

Measure	Details	Eligibility	Current Status
<p>New Time Limited Planning Route</p>	<p>A new route (in <i>addition to</i> the Fast Track and Viability Tested Routes) with an eligibility threshold of 20% by habitable room, (compared to 35% for Fast Track) and 35% by habitable room (compared to 50% for public/ industrial land without reprovision) without upfront viability testing.</p> <p>Viability reviews not required provided the scheme is built to first floor by 31 March 2030. For larger schemes, this will be the first floor of buildings in a phase which provides no fewer than 200 dwellings by 31 March 2030. Schemes that don't achieve this will be subject to a viability review based on the late stage review mechanism (undertaken once 75% of homes in the scheme or within the final phase/plot are occupied).</p> <p>For phased schemes, there will be reviews in respect of each phase that doesn't achieve the target, which is designed to secure additional on-site provision. These would be conducted at the start of each relevant phase, akin to existing mid-term revisions.</p> <p>There is some flexibility where delays are due to BSR approvals, but final details are yet to be provided of how that will operate in practice.</p> <p>A 40% share of return for the Developer will be permitted above the "target return".</p> <p>See new Grant Funding provision (below) for grant rates to support affordable delivery within that 20%.</p>	<p>Applicable only to schemes which <i>obtain permission</i> from the relevant LPA by 31 March 2028 or publication of new London Plan.</p> <p>20% or more affordable housing by habitable room must be provided (35% for public land/industrial land without reprovision). At least 60% must be Social Rent, with the balance to be intermediate tenures, in line with the London Plan (but note which tenures will be subject to grant as below).</p> <p>The new route is not applicable to Green or Grey Belt sites.</p> <p>It will not be applicable to Purpose Built Student Accommodation or Co-Living or estate regeneration.</p> <p>BTR schemes are eligible, provided they deliver affordable by way of intermediate rent comprising 30% Discounted Market Rent at or below London Living Rent levels, and 70% at "genuinely affordable rents".</p>	<p>Consultation by the Mayor on new Support for Housebuilding LPG concludes 22 January 2026.</p>
<p>Temporary Borough CIL Relief (not limited to the new time limited route)</p>	<p>It is proposed that relief is applied solely to residential floorspace.</p> <p>It will comprise a 50-80% relief from Borough CIL on residential floorspace in qualifying developments.</p> <p>It does not apply to Mayoral CIL.</p>	<p>Schemes (including those that follow the new Time Limited Planning Route) which deliver 20% by hab room and a minimum of 60% Social Rent or more affordable housing will be eligible. Entitlement increases on a linear basis between 20% and 35% affordable housing delivery, with an additional 2% relief for each additional 1% of affordable housing from 20% to 35%.</p> <p>A minimum £500,000 Borough CIL liability must otherwise arise (after other applicable reliefs/exemptions) in order for a scheme to be eligible.</p> <p>Full details of mechanisms are to follow in the Regulations, however the consultation proposes a £25,000 application fee, and a statutory declaration (rather than a full open book viability appraisal) to be provided confirming that the granting of the relief would render the scheme viable on the basis of a comparison of RLV and BLV prepared on the basis of national and Mayoral viability guidance (accounting for grant).</p> <p>It is not yet clear how much of the information will need to be shared/published and that remains subject to the consultation outcome.</p>	<p>Consultation forms Part I of the ongoing MHCLG consultation – concludes 22 January 2026. The draft Regulations are proposed to be published "within the first half of 2026".</p> <p>The "affirmative" procedure is being followed so the Regulations need to be published and approved by Parliament before taking effect.</p>

		<p>There will be sample applications audited by Government, and there is some suggestion of clawback provisions (as with e.g. Mandatory Social Housing Relief) in the draft Regulations when those are published.</p> <p>The relief will only be applicable to schemes which commence by 31 December 2028.</p> <p>Purpose Built Student Accommodation and Co-Living are excluded, along with development on the Green Belt, Metropolitan Open Land, and designated local green space. This is said to be the approach in order to target brownfield sites for the benefit of the relief.</p> <p>Draft Regulations will follow once the consultation has concluded.</p>	
Relaxation of Design Standards (for all planning routes)	<p>Relaxation of design standards which impact density:-</p> <ul style="list-style-type: none"> • Dual aspect requirements • Dwellings per core • Cycle storage requirements 	<p>Dwellings will still need to have adequate passive ventilation, daylight and privacy, and avoid overheating.</p> <p>Cycle parking standards are adjusted by reference to three “bands” which broadly relate to inner, middle and outer Boroughs, to replace Standards B3.1 of the Housing Design Standards LPG. These apply until 31 March 2028 or publication of the new London Plan (whichever is earlier).</p> <p>Standards C4.1 (dual and single aspect units) and B2.5 (units per core) of the Housing Design Standards LPG are also to be withdrawn, with reliance instead being placed on London Plan policy D6 and Building Regulations requirements instead.</p>	<p>Consultation by the Mayor on new LPG concludes 22 January 2026.</p>
New Grant and Investment Funding – the “Accelerated Funding Route”	<p>GLA grant is to be made available (to Investment Partners only) for schemes delivering 20% or more affordable housing by habitable room.</p> <p>£322 million of funding to be made available as an investment fund for the Mayor to unlock new homes, including investment to accelerate delivery.</p>	<p>Grant will only be applicable to units <i>above</i> the first 10% of the minimum 20% to be eligible delivered under the new Time Limited Planning Route. Existing grant agreements for consented schemes are not up for renegotiation. LAR appears not to be grant funded. Grant levels are to be as follows:</p> <ul style="list-style-type: none"> • £220,000 per home for Social Rent; • £70,000 per home for Shared Ownership; • £90,000/140,000 per home for Intermediate Rent (depending on whether rents are above or below London Living Rent benchmarks). 	<p>Grant funding to be brought into effect once the new Time Limited Planning Route takes effect.</p> <p>A guidance note on the “Accelerated Funding Route” has been published by the GLA – linked here</p>
Expanded Mayoral Planning Powers	<p>An expansion of the Mayor’s call-in powers</p> <p>Call-ins are also to be allowed to proceed via written representations (rather than requiring a hearing as is currently the case).</p>	<p>Schemes of 50 or more dwellings which do not fall into existing PSI categories, are to be referred to the Mayor (to complement existing referral threshold for schemes over 150 units).</p> <p>It is not proposed that the Mayor has to deal with these new referrals at Stage I, but instead a modified form of Stage II will apply to deal with these schemes where proposed for refusal by the LPA. If proposed for refusal the LPA must share the proposed reasons for refusal and supporting application information prior to issuing any decision notice.</p> <p>The Mayor will then be given 21 days to confirm whether it intends to exercise the new call-in powers. The reasons for intervening would be different from current call-in powers so as to avoid reference to impact on multiple Boroughs, given the lower thresholds involved.</p>	<p>Consultation forms Part II of the ongoing MHCLG consultation – concludes 22 January 2026</p> <p>The written representations process is dependent on amendment to the Devolution Bill, which is progressing through Parliament.</p>