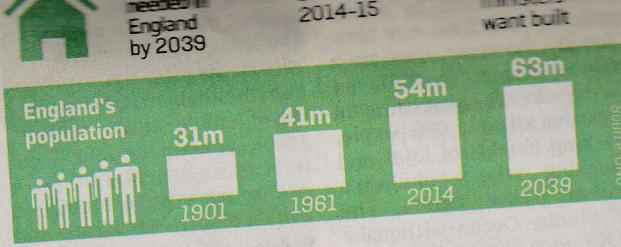


fringe expanded... previously assigned as a village. Rarely did it result from 'organic growth' of a village."

Most lost villages were near London, in Surrey, Hampshire, Hertfordshire and Sussex.

There are two key causes for England's vanishing villages. One is surging population — England has risen from 43m



Such debates will... the communities secretary, launches his housing white paper in which he has pledged to "set out a range of radical plans to boost housing supply". @jonathan_leake

Homes meant to revive estate sold overseas

Jon Ungoed-Thomas

FAR Eastern investors are snapping up homes in the redevelopment of an iconic London estate intended to help first-time buyers.

The vast Heygate estate, built in 1974, was demolished between 2011 and 2014 as part of a £3bn regeneration programme in southeast London. The council backing the plan stated in its strategy documents that "at least 35% of new units must be affordable".

The scheme has been marketed in Singapore and registry documents obtained by the group 35% Campaign, which is lobbying for more affordable housing, show the vast majority of new buyers officially recorded to date at South Gardens in the Elephant Park development are from the Far East. Prices start at £550,00 for a one-bedroom flat.

The South Gardens phase of the development has only 25% affordable housing. Lendlease, the developer, successfully argued it was not financially viable to build more affordable homes.

Jerry Flynn, a spokesman for the 35% Campaign, said: "It shows what a failure this



regeneration has been in providing local people with affordable housing."

Mark Williams, Southwark council's cabinet member for regeneration and new homes, said: "In a very difficult financial climate in 2010, the council secured a minimum 25% affordable homes on the Elephant Park development, although we expect to reach 35% across the Elephant and Castle opportunity area as a whole."

He said the regeneration also funded a new leisure centre and would mean improved open spaces.

Lendlease said it was committed to helping to create a "balanced and diverse" community.

@jonusgoedthomas

Rent racism hits Airbnb's ethnic hosts

Chris Stokel-Walker and Robin Henry

BLACK and Asian homeowners get less rent on Airbnb than white people with similar properties in the same area, a study has found.

This ethnic price gap, which is an average 6% for London properties on the house-share platform, is a result of guests discriminating against hosts from an ethnic background, according to research by Warwick University.

It was found, however, that this disparity shrank with the more reviews that a property had and for listings with 20 or more reviews it disappeared.

Roland Rathelot, assistant professor of economics at Warwick, said the findings suggest that Airbnb users rely on their prejudices to judge properties when they have no other information to fall back on.

"This suggests that guests use ethnicity, inferred from names and pictures, to form their opinions about which property is better and to complement the existing information about the listing and the host," Rathelot said.

"As a result of this 'statistical discrimination', ethnic minority hosts have to

set their prices lower to meet the demand."

The study looked at more than 350,000 properties across 19 cities around the world and found that overall listings with minority hosts were priced 16% cheaper than others. Once differences such as location, characteristics and amenities were taken into account, there was still an average split of 3.5%.

In London, the second most popular Airbnb city after Paris, this gap was as high as 6%.

A recent study by Harvard Business School found similar discrimination by hosts on Airbnb, with guests who have "distinctively African-American names" being 16% less likely to be accepted than identical guests with white-sounding names.

On Twitter, black users have shared stories of being rejected on the site using the link #airbnbwhileblack. Airbnb has taken action to tackle discrimination on its platform with a range of product and policy changes.

"We know giving hosts and guests more information can help fight bias," a spokesman said. "That's why we're working on tools that will help hosts and guests learn more about one another and a range of initiatives that will help fight discrimination."