

LWARB Draft London Housing Strategy Consultation Response

1. The London Waste and Recycling Board (LWARB) is a statutory Board established by the GLA Act 2007 to provide a strategic approach to waste management in London. The Board is chaired by the Mayor of London (or his representative). As well as the Chair, the membership comprises four councillors and two independents nominated by London Councils and one independent appointed by the Mayor of London.
2. LWARB delivers three key programmes:
 - Resource London is a programme of support for London Local Waste Authorities jointly funded by LWARB and WRAP.
 - Advance London is an investment programme to support SMEs to capitalise on the benefits of the circular economy.
 - Circular London is a programme that aims to create the right conditions for a circular economy to flourish in London
3. LWARB supports the vision to meet the housing needs of London and to make the capital a city for all Londoners. LWARB understands the need for increased housing supply and would like to work with the Mayor to ensure housing development meets the principles of good growth, and supporting the mayors other strategies. This includes the draft London Environment Strategy which states the vision for London is to become a Low Carbon Circular Economy. Studies have illustrated the circular economy could provide London with net benefits of at least £7bn every year in the sectors of built environment, food, textiles, electricals and plastics, as well as 12,000 net new jobs in the areas of re-use, remanufacturing and materials innovation by 2036. We would like to work with the Mayor to ensure that development of new housing in London is able to benefit from these opportunities.
4. The increase in housing construction for London will mean an increase in the need for building materials and transport associated with construction, and is likely to result in increased waste production and associated costs. It will be important that the impacts of such large scale construction are investigated and the opportunities to reduce these impacts, and benefit from reuse of materials are assisted. This could be driven through actions such as ensuring appropriate infrastructure (such as consolidation centres) are available, and a better understanding of the material needs for major developments which will assist in developing the market for recovered materials.
5. LWARB welcomes the intent for the Homes for Londoners teams to pursue, support and lobby for changes in where and how homes are built. We also recommend that this includes investigations into how the circular economy can meet these needs and unlock new opportunities for Londoners including jobs, and business growth, alongside identifying the other mechanisms such as funding support which would be needed to unlock these opportunities. As previously mentioned, studies conducted by the London Sustainable Development Commission and LWARB identified that the circular economy could create a net increase of 12,000 jobs in London by 2036.
[\[http://www.lwarb.gov.uk/wp-content/uploads/2016/09/LondonCircularEconomyJobsReport2015OnlineVersionFinal.pdf\]](http://www.lwarb.gov.uk/wp-content/uploads/2016/09/LondonCircularEconomyJobsReport2015OnlineVersionFinal.pdf).

6. LWARB strongly agrees with the requirement that new homes must be well designed, good quality and environmentally sustainable. LWARB would encourage the Mayor to identify how the investment programme for new affordable homes also meets these requirements. We would like to work with the Mayoral Design Advocates to illustrate how the circular economy can help to meet these needs, and would welcome the opportunity to work with the Mayor to support the housing Expo to showcase successful examples already in existence.
7. We welcome the proposal to improve London's construction skills training and would recommend the Construction Academy and London skills strategy includes skills that will allow construction to embed the skills and techniques needed to benefit from the circular economy such as deconstruction for reuse of materials, and precision manufacturing.
8. We support the aim to modernise the construction industry through more precision manufacturing (e.g. pre-fabrication and modular construction) of homes and to lobby the government for a share of the accelerated construction fund to support this. Precision manufacturing can help ensure homes can be built faster and with increased resource efficiency compared to traditional techniques such as the Place/Ladywell development [<http://asbp.org.uk/case-studies/placeladywell>] . We would welcome the opportunity to work with the Mayor to help ensure the campaign to promote the construction industry mentioned in the draft strategy showcases these benefits.
9. We support the need for more genuinely affordable homes for London and would encourage developers to use circular economy principles such as reuse of existing structures, and reuse of materials onsite alongside precision manufacturing to reduce development costs. We would also encourage the use of meanwhile space to help ensure available space is maximised, and housing which is designed for disassembly. This can ensure housing at such sites can be relocated to other sites when necessary. Such measures can help provide flexible, affordable housing. We agree with the Mayors proposal to support innovation through supporting different types of affordable homes including live-work spaces, and believe such flexible spaces can also help tackle housing needs.
10. LWARB would urge that the fast track route to planning permission proposed does not compromise on good growth principles to ensure that social , economic and environmental benefits of new homes are realised.
11. LWARB agrees that London's new and existing homes should be well designed, safe, good quality and environmentally sustainable. We would be keen to work with the Mayor to update and consolidate London's housing design standards , and to deliver the Mayor's draft Environment Strategy , ensuring the circular economy is embedded in the construction of new homes. Design needs to ensure their designs take account of resident's lifestyle and how design will function practically in the real world. LWARB has previously published waste management planning advice for flatted properties to help encourage design of waste management in flats which helps London achieve recycling targets [<http://www.lwarb.gov.uk/what-we-do/resource-london/successes-to-date/efficiencies-programme-outputs/>] and would advise the inclusion of the need for the template waste management strategy to be used for new flatted development in London. Embedding circular economy into new and existing homes will assist in delivering the Mayors Environment Strategy aims of becoming a zero waste city, and the vision to become a low carbon circular economy. To meet these aims it will be essential that the design and construction of

new homes incorporate circular economy and the use of all resources ,and does not just consider energy requirements and CO₂ emissions.

12. LWARB would be keen to support the proposed new housing Expo in London to showcase good design including precision manufacturing and also would suggest this includes the opportunity to showcase world leading circular economy innovations in this space.