

MAYOR OF LONDON

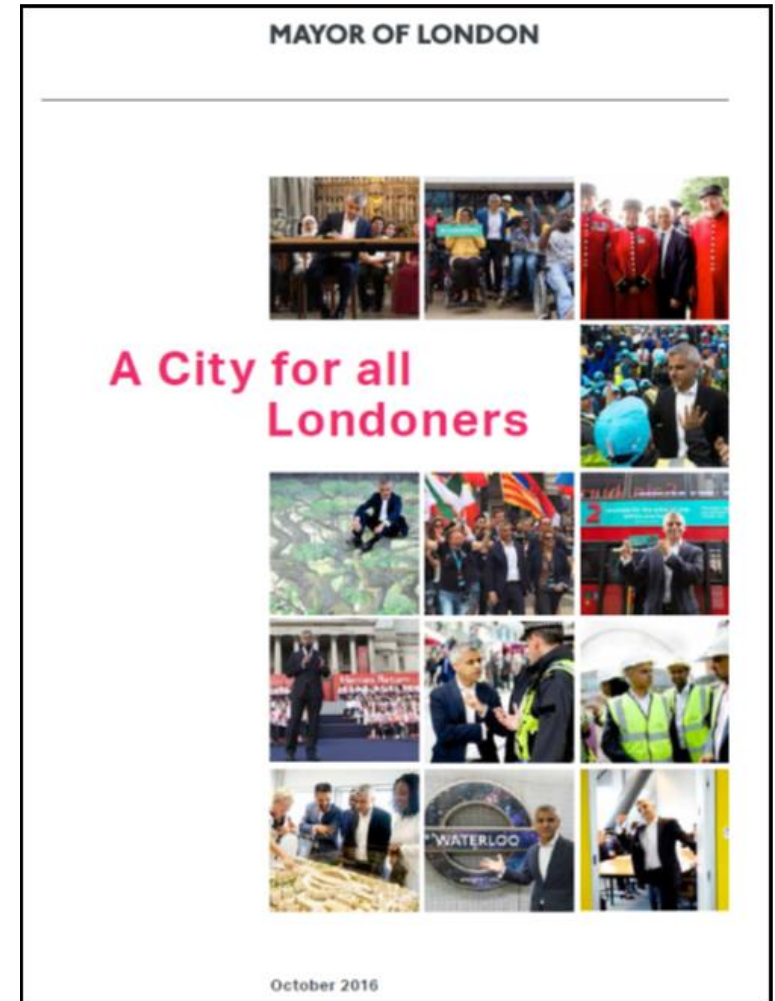
A City for All Londoners Housing Workshop

Alan Benson & Jennifer Peters – Greater London Authority



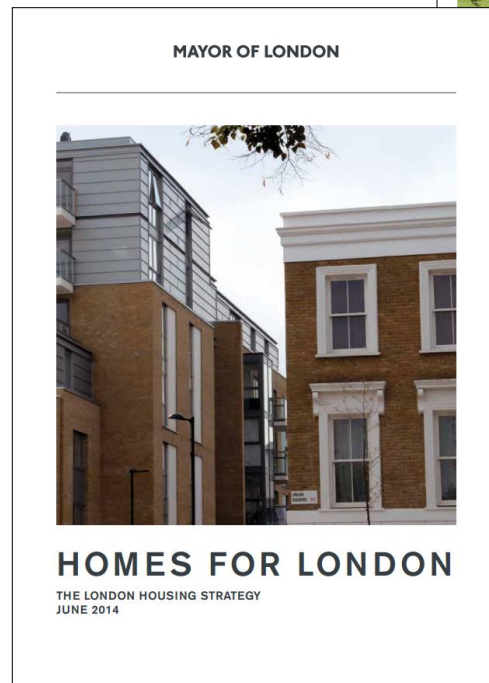
The start of the conversation

- First event 31 Oct 2016
- 6 stakeholder workshops:
 - Accommodating Growth, Transport, Inclusive City, Environment, Housing, Economy
- Wider engagement:
 - Community Focus Groups
 - Talk London and online debates
- Forthcoming publications:
 - Draft London Plan Autumn 2017
 - Draft Housing Strategy Spring 2017
 - Bidding guidance & SPG Nov 2016



Mayoral Strategies

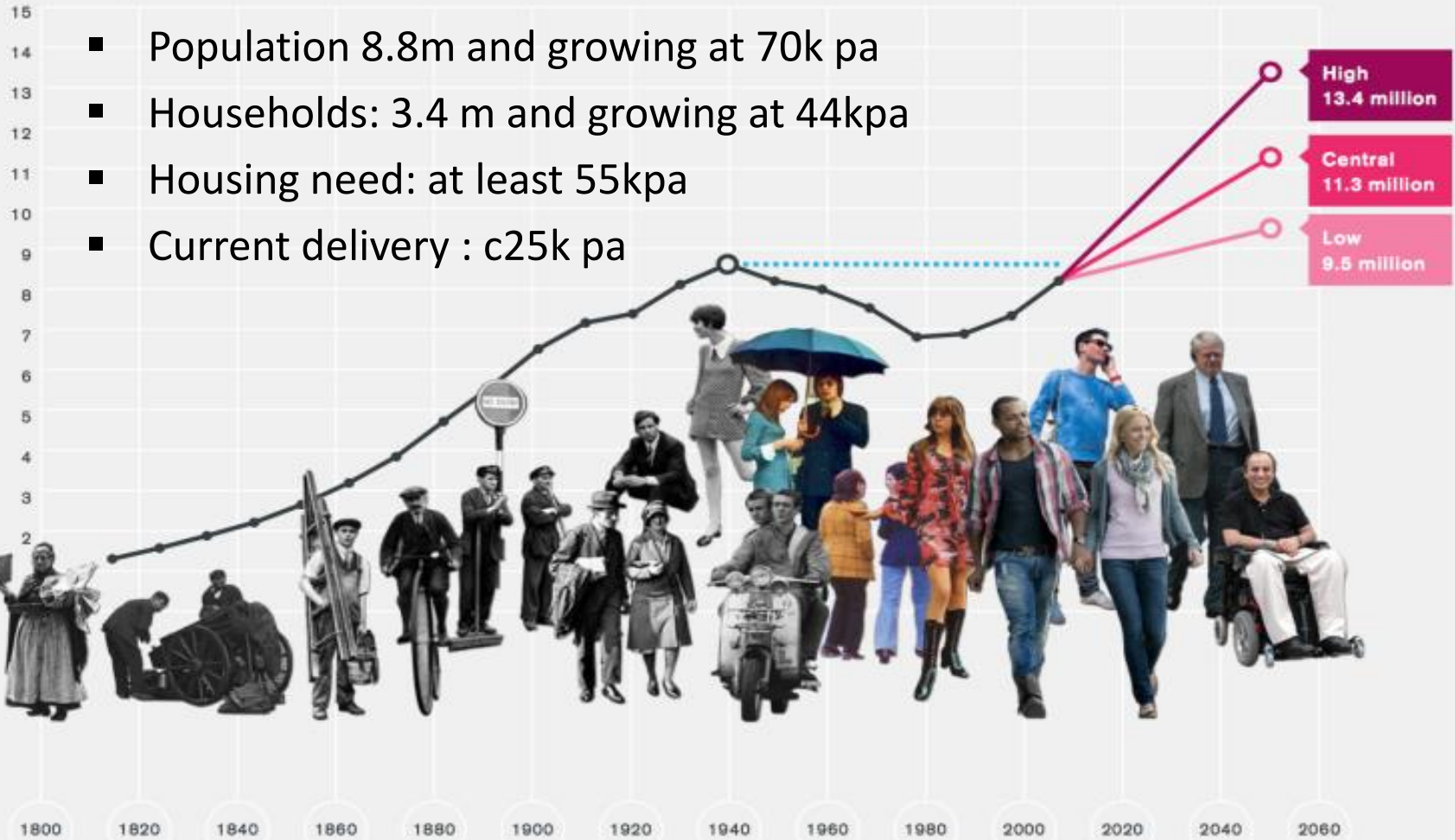
- London Plan
- Housing
- Transport
- Economic Development
- Environment
- Health and Health Inequalities
- Cultural Strategy



The growth challenge

POPULATION
(MILLIONS)

- Population 8.8m and growing at 70k pa
- Households: 3.4 m and growing at 44kpa
- Housing need: at least 55kpa
- Current delivery : c25k pa



City for All Londoners – Housing

- London's unique housing market
- Increasing supply, especially affordable housing
- Tackle rough sleeping & homelessness
- Improve the private rented sector
- Delivering housing in a global city



The Mayor's new housing priorities

- Set up 'Homes for Londoners' to drive forward housing delivery from City Hall



- 50% “Genuinely affordable homes”
- ie shared ownership, social rent and London Living Rent
- Build to Rent and community-led housing
- SME builders and Construction skills
- Estate regeneration
- Overseas buyers

The Mayor's new housing priorities

- Land:
 - Public land, starting with TfL, and working with central govt
 - Protecting the greenbelt
- Homelessness – coordinating boroughs and focusing on prevention
- Private rented sector – name and shame rogue landlords and secure additional powers over licensing



Background and context for workshop discussions



Housing need and demand

Table 1: Net annualised housing requirement 2015/16 to 2034/35

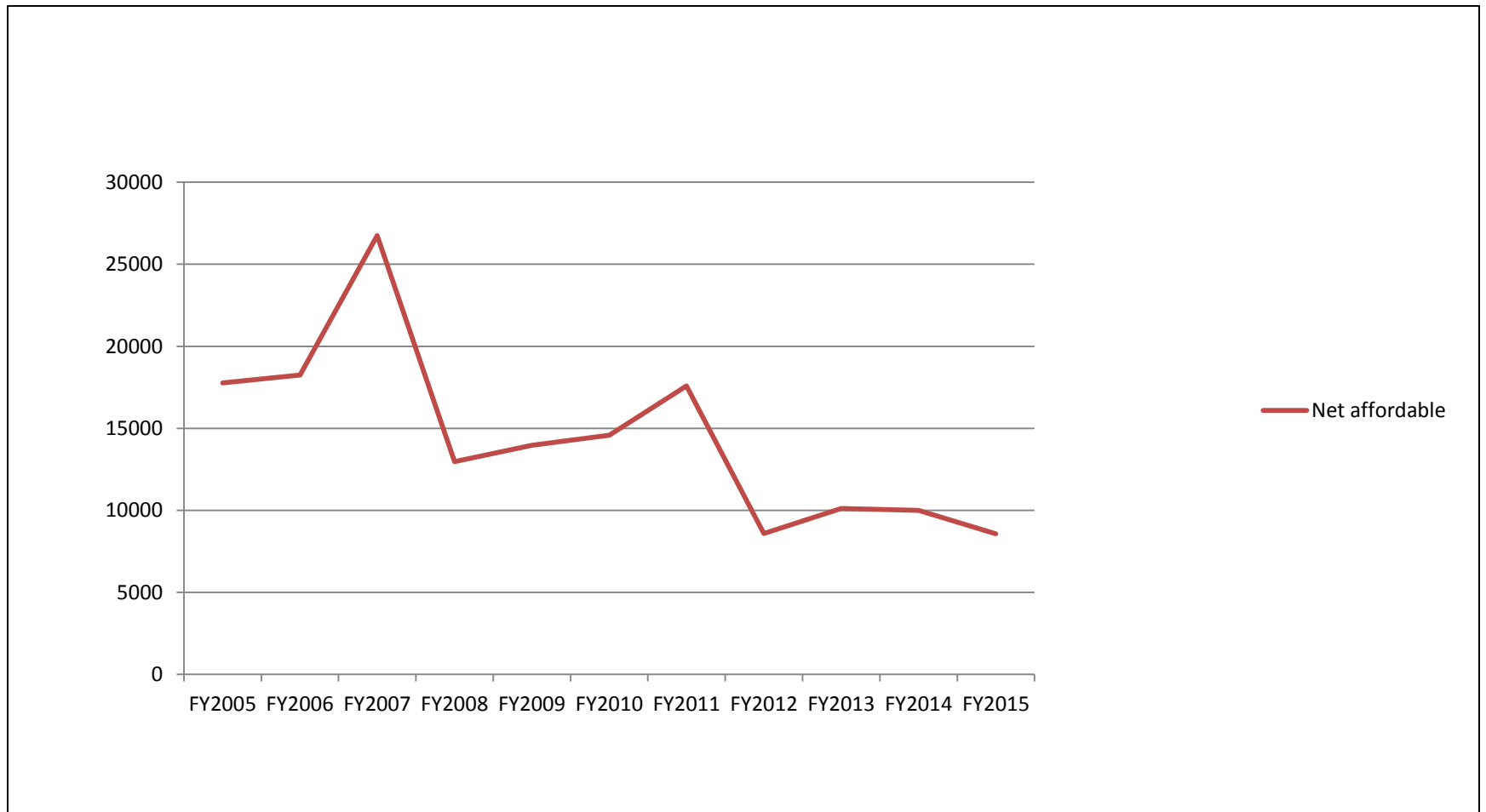
	1b	2b	3b	4+b	Total	% of total
Market	2,798	5,791	8,545	6,083	23,217	48%
Intermediate	3,357	2,240	2,506	1,799	9,902	20%
Social rent	10,225	1,003	1,774	2,720	15,722	32%
Total	16,381	9,034	12,825	10,602	48,841	100%

Source London 2013 Strategic Housing Market Assessment

Net completions by tenure 2004/05 - 2014/15



Affordable approvals



Affordable Housing and Viability Supplementary Planning Guidance.

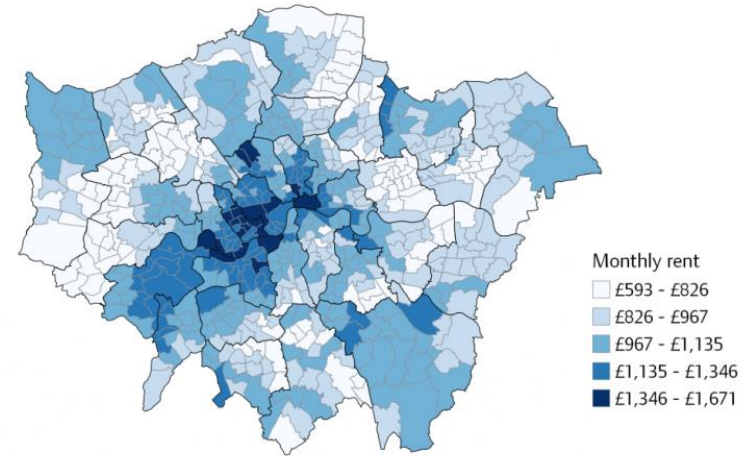
- Seeks to ensure existing policy is effective as possible and increase the amount of affordable housing delivered by the planning system.
 - Proposes a “threshold approach” to viability.
 - Provides detailed guidance on how viability assessments should be carried out.
- Also provides guidance on the Mayor’s approach to:
 - Build to Rent developments.
 - Vacant Building Credit.

Affordable housing tenure

City for all Londoners highlights need for:

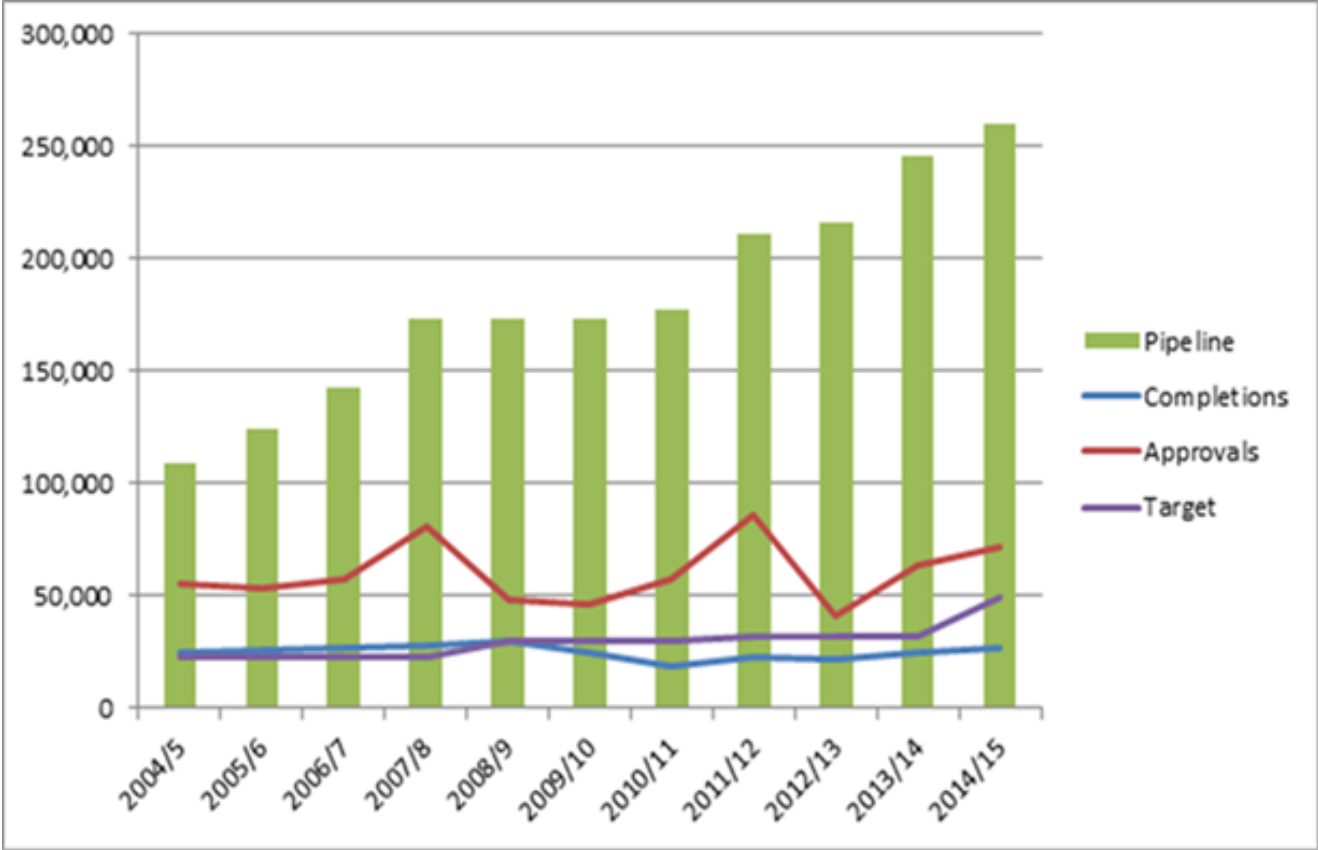
- Low-cost rented
- London Living Rent
- Shared ownership

London Living Rent per month for a 2 bedroom unit by ward



Implications of Starter Homes and potential changes to the national definition of affordable housing?

Increasing housing delivery



Density

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	150–200 hr/ha	150–250 hr/ha	200–350 hr/ha
3.8–4.6 hr/unit	35–55 u/ha	35–65 u/ha	45–90 u/ha
3.1–3.7 hr/unit	40–65 u/ha	40–80 u/ha	55–115 u/ha
2.7–3.0 hr/unit	50–75 u/ha	50–95 u/ha	70–130 u/ha
Urban	150–250 hr/ha	200–450 hr/ha	200–700 hr/ha
3.8 –4.6 hr/unit	35–65 u/ha	45–120 u/ha	45–185 u/ha
3.1–3.7 hr/unit	40–80 u/ha	55–145 u/ha	55–225 u/ha
2.7–3.0 hr/unit	50–95 u/ha	70–170 u/ha	70–260 u/ha
Central	150–300 hr/ha	300–650 hr/ha	650–1100 hr/ha
3.8–4.6 hr/unit	35–80 u/ha	65–170 u/ha	140–290 u/ha
3.1–3.7 hr/unit	40–100 u/ha	80–210 u/ha	175–355 u/ha
2.7–3.0 hr/unit	50–110 u/hr	100–240 u/ha	215–405 u/ha

Notes to Table 3.2

Appropriate density ranges are related to setting in terms of location, existing building form and massing, and the index of public transport accessibility (PTAL). The setting can be defined as:

- central – areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an International, Metropolitan or Major town centre.
- urban – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes
- suburban – areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.

Suburban intensification

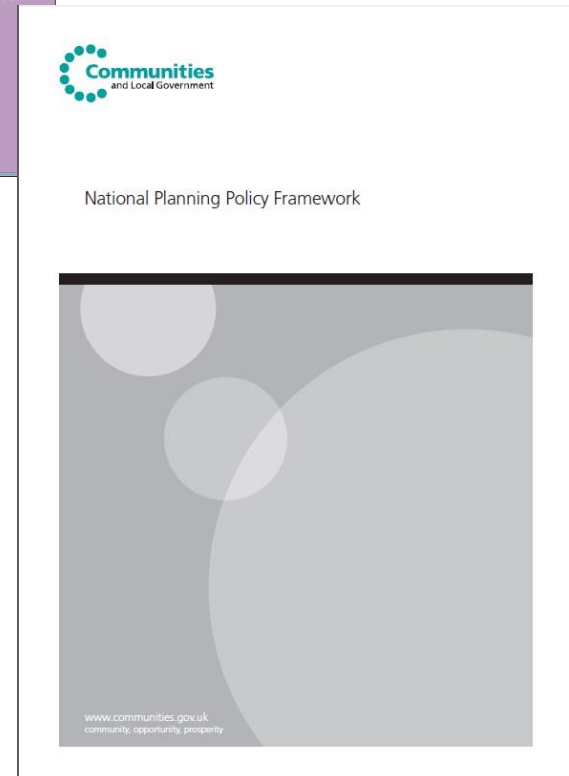
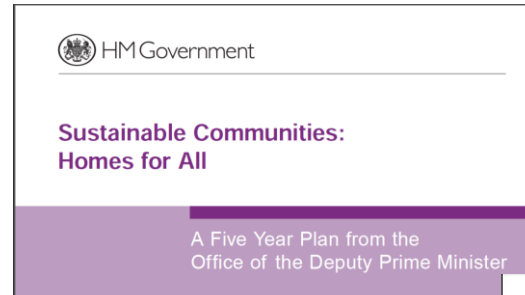
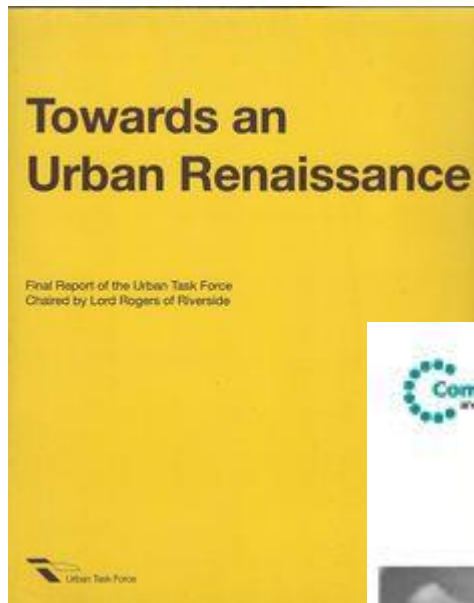
HTA 'Supurbia': 2030; 100% resi redev; 50 tonnes CO2; 60% car share; 101 hhlds; 222 pop; 28 cars



Scenario 4b HTA 'Supurbia': 2015; existing situation; 304 tonnes CO2; 38 hhlds, 110 pop; 23 cars



Mixed and Balanced communities



London Plan timetable

- Informal consultation: Now
- Consultation on full draft: Autumn 2017
- Examination in public: Summer 2018
- Adoption: Autumn 2019

Document

If you would like to receive a hard copy of the A City for All Londoners, please can you email ali.khan@london.gov.uk. Please put *A City for All Londoners* in the title and provide your address”

