

Notice of Non-Key Executive Decision

Subject Heading:	Response to the MHCLG consultation – Support for housebuilding in London
Decision Maker:	Kevin Waters Assistant Director of Planning
Cabinet Member:	Councillor Graham Williamson, Cabinet Member for Regeneration
ELT Lead:	Helen Oakerbee, Director of Planning and Public Protection
Report Author and contact details:	Jill Warren Jill.warren@havering.gov.uk 01708434461
Policy context:	National Planning Policy Framework 2025 London Plan 2021 Havering Local Plan 2016-2031
Financial summary:	There are no financial implications arising from this decision
Relevant Overview & Scrutiny Sub Committee:	Places Overview and Scrutiny Sub Committee.
Is this decision exempt from being called-in?	The decision will be exempt from call in as it is a Non Key Decision

Non-key Executive Decision

The subject matter of this report deals with the following Council Objectives

People - Supporting our residents to stay safe and well X

Place - A great place to live, work and enjoy X

Resources - Enabling a resident-focused and resilient Council X

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

Introduction

1. The Government has published consultation proposals to introduce a time limited pause on the collection of London borough Community Infrastructure Levy (CIL) payments with the aim of boosting the number of new homes delivered in London in the near term, to the end of December 2028.
2. The consultation also proposes giving the Mayor of London greater powers in relation to planning applications of Potential Strategic Importance (PSI). This would be a permanent change.
3. Secondary legislation is required to implement these two proposed changes.
4. This report sets out the consultation proposals with a proposed response to the consultation comprising an overarching letter giving key objections to the proposal (Appendix A).

Proposed Changes to the Collection of Local CIL.

5. The Government are consulting on the temporary relief to developers from the borough CIL. CIL was first introduced to help Local Planning Authorities raise funds for the infrastructure required to support new development. Alongside section 106 planning obligations, CIL plays a critical role in supporting sustainable development, by delivering public infrastructure that enables communities and businesses to thrive.
6. The Government have identified recent trends of rising overall costs on development are stymying the delivery of new homes in London. The proposed Government solution is to introduce a package of targeted and temporary emergency support for developers aimed at unlocking housing schemes and boosting housebuilding in London. This includes a proposed partial, time limited “relief” from Local CIL for developments that are to pay more than £500,000 and deliver a minimum level of affordable housing.
7. The partial, time limited relief means that the larger developments get a reduction in the amount of CIL that is paid to London Boroughs. It will reduce the CIL payment by 50% where 20% of the homes are affordable housing. The reduction increases linearly to 80% where 35% affordable homes are delivered. The reduction in payments is from the CIL that the borough receives and there is no alternative guaranteed funding proposed to fill this gap. There will be a loss of CIL income to the London Borough of Havering (“LBH”).

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8. The GLA are proposing to establish a City Hall Developer Investment Fund, with an initial allocation from Government of £322m. This will prioritise funding for projects that are currently stalled and that, with the right support, have the best chance of delivering new homes. Specific details of the prioritisation process have not yet been published. There is no guarantee that LBH development will receive any of this fund.

Greater Powers proposed for the Mayor of London

9. There is already a framework for planning applications of potential strategic importance (PSI) where a Local Planning Authority deciding on a larger scale application may be directed to refuse an application or be called in to be decided by the Mayor acting as the planning authority.
10. This currently applies to:
- development of more than 150 residential units;
 - development over 30 metres in height (outside the City of London); or
 - development on Green Belt or Metropolitan Open Land.
11. The proposals are to extend the power of the Mayor to applications including those of 50 or more residential units; and to extend his power to call in development of more than 50 residential units where:
- the building is more than 25m high and adjacent to the River Thames;
 - the building is more than 150m high and is in the City of London; or
 - the building is more than 30 metres high and is outside the City of London;
12. These proposals would reduce the power of LBH as a local planning authority to make strategic planning decisions appropriate for LBH.

Recommendation

13. That the objections set out in the consultation response letter are noted and that the consultation letter response set out in Appendix A is approved for submission to the Ministry for Housing and Communities and Local Government.

AUTHORITY UNDER WHICH DECISION IS MADE

Authority for this decision is contained within Part 3, Section 3.2.5:

- (b) Where there are implications for policies of the Council, to agree members of staff's responses to consultation papers from:
- (i) the Government (including White and Green papers)
 - (ii) the London Councils, the Greater London Authority, the Local Government Association and all other bodies where those papers affect the services allocated.

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STATEMENT OF THE REASONS FOR THE DECISION

To provide the Council's response to the Government's Consultation on the proposed support for housebuilding in London.

OTHER OPTIONS CONSIDERED AND REJECTED

The option of not responding to the consultation was considered and rejected. It is important that the interests of Havering's residents and businesses are represented at national and regional level when changes to the planning system are being considered.

PRE-DECISION CONSULTATION

None

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Jill Warren

Designation: Deputy Development Planning Team Leader

Signature: *JR Warren*

Date: 21/01/2026

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

This report seeks authority to respond to consultation, there are no direct Legal implications arising.

FINANCIAL IMPLICATIONS AND RISKS

Formally responding to a Government consultation does not give rise to any direct financial risks or implications.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

The recommendation to respond to the Government consultation made in this report do not appear to give rise to any identifiable HR risks or implications that would affect either the Council or its workforce.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have 'due regard' to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

The Council seeks to ensure equality, inclusion, and dignity for all in all situations.

There are no equalities and social inclusion implications and risks associated with this decision.

An EqHIA (Equality and Health Impact Assessment) is not required.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

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There are no environmental or climate change implications from this decision.

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

Havering Council is committed to protecting and promoting the health and wellbeing of residents.

There are no direct health and wellbeing implications arising from the proposed recommendation to respond to the Government consultation

BACKGROUND PAPERS

None

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None

APPENDICES

Appendix A – Response Letter

Non-key Executive Decision

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

K. Waters

Name: Kevin Waters

Assistant Director of Planning

Date: 10/02/2026

Lodging this notice

The signed decision notice must be delivered to Committee Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____