

# London Borough of Camden

## Housing Delivery Test Action Plan

December 2025

# Contents

- Section 1: Introduction..... 2
  - Camden Context..... 2
  - Local Policy Context ..... 3
- Section 2: Housing Delivery in Camden ..... 5
  - Past Housing Delivery ..... 5
  - Housing Land Supply..... 6
- Section 3: Action Plan ..... 7
- Section 4: Monitoring..... 8



## Section 1: Introduction

- 1.1 The Housing Delivery Test (HDT) was introduced by the government in 2018. It is an annual measurement of housing delivery in a local planning authority area.
- 1.2 Paragraph 79 of the National Planning Policy Framework 2024 requires that... “Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, the following policy consequences should apply:
  - Where housing delivery falls below 95% of the requirement over the previous three years an authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
  - Where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites, in addition to the requirement for an action plan;
  - where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirements for an action plan and 20% buffer.”
- 1.3 The latest HDT results were published in December 2024. These show that 1,539 new homes were delivered in Camden between 2020/21 to 2022/2023 against a target of 2,927 new homes. This gives Camden an HDT measurement of 53% when comparing the proportion of new homes delivered against the target.
- 1.4 This means that Camden has to produce an action plan and apply the presumption in favour of sustainable development as set out in paragraph 79 of the National Planning Policy Framework 2024.
- 1.5 This action plan identifies the main issues that have affected housing delivery rates in Camden and sets out a series of actions that the Council is, or will be, undertaking to try to address them and increase housing delivery within the borough.

## Camden Context

- 1.6 Camden has some of the most expensive properties to rent and buy in the UK, and there are not enough truly affordable homes for everyone. The shortage of decent and affordable housing of all types and tenure is forcing people to move out of Camden – and many people who have grown up in the borough cannot afford to stay when they come to start a family.

- 1.7 The housing affordability ratio for Camden in 2024 was 15.66, which means that median house prices in the borough are 15.66 times the median earnings of a full-time employee in the borough. This indicates a relatively low level of housing affordability in Camden compared to other local authorities in England, especially when compared to both the national average of 7.7 and the London average of 11.
- 1.8 Housing tenure across Camden is split almost equally, with around a third of residents owning their home (30%), renting privately (36%), or in social housing (34%)<sup>1</sup>.
- 1.9 Camden is a borough of contrast and diversity. It is home to almost a quarter of a million people, a third of a million jobs, and a diverse spectrum of people and places compacted into 22sq km of central London<sup>2</sup>.
- 1.10 The Council's Corporate Strategy "We Make Camden" identifies significant issues facing the borough – including four Missions and six Challenges. It includes the ambition that "everyone in Camden deserves a safe and affordable place they call home" and the challenge to ensure that "Camden has enough decent, safe, warm, and family-friendly housing to support our communities".
- 1.11 To deliver the missions and challenges set out above, We Make Camden states that the Council is committed to:
- Increasing the supply of genuinely affordable family-sized, and social rented homes by building as many as we can ourselves;
  - Using our powers to compel and facilitate more organisations to deliver more affordable, high-quality, family-size housing in Camden;
  - Focusing our social housing resources to support those most in need in Camden, addressing overcrowding and improving people's health and wellbeing; and
  - Reducing rough sleeping by investing in homelessness prevention, outreach and a "housing first" model – continuing to buy back our council homes to house homeless residents.

## Local Policy Context

- 1.12 The development plan is the name given to the group of documents that set out the Council's planning policies. The Council's decisions on planning applications must be in line with the development plan unless there are significant matters (material considerations) that indicate otherwise. [Camden's development plan](#) comprises the following:
- Camden Local Plan 2017
  - Site Allocations Plan 2013
  - Euston Area Plan 2015
  - Fitzrovia Area Action Plan 2014

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<sup>1</sup> [Camden State of the Borough Report 2025](#)

<sup>2</sup> [Camden State of the Borough Report 2025](#)

- Neighbourhood Plans<sup>3</sup>
- North London Waste Plan 2022
- London Plan 2021

1.13 The Council has also prepared a number of other documents that provide advice and guidance on how our planning policies will be applied for certain topics, areas or sites, known as Supplementary Planning Documents (SPD). These include:

- [Camden Planning Guidance](#) – a series of documents that expand on the policies in the Local Plan to provide further guidance on how we will apply our planning policies; and
- [Planning Frameworks](#) – a series of briefs and frameworks to help support and guide the redevelopment of specific sites and areas in Camden.

1.14 These documents do not have the same weight in decision making as Camden’s development plan documents, but they are important supporting documents and material considerations in planning decisions.

### **Draft new Local Plan**

1.15 The Council is preparing a new Local Plan for Camden. The draft new Local Plan sets out the Council’s vision for future development in the borough over the period from 2026 to 2041 and includes planning policies and site allocations to help us achieve this.

1.16 The Council published the draft new Local Plan for public consultation and engagement from January to March 2024 (Regulation 18). The results of this engagement were used to inform the development of an updated version of the draft Local Plan which was published for further consultation and engagement in May 2025 (Regulation 19).

1.17 The Camden Local Plan Proposed Submission Draft was submitted to the government for public examination by a Planning Inspector in October 2025. If the Plan is found ‘sound’ by the Inspector it will be adopted by the Council for use in planning decisions, superseding the Camden Local Plan 2017, the Site Allocations Plan 2013 and the site allocations in the Fitzrovia Area Action Plan (2014). Further information about the examination of the Local Plan is available on the [Council’s website](#).

### **Euston Area Plan**

1.18 The Euston Area Plan is a strategic plan to help shape change in the area around Euston Station up to 2031. It seeks to ensure that we can secure the best possible future for residents, businesses and visitors to Euston. It was

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<sup>3</sup> [Neighbourhood Plans](#) have been adopted for Kentish Town, Fortune Green and West Hampstead, Highgate, Hampstead, Dartmouth Park, Camley Street and Redington Frogna.

prepared jointly by Camden Council, the Greater London Authority and Transport for London and was adopted by the Council in 2015.

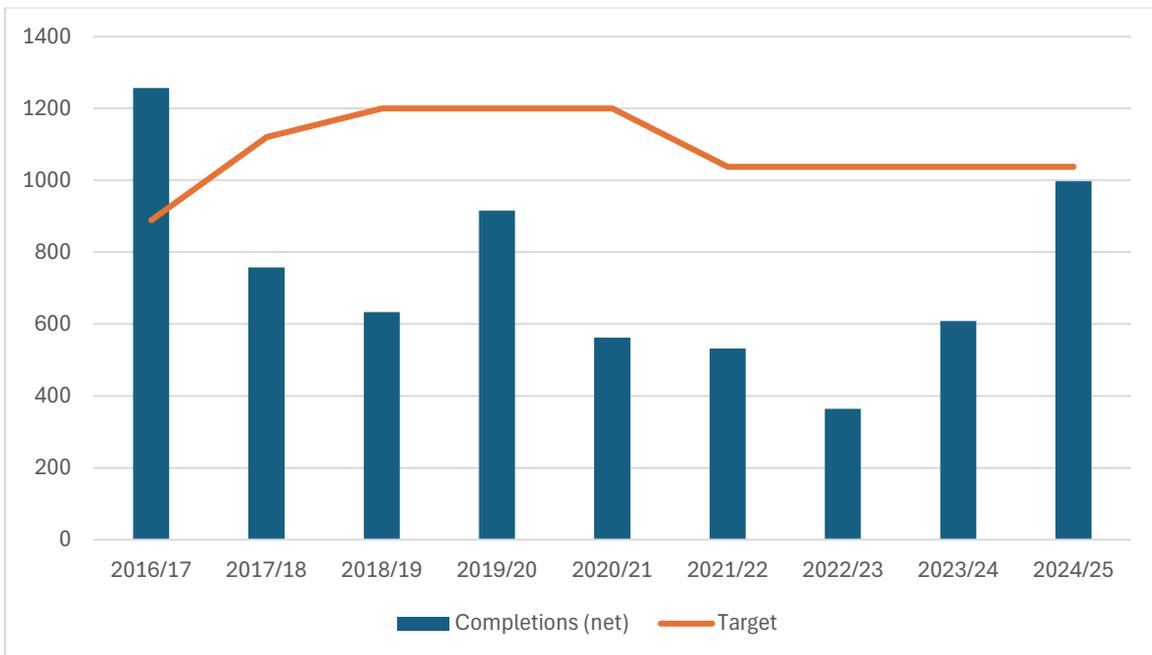
- 1.19 The Council consulted on an updated version of the Euston Area Plan at the start of 2023. Further consultation held in summer 2024 showed a 'direction of travel', highlighting key government announcements and the effect that they could have on the updates to the EAP. Work continues on the update to the Plan, with consultation on a submission draft of the Plan expected in early 2026.

## Section 2: Housing Delivery in Camden

- 2.1 The Camden Local Plan 2017 sets a target to deliver 16,800 additional homes in the borough from 2016/17 to 2030/31. This equates to 1,120 homes annually.
- 2.2 This target was superseded in 2021 on the adoption of the London Plan, which sets a target to deliver 10,380 additional homes in Camden from 2018/19 to 2028/29. This is equivalent to 1,038 homes per year.
- 2.3 The housing target in the Local Plan and the housing target in the London Plan provide the basis for our housing monitoring and the Housing Delivery Test calculation.

### Past Housing Delivery

- 2.4 The graph below shows net housing completions against Camden's housing target.



- 2.5 This shows that 999 additional homes were delivered in the borough in 2024/25, the highest number of homes since 2016/17.
- 2.6 Constraints to housing delivery in Camden include:
- Availability of land. Camden is a relatively built-up inner London borough where the vast majority of new development takes place on brownfield sites that are already in some form of use;
  - Complexity of sites. Developing a brownfield site often means that the initial site preparation stage of a development will take longer. There are also issues where larger development sites are in multiple ownerships;
  - Site viability. Investors have tended to focus on life sciences, student housing and hotels. These have high returns on investment compared to conventional housing, with housing is viewed as being less profitable in comparison;
  - Registered providers scaling back their new build programmes to focus on improving existing stock;
  - High existing use values;
  - Uncertainty and delays at Euston;
  - Camden's position in the Central Activities Zone (CAZ), where the London Plan priority is to deliver CAZ uses (over housing); and
  - The physical character of the borough, including heritage considerations and viewing corridors.

## Housing Land Supply

- 2.7 Key elements of the Council's housing land supply include existing planning permissions, sites allocated for development in Development Plan Documents and 'windfall' development (unallocated sites which come forward for planning permission).
- 2.8 The Council also has an ambitious [Community Investment Programme](#) to invest in schools, homes and community facilities in Camden. Further information on this is available on the Council's website.
- 2.9 Major schemes with planning permission in the borough delivering over 50 homes include:
- O2 Centre car park, car showrooms and 14 Blackburn Road, which has planning permission to deliver 1,800 new homes;
  - Morrisons supermarket, which has planning permission to deliver 644 additional homes. This scheme is under construction;
  - 100 Chalk Farm Road, which has planning permission to deliver 30 additional self-contained homes and 264 student homes. This scheme is under construction;
  - 100 Avenue Road, which has planning permission to deliver 237 new homes;
  - Agar Grove, which has planning permission to deliver 321 new homes. This is a Council scheme being taken forward as part of the Council's

Community Investment Programme (see paragraph 2.8). This scheme is under construction;

- 113a, 115 & 117 Wellesley Rd, Bacton, which has planning permission to deliver 148 new homes. This is a Council scheme being taken forward as part of the Council's Community Investment Programme;
- Central Somers Town, which has planning permission to deliver 150 homes. This is a Council scheme being taken forward as part of the Council's Community Investment Programme. This scheme is under construction;
- Jamestown Rd/Arlington Rd depot, which has planning permission to deliver 27 homes and 178 student units;
- 5-17 Haverstock Hill/ Eton Garage which has planning permission to deliver 77 homes. This scheme is under construction; and
- 6 St Pancras Way which has planning permission to deliver 73 homes. This scheme is under construction.

2.10 The draft new Local Plan also makes a number of site allocations to deliver additional new homes to help meet Camden's housing target. Site allocations are also identified in the updated draft Euston Area Plan to deliver development at Euston, which will also contribute towards meeting the borough's housing target. More information on the new Local Plan and updated draft Euston Area Plan can be found on the [Council's website](#).

## Section 3: Action Plan

3.1 Table 1 below identifies the actions that the Council has undertaken, and continues to undertake, to increase housing delivery in Camden.

**Table 1: Action Plan**

Key actions	Timescale	Responsibility
Support the Community Investment Programme to implement its ambitious programme of development in the borough	Ongoing	LB Camden Planning Service
Progress the reviews of the Camden Local Plan and the Euston Area Plan, which include site allocations to support the delivery of new homes in the borough	Ongoing	LB Camden Planning Service
Explore opportunities to use technology to monitor housing delivery and predict future completions more effectively.	Ongoing	LB Camden Planning and IT Services

Use existing relationships and networks with landowners, developers and agents to gather market intelligence and identify potential barriers/challenges to housing delivery.	Ongoing	LB Camden Planning Service
Continue to make the case to the Government for greater support and funding to enable more local authority-led house building.	Ongoing	LB Camden
Explore opportunities to use compulsory purchase powers as a way to accelerate the delivery of key housing sites.	Ongoing	LB Camden

3.2 The Council is making good progress with the delivery of the actions identified in Table 1 above. Since the publication of the last Housing Delivery Test Action Plan in November 2024 the Council has:

- Published the Camden Local Plan Proposed Submission Draft for consultation in May 2025. This includes 70 site allocations to assist with housing delivery. The Plan was submitted to the Planning Inspectorate for examination in October 2025.
- Progressed work on the update to the Euston Area Plan. The Council are planning to publish the Regulation 19 version of the Euston Area Plan for public consultation in the early 2026.
- Progressed a number of schemes through the Community Investment Programme to assist with housing delivery. Further information on this is available on the Council's website - [CIP - Camden Council](#).
- Adopted a number of planning frameworks, including [the Regis Road Area Framework](#) and [the Holborn Vision](#).
- Continued to work with site promoters to improve and increase opportunities for housing delivery.
- Taken forward a number of digital projects to make it easier for householders to submit planning applications in Camden and to help speed up decision making in relation to pre-application advice and planning applications, to aid housing delivery.

## Section 4: Monitoring

4.1 The Council will continue to review the Housing Delivery Test Action Plan annually following the publication of the Housing Delivery Test results and update as required. As part of this, the Council will review progress against the actions set out in Table 1 above and if needed, identify where further action is required.