

8 September 2017

Welcome to Capital Letters, an insight into the world of London politics and development.



## Sadiq Khan reveals Draft Housing Strategy

Sadiq Khan's [Draft Housing Strategy](#) released on Wednesday details how the Mayor will deliver his ambition to tackle the housing crisis in London. It has been criticised by his opponents as “an empty vessel” and that more detail is required.

Key initiatives announced that will affect home building in London include:

- **£250 million for the Mayor to Purchase Land:** Land purchased by the Mayor will be sold to home builders intending to construct the quantity and range of affordable homes Khan wants, and money made from this invested in further land. The Mayor's Home for Londoners housing team will deploy Mayoral funds and expertise to increase the supply of land available to housing associations and to councils as well as private developers.
- **Increased Support for Build to rent sector:** The Mayor will offer packages of support for new players in this sector- part change of policy direction that recognises that rent rather than ownership is the workable solution for many Londoners and the

therefore proposes a “London Model” of rights and obligations agreed by renters and landlords to improve the rental sector.

- **Build more density along transport line** Investment in new transport schemes will be targeted to support new homes – including the new Crossrail 2, and has a clear message for outer London boroughs “London must build at higher densities and ensure that all parts of the city take their fair share of new homes”

The plan also reinforces Khan's ambitions for half of London's new development to be affordable, and sets out new building standards. The document is open to consultation up until 7th December.

Contact Paul Smith from JBP on the opportunity to engage with the Mayor and his team on the direction of house building in London at [paul.smith@jbp.co.uk](mailto:paul.smith@jbp.co.uk).



## **Scotland Yard refusal shows tough line on affordable housing from Mayor**

The Mayor's [rejection of plans on the former New Scotland Yard](#) site to lower the proportion of affordable housing on the former New Scotland Yard building, has been described part of [tougher approach](#) to development that does provide enough affordable housing.

The Mayor's position has recently been strengthened by the recent adoption of the [Mayor's Affordable Housing and Viability Supplementary Guidance](#) which has a more transparent approach to viability assessments but also offers the carrot of 35% affordable housing requirement for those that follow the process.



## **Mayor of Hackney at Guildhall for Capital Club Breakfast on 19th September**

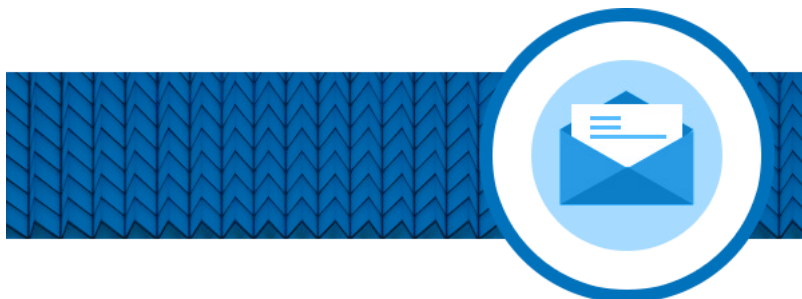
JBP is delighted to invite you to the next [Capital Club breakfast](#) which takes place on:

- 19th September
- 8.00 am to 9.30 am
- Guildhall, City of London, Gresham St, London EC2V 7HH

Our guest speaker will be the Mayor of Hackney Philip Glanville. Philip was the first Mayor to commit to building the new type of Living Rent properties contained in the Mayor's recently adopted [Affordable Housing supplementary guidance](#).

Philip will talk about the Hackney approach and the work they are doing to implement the Mayor's Living rent model in context of the wider housing affordability crisis in London.

Before becoming Mayor in 2016 Philip was Hackney's executive member for housing for six years and is responsible for Hackney's innovative housing programme – including the delivery of 70% affordable council housing, a mix unheard of in London.



## **Become a member and be the first to know**

[The Capital Club](#) is an exclusive network of executive decision makers in London's property and planning sector. Membership enables you to

- Hear informed analysis about London's key issues;
- Interact with high level speakers;
- Network with other senior decision makers in the property and planning world.

Read more about the benefits of the [Capital Club](#). You can join at the event.

We look forward to seeing you on the 19th. Please RSVP to James Turgoose at [james.turgoose@jbp.co.uk](mailto:james.turgoose@jbp.co.uk)

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