

	<h2 style="text-align: center;">Housing Committee</h2> <h3 style="text-align: center;">20 October 2016</h3>
Title	Referral from Full Council - Key Worker Housing Strategy and Affordable Housing
Report of	Head of Governance
Wards	All
Status	Public
Enclosures	None
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Summary

At the meeting of Full Council, held on 26 July, The Worshipful the Mayor noted that under Council Procedure Rule 23.5 that the Opposition Motion, agenda item 15.5, in the name of Councillor Ross Houston be referred to the Housing Committee for consideration.

Recommendations

1. That the Housing Committee note that this item was referred to the Committee by Full Council on 26 July 2016.
2. That the Housing Committee give consideration to the Opposition Motion, agenda item 15.5, in the name of Councillor Ross Houston with amendment as reported to Full Council on 26 July 2016 as highlight in section 1 of this report.

1. WHY THIS REPORT IS NEEDED

- 1.1 The Council's Constitution outlines within the Full Council Procedures Rules at section 23.5 that if an item is not dealt with by the end of the meeting it can be referred to the appropriate Council Committee for consideration.
- 1.2 Having noted section 1.1, the Housing Committee are requested to consider the following Council motion as reported to the Full Council meeting on 26 July 2016.
- 1.3 **Opposition Motion in the name of Cllr Ross Houston**

Key worker housing strategy and affordable housing

Council notes the findings of the report "The Business Case for Affordable Housing" published by Peabody on 14 July and produced in partnership with the CBI with the research carried out by the Centre for Economic and Business Research:

- *That London's social housing residents make a contribution that is five times greater than the housing benefit bill for social housing tenants in London in the same year.*
- *That Londoners living in social housing contributed at least £15bn to the capital's economy in 2015 alone.*
- *That over a third work in the emergency services (ambulance, police, fire service).*
- *That over 30 per cent work in lower paid jobs which are essential to the effective running of the capital - these include carers, security staff, cleaners, postal workers, kitchen assistants, and bar staff and waiters/waitresses.*
- *That businesses of all sizes and sectors have made it clear that both housing cost and availability is negatively impacting on their ability to recruit and retain staff.*
- *That the narrow definition of key workers fails to appreciate the essential role to the economy of many people working on lower incomes.*
- *That, post-Brexit, ensuring London remains globally competitive is even more important, and that means making sure the people who keep our city running have an affordable home.*

Council notes the failure of the Conservative administration in Barnet to deliver enough affordable homes for people who need them, with only 18% affordable housing delivered in 2015/16 against a target of 40%.

Council also notes the removal of at least 800 social homes from Barnet's council estates through 'regeneration' that has resulted in more and more people being forced to move out of the borough. This has been formalised by a recent policy to acquire cheap housing outside the borough to move people to.

Council believes these failures could be damaging Barnet's local economy and businesses, and are making it harder for the Council to recruit and retain quality key workers - like social workers.

Council asks the Housing Committee to look into these issues and consider developing a key worker housing strategy for Barnet as part of a strategy to build more affordable homes in the borough.

1.4 Amendment in the name of Councillor Tom Davey

Key worker housing strategy and affordable housing

Delete all after the bullet points and replace with:

'Council notes the success of the Conservative administration in Barnet in delivering over 2,500 new affordable homes for people who need them in the last five years, with 38% of housing completions between 2010/11 and 2014/15 being classed as affordable.

Council also notes that the removal of at least 800 social homes from Barnet's council estates through 'regeneration' schemes are offset by the delivery of new social and affordable homes on other sites around the borough. Council notes there will be a net increase in social rented homes over the next five years.

Council does, though, recognise that affordable housing may not be affordable enough for some people and that this is an issue right across London.

Council believes that a failure to increase the supply of homes could damage London and Barnet's local economy and businesses, making it harder for the Council to recruit and retain quality key workers - like social workers.

Council notes the pre-election pledges made by the current Mayor of London and expresses concern that he may already be signalling these are unachievable.

Council asks the Housing Committee to look into these issues and consider how to build more new homes in the borough, including those affordable to key workers. Council further calls on the committee to monitor the Mayor's progress and encourage him to deliver an increased supply of homes for Londoners.'

Amendment to read in full:

Council notes the findings of the report "The Business Case for Affordable Housing" published by Peabody on 14 July and produced in partnership with the CBI with the research carried out by the Centre for Economic and Business Research:

- *That London's social housing residents make a contribution that is five times greater than the housing benefit bill for social housing tenants in London in the same year.*
- *That Londoners living in social housing contributed at least £15bn to the capital's economy in 2015 alone.*
- *That over a third work in the emergency services (ambulance, police, fire service).*
- *That over 30 per cent work in lower paid jobs which are essential to the effective running of the capital - these include carers, security staff, cleaners, postal workers, kitchen assistants, and bar staff and waiters/waitresses.*
- *That businesses of all sizes and sectors have made it clear that both housing cost and availability is negatively impacting on their ability to recruit and retain staff.*
- *That the narrow definition of key workers fails to appreciate the essential role to the economy of many people working on lower incomes.*
- *That, post-Brexit, ensuring London remains globally competitive is even more important, and that means making sure the people who keep our city running have an affordable home.*

Council notes the success of the Conservative administration in Barnet in delivering over 2,500 new affordable homes for people who need them in the last five years, with 38% of housing completions between 2010/11 and 2014/15 being classed as affordable.

Council also notes that the removal of at least 800 social homes from Barnet's council estates through 'regeneration' schemes are offset by the delivery of new social and affordable homes on other sites around the borough. Council notes there will be a net increase in social rented homes over the next five years.

Council does, though, recognise that affordable housing may not be affordable enough for some people and that this is an issue right across London.

Council believes that a failure to increase the supply of homes could damage London and Barnet's local economy and businesses, making it harder for the Council to recruit and retain quality key workers - like social workers.

Council notes the pre-election pledges made by the current Mayor of London and expresses concern that he may already be signalling these are unachievable.

Council asks the Housing Committee to look into these issues and consider how to build more new homes in the borough, including those affordable to key workers. Council further calls on the committee to monitor the Mayor's progress and encourage him to deliver an increased supply of homes for Londoners.

2. REASON FOR REFFERAL

- 2.1 At the meeting of Full Council on 26 July 2016 the motion captured in section 1 of this report was not considered. The Council's Constitution provides the ability for the Housing Committee to receive this report and therefore determine the report's recommendations.

3. REASONS FOR RECOMMENDATIONS

- 3.1 As set out above.

4. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 4.1 N/A

5. POST DECISION IMPLEMENTATION

N/A

6. IMPLICATIONS OF DECISION

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

- 6.2 Not in the context of this report.

6.3 Legal and Constitutional References

- 6.3.1 Responsibility for Functions, paragraph 6.2, of the council's Constitution reads:

Under Full Council Procedure Rule 23.5: if an item is not dealt with by the end it can be referred to the appropriate Council Committee for consideration.

6.4 Risk Management

- 6.5 Not in the context of this report.

6.6 Equalities and Diversity

- 6.7 Not in the context of this report.

6.8 Consultation and Engagement

- 6.9 Not in the context of this report.

7. BACKGROUND PAPERS

- 7.1 None.