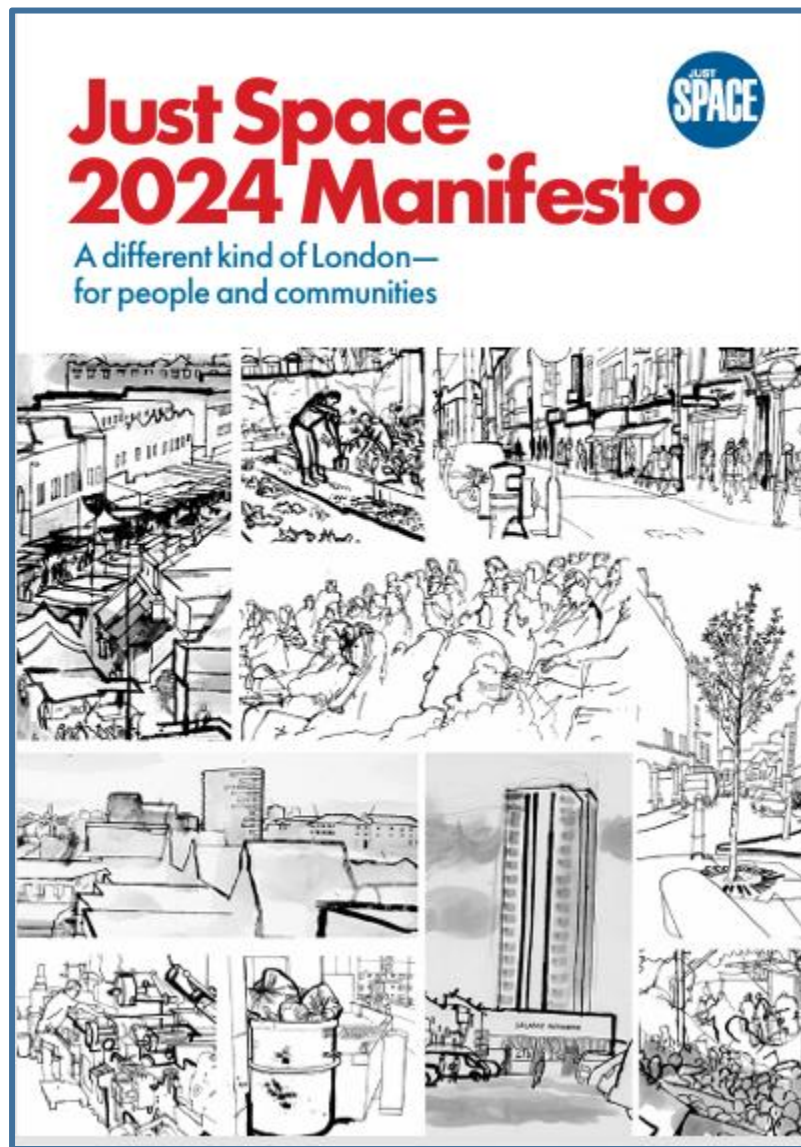




*An informal alliance of community groups, campaigns and concerned independent organisations – aiming to improve public participation in planning, ensuring policy is fairer towards communities, in a system dominated by the interests of developers*







# WHERE?

Anywhere along the river...

Wapping

Rotherhithe

Limehouse

Deptford

Canary Wharf

North Greenwich

## Woolwich

# The Government's housing crisis

- **We are in a housing crisis. Govt answer: build more homes**
  - **Planning constraints and Nimbyism has led to housebuilding declining - so beat up planning + remove local controls (NPPF changes, Planning & Infrastructure Bill)**
  - **The law of supply and demand means that if there are more homes, prices will come down, surely?**
- ***But haven't we been trying this? London has 47 Opportunity Areas, 600 tall buildings in the pipeline***
- ***London has built more homes over the past 25 years than the growth of it's population over that period.***
- ***We now have more bedrooms per person than ever before — and more housing space per person than in the mid-1990s — yet this growing surplus of housing has done little to improve affordability.***

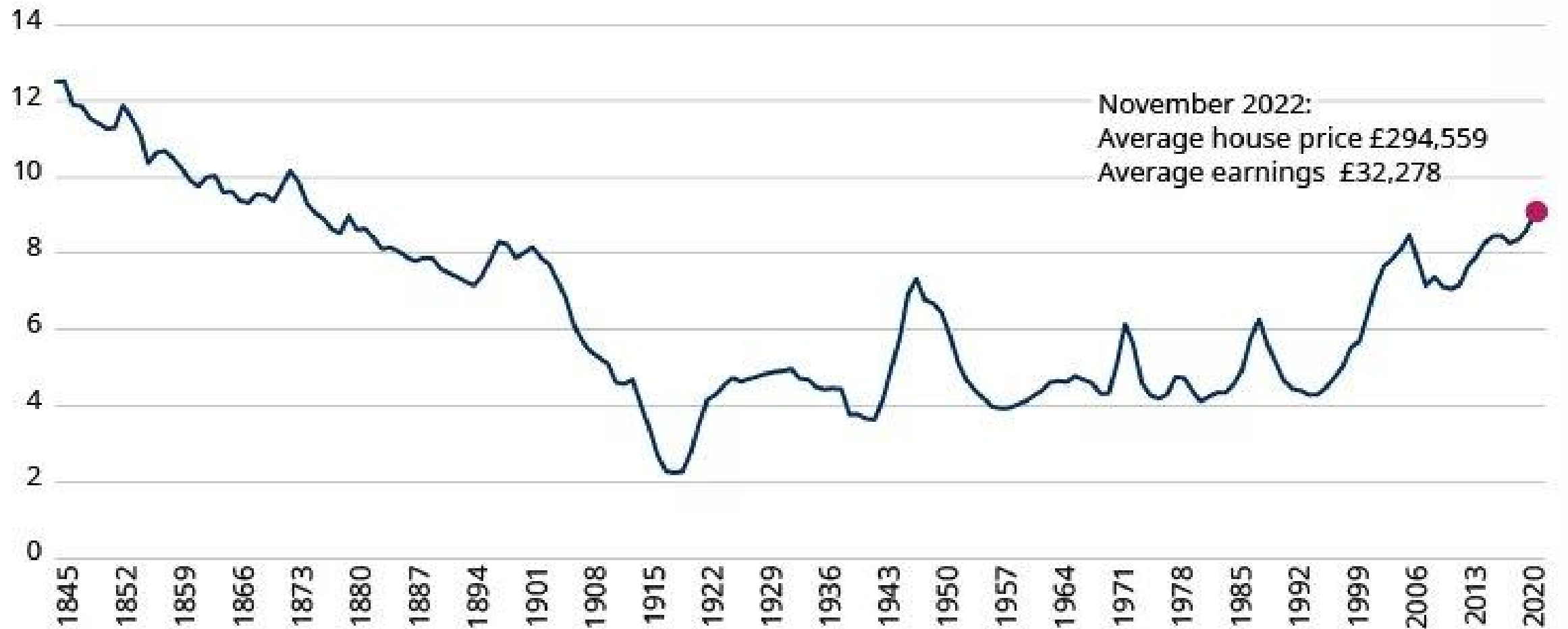
# The real housing affordability crisis

**We are in a housing affordability crisis - housing is too expensive to buy or rent**

- **2024 saw a record average increase in private rental costs of over 11% in London**
- **In London, house prices are over 11 times annual disposable incomes, the widest gap for 150 years.**
- **As a result, the average home is not affordable for any household income decile**

# House prices as a multiple of average earnings

Schroders



## Home affordability back at pre-pandemic levels

FT 25/03/25

*Housing affordability in England and Wales returned to its pre-pandemic levels last year after wages rose much faster than house prices, official figures show.*

## One-bed flats unaffordable for key workers in half of England

FT, 21/03/25

## Buying a house in England deemed unaffordable for most

FT 10/12/24

*Buying a house was “unaffordable” for all but the richest 10 per cent of households in England in the year to March 2023, while property prices in London were out of reach for any income group.*

# Some numbers

- Over 180,000 people are homeless in the capital - nearly half of the entire UK homeless population - and living in temporary accommodation, including almost 90,000 children.
- Another 300,000 households are on council waiting lists in London
- 300,000 council homes lost as affordable housing stock through Right to Buy
- 300,000 existing housing permissions which the multiple housebuilders aren't building
- number of homes built last year in London was a mere 35,000
- £30bn per annum of HB money and a temporary accommodation crisis



# Example - Waterloo

Currently has around 6,500 homes (60% council homes in 1980)

Since 1980:

- 50% of social housing lost to RTB
- 2,400 market homes have been built
- Under 400 affordable homes built (15%)
- Huge Private Rented Sector emerged (32%): massive gap emerged between social rents and market rents and land values
- Since designated Opportunity Area (2004) permission granted for 2,000 homes not built
- No detailed data or analysis by GLA or local authority

# Just Space Manifesto 2024

Most Londoners can't afford to live here.

Market rents are far too high.

"Affordable rents" are not affordable.

The price of buying a home is prohibitive.

The supply of council housing has been deliberately run down for forty years.

Social housing is not being built.

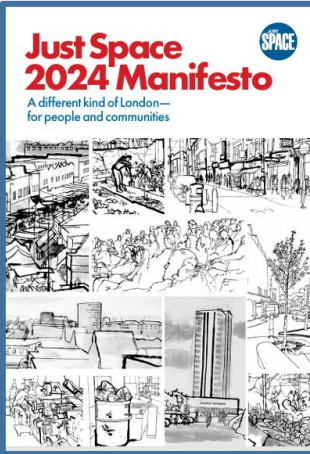
The financialisation of the housing market means that London properties are worth more as financial assets than they are as homes.

Some market homes bought by investors are kept empty.

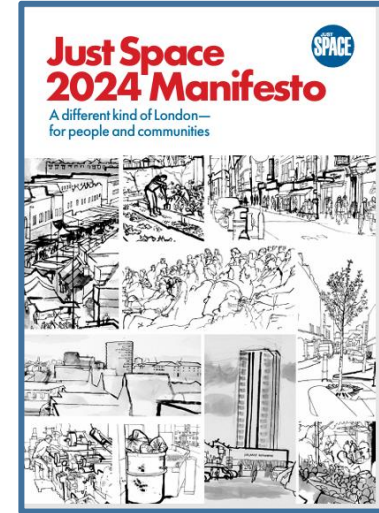
People who need a council home are forced into expensive, insecure, and poorly-regulated private rented housing. Far more is spent subsidising overpriced rents than on building social housing.



# Just Space Manifesto 2024



- The housebuilding model is predicated on property values forever rising, plus an imperfect market and a cartel of housebuilders who control the supply.
- Developers over-pay for land and then, due to the ‘flexible’ planning system, claim they cannot afford to provide social housing.
- Estate regeneration has proved a painful delusion, resulting in the needless demolition of council homes and the destruction of communities.
- London’s development is distorted, as housing has been built on a quarter of our industrial land rather than being integrated into coherent communities, harming economic activity.
- Huge amounts of public land have been lost.
- Local government is not fit for purpose (scrutiny, accountability, transparency and finance) and has limited capacity.



# Just Space Manifesto: some proposals

1. Public land should be used for not-for-profit rented homes
2. Abolition of Right to Buy and the buy-back of ex-council stock.
3. The Mayor of London must be granted the necessary powers to effect the Blueprint for Reforming Private Renting
4. A presumption against estate redevelopment schemes unless they significantly benefit the health and well-being of existing residents, and communities are kept together throughout; and where refurbishment- the circular economy- takes priority.
5. A presumption in favour of retrofitting and upgrading all rented housing and the training of architects, engineers, developers, local authorities - CLT???
6. Viability mustn't trump planning policy: land value must reflect planning policy (Cavalry Barracks)
7. Establish a transparent register of residential property ownership and usage, including identification of second homes, and the introduction of a Vacancy Tax.
8. Councils and the Mayor given powers to take effective, timely action on London's empty homes - e.g. WCC

# Many other reports...

## Homes that don't cost the Earth

<https://darkmatterlabs.notion.site/hdce>

*“Previous trends suggest that even if we hit the target of 1.5 million new homes within this parliament (by 2030) — a rate of building many argue is unrealistic — it would reduce the ratio of rents to incomes by just 1%.*

*This is because the broader system of policies — on housing, tax and mortgage credit — is pushing up prices and favouring better off home-owners and landlords, over those who are struggling to make ends meet.*

*And conventional new housing has a significant impact on our environment — locally and globally.*

***Without mass retrofit, and with 300,000 ‘business as usual’ homes built every year, housing will soon consume the country’s ENTIRE carbon budget.”***

# The housebuilding crisis

The UK's 4 million missing homes

Samuel Watling, Anthony Breach  
February 2023



centreforcities 



FABIAN POLICY REPORT

LOCAL GOVERNMENT AND HOUSING  
MEMBER POLICY GROUP

CONCILIO

# HOMES FOR BRITAIN

## PLANNING FOR GROWTH

Edited by Christopher Worrall, with contributions by Andrew Western  
MP, Cllr Shama Tattler, Cllr Anthony Okereke, Cllr Promise Knight,  
Fiuna Colley, Professor Paul Cheshire, Anthony Breach and

### BRITAIN'S HOUSING SHORTAGE



What are the origins of Britain's 4 million missing homes?  
asks Anthony Breach

HOUSING IS A huge, if not the biggest domestic political  
problem in modern Britain. The pressure that the housing  
problem in the country is so great that other policy areas, like  
equality, climate, and the public finances are

only worsened since – by 2015, we had least 8 per cent fewer  
homes per person than the average European country.  
The lesson here though is not that council housebuilding was a

# London Growth Plan Feb 2025

- **Mayor of London + London Councils**

*“Growth has always been fundamental to the story and success of London... we are constantly evolving, innovating and advancing”*: no!  
London shrank from 8.6m to 6.8m from 1940 -1989

*“London’s challenges are evident”*

- *Weak productivity growth*
  - *Housing crisis*
  - *High poverty rates despite dynamic jobs market*
  - *Public services suffering from under-investment”*
- 
- Productivity growth? How is this ‘evident’ - it’s an economist’s abstraction
  - Not included in these challenges:
    - Climate emergency
    - the rising asset inequality
    - gentrification/ social exclusion



# Dog eat dog

*“Global competition is growing. Cities around the world are expanding and globalising fast. In this century of cities, only a few will emerge as truly global centres for commerce, ideas and innovation. We are determined that London will be in the vanguard of that group.”*





# Growth Plan: 4 'missions'

01. **Productivity:** Raise productivity growth rates to 2% average per year over 2025 to 2035.

02. **Inclusion:** Raise the real household weekly income (after housing costs) of the lowest earning 20% of Londoners by 20% by 2035.

03. **Green growth:** Accelerate progress towards achieving London's net zero target for 2030.

04. **A global capital:** Grow London's services exports by an average of 6% per year.



# Building and housing: 10 year plan

1. Plan for London's infrastructure
2. Rapidly build more homes, prioritising genuinely affordable homes
3. New London Plan prioritises housing and growth
4. (Govt) funding for public transport
5. Expand public transport network "prioritising projects to unlock homes and growth"
6. Extend internet and digital connectivity
7. Explore new potential energy sources
8. Grow international travel connections



An aerial view of the London skyline at sunset. The sun is low on the horizon, casting a warm orange glow over the city. The River Thames flows through the foreground, with the Tower Bridge on the left. The skyline is dominated by modern skyscrapers, including the Gherkin and the Shard. The text is overlaid on the center of the image.

# £22bn of Investible Opportunities Launched

[DOWNLOAD THE LONDON INVESTMENT PROSPECTUS](#)

# Partnership of Mayor of London, City of London, London Councils, HM Govt and....



# Opportunity London: Prospectus for Investors

*“The UK is ranked as the second more attractive country to invest in by global CEOs, with secure political, financial and legal institutions providing assurance to investors for their long-term core to opportunistic returns*

*“London is a trillion-dollar European Economy and has consistently topped the World’s Best Cities rankings for the past 10 years... London remains the most attractive city in the world to invest”*

- 1** London Liverpool Street
- 2** London Victoria
- 3** London Waterloo
- 4** Euston Over-Site Development
- 5** Bow Goods Yard
- 6** Broadway Connection, Ealing
- 7** Bunhill Heat Network
- 8** Camden Film Quarter
- 9** Royal Albert Docks, Education Campus
- 10** Walthamstow Central Interchange Regeneration



- 11** Brent Cross Town
- 12** Barking Riverside
- 13** Thames Road Factory District
- 14** Earls Court
- 15** Lambeth, New Homes 6
- 16** Meridian Water
- 17** Old Oak
- 18** Royal Docks
- 19** Thamesmead and Beckton Riverside
- 20** West London Orbital and Bakerloo Line Extension



Example: **Barking Riverside** (pic above before and after) is based on rising rents and house prices: **GDV £6.6bn**

*"The scale of opportunity is significant — forecast housing and rental price growth over the next 5 years in the borough are 22% and 16% respectively, above the London average. Riverside has seen a regeneration premium of 4.4% annually in pricing growth."*