

London Tenants Federation’s Calendar for the London Plan Examination in Public

Date	Subject of the hearing	What we will be calling for	Why it matters
Wednesday 16 th January (Morning)	Consultation and engagement (around the London Plan)	<ul style="list-style-type: none"> • The establishment of community forums to facilitate grass-roots monitoring of the London Plan’s effectiveness • Development of a Mayoral Statement of Community Involvement • The adoption of Community Involvement Ground Rules by all London boroughs and in all ‘Opportunity Areas’ 	More could be done to ensure low income Londoners are equally heard in planning policy decisions and scrutiny. To quote Jane Jacobs, “Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”
Wednesday 16 th January (Afternoon)	Good Growth	<ul style="list-style-type: none"> • An amendment to the definition of ‘Good Growth’ to include ‘provision of homes that meet the needs of all income levels’ • Analysis and monitoring of types of homes and jobs delivered in ‘Opportunity Areas’ 	The form of ‘growth’ that is being promoted in the London Plan has, to date, tended to exclude London’s lower income communities. The Nine Elms development, for instance, has an affordable housing target of just 15%. This despite the fact that 78% of London’s backlog of unmet need is for social rented homes.
Wednesday 23 rd January	Strategic and Local Regeneration	<ul style="list-style-type: none"> • An end to social cleansing in the name of ‘tackling spatial inequalities’ • Communities in regeneration areas to be closely involved in decision making and actively supported in developing Neighbourhood Plans 	Parts of London that lie within the 20% most deprived areas of England are defined as Strategic and Local Areas of Regeneration. This tend to mean large-scale growth of expensive housing is encouraged, justified on the grounds that low income households will benefit from proximity to more affluent new neighbours. There is no good evidence that this is the case, in fact, it increases property prices and the costs of goods and services, actually making life harder for less well-off residents

Tuesday 5 th February	Housing Requirement	<ul style="list-style-type: none"> • A clear strategy to address London's backlog of unmet need for social rented homes within ten years • Retention of public land exclusively for the delivery of social rented homes 	The Mayor's calculations of housing requirement are based on an assumption of tackling London's backlog of unmet housing need over a 25-year period. Yet 78% of this backlog is for social rented homes for those most in need. Essentially, lower income households are being sent to the back of the queue for new homes.
Wednesday 6 th February	Housing Strategy	<ul style="list-style-type: none"> • A target for 60% of new homes built to be for social rent • A target for 50% of social housing to be family sized 	The number of households being moved out of London due to a chronic shortage of homes for social rent rose by 50% in the first half of 2018, according to a Guardian report in October. Among those who do live in social housing, 13% lived in overcrowded conditions as of 2014/15 according to research by Trust for London.
Friday 8 th February	Housing Supply and Targets	<ul style="list-style-type: none"> • Greater transparency about the constituent elements of the Mayor's housing targets 	The draft London Plan's target for '50% affordable housing' on new developments is not as good as it looks. At the borough's discretion, the majority of those 'affordable' homes may be 'intermediate' tenures for households on middle incomes. Just 15% of all new homes are required to be for social rent.
Wednesday 13 th February	Small sites	<ul style="list-style-type: none"> • A requirement for boroughs to proactively support neighbourhood forums, self-build and community led housing groups to take forward developments on small sites 	Because, as the Mayor's Community Led Housing Hub states, "When communities and future residents are at the centre of housing development and management, their creativity and inherent interest in long term value helps achieve more successful, more affordable places for us all."

Friday 15 th February	Housing Monitoring	<ul style="list-style-type: none"> • Separate monitoring of all types of 'so called' affordable housing delivery • Monitoring 'Opportunity Areas' as part of the London Plan Annual Monitoring Report • The Mayor to hold to account boroughs that don't deliver in his annual monitoring reports. 	From 2014-17, Tower Hamlets delivered 1204 new homes for social rent, whilst the borough of Bexley produced a net loss of 274 social rented homes. Even in the best performing boroughs, social housing amounted to no more than 15% of new builds. It is essential that boroughs are properly held to account by the Mayor if we are to address London's shortage of social housing.
Tuesday 26 th February	Affordable Housing	<ul style="list-style-type: none"> • Grant funding for new homes to be ringfenced for social housing • Public land suitable for residential development to be ringfenced for social housing 	Just 2% of the backlog of unmet need in London is for 'intermediate' tenures such as shared ownership. In London shared ownership properties are available to households with incomes as high as £90,000. Subsidy for wealthier households is provided at the expense of those in much greater need, experiencing the worst quality private rented sector accommodation.
Wednesday 27 th February	Particular types of housing (build to rent; specialist older peoples housing and student housing)	<ul style="list-style-type: none"> • Protection, and where necessary refurbishment, of existing sheltered housing • Inclusion of a policy on delivering lifetime homes and neighbourhoods • Inclusion of a policy to discourage high concentrations of student housing 	London's neighbourhoods must allow for families to grow without the need to move out of the area, disrupting children's education. At the same time, stability, community and local support networks are priorities for people as they grow older.
Friday 1 st March	Meanwhile uses, redevelopment and estate regeneration, best use of stock, and housing size mix	<ul style="list-style-type: none"> • Grant funding to be prioritised for new social housing, rather than replacement of existing (demolished) homes • New homes should be built to last 150 years 	It is essential that grant funding for new social housing be spent efficiently, on long lasting new homes which will provide a net addition to London's housing stock.

Tuesday 5 th March	Good and inclusive design	<ul style="list-style-type: none"> • Clear measurable standards for good design • A Social Infrastructure Accessibility Level (similar to the Public Transport Accessibility Level) to be adopted to assess the suitability of higher density developments 	The London Plan promotes higher levels of density in London, which the Mayor justifies deems acceptable as long as 'good design' is used. We are keen to see this principle formalised through a matrix that calculates the levels of social and community infrastructure provided (including green and play spaces, local shops, services and amenities)
Wednesday 6 th March	Safety and security (including fire safety)	<ul style="list-style-type: none"> • Guidance on fire safety in regeneration schemes • A London-wide community housing forum to provide for closer working between the Mayor and tenants and residents groups on fire safety and other issues 	The tragedy of what happened to the residents of Grenfell Tower highlighted a catastrophic failure to listen to tenants and prioritise tenant safety. We feel the Mayor must have a regular means of engaging with tenants.

Other hearings we will be attending include:

- Heritage and Culture on Friday 8th March
- Central Activities Zones on Monday 18th March

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