

# Build to Rent Policies



London boroughs	Date Checked	Build to Rent Policy	Emerging Policy	Adopted Policy
BARKING AND DAGENHAM	6/18/2019	✗	-	-
BARNET	6/18/2019	✗	-	-
BEXLEY	6/18/2019	✗	-	-
BRENT	6/18/2019	✓	<p>POLICY: BH3 BUILD TO RENT</p> <p>To encourage increased housing delivery, within Growth Areas or on development sites of 500 dwellings or more, the provision of Build to Rent properties will be expected unless this would:</p> <ul style="list-style-type: none"> <li>• be shown to undermine the overall site's timely development; or</li> <li>• would undermine viability to such an extent that it significantly undermines affordable housing delivery.</li> </ul>	-
BROMLEY	6/18/2019	✗	-	-
CAMDEN	6/18/2019	✓	-	<p>Policy H6 Housing choice and mix:</p> <p>We will seek to secure a variety of housing suitable for existing and future households overall across development in the borough. When considering future site allocations and negotiating the types of housing included in each development, we will:</p> <p>Support the development of private rented homes where this will assist the creation of mixed, inclusive and sustainable communities</p>
CITY OF LONDON	6/18/2019	✓	Homes built specifically for private renting rather than for sale which meet criteria set out in Policy H13 Build to Rent in the draft London Plan, December 2017.	-
CITY OF WESTMINSTER	6/18/2019	✗	-	-
CROYDON	6/18/2019	✗	-	-
EALING	6/18/2019	✗	-	-
ENFIELD	6/18/2019	✗	-	-
GREENWICH	6/18/2019	✗	-	-

HACKNEY	6/18/2019	✓	<p>Policy LP15 Build to Rent:  Standalone Build to Rent developments or Build to Rent blocks on a larger mixed tenure development will be supported provided they comply with all other plan policies and they meet all of the following criteria:  I. The homes are held as Build to Rent under a covenant for at least 15 years; and  ii. All units are self-contained and let separately; and  iii. The development is in unified ownership and unified management; and  iv. The development has professional and on-site management; and  v. Longer tenancies of three years or more are offered with defined in-tenancy rent reviews.  B. At least 50% of the units delivered in Build to Rent schemes must be affordable housing, subject to viability. The tenure of the affordable housing delivered as part of the development will be required to be London Living Rent.  C. S106 agreements on Build to Rent schemes will include a 'clawback' mechanism in the event of units being sold out of the Build to Rent sector. Further guidance will be provided in the Hackney Housing SPD.</p>	-
HAMMERSMITH AND FULHAM	6/18/2019	✗	-	-
HARINGEY	6/18/2019	✗	-	-
HARROW	6/18/2019	✗	-	-
HAVERING	6/18/2019	✗	-	-
HILLINGDON	6/18/2019	✗	-	-
HOUNSLOW	6/18/2019	✗	-	-
ISLINGTON	6/18/2019	✗	-	-
KENSINGTON AND CHELSEA	6/18/2019	✗	-	-
KINGSTON UPON THAMES	6/18/2019	✗	-	-
LAMBETH	6/18/2019	✗	-	-
LEWISHAM	6/18/2019	✗	-	-
MERTON	6/18/2019	✗	-	-

NEWHAM	6/18/2019	✓	-	Policy H1 Building Sustainable Mixed Communities: Purpose built Build to Rent accommodation must: i. operate under unified ownership and management within blocks or phases of at least 50 units. ii. be secured in perpetuity for the rental market and for a minimum 15 year term. iii. offer long term tenancies for private renters for a minimum of three years with a six month break clause in favour of the tenant, with structured and limited in-tenancy rent increases agreed in advance.
REDBRIDGE	6/18/2019	✗	-	-
RICHMOND UPON THAMES	6/18/2019	✗	-	-
SOUTHWARK	6/18/2019	✓	-	Policy DM4 Private Rented Homes: Planning permission will be granted for purpose built, private rented homes: 1 Which are secured for the rental market for a minimum 30 year term with tenancies which last a minimum of three years. 2 That meet Southwark's Private Rent Standard. 3 That provide a high standard of security and management. 4 That provide an equivalent amount of affordable housing to conventionally funded schemes, in accordance with DM1.
SUTTON	6/18/2019	✗	-	-
TOWER HAMLETS	6/18/2019	✗	-	-
WALTHAM FOREST	6/18/2019	✓	Policy directions: We are considering the following policy directions: Encouraging a range of housing including sheltered housing, residential and nursing care homes; student housing, modular housing, community-led housing, self build, custom build housing models, and Build to Rent.	-
WANDSWORTH	6/18/2019	✓	-	Core Policies for Issues: Policy IS 5: The Council supports the development of private rented sector housing and schemes offering a mixture of private and intermediate rented housing aimed at working households. Where developers are willing to enter into legal agreements securing such housing for local needs or lower to middle income households with security of tenure, any impacts on the market value of such developments will be taken into account in viability assessments.

































































































































































