

Theme	How will it be implemented?	Implications for development sector
<b>1</b>		
<b>Building homes for Londoners</b>		
<b>Draft proposal</b> Diversify who builds homes, where and how built.	<p>New funding approaches, including working with Government to increase infrastructure investment via devolution of funding powers, and 'new approaches to infrastructure and land value capture'.</p> <p>Investment in all new transport to be targeted to support new homes and 'new ways' of improving non-car modes in the suburbs to be explored.</p> <p>Green Belt to continue to be protected.</p> <p>New policy approaches, including proactive intervention (via land assembly, project promotion and infrastructure investment) identifying and bringing forward more land for housing, intensifying use of available land (including presumption in favour of 'appropriate residential development on small sites').</p> <p>New 'London Development Panel'.</p> <p>Collaboration with building industry – labour market measures (with Government), skills improvement and supporting/ promoting 'precision manufacturing' of homes.</p>	<p>Questionable success likely in Mayor making further push for more investment in infrastructure from Government.</p> <p>New approaches to infrastructure funding, including land value capture, highly unlikely to affect development proposals and strategies in short/ medium term.</p> <p>New homes on CR2 routes and stations, on rapid bus routes and related to cycling/ walking proposals supported in principle.</p> <p>Faster build-out rates will be encouraged but any fiscal measures dependent on central Government.</p> <p>Higher density schemes and brownfield land development in/ around town centres will be prioritised, as will 'co-location' schemes. Housing Zones (HZs) more attractive, if obtain increased funding.</p> <p>Small sites in suburbs/ outer London likely to be released more quickly if in public ownership; any small site then likely to be routinely granted planning permission via proposed fast tracking (particularly if smaller house builder).</p> <p>Build to Rent (BtR) will benefit significantly from more extensive and favourable policy environment (including LLR).</p> <p>More public sector land release could affect wider values.</p> <p>More GLA involvement in emerging housing schemes due to proposed expansion of 'Homes for Londoners' team.</p> <p>More/ more successful compulsory purchase, with GLA support/ intervention.</p> <p>Particularly housing associations will benefit from 'strategic partnerships' to help deliver their affordable housing (AH) targets.</p> <p>Off-site construction will increase in usage (sites – outside London – needed for factories), particularly for BtR, unless and until mortgagees more willing to lend.</p>
<b>2</b>		
<b>Delivering genuinely affordable homes</b>		
<b>Draft proposal</b> Ensure homes are genuinely affordable, and work towards 50% new homes being affordable.	<p>Clearer definitions of 'affordable homes' for low and middle incomes, to rent or to buy.</p> <p>Investment in homes for:</p> <ul style="list-style-type: none"> <li>Social rent for low incomes</li> <li>London Living Rent (LLR) for middle incomes (to help save to buy)</li> <li>Shared ownership (who cannot buy)</li> </ul> <p>Encouragement of innovation in other forms of AH.</p> <p>Right to Buy and demolition of AH on like-for-like replacement basis.</p>	<p>Projects will need to propose more affordable housing than currently, unless clear viability reasons for not being able to do so.</p> <p>Scope for more flexibility in schemes re. AH tenure types.</p> <p>New AH and Viability SPG guidance on threshold approach to be retained/ carried forward.</p> <p>More pressure to reach 50% AH provision in longer term on all development sites (portfolio approach may undermine), if proves achievable on publicly owned land, even if land values indicate otherwise.</p> <p>Will affect viability considerations of estate regeneration projects (also affected by need for more/ better resident engagement and proposed increased transparency re. housing delivery and impacts).</p>
<b>3</b>		
<b>High quality homes and inclusive neighbourhoods</b>		
<b>Draft proposal</b> Build well-designed, safe homes, with Londoners involved in homebuilding decisions.	<p>Housing design standards to be in one planning document.</p> <p>Investment in specialist homes.</p> <p>Mayoral design advocates (already appointed).</p> <p>Proposed Housing Expo.</p> <p>'Public Practice' (providing planning and regeneration expertise to LBs).</p> <p>Environment Strategy (draft).</p> <p>Ongoing funding for Community-led Housing Hub.</p>	<p>Current space standards to be retained; the draft London Plan will set out a 'design-led density' approach.</p> <p>Housing proposals for ageing population will have strong, in-principle policy support.</p> <p>Zero Carbon Standard approach to be continued.</p>
<b>4</b>		
<b>A fairer deal for private renters and leaseholders</b>		
<b>Draft proposal</b> Improve quality and make affordable private renting more secure and stable.	<p>Regulation through property licensing and landlord registration.</p> <p>Promotion of a London Model for renters.</p> <p>Pushing central government for 'fundamental leasehold reform'.</p>	<p>BtR schemes in the longer term may have to 'work harder' to demonstrate their benefits in comparison with the private rented sector (PRS), e.g. re. tenure terms/ security of tenure, tenant rights etc.</p>
<b>5</b>		
<b>Tackling homelessness and helping rough sleepers</b>		
<b>Draft proposal</b> Prevent homelessness and help the homeless into accommodation.	<p>Working with councils to invest in accommodation.</p>	<p>Problem should ease in medium term, with more AH being built and more security in PRS.</p>

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