

**Support for housebuilding consultations**

**Ministry of Housing, Communities and Local Government and the Greater London Authority**

*Sent by email to:*

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Date: **22/01/2026**

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Dear Steve Reed OBE MP & Mayor Sadiq Khan

**Support for housebuilding in London**

Thank you for the opportunity to respond to the consultations of the Ministry of Housing, Communities and Local Government and the Greater London Authority in relation to your joint proposals to support housebuilding in London and help address the current housing crisis. We thank you for making support for housebuilding such a priority.

Haringey seeks to be a place where all our residents can belong and thrive. To this end, we recognise how vital it is for everyone to have a safe, sustainable, stable and affordable home. Haringey is therefore a very ambitious borough in delivering affordable and private homes. We have:

- Over 8,000 homes with extant planning consent
- An aspirational New Local Plan under preparation
- Completed over 840 high-quality homes let at council rents, with more than 2,000 under construction – creating genuinely affordable homes for our residents

The Council has a strong track-record of granting planning permission for new homes with around 8,000 homes with extant planning consent (equivalent to 5 years of our current annual housing target). To ensure we continue to have a robust housing supply going forward we recently completed consultation on our Draft Local Plan which includes provision for over 16,000 new homes and securing affordable housing. Crucially the Draft Local Plan does this as part of a borough-wide framework for placemaking to ensure that new development is of a high-quality and delivers a wide range of benefits for existing residents and communities. We are on track to submit a Submission Local Plan for public examination later in 2026.

The over-riding need for homes in Haringey and across London is for genuinely affordable homes, specifically those at low-cost rents such as social rent. Housing affordability is a key challenge for Haringey's residents and the pressure due to the lack of supply and high demand of affordable housing is placing the Council under considerable pressure with escalating temporary accommodation costs. Delivery of additional affordable housing is therefore essential including to help address London's current homelessness crisis. This is why the Council is therefore on a mission to build 3,000 new high-quality council homes by 2031. With 2,000 underway and over 840 complete, our award-winning teams are creating places and spaces residents can live happy and healthy lives. As a supplement to building council homes ourselves we seek to secure as much affordable housing in new private development as possible without making such development unviable.

Evidence over recent years clearly points to a reduction in private housebuilding across London and we therefore understand your desire to provide temporary emergency support to drive up housebuilding in the capital. However, in developing the proposals, the government and Mayor must be careful in considering who new homes are for, who will be living there, and how our existing communities will benefit from new homes. As such, we have some concerns about your proposals as set out below.

### **Proposals do not address root causes of London's housebuilding crisis**

The Council considers that some of the proposals are misplaced and do not address the root causes of London's current housebuilding crisis. While we can understand the merits of proposals which seek to improve viability of development, the focus should be on addressing the primary barriers to getting London building again which include soaring construction costs, building safety delays, lack of skilled labour, investor confidence, economic instability and affordability concerns. The chosen proposals could reduce the benefits of new development for communities and should be carefully considered to ensure they accelerate housebuilding as intended.

### **Potential detrimental impact on affordable housing delivery**

The overriding need for housing in Haringey is for genuinely affordable housing and we are concerned the proposals will have a potential negative effect on the delivery of affordable housing delivery – both in the short-term but potentially also in the medium to long term - and in doing so mean new development will fail to meet the evidenced housing needs of our communities. Given the scarcity of land in London there is a significant opportunity cost for every site that does not maximise affordable housing. Haringey is already pragmatic in approving permissions for the maximum viable amount of affordable housing and community benefits in light of economic conditions and the drafted proposals would not advance our ambition in this.

At the current time, the most viable tenure of conventional housing in London, using grant, is affordable housing and therefore it does not make sense to focus measures on reducing the requirement for this within individual schemes. Delivering affordable housing within private schemes helps to de-risk delivery and support viability, particularly when the private market is underperforming. An alternative approach in the current housing emergency would be to focus the package of measures on how sites currently available for housing can be brought forward for affordable housing focused schemes. The Council is aware of significant amounts of institutional money ready to invest in affordable housing delivery if national and regional government can provide the appropriate investment guarantees. Bringing forward affordable housing at scale would help meet evidenced need and have the co-benefit of reducing demand for temporary accommodation which is a huge drain on public money in London boroughs.

The provision of affordable housing, funded through private housebuilding, will always be an area of challenge based on current national planning policy and the Council expects that developers will continue to challenge affordable housing levels even with the emergency measures in place. This is why an alternative focus could be as suggested above which will do more to get the biggest sites moving. Councils like Haringey are ready and willing to engage with developers on acquiring new affordable homes.

### **Loss of income for essential infrastructure**

The Council objects to the proposal for emergency CIL relief in London. Any reduction in CIL income which arises from such relief will have significant consequences for infrastructure funding and delivery including of essential and critical infrastructure required to deliver the Council's adopted local plans and which facilitate sustainable and good growth. Haringey is proactive in allocating CIL and Neighbourhood CIL as part of its strategy to support development and our communities.

CIL is a key funding source for Haringey's capital programme and a reduction in expected income would result in reductions in infrastructure investment including in essential infrastructure. Haringey has a good track record of allocating CIL in delivering essential infrastructure to support new development including:

- Transport & active travel
- Parks & play space

- Tree planting
- Youth space
- Public realm
- Library accessibility

The proposals are over-complicated and the government should consider alternative and simpler approaches for temporary emergency measures for CIL, such as looking at the payment date triggers and instalments to help viability where cashflow may be an issue.

The proposal that the emergency CIL relief would apply to borough CIL only and not to Mayoral CIL is fundamentally unfair. If the relief is implemented as proposed then the Council expects a commitment from the Mayor of London to start diverting Mayoral CIL to Crossrail 2, as intended when the Mayoral CIL 2 was devised, which would bring major benefits to Haringey and other boroughs, including boosting housing delivery in the long term.

### **Undermining of support for development**

Development which does not meet local housing needs and which is not supported by appropriate infrastructure investment risks undermining community support for new development. The Council is concerned about the proposal to extend the Mayor of London's call-in powers. The proposal is not a time-limited one and will reduce the power of councils to take planning decisions. As set out above, Haringey has a strong track-record of granting planning permissions. We take a pragmatic approach to applying design guidance and work collaboratively and proactively with developers to improve schemes and find quality solutions on behalf of our residents and communities.

Notwithstanding this, there will be occasions where schemes are not of a satisfactory quality and councils are minded to refuse planning permission for good reason and it is right that they should have this opportunity and authority to make such decisions. Councils such as Haringey should not be detrimentally impacted by a small number of councils who make unjustified planning decisions and issues with such councils should be addressed at a single authority level and not at a London-wide level. It is essential that residents, communities and their elected representatives are engaged by developers and they are given the opportunity to shape the places in which they live and increasing call-in powers for the Mayor of London runs contrary to this.

### **Lowering quality of homes**

Haringey has some concern that the proposals could unintentionally risk lowering quality of new homes delivered. Haringey's approach is to push for high quality housing and holistic design solutions, through a rigorous approach to design and quality, in the context of economic challenges. It is important that proposals do not compromise councils' abilities to secure good public health and quality-of-life outcomes.

### **Additional resource requirements of package of proposals**

The proposals as a whole will create additional administrative costs, resource, and capacity burdens, which many authorities will be unable to service. The government should consider simpler approaches to not risk clogging-up local planning authorities with extra administration when the intention is to speed up housebuilding and support delivery.

The government should continue its work in supporting the capacity and skills of public sector planning and other related functions including building control and safety which are under significant resource pressure at the moment. A well-resourced built environment sector will help unblock and speed up housing and affordable housing delivery.

Haringey is committed to delivering high-quality and sustainable homes that meet the needs of our residents and communities. We are grateful for the opportunity to engage with you on the proposals and trust that our concerns will be fully considered. This letter accompanies our detailed technical response to

the consultation. Please contact Bryce Tudball, Head of Spatial Planning, should you require further information or clarification.

Yours faithfully

Cllr Peray Ahmet  
Leader of the Council

Cllr Sarah Williams  
Deputy Leader, Cabinet Member for Housing and Planning