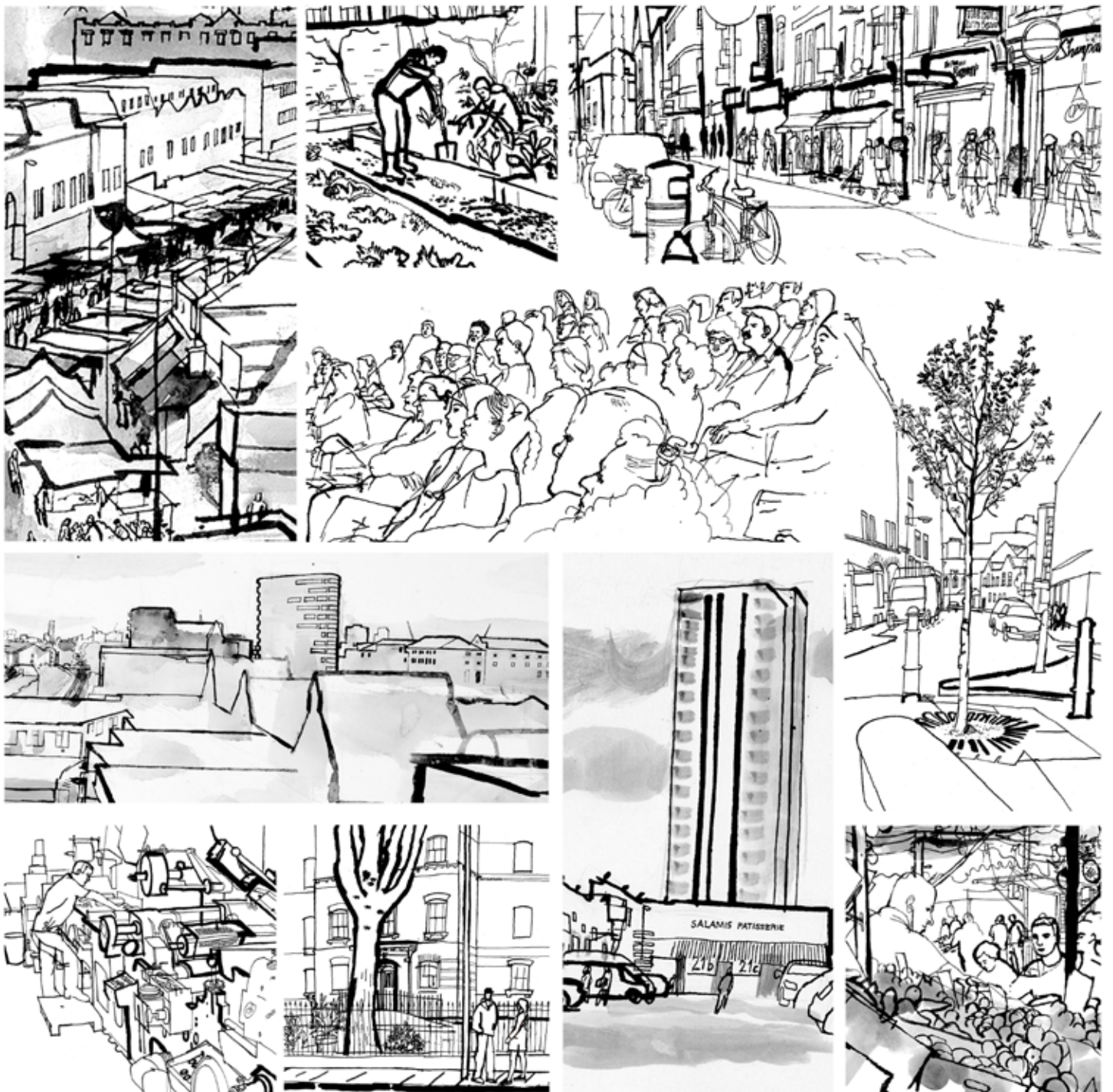


# Just Space 2024 Manifesto

A different kind of London—  
for people and communities



**JUST SPACE** is a network of grass-roots organisations and campaigns engaging with planning and development across London. We share information and resources among community groups and research work with UCL and other academics. Our aim is to ensure public debate on crucial issues of social justice and economic and environmental sustainability. We are active at neighbourhood, borough and London-wide levels. Over nearly 20 years the Just Space network has brought together and nurtured a huge amount of experience and know-how from London's diverse community organisations. The following groups and organisations were involved in the creation of the Community-led Recovery Plan (2022) and this Just Space Manifesto (2024):

35% Campaign  
81 Acts of Exuberant Defiance  
Action on Empty Homes  
Alison Fure, ecology campaigner  
Alliance for Childhood  
Alton Action  
Anti Tribalism Movement  
Bengali East End Heritage Society  
Black Training and Enterprise Group  
Brent Cross campaigns  
Brixton Society  
Broadwater Farm Residents Association  
Calthorpe Community Garden  
Camden Federation of Private Tenants  
Camley Street Neighbourhood Forum  
Capital Transport Campaign  
Community Centred Knowledge  
Community Plan 4 Holloway  
Deptford Neighbourhood Action  
Dharat workspace provider  
Ealing Forgotten Spaces  
Ealing Front Gardens Project  
Ealing Matters  
East End Trades Guild  
Friends of Queen's Market  
Future Transport London  
Grand Union Alliance  
Granville Community Kitchen  
Grove Park Neighbourhood Forum  
Grove Park Youth Club  
Hayes Community Forum  
HEAR Equality and Human Rights Network  
Islington Environmental Emergency Alliance  
Islington Friends of Parks Forum  
Just Collaborate  
Kanlungan  
Kingston Friends of the Earth  
Lambeth Village  
Latin Elephant  
London Federation of Housing Co-ops  
London Forum of Amenity & Civic Societies  
London Friends of Green Spaces Network

London Gypsies and Travellers  
London Living Streets  
London Tenants Federation  
Morning Lane People's Space MOPS  
National Alliance of Women's Organisations  
New Garden Cities Alliance  
New Lucas Plan  
Peckham Vision  
People's World Carnival Band  
PlushSE16 / HUBSE16  
Public and Commercial Services (PCS) trade union  
Queen's Crescent Shops and Market  
Radical Housing Network  
Regeneration X  
Renters Rights London  
ReSpace Projects (Hive, Dalston)  
Rooms of Our Own  
Runnymede Trust  
Save Central Hill  
Save Latin Village  
Save Nour — Fight the Tower  
Save Shepherd's Market  
Selby Trust  
Soap Box, Dragon Hall  
Southwark Group Tenants Organisation  
Southwark Law Centre  
Stop the Blocks  
Streatham Action  
Sustainable Hackney  
Sustrans  
Thames Central Open Spaces  
Thames Life (Barking)  
Thames Ward Community Project  
The Ubele Initiative  
Trees for Bermondsey  
Ward's Corner Community Coalition  
Waterloo Community Development Group  
West Green Road / Seven Sisters Development Trust  
West Hampstead Women's Centre  
Women's Budget Group

# Introduction

**ON THE FACE OF IT LONDON IS BOOMING.** As the nation's economic engine, London has been growing rapidly over the past 30 years. With cranes on the skyline and construction trucks on the roads, high-density, high-cost apartments have been built across 47 Opportunity Areas and 600 more towers are in the pipeline.

But people on the ground know that something is wrong. We have not built the genuinely affordable homes needed by a population that has been encouraged to grow by over 40% since 1990. With the population now at 9.7 million, only one large new park has been created. There is an acute shortage of affordable housing, including the loss of 300,000 council homes through Right to Buy and the council estate demolition programme. 60,000 families are in temporary accommodation including 74,000 children, with 300,000 households on the boroughs' waiting lists.

As the price of housing has risen to eye-watering levels, London has been hollowed out and no longer has a range of land uses for businesses and employment nor the diversity of homes for all. Less expensive housing is forced outwards, requiring hours of travel time for workers. Vital services like libraries, doctors surgeries and youth centres are stripped down and community spaces disappear. There is less and less care for poorer Londoners.

This is where Just Space comes in. Our Manifesto draws on 20 years of knowledge, plans and proposals that come from the experiences of our network of hundreds of grass roots organisations at the receiving end of these problems. Through recent conferences and conversations we drew up the radical planning changes which London needs to make, to shake up the public debate in this year of regional and national elections.

We start with the strategic context of the growth and development of London, followed by six topics which detail the problems and the policy solutions for central government as well as for the Mayor.

The government and government-in-waiting appear to believe that build, build, build will solve the housing crisis by bringing prices down and that planning restrictions are in the way of this goal. This is a misunderstanding. The imperative to build has always driven the London Plan, while the law of supply and demand does not apply to land, which is finite. Furthermore, a small number of house builders control the land supply, taking options on land and keeping prices high by not building out the existing permissions they have for up to 300,000 homes. When the stock of housing in the market grows, the rich will still have the most market power and investors will continue to use London as a financial safe haven, seeking high returns from renting or leaving homes unoccupied.

This, and the effects of building a more dense and even less equitable city, has not been considered. The *affordability of housing crisis* requires solutions that are more nuanced and more radical. A major public housing programme is required, to provide social housing using the remaining public land available. Strategic planning is needed to control the bad things and ensure the quality of life of all Londoners.

# The Strategic Context

The ownership, development and taxation of land links the tale of boom and bust. Huge amounts of UK savings plus investment from abroad (including from London's role as the world's largest laundry of stolen money) flow into land and buildings, especially our housing stock, pushing up market values. Homes to live in become financial assets.

The hugely successful concentration of activity in London sucks in workers from everywhere and yet more investment. Since 2000, London planning policy has encouraged growth, further inflating land values and house prices and adding to regional and class inequalities.

There is currently no mechanism to capture the escalation of land and property values and use it to pay for public services, infrastructure and council housing because the gain mostly goes into the private wealth of landowners and corporations. Successive London Plans have maximised housing production in order to gain a percentage of public benefit, which has created the incentive to turn everything into speculative housing.

Yet the cost of this housing now cancels out superficially-high average incomes. Wages are low for many people. Government pays private landlords massive subsidies so people can pay their rent, yet this does not stop evictions and homelessness. Boroughs have been bankrupted by the costs of forcing families into temporary accommodation. Even the high-income younger generation is unable to purchase over-priced housing.

Speculative housing has eroded industrial land, commercial centres and open space (helped by central government and Mayoral policy such as use-class changes, permitted development, density and tall buildings policy). Meanwhile, the unsustainable scale of demolition and replacement of the built environment continues apace. London is a carbon factory, with construction responsible for one third of London's CO2 emissions.

Real estate and business interests dominate the planning process while citizens have minimal influence, often being treated with contempt. 'Opportunity Areas' are London's largest concentrations of development but have the worst public accountability and minimal public goods produced (Old Oak Common achieves a mere 10% not-for-profit housing).

**STABILISE GROWTH:** GDP growth is simplistic, amplifies inequalities and entails increasing carbon emissions. Measure a wider range of values (set out in this Manifesto) to pursue for human well-being such as health, biodiversity, care and community

**REPLACE COUNCIL TAX** with a more progressive property tax to generate revenues for councils, initially by adding more bands

**AGGREGATE FINANCIAL GAINS** from development and land value at a metropolitan scale, sharing them among Opportunity Areas

**INTRODUCE LAND VALUE TAXATION** in the longer term

**CHANGE PROPERTY VALUE TAX**, housing inheritance tax, capital gains tax, to discourage treatment of housing as a wealth generator

**DAMP DOWN DEVELOPER, SHAREHOLDER, INVESTOR EXPECTATIONS** to put land prices on a stable or downward trajectory

**LOWER THE LEVEL OF PROFIT** expected by developers

**LARGE PUBLIC LAND HOLDINGS** should provide 100% not-for-profit housing

**PUBLIC INVESTMENT IN A NEW MODEL OF HOUSING DEVELOPMENT** which does not rely on developing high end housing

**LONG-TERM AND SECURE TENANCIES** to enable household well-being and stable communities

**OPPORTUNITY AREAS:** A comprehensive review by the Mayor of their monitoring, effectiveness, transparency and democratic control. Until then, a moratorium on additional OAs. There must be a requirement for community co-production from the germ of a proposal through to plan-making; all resulting planning frameworks should be subjected to Public Examination.



# Housing

Most Londoners can't afford to live here. Market rents are far too high. "Affordable rents" are not affordable. The price of buying a home is prohibitive. The supply of council housing has been deliberately run down for forty years. The financialisation of the housing market means that London properties are worth more as financial assets than they are as homes. Some investment properties are kept empty. Social housing is not being built. Reductions in temporary accommodation fail to meet ever-increasing homelessness, including 74,000 children. People who need a council home are forced into expensive, insecure, and poorly-regulated private rented housing. Far more is spent subsidising overpriced rents than on building social housing.

The housebuilding model is predicated on property values forever rising, plus an imperfect market and a cartel of housebuilders who control the supply. Developers over-pay for land and then, due to the 'flexible' planning system, claim they cannot afford to provide social housing. 300,000 council homes have been lost to Right To Buy across London. Estate regeneration has proved a painful delusion, resulting in the needless demolition of council homes and the destruction of communities. Shared ownership homes are a dreadful trap. London's development is distorted, as housing has been built on a quarter of our industrial land rather than being integrated into coherent communities, harming economic activity. Huge amounts of public land have been lost.

Local government is not fit for purpose (accountability, transparency and finance) and starved of funds. The relationship and priorities between government departments, the Mayor and local authorities is muddled.



## **A MAJOR PROGRAMME OF PUBLIC INVESTMENT IN PUBLIC HOUSEBUILDING**

in co-production with communities who will be living in them, prioritising family-sized housing

## **PUBLIC LAND SHOULD BE USED FOR NOT-FOR-PROFIT RENTED HOMES**

(including community forms of housing), provided for free as a community asset transfer or long lease. This means land owned by public bodies including Local Authorities, government departments, NHS, Transport for London and Network Rail

**ABOLITION OF RIGHT TO BUY.** Support the buy-back of ex-council stock

**TENANCY REFORM:** the Mayor of London must be granted the necessary powers to effect the Blueprint for Reforming Private Renting; the basic standards should apply equally to temporary accommodation; and the rights of council tenants should apply to housing association tenants

## **A PRESUMPTION AGAINST ESTATE REDEVELOPMENT SCHEMES**

unless they significantly benefit the health and well-being of existing residents, and communities are kept together throughout; and where refurbishment — the circular economy — takes priority

## **A PRESUMPTION IN FAVOUR OF RETROFITTING AND UPGRADING ALL RENTED HOUSING**

and the training of architects, engineers, developers; a dedicated core of trained construction specialists in local authorities working with residents in situ, and planners in low-carbon technology and materials

**ABOLISH VIABILITY TESTING** and the flexible approach, which encourage hope value and land value inflation. Viability mustn't trump planning policy: land value must reflect planning policy

## **ESTABLISH A TRANSPARENT REGISTER OF RESIDENTIAL PROPERTY OWNERSHIP AND USAGE**

eg identification of second homes, to help ensure that property is used and taxed appropriately, including the introduction of a Vacancy Tax

## **COUNCILS AND THE MAYOR MUST TAKE EFFECTIVE, TIMELY ACTION ON LONDON'S EMPTY HOMES**

with new powers to requisition homes and commercial properties that are empty for more than six months, making use of Empty Dwellings Management Orders, CPOs, tighter regulation of Airbnb

## **REINSTATE COMMUNITY PARTICIPATION IN THE IDENTIFICATION OF HOUSING NEED AND AVAILABLE SITES**

for the Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA)



# Local Economy and Industry

London is blessed with around 600 high streets and town centres. Their critical role as social infrastructure and in caring communities was revealed by the pandemic. They provide local social and economic value, routes for start-ups, employment for young people and immigrants. Yet many are struggling. Street markets, which provide the same, remain largely unprotected in policy.

The relationship between industrial, wholesale and market trades contributes to a productive chain that connects producers with sellers and customers. Breaking up such ecosystems is very disruptive and often has a 'carbon penalty'.

Industrial land has been lost to housing, forcing employers to move and workers to travel further. Productivity is reduced when firms cannot invest in new technology, due to the possible housing takeover of their land. Permitted development rights encourage further hollowing out of working London. Retail and industrial land assessments focus on large corporate users and miss London's complexity. Business rates need reform.

Economic growth has focused on expanding high-end sectors such as finance and law while 'regeneration' has caused the loss of London's manufacturing, repair and servicing employment. These jobs are often replaced with low paid, zero-hours work. London needs to raise productivity and prospects in all employment sectors.

At the heart of government is a lack of belief in planning for economic activity, with a preference for curation, deregulation and 'leaving it to the market'. But the massive state support for housing creates an unequal race for space: this is not a free market. The system can only work with conscious intervention. 'Opportunity Areas' and flexible policies are property-driven rather than addressing need.

**THE MAYOR AND CENTRAL GOVERNMENT MUST REINSTATE PLANNING AS A KEY TOOL FOR AN INCLUSIVE ECONOMY.** The economy must be planned strategically and geographically, having a vision for the future of its high streets, markets and industry. Responsibility for delivery should be part of this strategic vision. Permitted Development Rights and other flexible policies will be removed

**TOWN CENTRES AND HIGH STREETS ARE LOCAL CENTRES OF PRODUCTION, IDENTITY AND CARE** not just centres of global exchange and consumption. A new London Plan must:

- Prioritise economic activity over housing; not permit ground floor residential
- Require community-led audits of high streets, to measure the things that people value and to assess local needs
- Protect deep spaces behind high street frontages, such as service yards, to enable production and repair
- Put a thriving public market and community food hub in every town centre
- Encourage diverse governance including Community Improvement Districts

**PROTECT EXISTING STREET MARKETS.**

Boroughs must (a) assess and acknowledge their markets' contribution to specific local communities, providing essential goods and services and social and cultural value (b) protect them from adverse impacts of development (c) retain and develop public or community ownership (d) put traders, traders' groups and customers at the centre of decision-making (e) keep stall rents low to ensure that markets are affordable

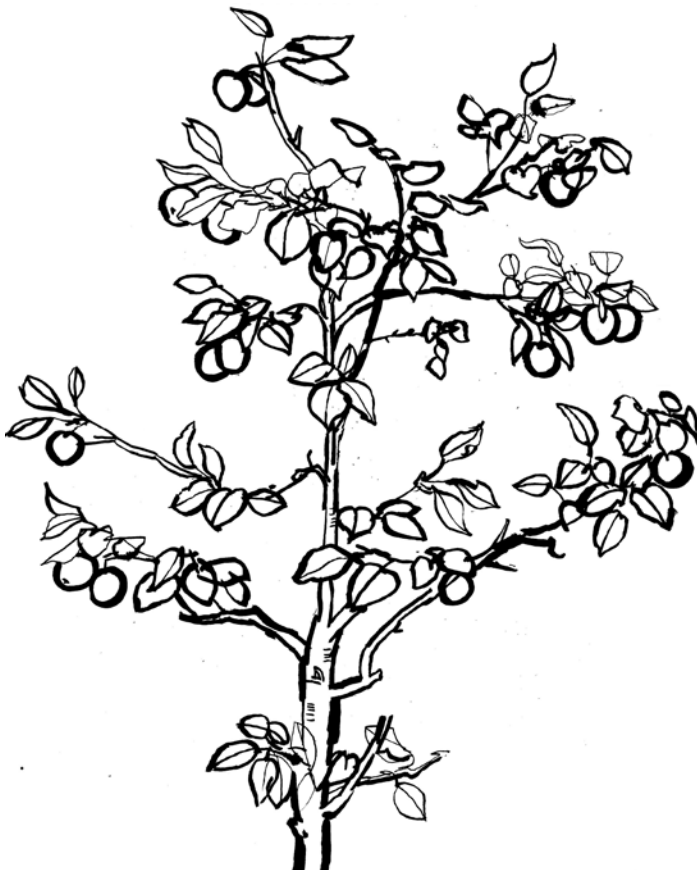
**LOW-COST WORKSPACE SHOULD BE PROTECTED,** such as C grade offices and older spaces like council depots, railway arches. Re-purpose surplus commercial units as low-cost workspace with 'social leases'. Establish low-cost workspace hubs for a mix of businesses and sectors, reserving space for community and social enterprises, to address inequality

**A 'NO NET LOSS' POLICY APPLIED TO ALL INDUSTRIAL LAND SITES.** Urgently monitor industrial intensification and co-location to assess whether suitable accommodation is being delivered. Ensure small industrial businesses and production-based uses are not displaced by logistics sheds, warehouses, data centres and other large-scale non-productive uses

# Bio- diversity, Parks, Carbon

Loss of open space coupled with a growing population leaves communities increasingly deficient in open space. Many Sites of Importance for Nature Conservation (SINCs) are viewed as brownfield sites ripe for development. Developers maximising their floorspace area count green space as a cost not a benefit, while councils are not good at checking biodiversity claims or tracking their Biodiversity Action Plans. Concreting over front gardens is permitted, and hardstanding counted as 'public realm', both impacting on biodiversity and increasing flood risk. Retrofitting commercial blocks can result in very little green amenity space around them.

The development industry generates an estimated third of all of London's carbon emissions, particularly with the ubiquitous use of concrete, too often building what is not needed. It generates significant pollution, especially road pollution, which impacts on health and well-being. Carbon assessments are toothless, the circular economy remains a 'nice to have', and the virtues of carbon off-setting are unclear.



## **BIODIVERSITY NET GAIN OF 10% IS NOW STATUTORY.** The Mayor and local authorities will:

- Commit to acquire the specialist knowledge in planning teams to avoid 'gaming'
- Recognise and fund (through CIL) biodiversity as an essential part of infrastructure
- Ensure on-site biodiversity is prioritised over off-site
- Promote ecological corridors, encourage varied planting and eliminate the use of chemical pesticides and herbicides in green space and street management
- Implement a Biodiversity Review Panel of active citizens and specialists to co-produce and promote London's emerging Local Nature Recovery Strategy and monitor borough Biodiversity Action Plans
- Introduce a presumption against development of SINCs
- Encourage Natural Capital Accounting as an evidence base and important policy instrument
- Acquire powers to change national regulations for London re front gardens and fund a de-paving programme

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## **PARKS AND OPEN SPACES**

- The Mayor must require all major planning applications to rigorously meet the London Plan open space access/deficiency criteria, which is particularly vital in those boroughs ranking as most deprived or where densities are significantly increasing as a result of development
- The Mayor and boroughs should use covenants to protect open space
- The Mayor of London, boroughs and the London Green Spaces Commission should support the Charter for Parks which:
- Upholds the right of every citizen to have walking distance access to good quality public green space
- Creates a legal obligation for all public green space to be managed to a good standard
- Embeds effective protection from inappropriate development or loss of public green space
- Encourages and enable community involvement in all aspects of parks

**PROTECT MATURE TREES AND THE TREE CANOPY** by enforcing tough protection policies requiring developers to design around existing trees

**ENVIRONMENTAL IMPACT ASSESSMENTS SHOULD BE CO-PRODUCED WITH THE COMMUNITY** using independent consultants, from pre-planning, scoping, commissioning to reporting, using Gunning principles for engagement

**RETROFIT FIRST:** a major change to national and London Plan policy is required to outlaw demolition without approval, prioritise the re-use of existing buildings on brownfield sites and support householders with information on how to retrofit

**LOW CARBON CONSTRUCTION ALTERNATIVES** will be incentivised and prioritised in design codes and decisions, commissioning appropriate advice from those experienced in low carbon design

**WHOLE LIFE CYCLE CARBON ASSESSMENTS** must establish increasingly challenging standards to reduce waste, carbon emissions, obsolescence and demolitions; and must be rigorously checked, with a common material baseline for wood, concrete, steel

# Inclusion, Fairness, Justice

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Most people don't know that planning exists, or the ways in which our city is developed, curated and managed. Everybody should have a say and be given agency. There are tools in law and policy to enable a democratic process but they are invisible, over-complex and lack teeth.

By the time 'public consultation' begins it's usually too late and not easy to access. Decisions have already been made and developers hide behind specialist jargon, co-opting the language and democratic process. Revolving doors between councillors, planners and developers reveal deep conflicts of interest. Equalities issues and their impacts are an afterthought.

This process locks everybody into bad, costly and angry decision-making. There is an urgent need to build a critical mass of community understanding and activity, with more robust systems in place and the political will to recognise the value of community voices.

## CO-PRODUCTION AS A CORE VALUE

- The Mayor must require their staff and councils to make meaningful co-production a core value in planning practice and policy-making
- Developers must adopt meaningful co-production and show its effect on substantive aspects of a design
- Require community-led audits, to measure the things that people value and to assess local needs in and around a site or area identified for redevelopment.
- Require a community-led audit for all development of public sector land and as part of Environmental Impact Statements
- Require that new plans are co-produced with local communities and citizen assemblies, with greater transparency and accountability

## DECISION-MAKING PROCESSES MORE ROBUST AND LESS OPTIONAL

- Require local planning authorities' Statements of Community Involvement to be enforced
- Developers must agree to a schedule of early engagement
- Developers should provide Social Value Statements based on early engagement
- Ensure Equalities Impacts Assessments are robust, meeting the public sector equality duty and ERHC technical guidance
- Ensure existing legal duties of consultation are acknowledged in planning policy
- Require the creation of community review panels alongside design review panels, with historically invisible communities represented

**THE MAYOR SHOULD PROVIDE SUPPORT, FUNDING AND TRAINING** to enable community voices to be heard in local planning and co-production, prioritising small organisations.

**SUPPORT ALL PROGRAMMES FOR TACKLING DIGITAL EXCLUSION** including training and skills, access to devices, provision of free data and London-wide free wifi

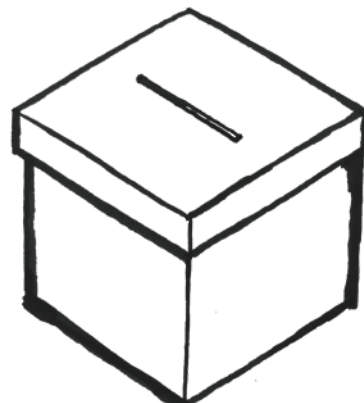
- Continue the work already underway through Connected London, including the Streetscape programme and Get Online London
- Commit to free wifi coverage on all public transport
- Work with domestic providers to widen access to affordable phone and broadband
- Free internet in all public buildings
- Good quality hybrid access (i.e. in person and online) at all public meetings
- Design online public services to a high quality, to ensure they can be used successfully by all those who need them

## RACIAL INEQUALITIES, PATTERNS OF DEPRIVATION AND VISIBILITY

- The Mayor will address the systemic invisibility of certain groups and push for their visibility, which can translate into their visibility in public life and policy making
- The Mayor should build on existing work to tackle and eliminate structural racism in public life in London, including in the planning process
- Provide resources and support for historically disadvantaged communities and the organisations that support these groups
- Local Authorities should investigate racial inequalities and local patterns of deprivation to understand the root causes of issues. In national decision-making and policy-making, Black and minoritised communities must be sought out and consulted when collecting equalities data

## REMOVE REVOLVING DOORS

- Elected Councillors and planning officers should not move directly into working for planning consultants, PR companies and developers. They are often hired to smooth applications through the council's process







# A Healthy, Caring, Local City

The Covid pandemic revealed that caring communities are critical to a healthy, people-centred city fostering well-being, cohesion and dignity for all, tackling disadvantage to support the flourishing of people, communities and the environment. Yet in our development-centred city, schools are bankrupt or closing as families are squeezed out by rising rents and costs. Health facilities, community centres and other social infrastructure are starved of funds. Investment-driven development displaces local assets.

The care sector spans the formally-organised health, public health and social care services as well as a wide range of unpaid care work and food provision. Care work, like other forms of reproductive labour, has been fundamentally undervalued and exploited. We need genuine collaboration between statutory and community health and care sectors across London, with an emphasis on neighbourhoods.

‘Lifetime Neighbourhoods’ emphasise connections between people — the neighbourhood being a place where people get together — and address inequities in the distribution of amenities, healthcare and schooling. They address air pollution, food justice and other issues of spatial justice. They link together digital hubs, community centres, local food hubs, care hubs and community improvement districts.

**COMMUNITY WEALTH BUILDING** principles are adopted and embedded by the Mayor:

- Ownership in common of the local economy
- Making financial power work for local places and people, adding social value
- Fair employment and just labour markets
- Progressive procurement of goods, foods and services
- Socially productive use of land and property including food growing

**CARE ECONOMY** The Mayor should instigate a low-carbon, care-led recovery as part of a Green New Deal, encouraging partnerships between anchor institutions and local community organisations to build community wealth as part of a national care service, learning lessons from the pandemic’s mutual aid offerings

**CARE AND FOOD HUBS ON EVERY HIGH STREET** would be a significant tool for the Mayor to shape a care and nourishment-centred economy: hubs can organise a whole range of those services in an integrated way within each locality. These should be seen as a part of social infrastructure: a place for unpaid carers, residential care workers, food growers and distributors to go to for support. Community-based sustainable health initiatives would be encouraged and local people would be involved in assessments of health and care provision

**COMMUNITY NURSERIES** could also be part of these ‘care-cooperatives’

**MAJOR DEVELOPMENT** on brownfield sites must include:

- A proportion of accessible community-use space available at low cost, including for food growing
- A high proportion of social housing in mixed use development
- Meaningful local consultation on the need for and allocation of Section 106 and CIL money

**INTRODUCE A COMMUNITY RE-USE CATEGORY** in planning (“Re-Space”) which refers to the process of reusing and repurposing empty or underused properties for community-led activities as above

**SOCIAL LICENSING** should be established for all types of care providers, to create a workforce protection model that challenges gender stereotyping and requires a genuine Living Wage for all care and food workers, driving out zero hours contracts and enforcing continuous skills training, with significant resources allocated

**LIFETIME NEIGHBOURHOODS:** The Mayor should embed the Lifetime Neighbourhood principle across the whole city, designating local assets and infrastructure for protection and investing in local people and services. Community-led, fact-based audits will measure things that people value and assess local needs. Community Wealth Building principles should be applied and co-operative structures supported and developed.

# Tall Buildings and Density

8 Until 20 years ago London had few tall buildings. But planning policy shifted around 2000: tall buildings were considered a key tool in driving London's growth, a positive element necessary to maintain 'world city' status, particularly as a financial centre. They would enable growth towards a more sustainable 'compact city' and even help achieve housing targets.

Successive London Plans also claimed the policy reduced carbon emissions by focusing clusters of tall buildings at transport hubs within Opportunity Areas, although they were also allowed and encouraged elsewhere. At the same time, controls on density were loosened then abolished in favour of 'design-led' policies to be developed by boroughs.

Over 120 buildings over 100 meters high have been constructed, with over 600 more in the pipeline — but only around half are located close to transport links. Tall buildings are estimated to have contributed an average 2,400 homes annually over the past decade, or 4.6% of the target — with a very low proportion 'affordable' and many owned by overseas investors and left vacant.

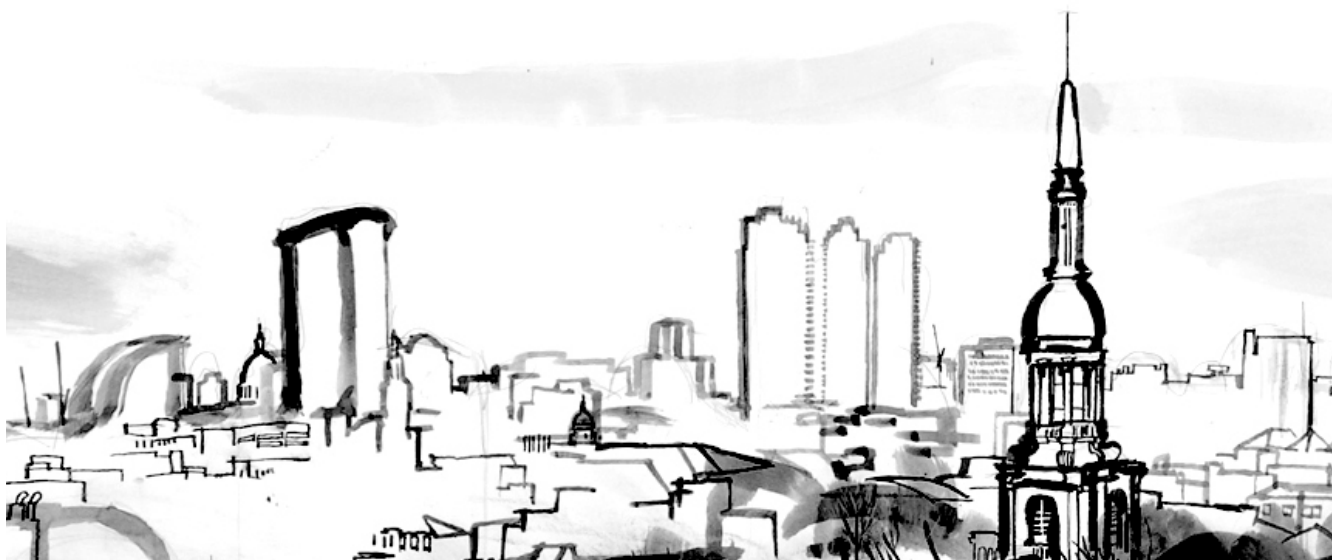
Yet the policy has fomented a speculative bubble and contributed to the relentless increase in land values, worsening problems of affordability and delivery and exacerbating the housing crisis.

It is widely acknowledged that tall buildings don't easily meet net zero requirements. But there is new evidence that tall buildings are also alarmingly inefficient in terms of carbon emissions the higher they rise; over 8 storeys the carbon costs rise rapidly, both in terms of construction and ongoing internal environmental control.

**A LONDON WIDE MORATORIUM** on permission for further tall buildings except for plan-led locations in the City and Canary Wharf

**A FULL GLA INVESTIGATION** into the impact of tall buildings on carbon emissions, land values, amenity and efficiency (tall buildings are not the most efficient way of using land to achieve higher densities — mid-height blocks achieve similar density with a more communal form and more amenity space)

**REINTRODUCE THE DENSITY MATRIX** to the London Plan to establish the development envelope, in order to dampen down land value increases and speculation and to reduce carbon emissions



## ENDNOTES & LINKS

**LAND VALUE TAX:** [www.landvaluetax.org](https://www.landvaluetax.org)  
WORLD ECONOMIC FORUM 'What is Land Value Tax and could it fix the housing crisis?' [www.weforum.org/agenda/2022/03/land-value-tax-housing-crisis/](https://www.weforum.org/agenda/2022/03/land-value-tax-housing-crisis/)  
FT 'The Case for a Land Value Tax is Overwhelming' [www.ft.com/content/fadfb9e-29ca-4d53-b69a-2497cc3ed95d](https://www.ft.com/content/fadfb9e-29ca-4d53-b69a-2497cc3ed95d)  
LAND JUSTICE [www.landjustice.uk](https://www.landjustice.uk)

**OPPORTUNITY AREAS:** JUST SPACE [justspace.org.uk/wp-content/uploads/2023/05/opportunity-areas\\_just-space-review.pdf](https://justspace.org.uk/wp-content/uploads/2023/05/opportunity-areas_just-space-review.pdf)

**HOMES:** LOSS OF COUNCIL HOMES AND WAITING LISTS: LONDON COUNCILS [beta.londoncouncils.gov.uk/news/2023/long-awaited-right-buy-rules-changes-shot-arm-council-housing](https://beta.londoncouncils.gov.uk/news/2023/long-awaited-right-buy-rules-changes-shot-arm-council-housing) GLA 'Existing permissions for housing' [www.london.gov.uk/who-we-are/what-london-assembly-does/questions-mayor/find-an-answer/unbuilt-homes](https://www.london.gov.uk/who-we-are/what-london-assembly-does/questions-mayor/find-an-answer/unbuilt-homes)

**HOMELESSNESS:** BBC [www.bbc.co.uk/news/uk-england-london-64224529](https://www.bbc.co.uk/news/uk-england-london-64224529)

**AFFORDABLE HOUSING:** SHELTER/NATIONAL HOUSING FEDERATION 'Economic impact of building affordable housing' [assets.ctfassets.net/6sxvmmndn/pn0s/3I2QWYU8mo9Trpy1G104zD/604a2822ecbfef2a05a880eacd067cd/Cebr\\_report\\_summary.pdf](https://assets.ctfassets.net/6sxvmmndn/pn0s/3I2QWYU8mo9Trpy1G104zD/604a2822ecbfef2a05a880eacd067cd/Cebr_report_summary.pdf)  
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## CREDITS

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More information is available on the Just Space website: [justspace.org.uk](https://justspace.org.uk)

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