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| **Chapter 4 Housing** | | | | | |
| MSC.4.1 | H1 B 2 a | B To ensure that ten-year housing targets are achieved:  2) boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:  a) sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m of a ~~Tube~~ station**34A**~~, rail station~~ or town centre boundary**35**  **34A Tube, rail, DLR and tram stations**  35 District, major, metropolitan and international town centres **– for the purposes of Policy H1B2a, the 800m distance is measured from the edge of the town centre boundary** | London Boroughs, Developers | Clarification |
| MSC.4.2 | H1 B 2 b | B To ensure that ten-year housing targets are achieved:  2) boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:  b) mixed-use redevelopment of car parks and low-density retail parks **and supermarkets** | Tesco | Clarification |
| MSC.4.3 | H1 B 2 e | B To ensure that ten-year housing targets are achieved:  2) boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:  e) small housing sites (see Policy H2 Small sites **and small housing developments**) |  | Consistency |
| MSC.4.4 | H1 B 2 f | B To ensure that ten-year housing targets are achieved:  2) boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:  f) industrial sites that have been identified through the processes set out in Policy E4 Land for industry, logistics and services to support London’s economic function, Policy E5 Strategic Industrial Locations (SIL), Policy E6 Locally Significant Industrial Sites and Policy E7 **Industrial** ~~I~~**i**ntensification, co-location and substitution. ~~of land for industry, logistics and services to support London’s economic function~~ |  | Consistency |
| MSC.4.5 | H1  Paragraph 4.1.8 | 4.1.8…Boroughs ~~are encouraged to~~ **should** identify as many sites, including small sites, as possible via their Development Plan documents ~~and brownfield registers~~. | House Builders Federation | Factual update |
| MSC.4.6 | H1  Paragraph 4.1.8 | 4.1.8…This is because, in contrast with recent annual trends on small sites, the figures in Table 4.2 are considered to better reflect the step change that can be expected in housing delivery through the presumption in favour of small housing developments (Policy H2 Small sites **and small housing developments**) and the package of measures outlined in the London Housing Strategy. |  | Consistency |
| MSC.4.7 | H1 Paragraph 4.1.8A | **4.1.8A If a target is needed beyond the 10 year period (2019/20 to 2028/29) boroughs should draw on the 2017 SHLAA findings (which cover the plan period to 2041), in consultation with the GLA and should take into account any additional capacity that could be delivered as a result of any committed transport infrastructure improvements and roll forward the housing capacity assumptions applied in the London Plan for small sites.** | Authorities outside London, House Builders Federation, Developers | Clarification |
| MSC.4.8 | H2 | **Policy H2 Small sites** **and small housing developments** |  | Clarification |
| MSC.4.9 | H2 A | A Small sites **(below 0.25 hectares in size)** should play a much greater role in housing delivery **to achieve the ten-year housing targets set out in Policy H1 Increasing housing supply.** ~~and b~~**B**oroughs should pro-actively support well-designed new homes on small sites through both planning decisions and plan-making in order to: | Developers | Clarification |
| MSC.4.10 | H2 A 5 | **5) achieve the targets for small sites set out in Table 4.2.** |  | Clarification |
| MSC.4.11 | H2 B 2 a | B Boroughs should:  2) prepare area-wide design codes for small housing developments between 1 to 25 homes to:  **a)** ~~promote good design and to~~ proactively encourage increased housing provision, **good design** and higher residential densities | London Boroughs | Clarification |
| MSC.4.12 | H2 B 2 b | B Boroughs should:  2) prepare area-wide design codes for small housing developments between 1 to 25 homes to:  **b) cover the spatial locations set out in part D2 (excluding the exempted areas listed in part F)** | London Boroughs | Clarification |
| MSC.4.13 | H2 B 2 c | B Boroughs should….  2) prepare area-wide design codes for small housing developments between 1 to 25 homes to:  **c)** ~~on small housing developments. Design codes should~~ provide clear guidelines and parameters for **the range of** small**-scale** housing developments **listed in part D2, as a minimum, to provide certainty** and show how additional housing provision can be accommodated in different locations, drawing on the principles set out in this policy and Supplementary Planning Guidance provided by the GLA. | London Boroughs | Clarification |
| MSC.4.14 | H2 C | C Boroughs should increase planning certainty on small sites by:  1) identifying and allocating appropriate small sites for residential development  2) listing these sites on their brownfield registers  3) granting permission in principle on specific sites or preparing local development orders.  *Add sub-heading*  **The presumption in favour of small housing developments between 1 and 25 homes** | London Boroughs | Clarification |
| MSC.4.15 | H2 D 1 | D To deliver the small sites targets in Table 4.2, boroughs should apply a presumption in favour of the following types of small housing development which provide between one and 25 homes:  1) infill development on vacant or underused **brownfield** sites | London Boroughs, Developers | Clarification |
| MSC.4.16 | H2 D 2 | D To deliver the small sites targets in Table 4.2, boroughs should apply a presumption in favour of the following types of small housing development which provide between one and 25 homes:  2) proposals to increase the density of existing residential ho**uses**~~mes~~ within PTALs 3-6 or within 800m of a ~~Tube~~ station**37A**~~, rail station~~ or town centre boundary**37B** through:  a) residential conversions **(subdivision of houses into flats)**  b) residential extensions **(upward, rear and side)**  c) the demolition and**/or** redevelopment of existing ~~buildings~~ **houses and/or ancillary buildings**  d) infill development within the curtilage of a house**37C**  **37A Tube, rail, DLR or tram station**  **37B District, major, metropolitan and international town centres – for the purposes of Policy H2D2, the 800m distance is measured from the edge of the town centre boundary**  **37C Subject to the total area of ground covered by buildings within the curtilage of the dwelling house not exceeding 50% of the total area of the curtilage (excluding the ground area of the original dwelling house), to be consistent with the Government’s permitted development rights for a household set out in Part 1 of Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015).** | London Boroughs, Developers | Readability and clarification |
| MSC.4.17 | H2 D 3 | D To deliver the small sites targets in Table 4.2, boroughs should apply a presumption in favour of the following types of small housing development which provide between one and 25 homes:  3) the redevelopment or upward extension of flats**,** ~~and~~ non-residential buildings **and residential garages** to provide additional housing. | London Boroughs, Developers | Clarification |
| MSC.4.18 | H2 E | E For the purposes of part D, the presumption in favour of small housing developments means approving small housing developments ~~which are in accordance with a design code developed in accordance with part B. Where there is no such design code, the presumption means approving small housing development~~ unless it can be demonstrated that the development would give rise to an unacceptable level of harm ~~to residential privacy, designated heritage assets, biodiversity or a safeguarded land use~~ that outweighs the benefits of additional housing provision**; or where development does not comply with a design code prepared in accordance with part B**. | London Boroughs, Historic England, MHCLG, Community Groups, Individuals | Clarification |
| MSC.4.19 | H2 F | F The presumption in favour of small housing developments should not be applied to:  1) ~~statutory listed buildings~~ **designated heritage assets and their settings37D(however, a presumption in favour of residential conversions should be applied in conservation areas)**  2) developments providing more than 25 homes  3) proposals that do not provide net additional housing  4) sites of more than 0.25 hectares in size  5) non-self-contained housing schemes (i.e. that are not in Class C3 residential use)  6) ~~mixed-use proposals within~~ **sites that contribute to the strategic functions of** the Central Activities Zone (CAZ)  7) ~~estate regeneration schemes.~~ **designated industrial or employment sites**  8)  **change of use of non-residential buildings to residential use37E**  **9) designated Green Belt, MOL, Sites of Importance for Nature Conservation (SINCs)37F and other protected public open spaces**  **10) buildings that would be more than 30 metres high (following their redevelopment or extension)**  **11) development that involves the alteration or replacement of existing homes on social housing estates.**  **37D See glossary for definitions of ‘designated heritage assets’ and ‘setting of heritage assets’**  **37E See paragraph 4.2.3A**  **37F See definition in paragraph 8.6.1** | London Boroughs, Historic England, MHCLG, Community Groups, Individuals | Factual update  Clarification |
| MSC.4.20 | H2 G | G **Homes located on the ground floor on minor developments should meet the requirements of Policy D5 Accessible Housing;** ~~New build homes on sites capable of accommodating ten units or fewer which are on the ground floor should meet M4(2) standard for ‘accessible and adaptable dwellings’ and provide step-free access. New build homes on these sized sites~~ **homes** that are not on the ground floor **on minor developments** do not need to meet M4(2) standards and can comply with the M4(1) standard, which does not require step-free access. | London Boroughs | Clarification |
| MSC.4.21 | H2 H | H **Policy H6 Threshold approach to applications must be applied to small sites which are major developments and trigger affordable housing requirements.** Boroughs wishing to apply affordable housing requirements to **minor** **developments** ~~sites capable of delivering ten units or fewer and which have a maximum combined gross floor space of no more than 1,000 sqm~~ should only require this through a tariff approach to off-site contributions rather than seeking on-site contributions **and**~~. Boroughs~~ are strongly encouraged to provide the flexibility for payments to be collected prior to the occupation of development, rather than prior to commencement of development **in these instances**. | London Boroughs, Community Groups, Individuals | Clarification |
| MSC.4.22 | H2 I | **HA To benefit from the presumption, small housing developments must:**  **a) meet the minimum standards for private internal space and private outside space set out in Policy** **D4 Housing quality and standards**  **b) meet minimum cycle parking standards**  **c) not exceed maximum residential parking standards**  **d) accord with Agent of Change principles and** **Policy HC7 Protecting public houses**  **e) where they are classified as major developments, meet the Air Quality Neutral benchmark37G for building emissions, by using ultra-low NOx boilers or other less polluting technologies37H.**  **37G Air Quality Neutral benchmarks are set out in** **Policy SI1 Improving air quality and accompanying GLA guidance**  **37H Less polluting technologies could include heat pumps, connection to an existing district heating scheme, fuel cells or renewables.** | London Boroughs, Community Groups, Individuals | Clarification |
| MSC.4.23 | H2 J | **HB To benefit from the presumption in Part E, minor developments should achieve no net loss of overall green cover and major developments should contribute to urban greening in line with** **Policy G5 Urban greening and the Urban Greening Factor.** | London Boroughs, Community Groups, Individuals | Clarification |
| MSC.4.24 | H2 K | **HC Small housing developments that demonstrably fail to optimise potential housing delivery on a site, or prejudice the more comprehensive development of a site allocation, should not benefit from the presumption in favour of development****, unless there is a clear justification. Small developments should be designed to facilitate adjacent sites to come forward in the future.** | London Boroughs | Clarification |
| MSC.4.25 | H2  4.2.1 | 4.2.1 For London to meet its housing needs, ~~small housing developments~~ **small sites below 0.25 hectares in size** ~~of between one and 25 homes~~ must make a substantially greater contribution to new supply across the city… | London Boroughs, Developers | Clarification |
| MSC.4.26 | H2  4.2.3  Footnote 39 & 40 | 4.2.3 The one to 25-unit threshold ~~set out in Policy H2 Small sites~~ which triggers the application of ~~this policy~~ **the presumption in favour of small housing development** is considered to be representative of small housing developments across London and for this reason differs from that used in Planning Practice Guidance39 and the definition of ‘major development’ in planning legislation40.  *Amend footnote 39 as follows:*  DCLG, Planning Practice Guidance, Planning obligations, Paragraph: 031 Reference ID: 23b-031-20161116**:** [**https://www.gov.uk/guidance/planning-obligations**](https://www.gov.uk/guidance/planning-obligations)  *Amend footnote 40 as follows:*  The Town and Country Planning (Development Management Procedure) (England) Order 2010, Article 2 [**http://www.legislation.gov.uk/uksi/2010/2184/pdfs/uksi\_20102184\_en.pdf**](http://www.legislation.gov.uk/uksi/2010/2184/pdfs/uksi_20102184_en.pdf) |  | Clarification |
| MSC.4.27 | H2  4.2.3A | **4.2.3A The presumption in favour of small housing developments does not apply to change of use of non-residential floor space to residential use (where this does not involve redevelopment); however, it does apply to the redevelopment of non-residential buildings, subject to relevant exemptions listed in Policy H2F. This distinction aims to incentivise the most optimal form of potential development.** | London Boroughs, Developers | Clarification |
| MSC.4.28 | H2  4.2.3B | **4.2.3B When assessing the benefits of additional housing provision (Policy H2E), boroughs should recognise that schemes which provide relatively low numbers of new homes play an important cumulative role in helping to meet housing supply targets alongside larger developments, subject to the scheme in question making the most efficient use of land.** |  | Clarification |
| MSC.4.29 | H2  4.2.4 | 4.2.4 The small sites targets in Table 4.2 are informed by the 2017 London SHLAA and show the potential capacity for additional housing on sites of less than 0.25 hectares in size**, a category that is likely to include the vast majority of one to 25-unit developments**. **Hence, the small sites targets include housing capacity from small sites below this size threshold which deliver more than 25 homes**. The targets… |  | Clarification |
| MSC.4.30 | H2  4.2.5 | 4.2.5 Incremental intensification of existing residential areas within PTALs 3-6 **or** ~~and~~ within 800m of a ~~Tube~~ station**40A**~~, rail station~~ or town centre boundary**40B** is expected to play an important role in meeting the housing targets for small sites, particularly in outer London. This can take a number of forms including new build, infill development, conversions, demolition and redevelopment or extension of existing buildings, where this results in net additional housing provision**,** **subject to the location of heritage assets and their settings**. **Outside the exempted** ~~Within these~~ areas **(Policy H2F)**, there is a need for the character of some neighbourhoods to evolve to accommodate additional housing. Therefore, **in these locations** the emphasis of decision-making should change from preserving what is there at the moment towards encouraging and facilitating the delivery of well-designed additional housing to meet London’s needs.  **40A Tube, rail, DLR or tram station**  **40B District, major, metropolitan and international town centres** | Historic England | Factual update to exempt designated heritage assets. |
| MSC.4.31 | H2  4.2.6 | 4.2.6 The Mayor will set out design principles for small housing developments across London as part of his review of GLA design guidance, which boroughs should draw on and supplement when preparing design codes. Design codes can be combined with local development orders, where appropriate. **As a key purpose of design codes is to provide clarity and certainty for potential applicants, boroughs should support design proposals which accord with any published design code.** |  | Clarification |
| MSC.4.32 | H2  4.2.7 | 4.2.7 **Boroughs are encouraged to explore opportunities for small housing developments in conservation areas where these will complement and enhance the area. As not all elements of a conservation area will necessarily contribute to its significance there is the potential for well-designed new housing to make a positive contribution to the special character of conservation areas. This also applies to small sites in the setting of other heritage assets such as listed buildings**. ~~Special attention will be required within conservation areas to ensure that increased housing provision is accommodated in a way that also complements and enhances an area, taking into account conservation area character appraisals and management plans.~~ | Historic England | Clarification |
| MSC.4.33 | H2  4.2.7A | **4.2.7A Specialist housing for older people that is in Class C3 use can benefit from the presumption in favour of small sites, where the requirements of Policies H2D to H2K are met.** | Specialist housing providers | Clarification |
| MSC.4.34 | H2  4.2.8 | 4.2.8 … Environmental and architectural innovation should be supported and schemes should achieve good design and ensure that existing and proposed homes benefit from satisfactory levels of daylight and sunlight. ~~All homes must meet the housing standards in Policy D4 Housing quality and standards, including the provision of private open space.~~ | London Boroughs, Community Groups, Individuals. | Readability |
| MSC.4.35 | H2  4.2.8A | **4.2.8A In view of the objectives of this policy, boroughs should promote well-designed small housing developments which respond positively to local character and the opportunity to accommodate additional housing on a particular site and should not refuse applications because of a conflict with local policies where these policies are inconsistent with Policy H2 and pre-date the publication of the London Plan.** | London Boroughs, Developers | Clarification |
| MSC.4.36 | H2  4.2.8B | **4.2.8B Where existing houses are redeveloped or subdivided, boroughs may require the provision of family sized units (3 bed + units) providing sufficient design flexibility is provided to allow the existing footprint of a house to be enlarged in order to meet this requirement.** | London Boroughs | Clarification |
| MSC.4.37 | H2  4.2.9 | 4.2.9 **Impacts on** ~~Loss of~~ existing biodiversity or **green space**, as a result of small housing developments, should be **minimised and** mitigated through measures such as **returning hard standing to green space**, the installation of green roofs, **green walls,** the provision of landscaping that facilitates sustainable urban drainage, or off-site provision such as new street trees in order to achieve the principle of no net loss of overall green cover. **The principle of no net loss can be met through off-site provision where site constraints mean that it cannot be achieved on site. Any off-site provision must be secured robustly, for example through a cash in lieu payment to the borough to contribute towards localised urban greening projects which provide net additional green cover.** Rainwater attenuation features should be incorporated to achieve greenfield run off rates **where possible**. | London Boroughs | Clarification |
| MSC.4.38 | H2  Figure 4.3 | Figure 4.3 - Proximity to town centres and stations  *Amend title of key:*  Proximity to town centres **and stations**  **Amend key:**  800m distance to a London Underground Station **or Rail Station** | London Boroughs,  Developers | Clarification |
| MSC.4.39 | H2  4.2.13 | 4.2.13 For practical reasons associated with on-site provision of a small number of affordable units (such as management), contributions on **minor developments** ~~sites delivering ten or fewer units~~ should be asked for as a cash in lieu contribution. Boroughs should have an identified programme through which additional affordable homes will be delivered. Flexibility should be allowed in the timing of payments in recognition of the distinct economics of small and medium-sized housebuilders and to reduce their up-front costs. **Further guidance on the potential application of the threshold approach (Policy H6) for small sites of 25 units and fewer is provided in** **Policy H6 Threshold approach to applications.** |  | Clarification |
| MSC.4.40 | H3 A | A The ten-year housing targets set out in Table 4.1 should be monitored in net terms taking into account homes lost through demolition**, amalgamations41A** or change of use**41B**.  **41A Amalgamating flats into larger homes**  **41B For example, a scheme involving 25 gross new homes and the loss of 10 existing homes would contribute 15 net additional homes towards meeting housing targets** | LB Camden, Community Groups,  Association of Consultancy & Engineering | Clarification |
| MSC.4.41 | H3 BA | **BA The small sites targets are a component of, and not additional to, the overall housing targets. The relative contribution from large and small sites may fluctuate across the target period, providing the overall 10 year targets are met in a way that is consistent with the policies in the Plan.** | London Boroughs | Clarification |
| MSC.4.42 | H3 C | C Net non-self-contained accommodation for students and shared living schemes should count towards meeting housing targets on the basis of a 3:1 ratio, with three bedrooms**/units** being counted as a single home. |  | Consistency within the Plan |
| MSC.4.43 | H3  Paragraph 4.3.3A | **4.3.3A** The approach to monitoring net housing provision from different forms of non-self-contained accommodation is based on the amount of self-contained housing this form of supply will free up~~42~~. **The rationale for this approach is explained in more detail in paragraphs 7.19 to 7.29 of the 2017 SHLAA report.**  ~~42~~ ~~For more detail on this see the 2017 SHLAA report.~~ | London Boroughs, Developers | Clarification |
| MSC.4.44 | H4 | Policy H4 Meanwhile use as housing | Natural England, Federation of Small Businesses, LB Bexley, RB Greenwich, LB Southwark, LB Merton, The British Library, London NHS Clinical Commissioning Group, London Waste and Recycling Board | Clarification |
| MSC.4.45 | H4  4.4.1 | 4.4.1 …Opportunities for the meanwhile use of land for housing on large-scale phased developments should be identified during the planning process. **The meanwhile use of a site for housing does not change the established** **land use of the site, and this should be made clear in the temporary planning permission.** | Westminster City Council | Clarification |
| MSC.4.46 | H4  4.4.1 | 4.4.1 **… However, meanwhile housing should count towards meeting a borough’s housing target.** | LB Bromley and LB Sutton | Clarification |
| MSC.4.47 | H4  4.4.1A | **4.4.1A** The meanwhile use of a site must not result in an unacceptable impact on residential amenity or prevent development sites from being brought forward for development in a timely fashion. Parameters for any meanwhile use, particularly its longevity and associated obligations, should be established from the outset and agreed by all parties. |  | Readability |
| MSC.4.48 | H4  Paragraph 4.4.3 | 4.4.3 The time period for meanwhile uses will vary **and temporary permission may be renewed** with **consideration for** site circumstances. Boroughs should consider starting the time period for the meanwhile use from the date of occupation rather than the date of planning permission, in order to support the viability and delivery of meanwhile housing developments. | London Councils | Clarification |
| MSC.4.49 | H5 A | A The strategic target is for 50 per cent of all new homes delivered across London to be **genuinely** affordable. Specific measures to achieve this aim include: |  | Consistency within the Plan |
| MSC.4.50 | H5 A 1 | A … Specific measures to achieve this aim include:  1) requiring ~~residential and mixed-use developments~~ **major developments which trigger affordable housing requirements42A** to provide affordable housing through the threshold approach (Policy H6 Threshold approach to applications)  **41C All major development of 10 or more units triggers an affordable housing requirement. Boroughs may also require affordable housing contributions from minor housing development in accordance with Policy H2 Small sites and small housing developments** | Developers | Clarification |
| MSC.4.51 | H5 A 3 | A … Specific measures to achieve this aim include:  3) **all** affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their ~~portfolio~~ **development programme, and 60 per cent in the case of strategic partners42B**  **41D Strategic partners are affordable housing providers who commit to deliver ambitious development programmes through a flexible partnership with the Mayor. Each partnership involves at least 1,000 new housing starts, with at least 60 per cent of them genuinely affordable.** |  | Clarification |
| MSC.4.52 | H5 A 4 | A … Specific measures to achieve this aim include:  4) public sector land**42C** delivering at least 50 per cent affordable housing **on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio** ~~across its portfolio~~  **41E Separate affordable housing requirements apply to estate regeneration schemes on public sector land, which are set out in** **Policy H10 Redevelopment of existing housing and estate regeneration.** | London Boroughs, Just Space, Elephant Amenity Network, 35% Campaign, Individuals | Clarification |
| MSC.4.53 | H5 A 5 | ~~5) strategic partners with agreements with the Mayor aiming to deliver at least 60 per cent affordable housing across their portfolio~~ |  | Readability |
| MSC.4.54 | H5 A 5A | A … Specific measures to achieve this aim include:  **5A****) industrial land appropriate for residential use~~s~~ in accordance with Policy E7 Industrial intensification, co-location and substitution, delivering at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.** |  | Consistency within the Plan |
| MSC.4.55 | H5 B | B Affordable housing should be provided on site ~~in order to deliver communities which are inclusive and mixed by tenure and household income, providing choice to a range of Londoners~~. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances. |  | Readability |
| MSC.4.56 | H5  4.5.1 | 4.5.1 **Delivering more genuinely affordable housing43** is a key strategic issue for London…  43 ~~The Glossary provides the definition of affordable housing, this is consistent with the 2012 NPPF definition of affordable housing~~ **The NPPF defines affordable housing for planning purposes**. Within this broad definition, sections 4.7.3 - 4.7.~~6~~**9** of this Plan set out the Mayor’s preferred **affordable housing** tenures **and other genuinely affordable housing products**. |  | Clarification |
| MSC.4.57 | H5  4.5.2A | **4.5.2A** Schemes that do not meet this threshold, or require public subsidy to do so, will be required to submit detailed viability information which will be scrutinised and treated transparently. |  | Readability |
| MSC.4.58 | H5  4.5.4A | **4.5.4A The Mayor expects all affordable housing providers to deliver as much affordable housing as possible. Affordable housing providers with agreements with the Mayor should deliver at least 50 per cent affordable housing across their development programme, and in the case of strategic partners, 60 per cent. Affordable housing commitments by these providers are not planning requirements that can be applied to individual sites as the commitments are only achievable if the affordable housing providers have the flexibility to use their resources strategically to maximise affordable housing provision across London.** |  | Clarification |
| MSC.4.59 | H5  4.5.4B | **4.5.4B Public sector land represents an opportunity to deliver homes that can meet the needs of London’s essential workers who maintain the function and resilience of the city. The Mayor expects that residential proposals on public land should deliver at least 50 per cent affordable housing on each site. Public sector landowners with an agreement with the Mayor may provide 50 per cent affordable housing across a portfolio of sites provided at least 35 per cent affordable housing is provided on each site, with the required affordable housing tenure split on the initial 35 percent.** |  | Clarification |
| MSC.4.60 | H5  4.5.4C | **4.5.4C Most industrial land fulfils a vital role in supporting London’s economy. However, it is occasionally deemed appropriate** **for residential uses. In these circumstances, there is potential for a significant difference in value between the two uses. The Mayor expects that residential proposals in industrial land should deliver at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.** |  | Clarification |
| MSC.4.61 | H5  4.5.5 | 4.5.5 Affordable housing should be delivered on site to help deliver mixed and inclusive communities **providing choice to a range of Londoners**… |  | Clarification |
| MSC.4.62 | H5  4.5.6  Footnote 45 | 45 For exceptions see ~~part F of~~ Policy H2 Small sites **and small housing developments** and Policy H18 Large-scale purpose-built shared living. |  | Consistency |
| MSC.4.63 | H5  4.5.8  Footnote 46 | *Amend footnote 46 as follows:*  Community Infrastructure Levy Regulations 2010 (SI 2010 No 948), Regulation 122(2). Crown Copyright, 2010**:** [**http://www.legislation.gov.uk/uksi/2010/948/pdfs/uksi\_20100948\_en.pdf**](http://www.legislation.gov.uk/uksi/2010/948/pdfs/uksi_20100948_en.pdf) |  | Factual update |
| MSC.4.64 | H6 A | A The threshold approach applies to **major** development proposals ~~which are capable of delivering more than ten units or which have a combined floor space greater than 1,000 sqm~~ **which trigger affordable housing requirements** (see paragraph ~~4.6.14 for exclusions to the threshold approach and~~ 4.6.15 for scheme types with bespoke approaches). |  | Clarification |
| MSC.4.65 |  | B The threshold level of affordable housing on gross residential development is initially set at:  1) a minimum of 35 per cent**; or** |  |  |
| MSC.4.66 | H6 B | B The threshold level of affordable housing **on gross residential development** is initially set at: | London Boroughs, Developers | Clarification |
| MSC.4.67 | H6 B 2 | 2) 50 per cent for public sector land **where there is no portfolio agreement with the Mayor; or** | Public sector landowners, London Boroughs | Clarification |
| MSC.4.68 | H6 B 3 | 3) 50 per cent for Strategic Industrial Locations, Locally Significant Industrial Sites and ~~other industrial sites~~ **Non-Designated Industrial Sites** ~~deemed appropriate to release~~ **appropriate** for ~~other~~ **residential** uses~~(see~~ **in accordance with** Policy E7 **Industrial** intensification, co-location and substitution of land for industry, logistics and services to support London’s economic function~~).~~**, where the scheme would result in a net loss of industrial capacity.** | London Boroughs, Developers | Clarification |
| MSC.4.69 | H6 B | B …~~The 35 per cent threshold will be reviewed in 2021 and~~~~if appropriate increased through Supplementary Planning Guidance.~~ |  | Readability |
| MSC.4.70 | H6 C 1 | C To follow the Fast Track Route of the threshold approach, applications must meet all the following criteria:  1) meet or exceed the relevant threshold level of affordable housing on site without public subsidy. **Where agreed by the borough, small housing developments46A may follow the Fast Track Route where they meet the relevant threshold level off-site or as an in lieu payment46B**  **46A Small housing developments are defined in Policy H2 Small sites as schemes providing up to 25 homes**  **46B Small housing development affordable housing requirements provided off-site or as an in-lieu contribution should follow the approach set out in paragraphs 4.5.7 to 4.5.9** | Developers, London Boroughs | Clarification |
| MSC.4.71 | H6 C 2 | C To follow the Fast Track Route of the threshold approach, applications must meet all the following criteria: …  2) be consistent with the relevant tenure split (see Policy H7 Affordable housing tenure). **Small housing developments may follow the Fast Track Route where the tenure split is to the satisfaction of the borough.** | Developers, London Boroughs | Clarification |
| MSC.4.72 | H6 C 4 | C To follow the Fast Track Route of the threshold approach, applications must meet all the following criteria: …  4) demonstrate that they have taken account of the strategic 50 per cent target in Policy H5 Delivering affordable housing and have sought grant ~~where required~~ to increase the level of affordable housing ~~beyond 35 per cent~~. |  | Clarification |
| MSC.4.73 | H6 CA | **CA Developments which provide 75 per cent or more affordable housing may follow the Fast Track Route where the tenure mix is acceptable to the borough or the Mayor where relevant.** | Pocket Living | Clarification |
| MSC.4.74 | H6 G | G For schemes that were approved under the Fast Track Route **and schemes determined before the threshold approach that would have qualified for the Fast Track Route**, any subsequent applications to vary the consent will not be required to submit viability information, providing the resultant development continues to meet the relevant threshold and the criteria in part C | Developers, London Boroughs | Clarification |
| MSC.4.75 | H6 H | H For schemes where the original permission did not meet the threshold or required tenure split**, including schemes determined before the threshold approach that would not have qualified for the Fast Track Route,** viability information will be required where an application is submitted to vary the consent and **the borough or the Mayor where relevant consider** this would **materially** alter the economic circumstances of the scheme. Such cases will be assessed under the Viability Tested Route. | Developers, London Boroughs | Clarification |
| MSC.4.76 | H6  4.6.3 | 4.6.3 The percentage of affordable housing on a scheme should be measured in habitable rooms46C. If this is not the case, it may be more appropriate to measure the provision of affordable housing using habitable floorspace46D.  **46C Habitable room is defined in the Glossary**  **46D Habitable floorspace is defined in the Glossary** | London Boroughs | Clarification |
| MSC.4.77 | H6  4.6.4 | 4.6.4 The 35 per cent threshold level will be **monitored and** reviewed in 2021 to determine whether this threshold should be increased. |  | Clarification |
| MSC.4.78 | H6  4.6.5A | **4.6.5A** Public sector land also represents… |  | Readability |
| MSC.4.79 | H6  4.6.6 | 4.6.6 Given the difference in values between industrial and residential development, ~~where~~ **all residential development proposals that would result in a net loss of industrial capacity on** Strategic Industrial Locations, Locally Significant Industrial Sites or ~~other industrial sites are~~ **Non-Designated Industrial Sites** ~~deemed acceptable for release (see Policy E7 Intensification, co-location and substitution of land for industry, logistics and services to support London’s economic function), they~~ are expected to ~~deliver~~ ~~a higher level of~~ **provide at least 50 per cent** affordable housing. If this is not possible, detailed viability evidence will be needed to justify a lower level of affordable housing. ~~Therefore, to follow the Fast Track Route industrial sites will need to meet the 50 per cent threshold.~~ | London Boroughs, Developers | Clarification |
| MSC.4.80 | H6  4.6.8B | **4.6.8A** **In some circumstances it may be impractical or otherwise unsuitable to provide on-site affordable housing with the relevant tenure split on small housing developments (see Policy H2 Small sites and small housing developments). Affordable housing providers may not be willing or able to absorb a small number of affordable homes into their portfolio where servicing and management costs would exceed plausible income from service charges. Servicing and management costs may be reduced where affordable homes are provided in a single affordable tenure.** | London Boroughs, Developers | Clarification |
| MSC.4.81 | H6  4.6.8C | **4.6.8B Boroughs may therefore permit small housing developments to access the Fast Track Route where on-site affordable housing is provided in a single affordable housing tenure to the satisfaction of the borough. Where there is no demand from affordable housing providers for a small number of affordable homes, either where provided as mix of affordable tenures or in a single affordable housing tenure, boroughs may permit small housing developments to access the Fast Track Route where the relevant threshold is met off-site or as an in-lieu payment. Boroughs are encouraged to set out their approach to affordable housing requirements on small housing developments.** | London Boroughs, Developers | Clarification |
| MSC.4.82 | H6  4.6.8D | 4.6.8D To incentivise schemes ~~that are largely or entirely~~ **with a high proportion of genuinely** affordable housing, schemes that propose 75 per cent or more **genuinely** affordable housing~~, consistent with the glossary definition of affordable housing,~~ may be considered under the Fast Track Route whatever the affordable housing tenure mix ~~as long as the tenure and type of home are~~**,** **where** supported by the borough and, where relevant, the Mayor~~, as being genuinely affordable~~. This should be determined on a case-by-case basis having regard to the housing need met by the scheme and the level of public subsidy involved. | Pocket Living | Clarification |
| MSC.4.83 | H6  4.6.13 | ~~4.6.13 In Opportunity Areas, boroughs may want to consider applying a localised affordable housing threshold for the Fast Track Route or fixed affordable housing requirements. This approach could help provide certainty to developers and land owners and help prevent land price rises based on hope value. Localised affordable housing thresholds, or fixed affordable housing requirements should increase the affordable housing provision beyond 35 per cent where possible. Boroughs may also consider a local approach in terms of tenure mix. The London Plan threshold approach will apply in Opportunity Areas where a local approach has not been progressed.~~ | London Boroughs, Developers | Clarification |
| MSC.4.84 | H6  4.6.14 | 4.6.14 Some schemes are not suitable to follow the Fast Track Route. These schemes must follow the **Viability Tested Route**. This includes: …   * applications for schemes that involve the demolition of existing affordable dwellings which should follow the approach set out in Policy H10 Redevelopment of existing housing and estate regeneration |  | Clarification |
| MSC.4.85 | H6  4.6.15 | ~~4.6.15 The approach for Build to Rent schemes, where they meet the definition, is set out Policy H13 Build to Rent~~ |  | Clarification |
| MSC.4.86 | H6  4.6.16 | **4.6.16 Policy H13 Build to Rent,** Policy H15 Specialist older persons housing, Policy H17 Purpose-built student accommodation and Policy H18 Large-scale purpose-built shared living set out specific affordable housing approaches in those types of development. |  | Clarification |
| MSC.4.87 | H7 A | A ~~The Mayor is committed to delivering genuinely affordable housing.~~ The following split of affordable products should be applied to **residential** development: |  | Readability |
| MSC.4.88 | H7 A 1 | A … The following split of affordable products should be applied to residential development:  1) a minimum of 30 per cent low cost rented homes, **as either London Affordable Rent or Social Rent,** allocated according to need and for Londoners on low incomes ~~(Social Rent/ London Affordable Rent)~~ |  | Clarification |
| MSC.4.89 | H7 A 2 | A … The following split of affordable products should be applied to residential development: …  2) a minimum of 30 per cent intermediate products which meet the definition of **genuinely** affordable housing, including London Living Rent and London Shared ownership |  | Clarification |
| MSC.4.90 | H7 A 3 | A … The following split of affordable products should be applied to residential development: …  3) **the remaining** 40 per cent to be determined by the ~~relevant~~ borough as low cost rented homes or intermediate products (defined in H7A1 and H7A2) based on identified need~~, provided they are consistent with the definition of affordable housing~~. |  | Clarification |
| MSC.4.91 | H7 A | A … ~~These minimums will be reviewed in 2021, and if necessary, updated through Supplementary Planning Guidance.~~ |  | Clarification |
| MSC.4.92 | H7 B | B ~~Only schemes delivering the threshold level of affordable housing with a tenure split that meets the requirements set out in part A can follow the Fast Track Route for viability~~ **To follow the Fast Track Route the tenure of 35 per cent of homes must meet the requirements set out in part A. Where affordable homes are provided above 35 per cent, their tenure is flexible, provided the homes are genuinely affordable (defined in H7A1 and H7A2), and should take into account the need to maximise affordable housing provision, along with any preference of applicants to propose a particular tenure.** |  | Clarification |
| MSC.4.93 | H7  4.7.1 | 4.7.1 ~~As Table 4.3 demonstrates, the~~ **The 2017** SHMA shows… | London Boroughs, Developers | Readability |
| MSC.4.94 | H7  4.7.1 | 4.7.1 … The~~se~~ minimums **in H7A1 and H7A2** will be **monitored and** reviewed in 2021 and, if necessary, updated through Supplementary Planning Guidance,taking account of future affordable housing funding agreements. |  | Clarification |
| MSC.4.95 | H7  4.7.2 | 4.7.2 There is a presumption that the 40 per cent to be decided by the borough will focus on Social Rent ~~/~~ **and** London Affordable Rent… |  | Clarification |
| MSC.4.96 | H7  Table 4.3 | *Table 4.3 deleted from H7 and moved to H12* |  | Clarification |
| MSC.4.97 | H7  4.7.3 | 4.7.3 The Mayor is committed to delivering genuinely affordable housing. Within the broad definition of affordable housing~~48~~, the Mayor’s preferred affordable housing tenures are:   * **Homes based on social rent levels, including Social Rent and** London Affordable Rent |  | Clarification |
| MSC.4.98 | H7  4.7.3  Footnote 48 | ~~48~~ ~~See the Glossary for broad definition of affordable housing which is consistent with the 2012 NPPF.~~ |  | Clarification |
| MSC.4.99 | H7  4.7.4 | 4.7.4 London Affordable Rent ~~is rent~~ **and Social Rent homes are** for households on low income**s** ~~with~~ **where** the rent level**s** **are** based on ~~social rent levels~~ **the formulas in the Social Housing Regulator’s Rent Standard Guidance**. **The rent levels for Social Rent homes use a capped formula and London Affordable Rent homes are capped at benchmark levels published by the GLA.** ~~The NPPF defines affordable rent as up to 80 per cent of market rent, however, to ensure rents in London are genuinely affordable, the Mayor expects rents charged for homes let for London Affordable Rent to be set at benchmarks substantially below this level, based on traditional social rents.~~ **Rents for both are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF.** More detail is contained within the Mayor’s Homes for Londoners Affordable Homes Programme 2016-21 funding guidance. These homes will be allocated in accordance with need (based on the borough’s allocations policy). | London Boroughs, Just Space, Elephant Amenity Network, 35% Campaign, Individuals | Clarification |
| MSC.4.100 | H7  4.7.7  Footnote 50 | 4.7.7 Other affordable housing products may be acceptable if, as well as meeting the broad definition of affordable housing, they also meet the ~~draft~~ London Housing Strategy  *Amend footnote 50 as follows:*  Mayor of London, ~~September 2017~~ **2018**, London Housing Strategy~~, draft for public consultation~~ **:**[**https://www.london.gov.uk/sites/default/files/2018\_lhs\_london\_housing\_strategy.pdf**](https://www.london.gov.uk/sites/default/files/2018_lhs_london_housing_strategy.pdf) |  | Consistency with other GLA strategies |
| MSC.4.101 | H7  4.7.11 | 4.7.11 To follow the Fast Track Route, the ~~threshold level of affordable housing~~ **tenure of 35 per cent of homes** must adhere to the tenure split set out in Policy H7 Affordable housing tenure. Where a scheme is delivering more than ~~the threshold~~ **35 per cent**, the tenure of the additional affordable housing ~~(above the threshold)~~ is flexible and should ~~be agreed between the borough, Registered Provider and applicant~~ **take into account the need to maximise affordable housing provision along with any preference of applicants to propose a particular tenure.** |  | Consistency |
| MSC.4.102 | H7  4.7.13 | ~~4.7.13 To incentivise schemes that are largely or entirely affordable housing, schemes that propose 75 per cent or more affordable housing, consistent with the glossary definition of affordable housing, may be considered under the Fast Track Route whatever the affordable housing tenure mix as long as the tenure and type of home are supported by the borough and, where relevant, the Mayor, as being genuinely affordable. This should be determined on a case-by-case basis having regard to the housing need met by the scheme and the level of public subsidy involved.~~ |  | Readability |
| MSC.4.103 | H9 C | C To demonstrate that a building has not been made vacant for the sole purpose of redevelopment, an applicant will be required to demonstrate that it has been vacant for a continuous period of at least five years before the application was submitted and will also be required to provide evidence that the site has been actively marketed for at least two of those five years ~~at realistic prices~~ **on realistic terms reflecting market value.** | Developers | Clarification |
| MSC.4.104 | H9 C | C **… These requirements should not apply to heritage buildings on the At Risk register where prolonged vacancy may damage the building.** | The Putney Society | Clarification |
| MSC.4.105 | H9  4.9.3 | 4.9.3 It should be noted that if an applicant is claiming that the scheme qualifies for VBC, it cannot also **claim** **the vacant buildings are ‘in-use’ for the purpose of calculating liability for the** Community Infrastructure Levy ~~relief through the vacancy test~~. | Developers | Clarification |
| MSC.4.106 | H10 A | A Loss of existing housing ~~is generally only acceptable where the housing is~~ **should be** replaced **by new housing** at existing or higher densities with at least the equivalent level of overall floorspace.~~This includes the loss~~ **Loss** of hostels, staff accommodation, and shared and supported accommodation that meet an identified housing need~~, unless the existing floorspace is~~ **should be** satisfactorily re-provided to an equivalent or better standard. | Just Space, Elephant Amenity Network, 35% Campaign, Individuals | Readability |
| MSC.4.107 | H10 B  H10 C | B ~~Where loss~~ **Loss** of existing affordable housing ~~is proposed, it~~ should not be permitted unless it is replaced by equivalent or better quality accommodation, providing at least an equivalent level of affordable housing floorspace **on an identical or equivalent basis50A**~~, and generally should produce an uplift in affordable housing provision~~. All such schemes are required to follow the Viability Tested Route **and** **should produce an uplift in affordable housing provision where viable** ~~(see~~ Policy H6 Threshold approach to applications~~)~~.  ~~C For estate regeneration schemes the existing~~ ~~affordable housing floorspace should be replaced on an equivalent basis i.e.~~ ~~where social rented floorspace is lost, it should be replaced by general needs rented accommodation with rents at levels based on that which has been lost, and the delivery of additional affordable housing should be maximised. All schemes should follow the Viability Tested Route (see Policy H6 Threshold approach to applications).~~  **50A Affordable housing floorspace must be replaced on an identical basis where a tenant has a right to return. Where there is no right of return affordable housing must be replaced on an identical or equivalent basis. I.e. Social rented floorspace may be replaced with social rented floorspace or by general needs rented accommodation with rents at levels based on that which has been lost.** | RPs, London Boroughs, Just Space, Elephant Amenity Network, 35% Campaign, Individuals | Clarification |
| MSC.4.108 | H10  4.10.2 | The aims of an estate regeneration project will typically fall into three broad categories. These are:   * ~~maintaining good quality homes~~ * ~~maintaining safe and good quality homes~~ * ~~improving the social, economic and physical environment in which homes are located.~~ * **delivering safe and better-quality homes for local people;** * **increasing the overall supply of new and affordable homes; and** * **improving the quality of the local environment through a better public realm and provision of social infrastructure (e.g. schools, parks, or community centres).** |  | Clarification |
| MSC.4.109 | H10  4.10.3 | 4.10.3 … This is particularly pertinent for estate regeneration, and any proposals for such schemes should take account of the requirements of the Mayor’s Good Practice Guide to Estate Regeneration (2018). |  | Clarification |
| MSC.4.110 | H10  4.10.4 | 4.10.4 It is important to ensure that estate regeneration does not lead to the loss of affordable housing and that ~~it delivers~~ anuplift in affordable housing is delivered ~~where~~**ver** possible. **Therefore,** all estate regeneration schemes ~~should~~ **must** go through the Viability Tested Route **to demonstrate they have** ~~and~~ maximise**d** the delivery of any additional affordable housing. For the purposes of this policy, existing affordable housing floorspace includes both occupied and vacant floorspace **regardless of the current condition of the stock**. | London Boroughs, Just Space, Elephant Amenity Network, 35% Campaign, Individuals | Clarification |
| MSC.4.111 | H11 A | A Boroughs should promote efficient use of existing **housing** stock ~~by using all the tools available~~ to reduce the number of vacant **and under-occupied** dwellings. | Inner-London Boroughs, Just Space, Elephant Amenity Network, 35% Campaign, Individuals | Consistency with other GLA strategies |
| MSC.4.112 | H11 B | B The Mayor will support boroughs with identified issues of **new** homes being left empty**, sometimes known** as ‘buy to leave’ properties**,** to put in place mechanisms which seek to ensure ~~stock~~ ~~is~~**new homes are** occupied. | Developers | Clarification |
| MSC.4.113 | H11 C | C Boroughs should take account of the impact on ~~the~~ housing stock **and local housing need when considering** ~~of~~ applications for **a change of use from** ~~home~~ **housing** to ~~be used as~~ **short stay** holiday rental~~s~~ **accommodation to be used** for more than 90 days a year. | London Boroughs | Clarification |
| MSC.4.114 | H11 D | **D Boroughs should take account of the role of houses in multiple occupation (HMOs) in meeting local and strategic housing needs. Where they are of a reasonable standard they should generally be protected.** | London Boroughs | Clarification |
| MSC.4.115 | H11  4.11.1 | 4.11.1 … While the numbers of long-term vacant properties in London has decreased significantly and is now below one per cent of the housing stock, to make best use of existing stock, where vacant propertiesare identified, local authorities should investigate why the units are vacant and where possible seek to bring them back into use. **Boroughs should levy the** **council tax empty homes premium to incentivise occupation of vacant properties**. Boroughs are encouraged to use all the tools at their disposal such as Empty Dwelling Management Orders to bring long-term vacant stock back into use as affordable housing. **Boroughs should also ensure a range of new homes are provided that meet the needs of those who wish to downsize, and tenants in affordable homes are supported to downsize where they wish to do so.** | London Boroughs, | Clarification |
| MSC.4.116 | H11  4.11.1B | **4.11.1B A recent phenomenon in some parts of London has seen a proportion of new homes being purchased by investors who rely solely on capital appreciation for their returns. New homes purchased for this purpose are sometimes known as ‘buy to leave’. This practice reduces the amount of new housing stock being occupied by households in need. Where the practice is widespread in a new building it can also negatively affect the provision of services to tenants.** | Developers, London Boroughs | Clarification |
| MSC.4.117 | H11  4.11.2  Footnote 52A | 4.11.2 ~~In addition, the use of dwellings as short-term holiday rentals can have a significant impact on the supply of homes in an area that are available for people to live in. Homes should not be~~ **It is unlawful for homes in Greater London to be** used as short-term holiday rented accommodation for a cumulative period of more than 90 days a year without seeking planning permission**52A**. **The use of dwellings as short-term** holiday rentals **can have a detrimental impact on neighbours’ residential amenity and community cohesion in the wider area where concentrated in a particular location. The use also reduces the supply of homes available for people to live in.**  **52A Pursuant to the Deregulation Act 2015 (Sections 44 and 45: Short-term use of London accommodation: relaxation of restrictions and power to relax restrictions.) http://www.legislation.gov.uk/ukpga/2015/20/pdfs/ukpga\_20150020\_en.pdf** | London Boroughs,  Developers | Clarification |
| MSC.4.118 | H11  4.11.2B | **4.11.2B** Houses in multiple occupation (HMOs) are an important part of London’s housing offer, reducing pressure on other elements of the housing stock. … |  | Readability |
| MSC.4.119 | H12 A | **A Schemes should generally consist of a range of unit sizes.** To determine the appropriate mix of unit sizes in relation to the number of bedrooms … | MHCLG | Clarification |
| MSC.4.120 | H12 A 1 | A … To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:  1) the range of housing need and demand identified by the **2017** London Strategic Housing Market Assessment and~~, where relevant, local assessments~~**, where available, by evidence of local needs** |  | Clarification |
| MSC.4.121 | H12 A 6 | A … To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:  6) the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in ~~more central or urban~~ locations **which are closer to a town centre or station or with higher public transport access and connectivity** | London Boroughs, Developers | Clarification |
| MSC.4.122 | H12 A 8 | A … To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:  8) the ability of new development to reduce pressure on conversion ~~and~~**,** sub-division **and amalgamation** of existing stock | London Boroughs | Clarification |
| MSC.4.123 | H12 A 10 | A … To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:  ~~10) the potential for custom-build and community-led housing schemes~~ | Community Land Trust | Clarification |
| MSC.4.124 | H12 B | ~~B Generally, schemes consisting mainly of one-person units and/or one-bedroom units should be resisted.~~ | MHCLG | Clarification |
| MSC.4.125 | H12 D 1 | 1) ~~evidence of local housing needs, including the numbers and types of overcrowded and under-occupying households.~~ |  | Clarification |
| MSC.4.126 | H12 D 2 | **2)** **other** ~~the~~ criteria set out in part A**, including the strategic and local requirement for** ~~2) the local and strategic need for~~ affordable family accommodation |  | Clarification |
| MSC.4.127 | H12 D 3  H12 D 4  H12 D 5 | ~~3) Local issues of overcrowding~~  ~~4)~~**3)** the impact of welfare reform  ~~5)~~**4)** the cost of delivering larger units and the availability of grant. |  | Clarification |
| MSC.4.128 | H12  4.12.1 | 4.12.1 **The 2017 London Strategic Housing Market Assessment estimated the unit size mix of new homes required to meet London’s current and projected housing needs. The main factors influencing this size mix include the projected growth in different household types and the substantial number of overcrowded households in London, whose needs can be addressed by providing family-sized homes but also smaller homes for concealed households to move into.** Table 4.3 shows the mix of homes identified in the ~~London 2017~~ Strategic Housing Market Assessment.  *(Note: Table 4.3 relocated from H7 to H12)* |  | Clarification |
| MSC.4.129 | H12  4.12.2 | 4.12.2 … Moreover, they do not necessarily meet the identified need for which they are being required; for example, larger **market** units are often required by boroughs in order to meet the needs of families but many such units are instead occupied by sharers. | GLA Labour Group | Factual update (intermediate homes cannot be occupied by sharers). |
| MSC.4.130 | H12  4.12.3 | ~~4.12.3~~~~Family units have historically been considered to be those consisting of three or more bedrooms. However, as many families do live in two-bedroom units this should be taken into account when assessing the needs that different sized units can meet (in terms of bedrooms) and the design and approach to management of a development both for market and affordable housing.~~ | GLA Housing Committee | Clarification |
| MSC.4.131 | H12  4.12.5 | ~~4.12.5 While~~ one-bedroom units play a very important role in meeting housing need, and provision in new developments can help reduce the pressure to convert and subdivide existing larger homes**. However,** one-person and one-bed units are the least flexible unit type **so schemes should generally consist of a range of unit sizes**. ~~Thus, unless supported by the borough as meeting an identified need, schemes consisting of over 10 units which mainly comprise of one-person/one-bed units should be avoided to ensure that there is a mix of unit sizes~~. ~~Specific guidance on large-scale purpose-built shared living schemes can be found in Policy H18 Large-scale purpose-built shared living.~~ | MHCLG | Clarification |
| MSC.4.132 | H12  4.12.6A | **4.12.6AThe impact of this policy on the mix of homes in terms of numbers of bedrooms approved across London will be carefully monitored and assessed as part of the Annual Monitoring Report process. This will highlight any adverse impacts and identify if any revisions are necessary to the policy.** | GLA Housing Committee | Clarification |
| MSC.4.133 | H12  4.12.7 | ~~4.12.7 Houses in multiple occupation (HMOs) are an important part of London’s housing offer, reducing pressure on other elements of the housing stock. Their quality can, however, give rise to concern. Where they are of a reasonable standard they should generally be protected and the net effects of any loss should be reflected in Annual Monitoring Reports. In considering proposals which might constrain this provision, including Article 4 Directions affecting changes between Use Classes C3 and C4, boroughs should take into account the strategic as well as local importance of HMOs.~~ |  | Readability |
| MSC.4.134 | H13 A | A ~~To recognise that the Build to Rent development model differs from a traditional for sale scheme and the potential role it can play in accelerating delivery, where~~ **Where** a development meets the criteria set out ~~below~~ **in H13B**, the affordable housing offer can be solely Discounted Market Rent **(DMR)** at a genuinely affordable rent, preferably London Living Rent level. ~~Affordable housing~~ **DMR homes** ~~should~~ **must** be secured in perpetuity. |  | Clarification |
| MSC.4.135 | H13 B | B To qualify as a Build to Rent scheme ~~within the context of this policy,~~ all the following criteria must be met: |  | Readability |
| MSC.4.136 | H13 B 1  Footnote 53 | 53 … However, it is important that where a lower threshold is set, Build to Rent schemes must still operate according to the stipulations in this guidance ~~in order~~ to qualify for the application of the Built to Rent policy. |  | Readability |
| MSC.4.137 | H13 B 3 | B … all the following criteria must be met: …  3) a clawback mechanism is in place ~~to recoup additional affordable housing contributions in the event of the covenant being broken~~ **that ensures there is no financial incentive to break the covenant** |  | Consistency with other GLA strategies |
| MSC.4.138 | H13 B 7 | B … all the following criteria must be met: …  7) the scheme offers rent **and service charge** certainty for the period of the tenancy, the basis of which should be made clear to the tenant before a tenancy agreement is signed, including any annual increases which should always be formula-linked | London Boroughs | Clarification |
| MSC.4.139 | H13 C | C ~~For Build to Rent schemes to~~ **To** follow the Fast Track Route ~~they~~, **Build to Rent schemes** must deliver at least 35 per cent affordable housing, **or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution.** ~~of which~~ **The Mayor expects** at least 30 per cent ~~should be~~ **of DMR homes to be provided** at **an equivalent rent to** London Living Rent ~~Level,~~ with the ~~remainder being at a range of discounts below market rent to be agreed with the borough and/or the Mayor where relevant~~ **remaining 70 per cent at a range of genuinely affordable rents54A**. Schemes must also meet all other requirements of part C of Policy H6 Threshold approach to applications. ~~This threshold and affordable housing tenure split, will be reviewed and if necessary updated in 2021, through Supplementary Planning Guidance.~~  **54A Boroughs may publish guidance setting out the proportion of DMR homes to be provided at different rental levels to benefit from the Fast Track Route. In setting local DMR requirements boroughs should have regard to the relationship between the level of discount required and the viability of achieving the relevant threshold level.** | London Boroughs | Clarification |
| MSC.4.140 | H13  4.13.1 | 4.13.1 ~~The planning system~~ **Boroughs** should take a positive approach to the Build to Rent sector to enable it to better contribute to the delivery of new homes… |  | Clarification |
| MSC.4.141 | H13  4.13.4 | 4.13.4 … London Living Rent has an advantage in that it has a London-wide electoral mandate, can be consistently understood and applied across London, can earn the public’s trust as being genuinely affordable, and will be backed by the GLA who will uprate it every year. **DMR should be allocated according to intermediate eligibility criteria, which can include locally defined eligibility criteria. Where the borough has an intermediate or DMR waiting list they should agree with the applicant a process for providing priority access to the DMR units for those on the waiting list.** | London Boroughs | Clarification |
| MSC.4.142 | H13  4.13.6 | 4.13.6 To follow the Fast Track Route **schemes should provide the threshold level of DMR homes with** at least 30 per cent ~~of the affordable housing must be~~ let at London Living Rent levels. The remainder should be provided at a range of **genuinely affordable** discounts below market rent based on local need to be agreed with the borough and Mayor where relevant~~, for example with half of remaining units at 50 per cent and half at 70 per cent of market rents~~. **The thresholds and required discounts to market rent will be reviewed and if necessary updated in 2021 through Supplementary Planning Guidance.** |  | Clarification |
| MSC.4.143 | H13  4.13.7 | 4.13.7 Proposals that do not provide 35 per cent affordable housing at the required discount to market rents**, or 50 per cent on public sector land, or 50 per cent on industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution where the scheme would result in a net loss of industrial capacity,** or that do not meet the criteria of part C of Policy H6 Threshold approach to applications will be subject to the Viability Tested Route under part E of Policy H6 Threshold approach to applications. |  | Clarification |
| MSC.4.144 | 4.13.12 | 4.13.12 Further support for Build to Rent can be given by boroughs through: …   * supporting institutional investment on public **sector** land, including exploring the use of joint ventures or deferred receipts. |  | Clarification |
| MSC.4.145 | H14 A | A The delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. The form this takes will vary, and it should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London’s population, including disabled Londoners (see Policy D5 Accessible housing) **within a wider inclusive community setting**. Supported and specialised accommodation could include: | Inclusion London | Clarification |
| MSC.4.146 | H14 A 1 | A … Supported and specialised accommodation could include:  1) ~~move-on~~ accommodation for people leaving hostels, refuges and other supported housing, **as well as care leavers and people leaving prison** to enable them to live independently | LB Havering  LB Redbridge  London Assembly Planning Committee  GLA Labour Group  David Bonnet Associates | ClarificationLack of a definition for ‘move on’ accommodation so removed |
| MSC.4.147 | H14 A 2 | A … Supported and specialised accommodation could include: …  2) accommodation for young people **with support needs** | LB Camden  Westminster City Council  David Bonnet Associates | Clarification |
| MSC.4.148 | H14  4.14.1 | 4.14.1 Boroughs should undertake assessments of the need for short ~~and long-~~term, medium-term and permanent ~~needs for~~ supported and specialised accommodation within their borough… | David Bonnet Associates | Clarification |
| MSC.4.149 | H14  4.14.1 | 4.14.1 … For some groups, need may be best **assessed and** met on a multi-borough or pan-London basis. | GLA Labour Group | Clarification |
| MSC.4.150 | H15 A 2 | A Boroughs should work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing taking account of: …  2) the need for sites to be well-connected in terms of contributing to an inclusive neighbourhood, access to **relevant facilities,** social infrastructure, health care and ~~public transport facilities~~ **are well served by public transport** | Age UK  Just space  Brentford Community Council  London Forum of Amenity and Civic Societies | Clarification |
| MSC.4.151 | H15  4.15.3 | 4.15.3 … There is a range of specialist accommodation options and the following definitions should be applied in London: …   * residential nursing care accommodation (including end of life/ hospice care**, nursing care units** and dementia care home accommodation) should be considered as C2 as it provides **non-self-contained** residential accommodation for people ~~who require~~ **for whom** additional personal or nursing care **is essential**. ~~Rooms may be private or shared and may provide an ensuite bathroom.~~ Communal facilities are likely to include a dining room and residents’ lounge, with meals and personal services routinely provided to all residents. Personal or nursing care is a critical part of the accommodation package at residential/nursing care accommodation. Care homes are unlikely to provide more than 80 bed spaces in total. | LB Sutton  LB Bromley | Clarification. |
| MSC.4.152 | H15  4.15.4 | 4.15.4 Research has identified a total potential demand in London across all tenures for just over 4,000 specialist older persons units a year between 2017 and 2029. Table 4.4 provides ~~these requirements as~~ annual borough ~~indicative~~ benchmarks for specialist older persons housing (C3) 2017-2029. | RB Kingston,  LB Bromley,  House Builders Federation | Clarification |
| MSC.4.153 | H15  4.15.7 | 4.15.7 **The fast track route for affordable housing delivery is available for specialist older persons housing providers. Where an application does not meet the requirements set out in part C of Policy H6 Threshold approach to applications it must follow the Viability Tested Route.** ~~Specialist older persons accommodation housing (C3) should provide affordable housing in line with Policy H5 Delivering affordable housing and Policy H6 Threshold approach to applications.~~ However, the tenure split requirements for specialist older persons ~~accommodation~~ **housing** may differ to those set out in Policy H7 Affordable housing tenure. Where they do, they should be clearly set out in **local** Development Plan Documents ~~or supplementary guidance~~. **Specific tenure flexibility for small sites is provided in Policy H2 Small sites and small housing developments and Policy H6 Affordable housing tenure.** ~~Schemes meeting the threshold set out in Policy H6 Threshold approach to applications will be considered under the Fast Track Route, but developments not delivering this will be subject to the Viability Tested Route.~~ | LB Merton | Clarification |
| MSC.4.154 | H15  4.15.8 | 4.15.8 Specialist older persons housing developments should also provide a suitable level of safe storage and charging facilities for residents’ mobility scooters, to prevent ~~them from being stored~~ **the storage of these** in communal corridors or spaces which are not designed **or suitable** for this purpose. | Access Association,  Withernay projects | Clarification |
| MSC.4.155 | H15  4.15.10 | 4.15.10 Residential ~~or~~ nursing care accommodation (C2) is an important element of the suite of accommodation options for older Londoners and this should be recognised by boroughs and applicants. … | LB Sutton,  LB Bromley | Clarification |
| MSC.4.156 | H16 B | B As of the start of this Plan period, boroughs should use the following definition of ‘Gypsies and Travellers’ as a basis for assessing need:  People with a cultural tradition of nomadism, **a nomadic habit of life,** or living in a caravan, whatever their race or origin, including: … | Advocacy groups for Gypsies and Travellers | Clarification |
| MSC.4.157 | H16 C  H16 D | C Boroughs that have not undertaken needs assessment since 2008 should **identify need by** either:  1) ~~undertake~~ **undertaking** a Gypsy and Traveller accommodation needs assessment within the first two years of this Plan period ~~(based on the definition set out above)~~ **using on the definition for Gypsies and Travellers set out above**; or  2) use the ~~midpoint~~ figure of need **for Gypsy and Traveller accommodation provided** in Table ~~3~~ **4.5** ~~of GLA Gypsy and Traveller Accommodation Topic Paper 2017 as identified need for pitches (over the next 10 years) until a needs assessment is undertaken as part of their Development Plan review process.~~  D Boroughs that have undertaken a needs assessment since 2008 should update this ~~(~~based on the definition set out above~~)~~ as part of their Development Plan review process. | Advocacy groups for Gypsies and Travellers, Just Space  London Gypsies & Travellers Unit | Clarification |
| MSC.4.158 | H16 E | E Boroughs should undertake an audit of existing **local authority provided Gypsy and Traveller** ~~pitches and~~ sites **and pitches, working with residents occupying these**, identifying: …  3) pitches in need of refurbishment **and/ or provision of enhanced infrastructure (including utilities, open space and landscaping)**. | Kent County Council,  Just Space | Clarification |
| MSC.4.159 | H16 F | F Boroughs should actively plan to protect existing Gypsy and Traveller ~~accommodation~~ **and Travelling Showpeople or circus people pitch or plot** capacity, and this should be taken into account when considering new residential developments to ensure inclusive, balanced and cohesive communities are created. | Advocacy groups for Gypsies and Travellers, LB Enfield | Clarification |
| MSC.4.160 | H16  4.16.2 | 4.16.2 … This is due to concerns that the existing Government planning definition does not recognise many Gypsies and Travellers, for example:   * due to their own or their family’s or dependants’ educational or health needs or old age. This is most likely to affect Gypsies and Travellers who face multiple and intersecting inequalities (for example older people, disabled Gypsies and Travellers, women and single ~~mothers~~ **parents**). | London Forum of Amenity and Civic Societies | Clarification |
| MSC.4.161 | H16  4.16.4 | 4.16.4 This often results in Gypsies and Travellers not being recognised or counted in needs assessments, with many needs assessments identifying zero need. This has a direct impact on the ~~housing~~ **accommodation** options available to Gypsies and Travellers, their ability to retain their cultural status and identity, and can lead to greater inequalities in terms of access to safe and secure accommodation, health care and education. | Advocacy groups for Gypsies and Travellers | Clarification |
| MSC.4.162 | H16  4.16.8 | 4.16.8 To assist boroughs in meeting identified need, Mayoral funding will be available through the Homes for Londoners ~~2016-21~~ Affordable Homes Programme for the provision of new pitches, on a single or multi- borough basis, and for refurbishment of existing pitches identified via an audit of existing pitches. |  | Factual update |
| MSC.4.163 | H16  4.16.8A | *Moved from 4.16.10*  **4.16.8A** Where new Gypsy and Traveller pitches are proposed, the pitch and site layouts and the design of service blocks should be accessible and adaptable to ensure they are suitable for a range of users including disabled and older people, and families with young children. |  | Readability |
| MSC.4.164 | H16  4.16.9 | 4.16.9 If existing **Gypsy and Traveller** pitches **or Travelling Showpeople’s or circus people’s sites or plots** have to be re-located or re-provided within a borough, the new provision should take into account existing family or community groupings and avoid splitting these up wherever possible. ~~The community~~ **Residents occupying pitches, sites or plots** should be involved in the planning of any unavoidable re-locations to ensure satisfactory solutions are achieved**, and replacement accommodation should be secured before relocation takes place.** | Advocacy groups for Gypsies and Travellers, Gypsies & Travellers  Community Law Partnership Solicitors | Clarification |
| MSC.4.165 | H16  4.16.10 | *Moved to new 4.16.8A*  ~~4.16.10~~ Where new pitches are proposed, the pitch and site layouts and the design of service blocks should be accessible and adaptable to ensure they are suitable for a range of users including disabled and older people, and families with young children. |  | Readability |
| MSC.4.166 | H16  Table 4.4A | *Insert new Table 4.4A (see appendix)* | Advocacy groups for Gypsies and Travellers, Just Space,  London Gypsies & Travellers | Clarification |
| MSC.4.167 | H17  Throughout policy and supporting text | *Change all references of:*  higher education institution/ institutions  *to:*  higher education **provider**/ **providers** | London Higher Education Providers, NUS, University of London | Clarification |
| MSC.4.168 | H17 A 2 | A Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, provided that: …  2) the use of the accommodation is secured for students**59A**  **59A For the implementation of this policy a student is a person following a course in higher education as recognised by the Office for Students.** | London Forum of Amenity and Civic Societies, individuals | Clarification |
| MSC.4.169 | H17 A 3 | A Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, provided that: …  3) the accommodation is secured **through a nomination agreement** for occupation by **students** ~~members~~ of one or more ~~specified~~ higher education **provider59B** ~~institutions~~  **59B** **A higher education provider is defined as an education institution that provides a designated course that has been approved by the Department for Education for higher education study which allows the student to apply for government-financed student loans.**  **Higher education study is at qualification Level 4 or above (i.e. above A-level or equivalent). Further information on qualification levels can be found here: https://www.gov.uk/what-different-qualification-levels-mean/list-of-qualification-levels. The Office for Students provides a register listing all the English higher education providers that it officially recognises, which can be found here www.officeforstudents.org.uk/advice-and-guidance/the-register/the-ofs-register/. This register can be used to determine if a higher education provider deliver designated courses and thus satisfies the above definition. Further advice on higher education providers and designated courses can be obtained by contacting London Higher at enquiry@londonhigher.ac.uk.** | Higher education providers, British Property Federation’, London Boroughs, Individuals | Clarification |
| MSC.4.170 | H17 A 4 | A Boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed, provided that: …  4) ~~at least 35 per cent of~~ the **maximum level of** accommodation is secured as affordable student accommodation as defined through the London Plan and associated guidance,  **a) to follow the** **Fast Track Route, at least 35 per cent of the accommodation must be secured as affordable student accommodation or 50 per cent where the development is on public land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution**  **b) where the requirements of 4a above are not met, applications must follow the Viability Tested Route set out in** **Policy H6 E Threshold approach to applications.** | London Boroughs, Higher education providers | Clarification |
| MSC.4.171 | H17 B  Part B | B Boroughs, student accommodation providers and higher education **providers** ~~institutions~~ are encouraged to develop student accommodation in locations well-connected to local services by walking, cycling and public transport, ~~but away from existing concentrations in central London~~ as part of mixed-use regeneration and redevelopment schemes. | Higher education providers, Tide Construction Ltd, Get Living London, London First, Watkin Jones Group, Unite Students | Clarification |
| MSC.4.172 | H17  4.17.2 | 4.17.2 The overall strategic requirement for PBSA in London has been established through the work of the Mayor’s Academic Forum, and a requirement for 3,500 PBSA bed spaces to be provided annually over the Plan period has been identified**59C**.  **59C Student population projections and accommodation need for new London Plan 2017. GLA** |  | Factual update |
| MSC.4.173 | H17  4.17.3 | … development must have an ~~undertaking~~ **agreement** in place from initial occupation **with one or more higher education providers**, to provide housing for **its** students ~~at one or more specified higher education institutions~~, **and to commit to have such an agreement** for as long as the development is used for student accommodation. **This agreement is known as a nomination agreement**. A majority of the bedrooms in the development must be covered by ~~such an undertaking~~ **these agreements**. Therefore, the borough should ensure, through condition or legal agreement, that the development will, **from the point of occupation,** ~~continue to~~ maintain a nomination~~s~~ agreement or enter **a** new nomination agreement~~s~~ with one or more ~~specified~~ **higher** education **provider** ~~institution~~(s) for a majority of the bedrooms in the development, for as long as it is used as student accommodation ~~or such time period as the borough considers is appropriate~~. There is no requirement for the higher education **provider** ~~institution~~ linked by the agreement to the PBSA to be located within the borough where the development is proposed. | Higher education providers, British Property Federation, London Boroughs, Individuals | Clarification |
| MSC.4.174 | H17  4.17.3A | **4.17.3A Where all the bedrooms in the PBSA development are provided at a rental cost that qualify as affordable student accommodation as defined in paragraph 4.17.7 and maintained in perpetuity through legal agreement or condition, there is no requirement for it to have a nomination agreement with a higher education provider.** | British Property Federation, NUS, London Higher, Cass and Claredale Halls. | Clarification |
| MSC.4.175 | H17  4.17.4 | 4.17.4 If the accommodation is not secured for use by students and **secured through a nomination agreement** for occupation by **students** ~~members~~ of one or more ~~specified~~ higher educational **providers** ~~institutions~~ as set out in paragraph **4.17.3 or is exempt from this requirement as set out in paragraph 4.17.3A** ~~Policy H18 Large-scale purpose-built shared living~~, it will not be considered as purpose-built student accommodation or meeting a need for purpose-built student accommodation; and the development proposal will **normally** be considered **large-scale purpose-built shared living** and be assessed by the requirements of Policy H18 Large-scale purpose-built shared living. | British Property Federation, NUS, London Higher, Cass and Claredale Halls. | Clarification |
| MSC.4.176 | H17  4.17.6 | 4.17.6 To ensure students with an income equivalent to that provided to full-time UK students by state-funded sources of financial support for living costs can afford to stay in PBSA, **the maximum level** ~~a proportion (35 per cent)~~ of bedrooms in PBSA are required to be affordable at this income level. | London Boroughs, Higher education providers | Clarification |
| MSC.4.177 | H17  4.17.8 | 4.17.8 **To provide greater certainty, speed up the planning process and increase the delivery of affordable student accommodation a threshold has been introduced for PBSA schemes to take advantage of the Fast Track Route. To follow the** Fast Track Route **t**~~T~~he amount of affordable student accommodation provided ~~in a development~~ should be **at least** 35 per cent of student bedrooms in the development **or 50 per cent where required by part A4a of Policy H17**. If ~~35 per cent~~ **the required threshold for** affordable student accommodation is not met, a scheme will be considered under the Viability Tested Route in line with part E of Policy H6 Threshold approach to applications and the Mayor’s Affordable Housing and Viability SPG. | London Boroughs, Higher education providers | Clarification |
| MSC.4.178 | H17  4.17.11 | 4.17.11 … affordable student accommodation bedrooms should be part of the PBSA that is subject to a nomination~~s~~ agreement. … |  | Readability |
| MSC.4.179 | H17  4.17.12 | 4.17.12 To enable providers of PBSA to maximise the delivery of affordable student accommodation by increasing the profitability of the development, boroughs should consider allowing the temporary use of accommodation during vacation periods for ancillary uses. Examples of such uses, amongst others, include providing accommodation for conference delegates, **visitors,** interns on university placements, and students on short-term education courses at any institution approved in advance by the borough. **The temporary use should not disrupt the accommodation of the resident students during their academic year.** Conditions and/or legal agreements could be attached to any planning permission to ensure that the ancillary use does not result in a material change of use of the building. | Higher education providers, British Property Federation, NUS | Clarification |
| MSC.4.180 | H17  4.17.13A | **4.17.13A In monitoring the implementation of this policy, particular regard will be given to the delivery of PBSA, the amount of affordable student accommodation provided, and the rental costs of the non-affordable rooms in PBSA developments.** | London Boroughs, London Councils, Higher education providers, NUS, Unite Students, community groups, London Assembly Planning Committee | Clarification |
| MSC.4.181 | H18 A | Large-scale purpose-built shared living ~~Sui Generis use~~ development**61A**~~s, where of good quality and design, may have a role in meeting housing need in London if, at the neighbourhood level, the development~~~~contributes to a mixed and inclusive neighbourhood~~, and it **must** meet~~s all~~ the following criteria: …  **61A Large-scale purpose-built shared living developments are sui generis use class** | London Boroughs | Clarification |
| MSC.4.182 | H18 A 1 | A … the following criteria:  1) ~~it meets an identified need~~ **it is of good quality and design** | London Boroughs | Clarification |
| MSC.4.183 | H18 A 1A | A … the following criteria: …  **1A it contributes towards mixed and inclusive neighbourhoods** |  | Clarification |
| MSC.4.184 | H18 A 5 | A … meets all the following criteria: …  5) communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and ~~include~~ **offer** at least: … | Developers | Clarification |
| MSC.4.185 | H18 A 5 F | A … meets all the following criteria: …  ~~f) community management~~ | Developers | Clarification |
| MSC.4.186 | H18 A 6 | A … meets all the following criteria: …  6) the private units provide adequate functional living space and layout, and ~~are demonstrably not C3 Use Class accommodation~~ **are not self-contained homes or capable of being used as self-contained homes** | London Boroughs | Clarification |
| MSC.4.187 | H18 A 8 | A … meets all the following criteria: …  8) In both cases developments are expected to provide a contribution that is equivalent to 35 per cent of the ~~residential~~ units**,** **or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution,** to be provided at a discount of 50 per cent of the market rent. ~~If a lower contribution is proposed the scheme~~ **All large-scale purpose-built shared living schemes** will be subject to the Viability Tested Route set out in ~~part E of~~ Policy H6 Threshold approach to applications**, however, developments which provide a contribution equal to 35 per cent of the units at a discount of 50 per cent of the market rent, or 50 per cent of the units at a discount of 50 per cent of the market rent where the development is on public sector or industrial land, will not be subject to a Late Stage Viability Review**. | London Boroughs | Clarification  Clarification |
| MSC.4.188 | H18  4.18.1 | 4.18.1 **Large-scale shared living developments may provide a housing option for single person households who cannot or choose not to live in self-contained homes or HMOs. This policy is required to ensure that new purpose-built shared living developments are of acceptable quality, well-managed and integrated into their surroundings.** | London Boroughs | Clarification |
| MSC.4.189 | H18  4.18.1A | **4.18.1A** This policy applies to large-scale purpose-built shared living developments … |  | Clarification |
| MSC.4.190 | H18  4.18.2 | ~~4.18.2 Development proposals for such schemes should only be supported where they meet an identified market need~~. | London Boroughs | Clarification |
| MSC.4.191 | H18  4.18.3 | 4.18.3 ~~To qualify as~~ Large-scale purpose-built shared living developments~~, the development, or block or phase within a development must be~~ **are generally** of at least 50 units. This type of accommodation is seen as providing an alternative to traditional flat shares and includes additional services and facilities, such as room cleaning, bed linen, on-site gym and concierge service. ~~To ensure this form of accommodation is meeting its specific housing need, it is important that it does not effectively become a hostel, so t~~**T**enancies should be for a minimum of three months **to ensure large-scale purpose-built shared living developments do not effectively operate as a hostel**. |  | Clarification |
| MSC.4.192 | H18  4.18.4 | 4.18.4 … The agreed management plan should be secured through a Section 106 agreement and should include, but not be limited to, detailed information on: …  ~~f. on-site staff and their responsibilities~~  ~~g. with reference to the on-site staff, what internal community events will take place and how the surrounding community will be engaged.~~ | Developers | Clarification |
| MSC.4.193 | H18  4.18.5 | 4.18.5 … Buildings should be designed and managed in a way that lowers barriers to social interaction and encourages engagement between people:   * ~~an on-site community manager should help to organise events to encourage social interaction between residents.~~ | Developers | Clarification |
| MSC.4.194 | H18  4.18.6 | 4.18.6 The private units should be appropriately sized to be comfortable and functional for a tenant’s needs and may include facilities such as en-suite bathrooms and ~~kitchenettes~~ **limited cooking facilities**. There are currently no minimum space standards for ~~these~~ ~~units~~ **communal and private areas of this type of accommodation**. … | London Boroughs | Clarification |
| MSC.4.195 | H18  4.18.8 | 4.18.8 A borough can decide whether it would prefer the financial contribution as a single upfront payment for affordable housing (part A8a of Policy H18 Large-scale purpose-built shared living), which will be based on a 50 per cent discount to market value of 35 per cent of the units, **or 50 per cent where the development is on public sector land or industrial land appropriate for residential uses in accordance with Policy E7 Industrial intensification, co-location and substitution**~~62~~, or an ongoing in perpetuity payment linked to actual rental income (part A8b of Policy H18 Large-scale purpose-built shared living). The ongoing payment should be based on 50 per cent of rental income for 35 per cent of units for as long as the development is used for this form of accommodation. ~~If these affordable housing contribution requirements are not met, the scheme will be considered under the Viability Tested Route in line with part E of Policy H6 Threshold approach to applications and the Mayor’s Affordable Housing and Viability SPG.~~ **Because of the immaturity of the market for this type of development, all large-scale purpose-built shared living developments will be assessed under the Viability Tested Route as set out in Policy H6 Threshold approach to applications. However, schemes which meet the relevant threshold will not be subject to a Late Stage Viability Review.**  ~~62~~ ~~Evidence of the market value of the shared living units will need to be provided under the Fast Track Route to enable the upfront payment to be calculated~~. | London Boroughs | Clarification |
| MSC.4.196 | H18  4.18.9 | 4.18.9 The rental cost of this form of accommodation is not directly comparable to the rental costs of conventional Use Class C3 housing as **shared living** units are significantly smaller than the minimum housing space standard i.e. a one person dwelling of 37 sqm. **Shared living tenants typically pay a room rate that includes utility costs and rent**. If a comparison is undertaken it should be on a square metre rental rate**, excluding utility costs,** of the private accommodation and not a unit rental rate. | Developers | Clarification |