# London’s planned housing developments risk perpetuating crisis amid mounting community and environmental concerns



Enfield and Greenwich have been shortlisted as possible sites for new town developments under the UK government’s so-called “get Britain building again” initiative, which, in reality, exposes the failure of current policies to address the housing crisis. The proposed projects in Crews Hill, Enfield, and Thamesmead, Greenwich, could deliver up to 35,000 homes. Yet, despite the lofty promises of providing family-sized affordable housing, these developments risk exacerbating London’s housing chaos if rushed without proper planning and community support. Local council leaders are now under pressure to push these projects forward amidst mounting concerns over environmental assessments and community impact, rather than focusing on genuine solutions for residents.

The urgency of expanding housing stock is driven by a stark crisis in London’s housing market. Reports paint a bleak picture: a London Councils survey highlights a 120% increase in landlords withdrawing properties from temporary accommodation markets between September 2022 and April 2023. This withdrawal has plunged the capital further into a housing shortage, forcing countless Londoners out of their homes into insecure or temporary situations. Meanwhile, opportunities for private rentals are shrinking fast—a 36% decline in listings for one, two, and three-bedroom properties since the pandemic began, according to research from London Councils and partners. These figures reveal that current policies are failing to deliver affordable options, and the government’s approach seems to be more about ticking boxes than solving the crisis.

On a national level, a report by the Resolution Foundation shows the number of households in temporary accommodation rose from 50,000 in 2010 to an estimated 128,000 by 2025—a clear sign that the government’s failed attempts to increase housing supply are falling woefully short. The persistent lack of affordable homes and the rising private rents underline the urgency of new developments like those planned in Enfield and Greenwich; yet, these projects, if not carefully managed, risk locking residents into cycles of displacement instead of offering real, sustainable solutions.

Local authorities have attempted costly and ineffective measures, such as acquiring over 850 properties outside London to cope with homelessness. But these efforts amount to a band-aid solution as they raise concerns about community fragmentation and whether temporary accommodations genuinely serve the best interests of residents. The financial burden is staggering: London councils are now spending an estimated £114 million per month to support over 65,000 households living in temporary housing—almost 87,000 children included—a stark reflection of a policy failure that any true reformer would condemn.

The developments in Enfield and Greenwich embody a misguided strategy reliant on speculative development rather than tackling the systemic failures at the heart of London’s housing crisis. While they promise new homes, their success depends on more than just rapid construction; it demands a shift away from short-term fixes and bureaucratic planning that ignore local communities’ needs. Instead of enabling this government’s misguided “housing for all” rhetoric, we need real reform—support for sustainable development, clarity on community impact, and policies that prioritize Londoners over developers and political spin. Only then can the capital’s housing future be genuinely secured—not through empty promises or short-term projects, but with a fundamental rethink of what responsible, community-focused housing looks like.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.standard.co.uk/news/uk/enfield-greenwich-shortlisted-new-towns-b1250308.html> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/news/uk/enfield-greenwich-shortlisted-new-towns-b1250308.html> - Enfield and Greenwich have been shortlisted for new town developments under the UK government's plan to 'get Britain building again'. The proposed projects in Crews Hill, Enfield, and Thamesmead, Greenwich, aim to provide up to 35,000 new homes. Enfield Council leader Ergin Erbil emphasised the need for rapid construction of family-sized affordable homes to address housing pressures in London, which are pushing residents out of the city or into temporary accommodation.
3. <https://www.londoncouncils.gov.uk/newsroom/2023/survey-shows-120-increase-london-landlords-quitting-temporary-accommodation-sector> - A London Councils survey revealed a 120% increase in landlords withdrawing properties from the temporary accommodation sector between September 2022 and April 2023. This surge has intensified housing pressures in London, leading to more residents being placed in temporary accommodation or leaving the city due to limited housing options.
4. <https://www.reuters.com/world/uk/uk-sees-record-rise-households-temporary-accommodation-think-tank-says-2025-07-10/> - A report by the Resolution Foundation highlighted a record rise in households living in temporary accommodation in England, with numbers increasing from 50,000 in 2010 to 128,000 in 2025. The surge is attributed to a shortage of affordable housing and soaring private rents, causing many Londoners to seek housing outside the city or in temporary accommodations.
5. <https://www.londoncouncils.gov.uk/newsroom/2023/sharp-fall-private-rental-listings-means-londons-housing-pressures-going-bad> - Research by London Councils and partners found a significant decline in private rental listings across London, with a 36% drop in one, two, and three-bedroom properties since the pandemic. This shortage has exacerbated housing pressures, leading to more residents being pushed out of the city or into temporary accommodation.
6. <https://www.theguardian.com/society/2025/mar/08/london-councils-buy-140m-property-move-homeless-people-out-city> - More than a dozen London councils have collectively spent millions purchasing over 850 properties across England since 2017 to house homeless individuals and families. This strategy aims to alleviate local housing pressures, but it has led to concerns about the displacement of residents from their communities and the adequacy of temporary accommodations.
7. <https://capitalletters.org.uk/the-financial-strain-and-social-impact-of-temporary-accommodation-ta/> - As of March 2024, 65,280 households, including 86,810 children, are living in temporary accommodation across London. The financial cost is unsustainable, with councils collectively spending £114 million per month. This strain is pushing more residents out of the city or into temporary housing due to limited affordable options.