

# MINUTES

**Meeting:** London Assembly (Plenary)  
**Date:** Wednesday 10 September 2014  
**Time:** 10.00 am  
**Place:** Chamber, City Hall, The Queen's Walk, London, SE1 2AA

Copies of the minutes may be found at: <http://www.london.gov.uk/mayor-assembly/london-assembly/whole-assembly>

**Present:**

Roger Evans AM (Chairman)	Nicky Gavron AM
Jennette Arnold OBE AM (Deputy Chair)	Darren Johnson AM
Gareth Bacon AM	Jenny Jones AM
John Biggs AM	Stephen Knight AM
Andrew Boff AM	Kit Malthouse AM
Victoria Borwick AM	Joanne McCartney AM
James Cleverly AM	Caroline Pidgeon MBE AM
Tom Copley AM	Murad Qureshi AM
Andrew Dismore AM	Valerie Shawcross CBE AM
Len Duvall AM	Richard Tracey AM

## **1 Apologies for Absence and Chairman's Announcements (Item 1)**

- 1.1 Apologies for absence were received from Tony Arbour AM, Steve O'Connell AM, Dr Onkar Sahota AM, Navin Shah AM and Fiona Twycross AM.

## **2 Declarations of Interests (Item 2)**

### **2.1 Resolved:**

- (a) That the list of offices held by Assembly Members, as set out in the table at Item 2, be noted as disclosable pecuniary interests.**
- (b) That the non-pecuniary interests of James Cleverly AM as a private landlord and Tom Copley AM as a lessee in relation to agenda item 8, Motions, be noted.**

## **3 Minutes (Item 3)**

- 3.1 That the minutes of the London Assembly (Plenary) meeting held on 16 July 2014 and the London Assembly (Mayor's Question Time) meeting held on 23 July 2014 be signed by the Chairman as correct records.**

## **4 Question and Answer Session (Item 4)**

### **Part A:**

- 4.1 The Assembly put question to Boris Johnson, Mayor of London in his capacity as Chairman of Transport for London, and Sir Peter Hendy CBE, Commissioner of Transport, on the work of TfL.**
- 4.2 The record of the questions put by Assembly Members and the answers given is attached as **Appendix 1**, and written answers are attached as **Appendix 2**.**

### **Part B:**

- 4.3 The Chair formally moved the motion in the agenda, namely:  
"That the Assembly notes the answers to the questions asked."**

### **4.4 Resolved:**

**The answers to the questions asked be noted.**

## **5 Future Meetings (Item 5)**

### **5.1 Resolved:**

**That the Assembly (Plenary) meeting in December be rescheduled from Wednesday 3 December at 10am to Tuesday 9 December 2014 at 3pm and that the session be used principally for a question and answer session in relation to policing in London with Boris Johnson, Mayor of London, and Craig Mackey, Deputy Commissioner of Police of the Metropolis.**

## **6 Action Taken Under Delegated Authority (Item 6)**

### **6.1 Resolved:**

**That the recent action taken by the Chair of the Assembly, Roger Evans AM, in accordance with the authority delegated to him, namely to invite the Mayor and the Deputy Commissioner of Police of the Metropolis to the Assembly (Plenary) meeting on 9 December 2014, be noted.**

## **7 Petition (Item 7)**

7.1 The Assembly received the report of the Executive Director of Secretariat.

7.2 Richard Tracey AM presented a petition with the following prayer:

*"We the residents living in Roehampton Vale are strongly concerned about the safety for pedestrians and motorists using the pavement on Roehampton Vale often competing with cyclists. Cyclists are unsafe to cycle on the main road with speedy 40mph motorists; that's why they are cycling on the narrow pavement, competing dangerously with pedestrians, motorist stopping in an emergency and Kingston University students at the bus stop. We consider it will be much safer and the risk of accidents will be reduced if the speed limit between Robin Hood Gate and Tibbets Corner is reduced from 40 to 30mph. We request the support of Wandsworth Council and the Mayor of London in reducing the speed limit to 30 miles per hour."*

### **7.3 Resolved:**

**That the petition be forwarded to the Mayor, as Chairman of Transport for London, and the Commissioner of Transport for a response.**

## **8 Motions (Item 8)**

- 8.1 The Assembly received the report of the Executive Director of Secretariat.
- 8.2 Further to accepting an amendment proposed by Stephen Knight AM and seconded by Caroline Pidgeon MBE AM that had been circulated in advance and incorporating the text of the amendment within the motion as proposed in the meeting, Andrew Dismore AM moved, and Tom Copley AM seconded, the following motion:

“This Assembly considers the London Mayor’s London Rental Standard hardly worth the paper it is written on. It does little to control the worst abuses inflicted by bad landlords on their tenants and has no common procedure for dealing with complaints among the different accrediting bodies. As a voluntary document it will only ensure compliance by good landlords who have decent standards in the first place and will be ignored by bad landlords with impunity.

In view of the government’s cuts to legal aid for almost all housing matters – leaving tenants with little chance of being able to enforce such rights as they do have – stronger and more easily enforceable rights are required, including through an effective London Private Sector Rental Charter.

This Assembly believes London tenants need and deserve such better protection, including:

- A ban on letting agents’ fees for tenants;
- The introduction of long-term three-year tenancies, after a satisfactory 6 month probation period; and
- Predictable rents based on average market rents or inflation, which can only be reviewed per year.

This Assembly also believes that reform of Local Housing Allowance is required to make LHA at a more local level more reflective of market rents to ensure tenants are not overcharged and the public purse exploited by bad landlords who use the LHA to force up the Housing Benefit bill.

In addition, this Assembly calls on the Mayor to encourage all London boroughs to establish an active programme of assessments using the Housing Health and Safety rating System (HHSRS), to consider introducing selective licensing schemes in areas where there is clear evidence of poor management by private landlords, and to promote a clearer understanding of the rights and responsibilities of tenants, landlords and letting agents.”

- 8.3 Upon being put to the vote, the motion in the name of Andrew Dismore AM, namely:

**“This Assembly considers the London Mayor’s London Rental Standard hardly worth the paper it is written on. It does little to control the worst abuses inflicted by bad landlords on their tenants and has no common procedure for dealing with complaints among the different accrediting bodies. As a voluntary document it will only ensure compliance by good landlords who have decent standards in the first place and will be ignored by bad landlords with impunity.**

**In view of the government’s cuts to legal aid for almost all housing matters – leaving tenants with little chance of being able to enforce such rights as they do have – stronger and more easily enforceable rights are required, including through an effective London Private Sector Rental Charter.**

**This Assembly believes London tenants need and deserve such better protection, including:**

- **A ban on letting agents’ fees for tenants;**
- **The introduction of long-term three-year tenancies, after a satisfactory 6 month probation period; and**
- **Predictable rents based on average market rents or inflation, which can only be reviewed per year.**

**This Assembly also believes that reform of Local Housing Allowance is required to make LHA at a more local level more reflective of market rents to ensure tenants are not overcharged and the public purse exploited by bad landlords who use the LHA to force up the Housing Benefit bill.**

**In addition, this Assembly calls on the Mayor to encourage all London boroughs to establish an active programme of assessments using the Housing Health and Safety rating System (HHSRS), to consider introducing selective licensing schemes in areas where there is clear evidence of poor management by private landlords, and to promote a clearer understanding of the rights and responsibilities of tenants, landlords and letting agents.”**

was agreed (12 votes cast in favour, 7 votes cast against).

8.4 Caroline Pidgeon MBE AM moved, and John Biggs AM seconded, the following motion:

“This Assembly notes statistics from the National Alzheimer’s Society which show that there are currently 800,000 people with dementia in the UK, with over a million people with dementia expected by 2021, with Healthcare London estimating that in 2008 that there were approximately 64,600 people with dementia in London.

UKwide statistics about dementia also reveal that there are over 17,000 younger people with dementia but predominately it affects people as they grow older, with the proportion of people with dementia doubling for every 5 year age group, and two thirds of people with dementia living in the community.

The Assembly further notes that on the 10th September 2014, the Alzheimer's Society will launch new dementia prevalence figures and explore the economic cost of dementia in the UK. These new figures have been developed with King's College London and London School of Economics.

The Assembly welcomes the Alzheimer's Society campaign to ensure that by 2015 there are at least one million people who are Dementia Friends; people who understand a bit more about dementia and the small things that can be done to help people with the condition. The Assembly praises the many individuals and organisations, including major retailers that have already joined this campaign.

The Assembly wishes to see the stigma and misunderstanding towards people with dementia reduced in London and calls on the Greater London Authority and the wider GLA family to offer Dementia Friend training for staff."

8.5 Upon being put to the vote, the motion in the name of Caroline Pidgeon MBE AM, namely:

**"This Assembly notes statistics from the National Alzheimer's Society which show that there are currently 800,000 people with dementia in the UK, with over a million people with dementia expected by 2021, with Healthcare London estimating that in 2008 that there were approximately 64,600 people with dementia in London.**

**UKwide statistics about dementia also reveal that there are over 17,000 younger people with dementia but predominately it affects people as they grow older, with the proportion of people with dementia doubling for every 5 year age group, and two thirds of people with dementia living in the community.**

**The Assembly further notes that on the 10th September 2014, the Alzheimer's Society will launch new dementia prevalence figures and explore the economic cost of dementia in the UK. These new figures have been developed with King's College London and London School of Economics.**

**The Assembly welcomes the Alzheimer's Society campaign to ensure that by 2015 there are at least one million people who are Dementia Friends; people who understand a bit more about dementia and the small things that can be done to help people with the condition. The Assembly praises the many individuals and organisations, including major retailers that have already joined this campaign.**

**The Assembly wishes to see the stigma and misunderstanding towards people with dementia reduced in London and calls on the Greater London Authority and the wider GLA family to offer Dementia Friend training for staff.”**

was agreed unanimously.

8.6 Darren Johnson AM moved, and Tom Copley AM seconded, the following motion:

“This Assembly welcomes the 'Renters manifesto' published by Generation Rent, which would bring considerable improvements to the lives of one in four households in London living in the private rented sector.

The Assembly reaffirms its support for a number of Generation Rent's recommendations, which the Assembly put forward in its 'Rent reform' report in June 2013, including policies to stabilise rents, introduce longer tenancies and end retaliatory evictions.

This Assembly supports further measures proposed by Generation Rent, including:

- longer notice periods for tenants who have lived in a home for a number of years
- banning letting agent fees
- closing loopholes on deposit protection schemes
- increasing the Rent a Room tax allowance
- scaling up the Community Land Trust model to create a large, secondary housing market affordable to Londoners

This Assembly also welcomes proposals from other organisations to introduce longer tenancies as standard, with caps on annual rent increases.

This Assembly also notes with regret the Mayor's continued involvement with international property fairs such as MIPIM. His support for rich investors to build expensive flats for rich owners and landlords, who in turn let homes on insecure contracts in a dysfunctional rental market, is not providing for the needs of ordinary Londoners.

This Assembly therefore calls on the Mayor to set out his response to the 'Renters manifesto', to consider piloting some of the recommendations in his Housing Zones, and to require its implementation in any deals made at MIPIM.”

8.7 Upon being put to the vote, the motion in the name of Darren Johnson AM, namely:

**“This Assembly welcomes the 'Renters manifesto' published by Generation Rent, which would bring considerable improvements to the lives of one in four households in London living in the private rented sector.**

**The Assembly reaffirms its support for a number of Generation Rent's recommendations, which the Assembly put forward in its 'Rent reform' report in June 2013, including policies to stabilise rents, introduce longer tenancies and end retaliatory evictions.**

**This Assembly supports further measures proposed by Generation Rent, including:**

- **longer notice periods for tenants who have lived in a home for a number of years**
- **banning letting agent fees**
- **closing loopholes on deposit protection schemes**
- **increasing the Rent a Room tax allowance**
- **scaling up the Community Land Trust model to create a large, secondary housing market affordable to Londoners**

**This Assembly also welcomes proposals from other organisations to introduce longer tenancies as standard, with caps on annual rent increases.**

**This Assembly also notes with regret the Mayor's continued involvement with international property fairs such as MIPIM. His support for rich investors to build expensive flats for rich owners and landlords, who in turn let homes on insecure contracts in a dysfunctional rental market, is not providing for the needs of ordinary Londoners.**

**This Assembly therefore calls on the Mayor to set out his response to the 'Renters manifesto', to consider piloting some of the recommendations in his Housing Zones, and to require its implementation in any deals made at MIPIM."**

was agreed (12 votes cast in favour, 4 votes cast against).

## **9 Date of Next Meeting (Item 9)**

- 9.1 The next scheduled meeting of the London Assembly was the Mayor's Question Time meeting which will take place at 10.00am on Wednesday 17 September 2014 in the Chamber, City Hall.

## **10 Any Other Business the Chair Considers Urgent (Item 10)**

- 10.1 There were no items of urgent business.



## 11 Close of Meeting

11.1 The meeting ended at 1.21pm.

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Chairman

Date

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