

Housing & Land

Sian Berry
Assembly Member
City Hall
The Queens Walk
More London
London SE1 2AA

Our ref: berry1912

Date: 19 December 2017

Dear Assembly Member Berry,

Thank you for your letter following the London Assembly's Housing Committee meeting on Tuesday 5 December 2017. Please find below, the information you requested.

Land Banking

You requested evidence regarding whether land banking is an issue in London.

Please find below links to three relevant reports available on the GLA website:

Molior, *Barriers to Housing Delivery*, 2012

https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Barriers%20to%20Housing%20Delivery%202012.pdf

Molior, *Barriers to Housing Delivery – Update*, 2014

https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Barriers%20to%20Housing%20Delivery%20Update%20Report%20-%20July%202014_0.pdf

Outer London Commission, *Removing the Barriers to Housing Delivery*, 2016

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

The main findings from these reports are:

- London has a large stock of outstanding planning permissions (for over 275,000 units), comprising both those schemes already under construction and those not yet started.
- A substantial proportion of these outstanding planning permissions are in the hands of 'non-builders' such as owner occupiers or investors.
- A higher percentage of London's permissions compared to the Rest of England are on large sites, and these are likely to take several years to build out.

Empty Homes

The GLA does not hold a comprehensive list of all vacant estates in London. However, through close working with our partners we have a reasonable picture of most relevant estates and are aware of a number which have been held vacant for a variety of reasons.

You will appreciate that the situation is dynamic, with properties often in the process of being used for resident relocations, others being brought back into temporary uses and demolitions taking place on an ongoing basis.

Estates we are currently aware of which have existing properties held vacant are outlined below, along with the London borough in which they are located. This list isn't exhaustive, and only includes those boroughs from which we have received recent updates. These are predominantly owned by local authorities, rather than housing associations or other providers.

We have denoted with (TA) those estates which we know are currently being utilised as temporary accommodation for homeless households, at least in part. Those denoted (PG) are estates we are aware of that are being used by property guardians, at least in part. Some of the estates may have different temporary uses and the picture will change as regeneration programmes progress.

- Arthur Street – Bexley (TA)
- Thamesmead – Bexley
- Aspen House – Camden (PG)
- Emminster – Camden (PG)
- Lulworth – Camden (PG)
- Green Man Lane – Ealing (TA)
- South Acton – Ealing (TA) (PG)
- Rectory Park – Ealing (TA)
- Havelock – Ealing (TA)
- Sutton Estate – Kensington and Chelsea
- Excalibur – Lewisham (PG)
- Heathside and Lethbridge – Lewisham
- Milford Towers – Lewisham
- Carpenter's Estate - Newham
- Aylesbury – Southwark (TA)
- Bow Bridge – Tower Hamlets (PG)
- Robin Hood Gardens – Tower Hamlets (TA)

DCLG data on Empty Homes in London

The latest DCLG data shows 10,000 local authority and housing association owned homes as vacant as at April 2016, around 1% of total stock held by these organisations and 30% lower than in 2006.

Of these, only 6,100 had been vacant for more than six months, and a minority of these were available for letting.

Monitoring floor space and bedroom size

I can confirm that the following indicators of home size, at start and completion, are collected for affordable homes within the GLA's programmes.

- Gross internal area
- Number of bedrooms
- Number of bedspaces

Additional Clarification

During the London Housing Assembly Committee meeting, we discussed London Development Database figures on the percentage of all new homes which were affordable. The 17% figure referred to the percentage of 2016/17 completions (39,500) which were affordable. A request has been made to clarify this on the transcript.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D Lunts', written in a cursive style.**David Lunts**

Executive Director – Housing and Land