

G15 RESIDENTS' GROUP: Response to the Draft London Plan 2026

Submitted by: G15 Residents' Group

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Consultation: Draft London Plan 2026

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1. Executive summary

The G15 Residents' Group (G15RG) is an independent, resident-led strategic forum bringing together a diverse group of residents living in social and affordable homes provided by G15 housing associations. Members combine knowledge of housing, governance and regulation with insights of lived experience from across G15 housing associations, which together provide homes for around 880,000 households nationally and house approximately one in ten Londoners. The group uses that valuable combination of knowledge, strategic experience and practical insight to influence local and national housing policy.

We welcome the opportunity to respond to the Draft London Plan 2026.

As a resident-led organisation representing residents across London's largest housing associations, we welcome the Plan's ambition to tackle London's housing crisis, increase the supply of genuinely affordable homes and create a greener, healthier, safer and more prosperous city.

We particularly welcome:

- the ambition to deliver **558,000 homes** between **2027 and 2036**;
- the Mayor's strategic target of achieving **50% affordable** housing over the longer term;
- the focus on increasing social and low-cost rented housing;
- the protection of existing social rent homes;
- recognition that housing growth must be supported by appropriate infrastructure;
- emphasis on inclusive design and accessibility;
- focus on building safety, climate resilience and healthy neighbourhoods; and
- the commitment to Good Growth.

We believe the Plan has an important opportunity to build on these principles and go further in improving outcomes for residents and providing stable communities.

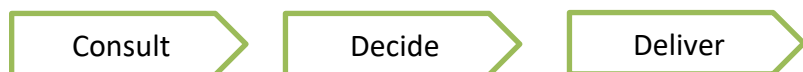
Our central message is:

A London Plan that works well for Londoners cannot simply plan for residents – it must plan with residents.

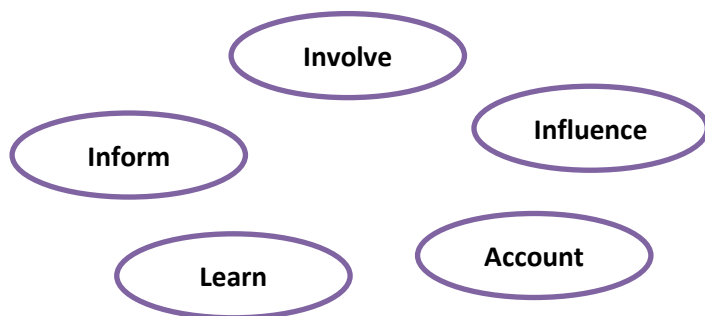
Londoners should not be viewed simply as the beneficiaries of development or as consultees during the planning process. Residents have expertise, experience and insight that can significantly improve the quality of development and regeneration.

We therefore call on the Mayor to strengthen the final London Plan by embedding **resident voice and needs, resident influence and resident outcomes** throughout the planning system.

We want to see a shift from



towards:



The success of the London Plan should not ultimately be measured by how many homes London builds, but by whether those homes create **safe, appropriate, affordable, sustainable and thriving communities in which residents' needs are met.**

2. Our key recommendations

We ask the London Mayor and GLA to make six overarching changes to the Draft London Plan.

Recommendation 1 — Establish a Clear and Consistent London Approach to Resident Participation

The final Plan should establish a consistent expectation that major development, regeneration and estate renewal schemes involve residents from the earliest stages.

Although the Draft London Plan already contains a number of positive references to resident and community engagement, these expectations are dispersed across individual policies rather than forming a distinct and consistent London-wide approach to resident participation. We therefore recommend that the final Plan establishes a clear framework setting out how residents should be involved in the planning, design, delivery and stewardship of major development and regeneration proposals.

The issue is less about an absence of engagement and more that expectations for resident involvement are dispersed across the Plan. For example, the MBUL9 (Healthy Streets and Public Realm) and HN2 (Estate Regeneration) both refer to engaging residents to inform design and reflect the aspirations of people living on estates. However, these references are embedded within individual policies rather than forming part of a consistent, formal London-wide approach to resident participation.

Developers and delivery partners should demonstrate:

- who has been involved;
- how residents have been involved;
- what residents said;
- what changed as a result;
- how residents will remain involved during delivery; and
- how residents will be involved in long-term stewardship.

Engagement should be proportionate to the scale and impact of development but should never be reduced to a consultation exercise once key decisions have already been made.

Recommendation 2 — Integrate Resident Outcomes into London Plan Performance Monitoring

We recommend that the **GLA incorporates a London Resident Outcomes Framework within the existing London Plan monitoring arrangements, as set out in Annex A (Annual Monitoring Report KPIs)**. The Draft London Plan already proposes a combination of output measures, wider outcome indicators and qualitative

evidence. Building on this established framework would avoid creating a parallel reporting process while ensuring that the resident experience is given equal prominence alongside delivery and growth metrics.

The purpose of the framework should be to measure whether growth is improving people's day-to-day experience of living in London, not simply whether homes and infrastructure are being delivered.

We therefore recommend the inclusion of a **stand-alone resident outcomes framework** within the Annual Monitoring Report, supported by both quantitative indicators and qualitative resident feedback. This would demonstrate the importance of resident-centred outcomes as a core measure of Good Growth and provide a clearer understanding of whether planning policies are delivering meaningful improvements in people's lives.

The framework should include the following metrics:

Affordability — housing costs, tenure mix and affordability.

Safety — building safety, neighbourhood safety and people's experience of feeling safe.

Health and Wellbeing — access to green space, air quality, overheating and active travel.

Connectivity — transport, services, community facilities, essential services and digital connectivity.

Influence and Participating — resident involvement in decision-making, evidence of how feedback has shaped outcomes, and accountability for engagement commitments.

This approach would complement the existing Annex A monitoring framework and provide a clear, resident-centred measure of whether Good Growth is improving outcomes for the people who live in London's homes and neighbourhoods

Recommendation 3 — Recognise social housing as essential social and economic infrastructure

The final London Plan should explicitly recognise **social housing as an essential part of London's social and economic infrastructure**. As London continues to grow, social housing plays a vital role not only in providing homes, but also in sustaining communities, supporting economic participation and helping residents remain connected to the places where they live and have family connections and support.

This is particularly important in the context of regeneration, where residents often express a strong desire to remain within their existing communities and maintain access to established support networks, services, schools and employment opportunities. The Plan should therefore give greater consideration to how community stability can be maintained during regeneration and growth.

Social housing provides:

- housing security;
- community stability and social cohesion;
- protection from homelessness;
- support for London's workforce and economy;
- a foundation for health, wellbeing and educational outcomes; and
- long-term social and economic value for communities.

Given these contributions, social housing should be considered alongside transport, schools, healthcare, green space and other essential infrastructure when planning for London's future growth. Recognising social housing as an essential component of the city's social and economic infrastructure would strengthen the Plan's commitment to sustainable growth, support thriving communities, and help address the challenges associated with population growth and increasing density while enabling residents to remain connected to the communities they call home.

Recommendation 4 – Expand Housing Delivery Monitoring Beyond Housing Numbers

We support the ambition to deliver 558,000 homes.

However:

More homes must lead to better lives, not simply higher housing numbers.

The Plan should monitor:

- affordability;
- tenure;
- housing quality;
- accessibility;
- energy performance;
- safety; security
- resident satisfaction;
- access to green space;
- transport accessibility; and access to local services.
- special needs

Growth should be judged not only by the number of homes built, but by whether it enables people to live well, feel secure, and remain connected to the places they call home. This would ensure that housing delivery

supports the wider objective of Good Growth and delivers lasting benefits for London's residents and that London needs to succeed.

The G15 Residents' Group has previously raised related issues in its response to proposed planning reforms, highlighting the need for planning policies to be assessed not only by the number of homes delivered, but by the outcomes they achieve for residents, including affordability, housing need, community cohesion and quality of life. While we recognise the complexity of developing consistent resident outcome measures across London, embedding a resident outcomes framework within the existing Annex A monitoring process would provide an important step towards understanding whether Good Growth is delivering tangible benefits for Londoners.¹

Recommendation 5 — Strengthen Resident Decision-Making in Regeneration

Estate regeneration and major redevelopment can fundamentally change people's homes, communities and daily lives. The Draft Plan already recognises the importance of resident involvement through paragraph 3.27, the Mayor's Good Practice Guide to Estate Regeneration and resident ballot requirements. However, we believe the core expectations for resident participation should be more explicitly embedded within Policy HN2 itself.

Residents are not simply stakeholders to be consulted once decisions have largely been made. Their perspectives, local knowledge and lived experience are essential to achieving successful regeneration outcomes and maintaining trust throughout the process.

Residents should therefore have meaningful influence over:

- whether regeneration is appropriate;
- the options considered;
- design;
- tenure mix;
- phasing;
- temporary rehousing arrangements;
- rights to return;
- community facilities; and
- long-term management.

¹ [G15 Residents' Group letter to Angela Rayner on proposed reforms to the planning system - G15](#)

The plan should also provide greater clarity on the intended housing outcomes of regeneration schemes, including the balance between social housing and mixed-tenure development, and how these decisions will support existing communities to remain and thrive.

Embedding these principles within Policy HN2 would strengthen resident participation as a core requirement of regeneration and help ensure growth is shaped with communities, not simply delivered for them.

Recommendation 6 — Make trust an explicit outcome of Good Growth

The experience of residents across London, particularly following Grenfell, demonstrates that **trust matters**.

Residents need to understand what is happening, have opportunities to influence decisions and have confidence that organisations will do what they have promised.

We therefore recommend that **resident trust, transparency and accountability** are explicitly recognised within the Plan's approach to Good Growth.

3. Proposed policy amendments

The following are the specific amendments we recommend the GLA considers.

- **MBUL1 – Spatial Strategy**

Current approach

The policy seeks to ensure that London's growth is appropriately located and supported by infrastructure.

G15RG proposed amendment

Early resident involvement helps identify local issues, build trust and reduce opposition, supporting smoother delivery of growth. This reflects previous G15RG calls for minimum standards of resident participation and ensuring local knowledge informs planning decisions withing the London Housing Package Consultation response.²

- **MBUL2 – Optimising the use of land and site capacity**

² [G15 Residents' Group responds to London Emergency Housing Package Consultation - G15](#)

G15RG proposed amendment

Optimising land should balance housing delivery with liveability, infrastructure and long-term sustainability. This reflects the G15RG's wider concern that growth should create successful communities rather than simply maximise development capacity.³

This would help ensure that density does not become an objective in isolation.

- **MBUL6 – High-Quality Design for a Growing, Changing City**

G15RG proposed amendment

Resident-informed design and post-occupancy evaluation would help ensure developments continue to learn from residents' experiences, improving housing quality and reducing repeated design failures.

The plan should consider where there is a benefit of notes and seeking to learn from the good and bad of current examples.

- **MBUL8 – Inclusive Design**

G15RG proposed amendment

People who experience barriers to access are best placed to identify how places can be more inclusive. Embedding lived experience within design decisions helps ensure developments work in practice, not just on paper.

This would move inclusive design beyond compliance towards genuine co-design.

- **MBUL9 – Healthy Streets and Public Realm**

We strongly support the existing requirement for community involvement in the design of public spaces.

G15RG proposed amendment

Long-term involvement in public spaces helps ensure they remain safe, accessible and valued by local communities. It also supports stronger stewardship and better use of community assets over time.

³ [G15 Residents' Group responds to GLA London Housing Plan consultation on housing standards and planning reform - G15](#)

The plan should consider the costs of assessing, designing and managing public spaces after completion.

- **MBUL10 – Security and Safety**

G15RG proposed amendment

Residents often identify safety concerns that may not be evident through technical assessments alone. Incorporating resident experience can improve confidence, transparency and trust in safety-related decisions

We also recommend explicit recognition that resident confidence, transparency and access to information are important components of building safety.

- **HN1 – Increasing London's Housing Stock**

G15RG proposed amendment

We support the housing delivery ambition but recommend that monitoring is expanded beyond numbers.

Monitoring quality and resident outcomes alongside housing numbers would provide a fuller picture of whether new development is delivering the homes and communities Londoners need.

We recommend annual reporting against measures including affordability, housing security, community stability, family housing provision, overcrowding reduction and resident wellbeing.

This is particularly important given evidence of declining numbers of children in London, increasing pressures on family-sized housing and the role that social housing plays in enabling families to remain in the communities where they live. Housing delivery should therefore be assessed not only by the number of homes completed, but by whether it helps create stable, affordable and sustainable communities for future generations.⁴

- **HN2 – Protecting and Reshaping Housing**

We strongly support the protection of existing social rent housing.

However, we recommend strengthening the resident dimension of the policy.

Proposed amendment

⁴ [G15 Residents' Group: Open Letter to the London Assembly on London's Declining Child Population - G15](#)

Meaningful involvement in regeneration supports better decision-making, community stability and resident confidence. The G15RG has repeatedly highlighted the importance of residents shaping changes that directly affect their homes and neighbourhoods.⁵

We also recommend that the policy explicitly recognise **community stability** as an important consideration when assessing proposals. For many residents, remaining close to family networks, schools, childcare, employment, healthcare and community support is essential to wellbeing and resilience. Regeneration should therefore seek not only to deliver new homes but also to sustain the communities and social infrastructure that enable people and families to thrive. This reflects evidence submitted by the G15RG to the Government's call for evidence on ending homelessness, which highlighted the importance of maintaining community connections and support networks.⁶

- **HN3 – Delivering Affordable Housing**

The G15RG strongly supports the strategic ambition for 50% genuinely affordable housing. Greater emphasis on social rent, transparency and overall housing costs would help ensure affordable housing remains genuinely affordable and delivers the greatest benefit to those in housing need.

We recommend strengthening the policy in three ways.

- 1. Maximise social rent**

The Plan should make clear that the greatest possible proportion of affordable housing should be provided at genuinely affordable social rent levels, particularly where public land or public funding is involved. Evidence from the G15RG's work consistently demonstrates that social rent remains the tenure most capable of supporting housing security, preventing homelessness, enabling families to remain in London and sustaining mixed communities. Increasing overall housing supply alone will not address these challenges unless a significant proportion is delivered at social rent levels.⁷

- 2. Transparency**

We recommend greater transparency around viability assessments and affordable housing negotiations.

Residents should be able to understand:

- how much affordable housing was proposed;

⁵ [G15 Residents' Group responds to London Emergency Housing Package Consultation - G15](#)

[G15 Residents Group responds to London Assembly's investigation into the Mayor's Affordable Housing Delivery - G15](#)

⁶ [G15 Residents' Group calls for fairer social housing allocations to help tackle homelessness - G15](#)

⁷ [News & Insights - G15](#)

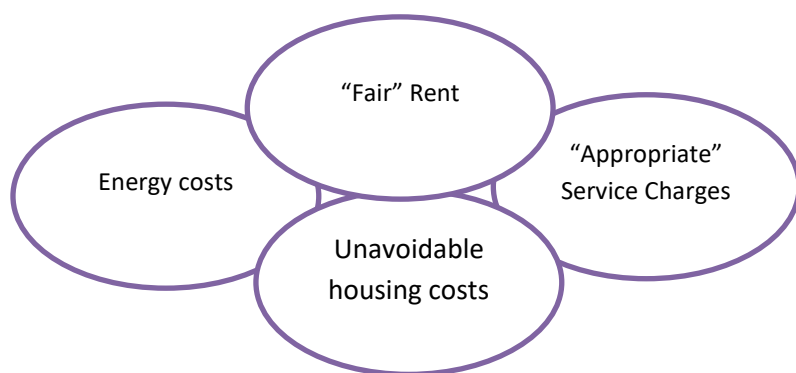
- how much was ultimately agreed;
- the tenure mix;
- how viability affected the outcome; and
- what mechanisms exist to review the position if development values change.

3. Total housing costs

We recommend that affordability considers the total cost of occupying a home, including rent, service charges, utilities and other unavoidable housing costs.

A home cannot be considered genuinely affordable if the combined cost is unaffordable to the household.

This includes:



The G15RG's work on rent affordability highlighted concerns that policy decisions often focus on headline rent levels without sufficient consideration of cumulative financial pressures on households, particularly low-income working families, pensioners, disabled residents and those on fixed incomes. Affordability assessments should therefore reflect the real-world costs experienced by residents.⁸

This also relates to concerns about housing quality, first-time fix approaches and ensuring that post-completion defects or service failures do not create additional financial and emotional burdens for residents. See HN8.

• HN7 – Housing Size Mix

G15RG proposed amendment

⁸ [G15 Residents Group responds to the MCHLG's consultation on Rent Convergence - G15](#)

We recommend that local housing need assessments include **resident insight and lived experience** alongside quantitative evidence. Resident perspectives can help explain pressures such as overcrowding, accessibility needs, homelessness risks and changing household circumstances that may not be fully captured through data alone.

This should include evidence relating to:

- overcrowding;
- homelessness;
- waiting lists;
- household composition;
- accessibility requirements; and
- changing demographic needs.

The Plan should place particular emphasis on the provision of family-sized homes. The G15RG's work on housing allocations, homelessness prevention and the declining number of children in London demonstrates the direct link between shortages of larger homes, overcrowding, family displacement and housing insecurity. Increased delivery of family-sized social homes would support the Government's ambition to end homelessness, make better use of the existing housing system and enable more families with children to remain within their communities.⁹

Overcrowding should be recognised not only as a housing issue but as an outcome affecting health, wellbeing, educational attainment, family life and community stability. The housing size mix delivered through the Plan should therefore be assessed against its ability to reduce overcrowding and meet the needs of London's existing and future households

- **HN8 – Housing Design**

G15RG proposed amendment

Add a requirement that major schemes undertake **post-occupancy evaluation**, including resident feedback, within an appropriate period following occupation. Responsibility for undertaking and reporting the evaluation should be clearly assigned, whether to the developer, housing association, management organisation or another accountable body. This would create a clear feedback loop between design, management and resident experience, helping improve future developments and avoid repeated defects. Examples of impact

⁹ [G15 Residents' Group calls for fairer social housing allocations to help tackle homelessness - G15](#)

are set out in the G15RG responses to the GLA adapting housing standards and Ofcom energy consumer outcomes that could alter residents' wellbeing and affordability in the long term.¹⁰

This should assess:

- space;
- ventilation;
- thermal comfort;
- noise;
- accessibility;
- communal areas;
- safety;
- energy costs; and
- resident satisfaction.

- **HN9 – Accessible Housing**

G15RG proposed amendment

We support the requirements for accessible and wheelchair-accessible homes.

We recommend that applicants demonstrate how the design has been tested against the **lived experience of people who will use the homes**, as this helps ensure homes are genuinely usable and adaptable throughout people's lives, rather than simply meeting minimum compliance standards.

- **GHR1–GHR4 – Climate and Energy**

The G15RG supports the Plan's climate ambitions.

However, climate policy must not inadvertently increase financial pressures on residents.

G15RG proposed principle

¹⁰ [G15 Residents' Group responds to GLA London Housing Plan consultation on housing standards and planning reform - G15](#)
[G15 Residents' Group responds to Ofgem consultation on energy consumer outcomes - G15](#)

The transition to net zero should improve environmental outcomes without increasing financial hardship. Considering running costs, service charges and resident affordability will support public confidence in climate action. Examples the G15Rg strongly make in the GLA homes ready for heatwave response. ¹¹

We recommend that major sustainability interventions consider:

- energy costs;
- service charges;
- thermal comfort;
- overheating;
- maintenance;
- resident understanding; and
- long-term affordability.

The plan should consider if the cost is going to create a barrier for growth and how to address this?

- **GHR7–GHR8 – Green Infrastructure and Accessible Green Space**

We strongly support the emphasis on green infrastructure.

However, residents should have a role in determining what new green spaces, communal areas and access to car parking should provide.

G15RG proposed amendment

Residents are best placed to identify how green spaces are used and maintained. Greater involvement can help ensure these spaces deliver lasting health, wellbeing and community benefits.

The Plan should also recognise that the long-term maintenance and management of green space is as important as its initial delivery.

- **PV1 – Opportunity Areas**

Opportunity Areas will be critical to London's future housing growth.

We support the requirement for proposals to integrate with surrounding communities.

¹¹ [The G15 Resident's Group has responded to the London Assembly investigation: Are London's Homes Ready for a Heatwave? - G15](#)

G15RG proposed amendment

A Community Participation Plan would provide transparency and accountability, demonstrating how resident feedback has informed decisions and helping build confidence in major growth proposals

Every major Opportunity Area should have a **Community Participation Plan** setting out:

- who has been engaged;
- how they have been engaged;
- what residents said;
- what changed as a result;
- how engagement will continue through delivery; and
- how residents will contribute to long-term place stewardship.

• **PV3 – Town Centres and High Streets**

We support the focus on vibrant, mixed-use town centres. Residents understand the day-to-day needs of their communities and can help ensure investment reflects local priorities, strengthens services and supports vibrant neighbourhoods.

We recommend that community participation is strengthened so that residents can help identify:

- local priorities;
- services needed;
- public improvements;
- community facilities;
- opportunities for local economic development; and
- priorities for investment.

• **PV7 – Green Belt**

The G15RG recognises the significant housing pressures facing London and therefore does not oppose the principle that Green Belt land may, in carefully defined circumstances, contribute to meeting housing need. This reflects points previously made by the G15RG in its response to planning reform proposals, which

recognised that any release of Green Belt land should deliver clear public benefit and substantial affordable housing.¹²

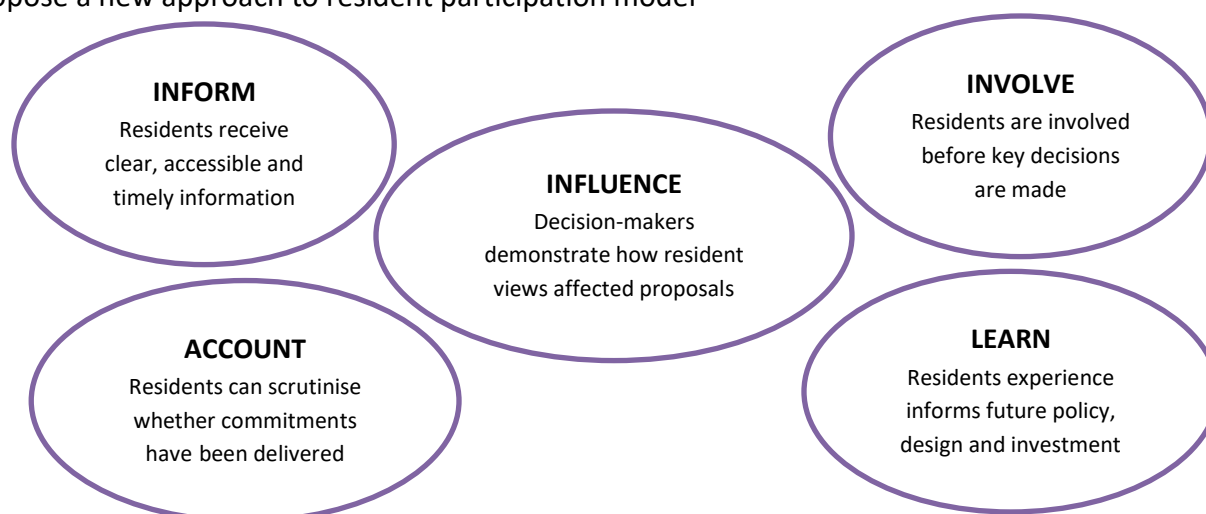
However, any such development should provide demonstrable public benefit. We recommend that proposals should demonstrate:

- substantial genuinely affordable housing;
- social rent provision;
- transport infrastructure;
- community facilities;
- accessible green space;
- biodiversity gains;
- high-quality design; and
- meaningful resident and community participation.

4. A new approach to resident participation

The G15RG believes the Draft London Plan provides an opportunity to establish a new standard for resident involvement in planning. This proposal builds on the G15RG's previous recommendations for formal resident involvement in planning, housing delivery and monitoring. It would create a consistent London-wide approach and help ensure residents are partners in shaping growth rather than consultees at the end of the process.

We propose a new approach to resident participation model

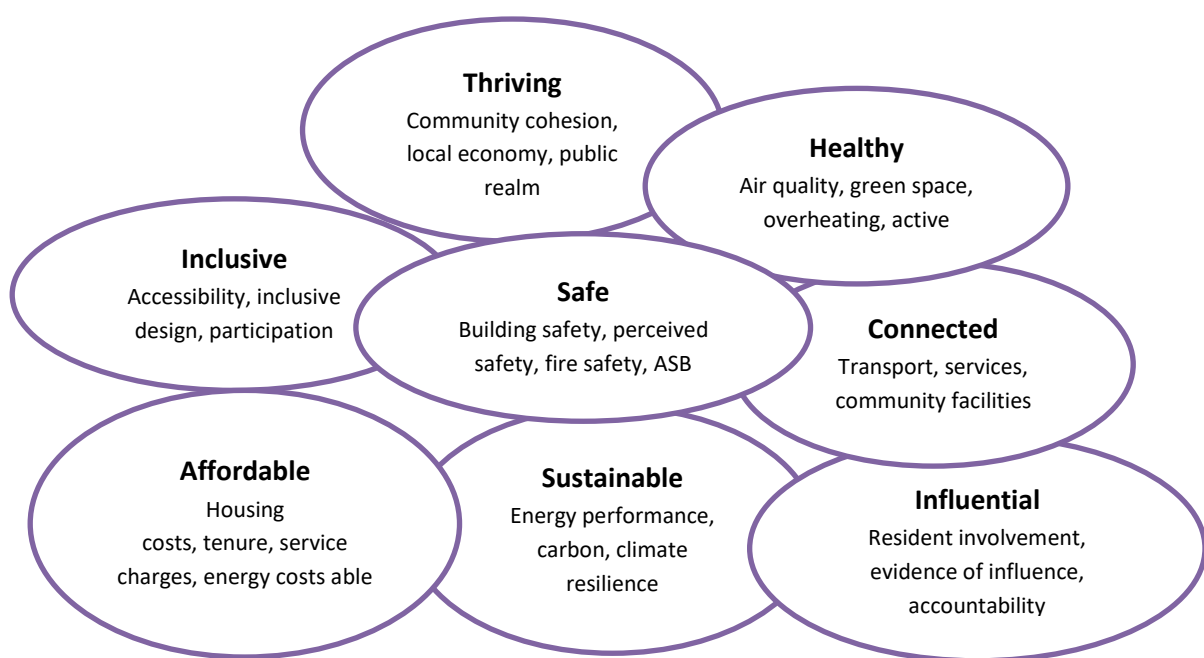


This is fundamentally different from treating consultation as a single stage of the planning process.

¹² [G15 Residents' Group letter to Angela Rayner on proposed reforms to the planning system - G15](#)

5. Resident Outcomes Framework

We recommend that the Mayor develops a **London Resident Outcomes Framework** alongside the Plan. The G15RG has previously called for greater focus on quality, affordability, safety and resident experience alongside delivery targets. A Resident Outcomes Framework would help measure whether growth is improving people's lives, not simply increasing housing supply. This recommendation builds on the Draft Plan's existing commitment to monitoring wider outcomes and would provide a clear, resident-centred measure of whether Good Growth is delivering meaningful benefits for Londoners.



The framework should be used to monitor the impact of the London Plan and reported publicly. It should combine quantitative measures with qualitative feedback from residents, recognising that success is not only about what is delivered, but how people experience the homes, neighbourhoods and communities created through planning decisions.

6. Resident leadership and lived experience

The G15 Residents' Group believes there is a wider principle behind our response. Across multiple consultation responses, the G15RG has demonstrated that residents contribute strategic insight as well as lived experience. Our work on building safety, leasehold reform, planning, stigma in social housing and mayoral powers has shown how resident expertise can strengthen policy, improve accountability and deliver better outcomes. We have brought together residents, housing leaders, policymakers and government

representatives through roundtables and strategic engagement to help shape national and regional thinking on housing issues.

In our recent response to the consultation on mayoral planning powers, we called for strategic resident groups to be formally recognised within devolved decision-making structures, ensuring residents have opportunities to shape strategic plans and priorities before decisions are made rather than being consulted afterwards.¹³

Residents are often described as people who need to be consulted.

Our experience is different.

Residents are a source of expertise.

They understand:

- how buildings actually work;
- how services affect people's lives;
- where safety concerns arise;
- how neighbourhoods function;
- what creates or reduces stigma;
- which interventions work; and
- where policy does not match lived experience.

The planning system should therefore move from asking:

"How do we consult residents?"

to:

"How do we embed residents' expertise to make better decisions?"

This is particularly important for social housing residents, whose perspectives have historically been underrepresented in strategic planning and policy development.

The G15RG believes the London Plan can help change that by establishing a clearer expectation that residents are partners in shaping decisions, not simply participants in consultation exercises

7. Tackling stigma and creating inclusive communities

The G15RG also encourages the Mayor to recognise the importance of tackling stigma associated with social housing.

¹³ [G15 Residents' Group responds to consultation on planning powers for mayors - G15](#)

This is an area where the G15RG has already demonstrated strategic leadership, bringing together residents, housing organisations, policymakers and sector leaders through a dedicated report and roundtable on stigma in social housing and subsequent engagement to identify practical solutions and influence wider debate.¹⁴

The physical design of neighbourhoods can either reinforce or challenge perceptions of social housing and the people who live in it. The G15RG's work has highlighted how poor design, unequal standards, segregated entrances and limited resident involvement can reinforce stigma and social division. Greater resident influence and tenure-blind quality standards can help create more inclusive and cohesive communities.

We therefore support the Plan's emphasis on tenure integration, high-quality design and ensuring affordable homes are indistinguishable in quality and appearance from market homes.

However, tackling stigma is about more than design. It also requires representation within the structures where decisions are made. If resident perspectives are absent from strategic planning and regeneration decisions, stigma can become embedded in policy as well as place.

Residents should not simply have good-quality homes built around them. They should have a recognised and meaningful role in shaping the communities in which they live, with their expertise informing policy, planning and investment decisions from the outset.

This would support the wider ambition of creating inclusive neighbourhoods while helping to normalise resident participation as a core part of good governance and effective decision-making.

8. Our ten priorities for the final London Plan

The G15 Residents' Group asks the Mayor to ensure that the final Plan:

- a) Delivers more genuinely affordable homes, with a strong focus on social rent.**
- b) Treats social housing as strategic infrastructure and economic investment.**
- c) Makes resident participation a core part of Good Growth.**
- d) Introduces a London Resident Participation Standard.**
- e) Creates a London Resident Outcomes Framework.**
- f) Strengthens resident involvement in estate regeneration and redevelopment.**

¹⁴ [Taking the stigma out of Social Housing: The residents view - G15](#)
[The G15 Residents' Group hosts a Roundtable on Stigma in Social Housing - G15](#)

- g) Measures housing quality and resident experience alongside housing numbers.
- h) Makes resident confidence, transparency and accountability central to building safety.
- i) Ensures climate action improves, rather than undermines, housing affordability and quality.
- j) Recognises residents as partners and experts in shaping London's future.

9. Conclusion

The G15 Residents' Group welcomes the ambition of the Draft London Plan 2026.

London needs more homes. It needs more genuinely affordable homes. It needs investment in infrastructure, transport, green space, climate resilience and community facilities.

But **Good Growth must ultimately be judged by the people who experience it.**

The final London Plan should therefore go beyond asking whether London has built enough homes and ask:

- Are they affordable?
- Are they safe?
- Are they good quality?
- Are they accessible?
- Are communities thriving?
- Do residents have a formal place to raise views?

Have residents influenced the decisions that affect them?

Our ambition is for a London where residents are not simply consulted about the future of their communities but are **partners in creating them.**

A London Plan for Londoners should not simply plan for residents. It should be planned with residents.

The G15 Residents' Group would welcome the opportunity to work with the Mayor, Greater London Authority, London Assembly, boroughs and other partners to develop the resident participation and resident outcomes approaches proposed in this response.

The G15RG believes that more homes, meaningful resident participation and a stronger focus on resident outcomes are not competing objectives. Together, they are essential to delivering Good Growth and achieving the Mayor's ambition for a fairer London.

Submitted on behalf of the G15 Residents' Group.