

Subject: The Mayor's Draft Affordable Housing and Viability Supplementary Planning Guidance

Report to: Planning Committee

Report of: Executive Director of Secretariat

Date: 14 March 2017

This report will be considered in public

1. Summary

- 1.1 This report asks Members to note the Committee's final response, on behalf of the London Assembly, to the Mayor's consultation on his Draft Affordable Housing and Viability Supplementary Planning Guidance.

2. Recommendation

- 2.1 **That Members note the response to the Mayor's consultation as set out in Appendix 1 to the report.**

3. Background

- 3.1 The Mayor's long term strategic aim is to make half of all new homes in London affordable, he intends to achieve this by investing more in affordable housing, bringing forward more public land for affordable homes and increasing the amount of affordable housing delivered through the planning system.
- 3.2 The new London Plan is currently being developed and will incorporate this aim. A consultation draft of the new London Plan will be published in Autumn 2017 but in the meantime, the Mayor has published his Affordable Housing and Viability Supplementary Planning Guidance (SPG) for consultation. This is intended to provide guidance to ensure that existing policy is as effective as possible. The main aims of the SPG are to increase the amount of affordable housing delivered through the planning system; to embed the requirement for affordable housing into land values; and to make the viability process more consistent and transparent.
- 3.3 The SPG cannot introduce new policy - this will be set out in a new London Plan, when adopted. This SPG will supersede section 3.3 (Build to Rent) and Part 5 (Viability) of the March 2016 SPG. The Mayor intends that the rest of that SPG remains current.
- 3.4 The consultation period ended on 28 February 2017.

4. Issues for Consideration

- 4.1 Both the Housing Committee and Planning Committee considered the Mayor's proposals at their meetings on 24 January and 1 February respectively. Both Committees agreed to delegate authority to the Committee Chair and Deputy Chair, in consultation with the party group lead Members, to agree a joint response to the consultation.
- 4.2 It is recommended that Members note the response to the Mayor's consultation as set out in Appendix 1 to this report.

5. Legal Implications

- 5.1 The Committee has the power to do what is recommended in this report.

6. Financial Implications

- 6.1 There are no direct financial implications to the Greater London Authority arising from this report.

List of appendices to this report:

Appendix 1 - response to the Mayor's consultation on his Draft Affordable Housing and Viability Supplementary Planning Guidance.

Local Government (Access to Information) Act 1985

List of Background Papers: Affordable Housing and Viability Supplementary Planning Guidance (SPG)

https://www.london.gov.uk/sites/default/files/draft_affordable_housing_and_viability_spg_2016.pdf

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