



Affordable housing

There is already a shortage of genuinely affordable housing across London and demand for affordable housing in Lambeth will remain very high over the next 15 years. Policies in the Lambeth Local Plan need to work alongside the Mayor's new London Plan to secure more affordable housing in new residential developments.



What you told us

- We should follow the Mayor's 'threshold' approach to affordable housing and viability: this means where a development can provide at least 35 per cent affordable housing on site, or 50 per cent on public sector land, and all other policy requirements are met, the financial viability of the scheme will not be tested.
- There should be a higher threshold for affordable housing on industrial land released for housing.
- Developments of fewer than 10 homes should contribute to the delivery of affordable housing.
- It is generally preferable to secure more affordable housing for those on the lowest incomes, even if this means we get less affordable housing overall – rather than more affordable housing overall but with a smaller amount for those on lower incomes.
- London Living Rent and Community Land Trusts are the most popular types of intermediate affordable housing; Starter Homes and Discount Market Sale are the least popular.
- Building more affordable housing is key to supporting workers who provide essential services to the capital find housing they can afford.
- In some case developers of 'Build-to-rent' schemes should provide low cost rented units for those on the lowest incomes.
- We should secure affordable housing for the wider population through purpose built student accommodation developments.

What our evidence tells us

- There is a very high level of affordable housing need in Lambeth, with a particular need for rented accommodation for those on the lowest incomes.
- We have been successful in securing affordable housing from new developments in recent years but extended discussions about viability often take place.
- The Mayor's proposed affordable housing thresholds are viable in Lambeth alongside other London Plan and Local Plan policy requirements and a proposed higher level of Community Infrastructure Levy (CIL).
- Sites providing fewer than 10 units make a significant contribution to overall supply of housing in the borough and contributions towards affordable housing can be viable on this type of site in Lambeth. However, the new National Planning Policy Framework no longer allows Local Plans to seek affordable housing contributions from smaller sites.
- The priority need for intermediate affordable housing in Lambeth is for households with an income up to £60,000 a year. Very few households needing affordable housing in Lambeth have an income up to £90,000 a year.
- Seeking financial contributions for general needs affordable housing from purpose-built student accommodation, in addition to on-site affordable student accommodation required by the London Plan, would affect the viability of this type of development.



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What we are proposing to do

- Follow the London Plan threshold approach to affordable housing: we think this will result in an overall increase in genuinely affordable housing secured through the planning system in Lambeth.
- Continue to require transparent and robust viability testing of all proposed developments that don't meet the policy requirements.
- Continue to require 70% of new affordable housing as low cost rented homes and 30% as intermediate products.
- Prioritise more affordable types of intermediate affordable housing like London Living Rent.
- Remove the current policy requirement for affordable housing contributions from small sites to comply with the new requirements of national planning policy.
- Require purpose built student accommodation schemes to include affordable student accommodation but not general needs affordable housing.
- Require Build-to-Rent proposals to include some low cost rented housing whenever possible.
- Set out clearly the expectations for maximising provision of affordable housing in estate regeneration schemes.



Your chance to shape Lambeth's future

Find out how to have your say on the Draft Revised Lambeth Local Plan at lambeth.gov.uk/draftrevisedlocalplan2018

Comments should be made between 22 October and 17 December 2018.