

## Call for Evidence: Young Londoners' Access to Home Ownership June 2023

The London Assembly Housing Committee has launched an investigation into young Londoners' access to home ownership. We will consider the affordable products available to support young Londoners into home ownership and the impact of these interventions. We will also consider what more could be done to support homeownership and the impact of young Londoners being unable to buy in the capital.

Below is information about the investigation and Call for Evidence, as well as key questions the investigation is interested in hearing about.

### Who can submit evidence?

The Committee would like to invite anyone with knowledge or experience of access to home ownership for young people to submit views and information to the investigation, as an opportunity to inform our work and influence our recommendations. Therefore, **this Call for Evidence is open to all who would like to respond.**

We would particularly welcome responses from housing associations, London Boroughs, think-tanks, policy and campaign organisations, and academics working on housing and affordability issues.

The Committee is also keen to hear views from citizens who are affected by this issue, particularly people under 40 – you can share your views [here](#).

### Definition of 'young people'

Our investigation is defining 'young people' as anyone under 40 years of age. According to the [English Housing Survey](#) (EHS) 2021-22, the average age of a first-time buyer in London is 34 years old. The [Lifetime ISA](#), which can be used to buy a first home, can be opened by those aged 18-39.

### Definition of intermediate housing

The GLA describes intermediate housing as 'affordable housing which is targeted at people who have little chance of accessing low cost rent housing, but who are not able to afford to rent or buy a home on the open market'. Source: GLA, [Intermediate Housing: The evidence base](#), August 2020

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### Why is the Committee exploring this topic?

The London Assembly investigates issues of importance to Londoners and is the body that holds the Mayor to account.

- **Low home ownership rates in London** - 46.8 percent of London households own their accommodation, compared to 62.3 percent of households across England.<sup>1</sup>
- **Young Londoners' home ownership has fallen significantly** - In 1990, 57 percent of households headed by someone aged 25-34 in London owned their home. By 2019 this had fallen to 29 percent.<sup>2</sup>
- **Housing affordability is a major barrier in London** - Between 2005 and 2023, house prices in London more than doubled.<sup>3</sup>

The Mayor has several levers in supporting and delivering affordable housing for young Londoners including delivering the Affordable Homes Programme (AHP). One housing product delivered through the AHP is London Living Rent (LLR) which offers households a lower rent to save for a deposit.<sup>4</sup>

Local authorities also deliver intermediate housing, and some have policies which set out who is prioritised for these homes.

The Committee wants to understand more about the impact of affordable housing products and whether young people are accessing these, as well as any other interventions to support young people into home ownership.

### Will responses be published?

Yes, in the large majority of circumstances we will publish written submissions and the name of the individual or organisation that submitted it online. This is so that there is transparency about what evidence the Committee has received.

Exceptions to this are usually applied where there is a legal reason for non-publication or if there is a safeguarding or welfare issue. If there is a reason that you would like your evidence not to be published with your name (submitted anonymously) or to not be published (submitted confidentially), please let us know and the Committee will consider it. However, this cannot be guaranteed, and the Assembly may be required to release non-personally identifiable information if requested under the Freedom of Information Act 2000.

### What will the evidence I provide be used for?

The responses to this Call for Evidence will be used to inform the Committee's discussion with invited stakeholders at its meeting on 19 July 2023. This is an open meeting, and anyone is welcome to attend as an audience member to watch the discussion.

Following the investigation, the Committee may publish a letter or report. Information and/or quotations from submissions to this call for evidence may be used in this output, and we will cite you. We inform those who have

<sup>1</sup> ONS, [Housing, England and Wales: Census 2021](#), 5 January 2023

<sup>2</sup> GLA Housing and Land, [Housing in London 2020](#), October 2020

<sup>3</sup> ONS, [UK House Price Index: February 2023](#), 19 April 2023

<sup>4</sup> GLA, [London Living Rent](#)

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submitted evidence about the outcome of the investigation in the form of link to a report or output when it is published.

### Do I need to answer all the questions?

No, you are welcome to answer the questions that are most relevant to you or your organisations and for which you have the most expertise or experience. Additionally, some sections of the Call for Evidence are aimed at specific audiences and therefore will not be relevant to everyone.

### Where can I find your privacy notice?

The London Assembly and the GLA are committed to protecting your privacy and personal data when you contact us or submit evidence. You can find the GLA's privacy notice [here](#).

### How do I submit evidence?

Please send evidence by email to: [scrutiny@london.gov.uk](mailto:scrutiny@london.gov.uk)

The deadline for submission is **4 July 2023**.

## Key questions

### Questions for Housing Associations

#### London Living Rent (LLR)

1. Do you deliver London Living Rent properties?
  - a. How does the GLA support you to deliver LLR?
  - b. Have you have secured funding through the new AHP (2021-26), and did the bidding process work well?
2. Landlords delivering LLR are expected to 'actively support tenants into home ownership within ten years'.<sup>5</sup> How do you support tenants to achieve this?
  - a. Are there any challenges to achieving this? If so, what are they?
3. How do you manage demand for LLR products?
  - a. Has demand for this product changed since it was introduced in 2017?
4. How well is LLR working as an affordable product for:
  - a. Housing associations delivering the product?
  - b. Young people trying to access home ownership?

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<sup>5</sup> GLA, [London Living Rent](#)

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5. What information do you collect in terms of numbers of applications for and demographics of people living in LLR?

- What types of information do you share with the GLA in relation to the information you collect?
- Can you share any of this information with the Committee?  
The Committee is particularly interested in age, whether applicants are single or in a couple, and if they have any dependents, but would welcome any other demographic information.

### Shared Ownership (SO)

6. How do you manage demand for SO products?
- How has demand changed since the new model of SO was introduced in 2021?
7. How well is SO working as an affordable product for:
- Housing associations delivering the product?
  - Young people accessing homeownership?
8. What information do you collect in terms of numbers of applications for and demographics of people living in Shared Ownership?
- What types of information do you share with the GLA in relation to the information you collect?
  - Can you share any of this information with the Committee?

The Committee is particularly interested in age, whether applicants are single or in a couple, and if they have any dependents, but would welcome any other demographic information.

### Innovation and alternative delivery approaches

9. Are there any approaches that you have implemented or considered to develop affordable home ownership products for young people? For example, working with a Community Land Trust?

### **Questions for London Boroughs**

- What challenges do you face as a London borough in delivering affordable homes within the current policy guidance and requirements?
- What more could the Mayor do to support London boroughs delivering affordable homes in the future?
- Does the borough have any strategies or initiatives to support people onto the housing ladder, in particular, those aged under 40? Are there any innovative approaches that you have taken or considered to develop affordable homeownership products for young people? For example, supporting Community Land Trusts or Pocket Living.

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4. How do you prioritise and allocate intermediate housing in the borough?
5. Does the borough have an intermediate housing needs register? If so, can you share any demographic information relating to the register? The Committee is particularly interested in age, whether applicants are single or in a couple, and if they have any dependents, but would welcome any other demographic information.

**Questions for think-tanks, policy and campaign organisations and academics, and anyone else who would like to respond**

We also have questions aimed at Londoners which you can find [here](#).

1. What impact is declining home ownership levels for young people in London having on:
  - Young people as individuals
  - London's economy
  - London as a place and a society
2. What more could the Mayor do to make home ownership more accessible to young people?
3. Are there any other innovative approaches to home ownership that could support young Londoners?

### About the Committee

The Housing Committee examines matters relating to housing in London and takes a lead on scrutiny of the Mayor's Housing Strategy. To read more about our previous work, [please visit our website](#).

### Committee Members

- Shaun Bailey, Chairman (Conservative)
- Sem Moema, Deputy Chairman (Labour)
- Siân Berry (Green)
- Léonie Cooper (Labour)
- Tony Devenish (Conservative)
- Sakina Sheikh (Labour)

### Contact

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