

Hot property: how planning can help Londoners beat the heat

London Assembly Planning and Regeneration Committee

Impacts of extreme heat

Extreme heat has wide ranging impacts on London, including on the health and wellbeing of Londoners and on the city's economy.



387

The number of heat related deaths in London during the 2022 heatwaves. ¹

The estimated economic impact of the 2022 heatwaves on London. ²

£1.5b



We recommend that the Mayor should work towards reducing heat-related deaths in London.

Our Survey

During the May-June 2026 heatwave we launched a survey to hear about the experiences of Londoners. We received **134** responses to our survey.

79%

The proportion of respondents who found their homes “much too hot” during the May-June 2026 heatwaves. ³



“ [The heatwave had a] *Massive impact: couldn't sleep, feeling stressed, anxious, tearful, unable to concentrate at work.* ” ⁴

1. Mayor of London, [The London Climate Resilience Review](#) (2024)

2. Mayor of London, [Heat Ready London - London's first ever heat plan - sets out new vision to protect the capital from extreme heat - as temperatures soar in the capital](#) (2026)

3. London Assembly Research Unit, [Homes in a heatwave: Londoner's experience](#) (2026)

4. London Assembly Research Unit, [Homes in a heatwave: Londoner's experience](#) (2026)

Active and Passive Cooling

The impacts of heat upon Londoners can be lessened through the implementation of active and passive cooling solutions in design. We heard that both approaches are currently under utilised in London.

11-18°C

The potential internal temperature reductions that external shading and night-time ventilation can achieve.⁵





6.5%

The proportion households in London which report using air-conditioning.⁶

£11b

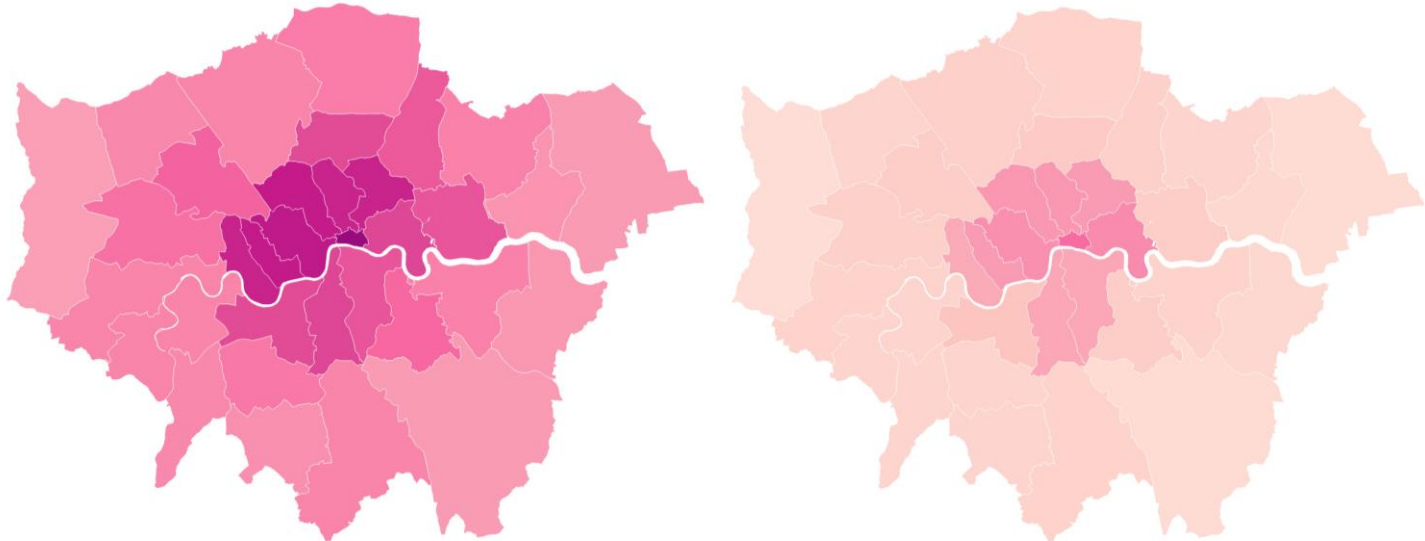
The estimated yearly investment needed for climate adaptation in the UK. 35% of which is needed for cooling.⁷





We recommend that the GLA should support more active and passive cooling across the capital.

Percentage of nighttime hours above 26 degrees by 2030, no retrofit and retrofit with shading⁸



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5. Department for Energy Security and Net Zero, [Warm Homes Plan](#) (2026)
6. Energy Demand Research Centre, [Socio-technical drivers of air conditioning adoption and use in UK homes](#) (2026)
7. Climate Change Committee, [A Well Adapted UK](#) (2026)
8. Department for Environment Food and Rural Affairs, [Overheating maps](#), page accessed 4 August 2026

Regulations

In **2022** new Building Regulations designed to reduce overheating came into effect. We heard from many guests that these regulations were welcome, however more work was needed to ensure that they have the desired effect.

66k

The number of homes created through permitted development rights in London over the past 20 years. ⁹



We recommend that the Mayor should collect more data on how the regulations are performing.



We recommend that the coverage of Approved Document O should be extended.

The draft National Planning Policy Framework proposed limiting the ability of authorities like the GLA to set their own overheating policies. This new approach was a cause for concern amongst many guests.



We recommend that London should still be able to set its own overheating policy.

Communication

There are concerns that the current warning systems are inadequate in terms of reach and impact. For example, some highlighted that heat related deaths increase during amber warnings.



25%

The proportion of Londoners who are not reached by heat warnings. ¹⁰



We recommend that the GLA should explore naming heatwaves and demonstrate how it is working with community groups on heat risk communication.

9. London Assembly Planning and Regeneration Committee, [LHW003](#)

10. London Assembly Planning and Regeneration Committee, [LHW003](#)