

Call for Evidence: Housing for older Londoners September-October 2026

The London Assembly Housing Committee has launched an investigation into housing for older Londoners. The aims of the investigation are:

- To understand to what extent London's housing stock is meeting the needs of people over the age of 65, particularly in the context of the city's ageing population
- To understand the impact of unsuitable housing on older Londoners and how good housing can help Londoners to age well
- To investigate the role of under-occupancy in social housing in the context of housing for older Londoners
- To ask what further action needs to be taken to make London's mainstream housing (both new and existing stock) more suitable for older people with additional needs, including housing size mix
- To ask what further action needs to be taken to ensure that London has enough high-quality specialist accommodation for older people
- To scrutinise the Mayor's policies and programmes related to housing for older Londoners, and ask what further action he can take

This call for evidence is open to anyone with knowledge or views on housing for older Londoners. The information you provide will help to inform the committee's findings and recommendations. The Committee would particularly welcome responses from individual Londoners, charities, policy experts, academics, London boroughs and housing associations.

Background

London's population is ageing. Demographic projections from the GLA predict a 57 per cent increase in Londoners aged 65+ from 2024 to 2051 (from 1.1 million to 1.8 million).¹ There will therefore be an increase in demand for housing that is suitable for older people with additional needs.

The vast majority (91 per cent) of over 65s nationally live in mainstream housing.² However, much of the country's existing housing stock is not suitable for older people with additional needs. Just 17 per cent of homes in London meet the minimum standard for accessibility (although this is higher than the national average of 13 per cent).³

There are various types of specialist housing for older people, but sheltered accommodation is the most common form.⁴ Research from Centre for London in 2021 found that there was a particular gap in the availability of specialist housing for older people in London, with the city developing less than half of this type of housing that it needs.⁵

¹ GLA, [GLA 2024-based population projections - research outputs | London Datastore](#).

² MHCLG and DHSC, [Our Future Homes: Housing that promotes wellbeing and community for an ageing population](#), 26 November 2024

³ Centre for Ageing Better, [Homes: The State of Ageing 2025](#)

⁴ Age UK, [Specialist housing for older people](#), November 2025

⁵ Centre for London, [Third age city: Housing for older Londoners](#), February 2021

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Key questions

The Committee welcomes submissions addressing any of the following questions. You do not need to answer all questions – please answer only those that are most relevant to you or your organisation. If you would like to share information or views on other, related issues please feel free to do so.

1. What are the specific housing needs of Londoners over the age of 65?
2. What impact does unsuitable housing have on older people and how can good housing help them to age well?
3. To what extent is London's housing stock suitable for people over the age of 65, particularly given the projected increase in the city's older population?
4. What action would you like to see from the Mayor, London boroughs and the Government to support older Londoners to make adaptations to their existing homes?
5. What action would you like to see taken to ensure that London is building enough new mainstream housing that is suitable for older people?
6. What action would you like to see taken to ensure that London has enough specialist accommodation for older people, particularly given the projected increase in the city's older population?

How to submit evidence

Written submissions should be sent as an attachment to scrutiny@london.gov.uk

Please use 'Housing Committee call for evidence' as the subject line.

The deadline for submission is Friday 30 October.

Further information

Will responses be published?

Yes, in most cases we will publish written submissions and the name of the individual or organisation that submitted it online. This is to ensure transparency about the evidence received by the Committee.

Exceptions to this are usually applied where there is a legal reason for non-publication or if there is a safeguarding or welfare issue. If there is a reason that you would like your evidence not to be published with your name (submitted anonymously) or to not be published (submitted confidentially), please let us know and the Committee will consider it. However, this cannot be guaranteed, and the Assembly may be required to release non-personally identifiable information if requested under the Freedom of Information Act 2000.

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What will the evidence I provide be used for?

The responses to this call for evidence will be used to support the Housing Committee's investigation into housing for older Londoners. They may be used or quoted in the Committee's output from the investigation, which may take the form of a report. If information and/or quotations from submissions to this call for evidence are used in this output, we will cite you. We will share the output with those who have submitted evidence once it has been published.

Where can I find your privacy notice?

The London Assembly and the GLA are committed to protecting your privacy and personal data when you contact us or submit evidence. You can find the GLA's privacy notice [here](#).

About the Committee

The Housing Committee examines matters relating to housing in London and scrutinises the Mayor of London's housing policies and programmes. To read more about our previous work, please [visit our website](#).

Committee Members

- The Lord Bailey of Paddington AM (Chair)
- Sem Moema AM (Deputy Chair)
- Andrew Boff AM
- Leonié Cooper AM
- Elly Baker AM
- Benali Hamdache AM

Contact us

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