



# Liveable Communities

# Dimension #3

## Liveable Communities

[LC]

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# Introduction

In this Dimension we set out the ways in which our development will improve the liveability of London's neighbourhoods. These elements range from genuinely affordable homes to the spaces and places that people meet in and includes the services that support everyday life.

New development can alter or disrupts the current balance of community infrastructure. The indicators here help us understand the current situation and enhance it through the changes brought about by a project.

Our indicators cover a deliberate range to help us balance targets around the delivery of homes alongside local responses that enhance nearby amenities.

In this way our development processes:

- Balance targets for the delivery of new homes with enhancements to local amenities;
- Measure the number of genuinely affordable homes we are building;
- Improve routes through a neighbourhood or link it to nearby amenities; and
- Activate underused spaces by providing opportunities for short-term uses.

For us, community infrastructure is a delicate thing; every site will require a different approach based on research and engagement. The strong links to the Social Cohesion Dimension allow us to be responsive to this challenge. It means that a community facility is more than just a building – it is a space that plays a part in the civic life of our city, and contributes to the quality of life in London.

## How to use this guidance

The TfL Sustainable Development Framework (SDF) is designed to be applied to any form of development, from small sites to large regeneration master plans and from housing projects to mixed-use and commercial schemes. The Framework's strength lies in its ability to highlight synergies that would ordinarily go unseen or opportunities that could otherwise be overlooked. It does this by providing the technical tools to measure and balance performance sustainably at every stage of delivery, and we recommend that the SDF be built into a development project as early as possible.

These technical guidance documents provide the detail that sits alongside the Sustainable Development Framework Handbook. Together, they create a freely available tool to be accessed and used by anyone building sustainably.

The technical documents are designed to help a project team calculate and manage individual indicators effectively, and include an explanation of how each indicator is calculated and how it can be used in parallel with the RIBA Stages of Work. The initial part of the guidance offers an overview of the particular Dimension, and is followed by detail on each indicator.

The initial part of this guidance is designed to be accessible to everyone involved in a development project. It offers an overview of the particular Dimension and detail on each indicator, setting out the essential elements you will want to know to understand how the indicator works, the ways in which it can add value to a project, and how it is calculated. The later sections are more technical with a step-by-step approach to implementing the SDF in practice.

As we consider the SDF to be a living document, we continue to test, balance and refine the Framework on our projects, and alongside best practice research and industry standards. Throughout a project's lifecycle therefore, performance data for relevant indicators in terms of targets, policy and process should be collected regularly, recorded and kept up-to-date.

The aim is to gain an understanding of the opportunities and constraints within a development site. By using the indicators to help identify a project's strengths and weaknesses, strategies, interventions and design tactics can be adjusted to deliver the best overall results. Adopting a holistic approach to the indicators will identify the cases where improving or reducing the performance of one indicator may affect the performance of another. By taking into account how indicators relate to each other, more can be made of the process to find efficiencies and balance, and to optimise projects.

Each indicator in the technical guidance document is presented in the same easy-to-follow format, under the following headings:

**Introduction section**

**What is it?**

A summary of what the indicator is and what it aims to achieve and measure, with some background information.

**How does it add value?**

A synopsis of the importance of the indicator and the benefits it brings to a project.

From the summary and synopsis, the reader should be able to understand the context of the indicator, and also describe why it is an important component of sustainable development.

**Infographic overview**

**What type of project does the indicator apply to?**

Each indicator is categorised according to whether it is to be used for residential, commercial and/or masterplan projects. There may also be a threshold of project size for applicability.

**Who is responsible?**

It is assumed that the development manager for the project is responsible overall, and this list outlines which professionals or consultants lead and/or support the delivery of the indicator.

**RIBA stages**

The RIBA Plan of Work organises the process of briefing, designing, constructing and operating building projects into stages from zero to seven. This illustration identifies when the indicator is relevant during a project’s lifecycle, as well as the types of action that happen at each RIBA stage.

**Connected UN Sustainable Development Goals**

Identifies linkages between the SDF and the United Nations (UN) Sustainable Development Goals.

**Connected SDF indicators**

A useful list of other indicators that have a relationship with the indicator being described.

**Methodology section**

**How is it calculated?**

This section details the way in which each indicator can be calculated. It is often accompanied by an illustration, or a direct link to a relevant external methodology. This may be written in more technical language and is intended for the relevant project consultant to understand exactly what information is required by the indicator.

**Scoring infographic**

A summary of the metric type, its units, and the targets for Good and Leading Practice. Some indicators will have a pass/fail metric, in this instance a pass would be Leading Practice.

**What is the process?**

Following the eight RIBA Plan of Work stages, this part describes the key actions that need to take place, and who is best positioned to carry them out. This is accompanied by a summary of the documents and reports that support the work.

The SDF process assumes that a full planning application would be submitted at the end of RIBA Stage 2 and that tender would happen at the end of RIBA Stage 4.

Actions should be adjusted as needed for projects working to alternative programmes.

**Additional information section**

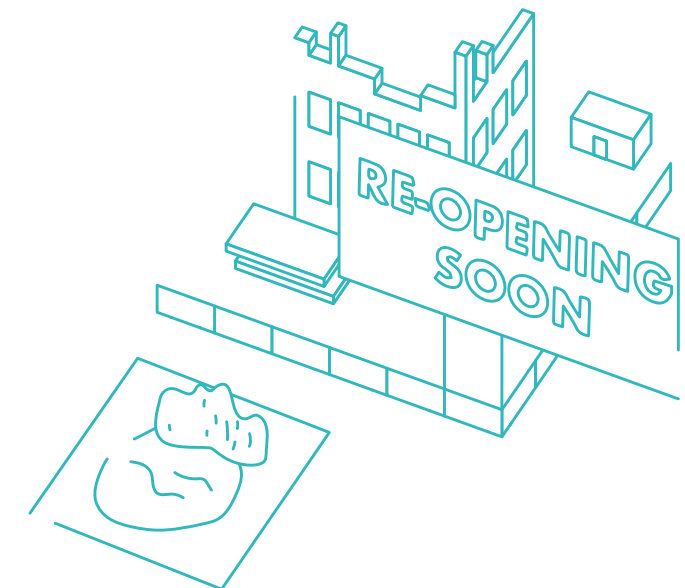
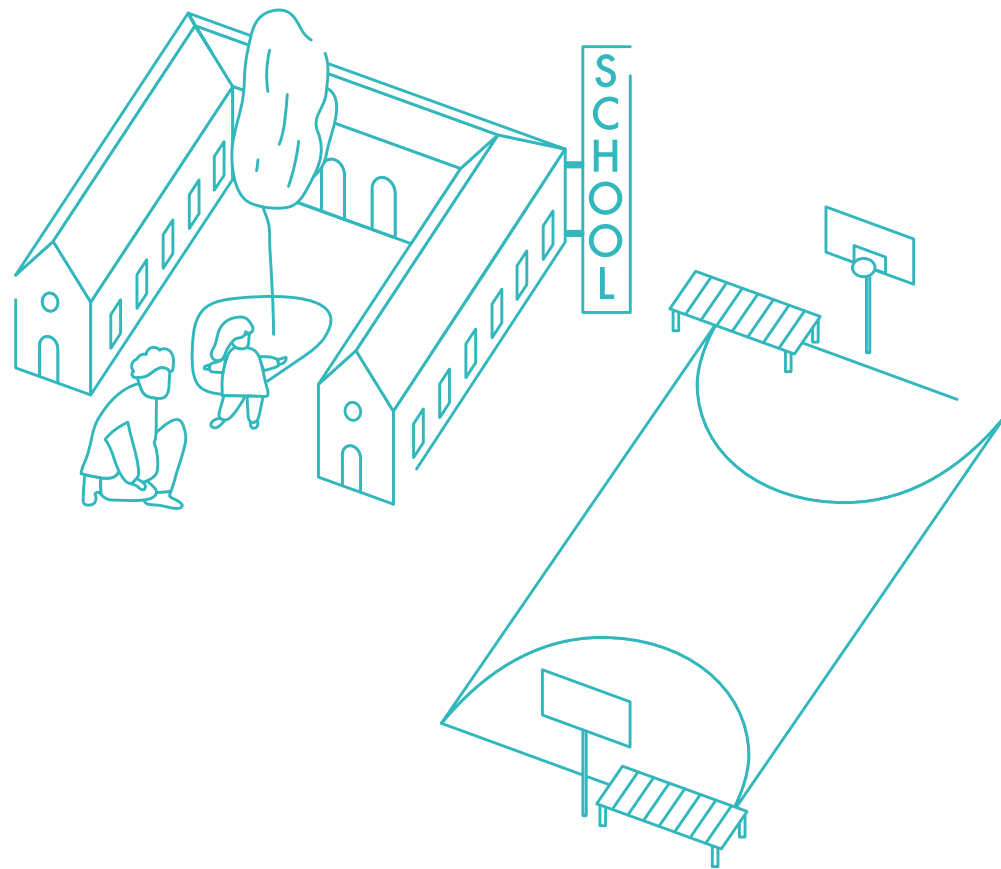
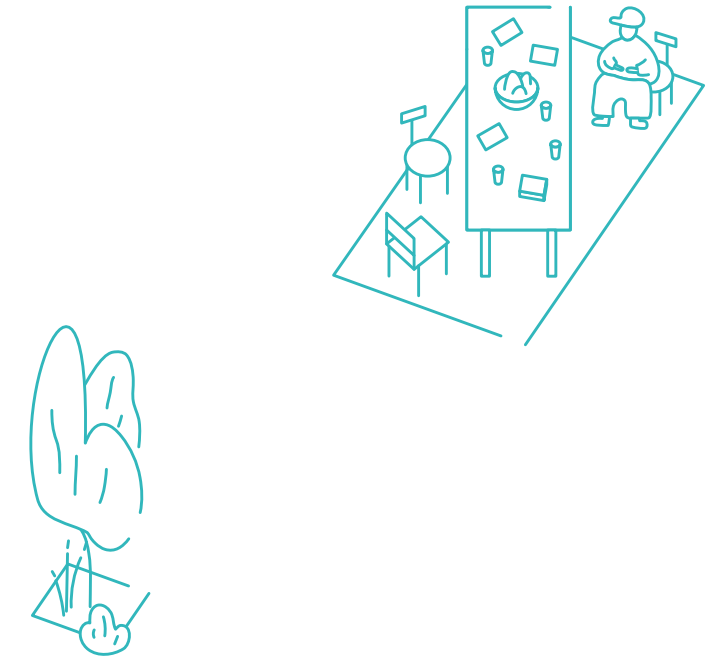
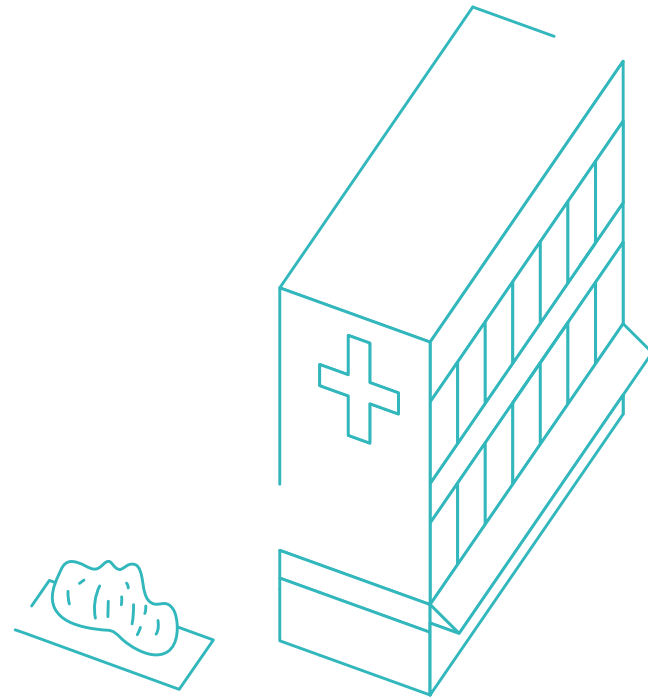
**Relevant policy**

A summary of the key policies that relate to the indicator, and that have helped to shape it. This list is not exhaustive, but provides a useful background.

**Further reading**

A list of additional sources of information on the indicator.

# Indicators



ID no Key Performance Indicator (KPI) name

# LCI Meanwhile

## What is it?

'Meanwhile' refers to the short-term use of a temporarily empty building or space until it can be used for its intended commercial purpose. Meanwhile use can turn a potential problem for landlords into an opportunity. Instead of vacant space, it provides scope for affordable workspaces and temporary occupiers, such as charitable groups, small and creative businesses and pop-up shops that help to keep an area vibrant.

An initial feasibility study should determine if a meanwhile use is possible on the site, if not the indicator is not applicable. Good Practice is achieved by supporting and delivering a meanwhile use as part of the project. To achieve Leading Practice, an element of the meanwhile use would need to become permanent in the new development.

## How does it add value?

Meanwhile use is a growing phenomenon for a range of economic and social reasons. Empty spaces can blight local neighbourhoods and represent an unwelcome cost to landlords. Rather than let sites go to waste, a meanwhile use helps landlords recapture costs through flexible and cheaper contracts that in turn benefit temporary tenants. For example, through pop-up shops, small businesses and community event spaces. These enterprises generate economic value and create dynamic places with increased footfall. Importantly, meanwhile use offers an opportunity for new local businesses to test new concepts.

The London Plan highlights several policies for supporting meanwhile use, and encourages its use in providing new public realm, housing, cultural and creative spaces, and urban agriculture.

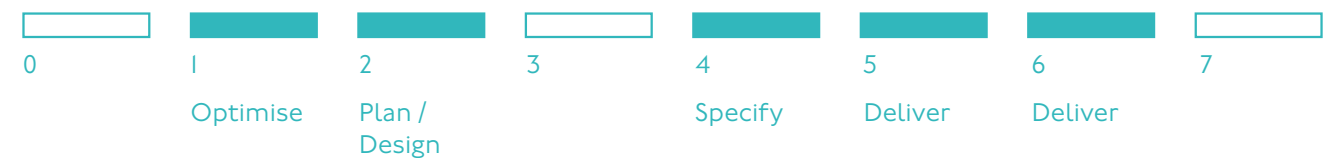
## What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

## Who is responsible?

Development Manager	● ● ○	accountable
Town Planner	● ○ ○	supporting
Architect	● ○ ○	supporting
Property Manager	● ○ ○	supporting
Communications	● ○ ○	supporting
Construction Manager	● ○ ○	supporting

## RIBA Stages



## Connected UN Sustainable Development Goals

- 8 Decent Work and Economic Growth
- 9 Industry, Innovation, and Infrastructure
- 11 Sustainable Cities and Communities



## Connected SDF indicators

- Community Led Initiatives
- Active Community Programming
- Supporting Creativity and Culture
- Supporting Local Commerce
- Supporting Start Ups, SME and Social Enterprise

## How is it calculated?

Development managers should work together with town planners and those involved in determining the use of the site to decide if it is suitable to host a meanwhile use. The process has three steps:

### Step one

Development manager to undertake or commission study to explore the potential for meanwhile use on the site before and/or during development. If yes (move to step two). If not the indicator is not applicable.

### Step two

Will the meanwhile use be delivered in the site area(s)? Yes (score: Good Practice).

### Step three

Would it be appropriate for some aspect of the meanwhile use to become a permanent part of the new development? Yes (score: Leading Practice).

Where the letting strategy allows space for successful meanwhile uses to be integrated into the final scheme, this is considered Leading Practice as the successful uses are not lost at the end of the meanwhile period. Essentially the meanwhile element has helped the scheme to 'grow its own' tenants.

Note: RIBA Plan of Work actions are for the master project where meanwhile uses would be completed onsite as early as RIBA Plan of Work Stage 0/I, the actual meanwhile use would follow its own RIBA work stage programme from RIBA Stage 0-6, in parallel to the early stages of the main project.

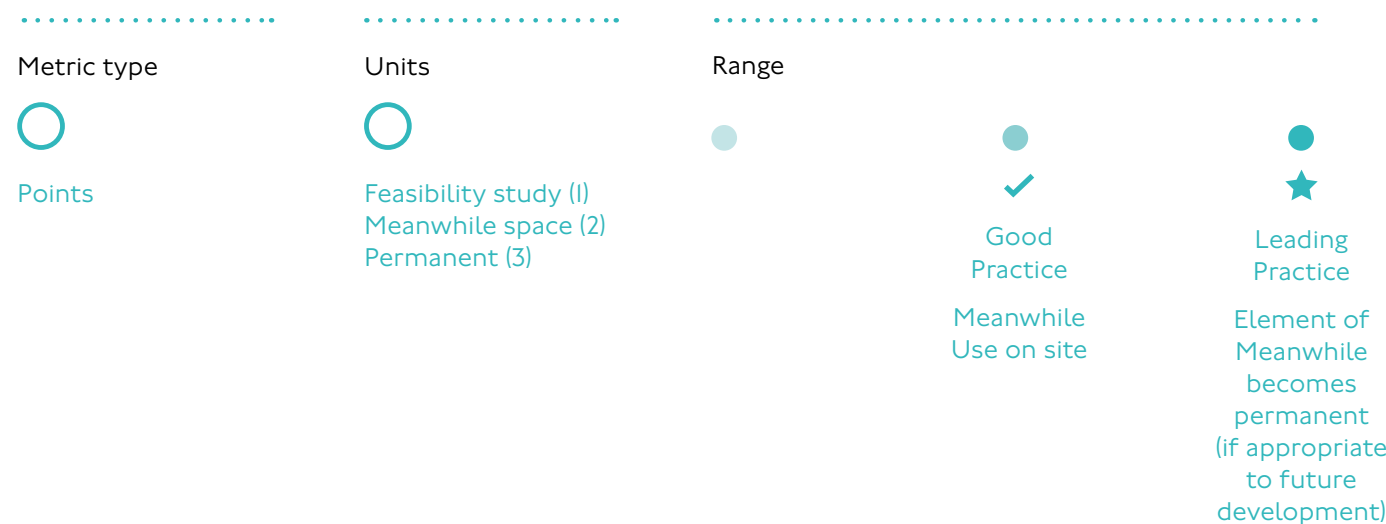
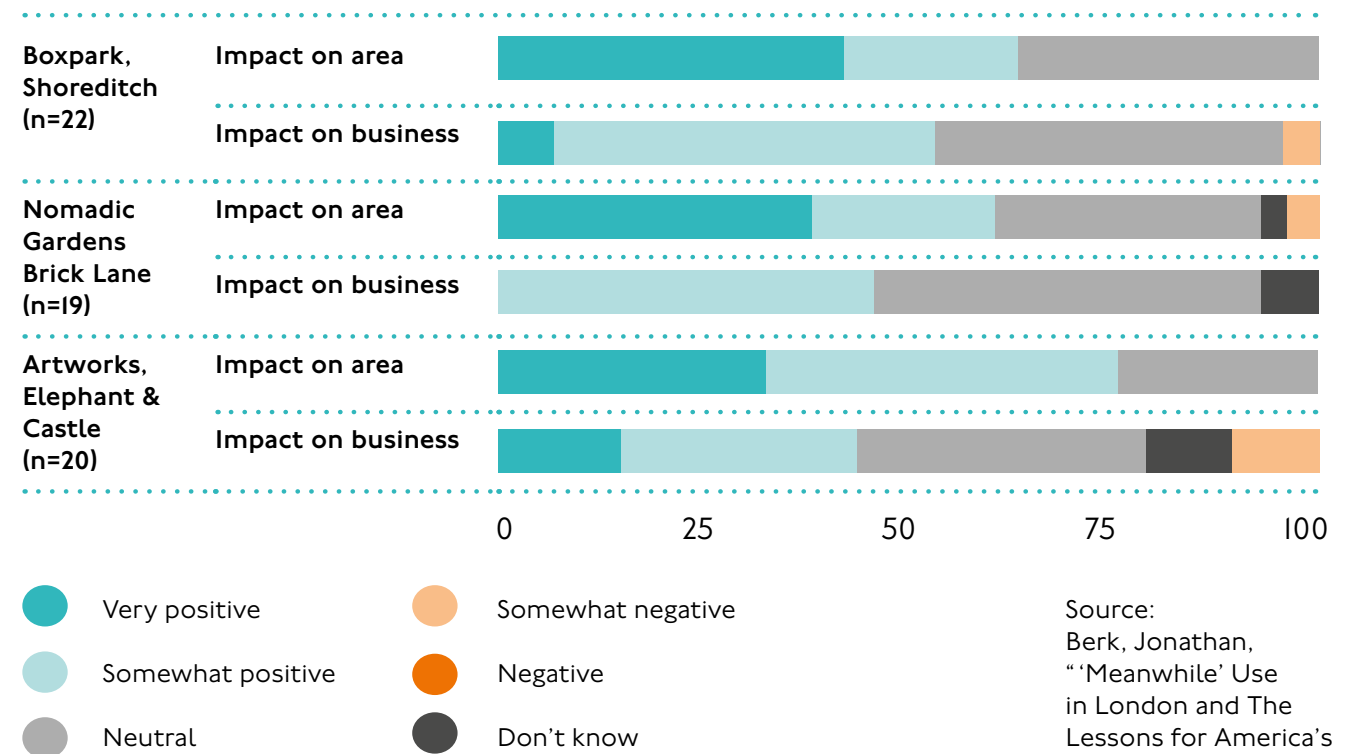
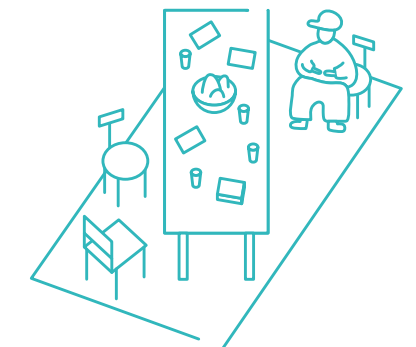


Figure 2: Survey of 60 shop owners and keepers working near large London meanwhile projects



Source: Berk, Jonathan, "Meanwhile' Use in London and The Lessons for America's Vacant Spaces", Medium, 14 Jan 2019





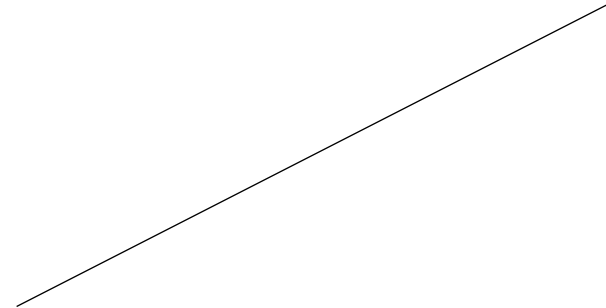
## What is the process?

### RIBA Stage 0

### RIBA Stage 1: Optimise

### RIBA Stage 2: Plan / Design

Action



Development manager and Planning manager  
Contact local authority to discuss potential for meanwhile use ahead of and during construction

Architect  
Development of design concept should include identifying options for meanwhile use on sites  
Prepare planning application (if required)

Project manager  
Viability studies (identify potential spaces that could be used for meanwhile use and establish a suitable business model that would create the most value in the unused space)

Building on outcomes of viability studies, confirm phasing plan for main development that gives clarity on the length and location of any meanwhile use project, exploring potential to maximise the period of meanwhile use onsite

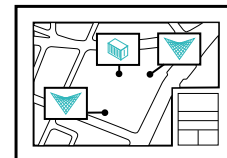
Communications  
Undertake engagement with creative industry representatives, such as those from local borough teams or local representative groups, to understand existing demand for business spaces, to make sure viability studies assess the need for these spaces

Development manager  
Identify delivery partners/letting strategy for the meanwhile use

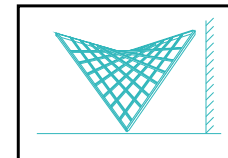
Project manager  
Deliver meanwhile uses

Action

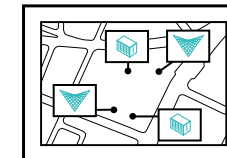
Documentation



Planning application (if required)



Design concept information



Viability studies  
Risk assessment

Documentation

# What is the process? (continued)

## RIBA Stage 3

## RIBA Stage 4: Specify

## RIBA Stage 5: Deliver

## RIBA Stage 6: Deliver

Action

Action

### Project manager

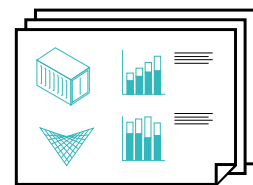
Monitoring report (remain in contact with tenants and landlord of the meanwhile use site, conduct surveys with stakeholder to analyse the impact the site is having on business owners/ community)

### Project manager

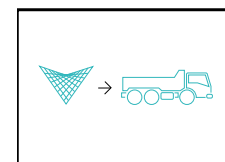
Transition of meanwhile use to permanent where appropriate

Documentation

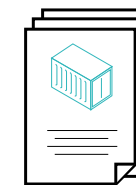
Documentation



Monitoring report



Phased strategy to move meanwhile use during construction if required (Construction manager)

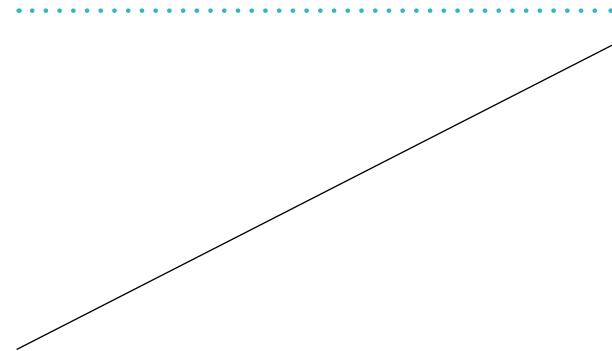


Copy of lease for any tenants transitioning from meanwhile use to permanent

## What is the process? (c'd)

Action

RIBA Stage 7



Documentation

## Relevant policy

[GLA \(2018\): The Mayor’s Economic Development Strategy for London](#)

Making the most of temporarily available space to deliver meanwhile uses, including workspace. Work with partners to identify innovative models that deliver genuinely affordable workspace through permanent and meanwhile spaces

[London Plan 2021 , Policy D8](#)

Policy D8 Public realm for meanwhile use

Create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm

[London Plan 2021 Policy H3, Supporting paragraph 4.3.1](#)

Policy H3 Meanwhile use as housing

Meanwhile uses are a range of temporary uses on land and property awaiting longer-term development. Some vacant land is suitable for

meanwhile use as housing. To make efficient use of land that would otherwise be left vacant, boroughs are encouraged to identify sites that are suitable for residential occupation to be used for meanwhile housing including land in both public and private ownership. Opportunities for the meanwhile use of land for housing on large-scale phased developments should be identified during the planning process. The meanwhile use of a site for housing does not change the established land use of the site, and this should be made clear in the temporary planning permission. However, meanwhile housing should count towards meeting a borough’s housing target.

[London Plan 2021](#)

Policy HC5 Supporting London’s culture and creative industries

The continued growth and evolution of London’s diverse cultural facilities and creative industries is supported. Development Plans and development proposals should, consider the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities during the day and at night-time to stimulate vibrancy and viability and promote diversity in town centres, Cultural Quarters and other areas

## Further reading

- [Meanwhile, in London: Making Use of London’s Empty Spaces](#)
- [Pop Down: How can local authorities facilitate meanwhile use for long-term community benefit?](#)
- [International House Brixton](#)
- [Boxpark Croydon](#)

ID no

Key Performance Indicator (KPI) name

# LC2 New Routes and Links

## What is it?

In line with the Mayor’s Healthy Streets Approach, we need streets to be liveable and inclusive. They should provide opportunities for increased walking, cycling or access to public transport, and create cohesive, rather than fragmented, neighbourhoods.

This indicator measures how well a new development integrates into the existing infrastructure of an area. By creating new routes and links between the new development and the existing neighbourhood, accessibility should be improved, as well as the quality of local people’s lives.

## How does it add value?

Well-connected and accessible places offer more opportunities for local people to meet and feel good about their neighbourhoods. By following this indicator, developments remove barriers and encourage people to move within and between communities. This in turn creates considerable benefits for the occupants and those who live nearby. For example:

- Shorter trip times with less reliance on cars, and a reduction in congestion
- More active travel (better health)
- More incentive to visit others (improved wellbeing)
- Increased visits to local businesses (more income)
- Increased safety with lower crime rates

## What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

## Who is responsible?

Development Manager	● ● ○	accountable
Architect	● ○ ○	supporting
Transport Planner	● ○ ○	supporting
Communications	● ○ ○	supporting
Crime Risk Advisor	● ○ ○	supporting
Contractor	● ○ ○	supporting
POE Consultant	● ○ ○	supporting
Landscape architect	● ○ ○	supporting

## RIBA Stages



## Connected UN Sustainable Development Goals

- 3 Good Health and Wellbeing
- 11 Sustainable Cities and Communities



## Connected SDF indicators

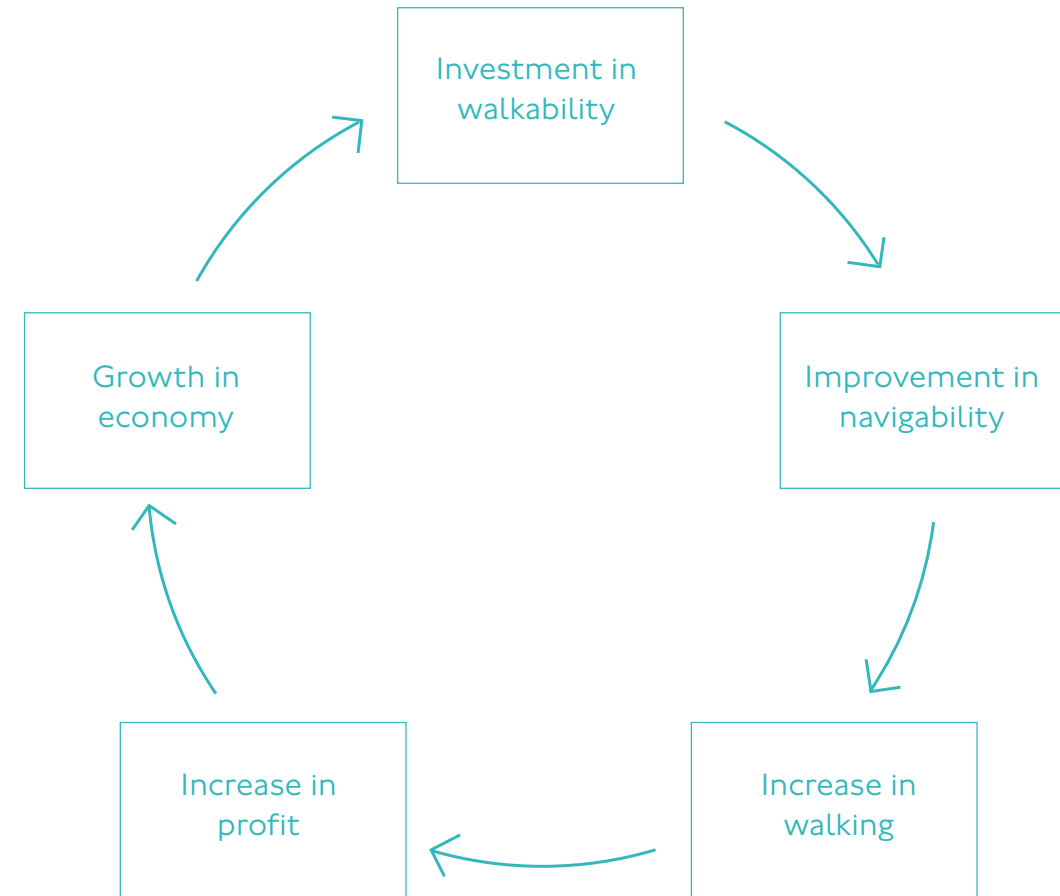
- Healthy Streets
- Investment in Active Travel Transport Infrastructure
- Active Public Use
- Community Engagement During Planning
- Secure Developments

## How is it calculated?

A site analysis should be carried out to examine existing routes and links near the site to explore if there could be a benefit in creating new ones. For example, by opening up a railway arch, creating a new bridge over an existing rail line, or introducing a route through a fenced-off area to provide better pedestrian (and possibly cycle) connections to transport networks or amenities.

If there is no need for additional routes or links, the indicator is not applicable. If a new route or link is established this is defined as Good Practice. Where the new route or link improves the public transport accessibility level (PTAL) rating of the site Leading Practice is achieved.

### Walking as a Service (WaaS) circle of virtue



Metric type	Units	Range	
○	○	●	●
Points	PTAL rating	✓	★
		Good Practice	Leading Practice
		New route or link	New route or link improves PTAL rating

# What is the process?

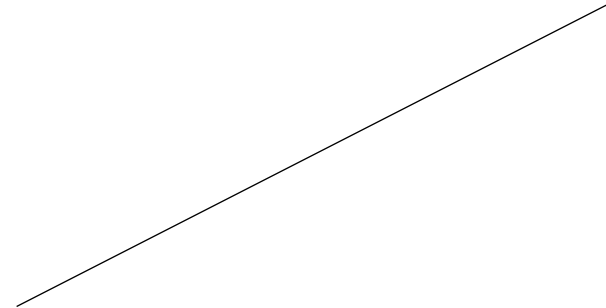
## RIBA Stage 0

## RIBA Stage I: Optimise

## RIBA Stage 2: Plan / Design

Action

Action



### Architect

Produce site analysis of current routes and links with recommendations on any new links that could create positive change for local people

### Crime risk advisor

Review proposed new routes and links and advise on any recommended safety measures to be considered

### Architect

Prepare planning application drawings including proposed new routes and links, taking on board advice from the crime risk advisor

### Transportation planner

If applicable, design new links with architect and landscape architect, consulting with local community and local authority where appropriate

### Transport consultant

Include proposed new route or link in transport assessment

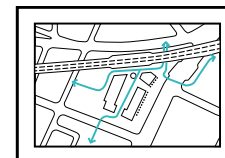
Calculate existing and proposed PTAL rating

### Communications

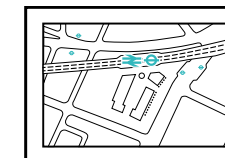
Engage with local community on any proposed new routes and links prior to preparing planning application

Documentation

Documentation



Existing site analysis with proposal for new links where appropriate



Transport assessment  
Planning application proposed site plans showing new routes

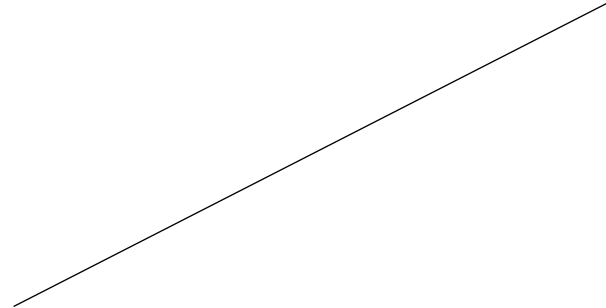
## What is the process? (continued)



## What is the process? (c'd)

RIBA Stage 7

Action



Documentation

## Relevant policy

The Mayor of London's Healthy Streets Approach

The interaction between the need to create attractive places and the need to move goods and people varies from street to street. For example, bus routes can have a strategic significance for the movement of people, while high streets should be great places to dwell and spend time. Understanding these interactions will over time allow us to improve every street in the best way – keeping London functioning while making it a better place to live.

The London Plan (2020), T3 Transport capacity, connectivity and safeguarding, 10.3.2

By 2041, London's transport networks will need to cater for over five million additional trips every day. There is therefore an urgent need to improve public transport capacity, connectivity and quality of service to ensure that it continues to cater for London's growth. Particular attention should be paid to how the complementary modes of walking, cycling and public transport interconnect at transport hubs and on streets across London.

The London Plan (2020), T3 Transport capacity, connectivity and safeguarding, 10.3.10

A key means of improving the efficiency of the transport network and unlocking growth potential is to eliminate physical barriers to movement, including in places where the Thames divides the communities on either side of it. Increasing the number and capacity of public transport links, as well as walking and cycling crossings, across the Thames will help to improve access to employment opportunities, support the development of thousands of new homes and enable healthier lifestyles.

## Further reading

The London Plan (2021) Healthy Streets



ID no Key Performance Indicator (KPI) name

# LC3 New Local Amenities

## What is it?

Good community infrastructure can range from leisure facilities for fitness and sport to a free ATM, post office, community library, school, childcare facilities, medical centre, supermarket and pharmacy. Development projects can have a significant influence on community infrastructure as these facilities play a central role in raising the quality of life and promoting healthy living.

This indicator focuses on providing new community infrastructure as part of a new development. It also aims to strike a better balance between the provision and demand for facilities, as developments should acknowledge their responsibility to provide community facilities suited to the needs of the local area, and create sustainable neighbourhoods.

## How does it add value?

If new developments are not adequately planned, they will increase pressure on already strained local community infrastructure and resources. However, a good relationship between a new development and the existing and future community infrastructure can strengthen and bring positive changes to the neighbourhood.

As these facilities play an intrinsic role in the life of many Londoners, good quality community infrastructure generates economic, social and environmental benefits in return. For example, better access to community facilities can lead to:

- Important contributions to the vitality and sustainability of neighbourhoods
- Greater social cohesion (for example, intergenerational encounters)
- Increased social participation

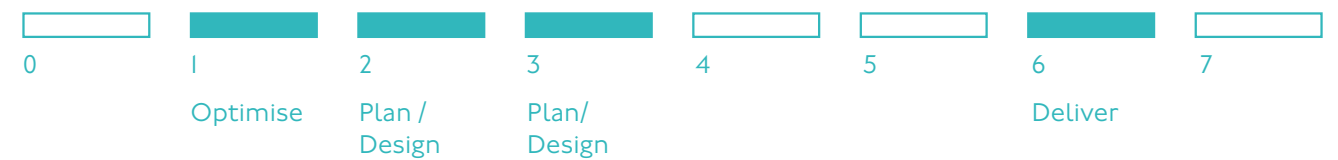
## What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

## Who is responsible?

Development Manager	● ● ○	accountable
Property Manager	● ○ ○	supporting
Communications	● ○ ○	supporting
Architect	● ○ ○	supporting
Landscape Architect	● ○ ○	supporting
Asset Manager	● ○ ○	supporting
Planning Manager	● ○ ○	supporting

## RIBA Stages



## Connected UN Sustainable Development Goals

- 8 Decent Work and Economic Growth
- 10 Reduced Inequalities
- 11 Sustainable Cities and Communities



## Connected SDF indicators

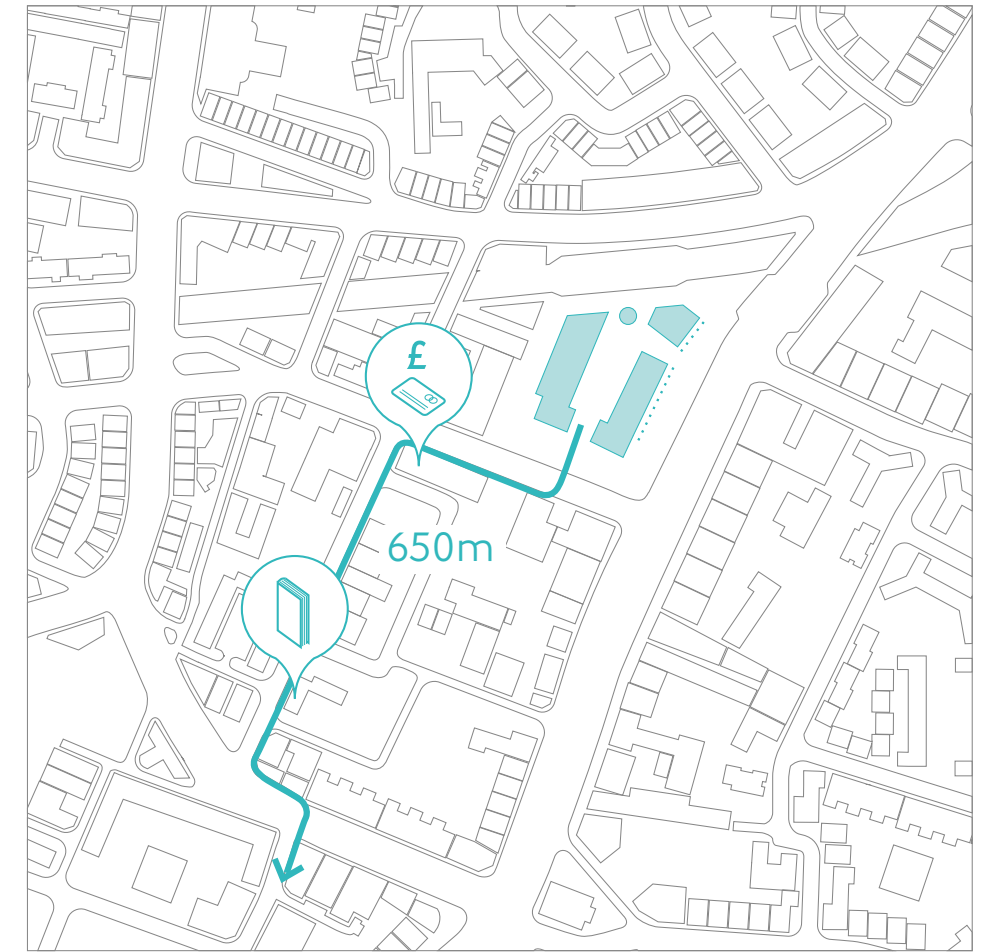
- Community Led Initiatives
- Supporting SMEs and Social Enterprise
- Active Community Programming
- Engagement before and during Planning
- Active Frontages

## How is it calculated?

Data on existing community infrastructure should be gathered by mapping what exists within 650 metres of the development (via the route, not as the crow flies).

The development manager should then liaise with the local authority to establish criteria for the Environmental Impact Assessment (EIA), and produce a baseline report of community infrastructure needs, taking on board the impact of the future development.

Good and Leading Practice is achieved by providing new community infrastructure in response to the needs set out in the baseline report.



Identification of existing local amenities

Metric type	Units	Range
✓ X	n/a	X Fail: not provided ✓ Pass: provided
Pass / Fail	Provision	

## What is the process?

### RIBA Stage 0

### RIBA Stage 1: Optimise

### RIBA Stage 2: Plan / Design

### RIBA Stage 3: Plan / Design

Action

Action

#### Architect

Map existing provision of community infrastructure within 5-10 minutes' walk / 650m walk from the site (as appropriate)

#### Planning manager

Liaise with local authority to establish criteria for EIA, community infrastructure needs and produce baseline report

#### Development manager

Agree with development partner any new community infrastructure to be provided as part of new development, based on findings of EIA, local analysis and local authority advice

#### Planning manager and architect

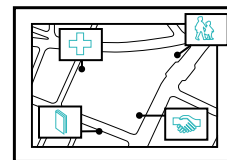
Include proposed community infrastructure in the planning application allowing sufficient quality and space

#### Architect

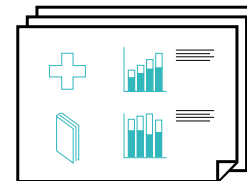
Develop designs to include new community infrastructure

Documentation

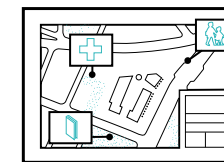
Documentation



Baseline report, including area analysis to establish community infrastructure needs



Environmental Impact Assessment (EIA)



Planning drawings including any proposed community infrastructure

# What is the process? (continued)

Action

Action

RIBA Stage 4

RIBA Stage 5

RIBA Stage 6: Deliver

RIBA Stage 7

Project manager

Prepare leasing plan including new community infrastructure

Asset manager

Prepare and manage maintenance plan for community infrastructure

Documentation

Documentation



Leasing plan

Maintenance plan

## Relevant policy

National Planning Policy Framework (NPPF) Paragraph 93

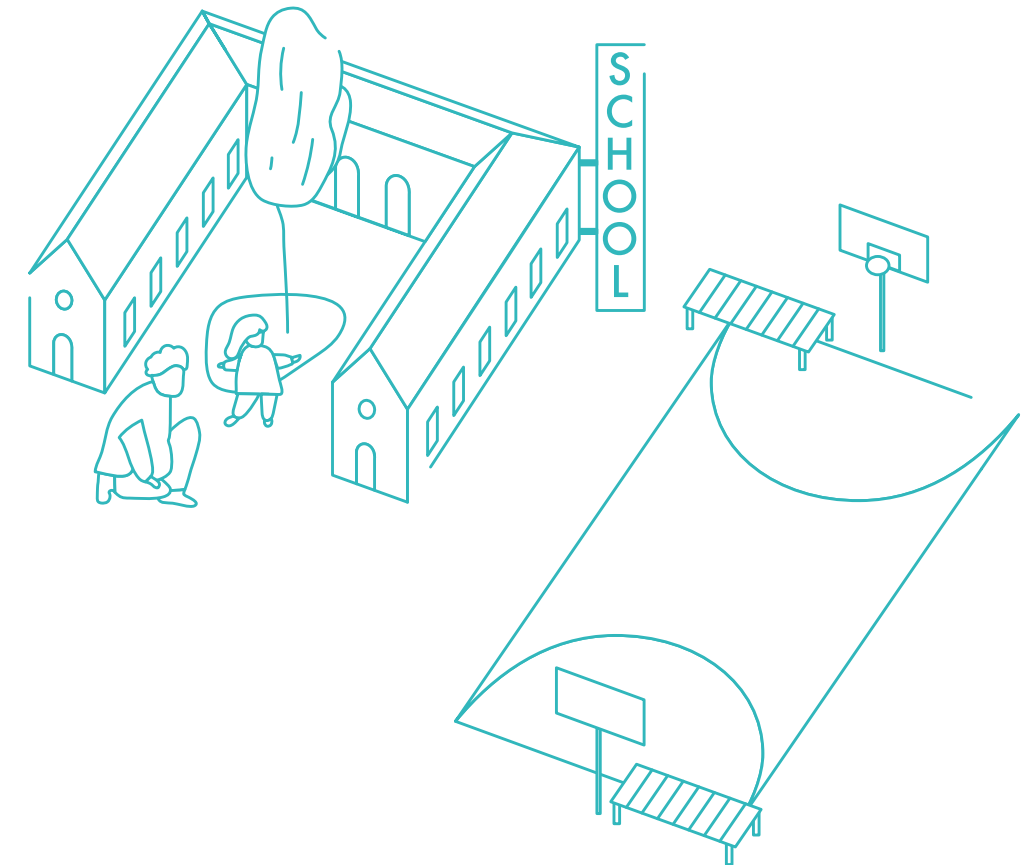
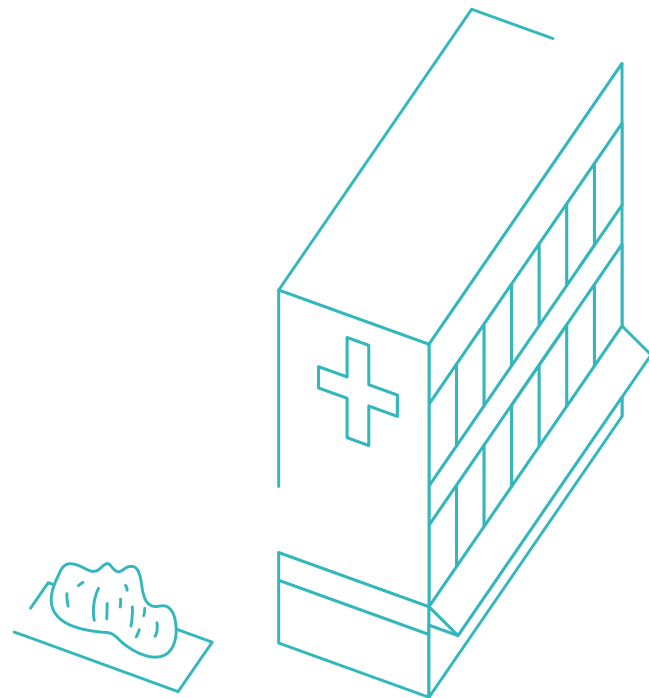
To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: (a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments

The London Plan Publication (2020), Building strong and inclusive communities, Policy GGI (C)

Provide access to good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation

## Further reading

- Valuing Social Infrastructure
- Social Infrastructure: How shared spaces make communities work
- Ealing’s Adopted 2004 Plan for the Environment/DCLG Direction 2007 Chapter Eight, Community Facilities
- Social Infrastructure supplementary planning guidance (SPG), Chapter 9, Community Facilities



ID no Key Performance Indicator (KPI) name

# LC4 Affordable Homes

## What is it?

The Mayor’s aim is for half of all new homes in London to be genuinely affordable. To meet this definition, affordable homes are categorised into two tenure types. The first is low-cost rented homes charging London Affordable Rent or Social Rent. These are allocated according to need for Londoners on low incomes.

The second is intermediate housing available to buy or rent (or a mix of both) for households earning up to a specified income cap. Rented options include paying the London Living Rent and Discount Market Rent. For sale options include Shared Ownership and Discount Market Sale/First Homes.

This indicator focuses on the amount of affordable housing a development can deliver by measuring the percentage of habitable rooms that are affordable.

## How does it add value?

Providing more genuinely affordable, tenure blind, housing is a key strategic issue for London. To maintain essential services and meet the workforce’s housing needs, homes must be affordable. This is central to London remaining a mixed and inclusive place where people have a choice about where to live and play their part in community life.

Developments with high quality, well-designed affordable housing create sustainable, inclusive and successful neighbourhoods. Direct benefits include improved social stability, reduced overcrowding, increased labour market mobility, especially for key workers, better staff retention and shorter commuting patterns.

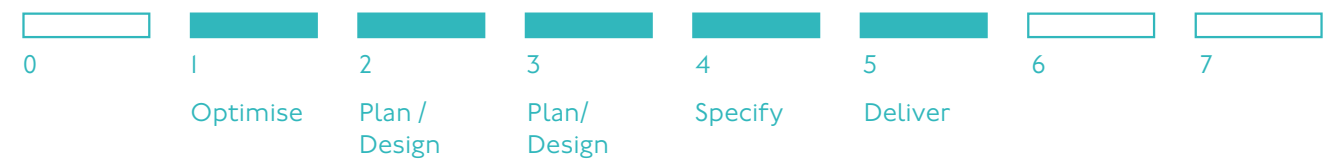
## What type of project does the indicator apply to?

- Residential
- Commercial
- Masterplan
- Industrial

## Who is responsible?

Planning Manager	● ● ●	leading
Development Manager	● ● ○	accountable
Architect	● ○ ○	supporting

## RIBA Stages



## Connected UN Sustainable Development Goals

- 11 Sustainable Cities and Communities
- 10 Reduced Inequalities
- 3 Good Health and Wellbeing



## Connected SDF indicators

- Long-Term Local Jobs
- Child Friendly Design
- Age Friendly Design
- Secure Developments
- Post Occupancy Evaluation – Residential

## How is it calculated?

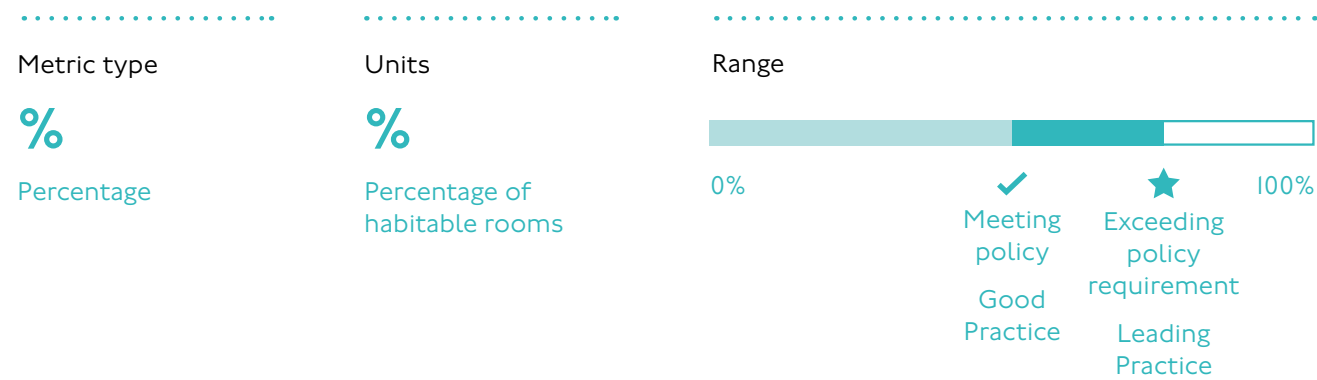
Affordable housing is calculated as a proportion of the overall habitable rooms provided in a development. A habitable room is defined as any room used or intended to be used for sleeping, cooking, living or eating. For instance, a one-bedroom, two-person flat with a combined kitchen and living room would be classified as having two habitable rooms.

The data to calculate this is taken from the schedule of accommodation prepared by the architect.

This is then used to establish the split between the private accommodation and affordable accommodation, with a further breakdown of the affordable tenure type.

Housing should be designed to be tenure blind, which is to say that, from the outside, the appearance and design of the homes should not distinguish between tenure types.

An example of affordable housing quantum and tenure accommodation is shown below.



## How is it calculated? (continued)

### Calculating affordable housing quantum and tenure accommodation

Home type	Private for sale	HR	Intermediate shared ownership	HR	London affordable Rent	HR	Total	HR
1b 2p	60	120	20	40	5	10	85	170
2b 3p	35	105	15	45	10	30	60	180
3b 4p	20	80	10	40	35	140	65	260
<b>Total</b>	<b>115</b>	<b>305</b>	<b>45</b>	<b>125</b>	<b>50</b>		<b>210</b>	<b>610</b>

Tenure	Private for sale	HR	Intermediate shared ownership	HR	London affordable Rent	HR	Total	%	HR	%
Private	115	305					115	55%	305	50%
Intermediate			45	125			45	21%	125	20%
Low cost					50	180	50	24%	180	30%

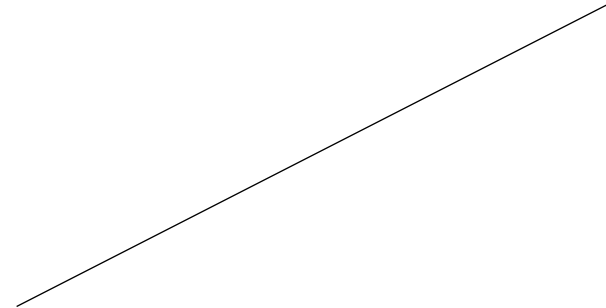
HR = Habitable Rooms



# What is the process?

## RIBA Stage 0

Action



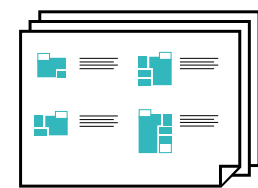
## RIBA Stage I: Optimise

### Planning manager

Establish local affordable homes (AH) policy and any site-specific requirements

### Development manager

As part of feasibility studies undertake sensitivity testing to understand the impact of AH on the viability of the development scheme. Discuss the potential impact of AH levels across the council's development portfolio



Accommodation schedule

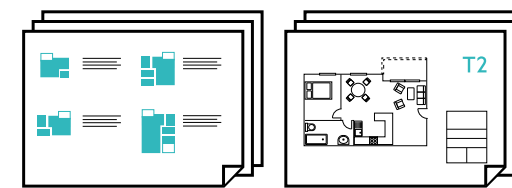
## RIBA Stage 2: Plan / Design

### Development manager and planning manager

Establish tenure split and AH proportion. Develop and refine unit mix mindful of local circumstances (local housing need). Work to ensure AH is tenure blind and well integrated into concept design, mindful of management considerations. Discuss AH quantum, tenure, split, mix and design with local planning authority (LPA) at pre-application stage. Develop relationships with key stakeholders. Start discussions with registered providers (if required). Initiate SI06 Heads of Terms discussions with LPA pre-submission

### Architect

Work to ensure AH is tenure blind and well integrated into the concept design, mindful of management considerations



Accommodation schedule and plans

## RIBA Stage 3: Plan / Design

### Development manager and planning manager

Refine and agree AH values and affordability/qualification criteria, including dialogue with LPA, Greater London Authority (GLA) and registered providers. Ensure design is tenure blind, mindful of cost plan. Progress SI06 Heads of Terms discussions with LPA. Include viability appraisal (if required) and affordable housing statement with planning application submission. Seek to agree key AH SI06 Heads of Terms promptly during application process to avoid delay

### Architect and quantity surveyor

Make sure design is tenure blind



SI06 agreement



Accommodation schedule and plans

Action

Documentation

Documentation

# What is the process? (continued)

## RIBA Stage 4: Specify

Development manager, architect, landscape architect, quantity surveyor and planning manager

Work with design team to make sure that AH design quality is upheld and tenure blind objectives are achieved as detailed design progresses

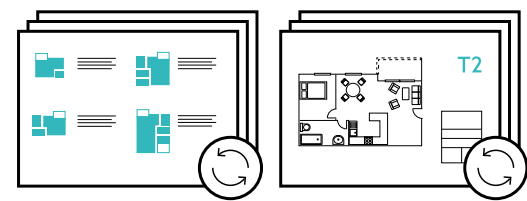
## RIBA Stage 5: Deliver

Development manager, architect, landscape architect, quantity surveyor and planning manager

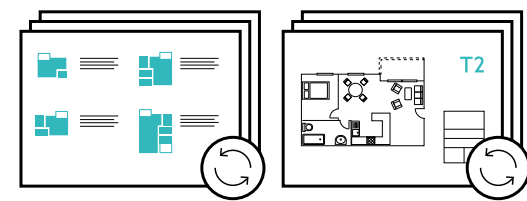
Work with design team to make sure that AH design quality is upheld and tenure blind objectives are achieved as construction starts and progresses

## RIBA Stage 6

## RIBA Stage 7



Accommodation schedule and plans



Accommodation schedule and plans

Action

Action

Documentation

Documentation

## Relevant policy

### London Plan, Policy GG4

GG4: Delivering the Homes Londoners need. To create a housing market that works better for all Londoners, those involved in planning and development must:

(B) support the delivery of the strategic target of 50 per cent of all new homes being genuinely affordable

### London Plan, Policy GG5

GG5: Growing a good economy. To conserve and enhance London’s global economic competitiveness and ensure that economic success is shared amongst all Londoners, those involved in planning and development must:

(D) ensure that sufficient high quality and affordable housing ... is provided to support London’s growth increasing active participation and social integration, and addressing social isolation

### London Plan, Policy H4

H4: Delivering affordable housing.

A (4) public sector land delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio

### Mayor’s Transport Strategy, Proposal 96

Proposal 96: The Mayor, through TfL, will consider, when surplus transport land becomes available, its accessibility to the transport network and its potential for the development of sustainable, affordable housing.

## Further reading

London Plan, 2021  
 Mayor’s Transport Strategy, 2018  
 London Housing Strategy, 2018

**Contributors**

- LC1 Meanwhile: Realworth / TfL
- LC2 New Routes and Links: Realworth / TfL
- LC3 New Local Amenities: Realworth / TfL
- LC4 Affordable Homes: TfL

