

Subject:
Draft Affordable Housing SPG
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27/02/2017 21:42
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London Forum of Amenity and Civic Societies supports the content of this draft SPG.

The Mayor's new approach to viability assessment is welcomed and should be implemented promptly.

We are not sure that 30% low cost social rent out of the 35% affordable housing will be sufficient in total quantity to meet the needs of key workers in London and those on low incomes.

The "increased densities" on publically owned land need more explanation.

The way in which boroughs will notify the Mayor of each development for his consideration of its affordable home content should be clarified, with explanation also of the way communities will be involved.

The Mayor is urged to resist the Government's proposals to build 'Starter Homes' as affordable homes when they are clearly not so in London. Their delivery could require the discount offered to purchasers to be paid for by the enforced sale of social rented homes which would be a disaster.

The Right to Buy should not be allowed for Build-to-Rent homes unless some are meant to be of the 'Rent-to-Buy' type. There should be conditions applied to any more 'Right to Buy' contracts to prevent the homes being rented out on an AirBnB basis.

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