

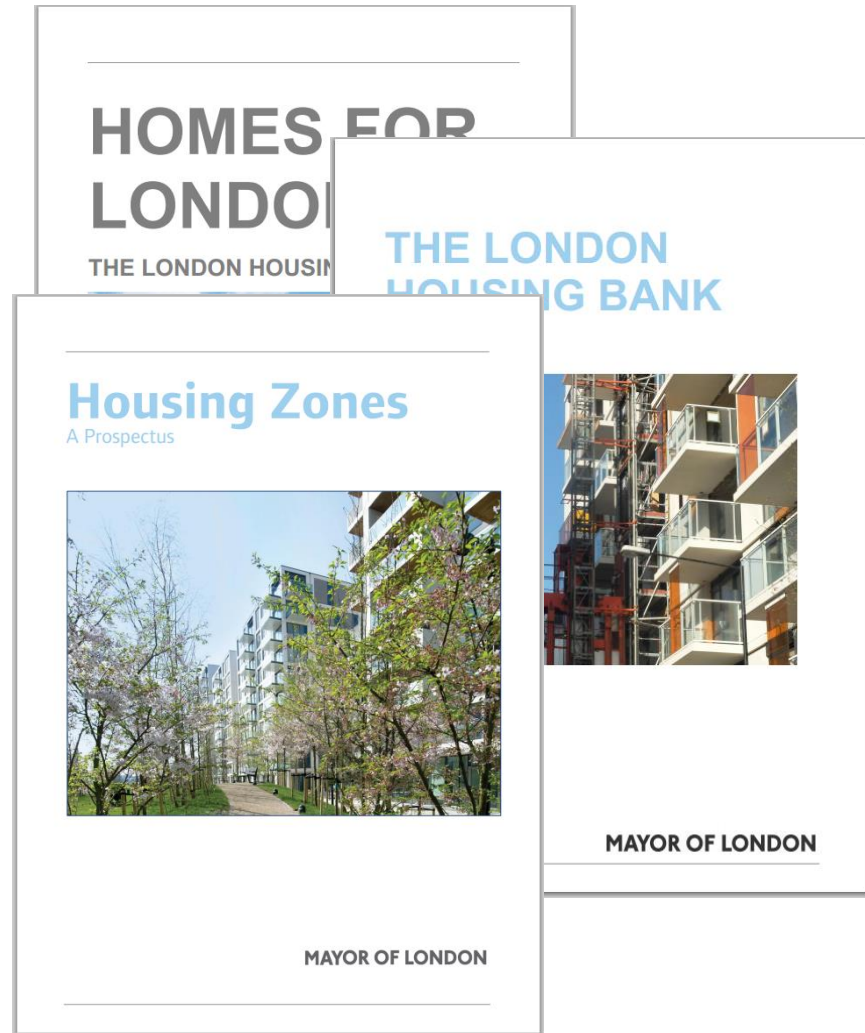
HOUSING ZONES

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London Housing LIN
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GREATER **LONDON** AUTHORITY

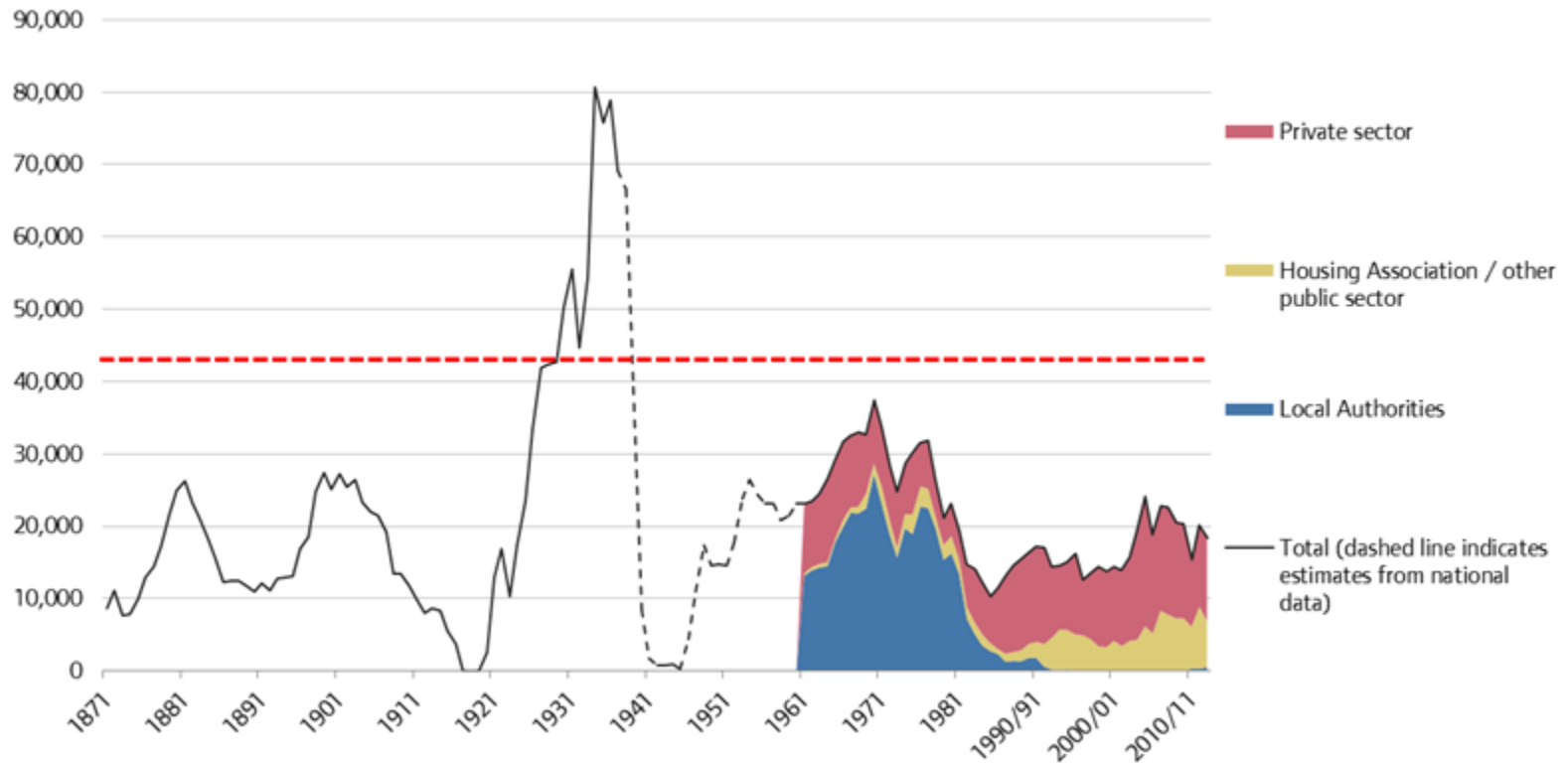
BACKGROUND

- Mentioned in the Draft Housing Strategy
- One of several policy responses
- Prospectus published 13 June with Treasury funding



WHY DO WE NEED HOUSING ZONES?

Gross new homes built in Greater London, 1871 to 2012/13



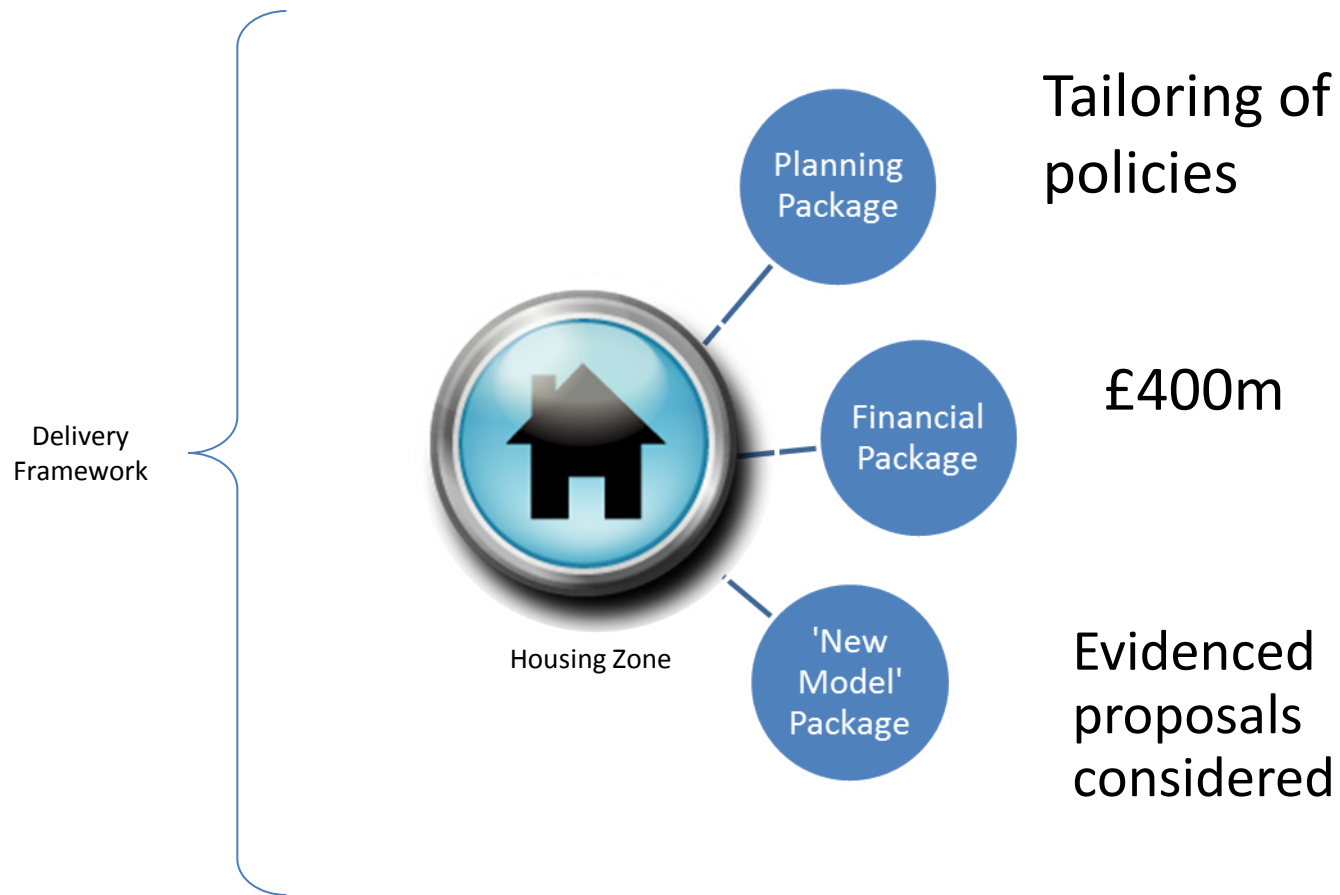
WHAT & WHERE?

- **20 Housing Zones**
 - Primarily expected to be in Opportunity Areas
 - Must deliver over 1,000 homes
 - Expected lifespan up to 10 years
- **Aim is to accelerate home building**
 - Initially 50,000 homes
 - Up to 100,000 jobs
- **Bespoke funding agreements**
 - £200m HMT: recoverable investment
 - £200m GLA: grant or loan

HOW WOULD THEY WORK?

- **Borough led**
 - Must be proposed by a borough
 - Commitment ‘something-for-something’ deal
- **Mayor and Govt committed to flexibility on:**
 - planning and housing investment policy
 - infrastructure and remediation funding
 - needs clear business case on increasing supply
- **Firm contractual targets and governance**
- **High quality new homes**
 - Housing Design Guide compliant
 - Achieve strong and coherent neighbourhoods

WHAT IS ON OFFER?



PLANNING PACKAGE

- **Borough support**
- **GLA as broker**
- **Tailoring of local national planning policies**
- **Accelerated Planning**
- **Local Development Orders**
- **Compulsory Purchase Order**
- **PRS support**

FINANCE PACKAGE

- **Infrastructure/Gap funding**
- **Land remediation/site preparation**
- **Affordable housing delivery**
- **Prioritising Home Ownership**
- **London Housing Bank**
- **Underwriting risk with pre-sales guarantees**
- **Other investment sources and options in bids would considered**

HOMES FOR LONDONERS

- **Owner occupation for ordinary working Londoners**
 - Area focus to deliver lower cost market homes
 - Marketing restrictions in line with Concordat
 - Consider possible restriction of sales to London owner-occupiers
- **Plus significant numbers of First Steps homes**
 - Aids viability in affordable mix
 - Overcomes absorption problems

FRONT-RUNNERS

- **To depict the concept's flexibility/potential:
Five boroughs listed as case studies**
 - **Tottenham Hale, Haringey**
 - **Meridian Water, Enfield**
 - **Southall, Ealing**
 - **South Poplar, Tower Hamlets**
 - **York Rd & Winstanley Rd Estates, Wandsworth**
- **All will still need to bid for HZ status**

BIDDING PROCESS

- **Must be borough-led bid for each HZ**
- **Mayor responsible for all HZ designations and then management of funds**
- **Bidding closes 30 September but:**
 - **GLA ready to assess bids *as soon as received***
 - **Also possible later designations if underbid**
 - **Prioritise early outputs with long-term support**
- **Designation in late 2014**

SCOPE FOR LIN MEMBER INVOLVEMENT

- **London Housing Bank production of supported housing?**
- **Planning incentives tailored locally to drive delivery**
- **High Density would suit Town Centre over 55s development**



QUESTIONS?

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