

Ms Kathrein Guenther comments

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I appreciate the need for providing homes for an ever growing number of Londoners, and particularly for those who are currently without adequate provisions and marginalised.

I do not have time to read through the whole plan, and expect people to do this has an air of exclusion really. I comment therefore on what the Sydenham Society has identified as the key housing elements:

- Target for new homes is increased from the current 49,000 per annum to 60,000 per year

Agreed. But I would also like to hear plans for what is to be done with the many homes that are currently under used or simply empty. Wherever I go in London, I spot an empty house or flat almost straightaway. Example on Anerley Road: the former 2nd clothing store (and house which it is in) has been empty for almost 2 years now. That is 2 years where this space could have housed probably more than one family.

- The housing target for some boroughs has been doubled.

I don't feel able to comment without further detail / background.

- The requirement for affordable homes has been set at 65% of new build

Great! How is "affordable" identified though? And why is there not a requirement that for existing homes, where they are re-sold, that 65% must be affordable?

- Low cost rent homes to be 47% of all new homes

The spirit is right, but again what is "low cost"? And why does this not extend to existing homes? The introduction of a rent index has occasionally been discussed, whereby an unproportionate increase of rents, based on average rents in an area is not permissible. So far, I haven't heard convincing arguments against it.

How will the Plan deal with rogue landlords? Will the Plan help those tenants at all who live in homes that are sub-standard?

- Intensifying land use in outer London boroughs and town centres; i.e. an intensification of building within 800m of a rail or tube station

The importance of sufficient green space for dwellers in a metropolis cannot be emphasised enough. As parents, we are battered everyday that most children get less outdoor time than prisoners, that they spend too much time in social media and should be getting more fresh air and real encounters etc. The reality is that there isn't enough play and green space for children in London anyway.

I am also concerned about the environmental impact if we eat into green spaces - increased traffic (i.e. emissions), less biodiversity, decreasing air quality etc.

There are no easy solutions, but I'm not convinced that this is a step in the right direction.