

Prof Chris Lloyd comments

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Population projections underlie the London Plan (Page 4, footnote 4); these are vital but policy should make use of small area data on population change to supplement projections made for larger areas. This would better guide assessments of changing demands locally.

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Policy H7, the ‘split of affordable products’ should account for the existing tenure mix in neighbourhoods and the rate of change in tenure mix (social rented, private rented, owner occupied). In some localities, the tenure mix (especially in many parts of outer London) has reduced over the last 40 years as a whole, although since 2001 there has been an increase in tenure diversity in many areas (but not to levels seen in the 1970’s and 1980’s). An exception is central London, where diversity of tenure types has reduced in the last ten years. The proportion of households which are social rented declined in many areas of central and outer London over the period 2001-2011. There was a decrease in the number of social rented households in London between 2001 and 2011 (some 4000 households) and these losses are concentrated into particular localities which should be a focus for affordable housing schemes. These comments build on analyses of **housing change in London since 1971**, made possible by the PopChange resource (see <https://popchange.liverpool.ac.uk/>).

Policy H12, D3: Local issues of overcrowding – the rate of increase in overcrowding in outer London has been very rapid over the last 40 years and this continues to the most recent period. Between 2001 and 2011, overcrowding (the percentage of households with more than one person per room) increased by more than 15% in parts of west London and the mid-east. Policy should account for the *rate of change* in assessing local need and these areas should be key targets for new builds. There was a decrease in the number of dwellings in parts of outer London over the last 20 years, and (in line with overcrowding figures) in the number of dwellings per person. London is the only region of England where the rate of increase in dwellings between 2001 and 2011 was smaller than the rate of increase in residents of households. Neighbourhoods with increased overcrowding have seen a marked growth in non-White British ethnic groups and thus there are growing ethnic inequalities in housing space. Semi-detached housing dominates in some such areas and a diversification of housing would be beneficial (as in ‘**Making the best use of land**’, 1.2.5 and ‘**Spatial development patterns**’, 2.0.3). In some of these areas, the diversity of tenure types (as in ‘**Supporting London’s growth**’, 2.1.9, and see previous comments) has decreased over the last 40 years.