

FEEDBACK

Where does Heathrow decision leave objectors?

Editor: Heathrow's third runway has been given the green light after decades of debate. But where does this leave the estimated 2.2 million residents likely to be negatively impacted by this development?

There are a few remaining options for residents and their councils to object. If the National Policy Statement (NPS) is approved by parliament in the forthcoming vote, there will be a six-week period to lodge a judicial review.

A consortium of councils, Greenpeace and local residents previously brought a judicial review of the government's decision to support the third runway on the basis that their approach to noise and air pollution was unlawful.

This was unsuccessful, however, because it was held to be premature, as a challenge can only be mounted within six weeks of the actual NPS being published.

Depending on what further changes, if any, are adopted ahead of any approval of the NPS, the possible judicial review would need to focus on the procedure that led to the NPS being approved. Therefore objectors need to focus first on trying to prevent the NPS from being approved by parliament.



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An objection to the development consent order application could also be made.

It is likely that some of the affected councils will take steps to try to block this runway. Residents who are concerned should speak to their MP to understand the position of their council and whether their concerns will be adopted by the council in any challenges/objections they intend to bring.

Alex Ground, partner, Russell-Cooke

Why London should be going Dutch on affordable housing provision

Editor: In response to more demand for homes, the Dutch have decided to increase affordable housing supply in their capital. London mayor Sadiq Khan recently announced his own council housing push, so why hasn't London decided to build more affordable homes rather than just more homes? (p57, 25.05.18)

The Dutch government plans to build 7,500 new homes per year, with affordable housing a priority. The average house price in Amsterdam is 10 times the average income - a staggering ratio, driven mainly by a growing economy and the market's inability to keep pace with demand.

We've seen the same in London but not a similar political willingness to build more affordable homes. As Savills' research has recently shown, housing associations in London would need to increase the number of homes they build fourfold to meet the sub-market rental demand.

To deliver affordable homes as the

Dutch plan to do, housing associations need to partner with private developers and raise their capacity.

Savills argues that inflation will make it even harder for housing associations to build homes, as staff and building costs are likely to rise. Partnerships with developers can pool staffing and construction costs, giving housing associations higher margins. According to Savills, housing associations with higher social housing letting margins can develop more sub-market rental homes.

Affordable housing targets must be a swift reaction to housing market dynamics. But housing associations have to look for strategic commercial goals and add capacity to their ability to deliver sub-market rental homes.

Political initiative and leadership for affordable housing is more reliable and convincing in the Netherlands than it has been in the UK.

Martin Bellinger, executive chairman, Guildmore

Landlords must bear pain of CVAs

Editor: The trouble with calls from Revo and the BPF for alternatives to the CVA system is that often the alternative is administration - and then what is the value of a legally binding lease?

For years, landlords have raked in the money. We have too many shops. Landlords must accept they are part of the problem and values will have to fall. The ghost of the upward-only rent review and engineered evidence has come back to haunt landlords, which will now have to accept some pain.

I thought Revo sought to be the voice of the whole retail property industry, not just landlords. Without CVAs, more retailers would go to the wall, resulting in more empty shops. Making life more difficult for a retailer in trouble is not going to help. We need politicians to be engaged, but in a positive way. We should not encourage retailer bashing.

Graham Seaton, property asset manager, Ann Summers



Posts and tweets

Twitter An unpopular view but #Heathrow and #Gatwick should both be expanded. We can't afford to (jet) lag behind!
@ChristianKlapp

Twitter London's East Bank will put world-class culture and education at the heart of our Olympic legacy, open to everyone, regardless of their background. It will build on the great start we've made to our Olympic legacy
@MayorofLondon

Twitter To promote Heathrow expansion on 'World Environment Day' is, as Greenpeace put it, akin to promoting smoking on 'No Smoking Day'
@sloughadar3

Twitter Third #Heathrow #Airport #runway approved. Greater capacity, greater #UK #competitiveness & hopefully greater prosperity. #HeathrowExpansion #business #trade #investment
@Livingstone_UK

Twitter We're all ready for the #WorldCup with our @PropertyWeek fixture list!
@ChandlerGarvey

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