

**London Borough of Barking and Dagenham Housing  
Delivery Test Action Plan 2020**

<https://www.lbbd.gov.uk/>



# 1. Executive Summary

The Housing Delivery Test (HDT) is an annual measurement of housing delivery within a local planning authority introduced by the Central Government. Under the 2019 rules, if delivery falls below 95%, the respective authority must publish an action plan to describe how they will increase housing delivery going forward.

The London Borough of Barking and Dagenham (LBBD) have created a HDT Action Plan that identifies barriers to housing delivery over the last 3 years and lists actions that the local authority has been and will continue to take to improve housing delivery in the borough.

## 2. Introduction

On 19 January 2021, the Ministry for Housing, Communities and Local Government (MHCLG) published the Housing Delivery Test measurements for all local planning authorities. The test assesses the number of homes built in the borough over the previous three years and compares these against local housing requirements. Barking and Dagenham scored 57%, delivering 1,902 homes out of a requirement of 3,708. The results, as published, are outlined below.

### Barking and Dagenham's Housing Delivery Test Performance

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2020 measurement
2017-18	2018-19	2019-20		2017-18	2018-19	2019-20		
1,236	1,236	1,134	3,606	413	906	741	2,060	57%

For more information about the consequences of the Test result, please see paragraphs 11, 73, 75 and 215 of the [National Planning Policy Framework \(NPPF\)](#).

The above results mean that Barking and Dagenham will be expected to:

- Apply a 20% buffer to its 5 – Year Land Supply (This has already been applied through the Housing Trajectory for the Local Plan).
- Prepare a Housing Delivery Test Action Plan; and
- Apply the presumption in favour of sustainable development<sup>1</sup>.

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<sup>1</sup> See NPPF Paragraph 11 d)ii., relating to the presumption in favour of sustainable development.

### 3. Barriers to housing delivery and current actions

The Council has recognised that it needs a step-change in its approach to the delivery of new homes going forward. That is why it has created its own pioneering, wholly owned but independently operating regeneration company, Be First. This will allow the Council to play a more active role in the delivery of new homes by directly delivering housing developments across the Borough. This puts the Council in control of its own housing delivery, rather than relying on the delivery of private developers.

Alongside this, the Council is developing an ambitious Local Plan with an overall objective to deliver 42,737 new homes in the borough by 2036/37. This will be a significant step-change in the number of homes that the Council is delivering and is one of the most ambitious targets within London.

The establishment of Be First has demonstrated that the council is making serious efforts to boost its housing delivery. In order to continue this trend of housing delivery, the Council has identified a number of barriers and factors that can impact housing delivery within the Borough which are summarised in the table below:

Issue	Barriers/Factors that can impact housing delivery	Current Actions
<b>Site Specific Issue</b>	<p>A reliance on the delivery of complex large sites, which usually have issues include:</p> <ul style="list-style-type: none"> <li>• Complex landownership with multiple land parcels</li> <li>• Reliance on other sites to come forward for development first</li> <li>• Reliance on critical and necessary infrastructure delivery e.g. transport, education and healthcare facilities</li> <li>• Environmental constraints e.g. flood risk, contaminated land etc.</li> <li>• Access issues e.g. low public transport accessibility rate</li> <li>• Legal issues e.g. covenants, right to</li> </ul>	<p>Taking a more proactive role in the delivery of its own sites, including being more creative with the delivery of homes on small sites.</p> <p>Providing certainty on the provision of infrastructure through a new S106 Supplementary Planning Document.</p>

	light, lease arrangements	
<b>Plan making</b>	Individual planning decisions do not always enable sustainable development in the absence of the new London Plan and an up to date Local Plan for Barking and Dagenham. The process is sometimes seen as too uncertain and time-consuming, resulting in delays to the pace of housing delivery. However, this is also a national issue.	Currently bringing forward an ambitious Local Plan which has recently undertaken Regulation 19 consultation.  The adoption of the new London Plan in March 2021 will provide greater certainty for the Borough and support the delivery of the draft Local Plan.
<b>Construction methods</b>	Not embracing more innovative approaches to the delivery of housing in the borough, such as modern methods of construction and small sites	Be First will seek to construct its own homes using innovative approaches such as modern methods of construction.
<b>Local authority resourcing</b>	Resourcing constraints which prevent the Council from having a pro-active approach to the delivery of new homes across the borough	Creating a new regeneration company which can bring in the necessary skills and resources to make a step-change in the delivery of new homes.
<b>Viability</b>	Low land values has meant that investment in new housing developments has been slow. Build-out on some large sites such as Barking Riverside has been at a lower pace than expected.	More direct delivery from the Council and Be First will improve land values in the Borough, encouraging more private investment and faster build-out rates. An ambitious Local Plan will also encourage more private developers to bring forward large sites.

*Table 1 Main barriers/factors for under delivery and solutions*

## 4. Improving delivery in the future

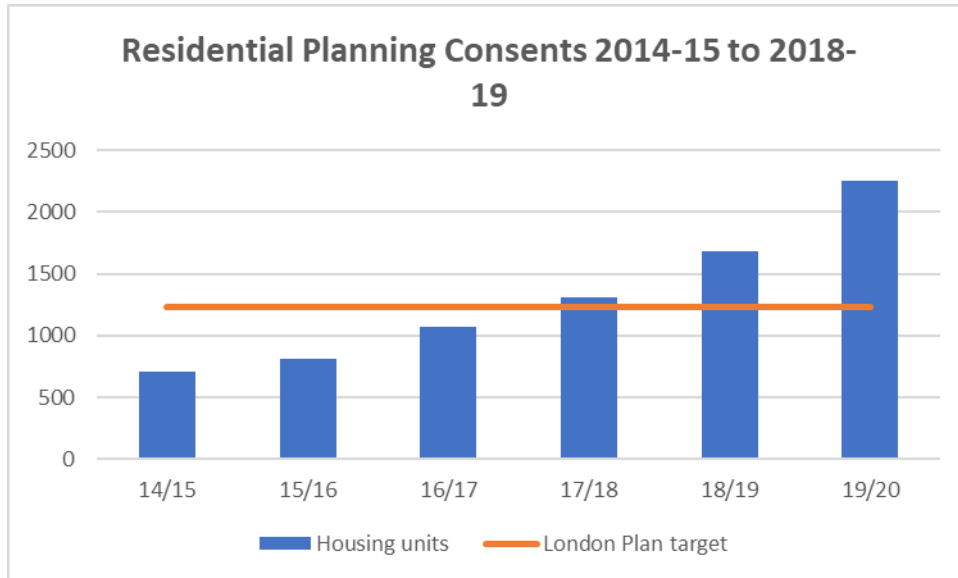
The Council and Be First will take a more proactive approach to the delivery of homes by working with external developers to speed up the delivery of sites and attract external developers coming forward to deliver new additional homes.

It will take more control on meeting housing delivery targets by acquiring land and carrying out development activity directly. It will build 3,000 homes by 2024/25 including 2,000 affordable homes ensuring it is also meeting the Council's social housing requirements. It will also consider more innovative ways of unlocking land and building homes quickly through the use of small sites and modern methods of construction.

Alongside this, the Council are working on the delivery of an ambitious new Local Plan which aims to exceed the overall housing target in the London Plan (2021) through greater delivery across the Borough, including on small sites, site allocations and by unlocking the borough's extensive industrial land. The Local Plan has recently been through Regulation 19 consultation.



Currently the Council is making significant progress to improving the delivery of homes through the increase in planning permissions. The chart below shows how the Council has progressed in the number of planning permissions for new homes. In the previous 3 years it has granted permission for new homes over and above the current London Plan target.



This includes major schemes being brought forward and delivered by Be First on behalf of the Council, including:

- Approval in December 2019 for 201 new homes at [Gascoigne West phase 1](#) (19/01321/REM)
- Approval in February 2020 for 526 new homes at [Gascoigne East phase 2](#) (19/00318/REM)
- Approval in July 2020 for 396 homes at [Crown House and Linton Road Car Park](#) (18/01972/FUL)