



London Borough
of Hounslow

Hounslow's Local Plan

Authority Monitoring Report
2018/19

Part 1:
Introduction & Housing Chapters

1. Introduction

The Authority Monitoring Report

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 required every local planning authority to produce an Annual Monitoring Report as part of their Local Development Framework (LDF) and submit it to the Secretary of State by 31 December every year. Section 113 of the Localism Act amended Section 35 of the 2004 Act and introduced changes that removed the requirement to submit the Annual Monitoring Report to the Secretary of State and renamed the document to be known as an Authority Monitoring Report (AMR).
- 1.2 The requirement for a local authority to produce an AMR is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan and the extent to which the planning policies set out in the Local Plan documents are being achieved.
- 1.3 Local Authorities now have greater flexibility on how they wish to monitor development, with the exception of a continuing requirement on housing (including affordable housing). The AMR must contain information regarding the annual number of net additional dwellings planned in any part of the local planning authority's area, the relevant number completed in the AMR year, and in the years since the policy was first published, adopted or approved.
- 1.4 Following the changes to monitoring requirements set out by the legislation this AMR will present the Council's Housing trajectory and continue to monitor the monitoring indicators set out in the 2015 Local Plan for the period 1 April 2018 to 31 March 2019.

Local Development Scheme

- 1.5 The Council's Local Plan was adopted on 15th September 2015 following public examination. The Local Plan includes strategic policies, development management policies and site allocations. In the Local Plan the Council committed to undertake a partial Local Plan Review for the Great West Corridor and the West of Borough.

Local Plan Reviews

- 1.6 The Council has recently consulted on the draft documents (as required by Regulation 18 of the TCPR 2012) between Monday 23rd October to Sunday 10 December 2017. The council is currently considering responses to the draft plan and preparing the final version to be submitted to the Secretary of State.
- 1.7 The Council aims to submit the draft Local Plan Review in winter 2019 so that Independent Examination in Public can take place early 2020. It is hoped that the reviewed Local Plan will be adopted in spring/summer 2020.

2. Housing

Housing Supply

- 2.1 A revised National Planning Policy Framework (NPPF) was published in July 2018. Paragraph 67 requires that Local Planning Authorities (LPAs) to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an appropriate buffer. The buffer requirement is set out at paragraph 73. This requires an additional 5% buffer should be demonstrated to ensure choice and competition in the market, 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. The 20% requirement will be measured using the Housing delivery test from November 2018 onwards.
- 2.2 The Housing Delivery Test 2018 measurement indicated that Hounslow achieved 2.278% which means that Hounslow is required to add a 20% buffer. This is reflected in table 2-1.
- 2.3 *The glossary of the NPPF sets out that:*
- “To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of this site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five year, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*
- 2.4 Therefore, the housing land supply will consider all sites with planning permission as deliverable, within five years, except where information indicates that, on major sites, delivery may extend into the second phase. In addition, a 5% discount will be applied to delivery in from year two onwards, to take account of historic lapse rate (based on number of units).
- 2.5 Since the London Plan (2011) the Mayor's office published updated housing targets for boroughs set in the Further Alterations to the London Plan (FALP) in March 2015, subsequently incorporated in the London Plan 2016. The London Plan 2016 sets the council a substantially increased minimum annual housing delivery target of 822 units up from 470 units in the previous London Plan. This equates to a minimum housing delivery target of 8,220 units for the next 10 years. This has been used in the housing trajectory in this report, from 2015/16 onwards. In accordance with the NPPF and London Plan, Table 2-1 below highlights the minimum housing numbers to be delivered over the 15 year Plan (Local Plan) period.

Table 2-1: Housing Requirement			
Phase	London Plan Target (822 units per year)	NPPF 20% buffer in Phase 1	Total
Phase 1 (Years 1 to 5)	4,111	822	4,933
Phase 2 (Year 6 to 10)	4,111	-	4,111
Phase 3 (Year 11 to 15)	4,111	-	4,111
Total	12,333	822	13,155

- 2.6 The recently published Draft London Plan (2018) sets a significantly increased housing target of 21,820 units between 2019/20 and 2029/30, or 2182 units per annum. If adopted in this form, it would significantly increase the 15 year housing target to 30,010 units.
- 2.7 To respond to these proposed targets, the council is presently undertaking and Site Allocations and Capacity Review (SAC) internally to find suitable developable and deliverable sites, and this will be reflected in the next AMR report. However, as the plan is in draft form, the housing targets are assumed to continue at their present level for the purposes of this AMR document.
- 2.8 Drawing on the Greater London Authority's (GLA) Strategic Housing Land Availability Assessment (SHLAA) 2018, Local Information and the draft site allocations, the Council have identified specific deliverable sites for the first five years of the trajectory, specific developable sites for years 6-10 and broad locations for future growth for years 11-15. Alongside the housing capacity figures identified in the SHLAA 2013 and Local Plan, information on actual and estimated completions are provided by the Council's housing and development management departments, and by developers in some instances, and recorded on the London Development Database (LDD).

Overall Delivery in the Last Five Years

- 2.9 The London Plan Target takes three components into account when considering net units delivered. These are:
- Net Conventional Completions: self-contained residential units resulting from new build and conversion, including demolished units.¹
 - Non-conventional Completions: non self-contained residential units, such as Houses in Multiple Occupation (HMOs) Student Accommodation, and Nursing Homes.¹
 - Long Term Vacant Units returning to use.²

¹ Source: London Development Database

² Source: ONS Table 615 Vacant dwellings by local authority district: England, from 2004

2.10 The cumulative target for the last five years was 3758 homes, or one year of our lower target with four with our the new target.

Table 2-2: 2014/15 to 2018/19 - Housing completions in the last five years								
FY	Net Conventional Completions	Net Non Conventional Completions	Returns from Vacant	Total Delivery	Target	% Target	Cumulative Target	Cumulative Delivery
FY2014	1085	-125	-462	498	470	106%	470	498
FY2015	795	-47	1155	1903	822	233%	1292	2410
FY2016	1149	0	252	1401	822	170%	2114	3811
FY2017	961	0	113	1056	822	128%	2936	4867
FY2018	1400	0	-27	1237	822	150%	3758	6104
Total	5390	-163	1031	6104	3758	162%	3758	6104

2.11 Total delivery in FY2018/19 was 1,237 units or 150% of the target.

2.12 As shown above, in table 2-2, Hounslow has delivered a total of 6,104 Units over the last 5 years, or 162% of the cumulative target. This is despite an overall increase the number of vacant properties in the borough.

Housing Trajectory Methodology

2.13 The Housing Trajectory sets out the Council's anticipated delivery rates for housing over the next 15 years, with a particular focus on the first five, in what is know as the five year housing land supply, in accordance with the NPPF.

2.14 The trajectory considers three principle sources of supply:

- Sites with Planning Permission for Residential Units, taken from data entered in our Monitoring System as permissions are granted. This includes Full, Outline and other types of permission.
- Sites Allocated for development in the existing Local Plan or Draft Local Plan Reviews
- Windfall delivery on sites not identified by the council.

Sites with Planning Permission

2.15 The Trajectory considers all sites with planning permission as deliverable, within five years, except where information indicates that, on major sites, delivery may extend into the second phase.

2.16 The London Development Database provides a strong evidence base which can be used to increase the accuracy of expected delivery of individual planning permissions in the pipeline by modelling them on the trend for similar types of site. This analysis has been conducted using site size as a separator for large (>0.25ha) and small sites (<=0.25 ha), and provided the following averages:

- Lead in time (Permission to Start on site)
 - Large Sites: 273 Days
 - Small Sites: 317 Days
- Implementation Time (Start to Completion)
 - Large Sites: 596
 - Small Sites: 346

- 2.17 Projecting expected delivery of development has been an area of interest in terms of boosting housing delivery. Analysis by Nathaniel Lichfield Planning in their report *Start to Finish*³ looked into the speed at which certain site sizes deliver by assessing the average number of homes a year for a large number of sites across England. The research indicates that for sites of between 0-99 new build units, an average delivery of 20–40 units is delivered each year, 100-499 units deliver an average of 60 units and 500-999 units deliver between 60-80 units.⁴ This provides a strong indicator which allows for the projection of development on sites by modelling them on the trend for similar types of site. This analysis has been conducted using total site delivery as a separator. This is based on the division between sites required to provide affordable housing. Therefore new build sites of 11 or more units are anticipated to deliver an average of 50 homes per year, while sites of less than this are anticipated to deliver 20 homes per annum.
- 2.18 The council has conducted detailed work with the developers of major sites in the borough to gain a detailed understanding of the anticipated timelines for development, so these sites are based on information received from owners and developers. This reflects the site specific differences which can cause sites to deliver more quickly or slowly. A large range of deliver speeds was indicated in the *Start to Finish Report* with the fastest, greenfield sites delivering more than 300 units per annum.
- 2.19 Hounslow has received a large number of prior approval which enable the conversion of vacant offices (B1a) into residential units (C3). These developments by their nature are conversions of large office blocks, and do not behave like similarly large and high density new-build development but can result in a large number of units being delivered. These developments are anticipated to come forward rapidly owing to the limited lifespan of the prior approval and relative affordability of conversion as opposed to new build development.
- 2.20 The rates have been applied to developments only where there is no more robust information available to project lead in and build out times. In cases where more accurate information is available, these dates have been used instead.
- 2.21 In addition, a 3% discount is applied to development which has not started but is anticipated to start from year two onwards, to take account of historic lapse rate, based on a proportion of units).

Sites Allocated for Development (Site Allocations)

- 2.22 Site Allocations, where robust, up-to-date evidence exists they will come forward, form part of the first five years of supply. However, the majority of these sites are large, often complex sites, and are therefore phased as coming forward beyond five years, in line with phasing outlined in the relevant allocating document. A lapse rate is calculated on the total delivery from all sites the year or phase to ensure consistency in the trajectory.
- 2.23 The council is presently undertaking a Site Allocations and Capacity Assessment to inform the next stage of its Local Plan Reviews for the Great West Corridor and West of Borough Plan. This is reviewing the draft site allocations in these reviews, and identifying additional capacity across the borough to bring forward as site allocations.

Windfall Sites

- 2.24 Paragraph 70 of the NPPF and Planning Practice Guidance states that ‘windfall’ assumptions for the projected rate of housing delivery on unidentified sites can be included in assessments of potential housing supply, providing there is

‘compelling evidence’ that such sites have consistently become available in the area and will continue to provide a reliable source. Any allowance should be realistic and have regard to both historic windfall delivery rates and expected future trends.

2.25 The GLA SHLAA 2017³ considers three potential methodologies for windfall assumptions and gives an annual figure based on each. In summary, these are:

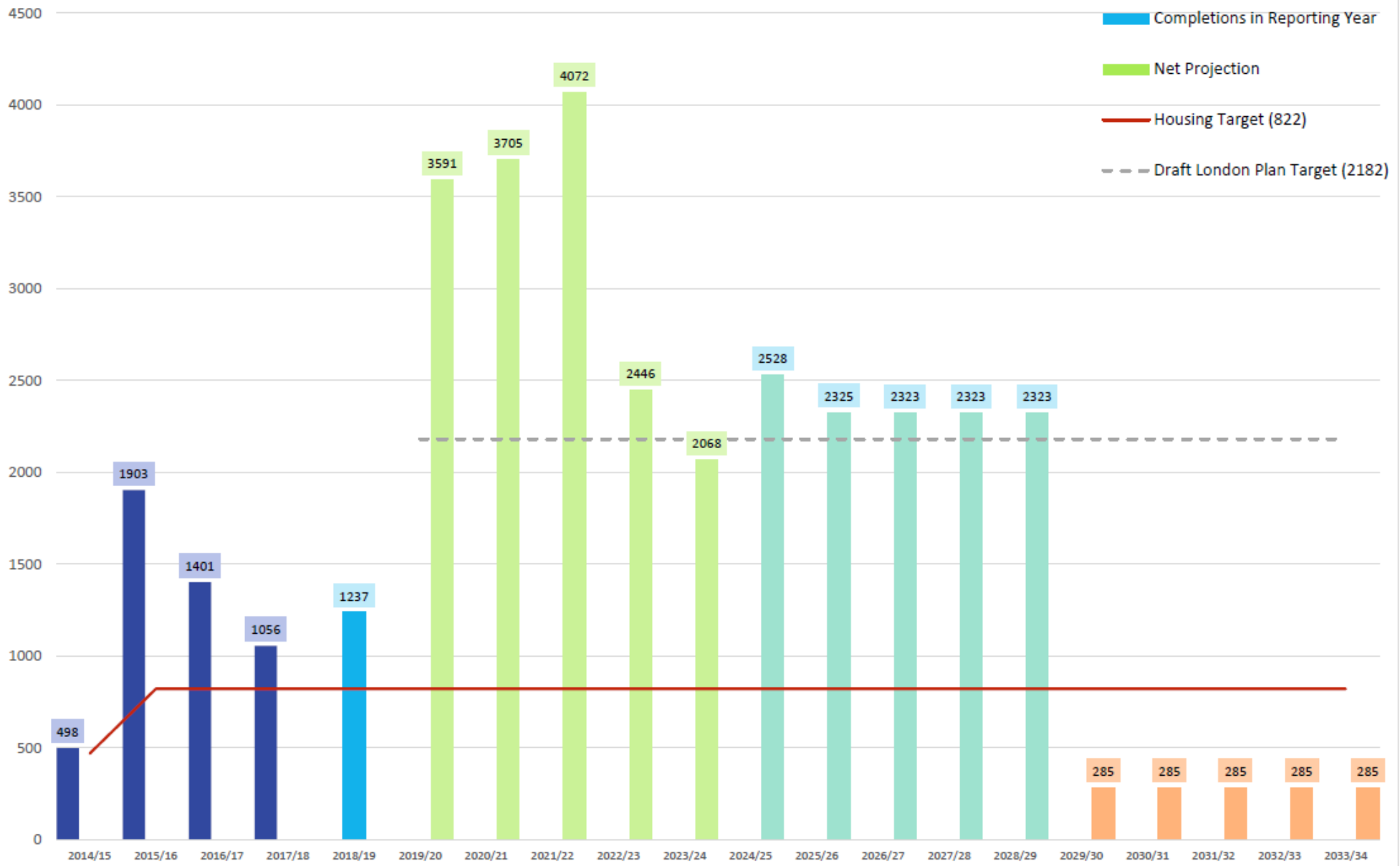
- An 8 year trend based rate providing a per annum windfall figure of 181 units;
- A 12 year trend based rate providing a per annum windfall figure of 184 units;
- Modelled Approach⁴ resulting in an annual windfall figure of 680 units.

2.26 The Draft London Plan makes use of the third of these figures as a component of significantly increasing Hounslow’s housing target from 2019/20 to 2182 dwellings per annum. However, as this plan is at draft stage, the evidence base has yet to be tested at examination, and it marks a significant departure from the adopted methodology for windfall delivery rates, it is considered that 12 year trend-based result provides the most robust windfall figure of 184 units per annum.

³ Greater London Authority (2018) Strategic Housing Land Availability Assessment available at:
https://www.london.gov.uk/sites/default/files/2017_london_strategic_housing_land_availability_assessment.pdf

⁴ Ibid, pp.128

Hounslow Housing Trajectory 2018/19



The Housing Trajectory (2018/19 to 2032/33)

- 2.27 Figure 2-3 shows the trajectory for the next 15 years as well as the adopted and draft housing targets for the borough.

Years 1-5

- 2.28 The London Plan target for the first five years, between 1st April 2019 to 31st March 2024 is 4,110 dwellings. The supply of deliverable sites for this period is expected to be 15,882 dwellings, or 386% of the London Plan minimum requirement.

Years 6-10

- 2.29 The London Plan Target for the second five years, between 1st April 2024 and 31st March 2029 is 4110 dwellings. The supply of deliverable sites for this period is expected to be 11,823 dwellings, or 287% of the London Plan minimum requirement.

Years 11-15

- 2.30 The London Plan Target for the second five years, between 1st April 2027 and 31st March 2032 is 4111 dwellings. The supply of deliverable sites for this period is expected to be 1,425 dwellings, or 34% of the London Plan minimum requirement.

Affordable Housing

- 2.31 The Council is committed to the delivery of affordable housing in the borough. The administration supports the delivery of a further 3,000 affordable homes in the borough to rent or buy, either on development sites, with planning consent or as allocated housing sites in adopted plans..

Affordable Housing Completions

- 2.32 The Local Plan sets a strategic target of 40% of additional housing delivered over the plan period should be affordable. This is then split between 60% Affordable Rent or Social rent and 40% Intermediate Tenures. The council is limited in how it can apply this approach to development, with only full or outline planning permissions for developments of more than 10 units able meeting the policy test.
- 2.33 Smaller applications, and notably, other types of application such as Prior Approval Class O (known as Office to Residential Permitted Development) cannot be required to provide affordable housing. This does not prevent applicants from providing it, but it does mean that statistics must be split between a Strategic view of the proportion of all residential units, and a Performance view only looking at obligable developments. This is sets out below in table 2-4, overleaf.
- 2.34 The table indicates that overall, 1517 units of Affordable Housing have been completed in the borough over the last five years, or 29% of overall supply, with

459 units being socially rented and 75 units provided at London Affordable Rent (LAR).

2.35 However, when taken in policy performance terms, the ratios of affordable housing is significantly closer to the strategic target of 40%, with a total of 37% of units in developments where affordable housing could be required completed as affordable.

Table 2-4 Affordable Housing Completions, Last 5 Years

	Tenure	Strategic Output		Policy Output	
		Net Units	%	Net Units	%
FY2014	Affordable Rent	63	6%	63	6%
	Intermediate	202	19%	202	20%
	Market	636	59%	537	54%
	Social Rented	184	17%	184	19%
	Total	1085		986	
FY2015	Affordable Rent	56	7%	56	9%
	Intermediate	86	11%	86	14%
	Market	623	78%	434	72%
	Social Rented	30	4%	30	5%
	Total	795		606	
FY2016	Affordable Rent	24	2%	24	4%
	Intermediate	64	6%	64	11%
	Market	891	78%	317	55%
	Social Rented	170	15%	170	30%
	Total	1149		575	
FY2017	Affordable Rent	48	5%	48	5%
	Intermediate	157	17%	157	18%
	Market	660	70%	592	68%
	Social Rented	78	8%	78	9%
	Total	943		875	
FY2018	Affordable Rent	126	10%	126	11%
	Intermediate	157	12%	157	14%
	London Affordable Rent	75	6%	75	7%
	Market	909	72%	759	68%
	Social Rented	-3	0%	-3	0%
	Total	1264		1114	
Last 5 Years					
	Affordable Rent	317	6%	317	8%
	Intermediate	666	13%	666	16%
	London Affordable Rent	75	1%	75	2%
	Market	3719	71%	2639	63%
	Social Rented	459	9%	459	11%
	Total	5236		4156	

2.36 In terms of tenure split, the overall proportion of Affordable/LAR/Social Rent to Intermediate was 56% to 44% reflecting effective working of this policy at present

Appendix

Appendix 1a: Site Allocations and Broad Locations for Growth informing the Housing Trajectory 2018/19

This list provides information on allocated sites, which have been identified as future housing sites. The housing numbers are included as an indicative guide (unless there is planning permission at a site), based on data from the Site Allocations and Capacity Assessment (2019) and Draft Local Plan Review Volume 2 (2019).

-	Document	Site Name	Ward	Phasing Housing Trajectory 2018/19	2019/20	2020/21	2021/22	2022/23	2024/25	Phase 2	Phase 3	Broad Locations
<u>Draft and Adopted Site Allocations</u>												
1	Sky Campus Brentford	GWC	Osterley and Spring Grove Ward	2019-2029						0	0	
2	Tesco Osterley	GWC	Osterley and Spring Grove Ward	2019-2024						353	0	
3	Gillette Factory	GWC	Osterley and Spring Grove Ward	2019-2024						204	0	
4	125 Harlequin Avenue	GWC	Osterley and Spring Grove Ward	2019-2024						0	0	
5	West Cross Campus	GWC	Osterley and Spring Grove Ward	2019-2029	182.1	182.1	182.1	182.1	182.1	910.5	0	
6	BSS Brentford	GWC	Osterley and Spring Grove Ward	2024-2029						34	0	
7	Profile West Brentford Car Park	GWC	Osterley and Spring Grove Ward	2024-2029						127	0	

8	971 Great West Road	GWC	Osterley and Spring Grove Ward	2019-2024						0	0	
9	Syon Lane Industrial Estate	GWC	Osterley and Spring Grove Ward	2019-2024						0	0	
10	931 Great West Road	GWC	Osterley and Spring Grove Ward	2019-2024						0	0	
11	Homebase Syon Lane	GWC	Osterley and Spring Grove Ward	2019-2024						342	0	
12	Adini Building	GWC	Osterley and Spring Grove Ward	2019-2024	4.6	4.6	4.6	4.6	4.6	0	0	
13	Former Syon Gate Service Station Gilette Corner	GWC	Osterley and Spring Grove Ward	2019-2024	1.4	1.4	1.4	1.4	1.4	0	0	
14	Harlequin Avenue Sub station	GWC	Osterley and Spring Grove Ward	2024-2029	3	3	3	3	3	0	0	
15	2 Harlequin Avenue	GWC	Osterley and Spring Grove Ward	2019-2024						0	0	
16	Land at Glaxosmithkline	GWC	Brentford Ward	2024-2029						0	0	
17	Brentside Park	GWC	Osterley and Spring Grove Ward	2019-2024	77.6	77.6	77.6	77.6	77.6	0	0	
18	Great West Plaza	GWC	Syon Ward	2019-2024	77.6	77.6	77.6	77.6	77.6	0	0	
19	Great West House	GWC	Syon Ward	2019-2024	15.8	15.8	15.8	15.8	15.8	0	0	
20	Brentford	GWC	Syon Ward	2019-2024	4	4	4	4	4	0	0	

	Station											
21	Mille Building	GWC	Brentford Ward	2019-2024						0	0	
22	Boston Manor Road Sub Station	GWC	Brentford Wards	2024-2029						0	0	
23	Enterprise, Boston Park Road	GWC	Brentford Wards	2019-2024						0	0	
24	1020 Great West Road & Adjacent Site Opposite Windmill Road	GWC	Brentford Wards	2019-2024						0	0	
25	Texaco Filling Station, Great West Road, Brentford	GWC	Brentford Wards	2019-2024						0	0	
26	Layton Road Car Park	GWC	Brentford Wards	2019-2029	8.5	8.5	8.5	8.5	8.5	42.5	0	
27	Phoenix Business Park	GWC	Brentford Ward	2019-2024	53.4	53.4	53.4	53.4	53.4	0	0	
28	Kew Bridge Distribution Centre	GWC	Brentford Ward	2024-2029						449	0	
29	27 Great West Road	GWC	Brentford Ward	2024-2029						505	0	
30	Park View	GWC	Brentford Ward	2019-2024	48	48	48	48	48	0	0	
31	EMC Tower	GWC	Brentford Ward	2019-2024	85	85	85	85	85	0	0	
32	Vantage West	GWC	Brentford Ward	2019-2024	28	28	28	28	28	0	0	
33	1-4 Capital Interchange Way	GWC	Brentford Ward	2019-2024	79.2	79.2	79.2	79.2	79.2	0	0	
34	Brentford Fountains Leisure Centre	GWC	Brentford Ward	2019-2024	60.2	60.2	60.2	60.2	60.2	0	0	

35	Esso Filling Station Chiswick Roundabout	GWC	Brentford Wards	2019-2024	7.8	7.8	7.8	7.8	7.8	0	0	
36	Former Natwest Bank Site, Chiswick	GWC	Turnham Green Ward	2019-2024	24.2	24.2	24.2	24.2	24.2	0	0	
37	B&Q Chiswick	GWC	Turnham Green Ward	2019-2024	54.4	54.4	54.4	54.4	54.4	0	0	
38	632 Chiswick High Road	GWC	Turnham Green Ward	2019-2024						0	0	
39	110 Power Road	GWC	Turnham Green Ward	2019-2024						0	0	
40	Gunnersbury Station Car Park	GWC	Turnham Green Ward	2019-2024	24	24	24	24	24	0	0	
41	Heathrow Gateway	WOB	Bedfont Ward	Beyond Plan Period						0	0	
42	South Bedfont	WOB	Bedfont Ward	2024-2029						947	0	
43	Bedfont Gardens	WOB	Bedfont Ward	2024-2029						635	0	
44	Bedfont Gardens, Land at Southville Crescent	WOB	Bedfont Ward	2024-2029						237	0	
45	Cargo Service Centre, Bedfont Road	WOB	Bedfont Ward	2024-2029						0	0	
46	Land at Bedfont Lakes (West) 753 Staines Road, Feltham	WOB	Bedfont Ward	Broad Location for Growth						0	0	143
47	Heathrow International Trading Estate	WOB	Cranford Ward	2019-2024						0	0	

48	Heathrow Causeway Centre	WOB	Cranford Ward	2024-2029						0	0	
49	Central Park Trading Estate	WOB	Cranford Ward	2024-2029						0	0	
50	Land at Green Lane	WOB	Cranford Ward	2019-2024						0	0	
51	Ron Smith Recycling, Green Lane	WOB	Cranford Ward	2024-2029						0	0	
52	150-152 Great South West Road, Cranford	WOB	Cranford Ward	2024-2029						0	0	
53	Vacant Land at Dick Turpin Way	WOB	Feltham North Ward	2019-2024						0	0	
54	Site at Faggs Road	WOB	Feltham North Ward	2019-2024						0	0	
55	Tesco Dukes Green Avenue	WOB	Feltham North Ward	2024-2029						445	0	
56	Network House Feltham	WOB	Feltham North Ward	2024-2029						229	0	
57	Lidl Feltham	WOB	Feltham North Ward	2029-2034						0	227	
58	Scout Hut Bedfont Lane	WOB	Feltham North Ward	2019-2024	7	7	7	7	7	0	0	
59	Land at Glebelands Road	WOB	Feltham North Ward	2019-2024	14	14	14	14	14	0	0	
60	Lower Feltham West	WOB	Feltham West Ward	2019-2024	25.6	25.6	25.6	25.6	25.6	0	0	
61	Tesco Feltham	WOB	Feltham West Ward	2024-2029						398	0	
62	Land at Air Park Way	WOB	Feltham West Ward	2024-2029						186	0	
63	Council Depot,	WOB	Feltham West	2024-2029						68	0	

	Ashmead Road		Ward									
64	Manor Park, Feltham	WOB	Feltham West Ward	2029-2034						0	84	
65	80-86 High Street Feltham	WOB	Feltham West Ward	Broad Location for Growth						0	0	67
66	Airport Business Park	WOB	Fetham North Ward	2019-2029						0	0	
67	MOD Feltham	WOB	Hanworth Park Ward	2024-2029						1377	0	
68	Leisure West	WOB	Hanworth Park Ward	2024-2029						1059	0	
69	Land at Browells Lane	WOB	Hanworth Park Ward	2024-2029						421	0	
70	Land R/O Naval Club, Feltham	WOB	Hanworth Park Ward	2024-2029						291	0	
71	Smith House, Elmwood Avenue	WOB	Hanworth Park Ward	2019-2024	57.2	57.2	57.2	57.2	57.2	0	0	
72	Land at 2 High Street Feltham	WOB	Hanworth Park Ward	2019-2024	18.6	18.6	18.6	18.6	18.6	0	0	
73	Royal Naval Association Club	WOB	Hanworth Park Ward	2019-2024	9.2	9.2	9.2	9.2	9.2	0	0	
74	Feltham Magistrates Court	WOB	Hanworth Park Ward	2019-2024	6	6	6	6	6	0	0	
75	St. Catherine's House and Car Park	WOB	Hanworth Park Ward	2019-2024	11.6	11.6	11.6	11.6	11.6	0	0	
76	Land at Nene Gardens	WOB	Hanworth Ward	2019-2024	10.8	10.8	10.8	10.8	10.8	0	0	
77	Hounslow West Station	WOB	Heston Central Ward	2019-2024	41.8	41.8	41.8	41.8	41.8	0	0	
78	Land to the rear of HCC	WOB	Heston East Ward	2019-2024	6.8	6.8	6.8	6.8	6.8	0	0	

	Sports and Social Club											
79	Lampton House	WOB	Heston East Ward	2019-2024	18.6	18.6	18.6	18.6	18.6	0	0	
80	Land South of Western International Market	WOB	Heston West Ward	2019-2029						0	0	
81	Land at Hartlands Caravan Park	WOB	Heston West Ward	2019-2024	1	1	1	1	1	0	0	
82	Bayber Bridge Caravan Site	WOB	Hounslow Heath Ward	2019-2024	3	3	3	3	3	0	0	
83	34 Staines Road	WOB	Hounslow Heath Ward	2019-2024	24.6	24.6	24.6	24.6	24.6	0	0	
84	80-82 Staines Road	WOB	Hounslow Heath Ward	2019-2024	10.8	10.8	10.8	10.8	10.8	0	0	
85	206-210 Hanworth Road	WOB	Hounslow Heath Ward	2024-2029						62	0	
86	Vacant Land Clarence Terrace	WOB	Hounslow Heath Ward	2024-2029						33	0	
87	Hounslow Cavalry Barracks	WOB	Hounslow West Ward	2024-2029						1000	0	
88	Builders Yard, 379-389 Staines Road	WOB	Hounslow West Ward	2019-2024	4.2	4.2	4.2	4.2	4.2	0	0	
89	Former Travis Perkins Staines Road	WOB	Hounslow West Ward	2019-2024	2.4	2.4	2.4	2.4	2.4	0	0	
90	Brentford Group Practice	ROB	Syon Ward	2019-2024	12.2	12.2	12.2	12.2	12.2	0	0	
91	Victory Business Centre	ROB	Isleworth Ward	2019-2024	0	0	0	0	0	0	0	

92	Vacant Land R/O Princes Avenue, Gunnersbury	ROB	Turnham Green Ward	2019-2024	9.8	9.8	9.8	9.8	9.8	0	0	
93	Chiswick Health Centre	ROB	Turnham Green Ward	2019-2024	8.6	8.6	8.6	8.6	8.6	0	0	
94	Osterley Station Car Park	ROB	Osterley and Spring Grove Ward	2019-2024	28.2	28.2	28.2	28.2	28.2	0	0	
95	Chiswick Telephone Exchange	ROB	Turnham Green Ward	2019-2024	17.6	17.6	17.6	17.6	17.6	0	0	
96	Royal Mail, Chiswick Delivery Office	ROB	Turnham Green Ward	2024-2029						75	0	
97	Euro House, Hounslow	ROB	Hounslow Central Ward	2019-2024	17.6	17.6	17.6	17.6	17.6	0	0	
98	Sainsbury's Chiswick	ROB	Turnham Green Ward	2024-2029						395	0	
99	Land at Bridge Road Depot	ROB	Hounslow Central Ward	2019-2024	6	6	6	6	6	0	0	
100	Land at James Street	ROB	Hounslow Central Ward	2019-2024	14.4	14.4	14.4	14.4	14.4	0	0	
101	Inwood Business Park	ROB	Hounslow Central Ward	2019-2024	21.2	21.2	21.2	21.2	21.2	0	0	
102	Tesco Mogden Lane	ROB	Isleworth Ward	2024-2029						345	0	
103	Feltham Coachworks	ROB	Osterley and Spring Grove Ward	2019-2024	5.4	5.4	5.4	5.4	5.4	0	0	
104	West Middlesex Hospital	ROB	Syon Ward	2019-2029	30	30	30	30	30	0	0	
105	Hounslow Bus Garage	ROB	Hounslow Central Ward	2024-2029						757	0	
106	Upstage	ROB	Hounslow	2019-2024	11.2	11.2	11.2	11.2	11.2	0	0	

			Central Ward										
107	Empire House	ROB	Turnham Green Ward	2019-2024	22.6	22.6	22.6	22.6	22.6	0	0		
108	69 to 77 Boston Manor Road	ROB	Brentford Ward	2019-2024	4.6	4.6	4.6	4.6	4.6	0	0		
109	Land at Kingsley Road	ROB	Hounslow Central Ward	2019-2024	6.4	6.4	6.4	6.4	6.4	0	0		
110	Osterley Park Hotel	ROB	Osterley and Spring Grove Ward	2019-2024	17	17	17	17	17	0	0		
111	Europa House	ROB	Isleworth Ward	2019-2024	5.4	5.4	5.4	5.4	5.4	0	0		
					2019/20	2020/21	2021/22	2022/23	2024/25	Phase 2	Phase 3	Broad Locations	
Total					1350.2	1350.2	1350.2	1350.2	1350.2	11927	311	210	