

London Manifestos 2016

Housing, Planning and Local Government Round Up

The housing pressures in London have been picked up on by all the candidates, with the issue featuring heavily in their manifestos, literature and soundbites across the media and husting events.

Khan and Goldsmith have emphasised their commitment to protecting the greenbelt whilst maximising the use of public sector land to meet housing demands in the capital, however concerns have been raised as to [whether this would be enough](#).

Labour candidate Khan has pledged to establish Homes for Londoners, which would work with a range of stakeholders to construct a range of new homes, such as social housing, homes for London Living Rent and part-buy part-rent.

Goldsmith has said that as mayor, any use of publicly owned land would include a 'London share' to ensure Londoners benefited from the developed – whilst he has also pledged to support London boroughs in planning decisions, setting up a London Local Authority Housing Fund along with a new House Building Academy.

Both Goldsmith and Khan have promised to do more on involving smaller builders in building new homes in London. On homelessness, both candidates have pledged tackle the issue with Goldsmith calling for an expansion of the No First Night Out scheme whilst Khan has pledged to introduce a "No Nights Sleeping Rough" initiative.

Liberal Democrat candidate Caroline Pidgeon has pledged to retain the Olympic Games precept to support building 200,000 homes over the term, whilst also setting up a London Housing Company to match public land with private investment.

Sian Berry of the Greens has said her party would replace the Olympic Game precept with a new People's Housing Precept to support building more housing.

Peter Whittle for UKIP has pledged to build "genuinely affordable housing" whilst restricting access to social housing for foreign nationals.



The party will ensure new developments cannot object to noise from existing businesses, and that the cost of **noise alleviating measures** falls on the builder, not the business. (p11)

The Conservative Party will ensure every Londoner lives **within ten minutes' walk of a green space** and no more than five minutes as soon as practically possible. (p22)

It will issue **new planning guidance** to boroughs to protect the Green Belt and Metropolitan Open Land. (p22)

It will guarantee all major new developments add to the city's **stock of green space**. (p22)

Depending on the type of building, new developments will be expected to include **solar panels, roof gardens or green roofs**. (p22)

The largest developments will be expected to create **new parks and wetlands**, with a network of green spaces. (p22)

The party will introduce an **Urban Right to Roam** where any green space created as a result of council-imposed planning obligations will be open to the public in perpetuity. (p22)

Any new green space created by the developer as a planning condition will be transferred to the council, with a **fund for ongoing maintenance** provided by the developer. (p23)

The party will fund **200 pocket parks** over the next four years at a cost of £4m, funded by GLA under-spend and match-funding from local business (p23).

On **rogue landlords**, the party will widely advertise the rule rules within the Government's Housing and Planning Bill so tenants know their rights. The party will also **strengthen the London Rental Standard** and seek new powers to regulate letting agents to make the scheme mandatory. The party has also committed to strengthening the standard so all landlords have to offer three to five year tenancies with yearly rent increases agreed in the initial contract. (p48)

The Conservatives will target **high tenant fees** charged by letting agents and ensure all fees are charged upfront and are cost reflective. (p48)

The party will work with London's tech community to **develop rental apps** to connect tenants and landlords safely. (p48)

The party will launch a **deposit loan campaign** to encourage employers to provide interest-free deposit loans for employees. (p48)

On **new homes**, the party will guarantee that a significant proportion of new homes are for rent. (p48)

The party will encourage London to move away from the buy-to-let model towards a **build-to-rent model**, focussing on large purpose-built developments managed for the long-term by professional landlords. (p49)

The Conservatives will do this by guaranteeing that a **significant proportion of homes on public sector land are built for rent and not for sale**; amend the London Plan so it is clear that build-to-rent proposals should be considered favourably in planning decisions; and the party will also create a new viability assessment specifically for the build-to-rent sector. (p49)

The Conservatives will **work in partnerships with councils to drive through these changes**, however they reserve the right to call in planning applications and will give mayoral priority to build-to-rent proposals. (p49)

On **homelessness**, the party will work to prevent people from ending up homeless and will ensure that the Mayor's office takes responsibility for this. The Conservatives will look to expand the No First Night Out scheme so vulnerable people are identified as early as possible. (p49)

The London Plan will be amended to make it clear that local councils should support **genuinely mixed communities**. Councils will be asked to set out how they plan to maintain said communities in their local plans. (p42)

A team of '**flying planners**' will be established to provide planning support to London councils. As Mayor, he will use **Mayoral Development Corporations** (MDCs) to break the local planning logjams. (p37)

Each local council will be required to conduct a **full review of the proportion homes** available to middle and low income Londoners. (p42)

He will work with Westminster to see the release of more **public sector land** in London. (p36)

He will **guarantee homes built on TfL land are ring fenced for Londoners** – sold to people who have lived and worked in London for at least three years. (p38)

By the end of his first term he will have set out how to **utilise the sites owned by TfL** to deliver 30,000 homes. (p38)

Goldsmith will help more Londoners buy off-plan through a **new 'Mayor's Mortgage'** with the support of high street lenders, government and London's Local Authority Pension Funds. (p38)

He will reject **indiscriminate affordability targets** that would make it harder to build and ultimately drive up the cost of housing, whilst maximising the number of affordable homes by ending backroom deal with developers. (p38-p39)

As Mayor he will guarantee **estate regeneration** only happens with resident support whilst introducing a six point Residents' Development Guarantee to the London Plan. (p42)

Major developments crossing the Mayor's desk will be interrogated to ensure they are genuinely mixed. (p42)

A **London Local Authority Housing Fund** will be set up and **housing associations** will be supported to deliver new homes. (p42)

A **league table for developers** will be published setting out the amount of affordable homes they are building, alongside any mitigating circumstances. (p45)

New **draft planning guidance** will be issued within six weeks of the Mayor taking office giving maximum weighting to Statements of Community Involvement. (p46)

A **Chief Architect** will be appointed to hold developers to account. (p46)

A '**New Homes for London**' **competition** will be run to determine which housing styles are most popular. (p46-47)

London's top architects will be asked to help design a **modern Edwardian red-brick block style** of housing for new developments. (p47)

Communities will be encouraged to help **co-design developments and planning approvals** will be sped up for developers who meet clear criteria set by local communities. (p47)

As Mayor, Goldsmith will work with Government to see that London councils have greater flexibility and powers to **deliver affordable homes** – including building properties themselves and more freedom in setting planning fees. (p37)

Goldsmith will **publish local authority planning approval rates** and hold to account those councils that fail to build. (p37)

Goldsmith will move to shorten the period before a housing development has to begin from three to two years whilst lobbying government to introduce an '**undeveloped land levy**' to make it expensive to land bank. (p37)

He will **support smaller builders** by packaging up plots of land they can develop, with first right of refusal for any smaller public sector sites. (p38)

As Mayor he will establish a **Small Developers Panel** to make it easier for smaller builders to access public procurement contracts and available sites for development. (p38)

Goldsmith will cut construction costs and create more jobs for Londoners by setting up a **new House Building Academy** and championing new ways of building the homes London needs. (p38)



Labour will work with local authorities to stop the **excessive conversion** of commercial space under permitted development rights. (p14)

Labour will **promote the provision of small business** and start-up premises in housing and commercial developments through the London Plan. (p14)

Labour will also provide **live-work units** as part of the Mayor's affordable housing programme. (p14)

The Labour mayor would prioritise the improvement of High Streets, squares and public spaces across the city including aiming to **pedestrianise Oxford Street** and **part-pedestrianise Parliament Square** (p65)

Labour will **oppose building on the Green Belt** and strengthen protections for open spaces in the London Plan (p66)

The party will ensure all **new developments** meet low carbon, energy efficiency and sustainability standards (p67)

Labour will **strengthen planning protections** for small businesses and for **London's iconic pubs**. (p78)

Labour want to **review the protections provided by the London Plan**, and retain targets for new build homes to meet the **Lifetime Homes Standard** with at least 10 per cent of new-build homes that are wheelchair accessible. (p57)

Khan will target to have half of **all new homes** built in London to be affordable to either rent or buy. (p19)

As Mayor, he will set up **Homes for Londoners**, which will work with a range of stakeholders to construct a range of new homes, such as social housing, homes for London Living Rent and part-buy part-rent. (p20)

Set **aside homes built on land owned by the NHS** for health sector workers. (p21)

Support **housing associations** to build the homes they intend to build. (p21)

Support councils to enforce rules to **maximise affordable housing developments** and permit local affordable housing targets. (p22)

Set out in the London Plan for all new homes to meet the **Lifetime Homes standards**, and for 10 per cent of new properties to be accessible by wheelchair. (p26)

Ensure that any **regeneration of estates** is done with the support of residents and that they are able to return to their homes. (p24)

Establish a **London-wide not-for-profit letting agency** for good landlords. (p23)

Work with borough councils to promote **landlord licensing** to improve standards, whilst making the case for a London-wide landlord licensing to government. They will name and shame rogue landlords. (p23)

Ensure **leaseholders** have access to advice services. (p24)

Use the Mayor's powers to **build on brownfield land**, including public land owned by TfL. (p21)

Plan **new housing developments** with future infrastructure projects, such as Crossrail 2 and the Bakerloo Line extension. (p22)

Khan will set **clear guidelines for developments** that he will call in, including applications that have stalled or fail to deliver enough affordable homes. (p22)

Work to attract **institutional investors** to finance housing developments. (p22)

Explore incentives for businesses to provide **investment in new homes** which could benefit their workforce. (p22)

Support housing associations and councils to **maximise the use of their land and resources**, such as their right-to-buy receipts. (p22)

Exercise ‘use it or lose it’ powers on developers to **prevent land banking**. (p23)

Amend the London Plan to give **greater protection for residents affected by large-scale basement excavation works**, and include stronger policies to ensure tall buildings respect the character of existing neighbourhoods. (p25)

Support **‘tenure-blind’ developments** where affordable homes are indistinguishable from other properties. (p25)

Protect the **green belt**. (p26)

Support housing associations and councils to maximise the use of their land and resources, such as their **right-to-buy receipts**. (p22)

Give councils **“prudential borrowing powers”** to invest in housing. (p23)

Work with **housing associations to keep rents down**, and council to support tenants that cannot afford the new pay-to-stay rules. (p24)

Support councils in **bringing empty homes** back into use. (p26)

Khan will introduce a **‘No Nights Sleeping Rough’** initiative. (p25)

Support young people facing **homeless** get the support they need whilst coordinating councils’ efforts to find private rented sector properties when no social housing is available. (p25)

Invest in **older properties** to make them more energy efficient. (p24)

Make it easier for the elderly to **adapt their homes** when necessary. (p26)

Improve **planning and design policies** to offer older Londoners more choice in where they live. (p26)

The party will appoint a **Chief Digital Officer** to oversee growth in the sector as well as taking responsibility for increasing digital inclusion across our city and leading on cyber-security. (p16)

The party will make all major contracts subjected to **Freedom of Information**, and they will require City Hall to sign up to the **UK Statistics Authority’s Code of Practice** for Official Statistics. (p59)

Labour will sign up to the **United Nations Global Compact Cities Programme**. (p59)



The party will appoint a London **‘green infrastructure’ commissioner** in City Hall, accountable to the Mayor and insist on the highest standard of green design in planning and development across the capital (p83)

The party will protect **school playing fields** from being built over (p83)

A Liberal Democrat Mayor and Assembly will lead a **home building revolution**, 200,000 new homes of all types over the four-year Mayoral term. (p9)

The Liberal Democrats will create a big increase in a well-regulated **private renting sector**. (p9)

The party will create a **new 'living rent' standard**, with the goal that Londoners should pay no more than one-third of their take-home pay on rent costs. (p9)

The party will **direct developers by setting a benchmark guideline** that half of housing should be affordable. (p11)

The Liberal Democrats will ensure boroughs get the best possible legal and commercial advice from the GLA to negotiate tough agreements, to secure the maximum number possible. (p11)

The party will set up a **new London Housing Company** to match public land with private investment and bring new funding from institutional investment. (p11)

The party will **continue the Olympic Games precept** over the next four years to build 50,000 council homes to rent and 150,000 for sale or for private rent including rent-to-buy for first time buyers, a £2bn programme of affordable home building. (p11 and 13)

The party will use the GLA's powers to **create transparent and accountable Mayoral Development Corporations** where needed to kick start a home building revolution. (p12)

The Liberal Democrats will give local community groups the **right to bid for public sector land** or buildings left unused or unoccupied for more than two years. (p12)

The Liberal Democrats will **promote the role of community land trusts**, where the public benefit can be locked in for future tenants, and encourage many smaller builders and developers to bring forward local schemes to increase diversity and choice. (p12)

The party will offer **smaller housing associations the ability to raise loan capital** through a London Housing Bond, supported by City Hall, to access funds in the same way larger associations increasingly can. (p13)

The party will **encourage greater diversity of schemes** including mutuals, cooperatives both for new build and housing management and self-build. (p13)

The party will bring **empty homes** in London back into use as affordable housing, insisting boroughs establish clear strategies (including use of CPO powers if necessary) for tackling empty properties, offer grants or interest free loans for empty properties needing renovation – aim to bring 20,000 empty and underused properties back into use as housing. (p14)

The Liberal Democrats will bring the **spaces above shops** on high streets back into housing use. (p14)

The party will **identify unused urban space** above and around supermarkets and stations for affordable housing. (p14)

The party will provide **better housing mobility options** for social housing tenants. (p14)

The party will carry out a comprehensive study of the impact which **investor buyers** are having on the price, affordability and supply of new homes across London. (p14)

The Liberal Democrats will expand the existing **Seaside and Country Homes Scheme**, which currently has more than four times the demand than it is able to help, so freeing up properties for social rent. (p14)

The party promote the **effective registration of private landlords**, using local authorities' extensive powers under the Housing Act 2004 to help improve the management of the private rented sector. (p15)

The Liberal Democrats **will set up a central unit to prosecute rogue landlords**, and mandate councils to take much greater enforcement action using the Housing Health and Safety Rating System under the Housing Act 2004. (p15)

The party will **renew the Mayor's kite mark for responsible renting** in the private sector, encouraging good landlords and especially their agents to register on a new online website portal. (p15)

The party will ensure that all landlords abide by the terms of the **Tenants' Deposit Protection Scheme**. (p15)

The Liberal Democrats will encourage **landlords** to offer longer minimum (at least two years) tenancies. (p15)

The party will introduce a '**right to buy**' scheme for tenants when their private landlord is planning to sell up, giving them first refusal. (p15)

The party will work with **leaseholders of flats** to provide protection from unscrupulous freeholders who impose high maintenance or insurance charges, also including local authority leaseholders and freeholders hit by unexpectedly high costs for major works as well as promote more general leasehold reform to protect people in flats. (p15)

The party will develop with tenants' representatives a **Good Landlord Charter** for councils and housing associations to adhere to. (p16)

The Liberal Democrats will protect **tenants from social landlords** who abuse the flexible powers over tenancies and rent levels. (p16)

The party will ensure that women suffering **domestic abuse** do not lose their right to a secure tenancy if they enter a shelter, encouraging social landlords to guarantee a route through to rehousing. (p16)

The Liberal Democrats will work with landlords and the voluntary sector to ensure **rough sleepers** don't just have a bed for the night but a pathway into secure housing. (p16)

The party will work with borough councils on **prevention strategies**, so actions they take (such as evictions) do not create additional costs and harm for individuals especially children. (p17)

The party will use the London Plan to **deliver more small and start up business premises** in new developments and oppose conversion of vital business premises to luxury flats, including permanent exemption beyond 2019 for Tech City and the Central Activities Zone from permitted development rights. (p55)

It will **treat broadband as an essential utility** in the planning and development process just like water, electricity and other services. (p57)

The party will press Parliament to change the law so individuals **have the power to appeal** to the Secretary of State (DCLG) in those cases where councils fail to comply with their own affordable housing targets. (p18)

A new land-use class category for '**Affordable Housing**' will be created to enable councils to protect land for that purpose, ensuring developers are clear from the outset what is acceptable in planning terms. (p18)

The party will consider the feasibility of **charging a levy on developers** when they do not proceed with a scheme after obtaining planning permission without good reason. (p18)

The party will open up the decision-making process at City Hall, so meetings are held in public and community groups get the same **access as developers** in influencing decisions and hold public consultations over so-called 'opportunity areas' and 'intensification areas'. (p18)

The Liberal Democrats will ensure **development is on brownfield land**, to protect London's open spaces and the green belt around the capital and ensure that if housing estates are redeveloped to help increase the number of new homes through higher density that residents are fully consulted and involved in the planning of the redevelopment. (p18-19)

The party will ensure that planning policy is strengthened to restrict the **location of skyscrapers** and improve their design. A "Skyline Commission" will be established to advise on the design impact of tall buildings and review existing protected views with the intention of adding new viewing corridors. (p20)

The Liberal Democrats will be ambitious to make large developments achieve at least Code for **Sustainable Homes** Level 5 and require good liveable space standards. (p21)

The party will seek to maintain **mixed communities**, increase the number of family-sized homes and foster a better live/work/play combination through planning policy. (p21)

The party will facilitate and encourage a common commitment to **open data and innovation**, involving London boroughs. (p57)

It will **pioneer new citizen-led services** to put London in the lead internationally. (p57)

It will ensure all future GLA strategies actively consider **how social enterprises** and the voluntary sector can help in the delivery of outcomes. (p58)

It will produce a **social enterprise and voluntary sector strategy** to guide policy in this area. (p58)

It will ensure the GLA's **commissioning practices** do not discriminate against social enterprises and the voluntary sector and facilitate their active participation. (p58)

It will broaden the GLA's **digital inclusion strategy** to ensure the voluntary sector and social enterprises are better connected. (p58)

It will make it a part of all GLA employment and contracting that all staff and suppliers are paid at least the **London Living Wage**. It will encourage all boroughs to move rapidly to pay staff and suppliers the London Living Wage when contracts are re-let. (p60).



The Green Party will set up a **not-for-profit housing company** to help Londoners take the lead on building affordable homes and regenerating our estates. (p4)

The **new housing company** will:

- create a new People's Housing Precept, replacing the existing Olympic Precept
- support renters taking legal action against private landlords with advice services
- establish and support local groups exposing wrongdoing and prompting local authority enforcement action
- set up a Londonwide landlord register, to establish a database of landlords and campaign for mandatory licensing of all landlords.
- establish a People's Land Commission, making more public land available to community-led housing projects and using compulsory purchase powers to help them assemble other sites ready for development
- provide a Community Homes Unit of experts in planning and project development in City Hall to help communities and small builders develop their plans
- offer residents a 'Right to Regenerate', giving them the chance to take control of regeneration in their area by developing their own Neighbourhood Plan
- aim to provide 200,000 homes by 2020, with 50,000 new homes a year created through a combination of new-build and redeveloping empty properties

They will use City Hall money and public land to support residents in planning their own **regeneration projects**. (p4)

They will ensure **new housing** is built to the highest environmental standards and **insulate** older homes to the same standards. (p4)

The party will set up a **renters' union** to help tenants against rogue landlords and lettings agents. They will set **annual figures for a living rent** for students and private tenants. (p4)

The party would **set targets for new homes** of different tenures based on need, supporting aim of building 50,000 homes a year and include at least 16,000 social rented homes and 10,000 low-cost rented and ownership homes in the target. (p5)

The Greens would produce a usable definition of **London affordable housing**. (p5)

They would publish detailed **supplementary guidance on viability**, which includes measuring the value of land at its existing use and accounting for excessive land prices. (p5)

They would **introduce planning policy** requiring any regeneration of council or housing association estates to have a comprehensive, independent analysis carried out of the social, environmental (including embodied carbon) and economic benefits of all possible options. They would also introduce new policies on taller buildings. (p5)

On homelessness, the party would make sure London has a 'housing first' approach to end **rough sleeping** and include places for at least 2,000 former rough sleepers. (p5)

The Greens would set up a **Homelessness Board** in City Hall, bringing in public services such as the NHS, London Councils, the Metropolitan Police and specialist services to ensure a more joined-up approach. The party would back a new law to prevent people on the streets being turned away by councils and extending the City Hall '**No First Night Out**' scheme. (p5)

The party would press for the London Councils grant scheme to be taken over by City Hall to **protect essential services** that operate across multiple boroughs (p5)

They would increase support for **asylum seekers** and EU migrants at risk of destitution and homelessness. (p5)

The party would help local authorities create **town centre rejuvenation funds** financed by the business rates paid by large retail developers and contributions they will be required to make as a part of gaining planning permission. (p17)

They would maintain and improve the **CompeteFor system** helping micro and small enterprises bid for public sector contracts. (p17)

The party would procure a larger portion of **GLA services from smaller firms**, using duties to consider social value when spending public funds. (p17)

Extend City Hall's London Living Wage requirements to include all the **purchasing contracts** within the GLA group, not just direct contractors. (p18)

The Greens will promote and engage more with Neighbourhood Forums and new Parish Councils (p36)

The party will introduce **participatory budgeting** for up to 20 per cent of the GLA budget by 2020 (p36)

The party will make sure the Mayor's Office for Policing and Crime and the new arrangements for the London Fire Brigade take their lead more often from Assembly committees (p36)

The Greens will **reform the boards of organisations** running London to involve a wider range of citizen representatives, not just those from expert bodies and industry (p36)

The party will campaign for the **abolition of the City of London Corporation**, and to give its residents the same democratic rights as those in any other London borough (p37)

The party will open to the public all formal meetings that discuss major investment decisions and clamp down on the unnecessary use of 'reserved' papers for non-confidential items (p37)

The party will sign up to the **Code of Practice for Official Statistics** to restore trust in the Mayor's use of statistics and data (p37)

The party will establish an annual competition to foster **creative approaches to collaboration** (p37)

The party will require all future technology projects across the GLA group to use open standards and encourage the use of open source software as much as possible (p37)

The Greens will aim to bring more Londoners into discussions in City Hall (p37)

The party will press for a change from a two-thirds Assembly majority vote being needed to veto or amend mayoral strategies or the budget, to a **simple majority** and propose that the London Assembly should have the legal power to **summon any witnesses** who are responsible for policies and services (p38)

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Whittle will introduce a **Local Homes for Local People principle** and will encourage housing providers to prioritise those with strong local connections – someone who has lived in London for at least five years. (p4)

As mayor, he will **campaign against foreign nationals accessing social housing** until they have paid tax and national insurance for at least five years. (p4)

He will also lobby government to ensure **foreign nationals do not have access to Right to Buy or Help to Buy schemes**, as well as extending the **New Homes Bonus for beyond six years** on brownfield sites whilst relaxing planning rules to convert commercial spaces to residential. (p4-5)

UKIP will use GLA owned land to build **genuinely affordable homes**, whilst establishing a London register for brownfield sites. (p4)

Council tax on empty homes would be doubled for properties vacant for over two years, whilst empty housing will be prioritised for development. (p5 and p6)

UKIP will **oppose private sector rent caps**. (p5)

Whittle will **oppose high-rise and overcrowded residential developments**. (p5)

The party will work to **reverse the decision to grant planning permission for HMOs** under permitted development rights and make them subject to a full planning application process. (p5)

As mayor, Whittle will establish a London-wide **homelessness register**. (p5)

Whittle will lobby government to **cut VAT on refurbishing buildings**. (p6)

UKIP will resist reducing the number of units needed in developments before the application can be called in, **leaving it to London boroughs**. (p6)

During major planning decisions, **Londoners will have the final say** and will have the ability to hold a referendum. (p6)