

MAYOR OF LONDON

Andrew Boff AM

Chair of the London Assembly
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Our ref: MGLA191225-0609

Date: 29 July 2026

Dear Andrew,

London Assembly (Plenary) Meeting – 4 December 2025 – Motions

Thank you for the motions agreed at the London Assembly (Plenary) meeting on 4 December 2025. My reply to each part of motion 3.10 is set out below. I am sorry for the delay in responding.

Motion 3.10 - Access to Housing for London's Key Workers

The Assembly calls on the Mayor to:

1. Use his role as Chair of the London Health Board to work with the NHS to encourage a minimum threshold is set for future developments on NHS-owned or formerly NHS-owned land to be reserved for NHS frontline staff working or living in the local area.

My draft new London Plan retains a strategic target for 50 per cent of all new homes delivered across London to be genuinely affordable and outlines criteria to ensure that intermediate homes are affordable. (Intermediate homes are homes, for rent or sale, intended for Londoners who are unlikely to secure social housing and who can afford housing costs higher than social rents but who struggle to afford housing on the open market).

It also provides for planning authorities to set eligibility and priority criteria for intermediate homes in addition to the income thresholds I set. Since 2021, I have strongly encouraged boroughs to use that provision to prioritise key workers, including NHS frontline staff, when allocating intermediate homes.

The [2021 Housing Practice Note](#), in which I first set out that approach, includes a list of key worker occupations that it encourages boroughs to use when prioritising key workers for intermediate homes. The Note makes clear that boroughs may also prioritise those working in other occupations for which there is a local need and/or give extra priority to those in particular key worker roles. It gives the example of prioritising staff at a specific institution for intermediate homes developed close to that institution, potentially on land the institution has made available for building homes. The [Planning Practice Note](#) I issued in 2024 reiterates this.

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So, there is already a strong basis for boroughs and NHS organisations to ensure that NHS staff benefit from affordable homes developed on land the NHS owns or has owned.

Looking forward, I intend for Key Worker Living Rent homes, with rents based on key workers' incomes, to provide more housing options for middle-income households, including London's essential workers. I anticipate that this new tenure, for which I confirmed plans in January, will work well where employers are seeking to provide accommodation for staff. You can find further information about Key Worker Living Rent homes [here](#).

2. Prioritise the development of practical, genuinely affordable housing for LAS and other frontline NHS workers located within close proximity to workplaces.

As I have mentioned above, my draft new London Plan sets clear criteria to ensure that intermediate homes are genuinely affordable. I am also clear, in the Housing and Planning Practice Notes I published in 2021 and 2024, respectively, that I strongly encourage boroughs and housing providers to prioritise key workers (as defined in the 2021 Housing Practice Note) for intermediate homes.

These Notes outline how boroughs may use policies that prioritise key workers for intermediate homes to give extra priority for homes near a particular institution to those who work there.

My 2024 manifesto committed to providing homes with rents linked specifically to key workers' incomes. Key Worker Living Rent homes will do this. I look forward to working with a range of housing developers and providers, as well as the NHS and other employers, to develop them.

3. Engage with the LAS to encourage the development of a LAS Housing Strategy which considers how the services' existing resources can support and enhance worker access to housing.

The London Estates Delivery Unit (LEDU) worked closely with the London Ambulance Service (LAS) on its London Estates Strategy, including identifying sites where homes could be developed. The LEDU closed in March 2026, so there will be a change to the Greater London Authority's (GLA) approach to working with the NHS on housing. The London Land Board will provide a key forum for strategic discussions of this nature. The Board and the associated Working Group will include senior representatives from the NHS and will ensure that engagement is ongoing.

4. Engage directly and meaningfully with recognised trade unions across the NHS to ensure that intermediate housing policies genuinely reflect the needs of the NHS workforce.

I engaged trade unions and professional bodies that represent key workers, including a range of NHS staff, when consulting on both my policy of encouraging boroughs and housing providers to prioritise key workers for intermediate homes and, more recently, proposals for Key Worker Living Rent homes.

5. We call on the London Estates Delivery Unit to publish, before it closes next year, full details of all NHS land sales where healthcare worker accommodation was either not mandated in the sale agreement or not delivered upon project completion.

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The GLA and LEDU do not hold the information requested in this format. Before the LEDU closed at the end of March, the team prioritised completing or handing over existing projects and workstreams.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sadiq Khan', with a small '2' written below the 'h'.

Sir Sadiq Khan
Mayor of London