

# HOMES FOR LONDONERS:

*nla*

## A NEW AGENDA FOR PUBLIC HOUSING

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# We need a renewed public housing agenda.

Over the past decade, London has seen a revival in local authority-led housing delivery. This period has in turn brought forward some of London’s most successful public housing schemes, delivered in partnership with their communities to create places that people are proud to call home.

But despite this progress, the effects have been scattered, and local authority self-build has recently slowed again, with the private sector and housing associations often jointly stepping in. This has played out within the context of the wider housing market, where delivery is stalling, viability gaps are widening, and housing targets appear increasingly out of reach without significant intervention.

London needs a renewed public housing agenda if we are to meet London’s growth needs.

By learning from the most successful public housing initiatives of the past decade, this NLA publication points towards the models, partnerships and strategies that can unlock delivery at pace and scale — ensuring London’s next chapter of public housing is not only ambitious in numbers, but transformative in quality, sustainability and long-term social value.

Success will hinge on new models of public–private partnerships able to mobilise investment and capacity at scale, supported by long-term government commitment. Revitalising the public housing sector will also require fresh approaches to land assembly, financing and delivery, together with reforms to ease regulatory bottlenecks and strengthen the connection between national ambition and local implementation.

**Attract and deploy patient capital with a Homes for Londoners Impact Fund**

Public housing requires sustained public grants and investment over the long term, yet current programmes remain short-term in nature, undermining the development of strategic pipelines. A new centralised fund, championed by the Mayor of London and London Councils, could be used to acquire homes at scale, rent them at a mix of social and intermediate levels, hold them for the long term, and deliver both secure homes and stable returns for investors.

**Harness strong city leadership**

City government needs to play a stronger role in unlocking, assembling and remediating land for development, de-risking sites, and providing infrastructure. Using their powers to convene key partners will further unlock delivery at scale.

**Innovate procurement to prioritise value over price**

Procurement processes are often dominated by financial considerations. While financial credibility is essential, it should be treated as a baseline requirement rather than a competitive factor. Procurement processes should prioritise partners whose values align to create impact where it most matters. Doing so will broaden the pool of potential bidders, enabling more SMEs to come forward who can deliver on the strategic ambitions for the site.

**Recognise public housing as national infrastructure**

Tackling the housing crisis requires a long-term approach to governance, funding, planning and delivery with greater collaboration between national, city wide and local initiatives. This should be underpinned by cross-party collaboration to provide a stable platform for institutional investment. With a 25-year, rather than 10-year, settlement, businesses and supply chains will have the certainty they need to grow.

**Empower local authorities as attractive business partners**

As councils increasingly deliver public housing through public-private collaborations, success depends on securing the right partner. Councils need to be empowered to lead the early stages of development, developing robust briefs, parcelling delivery into phases, and bringing in different partners for different elements.

**Diversify the housing market**

London’s housing crisis demands a reset in how the city – and the built environment industry – defines, delivers and sustains public housing. This means embracing a broader definition that spans social rent, mid-market and specialist tenures, and diversifying the market to meet the needs of small households, older residents and new living models.



## Sponsor Profiles



AECOM  
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AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivalled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities.



Arup  
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Arup is the creative force at the heart of many of the world's most prominent projects in the built environment and across industry.

We offer a broad range of professional services that combine to make a real difference to our clients and the communities in which we work. We are truly global. From 85 offices in 35 countries our 13,000 planners, designers, engineers and consultants deliver innovative projects across the world with creativity and passion. These include carbon reduction and adaptation strategies, inclusive and resilient economic growth consultancy, and the planning and design of green infrastructure.

Founded in 1946 with an enduring set of values, our unique trust ownership fosters a distinctive culture and an intellectual independence that encourages collaborative working. This is reflected in everything we do, allowing us to develop meaningful ideas, help shape agendas and deliver results that frequently surpass expectations. We work with clients from the earliest stage of strategic problem definition through to planning, design and optimisation of projects and programmes.

The people at Arup are driven to find a better way and to deliver better solutions for our clients and today that means working with others to create a sustainable future.

We shape a better world.



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Created by the integration of long-standing organisations dating back to 1911, AtkinsRéalis is a world-leading professional services and project management company dedicated to engineering a better future for our planet and its people.

We create sustainable solutions that connect people, data and technology to transform the world's infrastructure and energy systems. We deploy global capabilities locally to our clients and deliver unique end-to-end services across the whole life cycle of an asset including consulting, advisory & environmental services, intelligent networks & cybersecurity, design & engineering, procurement, project & construction management, operations & maintenance, decommissioning and capital.

We are proud of our inclusive, diverse and energized approach and we share an open culture founded on our values: safety, integrity, innovation, collaboration, and excellence.



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Civic is a team of system thinkers in the built environment. We're creating positive impact for people, place and the planet. Given the climate and societal change we must respond to and recognising that the environment functions as a single system, we've carefully curated a 170 strong team across the UK and Ireland centred around built environment engineering, alongside transport, heritage, archaeology, sustainability, and place-based consultancy.

Team Civic is united by its creative belief, bringing art and science together to solve problems. Together we're thoughtful, considerate disruptors with a clear mission — to care for and protect our climate and communities. Civic is the parent company to Civic Engineers, Civic Earth, Civic Heritage, Civic (Ireland), Watt Energy & Consulting and New Practice. The company was created to enable the incorporation of complementary service offerings and other opportunities for growth, all with the aim of having a positive impact on the environment and enabling people to lead healthier and happier lives.

# Sponsor Profiles



Montagu Evans LLP  
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Montagu Evans is an independent property consultancy owned and run by a group of partners.

We care about legacy, partnerships and people. Advising clients with complex planning and development challenges.

Founded in 1921, we have been a key player in the UK property and real estate industry for more than a century. Over the years, the firm has grown and evolved from a predominantly Valuation and Rating business to a multidisciplinary practice.

Today, we are owned and run by a group of over 100 partners, specialising in different areas of the business. Our work encompasses planning and development, advisory services, specialist valuations and transactions. We are committed to leaving a legacy of quality work that benefits clients, the built environment and society as a whole.



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Ordnance Survey’s detailed location intelligence boosts property sector efficiency. We continuously innovate with new property data to meet future industry needs, and through Geovation, collaborate on initiatives like the MHCLG PropTech Innovation Challenge and our HMLR Accelerator.



Mount Anvil  
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We’ve been delivering on our promises for 34 years and counting in London, creating high-quality lasting places for people to live and thrive. That’s why we’re central London’s estate transformation specialists — because when you’re creating new places for existing residents, earning and keeping trust is paramount.

We have evolved significantly over the past 34 years, however our core values have remained constant: work collaboratively, raise the bar, do the right thing.

With an unrelenting focus on our people and culture, we’re pursuing better, differently. Our owner-managed ethos means we’re able to think long-term - something our teammates and partners tell us they appreciate - and we don’t mind when industry experts acknowledge our efforts:

- Recognised for our commitment to health and safety with seven consecutive RoSPA Gold Awards.
- Proudly recognised as Housebuilder of the Year at the Building Awards.
- Our customer service is GOLD according to InHouse, who recognised our 97.7% customer recommendation rate with a Gold Award accolade for the third year running.
- 90% of our people are also shareholders in our business, so there’s more pride poured into every project.



NLA is the membership organisation for London’s built environment sector. We build relationships, develop skills and champion our community, guided by the New London Agenda. We act locally and collaborate globally, welcoming visitors from around the world to our home at The London Centre.

Together, we shape better cities

[nla.london](https://nla.london) ↗

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