

**Barnet Local Plan Examination Matter 3 Meeting the Borough’s Housing Needs**

<b>Matter 3 Question nos</b>	Part of Plan that is Unsound	Why it is unsound	Precise change to be made	<i>Supporting Information:</i>
<b>Issue 2 Qu 2 j) 2 k)</b>	5.2	Not consistent with HOU05 points 2 and 3.  Insufficient reference to other reasons for housing shortage. An overview is needed.	Add a paragraph to 5.2 e.g. 5.2.5  To meet housing needs priority should be given to these measures: <ul style="list-style-type: none"> <li>• Tackling unoccupied housing</li> <li>• Regulating rents and introducing tenant protection</li> <li>• Reducing housing bought by overseas investors that is left empty</li> <li>• Reducing the number of properties used for Airbnb and therefore removed from long-term rentals</li> <li>• Building of social housing</li> </ul>	Unoccupied housing units : 87,731 in London and <b>4,322</b> in Barnet alone  <a href="#">The number of empty homes in every London borough as thousands of people sit on waiting lists - MyLondon</a>
<b>Issue 2 Qu 2 j) 2 k)</b>	HOU01  5.4.2	Lack of clarity about what Affordable Housing is.	In HOU01: Refer to 5.4.2 for definition of affordable housing.  Add: If affordable housing rents are tied to private market rents (e.g. 20% less) and these go up significantly, then affordable housing is no longer affordable and social housing should be made the priority.	‘Affordable housing’ rent at 20% below market rent (as defined in NPPF) is not genuinely affordable because in the last two years private rents have gone up by 10-20% annually <a href="#">Rental Price Tracker   Property blog (rightmove.co.uk)</a> . Therefore tying ‘affordable housing’ rents to private market rents will not solve the housing crisis.  <a href="#">The Guardian view on housing costs: a grave and growing injustice   Editorial   The Guardian</a>