

Building a Better London

Manifesto
2008

Mayor Boris Johnson

Helping more Londoners to afford their own home

Pledge

Help people who do not qualify for Government intermediate housing schemes to benefit from a new 'First Steps Housing Scheme', offering quality homes 20 per cent below the local market rate, built on non-essential Brownfield land released by the GLA estate (Boris Johnson, *Building a Better London*, 2008, p. 6).

Create a network of Community Land Trusts (Boris Johnson, *Building a Better London*, 2008, p. 6).

What has been achieved so far

Promise delivered.

In September 2010 I initiated the First Steps programme (Mayor of London, Press Release, *Mayor and HCA to help 1,000 families get a foot on property ladder*, 21 September 2010).

I have amended the London Plan to raise the income level required for 'First Steps' eligibility above that set by Government schemes, enabling anyone earning less than £60,000 a year to get on the programme and families earning up to £74,000 seeking a three-bed or larger (GLA, *London Plan*, July 2011).

My First Steps programme includes the First Steps Shared Ownership programme which enables first time buyers buy a home with monthly housing costs at approximately 20 per cent lower than if you were to buy the home outright on the open market or rent it privately (FirstSteps Website, *FirstSteps Buy*).

Around 13,360 people had been helped by the First Steps programme by February 2011. (Mayor of London, *Mayor's Questions*, 18 May 2011).

I am on track to meet the target of delivering 20,000 First Steps homes by 2012 (Mayor of London, *The revised London Housing Strategy*, December 2011).

Promise delivered.

I have promoted community-led development in my London Housing Strategy, and ensured through the HCA London Board, which I chair, that a Community Land Trust is delivered on the former St Clements hospital site in Tower Hamlets. The land will be held in trust by the community and some of the housing held within a CLT.

We firmly believe therefore that creating a network of CLTs across London is the most creative and transparent use of public assets owned by the GLA (Boris Johnson, *Building a Better London*, 2008, p. 13).

I am also promoting a CLT on the Olympic Park with proposals invited for a CLT as part of the Chobham Manor development (OPLC, Press Release, *Legacy Company calls on developers to build Olympic Park's first family neighborhood*).

These mark the prospect of the first urban CLTs in the UK.

Work closely with borough councils to deliver 50,000 new affordable homes by 2011, replacing the 50:50 split with a unit target agreed with each borough council (Boris Johnson, *Building a Better London*, 2008, p. 6).

Amend the London Plan to increase the building of affordable family sized homes (Boris Johnson, *Building a Better London*, 2008, p. 6).

Increase the number of intermediate homes by a third in London, helping more low-income and key sector workers into home ownership (Boris Johnson, *Building a Better London*, 2008, p. 20).

Facilitate a comprehensive audit of all London's empty and 'hidden homes' to increase the social housing stock (Boris Johnson, *Building a Better London*, 2008, p. 6).

Making progress.

The target of 50,000 homes was not met by 2011 because of the toughest market conditions in years. However I am on course to beat my target of 50,000 affordable completions by 2012 – a record for any mayoral term (Mayor of London, *A Revised London Housing Strategy – Initial Proposals*, August 2011, p.16).

I also scrapped the counter-productive 50 per cent target for affordable homes that I inherited from the old London Plan (Mayor of London, *Mayor's Questions*, 24 February 2010).

Ken Livingstone's 50 per cent target delivered an average of just 32 per cent and frequently presented a barrier to growth and development. (GLA, *London Plan Annual Monitoring Report 5*, February 2009, p. 33, Table 16).

Promise delivered.

My revised London Plan places greater emphasis on family-sized housing, and 42 per cent of new social rented housing funded in the spending round (2008-11) was for family-sized homes, compared to 35 per cent in the previous spending round (2006 - 08) (Mayor of London, *London Housing Strategy*, February 2010; London Councils, *Leader's Committee: Mayor's Housing Strategy – London Council's Response*, February 2007, Recommendation 5).

London is producing more family-sized affordable homes than it has for a decade (GLA, *Revised Housing Strategy*, December 2011).

The 2011 revised housing strategy includes a significant proportion of family-sized housing, with new homes designed to the Mayor's larger space standards. (GLA, *Revised Housing Strategy*, December 2011).

Promise delivered.

Both the London Plan and the London Housing Strategy now have a 60:40 social:intermediate split.

This replaces Ken Livingstone's 70:30 split (GLA, *Revised Housing Strategy*, December 2011, p. 34; GLA, *London Plan*, July 2011).

Promise delivered.

The Empty Homes Audit was carried out by the GLA and the London boroughs in 2010 and provisionally identified 11,068 private sector homes empty for more than one year (Mayor of London, *Mayor's Questions*, 13 July 2011).

As part of the Targeted Funding Stream investment of £60 million, between 2008-2011 4,145 empty homes were brought back into use and are now occupied (Mayor of London, *Mayor's Questions*, 16 November 2011).

Provide a further £60 million for the regeneration of empty homes (Boris Johnson, *Building a Better London*, 2008, p. 6).

Promise delivered.

As part of the Targeted Funding Stream investment of £60 million, between 2008-2011 4,145 empty homes were brought back into use and are now occupied (Mayor of London, *Mayor's Questions*, 16 November 2011).

This is three times more than the amount of funding Ken Livingstone provided for empty homes (GLA, *Revised Housing Strategy*, December 2011, p. 38).

Return the Mayor's Council Tax precept to borough councils transferring their dormant stock to short life housing providers, to help relieve homelessness (Boris Johnson, *Building a Better London*, 2008, p. 6).

Promise delivered.

In 2011, with my support, the Government launched the New Homes Bonus, which gives bonus payments to councils for homes brought back into use and additional homes (DCLG, *Press Release*, 1 December 2011).

Publish an online 'Fair Rents Guide' for London (Boris Johnson, *Building a Better London*, 2008, p. 6).

Promise delivered.

The new, innovative London Rents Map now shows average private sector rents for different types of homes across London, ensuring greater transparency for renters and attracting around 73,600 hits since it went live in December 2009 (London Rents Map Website, GLA, *Revised Housing Strategy*, December 2011).

Amend the London Plan to encourage boroughs to work together towards the delivery of the Thames Gateway (Boris Johnson, *Building a Better London*, 2008, p. 6).

Promise delivered.

My London Plan 2011 replaced the former London Plan. It consolidated alterations since 2004 and outlines our support of the development of the Thames Gateway and my intention to work with relevant agencies in London and neighbouring regions to support their development. The Plan also encourages relevant London boroughs and sub-regions to engage with relevant agencies beyond London to develop the area (GLA, *The London Plan*, July 2011).

I have also lobbied for an airport in the Thames Estuary which would drive development in this area (GLA Press Release, *Mayor urges government to act of aviation*, 21 November 2011).

I have secured funding for Crossrail which joins the Thames Gateway with central London (House of Commons Library, THAMES GATEWAY SN/ SC/3894, 8 March 2011, p.3).

In addition, I have worked with No. 10 to make the Royal Docks an Enterprise Zone, creating thousands of jobs. (GLA, Press Release, *London's Royal Docks to become one of country's largest Enterprise Zones*, 23 March 2011).

I have also established a Mayoral Development Corporation which will take some of the responsibilities from the Thames Gateway Development Corporation (DCLG, Press Release, 6 February 2012).

Make design quality central
to the Housing Strategy

(Boris Johnson, *Building a
Better London*, 2008, p. 6).

Promise delivered.

My London Housing Design Guide, published in August 2010 aims to end the era of poorly designed, cramped homes, and renew the capital's traditions of design excellence.

This is already being delivered for affordable housing, and new standards are being applied to private sector housing through the new London Plan and Supplementary Planning Guidance. The SPG outlines two levels of standards:

- 'Baseline' standards set the baseline for quality and design that new homes should meet. These are mandatory for all new homes
- 'Good practice' standards are those that go further and will lead to the kind of exemplary housing quality and design the Mayor is committed to achieving.

The standards will apply to all new housing in London. All homes must at a minimum meet all the baseline standards and are encouraged to meet the good practice standards. I expect new homes that are in receipt of public funding to meet the new standards in full (GLA, *Revised Housing Strategy*, December 2011).

Designing developments to combat crime

Pledge

I will make designing out crime a key priority in the London Plan and the Mayor's Housing Strategy to prevent creating poor quality housing where crime flourishes. (Boris Johnson, Building a Better London, 2008, p. 29).

What has been achieved so far

Promise delivered.

The London Plan sets out the designing out crime policy, which calls on boroughs and others to create safe, secure and appropriately accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion (GLA, *The London Plan*, July 2011).

The Housing Strategy also sets out that new homes and developments should be built to principles that design out crime and fire risks (GLA, *Revised Housing Strategy*, December 2011).

Protecting green spaces and historic views

Pledge

Protect ten historic views of St Paul's Cathedral and the Palace of Westminster by reinstating the original viewing corridor under Regional Planning Guidance 3A (RPG3A).

Amend the London Plan to protect three additional sites in London, rejecting future planning applications that obstruct views from St James's Park towards Horse Guards Road; the bridge over the Serpentine in Hyde Park to Westminster; and Island Gardens on the Isle of Dogs to the Royal Naval College.

Call on the Government to adopt the 'Merton Rule' to promote the use of on-site renewable energy.

Amend the London Plan to urge developers to adopt the Sustainable Code to build low carbon homes for the private sector market.

What has been achieved so far

Promise delivered.

Protection of these and other views have been confirmed in the London Plan (GLA, *The London Plan*, July 2011).

Promise delivered.

These are included in the London Plan's protected views (GLA, *The London Plan*, July 2011).

Promise delivered.

I did encourage Governments to adopt the Merton Rule (Mayor of London, *Mayor's Questions*, 16 July 2008).

The Planning and Energy Act 2008 allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements (*Planning and Energy Act 2008*).

Promise delivered.

The London Plan has been amended to encourage builders to build more environmentally-friendly homes, it also sets out the expectation that developers will abide by the Government's new Code for Sustainable Homes and achieve the highest Code standards possible (GLA, *London Plan*, July 2011).

Investments in new and existing homes should now contribute to reducing London's carbon emission by at least 60 per cent by 2025 (GLA, *Revised Housing Strategy*, December 2011).

Publish a specific outer London development strategy.

Promise delivered.

I have ensured that London receives its fair share of funding and focus. The Outer London Commission was established to advise how outer London can play its role in London's economic success (*OLC Website*). Its report set out a development plan. (Boris Johnson, *Building a Better London*, 2008, p. 31)

I also appointed Cllr Theresa O'Neill as a dedicated Advisor on Outer Borough Relations on 11 February 2011. She monitors borough activity and regularly meets with outer borough Leaders (GLA Website, *Teresa O'Neill*, Mayor of London, *Mayor's Questions*, 14 December 2011).

I have ring-fenced money specifically for these areas in my Outer London Fund. Following the submission of over 150 bids in the first and second round of applications, I announced the award of nearly £42 million of funding from my Outer London Fund to 23 boroughs across the capital. (GLA Website, *Outer London Fund*, January 2012, GLA Website, *Successful bids*)

Amend the London Plan to protect domestic gardens from new development.

Promise delivered.

In 2010 the Government changed the definition of brownfield sites so that domestic gardens are not included and no local authority is obliged to build on gardens if it does not want to (DCLG, Press Release, *Clark - new powers to prevent unwanted 'garden grabbing'*, 9 June 2010).

These changes were reflected in my new 2011 London Plan, under which private residential gardens are no longer classed as previously developed land and boroughs are allowed to introduce a presumption against development on back gardens or other private residential gardens in their Local Development Frameworks (GLA, *The London Plan*, July 2011).

I have also supported domestic gardens through the Capital Growth Project. 1032 food gardens have been unveiled with a target of 2000 spaces by the end of 2012. Grants from City Hall for the gardens range from £200 to £1000 (GLA, *Mayor announces 1000 + community food gardens tended by 35,000 Londoners*, June 2011).

Encourage planners to use section 106 to secure affordable units for small, independent shops.

Promise delivered.

The London Plan sets out a new policy to provide and support affordable shop units (GLA, *London Plan*, July 2011).