



## G15 Residents' Group

*A forum to unify and promote the resident voice to influence, reform and celebrate social housing*

**Raise the Views of residents - Promote Quality social housing - Advocate for the Future of social housing**

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### **Open Letter from the G15 Residents Group**

#### **In response to the consultation: The Declining Number of Children in London**

Dear Committee members

As members of the G15 Residents Group, representing tenants and leaseholders across London's largest housing associations, we welcome this important discussion about the declining number of children growing up in our city. This trend, while complex, is deeply felt within our communities — especially in inner London, where the impact is most acute.

For many families, London remains a place of opportunity, belonging, and pride. It is a city that celebrates difference, where generations of residents have built lives enriched by its diversity, culture, and shared history. Yet behind this vibrant picture lies a growing reality: too many families can no longer afford to stay. Rising housing costs, limited availability of family-sized homes, and the insecurity of the private rented sector are forcing people out of the communities they love.

Social housing plays a vital role in keeping parts of London affordable that would otherwise be out of reach for most families. Those of us already living in G15 homes experience the security, lower rents, and stability that make it possible to build a future in London — and we are lobbying for more families to have that same chance. Without a significant increase in social homes, the city risks becoming a place where only the wealthiest can raise children.

Residents across G15 homes tell us the same story — that the dream of raising a family in London feels increasingly out of reach. We see the social consequences daily: shrinking school rolls, empty playgrounds, and the quiet loss of intergenerational support networks that have long defined our estates and neighbourhoods.

If London is to remain a city for everyone, we need bold policy change that embeds family life and community sustainability at the heart of housing delivery. The renewed **Social Housing and Affordable Homes Programme (SAHP)** provides a vital opportunity to do just that.

#### **We call for the SAHP and related housing policy to:**

- **Prioritise social rent and genuinely affordable homes**, ensuring the next wave of delivery meets the needs of families on low and modest incomes.
- **Increase the supply of family-sized homes**, particularly in inner London, to help reverse the decline in the number of children and rebuild stable, mixed communities. This can be better achieved by allocating grant rates per habitable room rather than per unit.
- **Require housing providers and local authorities to plan for long-term affordability**, so that families are not displaced as areas regenerate. This means adopting models of investment and rent-setting that protect affordability beyond initial development phases, maintaining a strong social housing presence in redeveloped areas, and ensuring that mixed-tenure schemes genuinely balance social, intermediate, and market homes to sustain community diversity over time.

- **Link investment in housing to community infrastructure — including schools, childcare, health services, and green spaces — that make family life viable and vibrant.** The group strongly emphasises that while we must shift the dial on housing delivery, new homes must be accompanied by the right social and physical infrastructure. Without these essential services, developments risk falling short of the needs of Londoners and undermining the long-term sustainability of family life in the city.
- **Embed resident voice** in shaping housing and regeneration priorities, recognising that those who live in social housing bring invaluable insight into what strong, inclusive communities need.

The **Social Housing and Affordable Homes Programme** must go beyond numbers — it must deliver the right homes, in the right places, for the right reasons. Homes where families can put down roots, children can thrive, and London’s diverse communities can continue to flourish.

As residents, we urge government, the GLA, housing associations, and local authorities to work in partnership with us to ensure that the next phase of housing policy supports a London where families belong — and where the next generation can grow.

Yours sincerely,

**The G15 Residents Group**

Representing residents from the G15 housing associations