Call for Evidence: Getting London building again

November 2026

The London Assembly Housing Committee has launched an investigation on 'getting London building again'. The aims of the investigation are:

- To understand the main issues impacting housing delivery in London, and to what extent housebuilding is currently viable in the capital, including historical, global, and broader economic factors
- To understand how viability pressures are affecting the tenures and types of homes that are being delivered in London and how this relates to housing need
- To examine current challenges with the delivery of homes through Section 106 agreements and the cross-subsidy model, including scrutiny of the cross-subsidy model itself, and how this is impacting market, affordable and social housing
- To scrutinise the actions taken by the Mayor to support housebuilding in London, in particular the 'emergency measures' announced in March 2026
- To ask what further action the Government, the Mayor and London boroughs can take to stimulate housebuilding in London

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

Background

There has been a significant reduction in the number of homes being built in London in recent years. MHCLG data shows that there was a total of 10,860 new-build housing starts in London in 2025-26, compared to 21,660 in 2022-23.[1] In contrast, the Draft London Plan includes a target of 55,800 new homes a year,[2] while the 2026 London Strategic Housing Market Assessment (SHMA) estimates that London needs an additional 89,300 net new homes per year between 2026 and 2036.[3]

The reduction in housing starts has been explained by a range of factors, including a rise in construction costs, regulatory delays, weak demand and a lack of funding for affordable housing. A report from property consultancy Montagu Evans argued that London's development model "is now broken owing to economic, regulatory and market changes."[4] The chief executive of developer Taylor Wimpey recently said that it had no plans to build more homes in the capital as "baseline viability" is "fundamentally broken in London".[5]

[1] MHCLG, Live tables on housing supply: indicators of new supply, Table 217
[2] GLA, Draft London Plan 2026: HN1 Increasing London's housing stock, July 2026
[3] GLA, London Strategic Housing Market Assessment, 2026
[4] Montagu Evans, London's Homebuilding Crisis: Policy Challenges, Market Pressures and Solutions, 30 October 2025, p. 3
[5] The Times, Top UK builder pulls out of London as economic case 'evaporates', 7 October 2026

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The challenges facing the housebuilding sector are also impacting the delivery of social and affordable housing. Affordable housing starts fell from 26,386 starts in 2022-23 to just 4,522 in 2024-25.[6] Recent research from Centre for London argued that the model of delivering affordable housing through cross-subsidy, alongside varying grant rates, is "no longer fit for purpose".[7]

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 main issues impacting housing delivery in London?
2. Do you consider housebuilding to still be viable in London, and what are the issues impacting this?
3. To what extent is the model of delivering social and affordable housing through cross-subsidy still effective in London? How would you like to see this model reformed?
4. To what extent are viability challenges impacting delivery of housing that is more expensive to deliver, like accessible housing and family housing?
5. What impact are the Mayor's policies having on housebuilding in London?
6. Are the measures outlined in the Mayor's paper, 'Kickstarting Housebuilding: The Mayor's Housebuilding Offer', having on a sufficient impact on housebuilding in London?
7. What could the role of the City Hall Developer be in developing housing in London?
8. What further action should the Government, the Mayor and London boroughs can take to stimulate housebuilding in London?

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 submissions is Friday 15 January 2027.

[6] MHCLG, Live tables on housing supply: indicators of new supply, Table 1011
[7] Centre for London, Delivering the Homes London Needs, May 2026, p. 39

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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.

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

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Contact us

Email submissions	scrutiny@london.gov.uk Please use 'Housing Committee call for evidence' as the subject title
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