

**London  
Housing Zones**

**DLP BRIEFING NOTE 167**

Prepared by  
**DLP Planning Consultants**

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## **London Housing Zones**

Housing zones are a new approach being used by the government to speed up house building on brownfield land in London. On Friday 13<sup>th</sup> June 2014 the Chancellor of the Exchequer, George Osborne, and Mayor of London, Boris Johnson announced that up to 50,000 new homes across twenty new housing zones will be created in London using this approach.

The “housing zones” aim to remove planning restrictions by granting the Mayor substantial powers, in the form of Mayoral Development Orders, to remove planning obstacles in aid of supplying affordable homes for London. A target to build 42,000 homes per annum for the next twenty years has been set by Boris Johnson who believes this scheme will go some way in helping to deliver that.

The process involves local authorities identifying brownfield land that would be suitable for development; packaging the sites together into a “housing zone” thus removing planning restrictions; and subsequently partnering with a developer to build the new homes. The absence of planning restrictions in these zones will significantly increase the speed at which the houses are delivered.

Financial restrictions will also be reduced as central government will support the local authorities by making loans available for necessary infrastructure and other remedial work on site. Central government and Greater London Authority (GLA) will offer £200 million each to the twenty housing zones. The funding will be allocated by competition and the Mayor has published his prospectus inviting bids from local authorities in London with a deadline set for 30<sup>th</sup> September 2014 with the view of identifying the first housing zones in November 2014.

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