

# Subject: Motions

**Report to: London Assembly (Plenary)**

**Report of: Executive Director of Secretariat**

**Date: 10 September 2014**

**This report will be considered in public**

## 1. Summary

- 1.1 The Assembly is asked to consider the motions set out which have been submitted by Assembly Members.

## 2. Recommendation

- 2.1 **That the Assembly considers the motions set out below.**

## 3. Issues for Consideration

- 3.1 The following motion has been proposed in the name of **Andrew Dismore AM** and will be seconded by **Tom Copley AM**:

“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. 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.”

- 3.2 The following motion has been proposed in the name of **Caroline Pidgeon AM** and will be seconded at the meeting:

“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.”

- 3.3 The following motion has been proposed in the name of **Darren Johnson AM** and will be seconded by **Tom Copley AM**:

“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.”

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**List of appendices to this report:** None.

<b>Local Government (Access to Information) Act 1985</b>
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List of Background Papers: None.
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