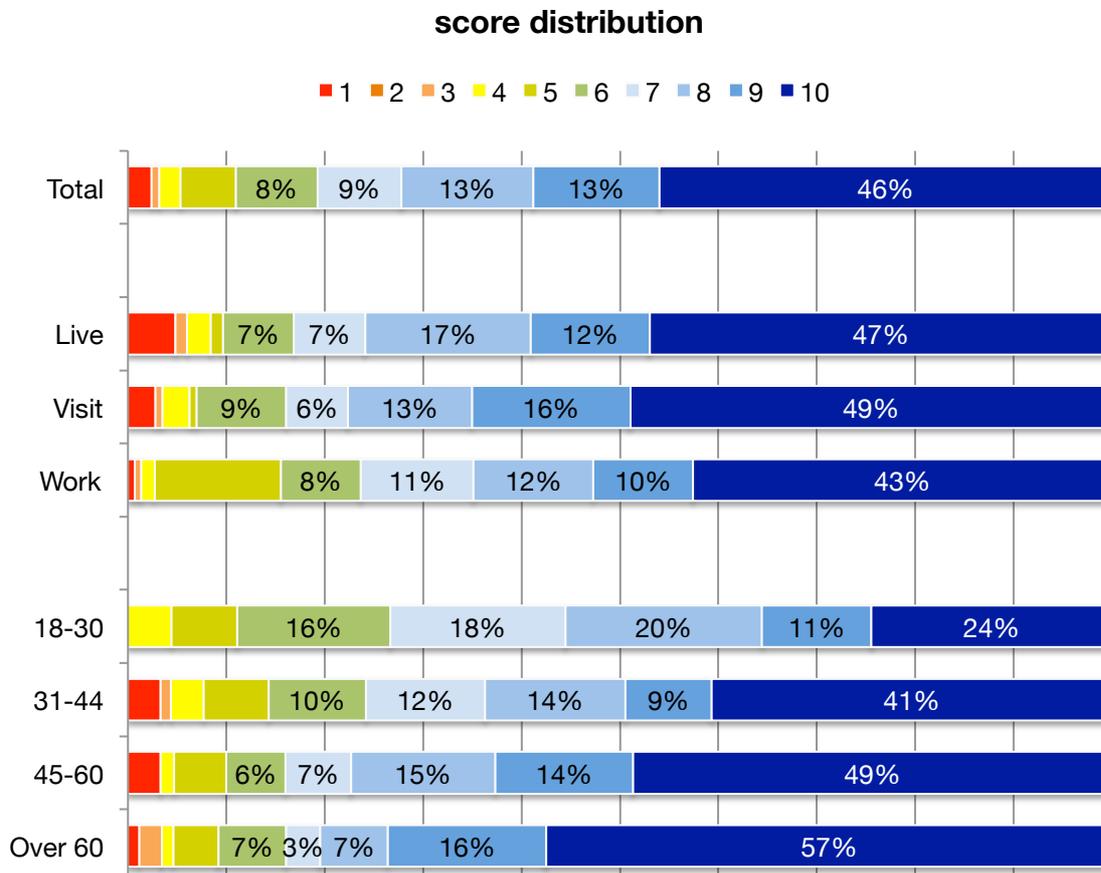
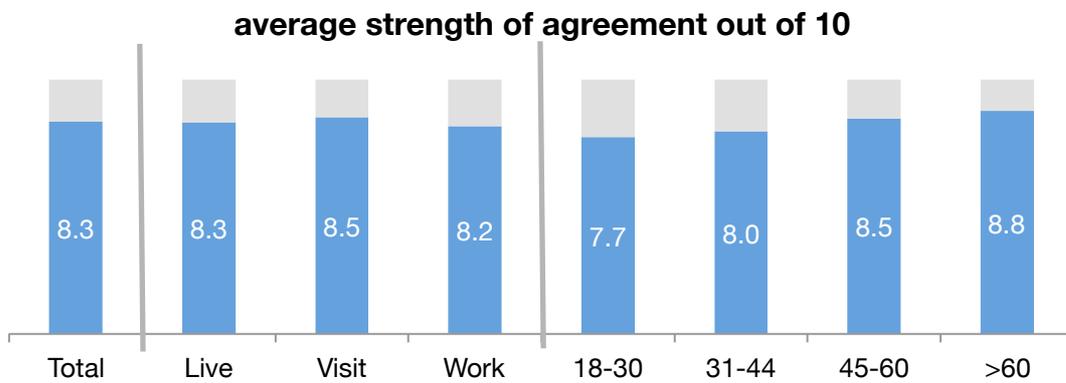


HOUSING MIX & USE

To support development that provides an appropriate mix of units and tenures to respond to defined local housing need and to promote genuine and effective use of residential accommodation.

The residential community has played a vital part in Soho's history and success and it is important that this continues. There is a wide range in the housing mix which adds to the unique character of the area. New homes which are rarely occupied or left empty and extensive short term letting have a disproportionate effect in this small but intensely used neighbourhood.



HOUSING MIX COMMENTS	Age	Soho	Score
yes although the designs of these should be carefully conceived and executed as opposed to cheap new builds	31 to 44	Visit	10
Where are the homes for residents? Too many have had to move out due to prohibitive prices for buying or letting. A big challenge indeed, even so many homes are sold to 'investment buyers', usually from abroad who do not occupy the properties. This should be stopped.	Over 60	Live	10
When I first arrived in Soho in 1991, the people who lived here were the people who worked here. Waiters, musicians, bartenders, photographers, prostitutes, chefs etc. etc. etc., who made Soho an amazingly vibrant and unique place to live and work. Now only the mega rich can afford to live here, and they contribute nothing to the area. They don't spend their money here, and they sure as hell don't add any colour to the area. In fact, the wealthy are a blight on Soho and should be kicked out.	45 to 60	Work	10
We need to stop money laundering and allowing people to purchase property as investments and leave them empty	45 to 60	Visit	10
Urge the City Council to support real social housing expansion as opposed to 'affordable'; promote a Living Rent policy and Living Rent Zones	Over 60	Work / Visit	10
Totally agree, need to persuade the developers - and lobby government for some kind of change in the law that ensures this? I have no idea, but needs to be done.	45 to 60	Live	10
To be genuinely affordable and also occupied, the housing provided has to be of the size and tenure to promote those objectives. Smaller units (family size are not often affordable here or possible due to building footprints). A focus on rental accommodation and units of smaller sizes to accommodate the local working population and also children of those in existing Council/social housing and looking to remain close to their family home. Challenges are related to cost of providing homes for everyone in this area, and the policies that look to insist on family sized units.	31 to 44	Work	10
This is the most important consideration here. It is so expensive to live in Soho it's becoming a one-dimensional area. I would like to see more affordable housing. The amount of empty commercial property is unacceptable, especially juxtaposed against the increasingly bad homelessness issue in the West End. It's very extreme but compulsory purchase should be on the table for under utilized property.	31 to 44	Live / work / Visit	10
This is a problem everywhere in London but Soho is particularly effected because its small.	31 to 44	Work	10
This is a management problem . if the tenancy agreements / mortgage details reflect the local needs then the future should be protected	Over 60	Visit	10
This is a london wide problem, policies that very strongly tax empty housing or holiday lets are required.	45 to 60	Visit	10
There can be no genuine mix without social housing as affordable is not.	Over 60	Live	10
There are schools and churches in Soho. Use these as the basis for future development in the community. Get the housing associations/charities involved. Peabody?	45 to 60	Visit	10

The worst thing that has happened in social housing is the fact that leaseholders aren't occupying their properties, but are using them as holiday lets for short spaces of time, or leaving them completely empty. The fact that essential housing is being bought by people living abroad and left empty is a scandal affecting the whole of London, and at this time of housing crisis it's all the more appalling. Developers are supposed to include a proportion of affordable housing in what they are building, but are fined a derisory amount if they choose not to, instead of a percentage of the millions they are spending and will make. Soho was famous for being a mixed society, in every sense, and there should be a real fight not to lose even more affordable or social homes.	Over 60	Live	10
The properties shouldn't just be affordable to purchase, but also be affordable (genuinely affordable) long term rentals and that should be a permanent restriction, rather than allowing for them to be sold off at a later stage. There should be planning restrictions that they can only be purchased by individuals rather than companies and that there should be restrictions in the leases to stop them being used for short-term letting or holiday flat use, so that only genuine residents would want to buy them. If there are mixed blocks, they should be forced to be genuinely mixed, rather than social housing or rental tenants being segregated to separate areas with separate entrances and different access to facilities of the development.	45 to 60	Visit	10
the only way i can see is to control rents in certain areas and continue to make it affordable for lower income families to rent in Soho. The challenges are resisting offers of money not to do this.	45 to 60	Work	10
The main challenges will be from profit maximisers and pied a terre seekers.	Over 60	Visit	10
The main challenge will be developers determination to extract the highest profit from their investment resulting in units too expensive for ordinary families.	Over 60	Visit	10
The issue is enforcement. The Council has to be willing to actively enforce prohibitions on holiday/Airbnb lettings as well as those for criminal activity. Preserving existing residential accommodation is essential as is ensuring that a mix of residential accommodation Council/Housing Association/Private rented and owned buildings is maintained.	45 to 60	Work	10
That's a London wide issue and all areas should now be taking it seriously	45 to 60	Visit	10
TBD	Over 60	Live	10
Stop short term lets like airbnb - tax empty properties and build/support more genuinely affordable rental properties	45 to 60	Work / Visit	10
stop overseas buying for non use and AirBnB you have to live in the property	45 to 60	Live / Work	10
Stop Air B & B! Tax empty investment properties.	45 to 60	Live / Work	10
Spend in Soho the 106 money raised on developments in Soho, or require developer to include affordable housing; limit development of buy to let units and high-end accommodation for sale or rent; limit development of hotels which take up development space that could be used for housing or office development.	Over 60	Live	10
Soho needs to be a place that people work, live and visit. It feels increasingly like no one lives here which has a big impact on what the area feels like.	18 to 30	Work	10

Soho like many central areas is loosing it diverse mix of residents and businesses to development. The market must play it's role but areas such as Soho should also be zoned to include inhabitants and businesses whose differentiating factor is not just having a lot of money	45 to 60	Visit	10
Soho is mostly a business / retail destination from the perspective of many employees working in the neighbourhood as well as passersby. Organizing more resident-centred events. Maybe a residence card to be recognized and/or gets some special treatment? Doing some promotion of this reality? Mailing list? Calendar of events for residents?	31 to 44	Live / Work	10
Soho is becoming an investment playground for the absent rich. Soho is a community and so having the people who would usually be your typical Soho resident priced out of the area is killing the character. More affordable housing would allow a more balanced mix of resident.	31 to 44	Work / Visit	10
Soho housing stock should be used to accommodate London's key workers who enable our city to function whilst living on a minimum wage.	45 to 60	Visit	10
Soho has always had a strong residential element. they are the heart of such a place and the greatest contributors to a local economy of shops, etc. Many housing co-ops, associations were founded and flourished in properties once upon time no one wanted or were founded and built by individuals and co-ops doggedly getting funding for such via council and govt funding over many years. why should they be driven out now by a rush to gentrification and highest bidder wins whatever .	45 to 60	Visit	10
Soho can't function without a workforce many of whom NEED to live locally!! Social housing mate-owned by the council! Don't have to tell u what the challenges are there-do I?	Over 60	Visit	10
Short term lets are a disaster anywhere as tenants have no commitment to area. Do not do short term lets, get estate agents on board to influence owners.	Over 60	Visit	10
See before.	Over 60	Visit	10
Sadly the Soho resident's social mix has become diluted Most of the new homes are market value rents and sold to private investors who just leave them empty or use them for short term holiday lets business model. Homes should be let or sold to individual's who take an active role in keeping Soho's historic essence on-going. Keeping this important part of the social cohesion is what keeps the soul of the area. Which is what visitors expect to see	45 to 60	Live	10
put 106 planning gain money towards more social housing in the area	45 to 60	Visit	10
Property above shops is often left empty. Instigate plans to utilise these spaces	45 to 60	Visit	10
Possible priority for those who have been brought up in Soho	Over 60	Visit	10
Permanent residencies rather than an AirB&B homes is essential- let's keep this bit of London for London - we've lost Picadilly, Leicester Sq, Oxford St etc etc - visitors welcome but this is London.	45 to 60	Work	10

People and planning are the same thing. Gentrification is a self emptying philosophy. If the development is wrong the people will leave or not come. Clearly residents are vital - residents who live soho, but there is a danger that at the end of the day residents will always want some peace and quiet and there needs to be a strong creative counterforce to balance that natural instinct. Residents do not make soho but are vital to it. There ought to be mixed used buildings in my view. More work live as well as business and residential. We need to both maintain healthy respect between living and working and understand that the two have different agendas - but also understand there are times when the two could work together better. I would like to live in soho but can't.	45 to 60	Work	10
Only sell to UK residents. Rents for housing and commercial use should be thought of in the long term. Short-termism, high rents and empty foreign owned will be its death knell. Those that make Soho what it is and is, often start exceptional careers living on a shoestring.	Over 60	Visit	10
No very expensive housing whatsoever.	Over 60	Visit	10
no second homes if it is empty WHY ???	45 to 60	Visit	10
	Over 60	Live	10
No idea but it should be a top priority	45 to 60	Work	10
No experience but more residents and less non-dom property investors / developers the better	45 to 60	Work / Visit	10
New residential developments must contain on site affordable accommodation. It is unacceptable for developers to side step this obligation by paying into a central government fund	45 to 60	Work	10
More social housing !!!!!	45 to 60	Live / Work	10
More affordable housing. Soho has many low paid key workers.	Over 60	Work / Visit	10
Many new builds seem to be residential which is great for the area, but risks driving out the businesses that give Soho its character - a mix of housing stock is important	31 to 44	Work	10
London government MUST introduce a swinging tax on unoccupied property. Homes are for people, not investments	Over 60	Visit	10
Local Authority housing must have priority, not private developments.	Over 60	Visit	10
Live/work is valuable	Over 60	Visit	10
Large property developers who have no connection with Soho selling off plan to overseas buyers need to lobby for change in law to prevent this continuing.	45 to 60	Work	10
keep rent reasonable. The average salary in London is £22k, how can anyone afford to live and work in soho earning that kind of money?	31 to 44	Work	10
it should be split equally between the affluent and ordinary people; at this point the developers are pushing ordinary income residents out (as well as small businesses!)	31 to 44	Live / Work	10
It is horrible and anything that can keep long term residents and squatters in their homes should be done. Hard task against those police-backed developers.	31 to 44	Work / Visit	10
it is generally too expensive.	45 to 60	Work / Visit	10
Introduce penalties for under-occupation and expensive licenses for short-term letting agents.	45 to 60	Visit	10
Insist on high proportion of affordable homes to rent ... and a trade-off with the penthouse suites and life style. Insist on key worker housing from shared homes to family homes even as apartments.	Over 60	Visit	10

Increase the amount of affordable housing being built through strict local government policy	45 to 60	Work	10
In common with the rural environment, urban areas need their 'hedgerows' to maintain a healthy species diversity. The rich cultural mix that has always been Soho in the past, is in serious danger of becoming a bland monoculture. That's death.	45 to 60	Live	10
If there are going to be new buildings built in Soho, then there needs to be accommodation built in almost equal proportional size to that - because these new buildings will bring in a new large influx of people into Soho, they need places to live perhaps?	45 to 60	Visit	10
If a property is left empty, it should be compulsory purchased and rented out at a rate comparable to a council rent	45 to 60	Work	10
I've noticed a number of people moving in who then immediately want buildings fenced off to protect them from homeless etc. People shouldn't move here if they want to turn the place into a bunch of gated communities.	31 to 44	Live	10
I think these houses should also be available to people with less income - eg artists etc	18 to 30	Work	10
I think there should be limits on foreign investment in residential properties in Soho. Too often residences are bought as investments, driving up prices and sometimes staying empty at a time when there is a city-wide housing crisis.	31 to 44	Work	10
I have no experience of housing/planning but would support the aims of more social housing for locals but not the right to buy after 5 yrs residence! this would included council accommodation	Over 60	Visit	10
I can't comment	Over 60	Live	10
I believe it is healthy and necessary to continue to integrate with social housing with private ownership to prevent the ghetto setup prevalent in Paris which continues to cause unrest. Social housing should remain social housing and tenants should not be able to buy their social dwelling places.	Over 60	Visit	10
I absolutely agree with this. The West End needs to remain a diverse community - but with soaring rent and house prices far too many are being pushed out of the area. I experienced that myself - I know that having a good mix of different types of accommodation is critical (social, intermediate, and market rates). We should support the Mayor's London Living Rent policy.	18 to 30	Work / Visit	10
Housing mix is what developers and unthinking councils will argue makes an area ripe for development (because there is nothing, in their view, worth conserving). Good luck Soho.	45 to 60	Visit	10
Homes should not be left empty as it has a negative impact on all local businesses and trade	31 to 44	Visit	10
Heavy extra council tax charges should be levied on empty or part-time occupied property.	Over 60	Visit	10
heavily tax buy to leave	31 to 44	Work	10
Gosh that's up to negotiations between WCC, Developers and the Government (for grants)	Over 60	Visit	10
Fed up of playgrounds and investment boxes for the wealthy.	45 to 60	Work / Visit	10
Far more affordable housing;and restriction on property purchase as mere assets.	Over 60	Live / Work	10
Far greater need for social rented accommodation. The challenge is that the Conservative dominated council will want private developments for wealthy purchasers.	Over 60	Live	10

Ensuring that tenants have a real and sustaining interest in the area that will keep them there.	Over 60	Live	10
Encourage Housing Associations (if there are any left standing), encourage Council Residents to stay, build some council houses and fund the lot with 10 wildly expensive flats sold to Chinese and Russian investors, with appropriately high council tax.	Over 60	Visit	10
Empty properties: difficult to control what people do with their own properties. Financial sanctions via community charge for people whose main residence is elsewhere?	45 to 60	Visit	10
empty homes is just rubbish	31 to 44	Work / Visit	10
China Bubble: what happens to the empty properties when this bursts? Could they be brought into community use? Could Soho enact a Local Community Plan that sets reasonable rents and assures long term occupation and upkeep by landlords of residential properties? Could a Community Land / Housing Trust be enacted by local residents?	45 to 60	Visit	10
Challenges - greedy developers (the usual problem)	45 to 60	Live	10
As a resident, I find it more friendly than most neighbourhoods, probably because there is more history being (to be) lost and it inspires more passion in people. A lot of these residents are also the business owners the area is going to lose, as rent hikes are pushing them out. Soho seems to be losing its lustre sadly.	45 to 60	Live	10
All down to the Council's greed.	Over 60	Visit	10
Air b and b has added to the passing through element, but my own experience has not highlighted a growing problem of empty properties. Smaller. boutique hotels are far more suitable to Soho's infrastructure, heritage and style, like the recent Mimi's. Larger low brand developments like PMB's abomination for Premier Hub on Hopkins St should never have been allowed.	45 to 60	Live	10
Affordable homes shouldn't be sublet or turned into unlicensed hotels. Soho Housing Assoc have a poor track record in preventing this.	45 to 60	Live / Work	10
affordability needs to be addressed	31 to 44	Visit	10
abused social housing and also private housing with constant issues that the police seem reluctant to deal with	45 to 60	Live	10
A tax on empty homes?	Over 60	Work / Visit	10
A percentage of new housing should include live work spaces for creative industry freelancers.	31 to 44	Work	10
a cessation to private developments and a greater focus on community/housing assoc/council accommodation may help to stop Soho being used merely as an investment fund.	45 to 60	Visit	10
Yes Air BnB doesn't help, you need some long-term residents	31 to 44	Visit	9
underlying value of the land and properties	Over 60	Live	9
Unable to comment	45 to 60	Visit	9
The local council and the Mayor's office need to be lobbied and persuaded.	45 to 60	Work / Visit	9
the free market works against such a mixed use.	Over 60	Visit	9
The challenge is how to keep housing affordable and how to stop people acquiring properties as trophy investments that they do not even bother to occupy -- what you might call the "Mayfair housing malady". My own street (Meard Street) has sadly gone that way.	45 to 60	Live	9
start a public campaign against people who obtain accommodation in Soho (and everywhere else in London) and don't live there.	Over 60	Live	9

Short-term letting is a threat to any vibrant urban neighbourhood. Anchored residents have more of a stake in the general health of the district. Steps should be taken to limit, if not prohibit, short-term letting in Soho. Barcelona is a good example to follow.	Over 60	Work / Visit	9
short term lets are already a huge problem and existing laws should be enforced.	45 to 60	Live / work / Visit	9
Short and holiday letting does nothing to build community: housing must be allocated on genuine commitment to actually live in the community - so penalties for illegal sub-letting, and such, must be enforced.	45 to 60	Live / Visit	9
See previous	18 to 30	Work / Visit	9
Reduce construction of these new expensive flats that are appearing and ensure there is more priority for social housing	18 to 30	Work	9
No Airbnb where it can affect the neighbours in their block	Over 60	Live	9
More genuinely affordable housing units. Stop luxury high end developments.	Over 60	Visit	9
Make sure that new developments, that cannot be stopped, are forced to offer affordable housing, which cannot be sold off after a few years at a huge profit	45 to 60	Work	9
Maintaining the space for long-term residents and businesses must be paramount.	31 to 44	Work / Visit	9
Local controls over residential property unoccupied or rented out as air B&B. Central London is a prime property investment area globally, this will destroy Soho if it continues.	45 to 60	Work / Visit	9
It's really important that all areas of London and all big cities are a diverse mix of people, government and local councils should be lobbied to make sure they provide, not only affordable housing but also affordable rented accommodation and social housing, so that there is a diverse community, this lends itself to healthy and exciting communities in cities.	Over 60	Visit	9
Investments apartments left empty must be charged twice than other ones to help building more affordable houses in Soho. Also we need to support housing associations like Soho Housing to create more vacancies for future residents.	31 to 44	Work / Visit	9
I wish I knew but I think some positive medium and long term planning might help rather than demolishing and developing sites piecemeal might help.	Over 60	Visit	9
I have stated my view on this elsewhere. Diversity of use and tenancies are key to maintaining the area's character. Scale also needs to be a consideration. Too many large supermarkets, superstores, corporate headquarters, shopping centres are out of keeping with what exist now.	45 to 60	Work	9
I have encountered several empty properties in the area, perhaps there should be more stringent ways to ensure properties are given to those who can demonstrate will live in the properties longer than a few months or need permanent residency not temporary one.	45 to 60	Live	9
Help the council effectively police Airbnb short-term lets, perhaps a Soho newsletter could highlight repeat offenders?	45 to 60	Live / Work	9
Firstly do we know how many residential properties are unoccupied over time? Is this a growing problem?	Over 60	Visit	9
Essential to retain/encourage affordable housing to increase the ability of the local workforce to live here, and to create a community. Land values are a deterrent, so planning is the make or break.	Over 60	Work	9
Build Council Housing. Buy units of existing housing where possible.	45 to 60	Visit	9

Again, commercial land value is a challenge in this matter. The plan should perhaps recommend a reverse bias for planning permissions for affordable housing and family housing to weigh up the profit driven trend for expensive private housing. Especially as high end private residences are seemingly replacing businesses, and then turning on existing music venues for generating noise.	45 to 60	Work	9
Again, a London-wide major major problem. Can only be tackled by taxing left empty property investments heavily.	45 to 60	Visit	9
Use of planning policy	45 to 60	Work	8
Unaffordable housing is a London-wide issue. Development opportunities in Soho are limited.	45 to 60	Visit	8
This should not be an Airbnb community or a place for the wealthy. Residence should reflect the Soho community at all income levels.	45 to 60	Visit	8
This is a problem all over London/Britain - it needs to be addressed on city/national levels, but Soho's standing means a strong campaign/scheme could lead to similar schemes elsewhere.	31 to 44	Visit	8
There should absolutely be a crackdown on short term lets (e.g.. Air BnB). These "residential" units do nothing to add to the character or community of the area. There absolutely needs to be a wide variety of price brackets reflected in the housing market in and around Soho. It should not be allowed to turn into a Chelsea or Kensington, but similarly there are a number of social housing sites and half-way houses that need to be better monitored and maintained.	31 to 44	Visit	8
There is no need for any more upmarket housing in Soho.	Over 60	Visit	8
There are far too many AirBnB premises, and buildings left empty. There should be more affordable housing for key workers	Over 60	Live	8
Stronger Govt involvement would be required including rent controls.	Over 60	Visit	8
Stop the developers milking every site.	45 to 60	Live	8
same again- within the community	45 to 60	Live	8
re look at pricing	31 to 44	Work	8
People moving into Soho should maybe sign a Soho charter that acknowledges its heritage as a cultural hub, with music venues and leisure facilities, and their acceptance that taking up residence involves an acceptance of the noises of cultural leisure.	45 to 60	Visit	8
More social housing. Strengthen policies on overseas investors who may be part of problem of under-occupancy.	31 to 44	Visit	8
More control to rent prices - Soho's rent is now comparable to Mayfair's	18 to 30	Live	8
Make WCC enforce the no short let rules. An anonymous hotline perhaps	45 to 60	Live / Work	8
Make sure that new developments have a proportion of social/ affordable flats. Encourage rental of empty properties	45 to 60	Live	8
Make property more affordable to people on lower incomes who work in the area .	45 to 60	Work	8
Keeping the housing mix is vital to the area	Over 60	Visit	8
Keep the character	18 to 30	Work	8
It is useful to have a mix of housing for the wealthy and less wealthy to live side by side without a sense of them and us. Too many homes in London are owned by foreigners and this should be curbed. It is ludicrous the impact that foreign owned properties have on the indigenous population in terms of availability and affordability.	45 to 60	Live	8
I think part of the soul of Soho is the homes for normal people. Strong emphasis on affordable accommodation is key. Think councils can charge double council tax for empty homes?	31 to 44	Work / Visit	8

I agree with the aim but I'm not sure about the truth re empty buildings and short lets. I would want to see figures before answering this question.	45 to 60	Live / Work	8
Flats left empty / used for short term should be charged a special, high council tax	45 to 60	Visit	8
Do not give assistance to people who will not contribute or understand Soho. other parts of London can take care of their needs. More support for creative workers and hospitality and small business owners students etc.	45 to 60	Work / Visit	8
Developments are too much geared to the wealthy. Full stop. Not just soho but across London. Property stand No empty s disgusting when there are so many people that in poor or no living accommodation.	45 to 60	Work / Visit	8
Considering the London housing crises think it is perfectly logical that it becomes a requirement for new housing, that this is not left empty for the majority of the year. Short term letting seems fine with me.	31 to 44	Work / Visit	8
Build houses and sell them at cost value instead of market value. You won't get a profit from selling those houses but a profit of bringing more residents to the neighbourhood	45 to 60	Live	8
A mix must be maintained but the social housing sector better managed	31 to 44	Work	8
Very difficult to enforce	Over 60	Visit	7
not sure - one of the key aspects though is also parking but I see the need for a mix and use policy	45 to 60	Live	7
More enforcement by council?	31 to 44	Work / Visit	7
I am doubtful that this is achievable in practice given what I have seen of developers.	45 to 60	Visit	7
Homes should be provided with reasonable living space and always have access to outside space to make them as appealing as possible for homeowners. Very large units have some role to play, but a mix of sizes is very important.	18 to 30	Work / Visit	7
Engagement with Landlords and residential population of which the demographic continues to evolve e.g. overseas population	18 to 30	Work / Visit	7
Why are homes being left empty? There are people sleeping on the streets? What's going on? The developers are trying to cream off all the old residential buildings, and then they are left empty. STOP BEING GREEDY.	45 to 60	Work / Visit	6
The residents contribute to the spirit of soho without them the area will become Magaluf.	45 to 60	Live	6
The challenges are financial and relate to an increasing lack of local amenities. Certain areas like Silver Place could perhaps be ring fenced for residential use but this requires the cooperation of developers and freeholders	Over 60	Work / Visit	6
Sorry I am not familiar enough with housing matters. Generally I believe that lettings should be more available securely long term.	Over 60	Visit	6
Should have penalties for empty residential property	45 to 60	Visit	6
Restrictions on who can live in soho; i.e. Only allowing those who work in the area or nearby for enough of the year and restrictions on holiday letting.	18 to 30	Work / Visit	6
promote genuine and effective use of residential accommodation' - what does this mean?	31 to 44	Visit	6
Introduce a tent cap for people who lived in Soho more than 10 years	45 to 60	Live / Work	6

Improve the quality of buildings by redevelopment or refurbishment. Private owners may resist demands to improve the quality of their buildings. Tax breaks on rates for example may help.	Over 60	Visit	6
I question how much development actually needs to take place. Renovation and restoration is much more important.	Over 60	Visit	6
I have heard some difficult effects of air B and B . Other than that vacant properties are awfully wasteful at a time when so many need short and long term housing. It would be good if there where empty properties to encourage people to rent them.	45 to 60	Work	6
Ensure an element of social housing is included in new developments and be proactive in supporting new housing initiatives	31 to 44	Visit	6
Difficult to avoid social engineering - would rather Soho attracted its own range of people. No community wants empty properties but it seems this is happening everywhere.	45 to 60	Live / Work	6
You can't force people to occupy their properties !	45 to 60	Work	5
need to study this more	Over 60	Work / Visit	5
I would like to see a real in depth study on exactly how many homes are 'rarely occupied' as I am not convinced this is a real issue. The only way to achieve the diversity the area seeks is to provide a full mixture of accommodation and to heavily subsidise accommodation to key workers & families - how to fund this will be the challenge.	45 to 60	Work	5
availability of suitable property	Over 60	Work	5
Agree that very expensive accommodation should be limited	31 to 44	Work	5
Again I have to vote neutral because its a mixed question. I only support housing that is affordable. But I generally don't support new development. This is because developers and local councils London wide (especially Westminster) have proven themselves to be philistine in their ambitions and not trustworthy in how they sell it. There is zero public faith in them.	45 to 60	Work / Visit	5
Why don't you do a neighbourhood survey for the people that are resident there and get their views?	45 to 60	Visit	4
Unless there is a solution to the conflict inherent between residential amenity and the night-time economy we want to encourage, one must take priority over the other. Soho residents need to be made of sterner stuff.	45 to 60	Live	4
The problem is that people who can afford a flat in Soho have bought it because of a high disposable income/wealth, and have other houses, therefore are unlikely to live there often. I'm not sure you can force a wealthy person to not buy another house and to only live in one full time. For someone who rents a flat, they're generally not a long term occupier of it, but are more likely to be there on a regular basis. It is one of the effects of high value areas, the community side of things fades away.	31 to 44	Work	4
No comment	Over 60	Visit	4
More housing means more restriction of nightlife. I feel like Soho should be a place that encourages a hub bub and so should focus on more eating, drinking and arts venues	31 to 44	Visit	4
Airbnb is fine but it's empty flats owned as investments and never lived in that's a problem.	18 to 30	Live	4
Very difficult area, land prices will continue to force development of expensive residential flats	Over 60	Live / Work	3

Rarely occupied second homes are not always a disadvantage. Their owners are typically rich so often they bring considerable spend to the area in the weeks they are present. I see no disadvantage is short lets (short hold tenancies)	Over 60	Visit	3
Vital. Without your residents, Soho is nothing but a shell. Most importantly affordable housing for key workers in Soho	Over 60	Visit	1
The new flats developed by where I live are all owner occupied by very nice new residents. Don't know where all the so called empty residential properties are. Or is it a myth?	45 to 60	Live / Work	1
It's all about pricing. Soho is expensive to rent privately	45 to 60	Live	1
Housing and Soho should not be a priority, only certain people would be able to afford to live in Soho...and those that live there would probably not want to mingle with those that currently enjoy the area...unless more cleansing takes place to please the few over the masses	31 to 44	Visit	1
Central London does not need more luxury flats. Truly affordable housing is desperately needed. The leveraging of more building of luxury flats only increases the 'social cleansing' pressures.	45 to 60	Visit	1