

The Mayor of London's powers over housing, regeneration and large-scale developments and how these impact on us locally



A guide for tenants and community groups

Published in July 2020

The Mayor of London has wide-ranging strategic powers over housing, regeneration and large-scale developments.

These impact on us all, at the London-wide and local level, especially since local authorities' own strategies, policies and plans must be in general conformity with the Mayor's.

We feel it is important that tenants and community groups have access to information about the Mayor's powers on these issues. We feel they should be able to engage with consultations on the Mayor's strategies, policies and plans, to influence or challenge them.

We argue that boroughs and housing associations in London should involve their tenants in discussions not just about housing management but also on these strategic housing issues at both the local and regional level. They are equally important in respect of our homes and communities.

We have included in this guide some examples of where we have sought to advance this as a London-wide organisation.

1. LONDON REGIONAL GOVERNMENT OVERVIEW

1.1 The Greater London Authority (GLA)

The GLA is the strategic authority for London. It is made up of the Mayor of London, the London Assembly and 1,326 GLA officers (as of September 2019).

GLA officers are effectively a Civil Service for London. They support the Mayor and help them to develop their strategies. They also support the London Assembly members whose role is to scrutinise what the Mayor does.

The Mayor of London and the London Assembly were given their powers through the 1999 GLA Act. The Mayor gained powers around housing when the GLA Act was amended in 2007. The Mayor gained additional powers in 2011 through the Police Reform and Social Responsibility Act and the Localism Act.



The GLA functional bodies are: Transport for London (TfL), responsible for London's transport service; the London Fire and Emergency Planning Authority (LFEPA), which runs the London Fire Brigade; and the Metropolitan Police Authority (MPA), which maintains London's police service.

The London Development Agency¹, which was established in 2000 with money and land to 'make London a sustainable world city with strong, long-term economic growth' was also, in the past, a GLA functional body. It was abolished by the 2011 Public Body Act and what remained of it was absorbed into the GLA itself.

Most of the GLA's funding comes from the Government, but also from levies relating to transport, council tax, a community infrastructure levy, and business rates.

1.2 The Mayor of London

The Mayor is elected every four years.

They are required to produce a vision for London and strategies, plans and policies to achieve their vision. These cover: business and economy, environment, arts and culture, fire, health, housing and land, planning, policing and crime, regeneration, sport, transport and young people. They must comply with national legislation and have Government approval before they are published.

The Mayor chairs the Homes England London board². This is the only regional Homes England



board (see more about this in section 2.1). In that role the Mayor must co-operate with the Regulator of Social Housing.



The Mayor also has powers to establish Mayoral Development Corporations. These are areas of large-scale developments which the Mayor has planning powers for. There are currently two - London Legacy Development Corporation³ and Old Oak and Park Royal Development Corporation⁴.

The Mayor can appoint up to 10 deputy Mayors, including one for housing, advisors and executive directors. They also appoint members to the boards of the GLA's three functional bodies and the chairs of his Mayoral Development Corporations.

The Mayor must:

- produce annual reports and hold an annual 'State of London Debate' which members of the public can attend and ask the Mayor questions about what they are doing in London;
- consult with London Assembly members and respond to their comments on the Mayor's policies and strategies prior to them being published for public consultation;
- hold two People's Question Time meetings each year (in different parts of London), at which members of the public can ask the Mayor questions;
- hold ten Question Time meetings with the London Assembly. The Mayor has to present a report about the decisions they have made and reasons for making them, in advance of the meeting. They must also respond to formal proposals made by the Assembly. The Assembly members can ask the Mayor questions on behalf of members the public.

The Mayor's annual budget for 2020/21 is £18.5 billion. This covers budgets for the three GLA functional bodies, the two Mayoral Development Corporations and the work of City Hall.

1.3 The London Assembly

The Assembly⁵ has 25 elected members, 11 are cross-London representatives and 14 represent single constituencies. Their role is to scrutinise the work of the Mayor and to represent the interests of Londoners.



In their role in scrutinising what the London Mayor does, the Assembly members question the Mayor and the Mayor's advisors about their activities, strategies and decisions.

They can amend the Mayor's budget and reject their strategies, if they have a two-thirds majority. The

Assembly has no other sanctions to stop the Mayor taking action, but may use their platform to bring issues important to Londoners, to the public domain.

The Assembly holds regular meeting that are open to the public as observers. It organises cross-party committees that cover: budget and performance, confirmation hearings, economy, education, environment, fire, resilience and emergency, health, housing, planning and regeneration, police and crime, and transport. There is also an assembly audit panel, an EU exit working group and a garden bridge working group.

The Assembly's committees investigate London- wide issues. Their investigations are open to the public for comment, through written submissions and at times by presenting information and evidence directly to the committees.

LTF members have at times been invited to take part in the Assembly's housing and planning committee meetings. We organised a special meeting with the Chair of the Housing Committee for tenants to meet face to face with its members, as part of their investigation in 2018 into tenant involvement in decision-making, following the fire at Grenfell tower. Our input influenced the committee's report - 'Hearing resident voices in social housing'⁶.

In 2014/15, in partnership with Just Space⁷ another London-wide community network, we worked to support tenant and community groups engaging directly with the Housing Committee as part of its investigation into refurbishment v demolition of social rented homes (see more in section 2.1).



2. HOUSING, REGENERATION AND PLANNING POWERS

2.1 Housing and regeneration

As chair of Homes England London the Mayor of London has the powers set out in the Housing and Regeneration Act 2008. They are responsible for:

- increasing the number of new homes built in London - both affordable and those for market sale or rent;
- improving existing affordable homes and bringing empty homes back into use as affordable housing;

- increasing the supply of public land for housing and speeding up the rate at which it is built on;
- helping to stimulate local economic growth by using land and investment and attracting private sector investment in local areas;
- allocating government grant funding to develop new 'affordable' homes.

The Mayor can acquire land compulsorily in London for the purposes of housing or regeneration, through their Development Corporations.

LTF has long had concerns about top-down estate regeneration (frequently involving demolition) as referred to in section 1.3. We are concerned that demolition often results in displacement of low-income council tenants and leaseholders to make space for more luxury housing. It is also true that where existing structurally sound council homes are replaced using the Mayor's grant funding, for social rented homes, this is at the expense of building the new additional social rented homes that are so desperately needed. The Assembly's report 'Knock it down or do it up?'⁸ helped to put these issues in the public domain. It led to further debate and lobbying of the Mayor.



As a result, in 2018 the Mayor published guidance⁹ on estate regeneration /demolition. A ballot of residents is now required where the Mayor's grant funding is sought for the purpose of demolishing an existing social housing estate to deliver 150 or more new homes.

While parts of the guidance are very good, it is not being fully or properly applied. Exceptions to ballots are being used and still there is no requirement on the boroughs to carry out a full analysis on the pros and cons of demolition v refurbishment in financial, social and environmental terms, for public scrutiny.

LTF and Just Space have recently launched an Estate Watch¹⁰ website. This is a much-needed resource for tenants going through estate regeneration schemes.

2.2 The London Housing Strategy

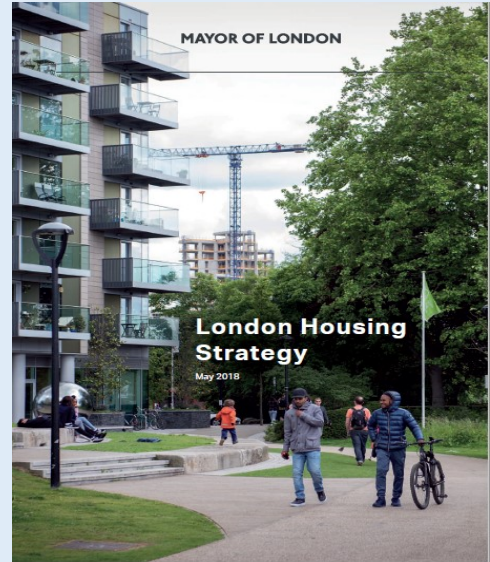
The Mayor of London is required to publish a London Housing Strategy, which must contain:

- the Mayor's assessment of housing conditions in Greater London and of the need for additional housing (see section 3 of this guide);
- any of the Mayor's proposals or policies to promote the improvement of housing conditions and meet housing needs (again see section 3);
- a statement of the measures that the Mayor encourages other bodies to take, to improve housing conditions and meet need; and
- a statement of his spending proposals for the period of the strategy.

The Strategy must have regard to the effect of the Mayor’s proposals and policies in regions adjoining London and any guidance given to the Mayor by the Secretary of State. The Mayor must also set out their expectations as to how local housing authorities will use any Mayoral funds granted to them.

London boroughs, the City of London and the Mayoral Development Corporations must ensure that their own policies generally conform with the London Housing Strategy.

When the Mayor produces a new or revised version of their Strategy, they must consult: Homes England, the Regulator of Social Housing and representatives of Private Registered Providers of social housing (mostly housing associations). The Mayor must also consult with the London Assembly, the GLA functional bodies, London boroughs, the City of London and any other body or person they consider it appropriate to consult with. Consultation is also open to the general public.



After consultation, the Strategy must be approved by the Government before it can be formally adopted and published. The current Strategy was published in May 2018. It focuses on five areas: building more homes, delivering ‘genuinely affordable homes’, high-quality homes in inclusive neighbourhoods and a fairer deal for private renters and leaseholders. LTF’s analysis shows that most of what the Mayor defines as ‘genuinely affordable housing’ is not affordable to households with below median income levels. Below is our affordable and genuinely affordable homes table.

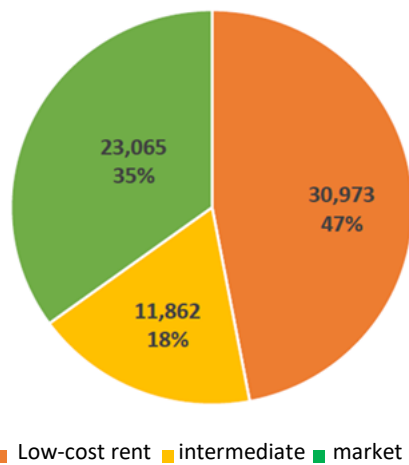
Affordable and genuinely affordable housing: London Mayor, Sadiq Khan has renamed or added to the ‘affordable’ housing types in London and describes some as ‘genuinely affordable’. Social and London Affordable Rent are together described as ‘low cost rented’ homes. The draft new London Plan says 50% of all homes should be ‘affordable’, but up to 70% of these could be intermediate / shared ownership homes.

Housing type	The cost in London	Who is it for?	Affordable / Genuinely Affordable																												
Social rent	<p>Average weekly rents and service charges: Council £106 + £9 (2017/18) Housing Association £122 (2018) + £11</p> <p>Council and housing association rents increased by 70% and 92% respectively between 2002/03 and 2016/07. 1% rent reductions were set by Government (nationally) from 2016-20 because of the impact of rent rises on housing benefit payments.</p>	Households on the waiting list for social housing.	Described as ‘genuinely affordable’. Despite high increases and wide variations across the boroughs, social rent is the only housing type really affordable to lower income Londoners.																												
Affordable rent	<p>Rents at up to 80% market rents. Previous Mayor Boris Johnson had two categories - ‘capped’ at 50% market rent and ‘discounted’ affordable rent at up to 80% market rents. These included service charges.</p>	Households on the waiting list for social housing.	Described as ‘affordable’.																												
London Affordable Rent	<p>Weekly London Affordable Rents are set out below. A 2017/18 3-bed London Affordable Rent is just less than 50% market rent.¹ It is 52% higher than the average 2017/18 council rent and 32% higher than the average 2018 housing association rents. Service charges are extra.</p> <table border="1"> <thead> <tr> <th></th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> </tr> </thead> <tbody> <tr> <td>Bedsit & one beds</td> <td>£144.26</td> <td>£150.03</td> <td>£155.13</td> </tr> <tr> <td>Two beds</td> <td>£152.73</td> <td>£158.84</td> <td>£164.24</td> </tr> <tr> <td>Three beds</td> <td>£161.22</td> <td>£167.67</td> <td>£173.37</td> </tr> <tr> <td>Four beds</td> <td>£169.70</td> <td>£176.49</td> <td>£182.49</td> </tr> <tr> <td>Five beds</td> <td>£178.18</td> <td>£185.31</td> <td>£191.61</td> </tr> <tr> <td>Six or more beds</td> <td>£186.66</td> <td>£194.13</td> <td>£200.73</td> </tr> </tbody> </table>		2017/18	2018/19	2019/20	Bedsit & one beds	£144.26	£150.03	£155.13	Two beds	£152.73	£158.84	£164.24	Three beds	£161.22	£167.67	£173.37	Four beds	£169.70	£176.49	£182.49	Five beds	£178.18	£185.31	£191.61	Six or more beds	£186.66	£194.13	£200.73	Households on the waiting list for social housing.	<p>London Affordable Rent is pretty much the same as the previous Mayor’s ‘capped affordable rent’ (see above) but has been renamed and now described by Sadiq Khan as ‘genuinely affordable’.</p> <p>Even more confusingly, the Mayor also sometimes refer to London Affordable Rent as ‘social rent’, which it is not.</p>
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London Living Rent	<p>London Living Rent is set at a third of average gross local earnings. On average, across London, they are about 67% market rents. Renters must also save for a deposit to buy their home. Most households with incomes in the bottom 50% could not afford this without paying more than a third of their incomes on rent²</p>	Exclusively for middle income (up to £60,000) households who want to buy a home.	Intermediate housing, described as ‘genuinely affordable’. While cheaper than private rents they are not accessible to those on housing waiting lists.																												
London shared ownership	Pay a deposit, rent, service charges and a mortgage.	Households with up to £90,000 incomes.	Described as ‘genuinely affordable’.																												

¹ Data from the Valuation Office assesses an average weekly 3-bed private rented home in London to be £340 ²LTF analysis (included in the London Plan EIP Library) - www.london.gov.uk/sites/default/files/ad_54_ltr_analysis_ltr_-_briefing_households_with_below_median_income_levels.pdf and www.london.gov.uk/sites/default/files/ad_55_ltr_analysis_of_llr.pdf

In 2018, the Mayor also published a **London Housing Strategy Implementation Plan** with targets and milestones for delivering the Strategy.

London housing need as assessed in 2017



It includes a 10-year plan for 649,350 additional homes to be built in London.

We note that in 2017/18, 32,083 additional homes (of all types) were delivered in London. Just 4,603 (15%) of all homes delivered were 'affordable' (See our table on page 7).

Shockingly, when the greatest need in London is for low cost-rented homes, **only 433**, 1.3% of the total number of homes delivered that year were social rented. The Mayor's own analysis shows that meeting London's housing need over 25 years (post 2017) would require 47% of the new homes delivered to be social-rented, 35% market and 18% intermediate homes.

2.3 Planning

The Mayor of London, the 32 London boroughs and the Corporation of the City of London have shared responsibility for planning in London.

The Mayor must produce a 'spatial development strategy', which is called 'The London Plan', and must keep it under review. The Plan (see section 2.4) includes many policies on housing, regeneration and large-scale developments and is actually a more important and powerful document on housing than is the London Housing Strategy.

As with the London Housing Strategy, London boroughs must ensure that their own planning documents generally conform with the Mayor's London Plan.

All planning applications have to conform with planning policy. Applications are submitted to relevant boroughs, the City of London or Mayoral Development Corporations. They are generally agreed or refused at the local level. However, the Mayor of London has powers to intervene in some planning applications, specifically those that are described as being of 'potential strategic importance' (see section 2.5).

2.4 The London Plan

The first London Plan was published in 2004 when Ken Livingstone was Mayor of London and the second in 2011, when Boris Johnson was Mayor. Both plans were periodically reviewed and alterations were made to them. The current London Mayor, Sadiq Khan, produced a draft new London Plan in December 2017¹². This draft Plan has been through a very lengthy consultation process, but is yet to be published.

The London Plan has policies on a wide range of issues relating to the growth and development of London for the next 20-25 years, including on the economy, housing, green infrastructure and the natural environment, heritage and culture, social infrastructure and transport.

The Plan's policies on housing, regeneration and large scale development include: London- and borough-wide targets for new homes: affordable housing, the size mix of homes, different types of 'affordable housing', housing density, housing standards, specialist older people's housing, gypsy and traveller accommodation, student housing, private sector housing, strategic regeneration, loss of existing homes and estate regeneration, large scale developments and what are described as 'opportunity areas'.

We feel that probably most Londoners won't have heard of the London Plan, nor know of the massive impact that it has on our communities. The current Mayor has included 47 'opportunity areas' (large scale developments) in the draft new London plan (see p 10) and has set targets for new homes and jobs in each of them. Together the targets add up to 470,100 new homes and 694,000 jobs.



When the Mayor drafts a new London Plan or makes alterations to an existing one, they must consult the London Assembly, the three functional bodies, London boroughs, the City of London and any other body or person whom they consider it appropriate to consult with about the draft London Plan. The consultation is also open to the general public.

The processes for consultation on the London Plan are much longer and more thorough than those on other strategies produced by the Mayor.

Following an initial written consultation period, there is a formal *examination in public (EiP)* overseen by an independent planning inspector or a panel of inspectors. The inspectors' remit is to examine where there are differences in points of view between responders and the Mayor, particularly where it is felt that the Plan fails to pass a series of tests of 'soundness'.



Some of the LTF reps at the 2019 Examination in Public

These are national planning policy tests which require the Plan to be:

- **positively prepared:** that it meets infrastructure requirements and will achieve sustainable development;
- **justified:** that there is evidence that there has been participation in the development of the plan and that what is being proposed is most reasonable when considered against alternatives;
- **effective:** that the plan can be delivered, is flexible, can be monitored and is based on joint working with neighbouring authorities;
- **consistent** with national policy.

As part of EiPs, inspectors invite consultation responders to make further written submissions to questions that they set and to attend round table hearings or debates, in order to clarify and discuss further the issues where there is contention.

Opportunity Area defined in the draft new London Plan. These are grouped into areas linked relating to areas like central London or transport connections

	Opportunity Areas	Homes	Jobs	
1	Bexley Riverside	6,000	19,000	
2	Brent Cross/Cricklewood	9,500	26,000	
3	Bromley	2,500	2,000	
4	Canada Water	5,000	20,000	
5	Charlton Riverside	8,000	1,000	
6	City Fringe / Tech City	15,500	50,000	
7	Clapham Junction	2,500	2,500	
8	Croydon	14,500	10,500	
9	Colindale and Burnt Oak	7,000	2,000	
10	Deptford Creek/Greenwich	5,500	3,000	
11	Earls Court and West Kensington	6,000	5,000	
12	Elephant and Castle	5,000	10,000	
13	Euston (NB 2800-3800 homes)	2,800	16,500	
14	Great West Corridor	7,500	14,000	
15	Greenwich Peninsula	17,000	15,000	
16	Harrow and Wealdstone	5,000	1,000	
17	Heathrow	13,000	11,000	
18	Hayes	4,000	1,000	
19	Ilford	6,000	500	
20	Isle of Dogs	29,000	110,000	
21	Kensal Canal-side	3,500	2,000	
22	Kings Cross	1,000	48,000	
23	Kingston	9,000	5,000	
24	Lee Valley	21,000	13,000	
25	London Bridge Bankside	4,000	5,500	
26	London Riverside	44,000	29,000	
27	New Cross/ Lewisham/ Catford	13,500	4,000	
28	New Southgate	2,500	3,000	
29	Old Kent Road	12,000	5,000	
30	Old Oak and Park Royal	25,500	65,000	
31	Olympic Legacy	39,000	65,000	
32	Paddington	1,000	13,000	
33	Poplar Riverside	9,000	3,000	
34	Romford	5,000	500	
35	Royal Docks and Beckton Riverside	30,000	41,500	
36	Southall	9,000	3,000	
37	Sutton	5,000	3,500	
37	Thamesmead and Abbey Wood	8,000	4,000	
39	Tottenham Court Road	300	6,000	
40	Vauxhall Nine Elms Battersea	18,500	18,500	
41	Victoria	1,000	4,000	
42	Waterloo	1,500	6,000	
43	Wembley	14,000	13,500	
44	White City	7,000	2,000	
45	Wimbledon/Colliers Wood/ South Wimbledon	5,000	6,000	
46	Wood Green / Haringey	4,500	2,500	
47	Woolwich	5,000	2500	
	TOTAL	470,100	694,000	

- Bakerloo line extension
- Crossrail South
- Crossrail North
- Thames Estuary
- HS2 / Thameslink
- Elizabeth Line East
- Elizabeth Line West
- Central London
- Tram Triangle

These are held at City Hall. Members of the public can attend as observers. The sessions take place over a time period of around 6 months. Those taking part include: members of the Mayors' and local authorities' planning teams, London Assembly members, developers and community representatives.

The good thing about the EiP is that there are many opportunities for those participating to provide more information and indeed grass roots evidence. However, it is also a very technical process and not a very friendly experience for tenant and community representatives.

It is helpful if a number of community groups attend, enabling them to support one another. It is often the case that planning inspectors like to have community members attending. Some will be very sympathetic to hearing what we have to say.

After these examinations, inspectors write a report and may make recommendations of changes that they feel are required to make the Plan 'sound'. Finally, the Government must approve the Plan before it is published.

2.4 Planning applications of 'potential strategic importance'.

Anyone applying for permission to develop, must follow local and regional planning policy. The application must be sent to the local planning authority. However, in circumstances where the application is of 'potential strategic importance' it is then referred to the London Mayor.

The criterion for an application being defined as being of 'potential strategic importance' are:

- developments of 150 residential units or more;
- development over 30 metres in height (outside the City of London);
- development on Green Belt or Metropolitan Open Land.

The relevant borough / planning authority will normally tell the Mayor whether or not they would approve or reject the application. Then the Mayor can do one of three things:

- allow the London borough to do this;
- direct the London borough to refuse the planning application or
- 'call in' the planning application.

The Mayor can 'call in' an application of potential strategic importance if all of the following criteria are met:

- the development or any issues raised by it are of such a nature or scale that it would have a significant impact on the implementation of the London Plan;
- the development or any of the issues raised by it have significant effects that are likely to affect more than one London borough;
- there are sound planning reasons for his intervention.

3. ASSESSING LONDONS HOUSING NEED

3.1 The Greater London Strategic Housing Market Assessment.

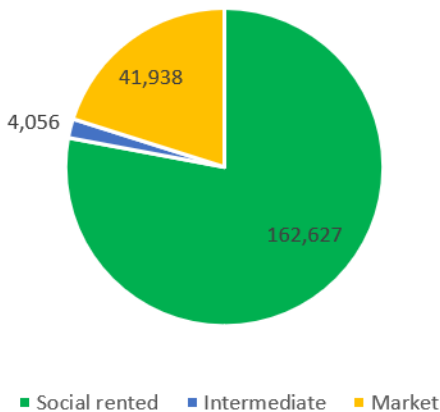
As highlighted previously, when drafting a new London Housing Strategy or London Plan the Mayor must carry out their requirement to assess Londoners' needs for housing. This is done through producing a 'Strategic Housing Market Assessment'¹³

The 2017 London Strategic Housing Market Assessment

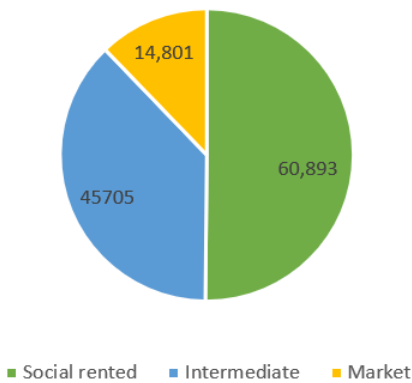
Part of the London Plan evidence base

MAYOR OF LONDON

Backlog need 2017



Backlog need 2013 = 121,399



or SHMA. The SHMA looks at (i) existing needs, including the numbers of households living in unfit or overcrowded homes or temporary housing and (ii) the future needs of newly forming households for up to 5, 10 or more years hence. It must also look at specific needs, such as the requirement for different sizes of homes, housing for older people, students and gypsies and travellers.

The assessment is used to set policy and housing targets in the London Plan. The London Plan's targets are for net or additional homes which take into account homes lost, for example through demolition.

By far the greatest need in London is for social rented homes. The Mayor's 2017 SHMA assessed a backlog of need (alone) for 163,000 social rented homes, 4,000 intermediate and 42,000 private or market homes (figures rounded up or down). The backlog of need for social rented housing has grown significantly as a result of ongoing delivery failures. In 2013 the backlog of need for social rented homes was 61,000.

The Mayor's targets are never set high enough to actually meet the need for social rented homes. The get-out clause preventing this from occurring, is that there must be evidence that the number of homes set in the targets can be delivered (as required by the tests of soundness). LTF members feel that setting targets that meet need would provide a constant reminder of just how much social housing is needed and how much harder the Mayor and boroughs have to work to achieve this.

As well as a SHMA, the Mayor also has to produce a Strategic Housing Land Availability Assessment (SHLAA). This is an assessment of where land might be available to deliver new homes. This is also used in setting housing targets. The Mayor asks the boroughs to contribute to the SHLAA.

4. HOMES FOR LONDONERS

Established and chaired by the Mayor of London, Homes for Londoners¹⁴ is a group involving developers, London Councils, and housing associations.

It guides and oversees the Mayor's housing and development work. Its aims are to build more homes by:

- ‘making sure the right policies and funding are in place to support developers, investors, housing associations and councils;
- using land and planning powers to support public and private development, unlocking development sites and bringing forward surplus public land;
- exploring and promoting innovative construction methods and working with the construction sector to develop the skilled workforce required to build thousands of new homes for Londoners’.

Recently the chair of the London Housing Panel (see section 5) was invited to join the panel. While she has consistently made the case for delivery of social rented homes (in her role in representing the panel) we feel that there should be a larger number of tenant and community-based groups in attendance at the Homes for Londoners meetings so that it has a more balanced composition. We note that in the past there was a Mayor’s Housing Forum, which worked more along those lines and included LTF members, private tenants and homeless groups.

5. THE LONDON HOUSING PANEL

The London Housing Panel¹⁵ is a forum comprising a number of voluntary and community sector groups that was established to help shape the Mayor’s housing policies. It is part-funded by the Mayor of London and by Trust for London.

It was set up in May 2019 following long-term lobbying by LTF for the Mayor to establish a forum to bring together tenant and voluntary and community sector groups to engage in influencing and monitoring the London Housing Strategy.

In the past, as highlighted above there had been a London Housing Forum and a number of sub-groups of the forum, including a community engagement sub-group which was, for a while, chaired by an LTF representative. Sadly, the Forum met increasingly less under the previous Mayor, Boris Johnson, and he dissolved the community engagement sub-group soon after being elected as Mayor of London.

LTF is an active member of the London Housing Panel.

Footnotes

1. *London Development Agency* - en.wikipedia.org/wiki/London_Development_Agency
2. *Homes England* - <https://www.gov.uk/government/organisations/homes-england>
3. *LLDC - London Legacy Development Corporation* - www.queenelizabetholympicpark.co.uk/
4. *OPDC - Old Oak & Park Royal Development Corporation* - www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc/about-opdc/introduction-old-oak-and-park-royal-development-corporation
5. *London Assembly* - www.london.gov.uk/about-us/london-assembly/about-london-assembly
6. *Hearing Residents Voices in Social Housing* - www.london.gov.uk/about-us/london-assembly/london-assembly-publications/hearing-resident-voices-social-housing
7. *Just Space* - justspace.org.uk/
8. *Knock it down or do it up* - www.london.gov.uk/about-us/london-assembly/london-assembly-publications/knock-it-down-or-do-it
9. *Better homes for local people* - www.london.gov.uk/what-we-do/housing-and-land/improving-quality/estate-regeneration
10. *Estate Watch* - <https://estatewatch.london/>
11. *London Housing Strategy* - www.london.gov.uk/what-we-do/housing-and-land/tackling-londons-housing-crisis
12. *London Plan* - www.london.gov.uk/what-we-do/planning/london-plan
13. *Strategic Housing Market Assessment* - www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/examination-public-draft-new-london-plan/eip-library
14. *Homes for Londoners* - <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners>
15. *London Housing Panel* - www.trustforlondon.org.uk/issues/housing/london-housing-panel/

Ad: 82A Godwin Crt, Crowndale Rd, NW1 1NW **T:** 07931 214913 **Twitter:** @londontenants
Web: www.londontenants.org **F:** facebook.com/londontenants/ **E:** info@londontenants.org
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