

MAYOR OF LONDON LONDONASSEMBLY

[Menu](#)

Mayor refuses estate regeneration with loss of 257 social homes

18 December 2017

The Mayor of London, Sadiq Khan, today refused permission for an estate regeneration project in Barnet which would result in the net loss of 257 affordable homes.

The application to redevelop the Grahame Park estate in Colindale included plans to demolish 692 homes currently available at social rent and replace them with just 435.

Having considered the evidence available to him, the Mayor withheld his support for the scheme and told Barnet Council, which approved the application in November, they must continue working with City Hall planners and the developer to redesign the scheme to replace the lost affordable homes.

The Mayor of London, Sadiq Khan, said: "This is a classic example of how not to do estate regeneration. I fully support improving social housing on this estate and across the capital, but this scheme falls far short of what I expect of London boroughs.

"As I have made clear in my new London Plan, estate regeneration projects must replace homes which are based on social rent levels on a like-for-like basis. Londoners so urgently need more high-quality housing, not less, which makes this scheme completely unacceptable in its current form.

"I have asked Barnet Council to work constructively with the applicant on alternative plans with greater density, which do not result in the net loss of affordable homes. Given its recent record in this area, I hope the council recognises the need to replace what would be lost at Grahame Park."

Notes to editors

- The Mayor's draft London Plan (published for public consultation earlier this month), Affordable Housing and Viability Supplementary Planning Guidance and Good Practice Guide to Estate Regeneration make it clear that applications for housing estate renewal should include the replacement of existing affordable housing on a like-for-like basis, and that there should be no net loss of existing social housing (including social rent).
- The application was also deemed unacceptable because it fails to provide a minimum of £840,000 to deliver additional bus capacity and suitable alternatives to private car use.

Share this page



Other press releases



The Mayor today approved a major new residential development in Mill Hill after doubling the level of affordable homes.

Mayor refuses plans lacking affordable housing

Date: 05 September 2017

The Mayor today rejected plans seeking to cut the proportion of affordable housing on the former New Scotland Yard site.

Mayor's housing vision takes form with two schemes

Date: 10 March 2017

The Mayor of London has given the go-ahead to two developments set to deliver hundreds of genuine affordable homes.

Mayor approves up to 10,000 new homes in Barking

Date: 06 September 2016

The Mayor of London has approved plans for up to 10,000 new homes in Barking, up to half of which could be affordable.

[About us](#)[Jobs](#)[Venue hire](#)[Privacy policy](#)[Site map](#)[Terms and conditions](#)[City Hall blog](#)[Keep up to date](#)[Contact us](#)[Accessibility](#)[Cafe](#)[Freedom of Information](#)

Copyright Greater London Authority 2018

We use cookies to ensure that we give you the best experience on our website. Find out more about cookies in our [privacy policy](#).