

Appendix 1: Draft London Housing Strategy 2017

Chapter	Key Proposals	Comment
1. Building Homes for Londoners	<ul style="list-style-type: none"> • The Mayor will proactively intervene in the land market – he will invest £250m to launch a scheme to purchase land and make it available to developers, councils and housing associations. • To protect the Green Belt, the Mayor will promote higher density schemes on brownfield sites, in and around town centres, and on smaller sites. • To ensure that all councils contribute to the capital's needs, clear and ambitious housing targets will be set for every council in London. • The Mayor is keen to work with individual councils who are building homes directly, and have companies which can undertake development more freely and have the scope to provide a long term income source for councils. • The Mayor will support new purpose-built private rented homes which will provide a more stable and well-managed supply of homes at a range of rent levels. 	<p>Barnet has agreed (as part of its overall capital budget) £20million for a revolving fund for key real estate acquisitions.</p> <p>The council's existing planning policy strongly protects the Green Belt, Metropolitan Open Land and other valued open space from inappropriate development; this wholly aligns with the government's position. Barnet supports proposals for tall (higher density) buildings in strategic locations only (Brent Cross, Colindale, some regeneration estates and priority town centres) subject to them not having an unacceptably harmful impact on their surroundings</p> <p>Barnet's new Local Plan will set out the boroughs available supply of land to meet any new housing targets set. Meeting this target will also be heavily dependent on market conditions and developers ability to bring forward schemes.</p> <p>The Council in partnership with Re are building more than 20,000 new homes by 2025 through its regeneration programme, the most in outer London, with more potentially being delivered through a pipeline of future brownfield redevelopment. The council already has an ambition to build new affordable homes on council housing land. This programme is already underway, with the first new council houses in Barnet for over 20 years being completed in March 2014/15 with a further 40 completed in 2016/17.</p> <p>The Council plans to deliver a Build to Rent Scheme at Cricklewood Brent Cross (CBC).</p>
2. Delivering genuinely affordable Homes	<ul style="list-style-type: none"> • The Mayor will invest in homes around social rent levels for Londoners on low incomes, in London Living Rent homes for middle income Londoners struggling to save for a deposit, and in shared ownership homes for Londoners who cannot afford to buy on the open market. 	<p>The Council recognises that different types of affordable housing are needed to meet a range of income levels and types of household across the borough.</p> <p>When funded through the Mayor's Affordable Homes Programme, London Living Rent is designed to offer sub-market rents for up to</p>

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	<ul style="list-style-type: none"> The Mayor has a long-term strategic target for ensuring that half of new homes built will be genuinely affordable. The Mayor will increase the levels of new affordable homes through investment, including his programme of £3.15 billion to support 90,000 affordable home that will start by 2021. The Mayor wants to ensure that homes demolished for redevelopment are replaced on a like for like basis and will make this a key planning requirement. The Mayor has been clear that any proposals for estate regeneration must be developed with close resident involvement from the very start, and with clear guarantees for tenants, leaseholders, and freeholders. 	<p>10 years, helping households on average income levels to save for a deposit. Eligibility for London Living Rent is restricted to households that are currently renting, with a maximum income of £60,000. The Council will also explore innovative solutions to increase the supply of affordable purpose-built rented homes, including the encouragement of institutional investment in the private rented sector and modern new homes designed specifically for renters.</p> <p>Estate regeneration is a complex process which must take account of the specific circumstances of each site, including local infrastructure needs, local housing need (tenure mix, affordability and unit size), other local development opportunities, placemaking, viability and the nature of the surrounding area. The council therefore believes that a blanket approach to re-provision of affordable rented housing is too simplistic, and should be a matter for local policies and decision making.</p> <p>The council ensures meaningful consultation with residents and other stakeholders is carried out. All schemes utilise an Independent Resident Advisor to support residents throughout the regeneration process. Pledges/residents charters have been used successfully across the schemes, including Grahame Park and Stonegrove Spur Road, to establish the aims of the regeneration. The pledges have helped to set shared expectations and we've learned that it is important to work with the community to revise and update the pledges as the scheme changes.</p>
3. High quality homes and inclusive neighbourhoods;	<ul style="list-style-type: none"> The tragic Grenfell Tower fire raises urgent questions about the safety and design of some existing buildings, and about how rules and regulations are written and enforced. In these cases, the Mayor is calling on Government to fund any financial gap that arises when ensuring all the social housing is replaced like for like. 	<p>The Council and Barnet Homes take fire safety extremely seriously. Extensive measures are in place to ensure that our homes comply with fire safety regulations.</p> <p>Addressing the housing needs of older and disabled people is a key consideration for the Council and forms part of the Barnet's commissioning strategy to increase Extra Care Housing in the Borough e.g. Morton Close.</p>

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	<ul style="list-style-type: none"> • Investment for specialist and supported homes, including for older or disabled Londoners • The Mayor is funding a new Community-Led Housing Hub for London. • The Mayor will take steps to address concerns about empty homes, overseas buyers, and the impacts of estate regeneration. 	<p>The Homes for Londoners Community Housing Hub will offer support to Londoners and community groups who want to build homes themselves. The Council will support this initiative through meeting the requirements set out in the National Planning Policy Framework.</p> <p>The Mayor will urge the Government to set new standards of transparency in the property industry and particularly for properties owned by companies registered overseas which would help with the better management of properties that sit empty for long periods of time. These measures are welcomed.</p>
<p>4. A fairer deal for private renters and leaseholders;</p>	<ul style="list-style-type: none"> • London-public database to 'name and shame' landlords and agents who have acted unlawfully. • The Mayor will also support councils to operate well-designed property licensing schemes, and to more closely share information and coordinate their actions. • Calling on Government to devolve responsibility for considering and approving selective licensing schemes to City Hall. • The Mayor will work to promote a new deal – a London Model – for renters. This will offer greater stability and tenant rights, balanced with the legitimate interests of landlords. • Extend the London Charter for service charges and ground rents to the wider leasehold sector. 	<p>Like most London Boroughs, the Council already operates a Mandatory and Additional Licensing Scheme for private rented properties in Barnet.</p> <p>Selective Licensing Schemes (Borough-wide and for every private rented property regardless of size or location) should only be brought in where there is a real need and evidence to support this.</p> <p>The London Model proposes enhancing security of tenure for renters by considering the role that 'no fault' eviction clauses play in undermining security of tenure for renters, increasing notice periods for eviction, where a tenant is not at fault; reducing discrimination against renters who are receiving welfare benefits by banning the use of the pejorative term 'No DSS' or similar in property adverts; ensuring that any new measures to improve security of tenure do not disadvantage vulnerable groups.</p> <p>Most new homes built in London today are sold on a leasehold basis. Despite this, many leaseholders know little about their rights and obligations, and the system remains open to abuse. The Mayor will support improvements to the leasehold sector, particularly measures to improve the quality of advice and support available to leaseholders.</p>

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<p>5. Tackling homelessness and helping rough sleepers.</p>	<ul style="list-style-type: none"> • The Mayor will lead on tackling the root causes of insecure private renting, and he will work with councils to try and prevent homelessness and help homeless Londoners into sustainable accommodation. • Pushing government to provide adequate funding to deliver Homelessness Reduction Act and manage homelessness, specifically the need for a long term funding settlement • Enabling councils to take a significantly more collaborative approach to securing private rented accommodation for homeless households. • 'No Nights Sleeping Rough' taskforce: will work with councils, charities, Government, and others to boost services beyond the £8.5 million a year he has committed toward support for rough sleepers. 	<p>The Mayor proposed to tackle the root causes of homelessness by investing more in affordable homes, and lobbying Government to reform private renting and review its welfare changes.</p> <p>Barnet is likely to see a 50% increase in households requiring assistance when the Homelessness Reduction Act is enacted in April 2018. Funding to meet additional demand would be welcomed.</p> <p>The Mayor will work with councils and Government to help enable councils to take a significantly more collaborative approach to securing private rented accommodation for homeless households. The Mayor's objective is to enable councils to combine their buying power. This will leave them better placed to secure accommodation that meets the needs of homeless households within a fiercely competitive market.</p> <p>The Mayor's No Nights Sleeping Rough taskforce will continue to support opportunities to improve prevention, for example by disseminating good practice from the No First Night Out (NFNO) programme and improving the data that is collected on why and how people end up sleeping rough.</p>