

Council, 20 October 2015

Agenda Item 11.5: Referral from Housing Committee – Housing Strategy and Commissioning Plan

Amendment in the name of Councillor Houston

In the Housing Strategy report referred up to Full Council:

Replace recommendation 1 with:

1. That Council approve the final Housing Strategy at Appendix A, with the following additions:

That the Housing Strategy should:

- Set out specific targets for delivering at least 50% affordable housing on developments on council-owned land, including a specific target of 50% to be social rented housing.
- Commit the council to developing a Supplementary Planning Document that sets out clear expectations on value in viability reports, including that viability calculations should be transparent and public.
- Commit the council to establish a policy on the local marketing of properties to minimise off-plan sales.
- Specify that where the council must transfer land to secure delivery of affordable housing it should have a long-term interest in the land eg. through retaining the freehold, keeping a long term equity stake in the value uplift of the land by adding covenants on disposal, and look at long term payback arrangements on private sector-led development.
- Set out that on the regeneration schemes the same number of council homes as were originally there prior to the start of regeneration should be provided as a minimum.
- Ensure that all longstanding non-secure temporary tenants on Barnet's regeneration estates should be granted secure tenancies.
- Look at developing new intermediate rent and low cost home-ownership products, for example:
 - Intermediate rent based on a percentage of income.
 - Key worker housing for particular target groups of people including those who need to live close to where they work.
 - Mutual home ownership.

- Set out additional actions to improve standards in private rented sector, including:
 - License all private sector landlords in order to tackle rogue landlords, improving standards in the private rented sector and reducing anti-social behaviour.
 - Introducing a Decent Homes Standard based Kite mark for the private rented sector, including current minimum legal requirements.
 - Increase tenants awareness of their rights.
 - Investigate setting up a social lettings agency to offer a quality management service to private landlords for letting their properties at either market rent or affordable rent with the service either free of charge for tenants.
 - Investigate working with Housing Associations to bring empty/non-decent properties into the public housing sector.
 - Any acquisitions should prioritise purchases in borough.

 - **Replace recommendation 2 with:**
2. That the Committee approve the final Commissioning Plan at Appendix B, with any appropriate amendments following from the amended recommendation 1.