

Written Answers to Questions Not Answered at the Plenary Meeting on 2 November 2017

LLDC Finances

Question No: 2017/4144

[Shaun Bailey](#)

When will the LLDC be on a more financially stable footing?

Oral response

Future of the LLDC

Question No: 2017/4145

[Navin Shah](#)

[To Peter Hendy] What will you do differently from previous Chairs?

Oral response

Proposed H14 (road) and H16 (pedestrian) bridges at Fish Island

Question No: 2017/4146

[Caroline Russell](#)

The Mayor told me he has 'asked TfL to work with LLDC to review the traffic modelling options operating the bridges in light of [his] draft transport strategy'. Should the review highlight unacceptable traffic impacts on local people, will the bridge plans be cancelled?

Oral response

LLDC and the current housing climate

Question No: 2017/4151

[Peter Whittle](#)

With the housing market currently stagnating due to record house prices, banks clamping down on mortgage lending through tougher affordability criteria and interest rate rises looming on affordability requirements, are the current plans by the LLDC just too ambitious?

Oral response

Affordable homes increasing rents

Question No: 2017/4147

[Sian Berry](#)

In response to my question 2017/3007 the Mayor revealed that the GLA provided £110m grant in total to Triathlon Homes for affordable homes in the East Village (the former athletes' village). Residents and local campaigners have said that Triathlon Homes have now increased the rents beyond what they can afford, forcing them to move away. What will you do to ensure that affordable homes in the Olympic park stay affordable?

[David Goldstone CBE \(Chief Executive, London Legacy Development Corporation\)](#)

LLDC's affordable housing policies are set through its Local Plan (policy H2) which set out the need to deliver mixed and balanced communities with different affordable tenures.

Planning obligations are agreed with developers and registered social landlords through s.106 planning agreements to ensure that their rental policies comply with this ambition.

LLDC has previously investigated concerns that planning obligations on affordable rents were not being met following complaints from tenants of Triathlon Homes. These investigations showed that the landlord had complied with planning obligations and rental increases were in line with those permitted. It appeared that some tenants encountered problems following rent rises after the expiry of discounts offered to new tenants by the landlord.

LLDC will continue to work closely with developers and registered providers to ensure proposed rental levels are kept as low as possible based on meeting local Borough needs, benefit caps and maximising output.

Overcrowding in the Growth Boroughs

Question No: 2017/4148

[Sian Berry](#)

According to the Convergence Strategy and Action Plan 2015 - 2018, the Convergence indicator measuring overcrowding for the Growth Boroughs worsened between 2009 - 2015. What are you doing to address this?

[David Goldstone CBE \(Chief Executive, London Legacy Development Corporation\)](#)

The Convergence agenda, which is driven by the Mayor of London and the Mayors and Leaders of the growth boroughs, is making good progress and LLDC, as a Mayoral delivery body, has a role to play in helping to address some of these issues.

In terms of housing the LLDC is delivering against a clear strategy which supports the Mayor's housing policies. Some 24,000 new homes will be built in the MDC area by 2031, of which 35% will be affordable, providing homes for an additional 55,000 people by 2031. Of the developments on the Park itself 31% will be affordable and 42% will be family homes.

LLDC has a strictly enforced policy on houses of multiple occupation (HMOs). LLDC works closely with Borough partners to use planning powers against unlawful HMOs and rejects proposals which would result in poor quality living conditions. This policy will be reviewed as part of the population and housing work to inform the review of the LLDC's Local Plan.

Gypsy and Traveller Community in Olympic Park

Question No: 2017/4149

[Sian Berry](#)

How has the London Legacy Development Corporation (LLDC) sought to ensure that the needs of the Gypsy and Traveller community are being identified and met?

[David Goldstone CBE \(Chief Executive, London Legacy Development Corporation\)](#)

The LLDC's Local Plan (2015-2031) provides that existing sites for Gypsies and Traveller communities in the MDC area will be safeguarded and new sites for the needs of Gypsies and Travellers will be acceptable in suitable locations.

As part of the forthcoming review of the Local Plan an updated assessment of housing needs within the area, including that of Gypsy and Traveller communities has been commissioned. Any specific identified requirements not currently provided for by the Local Plan will prompt amendments to relevant policies to demonstrate how these needs will be met.

Affordable family homes

Question No: 2017/4150

[Sian Berry](#)

Do you have a target for providing affordable family sized homes? What percentage of affordable family sized homes have been achieved so far?

[David Goldstone CBE \(Chief Executive, London Legacy Development Corporation\)](#)

The Legacy Communities Scheme, the masterplan for new neighbourhoods in the Park, sets targets for both affordable housing and family housing (defined as 3 bedrooms or more).

Across the five neighbourhoods, 42% of all homes are to be family housing, which is defined as 3 bedrooms or more. Of all homes, 31% (subject to viability) are to be affordable comprising social rented, affordable rented and intermediate housing and of this, 58-62% of social rented and affordable rented units and 13-15% of intermediate will be family homes. These neighbourhood specific targets vary for each neighbourhood which is determined at Zonal Masterplan stage, for example the first neighbourhood at Chobham Manor includes 859 homes and of the affordable housing (28%); a significant proportion will be family homes with 85% of social rented and affordable rented units and 62% of intermediate being 3 bedrooms or more. For East Wick, which will include approximately 870 units with 30% affordable housing, up to 25% of these affordable units will be family homes.