policy approach to hotel use has been refreshed as part of the City Plan 2019–2040.

Hotel floorspace completions in Westminster

Westminster		
	Net C1 sqm	Net C1 Bed rooms
2018/19 Completions	35,406	913
2017/18 Completions	24,984	841
2016/17 Completions	-6,416	-131
2015/16 Completions	2,264	39
2014/15 Completions	14,481	372
2013/14 Completions	22,432	233
Under construction (August 19)	309,258	2,939
Not started (August 19)	79,557	1,563

Source: City of Westminster Database (November 2019)

Hotel floorspace completions in the Central Activities Zone

Central Activities Zone (CAZ)		
	Net C1 sqm	Net C1 Bed rooms
2018/19 Completions	40,006	1,032
2017/18 Completions	25,341	850
2016/17 Completions	213	52
2015/16 Completions	3,181	96
2014/15 Completions	14,719	394

2013/14 Completions	22,136	230
Under construction (August 19)	303,531	3,027
Not started (August 19)	77,206	1,562

Source: City of Westminster Database (November 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.

According to data from Air DNA - an industry-led data analytics platform – there are an estimated 8,838 listed on Airbnb and Booking.com as of January 2020, and 7,256 of these are entire homes. We expect these figures to rise during spring and peak during the summer months. In July 2019, the total number of listings peaked at 13,095. Thirty-two per cent of the all listed properties have been available for short-term letting all year around in the last 12 months, suggesting that some properties have unlawfully lost their residential function. The data also shows that 5,769 listings have been booked for more than 90 nights within the past 12 months, indicating that unlawful short-term letting is widespread across Westminster.

The increase in short-term letting can pose social issues. The council receives a high number of complaints regarding noise, anti-social behaviour, 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.

Short-term letting Enforcement data¹⁷

	2015	2016	2017	2018	2019
Enforcement cases opened	283	413	424	487	437
Planning Contravention Notices served	113	180	106	124	22
Served Enforcement Notices	8	13	4	10	2
Enforcement cases closed	434	759	202	538	1

Source: City of Westminster Database (January 2020)

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.

¹⁷ 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.

Although the council suspects 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 has been flagged up in the emerging City Plan 2019 –2040 and the council will continue to lobby Government, the Mayor and work with the industry and homeowners to manage short-term letting with consideration to local communities.

Entertainment uses Delivery

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 2018 and 2019, Westminster saw a net gain of 4,728 sqm in café and restaurant floorspace (A3 use class). The A3 floorspace delivery was consistent with the delivery the previous years as more than 28,000 sqm have been delivered between 2013 and 2019. There are a large number of permissions in the pipeline which will lead a considerable rise in café and restaurant floorspace in the city.

In terms of drinking establishment floorspace (A4 use class), the city has recorded a loss every year since 2013, totalling -10,178 sqm. During the last monitoring period, seven A4 units were lost (this is the largest loss since 2013). Further losses are also pending (10 under construction and 7 “not started”).

2018–2019 Entertainment floorspace Delivery in Westminster

- Actual Delivery: 4,728 sqm of cafes and restaurant floorspace
- 11,709 sqm loss of drinking establishments floorspace, representing a loss of 7 units
- 21,383 sqm of cafes and restaurants floorspace and -1,109 of drinking establishments floorspace under construction

2013–2019 Entertainment floorspace Delivery in Westminster

- Actual Delivery: 29,094 sqm of cafes and restaurant floorspace
- 10,178 sqm loss of drinking establishments floorspace, representing a loss of 20 units

Entertainment floorspace in Westminster

Westminster			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2018/19 Completions	4,728	-1,709	-7
2017/18 Completions	5,321	-1,236	-4
2016/17 Completions	4,688	-3,496	-3
2015/16 Completions	8,177	-1,496	-2
2014/15 Completions	4,647	-907	-1
2013/14 Completions	1,533	-1,334	-3

Under construction (August 19)	21,383	-4,379	-10
Not started (August 19)	8,944	-3,193	-7

Source: City of Westminster Database (November 2019)

Entertainment uses Delivery 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 loss of drinking establishment floorspace were within in this area. This trend is also being reflected in developments under construction; for instance, there are ten schemes that are under construction that will lead to a loss in a drinking establishment and nine of these are within the Central Activities Zone.

Entertainment floorspace in the Central Activities Zone

Central Activities Zone			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2018/19 Completions	4,994	-408	-3
2017/18 Completions	5,076	-986	-3
2016/17 Completions	4,685	-2,924	-3
2015/16 Completions	6,790	-1,496	-2
2014/15 Completions	5,413	-283	-1
2013/14 Completions	1,545	-360	-2
Under construction (August 18)	28,023	-5,313	-15
Not started (August 18)	9,921	-2,178	-5

Source: City of Westminster Database (November 2019)

Entertainment uses Delivery in the 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

Between 2018 and 2019 there was a net gain of café and restaurant floorspace in the West End Stress Area after two years with a net loss. There was only a single completed permission that led to a change in drinking establishment floorspace in the West End Stress Area. One drinking establishment unit was created amounting to a net gain of 270 sqm.

Entertainment floorspace in the West End Stress Area

West End Stress Area			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2018/19 Completions	1,738	270	1
2017/18 Completions	-276	-658	-1
2016/17 Completions	-278	-1,452	-2
2015/16 Completions	2,821	-209	0
2014/15 Completions	2,673	-103	0
2013/14 Completions	577	-597	-1
Under construction (August 19)	6,162	-1164	0

Not started (August 19)	2,853	-607	-1
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Source: City of Westminster Database (November 2019)

Edgware Road Stress Area

There have been no changes in café and restaurant and/or drinking establishment floorspace in this stress area since 2013/14 when 445 sqm of café and restaurant floorspace were lost. In 2017–2019 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 once complete.

Entertainment floorspace in the Edgware Road Stress Area

Edgware Road Stress Area			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2018/19 Completions	0	0	0
2017/18 Completions	0	0	0
2016/17 Completions	0	0	0
2015/16 Completions	0	0	0
2014/15 Completions	0	0	0
2013/14 Completions	-445	0	0
Under construction (August 19)	-697	-596	0
Not started (August 19)	0	0	0

Source: City of Westminster Database (November 2019)

Queensway/Bayswater Stress Area

As with the Edgware Road Stress Area, the Queensway/Bayswater Stress Area had no completed permissions leading to a change in drinking establishment floorspace in 2018/19. However, there were two schemes leading to the loss of restaurant and café floorspace, in Porchester Road and Queensway.

Entertainment floorspace in the Queensway / Bayswater Area

Queensway/Bayswater Stress Area			
	Net A3 sqm	Net A4 sqm	Net A4 Units
2018/19 Completions	-545	0	0
2017/18 Completions	0	0	0
2016/17 Completions	0	0	0
2015/16 Completions	480	0	0
2014/15 Completions	-870	0	0
2013/14 Completions	0	0	0
Under construction (August 19)	-3,154	0	0
Not started (August 19)	-61	-150	0

Source: City of Westminster Database (November 2019)

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 emerging 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. The emerging City Plan 2019-2040 will also include a policy that protects public houses to manage their continuous loss.

Environment

Open Space

Policy S35

As our city continues to grow, protecting and enhancing our open spaces becomes even more important. Between 2018 and 2019, the amount of open space did not change. However, there are several proposals in the pipeline which will result in a net gain. The largest of these include the re-development of the Paddington Sorting and Delivery on London Street and the re-development of Chelsea Barracks on Chelsea Bridge Road.

Between 2013 and 2019, there has been a total net gain of 8,793 sqm of open space in Westminster.

The council carried out an Open Space Audit in 2016¹⁸ which identified a series of open space deficiencies in Westminster and as a result the council produced a strategy¹⁹ to protect, manage and promote Westminster's green spaces. Between 2013 and 2019, 5,309 sqm of Open Space have been gained in Westminster within areas of Open Space Deficiency and a further 1,945 sqm are under construction.

2018–2019 Open Space Delivery in Westminster

- Actual Delivery: 0 sqm of new open space
- 2,443 sqm loss of open space is under construction but 8,751 sqm of open space are also under construction, resulting in a total net gain of open space of 6,308 sqm under construction

2013–2019 Entertainment floorspace Delivery in Westminster

- Actual Delivery: 5,309 sqm of open space

Open Space delivery in Westminster

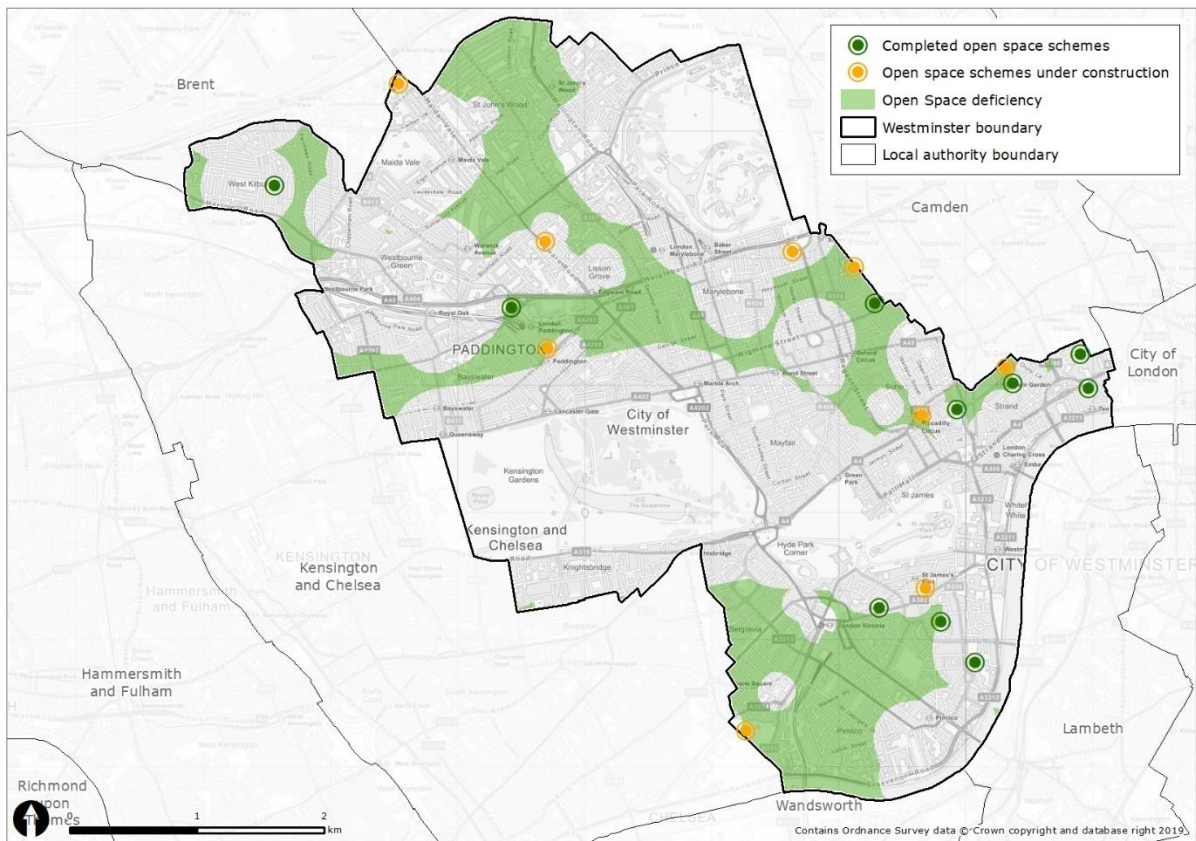
Westminster			
	Net Open Space Loss sqm	Net Open Space Gain sqm	Total Net Open Space sqm
2018/19 Completions	0	0	0
2017/18 Completions	0	640	640
2016/17 Completions	-150	2,994	2,844
2015/16 Completions	-50	5,836	5,786
2014/15 Completions	-477	0	-477
2013/14 Completions	0	0	0
Under construction (August 19)	-2,443	8,751	6,308
Not started (August 19)	0	0	0

Source: City of Westminster Database (November 2019)

Open Space Deficiency Areas and schemes with Open Space

¹⁸ Audit of Open Spaces (Westminster City Council, 2016)

¹⁹ A Partnership Approach to Open Space and Biodiversity in Westminster (Westminster City Council, 2019).



Conclusion

Policy S35 has been effective in securing more Open Space in the city. The policies on Open Space and green infrastructure have been revised as part of City Plan 2019-2040 to make sure we build a greener city.

Biodiversity

Policy S36 and Policy S38

Westminster has 33 Sites of Importance for Nature Conservation (SINC). Between 2018 and 2019, there has been no loss of these sites.

Between 2018 and 2019, 25 schemes with a green roof were approved and 82 are under construction. If built out, they will add and contribute to Westminster's green infrastructure and biodiversity.

Schemes with green roofs

Westminster	
	Number of schemes with a Green Roof
2018/19 Completions	25
2017/18 Completions	19
2016/17 Completions	28
2015/16 Completions	21
2014/15 Completions	35
2013/14 Completions	23
Under construction (August 19)	82
Not started (August 19)	46

Source: City of Westminster Database (November 2019)

- The council has prioritised Open Space and Biodiversity through dedicated plans:
- 2019: A Partnership Approach to Open Space and Biodiversity in Westminster seeks to protect, manage and enhance Westminster’s wildlife and green spaces and promotes partnership working to maximise support across the city.
 - 2018: 2015–2025 Greener City Action Plan

Conclusion

Policy S36 and Policy S38 have been effective in protecting biodiversity throughout Westminster. The policy approach in the emerging City Plan 2019-2040 has been revised as the council has a vision for a healthier and greener city.

Air quality

Policy S31

The City of Westminster is a vibrant urban environment and the centre of London’s transport infrastructure. The key sources of pollution in Westminster are emissions from road transport, and emissions from commercial and domestic buildings also play a significant factor in our air quality. This issue remains a critical area of focus in major urban realm and highways projects, including the implemented Baker Street two-way projects, and in-progress schemes such as Strand/Aldwych, and the 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 council is continually looking at where additional monitoring could be appropriate: 2018 saw the council operating new automatic monitoring stations on Cavendish Square, Oxford Street East and Oxford Street Selfridges. The monitoring station at Buckingham Palace Road was relocated to Victoria.

The data below shows that whilst air quality has gradually improved in recent years, NO₂ concentration still exceeds the EU limit value for the annual objective limit (40 µgm-3) at a number of locations, although Particulate Matter (PM₁₀ and PM_{2.5}) both meet the EU objectives. In 2018 the council also monitored exceedances of the hourly limit for NO₂. However, all three concentrations exceed the World Health Organisation’s annual mean guidelines. Results for 2019 are not available as they have not been fully ratified.

Annual Mean NO₂ Ratified and Bias-adjusted Monitoring Results (µg m-3) – Objective: 40 µgm-3

Site ID	Valid data capture for monitoring period %	Valid data capture 2018 %	Annual Mean Concentration (µgm-3)					
			2013	2014	2015	2016	2017	2018
Marylebone Road	98	98	85	94	88	87	84	85
Horseferry Road	83	97	45	46	39	37	36	31
Oxford Street Selfridges	98	86	135	143	135	87	72	63
Strand	86	94	n/a	n/a	122	101	92	88

Covent Garden	100	98	n/a	n/a	n/a	n/a	37	39
Cavendish Square	98	57	n/a	n/a	n/a	n/a	n/a	64
Oxford Street East	94	54	n/a	n/a	n/a	n/a	n/a	76
Buckingham Palace Road / Victoria	98	84	n/a	n/a	n/a	n/a	n/a	52

Source: Westminster City Council Air Quality Annual Status Report 2019

Annual Mean PM₁₀ Automatic Monitoring Results ($\mu\text{g m}^{-3}$) – Objective: 40 $\mu\text{g m}^{-3}$

Site ID	Valid data capture for monitoring period %	Valid data capture 2018 %	Annual Mean Concentration ($\mu\text{g m}^{-3}$)					
			2013	2014	2015	2016	2017	2018
Marylebone Road	90	98	33	31	30	29	27	26
Marylebone Road FDMS	95	96	29	26	24	26	24	24
Horseferry Road	95	96	n/a	19	17	17	17	17
Oxford Street Selfridges	75	42	n/a	n/a	n/a	n/a	n/a	28
Cavendish Square	99	58	n/a	n/a	n/a	n/a	n/a	28
Oxford Street East	89	50	n/a	n/a	n/a	n/a	n/a	28

Source: Westminster City Council Air Quality Annual Status Report 2019

Annual Mean PM_{2.5} Automatic Monitoring Results ($\mu\text{g m}^{-3}$) – Objective: 25 $\mu\text{g m}^{-3}$

Site ID	Valid data capture for monitoring period %	Valid data capture 2018 %	Annual Mean Concentration ($\mu\text{g m}^{-3}$)							
			2011	2012	2013	2014	2015	2016	2017	2018
Marylebone Road FDMS	89	89	25	22	20	18	16	16	15	16
Horseferry Road	88	88	13	12	12	12	10	10	9	11

Source: Westminster City Council Air Quality Annual Status Report 2019

The council has prioritised Air Quality through a number of dedicated plans:

- 2013–2018 – Air Quality Action Plan
- 2015–2025 – Greener City Action Plan
- 2019–2024 – Air Quality Action Plan (*public consultation January - February 2020 with April 2020 adoption*)

And integrated an improved air quality objective into other strategies:

- 2016 – Code of Construction Practice (*revised*)
- 2017–2022 – Health and Wellbeing Strategy for Westminster
- 2017–2027 – Walking Strategy
- 2019 Oxford Street District Place Strategy and Delivery Plan
- 2018 – Electric Vehicle Charging Strategy (*emerging*)
- 2019–2020 – Local Implementation Plan (*funding schedule*)

Low Emissions 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 project, which was completed in 2019, 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. This policy has now been rolled out across the rest of the city.

Westminster is the only London borough to have two Low Emission Neighbourhoods, with the Northbank Business LEN implemented around Strand/Aldwych in 2017/2018.

Schools Clean Air Fund and audits

During 2018/19 Westminster committed to funding bespoke air quality audits for all schools in the city to support them in understanding localised pollution sources and what steps could be taken to reduce pollution in the immediate school environment. Westminster also confirmed a £1m Schools' Clean Air Fund to support schools in implementing the proposals from their audits. The results of this Fund will be reported on in the 2019/20 AMR.

Conclusion

Although air quality is still poor and in exceedance of legal levels across Westminster, figures show that Policy S31 is making a positive difference. For example, during 2018 an air quality impact assessment was reviewed for air quality impacts for 44 planning applications, 113 planning applications were required to monitor for construction dust, and there were 43 applications where an AQ Neutral building and/or transport assessments was undertaken. In addition, the application of S31 has reduced exposure to high pollution through the planning process as new developments often have mitigation measures incorporated in them: therefore, whilst the ambient air quality levels may still be in exceedance, the exposure at new residential dwellings has improved in some locations. The requirements for air quality monitoring and assessments have meant that developers are now more aware of the impacts of construction. 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, neighbour and neighbourhood noise and through sustainable development policy to avoid significant adverse impacts on health and quality of life. 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 and the council's draft Technical Guidance for Noise (2019) sets out the noise compliance thresholds and approaches to prevent adverse effects of noise in the city. This draft guidance also includes specific measures to protect the relative tranquillity of designated tranquil open spaces which previously had no formal protection.

The draft London Plan introduces a new Agent of Change policy (Policy D13). This places the responsibility for mitigating impacts from existing noise generating uses on developers of proposed new noise-sensitive developments. In terms of theatres, 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 and culture of Westminster.

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

- 62 dB LAeq between 7am–7pm
- 55.7dB LAeq between 11pm–7am
- These noise levels exceed the World Health Organisation (WHO) guidelines.

2018–2019 the council noise team received 18,912 complaints:

- 40% relating to residential premises, followed by:
- 13% from commercial premises
- 12% noise incidents on streets

Conclusion

Policy S32 has been effective in addressing new sources of noise pollution. Policy 34 (Environmental Impacts) of the new City Plan 2019–2040 sets higher noise standards than those required under national policy because of the unique noise environment faced in Westminster. The new policies will go further to reduce noise pollution in the city and protect the relative tranquillity of designated Open Spaces.

Heritage and Design

Heritage

Policy S25

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 and structures; one of the highest concentrations of any local authority in the country and over 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 maintain high standards and seek to raise the bar in terms of urban design. We must also renew and improve our existing building stock, where appropriate, particularly to enhance accessibility and environmental performance. By respecting our past, we create a valuable future.

Heritage At Risk Register

The Heritage at Risk Register is maintained by Historic England and 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 listed buildings on the Heritage at Risk Register, the same number as last year, this represents less than 1% of Westminster's listed buildings, none are identified as at immediate risk and in many instances a solution has been agreed or repair works have started.

Heritage at Risk Register 2018-19

Westminster		
Risk priority	Number of buildings AMR 2017-2018	Number of buildings AMR 2018-2019
A (Immediate risk no solution agreed)	0	0
B (Immediate risk solution agreed)	0	0
C (Slow decay, no solution agreed)	4	8
D (Slow decay, solution agreed)	11	8
E (under repair with no user identified)	1	0
F (repair in progress)	4	4
Total	20	20

Source: Historic England (November 2019)

World Heritage Site and View Management

Policy S25 & S26 & 27

Westminster is home to a designated UNESCO World Heritage Site: The Palace of Westminster and Westminster Abbey including Saint Margaret's Church – recognised for its Outstanding Universal Value. The World Heritage Committee has, however, raised concerns over the management of the site and a number of recent decisions in relation to large-scale development within its setting including development projects at Vauxhall/Nine Elms and Elizabeth House in Lambeth, outside the City of Westminster. Much of this has already been permitted and some are 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 reviewing and updating the management plan for the WHS to ensure protection for the site and its setting is strengthened and enhanced in all future decisions as well as further work to ensure important views to and from the site are identified and protected.

Design

Policy S25 & S28

Westminster's exemplary design has received a number of architectural, design and conservation awards during this reporting period including:

- Two RIBA National Awards in 2019 – Westminster Abbey Triforium Project and Royal Opera House Open Up Project.
- Three RIBA London Awards for the Boutique Office in Paddington, Buckingham Green and Selfridges Duke Street.
- Three Civic Trust Awards in March 2019 for Westminster Abbey Triforium Project, Old Marylebone Town Hall and the Royal Academy of Music.
- A special Civic Trust Award for the Serpentine Pavilion in 2018.
- Four New London Architecture awards for the Quadrant Arcade, 40 Beak Street, Bond Street Public Realm Improvement project and Illuminated River project, as well as a commendation for the Royal Opera House Open Up project.
- 1 New Oxford Street won a London Planning Award and four sites in Westminster won AJ retrofit awards.

Conclusion

Policies 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 have achieved excellent standards of 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.

Policy S41

Policy aims to prioritise pedestrian through a safe pedestrian environment. The number of pedestrians injured on the roads has decrease by 11% between 2018/19 and the previous year, as shown below.

Number of pedestrian casualties

Year	Pedestrian Casualties	% Difference to previous year
2018	465	-11%
2017	521	5%
2016	455	-3%
2015	471	0%
2014	469	1%
2013	466	1%
Total	2,847	

Source: Transport for London fact sheet 2018

Number of cycling casualties

Year	Cycling Casualties	% Difference to previous year
2018	381	-7%
2017	409	5%
2016	358	-12%
2015	406	-11%
2014	457	13%
2013	405	-9%
Total	2,416	

Source: Transport for London fact sheet 2018

After an increase in the number of cycling casualties from 405 to 457 between 2013 and 2014 the number of cycling accidents and casualties reduced to 358 in 2016. Nevertheless, in 2017 there was a 5% increase reported on cycling casualties, followed by a decrease of 7% the following year.

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 to provide better facilities to encourage and increase walking. More walking helps to create better neighbourhoods for residents, is better for businesses and is the best way to enjoy all that Westminster has to offer.

Conclusion

Planning policy alone cannot influence the number 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 have been updated and strengthened as part of the emerging City Plan 2019-2040 to make sure we deliver a healthier, safer and greener city.

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 or cultural wellbeing of a community.

Once designated as an ACV, a moratorium period applies if the asset comes up for sale. This gives community groups that may wish to buy it 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.

There are currently 14 listed ACVs in Westminster. These are:

- Five public houses (36%)
- Three open spaces (22%)
- Two medical centres (14%)
- Two educational/community facilities (14%)
- Two club/bar (7%)

Source: Westminster City Council (January 2020)

Between 2018 and 2019, two ACVs were listed in Westminster. The previous year, one listed ACV was subject to the full moratorium period following expression of interest to bid from three community groups. This however did not result in any of the community groups acquiring the property.

Further details are available on the council's website at:
<https://www.westminster.gov.uk/community-right-bid>.

Community Infrastructure Levy (CIL) and Planning Obligations

Community Infrastructure Levy (CIL)

Policy S33

The Mayoral 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)²⁰ and is collected by the boroughs on behalf of the Mayor. The charge was £50 per square metre of net floorspace for all uses in Westminster until 31st March 2019. The Mayor adopted on 1 April 2019 a new Charging Schedule, referred to as MCIL2, to replace the existing Mayoral CIL and S106 charges to part fund the delivery of Crossrail 2. As a result of MCIL2, Westminster now charges £80 per square metre for residential floorspace. For office floorspace the new MCIL2 rate is £185, £165 for retail floorspace and £140 for hotel floorspace.

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.

The first year the council collected £2.5m. Between the financial year 2017/2018 £13.8m were collected and, between 2018 and 2019, Westminster's CIL has raised a total of £25.6m; significantly more than the previous years as more applications caught by the levy commence.

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	FY 2018/2019
Q1	£0	£484,048	£1,363,255	£2,720,639	£4,369,161	£7,650,639	£1,021,258
Q2	£0	£2,137,483	£2,449,284	£1,247,363	£2,317,645	£2,878,105	£6,336,468
Q3	£1,582,056	£798,956	£2,115,956	£620,929	£4,160,749	£2,211,882	£3,018,960
Q4	£570,417	£1,154,394	£1,710,380	£2,678,714	£2,528,870	£4,255,185	£2,132,541
Total	£2,152,473	£4,574,881	£7,638,875	£7,267,645	£13,376,424	£16,995,811	£12,509,228

Source: City of Westminster Database (December 2019)

Westminster CIL monies collected by the council by financial year

	FY 2016/2017	FY 2017/2018	FY 2018/2019
Q1	£0	£3,295,069	£3,328,534
Q2	£0	£1,904,542	£6,259,117
Q3	£285,918	£4,448,233	£9,251,419
Q4	£2,278,314	£4,159,243	£6,819,412
Total	£2,564,232	£13,807,087	£25,658,482

²⁰ westminster.gov.uk/crossrail

Source: City of Westminster Database (December 2019)

Following the CIL Regulations 2010 (as amended) and National Planning Practice Guidance (2014), the council has established arrangements for CIL receipts. The table below details how Westminster's CIL is split into the following portions, as required by law:

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 (December 2019)

Portions of Westminster CIL receipts

	FY 2016/2017	FY 2017/2018	FY 2018/2019
Strategic Portion	£2,060,391	£11,310,797	£21,335,103
Neighbourhood Portion	£375,629	£1,805,937	£3,040,455
Admin Portion	£128,212	£690,354	£1,282,924
Total	£2,564,232	£13,807,088	£25,658,482

Source: City of Westminster Database (December 2019)

Breakdown of Neighbourhood CIL receipts per Neighbourhood Area

Neighbourhood Zone	FY 2016/2017	FY 2017/2018	FY 2018/2019
Queens Park	£0	£0	£1,488
Notting Hill East	£0	£0	£9,945
Bayswater	£0	£14,160	£0
Little Venice and Maida Vale	£0	£80,980	£729,209
Belgravia	£5,540	£144,652	£0
Church Street	£0	£6,600	£0
Churchill Gardens Estate	£0	£0	£0
Ebury Bridge	£0	£0	£0

Fitzrovia West	£13,500	£61,760	£204,645
Hyde Park and Paddington	£0	£0	£526,524
Knightsbridge	£0	£0	£30,639
Maida Hill	£0	£420	£0
Marylebone	£312,185	£185,897	£374,344
Mayfair	£9,420	£62,834	£407,800
Pimlico	£0	£0	£0
Soho	£9,582	£166,200	£111,186
South East Bayswater	£3,911	£27,720	£0
St James's	£0	£4,311	£0
St John's Wood	£0	£290,677	£0
Victoria	£21,150	£88,740	£0
Westbourne	£0	£180,779	£0
Outside Neighbourhood areas	£342	£490,206	£644,673
Total	£375,629	£1,805,937	£3,040,455

Source: City of Westminster Database (December 2019)

Westminster CIL expenditure

To support implementation, the council published a list of infrastructure which may be funded wholly or partly by CIL. Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended) restricts the council's ability to use section 106 agreements to support delivery of infrastructure on the list. Furthermore, the council has agreed to a CIL Spending Policy Statement to help determine how individual infrastructure projects are allocated funding. This includes a range of eligibility criteria for both the 'strategic' and 'neighbourhood' portions of CIL. The tables below detail how Westminster's Strategic CIL has been spent during 2017/18 and 2018/19. Between 2016 and 2019, no Neighbourhood CIL has been spent. The next steps will be reported in the forthcoming AMR 2019-2020.

Total Westminster CIL expenditure

	FY 2016/2017	FY 2017/2018	FY 2018/2019
Strategic CIL Expenditure	£0	£4,102,000	£2,351,692
Neighbourhood CIL Expenditure	£0	£0	£0

Source: City of Westminster Database (December 2019)

List of projects where the council has spent the Westminster CIL Monies for the FY 2017/2018

	Project	Total amount spent
FY 2017/18	Hanover Square Public Realm	£2,000,000.00
	Beachcroft House Care Home	£750,000.00
	Marylebone Low Emission Zone LEN PR Schemes	£500,000.00
	Hall Place CCTV	£12,000.00
	Baker Street 2-Way	£840,000.00
Total		£4,102,000.00

Source: City of Westminster Database (December 2019)

List of projects where the council has spent the Westminster CIL Monies for the FY 2018/2019

	Project	Total amount spent
FY 2018/19	Strutton Ground	£500,000.00
	Berkeley Square	£240,000.00
	Ark Atwood Academy Roof Garden	£37,500.00
	Tachbrook Market Electric Upgrade	£150,000.00
	CCTV and Lining Programme	£12,782.00
	Electric Vehicle Charging Infrastructure	£20,000.00
	Paddington Recreation Ground Environ Area/Playground Refurb/Community Suite	£429,771.00
	Bourchier Street Public Realm	£250,000.00
	Oxford Street Catenary (Christmas Lights)	£30,639.00
	Strand and Piccadilly Underpasses SCADA upgrade	£66,000.00
	Victoria Embankment Lion Heads Moorings	£400,000.00
	St Augustine Schools Public Realm	£175,000.00
	St Vincent RC Primary Scooter Parking	£40,000.00
Total	£2,351,692.00	

Source: City of Westminster Database (December 2019)

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.

Potential and Received Section 106 obligations

Obligation Type	Total Potential Financial Contributions in the period 1 April 2018 – 31 March 2019	Total Section 106 Financial Contributions Received in the period 1 April 2018 – 31 March 2019
Affordable Housing	£17,561,428.73	£50,887,730.05
Bus Stops	£0	£19,830.12
Carbon Offset	£966,208.00	£2,029,374.06
Code of Construction Monitoring	£0	£0
Community	£0	£3,937,101.93
Crossrail* *Amount payable will be less where a CIL payment has been paid on the site	£6,689,530.10	£5,578,814.25
Cycling / Cycle Parking	£200,000.00	£61,969.11
Education	£0	£910,425.24
Employment and Training	£140,000.00	£98,512.24
Legible London	£18,000.00	£0
Paddington Green Environmental Improvements	£0	£54,481.04
Paddington Social and Community Fund	£0	£0
Parking Mitigation	£7,000.00	£112,554.61
PATEMS projects (Paddington Area Traffic and Environmental Management)	£0	£34,497.23

PATS projects (Paddington Areas Transport - Public Transport)	£0	£47,041.68
Play Space	£0	£99,484.14
Public Arts and Monuments	£0	£0
Public Realm Improvements	£3,300,000.00	£4,529,326.36
Theatres	£0	£0
Trees	£80,000.00	£50,950.31
Total	£28,962,166.83	£68,452,092.37

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 City Plan have been reviewed to take account of changing context, new evidence, and amendments to national and regional policy to ensure every aspect is up to date.

City Plan 2019–2040 has provided an opportunity to update figures, evaluate targets and adapt local policies accordingly. More fundamentally, it has given 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.