



Westminster Housing Commission

## **Sustainable Neighbourhoods: Sustainable City**

**A debate on the future of housing in  
the centre of a world city.**

## Terms of Reference

**The Commission will assist the Council in providing new ways to:**

- **Ensure that a variety of quality homes are available to Westminster residents with a range of housing needs**
- **Best deliver "intermediate" market solutions**
- **Address more effectively, and prevent problems of, homelessness, overcrowding and other forms of housing need**



# Commissioners

- Richard Best (Chair) – Joseph Rowntree F'ndation
- Kate Barker- the Bank of England
- Sarah Jane Curtis – Grosvenor Estates
- Sir John Egan - Inchcape plc & Severn Trent plc
- Natalie Elphicke – Denton Wilde Sapte
- Sir Terry Farrell – Farrells
- Prof Chris Hamnett – King's College, London
- Cllr Angela Harvey – Westminster City Council
- Kelvin MacDonald – RTPI
- Nick Raynsford MP
- John Socha – National Landlords Association
- Jeremy Swain – Thames Reach Bondway
- Anu VEDI – Genesis Housing Group
- Mike Youke – Quintain Estates
- Sir George Young MP
- David Lunts (Observer) – Greater London Authority





# Westminster Housing Commission

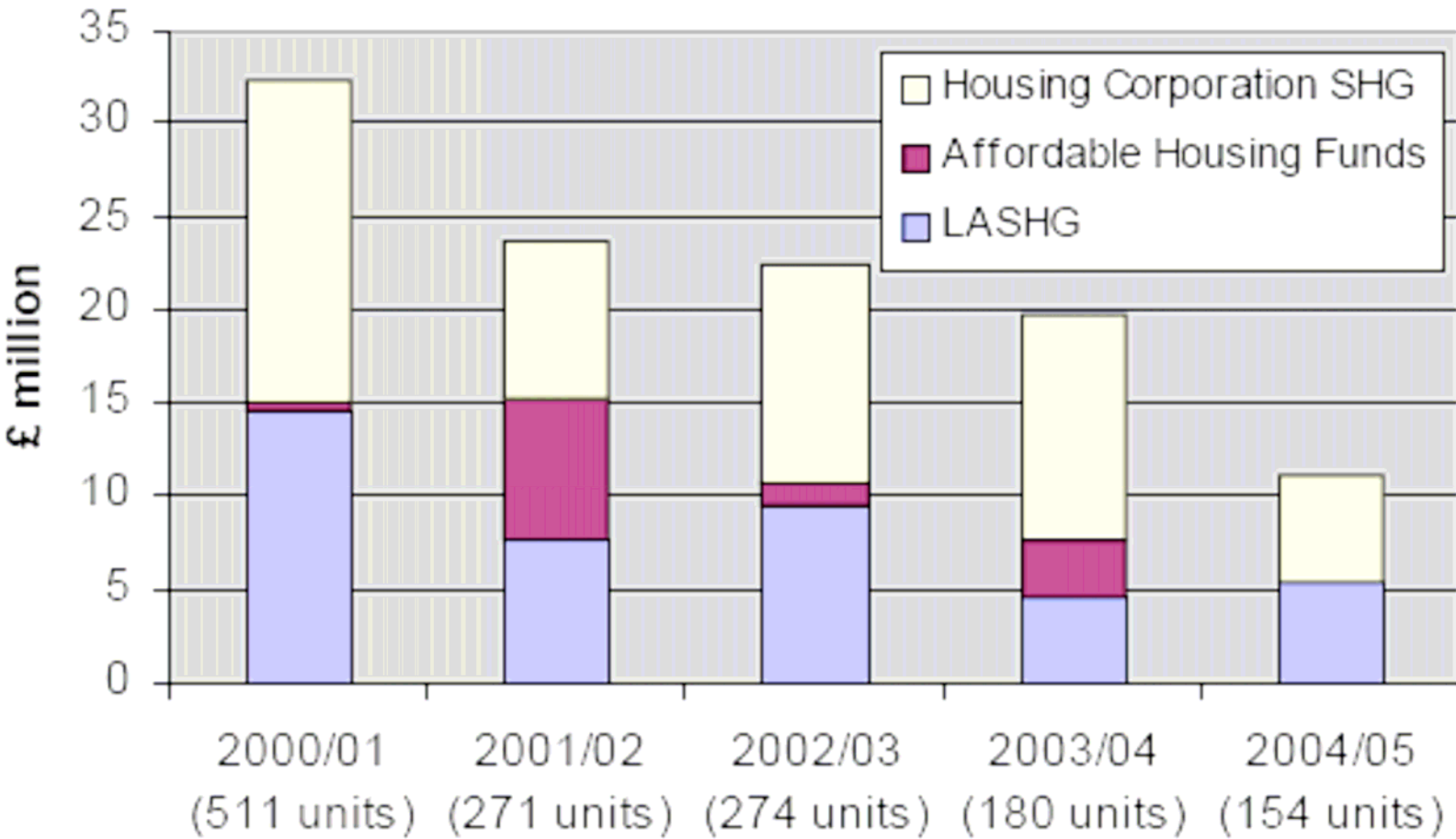
**Housing** in April to June 2005 in Westminster the average price of a flat is £457,240, and for all dwellings £520,025. By London as a whole are £250,295 for a flat and £293,340 for all dwellings.



**Nearly 5,500 households in priority need.**

# Investment in Social Rented Housing

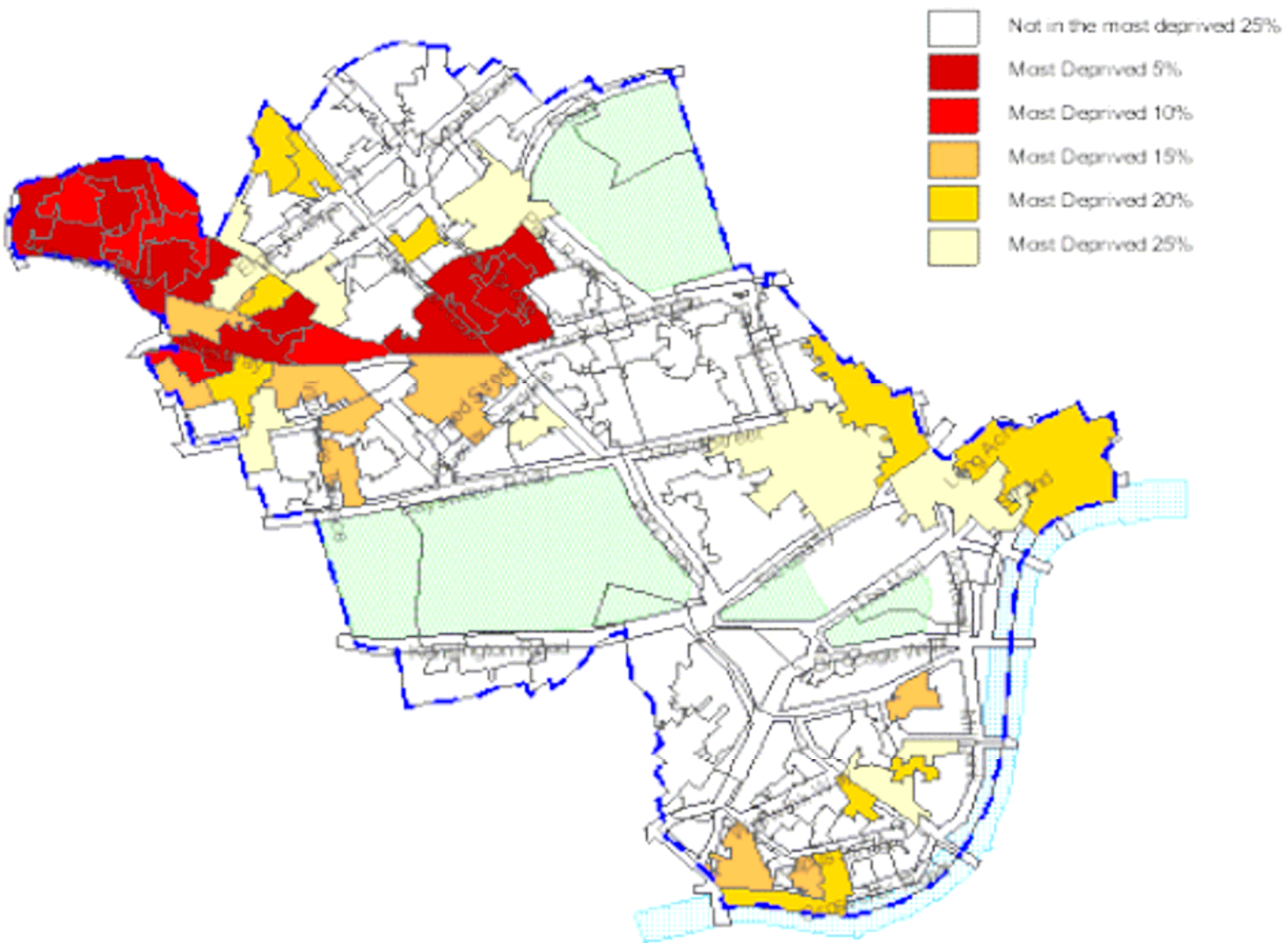
Westminster Housing Commission





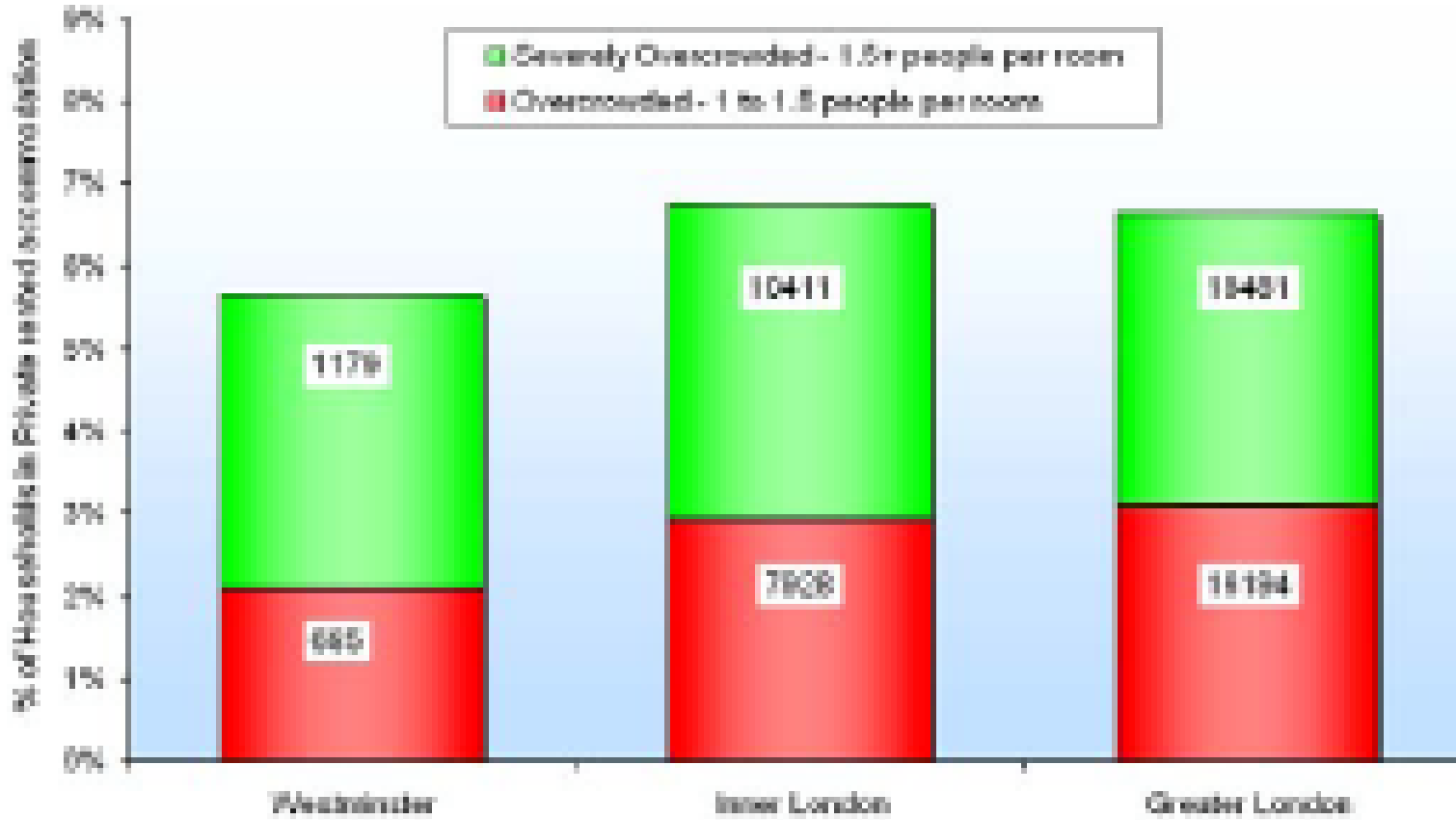
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## Deprivation



# Overcrowding

## Overcrowding – Private Rented



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## Planning Policy

**Policy H4 requires affordable housing to be provided as part of housing developments of 15 or more additional units or on sites over 0.5 hectares (via S106 agreements). Developments involving 25 or more units will be required to provide 30% of units as affordable (25% for residents in housing need and 5% for key workers). This equates to a 83:17 split, as opposed to the 70:30 split set out in the London Plan.**



# Planning Policy

Planning In Westminster Is Changing  
Have Your Say



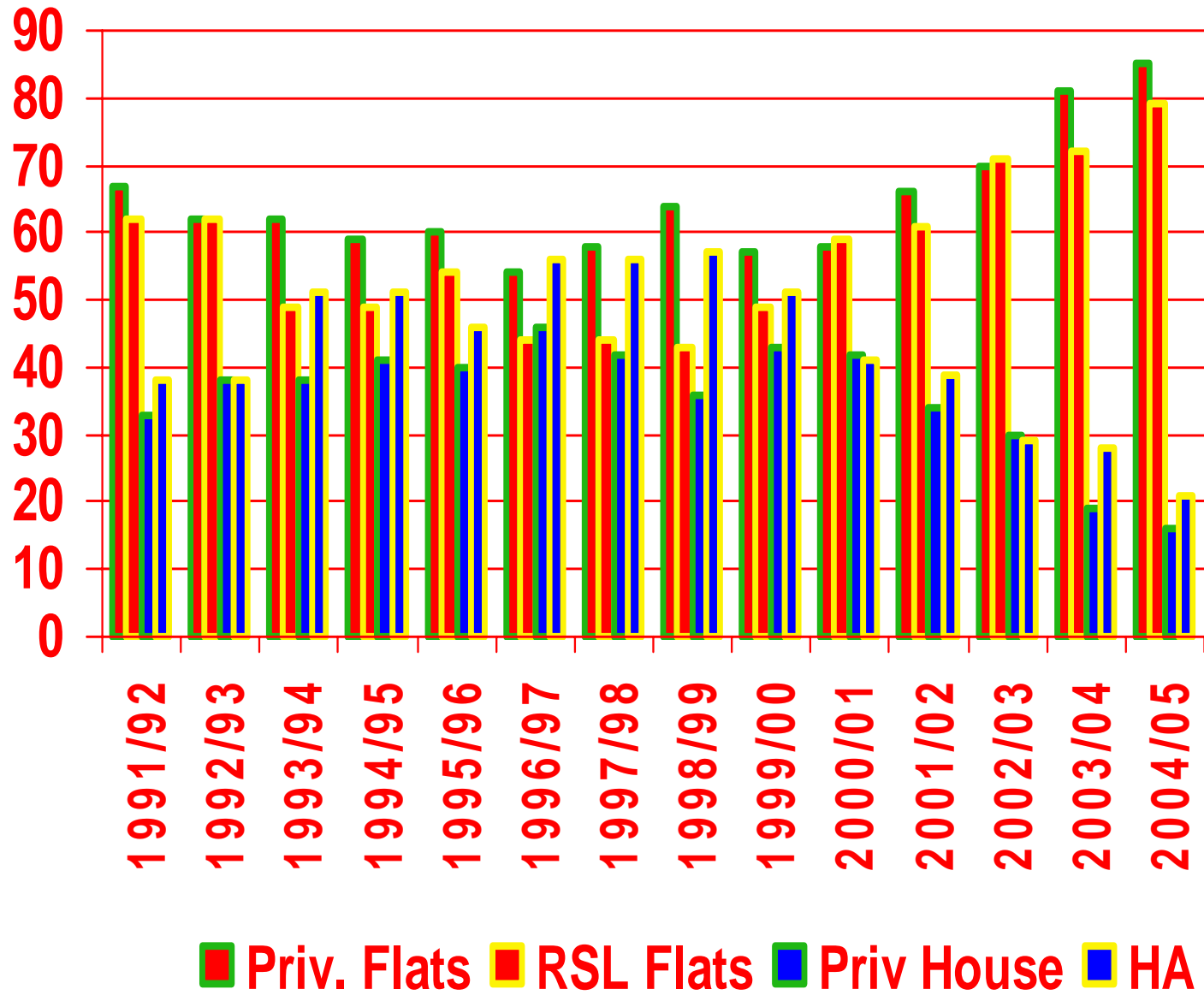
Introducing the Local Development Framework



City of Westminster

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# %age of houses/flats Completed: London



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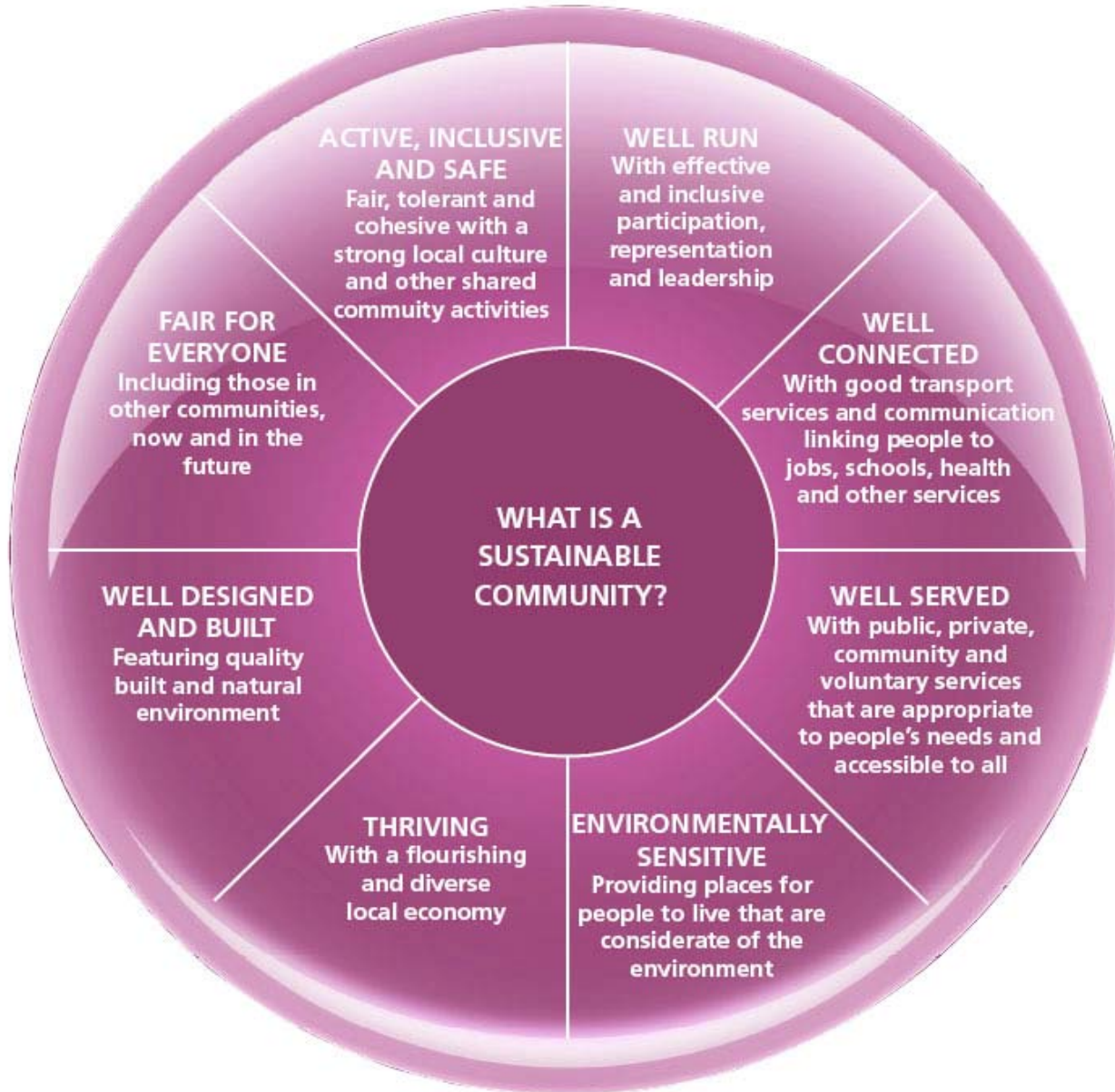
## Social effects

**‘The density of social housing causes strong resentment in the area, with all available land being seen to be used to squeeze in more new housing. It is also felt that planning decisions have favoured housing use at the cost of other uses such as provision of public services.’**

**Evidence to the Commission from Mario Torquati, Church Street Neighbourhood Manager**



# Sustainable Communities





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Contact the Commission

<http://www.westminster.gov.uk/housing/>  
housingcommission

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