



City of Westminster

Mr Owen Sheppard

GPH - City Planning
Westminster City Council
5 Strand
London
WC2N 5HR
Telephone 020 7641 3921
Email xxx@xxxxxxxxxxxx.xxx.x

Our ref: 7309633

Your ref:

Date: 30 May 2018

Dear Mr Sheppard

Freedom of Information Act 2000

I can confirm that the information requested, as below, is held by Westminster City Council. I have enclosed copies of the information that is being released to you.

Request

Please tell me the gross number of residential units for which the council has approved planning permission, over the last three financial years up to 2017-2018.

Please could you tell me the gross number of residential units for which the council has given planning permission for the last three financial years up to 2017-2018 which must be provided at the council's definition of affordable rent once built?

Please could you tell me the gross number of residential units for which the council has given planning permission to each year, for the last three financial years up to 2017-2018, and which must be provided at the council's definition of social rent once built?

When answering the three above questions, please could you tell me how many of these units have been built and are habitable. Could you also note how many of these units per year were included in planning applications that were submitted by the council.

Please could you provide me with a statement that clarifies the council's definitions of 'affordable rent' and 'social rent'.

Please could you tell me the gross number of residential units in the borough that have been demolished each year, for the last three financial years up to 2017-2018.

Response

The attached spreadsheet includes details of all residential planning permissions between April 2015 and March 2018 and a summary data tab with answers to all the questions in the FOI. Below is a statement relating to the council's definition of social rents and affordable rents provided by Housing colleagues.

When the council is issuing guidance about affordable and social rents for new affordable housing delivered through the planning system, it takes account of government guidance, the National Planning Policy Framework and guidance issued by the Mayor.

For **social rents**, the council takes account of the national guidance at the link below. While there are variations in levels, across the City, average social rent levels sought are in the table below.

For **affordable rents**, the council also takes account of the national guidance below, and guidance from the Mayor (see the link to the draft London Housing Strategy below). Affordable rent levels asked for are in line with the Mayor's supported levels (called London Affordable Rent).

	Average Westminster Target social rents levels 2018/19	London Affordable Rent benchmarks
1	£113.65	£144.26
2	£127.40	£152.73
3	£140.67	£161.22
4	£154	£169.70
5	£166.62	£178.18
6	£172.22	£186.66

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/313355/14-05-07_Guidance_on_Rents_for_Social_Housing_Final_.pdf

https://www.london.gov.uk/sites/default/files/2017_london_draft_housing_strategy.pdf

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original letter and should be addressed to:

Information Management Team
5 Strand
London
WC2N 5HR
xxxx@xxxxxxxxxxx.xxx.xx

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. Further information is also available from the Information Commissioner at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

Tel: 0303 123 1113 or 01625 54 57 45
Fax: 01625 524510
Web: www.ico.org.uk

I will now close your request as of this date.

Yours sincerely

Growth Planning and Housing