



Housing Committee

20 October 2016

Title	Member's Items Cllr Ross Houston – Increasing the supply of private rented housing at affordable levels using the council's wholly owned company Cllr Kath McGuirk – Not-for-profit lettings agency Cllr Adam Langleben – Best practice in delivering new housing through regeneration
Report of	Head of Governance
Wards	All
Status	Public
Enclosures	None
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Summary

The report provides detail on the Member's Items submitted for the Housing Committee to consider and for instructions to be provided to Officers.

Recommendation

That the Housing Committee's instructions are requested in relation to the items submitted by Member's of the Committee highlighted at section 1.1.

1. WHY THIS REPORT IS NEEDED

1.1. THE FOLLOWING MEMBERS ITEMS HAVE BEEN RECEIVED:

Cllr Ross Houston	<p>Increasing the supply of private rented housing at affordable levels using the council's wholly owned company</p> <p>I request that the Housing Committee receives an update on plans by LB Barnet for Hillgreen Homes - the Council's wholly owned company - including whether it will be used for increasing the supply of private rented housing at affordable levels in Barnet.</p>
Cllr Kath McGuirk	<p>Not-for-profit lettings agency</p> <p>I request that the Housing Committee looks at London Boroughs like the London Borough of Islington, that have established not-for-profit lettings agencies, and considers the benefits and feasibility of the London Borough of Barnet doing the same.</p>
Cllr Adam Langleben	<p>Best practice in delivering new housing through regeneration</p> <p>The Council's Housing Strategy sets out how regeneration schemes in Barnet will deliver over 29,000 new homes in the Borough by 2029. Increasing the supply of housing through regeneration has been controversial in Barnet, with already established communities in some cases feeling excluded from the process through lack of consultation and engagement, and feeling let down when agreed plans that affect them are changed.</p> <p>The impact of regeneration on community cohesion has also been raised in a Member's Item to Community Leadership Committee, and regular updates about community consultation on on-going projects are now being reported to the Assets, Regeneration and Growth Committee following a Member's Item on the issue there.</p> <p>In advance of the Mayor of London publishing London-wide best practice guidelines for regeneration, I request that the Housing Committee receives a report on:</p> <ul style="list-style-type: none">• the impact of regeneration schemes in Barnet on the delivery of the Committee's commissioning plan, including whether regeneration in Barnet is meeting the aims of the Housing Strategy to truly deliver the

	<p>maximum number of affordable homes possible in order to re-house existing tenants and residents</p> <ul style="list-style-type: none"> • how regeneration has affected Barnet Homes' leaseholders and secure / non-secure tenants, • best practice in other London Boroughs, like the London Borough of Islington and the London Borough of Haringey, including their policy on re-housing existing tenants on a like-for-like basis in regeneration schemes, • how the process from start to finish can be improved by learning from mistakes made in the West Hendon estate regeneration. <p>I therefore request that the Housing Committee considers this Member's Item and further request a report at a future meeting in order to make any recommendations on these issues to the Assets, Regeneration and Growth Committee to assist in developing a London Borough of Barnet best practice check list for future regeneration projects.</p>
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2. REASONS FOR RECOMMENDATIONS

- 2.1 No recommendations have been made. The Housing Committee is requested to give consideration and provide instruction.

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 When matters raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan and other relevant policies.

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 The Council's Constitution Responsibility for Functions, section 6 illustrates that a Member, including appointed substitute Members of a Committee may have one item only on an agenda that he/she serves. Members items must be within the term of reference of the decision making body which will consider the item.

5.3.2 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 Member's Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. 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 Email to Governance Service.