
HOUSING STANDARDS POLICY TRANSITION STATEMENT

IMPLEMENTATION: OCTOBER 2015

May 2015

MAYOR OF LONDON

Housing Standards: Transition Policy Statement.

On 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards in England and detailed how these would be applied thorough planning policy¹. The system comprises of new additional 'optional' Building Regulations on water and access, and a nationally described space standard² (referred to as "the new national technical standards").

These new standards will come into effect on the 1st of October 2015. From this date relevant London Plan policy and associated guidance in the Housing Supplementary Planning Guidance (SPG) should be interpreted by reference to the nearest equivalent new national technical standard. The Mayor intends to adopt the new national technical standards through a minor alteration to the London Plan. In advance of this, as required by Government, this Policy Statement sets out how the existing policies relating to Housing Standards in the London Plan should be applied from October 2015. Appendix 1 sets out how the relevant standards in the Housing SPG should be interpreted from October 2015. This is also set out in the Draft Interim Housing SPG, alongside the other London standards which are not affected by the introduction of national standards.

¹Written Ministerial Statement – The Rt Hon Eric Pickles March 2015 'Steps the government are taking to streamline the planning system, protect the environment, support economic growth and assist locally-led decision making'

² DCLG Technical housing standards – nationally described space standard. DCLG 2015

Policy 3.5 Quality and Design of Housing Developments

3.5 C currently states *"LDFs should incorporate minimum space standards that generally conform with Table 3.3. The Mayor will, and boroughs should, seek to ensure that new development reflects these standards. The design of all new dwellings should also take account of factors relating to 'arrival' at the building and the 'home as a place of retreat', have adequately sized rooms and convenient and efficient room layouts, meet the changing needs of Londoners over their lifetimes, address climate change adaptation and mitigation and social inclusion objectives and should be conceived and developed through an effective design process"*. From October 2015 Table 3.3 should be substituted with Table 1 of the nationally described space standard. For detailed guidance on implementation see Appendix 1 which sets out how the standards stemming from this policy set out in the 2012 Housing SPG should be interpreted in relation to the Government's standards.

Policy 3.8 Housing Choice:

3.5 c – *requires all new homes to be built to lifetime homes standards*. From October 2015 this should be interpreted as 90% of homes should meet building regulation M4 (2) – 'accessible and adaptable dwellings'.

3.5 d – *requires ten per cent of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users*. From October 2015 this should be interpreted as requiring ten per cent of new housing to meet building regulation M4 (3) 'wheelchair user dwellings'.

Policy 5.2 Minimising Carbon Dioxide Emissions

Policy 5.2 should continue to be applied. The Mayor has considered the Government's intentions regarding energy performance standards for domestic development and its support for low carbon energy infrastructure, and considers his energy targets within his energy hierarchy to be in line with this approach. Appendix 1 recalibrates the London Plan's energy target to a target expressed in 2013 Building Regulations terms.

From now until the end of September 2015, the current London Plan standards apply.

APPENDIX 1 HOW RELEVANT LONDON PLAN AND ASSOCIATED SPG STANDARDS SHOULD BE INTERPRETED FROM OCTOBER 2015

Existing Standard		Standard from October based on nearest equivalent national technical standard
3.1	Entrance and approach	
3.1.2	The distance from the accessible car parking space of requirement 3.3.4 to the home or to the relevant block entrance or lift core should be kept to a minimum and should be level or gently sloping.	The distance from the accessible car parking space of standard 3.3.4 to the home or to the relevant block entrance or lift core should be kept to a minimum.
3.1.3	The approach to all entrances should preferably be level or gently sloping.	Approach routes should comply with the requirements of Part M4(2) ³ , unless they also serve Wheelchair User Dwellings, where they should comply with the requirements of Part M4(3) ⁴ .
3.1.4	All entrances should be illuminated and have level access over the threshold, Entrance doors should have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances should have weather protection and a level external landing.	All entrances should comply with the requirements of Part M4(2), unless they also serve Wheelchair User Dwellings, where they should comply with the requirements of Part M4(3).
3.2	Shared circulation within buildings	
3.2.4	The minimum width for all paths, corridors and decks for communal circulation should be 1200mm. The preferred minimum width is 1500mm, and is considered particularly important where corridors serve dwellings on each side ('double loaded') and where wheelchair accessible dwellings are provided.	Communal circulation should comply with Part M4(2), unless they also serve Wheelchair User Dwellings, where they should comply with the requirements of Part M4(3).

³ Requirement M4(2) of Schedule 1 to the Building Regulations 2010.HM Government 2015.

⁴ Requirement M4(3) of Schedule 1 to the Building Regulations 2010.HM Government 2015

Existing Standard		Standard from October based on nearest equivalent national technical standard
3.2.5	For buildings with dwellings entered from communal circulation at the first, second or third floor where lifts are not provided, space should be identified within or adjacent to the circulation cores for the future installation of a wheelchair accessible lift.	Standard removed
3.2.6	All dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.	Every M4(2) dwelling should be provided with step-free access. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.
3.2.7	Every designated wheelchair accessible dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by more than one lift.	Every designated wheelchair accessible dwelling above the ground floor should be served by at least one wheelchair accessible lift ⁵ . It is desirable that every wheelchair accessible dwelling is served by more than one lift.
3.2.8	Principal access stairs should provide easy access regardless of whether a lift is provided. Where homes are reached by a lift, it should be fully wheelchair accessible.	Principal access stairs should provide easy access ⁶ regardless of whether a lift is provided. Where homes are reached by a lift, it should be fully wheelchair accessible ⁷ .
3.3	Car parking	
3.3.2	Each designated wheelchair accessible dwelling should have a car parking space 2400mm wide with a clear access way to one side of 1200mm.	Each designated wheelchair user dwelling should have a car parking space that complies with Part M4 (3) 3.12 a-e.

⁵ Compliant with the requirements of Part M4 (3)

⁶ Part K (Protection from falling, collision and impact) requirements for a general access stair.

⁷ Compliant with the requirements of Part M4 (2)

Existing Standard		Standard from October based on nearest equivalent national technical standard
3.3.4	Where car parking is within the dwelling plot, at least one car parking space should be capable of enlargement to a width of 3300mm. Where parking is provided in communal bays, at least one space with a width of 3300mm should be provided per block entrance or access core in addition to spaces designated for wheelchair user dwellings.	Where a dwelling has car parking within its plot, at least one parking space should comply with Part M4(2). Where parking is provided in communal bays, at least one space should be provided per block entrance or access core that complies with Part M4(3) in addition to spaces designated for wheelchair user dwellings.
3.5	Refuse, post and deliveries	
3.5.1	Communal refuse and recycling containers, communal bin enclosures and refuse stores should be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection and should achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and provided with means for cleaning.	Communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores should be easily accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection. Refuse and recycling stores within buildings should be located to limit the nuisance caused by noise and smells and maintained to a high hygiene standard.
3.5.2	Storage facilities for waste and recycling containers should be provided in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.	Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.

Existing Standard		Standard from October based on nearest equivalent national technical standard																																									
4.0																																											
4.1																																											
4.1.1	All developments should meet the following minimum space standards (as set out in Table 3.3 of the replacement LP):																																										
		<table><tr><th></th><th>dwelling type (bedroom/ persons)</th><th>essential gia (sqm)</th></tr><tr><td rowspan="10">Flats</td><td>1p</td><td>37</td></tr><tr><td>1b2p</td><td>50</td></tr><tr><td>2b3p</td><td>61</td></tr><tr><td>2b4p</td><td>70</td></tr><tr><td>3b4p</td><td>74</td></tr><tr><td>3b5p</td><td>86</td></tr><tr><td>3b6p</td><td>95</td></tr><tr><td>4b5p</td><td>90</td></tr><tr><td>4b6p</td><td>99</td></tr><tr><td rowspan="5">Two storey houses</td><td>2b4p</td><td>83</td></tr><tr><td>3b4p</td><td>87</td></tr><tr><td>3b5p</td><td>96</td></tr><tr><td>4b5p</td><td>100</td></tr><tr><td>4b6p</td><td>107</td></tr><tr><td rowspan="3">Three storey houses</td><td>3b5p</td><td>102</td></tr><tr><td>4b5p</td><td>106</td></tr><tr><td>4b6p</td><td>113</td></tr></table>		dwelling type (bedroom/ persons)	essential gia (sqm)	Flats	1p	37	1b2p	50	2b3p	61	2b4p	70	3b4p	74	3b5p	86	3b6p	95	4b5p	90	4b6p	99	Two storey houses	2b4p	83	3b4p	87	3b5p	96	4b5p	100	4b6p	107	Three storey houses	3b5p	102	4b5p	106	4b6p	113	
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	For dwellings designed for more than 6 people, at least 10sq.m gross internal area should be added for each additional person.																																										

Existing Standard		Standard from October based on nearest equivalent national technical standard			
All developments should meet the following minimum space standards (as set out in Table 3.3 of the London Plan and the nationally described space standards).					
bedrooms	bedspaces	minimum gia (sqm)			built-in storage (sqm)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	
<p>*Where a studio has a shower room instead of a bathroom, the floor area may be reduced from 39m2 to 37m2, as shown bracketed.</p> <p>The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m2).</p>					
4.2	Flexibility and adaptability				
4.2.1	Dwelling plans should demonstrate that dwelling types provide flexibility by showing that at least one bedroom is capable of being used and furnished as either a double or a twin room according to occupiers' preferences.		Standard removed		

Existing Standard		Standard from October based on nearest equivalent national technical standard								
4.3	Circulation in the home									
4.3.1	<div><div>The minimum width of hallways and other circulation spaces inside the home should be 900mm. This may reduce to 750mm at ‘pinch points’ e.g. next to radiators, where doorway widths meet the following specification:</div><table><tr><th>MINIMUM CLEAR OPENING WIDTH OF DOORWAY (mm)</th><th>MINIMUM WIDTH OF HALLWAY WHERE DOOR IS IN SIDE WALL (mm)</th></tr><tr><td>750</td><td>1200</td></tr><tr><td>775</td><td>1050</td></tr><tr><td>900</td><td>900</td></tr></table><div>Where a hallway is at least 900mm wide and the approach to the door is head-on, a minimum clear opening door width of 750mm should be provided.</div></div>	MINIMUM CLEAR OPENING WIDTH OF DOORWAY (mm)	MINIMUM WIDTH OF HALLWAY WHERE DOOR IS IN SIDE WALL (mm)	750	1200	775	1050	900	900	The minimum width of hallways and other circulation spaces inside the home should comply with Part M4(2).
MINIMUM CLEAR OPENING WIDTH OF DOORWAY (mm)	MINIMUM WIDTH OF HALLWAY WHERE DOOR IS IN SIDE WALL (mm)									
750	1200									
775	1050									
900	900									
4.3.2	The design of dwellings of more than one storey should incorporate potential for a stair lift to be installed and a suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and an accessible bathroom	The design of dwellings of more than one storey should incorporate potential for a future stair lift to be installed by providing stairs that complies with M4(2).								

Existing Standard		Standard from October based on nearest equivalent national technical standard												
4.4	Living / dining / kitchen													
	The following combined floor areas for living / kitchen / dining space should be met:	Standard removed												
	<table><tr><th>DESIGNED LEVEL OF OCCUPANCY</th><th>MINIMUM COMBINED FLOOR AREA OF LIVING, DINING AND KITCHEN</th></tr><tr><td>2 PERSON</td><td>23</td></tr><tr><td>3 PERSON</td><td>25</td></tr><tr><td>4 PERSON</td><td>27</td></tr><tr><td>5 PERSON</td><td>29</td></tr><tr><td>6 PERSON</td><td>31</td></tr></table>	DESIGNED LEVEL OF OCCUPANCY	MINIMUM COMBINED FLOOR AREA OF LIVING, DINING AND KITCHEN	2 PERSON	23	3 PERSON	25	4 PERSON	27	5 PERSON	29	6 PERSON	31	
DESIGNED LEVEL OF OCCUPANCY	MINIMUM COMBINED FLOOR AREA OF LIVING, DINING AND KITCHEN													
2 PERSON	23													
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6 PERSON	31													
4.4.2	The minimum width of the main sitting area should be 2.8m in 2-3 person dwellings and 3.2m in dwellings designed for four or more people.	Standard removed												
4.4.3	Dwellings for five people or more should be capable of having two living spaces, for example a living room and a kitchen-dining room. Both rooms should have external windows. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be load-bearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces.	Standard removed												
4.4.5	A living room, living space or kitchen dining room should be at entrance level.	A living area that complies with M4(2) should be at entrance level.												
4.4.6	Windows in the principal living space should be no higher than 800mm above finished floor level (+/- 50mm) to allow people to see out while seated. At least one opening window should be easy to approach and operate by people with restricted movement and reach.	Glazing to the principal window should comply with Part M4(2). At least one opening window in the principal living area should comply with Part M4(2).												

Existing Standard		Standard from October based on nearest equivalent national technical standard
4.5	Bedrooms	
4.5.1	The minimum area of a single bedroom should be 8 sq m. The minimum area of a double or twin bedroom should be 12 sq m.	The minimum area of a single bedroom should be 7.5sqm. The minimum area of a double or twin bedroom should be 11.5sqm to comply with the nationally described space standard.
4.5.2	The minimum width of double and twin bedrooms should be 2.75m in most of the length of the room.	One double or twin bedroom should be at least 2.75m wide and every other double or twin should be at least 2.55m wide, in most of the length of the room, to comply with the nationally described space standard.
4.5.3	In homes of two or more storeys with no permanent bedroom at entrance level, there should be space on the entrance level that could be used as a convenient temporary bed space.	Standard removed
4.5.4	Building structure above a main bedroom and an accessible bathroom should be capable of supporting a ceiling hoist and the design should allow for a reasonable route between this bedroom and bathroom.	Standard removed
4.6	Bathrooms and WCs	
4.6.1	Dwellings designed for a potential occupancy of five or more people should provide a minimum of one bathroom with WC and one additional WC.	Standard removed
4.6.2	Where there is no accessible bathroom at entrance level, a wheelchair accessible WC with potential for a shower to be installed should be provided at entrance level.	To provide step-free access to a WC that is suitable and convenient to some wheelchair users and, where reasonable, to make provision for showing, dwellings should comply with the requirements of Part M4(2).
4.6.3	An accessible bathroom should be provided in every dwelling on the same storey as a main bedroom.	An accessible bathroom that complies with Part M4(2) should be provided in every dwelling on the same storey as a double (or twin) bedroom.
4.6.4	Walls in bathrooms and WCs should be capable of taking adaptations such as handrails.	Walls in the bathrooms and WCs should be capable of taking adaptations and comply with Part M4(2).

⁸ Balconies and terraces over habitable rooms which require a step up to increase slab thickness / insulation are exempt from the accessible threshold standard.

Existing Standard		Standard from October based on nearest equivalent national technical standard
4.7	Storage and utility	
4.7.1	In dwellings supported by the LDA or receiving public subsidy, built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m and a minimum area of 1.5 sq m should be provided for 1 and 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5 sq.m of storage space is required.	Built-in general internal storage space should be provided to comply with Table 3.3 of the LP, and the nationally described space standard 4.1.
4.8	Study and work	
4.8.1	Dwelling plans should demonstrate that all homes are provided with adequate space and services to be able to work from home.	Dwelling plans should demonstrate that all homes are provided with adequate space and services to be able to work from home.
4.8.2	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	Service controls should be within easy reach and comply with Part M4(2).
4.9	Wheelchair accessible dwellings	
4.9.1	Ten percent of new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users in accordance with the GLA Best Practice Guide on Wheelchair Accessible Housing.	Ten percent of new housing should be designed to be wheelchair user dwellings that comply with Part M4(3).
4.10	Private open space	
4.10.2	Private outdoor spaces should have level access from the home.	All private outdoor space should have accessible threshold from the home ⁹ ,
5.0	Home as a Place of Retreat	
5.3	Noise	
5.3.1	The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.	The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.

⁹ Excluding an allowance of 5 litres or less per head per day for external water use (as set out in the 'optional' Requirement G2 of Schedule 1 to the Building Regulations 2010)

Existing Standard		Standard from October based on nearest equivalent national technical standard
5.4	Floor to ceiling heights	
5.4.1	The minimum floor to ceiling height in habitable rooms should be 2.5m between finished floor level and finished ceiling level.	To address the unique heat island effect of London and the distinct density and flatted nature of most of London's residential development, a minimum ceiling height of 2.5m for at least 75% of the dwelling area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.
5.6	Air Quality	
5.6.1	Minimise increased exposure to existing poor air quality and make provision to address local problems of air quality: be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs).	Minimise increased exposure to existing poor air quality and make provision to address local problems of air quality : be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs).
6.0	Climate Change Adaptation	
6.1.1	Designers should seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in all new developments.	Standard removed
6.2	Energy and CO2	
6.2.1	Development proposals should be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction. Year Improvement on 2010 Building Regulations 2010 - 2013 25 per cent 2013 - 2016 40 per cent 2016 - 2031 Zero carbon	Development proposals should be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction. Year Improvement on 2013 Building Regulations 2014 - 2016 35 per cent 2016 - 2036 Zero carbon
6.4	Water	
6.4.1	New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per person per day.	New dwellings should be designed to ensure that a maximum of 105 ⁹ litres of water is consumed per person per day.

Existing Standard		Standard from October based on nearest equivalent national technical standard
6.4.2	Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with PPS25.	Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with the NPPF and its associated technical Guidance ¹⁰ .
6.5	Materials	
6.5.1	All new residential development should accord with Code for Sustainable Homes Level 4 and the London Sustainable Design and Construction SPG with regard to the sourcing of materials.	Developments should manage existing materials, specify sustainable materials that are robust and fit for purpose and secure the sustainable procurement of materials.
6.5.2	All new residential development should meet the requirements of the Code Level 4 with regard to using materials with lower environmental impacts over their lifecycle.	Standard removed

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Chinese

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Vietnamese

Nếu bạn muốn có văn bản tài liệu này bằng ngôn ngữ của mình, hãy liên hệ theo số điện thoại hoặc địa chỉ dưới đây.

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος εγγράφου στη δική σας γλώσσα, παρακαλείστε να επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυδρομικά στην παρακάτω διεύθυνση.

Turkish

Bu belgenin kendi dilinizde hazırlanmış bir nüshasını edinmek için, lütfen aşağıdaki telefon numarasını arayınız veya adrese başvurunuz.

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Hindi

यदि आप इस दस्तावेज़ की प्रति अपनी भाषा में चाहते हैं, तो कृपया निम्नलिखित नंबर पर फोन करें अथवा नीचे दिये गये पते पर संपर्क करें

Bengali

আপনি যদি আপনার ভাষায় এই দলিলের প্রতিলিপি (কপি) চান, তা হলে নীচের ফোন নম্বরে বা ঠিকানায় অনুগ্রহ করে যোগাযোগ করুন।

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں چاہتے ہیں، تو براہ کرم نیچے دئے گئے نمبر پر فون کریں یا دیئے گئے پتے پر رابطہ کریں

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى الاتصال برقم الهاتف أو مراسلة العنوان أدناه

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.

MAYOR OF LONDON