

# Between skyscrapers and semis: London's missing mid-rise housing

Mid-rise building of flats with blue sky in background and trees in foreground

## Key information

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London is missing out on the benefits of mid-rise housing, and clearer planning policy is needed to help the capital meet its long-term housing targets, according to a new report from the **London Assembly Planning and Regeneration Committee** published.

The *Between skyscrapers and semis: London's missing mid-rise housing* report sets out how a shift to mid-rise buildings could unlock more homes while improving neighbourhood quality.

The report found that London is significantly less dense than comparable global cities and that widespread, modest increases in density—particularly in well-connected areas—could help deliver thousands of additional homes. Evidence provided to the investigation showed that mid-rise housing supports “gentle density”, creates more liveable communities, and can provide the family-sized homes Londoners want.

Despite this, the report warns that the existing London Plan does not provide enough clarity or direction to encourage mid-rise development at scale.

To address these challenges, the report calls for a series of reforms ahead of the **next London Plan**, including:

- Establishing mid-rise as the preferred development form in high-access locations.
- Introducing a clear, London-wide definition of mid-rise buildings.
- Reinstating a modernised density matrix to link height and density to local context and transport accessibility.
- Reviewing the effectiveness of design codes and supporting boroughs and local residents to develop codes that enable high-quality mid-rise housing.
- Funding two pilot projects to test earlier, more meaningful local engagement in planning decisions.