

Green bold – new text proposed by London Assembly Planning Committee

~~Green strikethrough~~ – removal of text proposed by London Assembly Planning Committee

Gold bold – reinstatement of previous text proposed by London Assembly Planning Committee

Blue bold – new text from Mayor's matter submission

~~Blue strikethrough~~ – removal from Mayor's matter submission

~~Purple strike through~~ – deleted minor suggest change

Red bold – Minor Suggested Change new text

~~Red strikethrough~~ – Minor suggested change removal

Policy H12 Housing size mix

A **Schemes should generally consist of a range of unit sizes.** To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:

- 1) **evidence of need, including local evidence where available, and** the range of housing need and demand identified **in Table 4.3. the 2017 London Strategic Housing Market Assessment and, where relevant, local assessments, where available, by evidence of local needs**
- 2) the requirement to deliver mixed and inclusive neighbourhoods
- 3) the need to deliver a range of unit types at different price points across London
- 4) the mix of uses in the scheme
- 5) the range of tenures in the scheme
- 6) the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate **in more central or urban locations which are closer to a town centre or station or with higher public transport access and connectivity**
- 7) the aim to optimise housing potential on sites
- 8) the ability of new development to reduce pressure on conversion **and**, sub-division **and** **amalgamation** of existing stock
- 9) ~~the role of one and two bed units in freeing up family housing~~
- 10) **the potential for custom-build and community-led housing schemes**

B Generally, schemes consisting mainly of one-person units and/or one-bedroom units should be resisted.

C Boroughs should not set prescriptive **Borough-wide area-wide** dwelling size mix requirements (in terms of number of bedrooms) for market ~~and intermediate~~ homes

D For low cost rent **and intermediate homes**, boroughs should provide guidance on the size of units required (by number of bedrooms) to ensure affordable housing meets identified needs. This guidance should take account of:

1A) evidence of local housing needs, including the Local Housing Register and the numbers and types of overcrowded and under-occupying households

1) other ~~the~~ criteria set out in part A, including the strategic and local requirement for ~~2) the local and strategic need for~~ affordable family accommodation

~~3) local issues of overcrowding~~

4) the impact of welfare reform

~~5) the cost of delivering larger units and the availability of grant.~~

E - Boroughs may also set out the preferred housing size mix (for all tenures) as part of a site allocation, ensuring that the housing size mix is determined in accordance with Policy H12 parts A and D above. [moved up from 4.12.2]

4.12.1 The 2017 London Strategic Housing Market Assessment (SHMA) estimated the unit size mix of new homes required to meet London’s current and projected housing needs ~~using two different scenarios, the results of which are set out in Tables 1 and 15 of the SHMA report.~~ The main factors influencing these size mixes include the projected growth in different household types, assumptions about under-occupation, and the substantial number of overcrowded households in London, whose needs can be addressed by providing family-sized homes but also smaller homes for concealed households to move into. ~~Boroughs can draw on the scenarios in the SHMA to understand housing mix requirements or to inform local assessments.~~ Table 4.3 shows the mix of homes identified ~~in~~ through further analysis of the London 2017 Strategic Housing Market Assessment using current occupancy patterns. Boroughs can draw on this scenario to understand the strategic requirement and help inform local assessments.

[deleted table 4.3]

[insert new table 4.3 below]

| Tenure | 1 bed | 2 bed | 3 bed | 4+ bed | Total |
|--------------|-------------------|---------------|---------------|---------------|---------------|
| Market | 4,418 | 4,355 | 6,987 | 7,277 | 23,037 |
| Intermediate | 1,775 | 4,873 | 2,939 | 2,281 | 11,868 |
| Low cost | 13,554 | 8,376 | 6,236 | 2,806 | 30,972 |
| Total | 19,747 | 17,604 | 16,162 | 12,364 | 65,877 |
| | % of total | | | | |
| Market | 19% | 19% | 30% | 32% | 35% |
| Intermediate | 15% | 41% | 25% | 19% | 18% |
| Low cost | 44% | 27% | 20% | 9% | 47% |
| Total | 30% | 27% | 25% | 19% | 100% |

4.12.2 Policy H12 Housing size mix sets out all the issues that applicants and boroughs should take into account when considering the **mix of homes on a site**. Boroughs should not set policies or guidance that require set **Borough-wide** proportions of different-sized (in terms of number of bedrooms) market ~~or intermediate~~ units to be delivered. Such policies are inflexible, often not implemented effectively and generally do not reflect the optimum mix for a site taking account of all the factors set out in part A of Policy H12 Housing size mix. ~~Moreover, they do not necessarily meet the identified need for which they are being required; for example, larger market units are often required by boroughs in order to meet the needs of families but many such units are instead occupied by sharers. In addition, local and strategic housing need figures for market homes will be heavily influenced by the assumptions made in the assessment about the level of under-occupation in the private sector.~~ **Boroughs can also set guidance for size mix for all types of tenure as part of site allocations.** It should be noted that in terms of delivering mixed and inclusive communities, a neighbourhood may currently have an over-concentration of a particular size of unit and a new development could help redress the balance.

~~4.12.3 Family units have historically been considered to be those consisting of three or more bedrooms. However, as many families do live in two-bedroom units this should be taken into account when assessing the needs that different sized units can meet (in terms of bedrooms) and the design and approach to management of a development both for market and affordable housing.~~

4.12.5 ~~While~~ One-bedroom units play a very important role in meeting housing need, and provision in new developments can help reduce the pressure to convert and subdivide existing larger homes,. ~~However,~~ one-person and one-bed units are the least flexible unit type. ~~so schemes should generally consist of a range of unit sizes.~~ **Thus, unless supported by the borough as meeting an identified need, schemes consisting of over 10 units which mainly comprise of one-person/one-bed units should be avoided to ensure that there is a mix of unit sizes.** ~~Specific guidance on large-scale purpose-built shared living schemes can be found in Policy H18 Large-scale purpose-built shared living.~~

4.12.6 As part of their housing strategy functions, local authorities are required to have an understanding of housing needs in their area and this, along with their local Housing Register, will provide the evidence for the size of low-cost rented homes (in terms of number of bedrooms) required to meet identified need. While the SHMA identifies the full range of needs between 2016 and 2041, boroughs may wish to prioritise meeting the most urgent needs earlier in the plan period, **which may mean prioritising low-cost rented units of particular sizes.** Combined with the considerations set out in part A of Policy H12 Housing size mix, this information should inform local policy or guidance about the size (in terms of number of bedrooms) of low-cost rented units expected on a development. Taken together with the threshold approach to affordable housing, this guidance will help ensure applicants and landowners understand the cost implications of overall affordable housing requirements when formulating development proposals and purchasing land. Boroughs should take account of the availability of grant funding when producing guidance or policy on this issue.

~~4.12.6A The impact of this policy on the mix of homes in terms of numbers of bedrooms approved across London will be carefully monitored and assessed as part of the Annual Monitoring Report process. This will highlight any adverse impacts and identify if any revisions are necessary to the policy.~~

~~4.12.7 Houses in multiple occupation (HMOs) are an important part of London's housing offer, reducing pressure on other elements of the housing stock. Their quality can, however, give rise to concern. Where they are of a reasonable standard they should generally be protected and the net effects of any loss should be reflected in Annual Monitoring Reports. In considering proposals which might constrain this provision, including Article 4 Directions affecting changes between Use Classes C3 and C4, boroughs should take into account the strategic as well as local importance of HMOs.~~