HOUSING SPG



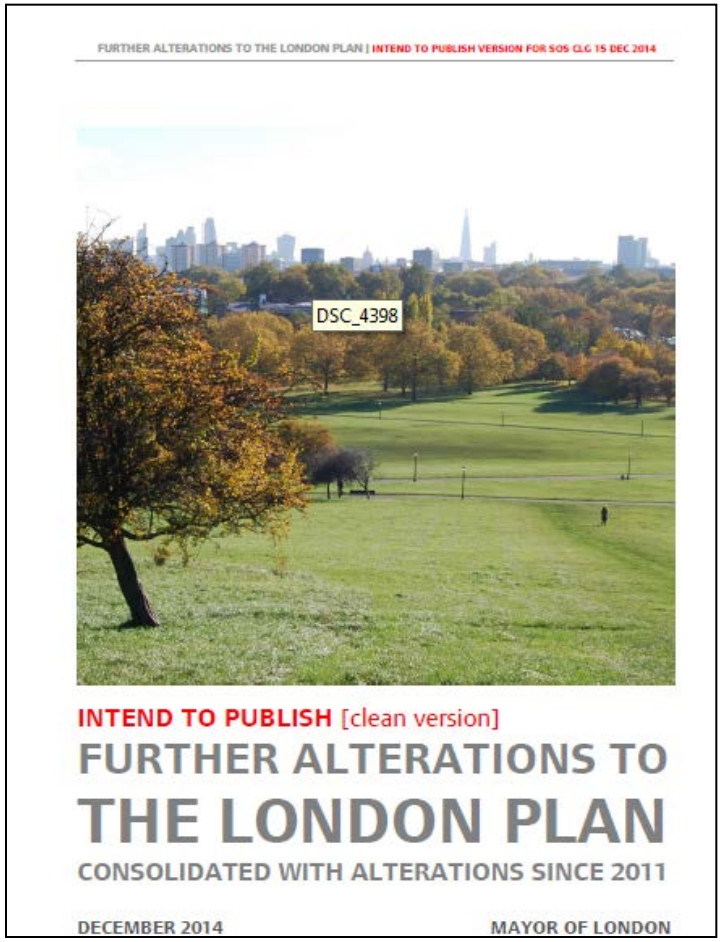
Strategic Housing Market Partnership

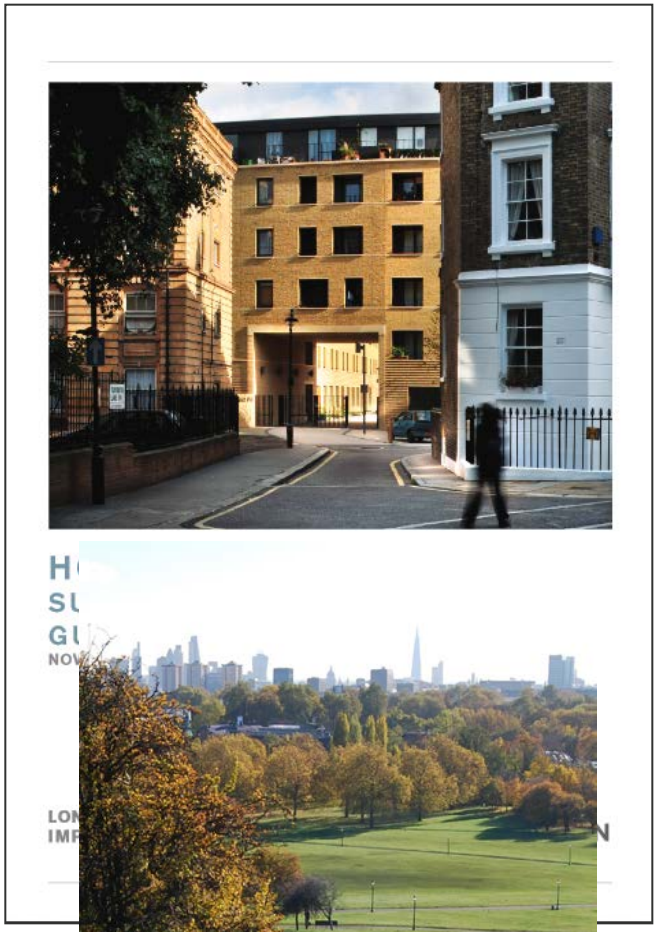
18 February 2015

Jennifer Peters
Andrew Russell

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HOUSING SPG UPDATE





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LONDON PLAN UPDATE

- Further Alterations to the London Plan - published by end of March
- Inspectors report:
  - Duty to co-operate
  - Housing capacity v housing need
  - Housing needs assessments
  - Current London Plan philosophy
  - Timing of full review
- Minor Alterations to the London Plan
  - Housing Standards
  - Parking
- Full review

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PART 1 SUPPLY

- Re-draft to reflect changes in FALP
- Meeting & exceeding minimum housing targets
- Reconciling local / strategic need
- Optimising housing output
  - opportunity areas, town centres, other large sites
- Clarity on General Conformity
- Accelerating housing delivery
- Sources of housing supply

PART 2 QUALITY

- Not amended in FALP
- Transition from the current London Plan standards to national standards
- MALP
- Some updates to standards not part of the review:
  - Improve clarity for implementation
  - Active frontages

PART 3 CHOICE

- SHMA
  - London SHMA
  - Principles for local/sub regional SHMAs
  - Borough level indicative benchmarks?
- Private rented sector
- Emergence of new products
- Family housing
- Older Londoners – borough benchmarks
- Student housing
- Custom build

PART 4 AFFORDABLE HOUSING

- Update to reflect the Revised Minor Alterations to the London Plan as well as FALP.
- Intermediate products
  - Update on eligibility range
  - Link to AMR purchase price cap
  - Local edibility applies for max of three months
  - Encouraging the simplification of access
  - Encouraging product innovation
- Nominations
- Review mechanisms

PART 7 – MIXED USE DEVELOPMENT

- London Plan mixed use and office policies
  - CAZ and Isle of Dogs
  - Beyond central London
- Housing intensification in town centres
- Opportunity Areas
- Large residential developments
- Housing Zones
- Surplus industrial land
- Links to other SPGs - town centres, CAZ, industrial land

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NEXT STEPS



Pre consultation sessions feeding into the drafting.

Draft for consultation

11th May.

12 Week consultation

Series of consultation events TBA

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