

Planning and tall buildings

London high rise buildings on riverbank

Key information

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Introduction

The London Assembly Planning and Regeneration Committee is investigating homes in London's tall buildings and the impact of these buildings on the health and safety of residents.

Investigation aims and objectives (Terms of Reference)

This investigation will consider the current stock of homes in London's tall buildings and how they impact residents. It will examine:

- current demographics of residents of tall buildings (who is being served by this building typology).
- the attitudes and experiences of residents in tall buildings.
- how tall building policy should be considered in the future London Plan.

Key issues

- London needs between 52,000 to 85,000 new homes annually, but delivery is falling short of these targets. In 2022-23, 35,300 homes were delivered in London.
- One of the ways London's housing needs are being met is through tall buildings. However, there is discussion about the impact of these buildings on the health and safety of residents, and their suitability for different groups including older people, disabled people and those with children. There is also concern about the environmental impacts of building, and the suitability of these homes for a changing climate (e.g. ensuring homes are a safe temperature).
- A lot of research on the experience of living in tall buildings comes from the 1960s and 1970s. There is currently a knowledge gap around residents experiences in new tall buildings, which are very different from old tower blocks, and the demographics of residents.

Key questions

1. What are the experiences of residents in tall buildings, and how do those experiences differ amongst different groups, including students, families, older people and disabled people?
2. What are the long term impact of tall buildings on communities, the environment, and health and wellbeing of residents?
3. Are Boroughs and the Mayor considering the wider impacts on Londoners of new tall buildings when granting planning permission, and to what extent they are helping meet London's housing need?
4. Are there good examples of tall buildings in London? What are the key features that made these successful?
5. How should the new London Plan (and local development plans) accommodate tall buildings as part of a mix of housing typologies?

Call for Evidence

As part of this investigation, the Committee issued a Call for Evidence.

The Committee invited organisations or individuals with relevant experience or expertise to provide evidence to inform the work of the Committee and influence its recommendations to the Mayor.

The call for evidence has now closed.

Report

The Committee has published its report, *Do Tall Buildings Work for London?*

[Read the report](#)

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