

Council: Tuesday, 20 January 2015

14.1: Councillor Tom Davey – General Fund Housing

Amendment in the name of Councillor Ross Houston

Amend first sentence to read:

Council notes that with accelerating population and economic growth, the lack of affordable housing supply is now a top 3 concern according to the council's latest Residents' Perception Survey.

Add after 2nd sentence:

Council believes that unless the regeneration of our council estates replaces the social housing that was originally there, or at the very least provides social housing for rent for those secure and long standing temporary tenants who have been living there, those regeneration schemes will have been a complete missed opportunity and will have failed local people.

Add after 3rd sentence:

But council also notes that of the 26,000 new homes planned to be built in Barnet over the next 20 years only 15% will be affordable - far short of the 40% target for affordable homes in the Local Development Framework.

Add at the end:

Council also instructs officers to:

- ensure that such general fund expenditure is used to increase affordable homes for rent and shared ownership/intermediate sale.
- investigate ways of maximising / increasing the number of affordable homes to be delivered in future phases of the regeneration projects on our council estates.
- grant flexible 5 year tenancies to those long standing temporary tenants living on the council's regeneration estates.

Substantive motion to read:

Council notes that with accelerating population and economic growth, the lack of affordable housing supply is now a top 3 concern according to the council's latest Residents' Perception Survey.

Council recognises that Barnet has some of the largest and most ambitious regeneration schemes in London, which have begun to deliver on the 20,000 plus new homes they are set to add.

Council believes that unless the regeneration of our council estates replaces the social housing that was originally there, or at the very least provides social housing for rent for those secure and long standing temporary tenants who have been living there, those regeneration schemes will have been a complete missed opportunity and will have failed local people.

Council notes that 3260 new homes were built in the three years to 2013, including 1072 affordable homes – placing Barnet in the top third of London boroughs on this measure.

But council also notes that of the 26,000 new homes planned to be built in Barnet over the next 20 years only 15% will be affordable - far short of the 40% target for affordable homes in the Local Development Framework.

Council further notes that progress is being made to expand the programme of council house building, with another 38 having gone through the planning phase. Council recognises, though, that it is important to investigate and take advantage of all options for providing new homes for families.

Council notes the decision by neighbouring Labour-run Camden Council to develop property for private sale. Council believes that building or developing General Fund housing is both a way of increasing provision to meet resident demand and also a means of helping the taxpayer share in the opportunities of growth, closing the budget gap and thus offsetting potential future further cuts.

Council instructs officers to explore a programme of General Fund housing to sit alongside our existing and progressing regeneration and council house building schemes.

Council also instructs officers to:

- ensure that such general fund expenditure is used to increase affordable homes for rent and shared ownership/intermediate sale.
- investigate ways of maximising / increasing the number of affordable homes to be delivered in future phases of the regeneration projects on our council estates.
- grant flexible 5 year tenancies to those long standing temporary tenants living on the council's regeneration estates.