

	<h2>Housing Committee</h2> <h3>19 October 2016</h3>
Title	Labour Group Motion from Full Council – Meeting the Housing Aspirations and Needs of Barnet’s Residents
Report of	Head of Governance
Wards	All
Status	Public
Enclosures	None
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<h3>Summary</h3>
The report informs the Housing Committee of a Motion which was reported to Full Council on 28 July 2015. In accordance with Council Procedure Rule 23.5, if a Member’s Motion is not dealt with by the end of a Full Council meeting, it will be referred to the appropriate committee for consideration and any necessary action.

<h3>Recommendation</h3>
That the Housing Committee’s instructions are required on whether to bring a detailed report to a future meeting of the Committee.

1. WHY THIS REPORT IS NEEDED

1.1 On Tuesday 28 July Councillor Gill Sargeant submitted an Opposition Motion to Full Council as follows:

1.2 Meeting the housing aspirations and needs of Barnet's residents

“Council believes there should be sufficient housing in the borough affordable to Barnet's diverse population, with a sustainable mix of homes for private sale, genuinely affordable homes for ownership, genuinely affordable homes for intermediate rent and homes for social rent.

Council notes that for many residents so-called affordable homes for shared ownership are not actually affordable for many middle income families because house prices in London are so high, service charges are prohibitive and people are unable to save for a deposit because rents are some of the highest in London.

Council believes that to help people realise their dream of owning their own home here there needs to be enough homes at genuinely affordable intermediate rent based on income rather than market rent to allow people to be able to save for a deposit on a home.

At the same time Council notes there will be a loss of a further 827 homes for social rent as a result of the regeneration of the council's large estates, bringing the total number lost to at least 1600 over the last twenty years with the result that many people have been forced out of the borough - particularly non-secure tenants.

Taking Grahame Park as an example, where there were 575 non-secure social tenants as of January, the completion of the regeneration of the estate will result in a further reduction in social homes for rent of around one quarter or 352 homes. Many of these social tenants will not be able to afford to buy the 363 new shared ownership/ shared equity homes that replace these social homes for rent and will most likely be forced to move into the private rented sector where rents are exorbitant and the Right To Buy does not apply.

A nearby Colindale example of the cost of shared ownership for a two bedroom apartment at Zenith House is advertised at £112,500 for a 25% share, based on a full market value of £450,000. The rent per month is £784.50 and the service charge per month is £136.77 - the mortgage payment is on top of this, taking the total monthly cost to over £1,000 per month assuming a 5% deposit is paid. This is around 50% of the average take home pay in Barnet - also defined as extremely unaffordable by housing charity Shelter.

Council believes that the current housing strategy will not deliver the right mix of homes to meet the needs and aspirations of all of Barnet's diverse community, or to ensure there are enough teachers, nurses, social workers and other key workers who are able to afford to live and work in Barnet.

Council asks that a proper survey of housing need is undertaken that:

- explains the average cost of shared ownership homes - including the level of deposit required, the rent and likely service charges - being built and offered for sale in Barnet and asks respondents to indicate if they can afford this
- explains the actual cash levels of rent at LHA and 65% of market rent rates and asks respondents to indicate if they can afford this

- explains the actual level of average private rent in the borough and asks respondents to indicate if they could afford these rents and save for a deposit to buy their own home

- ascertains the level of need in the borough for social rented housing, the available provision and the implications for the local workforce.

Council asks for this information to be collected with a report back to the Housing Committee.”

1.3 Council’s Constitution, Full Council Procedure Rule 23.5 states that:
If the Member’s Motion is not dealt with by the end of the meeting, it will be referred to the appropriate Council Committee or sub-Committee for consideration and any necessary action. (However, if the proposer has specifically asked in his or her notice for the Motion to be voted on at that Council meeting it will be voted on without discussion).

1.4 The motion was not discussed at voted on at the Full Council meeting. Therefore the Housing Committee are requested to consider the contents of the motion as set out in section 1.2 of this report and give instruction.

2. REASONS FOR RECOMMENDATIONS

2.1 No recommendations have been made. The Housing Committee are therefore requested to give consideration to the motion and provide instruction regarding whether a detailed report should be added to the work programme for consideration at a future meeting of the Committee.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

4.1 Post decision implementation will depend on the decision taken by the Committee.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 None in the context of this report.

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

5.2.1 None in the context of this report.

5.3 Legal and Constitutional References

5.3.1 Council Constitution, Full Council Procedure Rules (section 23.5) states if the Member's Motion is not dealt with by the end of the meeting, it will be referred to the appropriate Council Committee.

5.3.2 Council Constitution, Responsibility for Functions, Annex A – the terms of reference of the Housing Committee covers Housing Issues.

5.3.3 There are no legal references in the context of this report.

5.4 Risk Management

5.4.1 None in the context of this report.

5.5 Equalities and Diversity

5.5.1 All of these issues must be considered for their equalities and diversity implications.

5.6 Consultation and Engagement

5.6.1 None in the context of this report.

6. BACKGROUND PAPERS

6.1 Motion to Full Council, 28 July 2015:
<http://barnet.moderngov.co.uk/mgAi.aspx?ID=13323#mgDocuments>