

	<h2>Housing Committee</h2> <h3>23rd October 2017</h3>
<p style="text-align: right;">Title</p>	<p>Response to the Mayor’s Draft London Housing Strategy 2017</p>
<p style="text-align: right;">Report of</p>	<p>Cath Shaw- Deputy Chief Executive</p>
<p style="text-align: right;">Wards</p>	<p>All</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>Yes</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix 1: Draft London Housing Strategy Summary Document</p>
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<h2>Summary</h2>
<p>On 4 September 2017 the London Mayor, Sadiq Khan, published his draft housing strategy for London. The Strategy sets out the Mayor’s vision for tackling London’s housing crisis with key priorities of building homes for Londoners that are genuinely affordable, providing high quality homes and inclusive neighbourhoods, ensuring a fairer deal for private renters and leaseholders and tackling homelessness. A consultation will run for 3 months and London Councils and other stakeholders are invited to comment on the draft strategy.</p> <p>Highlights include a commitment to set clear and ambitious housing targets for all London Councils, a desire to work towards half of new homes being affordable, intensification of land use by building at higher densities and supporting a range of other types of intermediate rented homes as long as they are genuinely affordable to Londoners, generally meaning that they should be accessible by those whose household incomes fall under £60,000.</p>

Recommendations

- 1. That the committee delegates the preparation of a response to the Mayor's Draft London Housing Strategy to the Deputy Chief Executive, in consultation with the Chairman of the committee.**

1. WHY THIS REPORT IS NEEDED

- 1.1 On the 4th September 2017 the Mayor of London released his Draft London Housing Strategy for 2017, which sets out his vision for tackling London's housing problems. The aim of the Strategy is to address the housing shortage through an intensive use of London's available land, focusing on more genuinely affordable housing and providing help now for people feeling the effects of the housing shortage; - from private renters to rough sleepers.
- 1.2 The Strategy provides a framework for delivery of the Mayor's ambitions over several years, including over £3.15 billion of affordable housing investment through to 2021 and his longer term aims for the future. The focus is on five key priorities:
 - Building homes for Londoners
 - Delivering genuinely affordable homes
 - High quality homes and inclusive neighbourhoods
 - A fairer deal for private renters and leaseholders
 - Tackling homelessness and helping rough sleepers
- 1.3 The GLA Act (2007) gives the Mayor of London responsibility for producing London's Housing Strategy. London's councils play a central role in tackling London's housing problems and the GLA Act 1999 specifies that council statements of local housing policies must be in general conformity with the London Housing Strategy. This includes: planning and giving permission for new housing schemes; promoting regeneration and development across their areas; building new genuinely affordable homes; and ensuring that Londoners affected by the housing crisis are receiving the help and support they need. This draft strategy proposes clear expectations on Barnet for local housing delivery, backed up with some strategic support from City Hall.
- 1.4 The Mayor's London Housing Strategy 2017 will influence the way in which Barnet updates its own Housing Strategy over the coming months.
- 1.2 Consultation on the draft strategy will run for three months and London Boroughs are invited to comment and respond. It is recommended that the Committee delegates the preparation of a response on behalf of the Council

to the Deputy Chief Executive in consultation with the Chairman of the Housing Committee.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The appendix to this report sets out the proposals of the Mayor's Draft London Housing Strategy in detail and outlines the implications of these proposals for Barnet. The proposals is the Mayor's Draft London Housing Strategy will have implication for Barnet's own housing strategy and it is therefore recommended that we take this opportunity to respond to the consultation in order to input into the strategy.
- 2.2 The London Borough of Barnet's response will be formulated through consultation with various relevant services within the Council, including Barnet Homes.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The alternative option would be for London Borough of Barnet to choose to not respond to the consultation. This would not be advisable given the strategic importance of the Mayor's Housing Strategy and its implications for Barnet's own Housing Strategy.

4. POST DECISION IMPLEMENTATION

- 4.1 If the recommendation in this report is approved, the Deputy Chief Executive will draft a response in consultation with the Chairman of the Housing Committee and once approved by the Chairman, will send it to the Mayor's Office.
- 4.2 Following consideration of the responses received to the consultation, the Mayor's Housing Strategy will be published in 2018.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

Barnet's Housing Strategy, informed by the Mayor's London Housing Strategy, contributes to the strategic objectives in the Council's Corporate Plan 2015 to 2020 in the following ways:
"The Council, working with local, regional and national partners, will strive to ensure that Barnet is a place:

- *"Of opportunity, where people can further their quality of life"-* by delivering on the Council's ambitious regeneration programme, creating 30,000 jobs and 20,000 new homes as well as improvements to infrastructure including new schools, health facilities and transport;
- *"Where people are helped to help themselves, recognising that prevention is better than cure"* – by enabling vulnerable people to live independently through floating support and supported living arrangements; our strategy for tackling homelessness focuses on

prevention and helping people to help themselves, for example by securing their own accommodation in the private rented sector with support from the Council.

- “*Where responsibility is shared, fairly*” – by helping households affected by welfare benefit reforms to find more affordable accommodation and access to employment opportunities.

5.1.1 Barnet’s Joint Strategic Needs Assessment outlines that housing affordability is the second highest concern for residents according to the 2015 Residents’ Perception Survey, as well as the long term shift in housing tenure towards renting and away from owner occupancy reflecting sustained reduction in housing affordability and an imbalance between housing demand and supply.

5.2 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

5.2.1 As this is a consultation response to the draft of the Mayor’s London Housing Strategy there are no resource implications at this time.

5.3 **Social Value**

5.3.1 The Public Services (Social Value) Act 2013 is not relevant in the context of this report.

5.4 **Legal and Constitutional References**

5.4.1 The GLA Act 1999 specifies that council statements of local housing strategy must be in general conformity with the London Housing Strategy.

5.4.2 Under the Council’s Constitution, Responsibility for Functions (Annex A) the Housing Committee has specific responsibilities including the Housing Strategy (incorporating Homelessness Strategy).

5.5 **Risk Management**

5.5.1 The key risk relating to the Mayor’s Housing Strategy is that failure to sufficiently comply with the document would put significant future housing funding at risk.

5.6 **Equalities and Diversity**

5.6.1 The Council will undertake a full Equality Impact Assessment when it comes to review its own housing strategy in the coming months.

5.7 **Consultation and Engagement**

5.7.1 There will be no consultation or engagement on the consultation response to the Mayor’s Draft London Housing Strategy.

5.8 **Insight**

5.8.1 The consultation response will take into account information gathered from across the council to ensure that the response reflects any issues and

concerns that the Mayor's London Housing Strategy might raise across the organisation.

6. BACKGROUND PAPERS

- 6.1 A copy of the Mayor's Draft London Housing Strategy 2017 can be found at the following link:
https://www.london.gov.uk/sites/default/files/2017_london_draft_housing_strategy.pdf

