

Mid-rise development and the London Plan

Mid-rise building of flats

Key information

Publication type: Current investigation

Publication date: Monday 29 September 2025

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Introduction

The London Assembly Planning and Regeneration Committee is investigating mid-rise development and the London Plan.

Investigation aims and objectives (Terms of Reference)

This investigation will consider what role mid-rise residential development could play in meeting London's housing need, and how the next London Plan could support it. It will examine:

- The case for mid-rise development in London
- The challenges and barriers to developing mid-rise residential buildings in London
- The Mayor's housebuilding targets for London and how mid-rise fits with this
- What policies the next London plan could include on mid-rise and density

Key issues

- London is less densely populated than many other comparable global cities and is characterised by a higher proportion of low-rise housing. In 2021, [88.3 per cent of London's homes were in low-rise](#)

[buildings](#) (houses, bungalows, or flats in two- to five-storey buildings). [By comparison](#), only 41 per cent of Paris's homes, 48 per cent of New York's, and 62 per cent of Tokyo's were in low-rise (24 storeys) buildings.

- The Government has set the Mayor a target of 88,000 homes per year over the next decade. In the financial year 2023-2024, [32,160 new homes were built](#), and in the past 20 years annual completions have never exceeded 52,200.
- The current London Plan does not include a policy on mid-rise. A new London Plan is due in 2027, and in 2025 the GLA launched its consultation Towards a New London Plan. In his foreword, the Mayor stated: *“given the scale of the challenge we now face and our bold plans for growth, the next London Plan will need to go further.”*

Key questions

1. Should London build more mid-rise housing. Why?
2. How could mid-rise housing contribute to meeting London's housing needs?
3. What do Londoners think about mid-rise residential buildings (as opposed to alternatives)?
4. Should low-rise areas extend upwards into mid-rise, and how feasible is this?
5. How does London's rate of mid-rise housing construction compare to other cities, and what factors contribute to any differences?
6. What role should the GLA, and the new London Plan play in supporting mid-rise housing development?

Call for evidence

As part of its investigation, the Committee issued a call for evidence.

[Read the responses](#)

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