

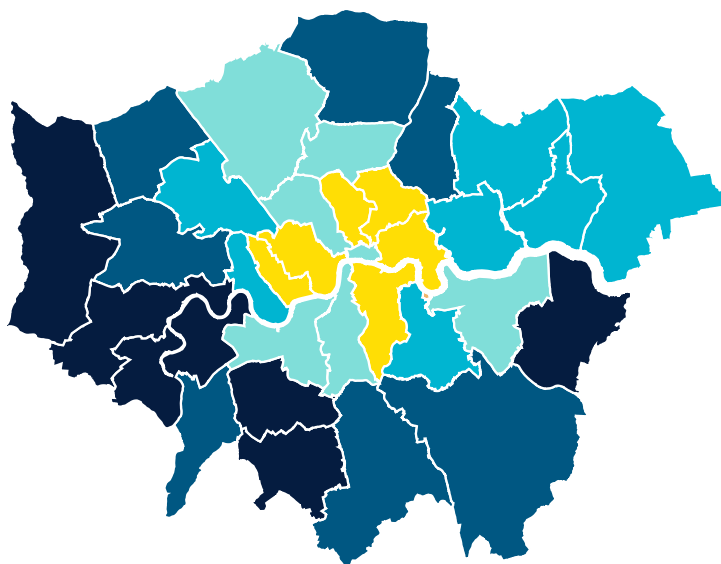
## London Mayor targets outer London for 66,000 new homes a year

New figures released by the Mayor of London, Sadiq Khan, reveal that London needs to build 66,000 new homes every year to meet its growing need.

The revised housing targets will comprise part of the ambitious targets set out in the Mayor's draft London Plan, due to be published on Friday December 1.

The Mayor of London has called for 'profound action' from the government to resolve the housing crisis in London. Among his suggestions was that funding for affordable housing in London should increase to £2.7bn a year, five times current levels.

Other suggested actions included the devolution of new powers to London. These powers would include control over public land, allowing councils to borrow to invest in homes and a massive increase in government funding for homebuilding and infrastructure.

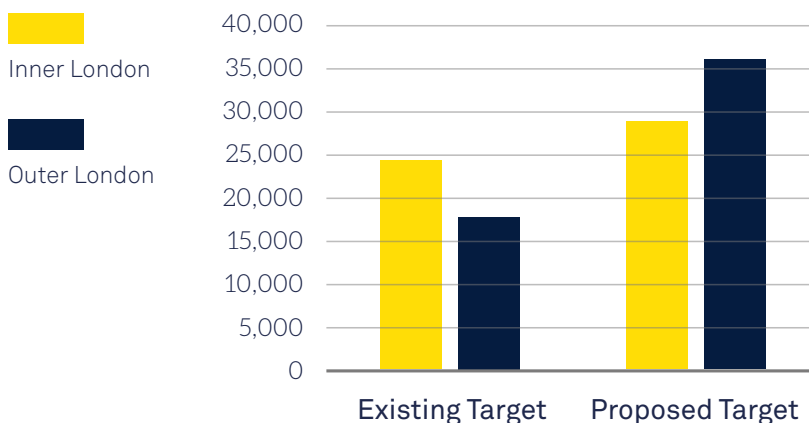


**“The only way London can significantly increase housebuilding is through additional government investment and the further devolution of powers to City Hall. Now is the time for all layers of government to work in partnership with developers to ensure London meets its housebuilding target.”**

Jonathan Seager, Executive Director, Housing, London First

**“Many boroughs, housing associations, homebuilders and others in London are ready to step up - but we simply can't do it on our own.”**

Sadiq Khan, Mayor of London



Borough	New Proposed Target	Existing Target	Difference	% increase
Merton	1,328	411	917	223%
Bexley	1,245	446	799	179%
Hillingdon	1,553	559	994	178%
Hounslow	2,182	822	1,360	165%
Sutton	939	363	576	159%
Richmond upon Thames	811	315	496	157%
Enfield	1,876	798	1,078	135%
Harrow	1,392	593	799	135%
Bromley	1,424	641	783	122%
Ealing	2,807	1,297	1,510	116%
Kingston upon Thames	1,364	643	721	112%
Waltham Forest	1,794	862	932	108%
Croydon	2,949	1,435	1,514	106%
Newham	3,850	1,994	1,856	93%
Brent	2,915	1,525	1,390	91%
Barking and Dagenham	2,264	1,236	1,028	83%
Redbridge	1,979	1,123	856	76%
Havering	1,875	1,170	705	60%
Hammersmith and Fulham	1,648	1,035	617	60%
Lewisham	2,117	1,385	732	53%
LLDC	2,161	1,471	690	47%
Barnet	3,134	2,349	785	33%
Haringey	1,958	1,502	456	30%
Wandsworth	2,310	1,812	498	27%
Camden	1,086	889	197	22%
Greenwich	3,204	2,685	519	19%
City of London	146	141	5	4%
Lambeth	1,589	1,559	30	2%
Westminster	1,010	1,068	-58	-5%
Southwark	2,554	2,736	-182	-7%
Tower Hamlets	3,511	3,931	-420	-11%
Hackney	1,330	1,599	-269	-17%
Kensington and Chelsea	488	733	-245	-33%
Islington	775	1,264	-489	-39%
OPDC	1,367	N/A	N/A	N/A
<b>TOTAL</b>	<b>64,935</b>	<b>42,389</b>	<b>22,546</b>	<b>53%</b>

## Inner London vs Outer London

The Mayor of London's overall target for 66,000 new homes a year is not distributed equally around all 33 London boroughs.

The increase is more heavily focussed on outer London boroughs where the previous London Plan did not maximise the opportunity for development. Six inner city central boroughs have had their targets reduced.

For example, boroughs targeted with the highest annual increase are located in outer London, such as Merton and

Bexley (where the previous annual target was only 411 and 446 respectively). Neither are outer London boroughs with higher existing targets exempted from the increases. Hounslow and Ealing, for example will need to find an additional 1,360 and 1,510 dwellings respectively.

## Importance of density

The reduction of targets for inner city London boroughs reflects the past push in recent years to increase the quantity and density of development in these areas. This, compounded by an increasing unaffordability of housing in central London, explains the Mayor of London's intent to redistribute growth toward outer boroughs in an attempt to increase supply.

However, given that the boroughs of RBKC and Islington are two of the most densely populated in the capital, this seems somewhat nonsensical. The recent tragedy at Grenfell and the following removal of estate regen sites from RBKC's Local Plan review would explain a decrease to help ease pressure on the Council, but it does nothing to solve the severe housing shortages that are still present within these inner London boroughs.

## Greenbelt

In past statements, the Mayor of London has remained adamant that the Greenbelt will not be developed. However, given that brownfield land is a finite resource, the proposed levels of development may require a revision to his position at some point in the future.

## Potential opposition

Taller and higher density development may need to be considered in the outer Boroughs, where this has not been considered before. Nevertheless, boroughs such as Richmond, where high rise development is not characteristic of the built environment, may find strong opposition locally. This could mean even more pressure on land previously allocated to employment and industrial use.

Inevitably, the targets will be scrutinised by the boroughs through the consultation of the London Plan. It of course should be noted that though the Mayor of London can set these figures as the target for London Boroughs. In many cases such drastic increases will be objected to by both Local Authorities and the residents of boroughs set to be most affected.



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