# London’s housing crisis deepens as Sadiq Khan's policies fail to deliver radical reform



London’s housing crisis remains a glaring failure of the current administration’s approach, with Mayor Sadiq Khan doubling down on the failed policies that have left countless Londoners priced out of their own city. Despite grand claims of progress, the truth is that Khan’s leadership has done little to stem the tide of unaffordability, which continues to threaten the social fabric and economic stability of the capital. Instead of addressing the root causes—such as restrictive planning policies and ballooning costs—the Mayor persists in making superficial adjustments while the crisis deepens.

Certainly, there is some official talk of increased housing completion figures — over 36,000 new homes annually under Khan — but these numbers are misleading. They are a drop in the ocean of what is truly needed; they mask the fact that London remains hamstrung by bureaucratic red tape, planning delays, and an overreliance on hollow government promises. The recent decline in affordable housing starts—fewer than 4,000 in the last year—is a stark indicator that the current policies are broken. Khan’s government has, in effect, abandoned its own targets, forcing the government to slash affordable housing ambitions amidst the ongoing fallout from years of misguided policy.

Meanwhile, Khan’s push to revise existing requirements—such as reducing the mandatory 35% affordable homes in new developments—highlights his inability or unwillingness to accept that more aggressive action is needed. Promises of “negotiations” to loosen planning rules are nothing more than Band-Aids over a wound the size of London itself. Instead of fighting to streamline development and cut through planning approvals, Khan capitulates to vested interests and bureaucratic inertia, further slowing down the housing supply that desperately needs turbocharging.

Despite lofty rhetoric about boosting the economy through housing, such theories are hollow. A mere 1% improvement in affordability could add billions to London’s economy, but the Mayor’s approach remains mired in planning delays and policy paralysis. Instead of advocating for bold, right-wing reforms—like easing borrowing restrictions, privatizing certain social housing projects, or incentivizing rapid construction—the current strategy appears adrift, unable to deliver the fundamental change needed.

Khan’s approach exemplifies the misguided reliance on public investment and regulation, which are failing to deliver real results. The only way to genuinely solve London’s housing crisis is through decisive, pro-growth policies that remove unnecessary red tape, encourage private sector activity, and prioritize supply over bureaucracy. As the crisis worsens, Londoners deserve leadership that recognizes the failures of the status quo and commits to radical reforms—rather than perpetuating a cycle of stagnation and broken promises.

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

## Bibliography

1. <https://www.standard.co.uk/news/london/housing-crisis-sadiq-khan-affordable-homes-rule-gla-mayor-b1250874.html> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/news/london/housing-crisis-sadiq-khan-affordable-homes-rule-gla-mayor-b1250874.html> - In this article, Sadiq Khan acknowledges London's housing crisis, particularly the affordability issue, stating that many Londoners have been priced out of the city. He emphasizes the need to increase housing supply to meet demand. The article also discusses the Mayor's consideration of reducing the 35% affordable housing requirement for new developments, citing industry concerns that the current rule has led to a significant decline in housebuilding. Khan mentions the possibility of negotiating with the government to adjust planning regulations to stimulate housing development.
3. <https://www.london.gov.uk/more-new-homes-completed-year-under-sadiq-khan-under-any-previous-mayor-london> - This report highlights that under Sadiq Khan's tenure, London has seen an average of over 36,000 new homes completed annually, surpassing the previous Mayor's average of 26,000. The Mayor has also achieved record levels of council and affordable homebuilding, with over 18,000 affordable homes started in the last year alone. Additionally, the percentage of affordable housing in approved planning applications has increased from 22% to 43% during Khan's term.
4. <https://www.standard.co.uk/news/london/housing-crisis-affordable-homes-sadiq-khan-mayor-2024-25-angela-rayner-b1227661.html> - The article reports that the number of affordable homes started in London during the 2024/25 period was the second lowest on record, with only 3,991 properties initiated. In response, the government has reduced Sadiq Khan's affordable housing targets for the current financial year. The Mayor aims to start at least 18,400 affordable homes to meet the adjusted target, despite the challenges posed by high construction costs and planning delays.
5. <https://www.london.gov.uk/media-centre/mayors-press-releases/mayor-warns-housing-crisis-drag-economic-growth-and-makes-case-more-investment-affordable-homes> - Sadiq Khan warns that London's housing crisis is hindering economic growth and advocates for increased investment in affordable homes. A new economic analysis commissioned by City Hall indicates that a 1% improvement in housing affordability could boost London's economy by over £7 billion over ten years. The Mayor calls for a significant increase in investment to build more affordable and social homes, proposing the creation of a devolved City Hall Developer Investment Fund and easing constraints on local government borrowing for housing development.
6. <https://www.bbc.co.uk/news/articles/cy5k6d1zy7yo> - The BBC article discusses criticism of Sadiq Khan's affordable housing programme, with the shadow housing secretary describing the progress as 'catastrophic.' Between October and December of the previous year, only 902 new affordable homes were started. The Mayor's office attributes the sluggish progress to the legacy of the previous government and expresses determination to accelerate housing delivery.
7. <https://www.theguardian.com/uk-news/2017/oct/27/sadiq-khan-to-raise-target-for-affordable-housing-in-london> - In this article, Sadiq Khan announces plans to increase London's annual housing construction target from 29,000 to 66,000 homes, with 65% of these being affordable. He highlights the housing crisis as a major factor in the high cost of living and social issues in the capital, emphasizing the need for a significant shift in strategy to meet housing demand.