

Subject: Housing Committee Work Programme

Report to: Housing Committee

Report of: Executive Director of Secretariat

Date: 5 July 2016

This report will be considered in public

1. Summary

1.1 The Committee receives a report monitoring the progress of its work programme at each meeting.

2. Recommendations

2.1 **That the Committee agrees its work programme, as set out in the report.**

2.2 **That the Committee agrees to use its meeting slot on 1 November 2016 for a discussion with invited guests as part of the proposed investigation ‘Making Transport for London Land Work for Londoners’, with the scope and terms of reference outlined at paragraphs 4.1 – 4.4 of this report.**

2.3 **That the Committee agrees to cancel its formal meetings on 6 September and 6 October 2016 and instead hold a series of informal sessions and a site visit as part of the investigation, as outlined at paragraph 4.4 of this report.**

2.4 **That the Committee delegates authority to the Chair, in consultation with party Group Lead Members, to agree the scope and terms of reference for the Committee’s meeting on 6 December 2016, as outlined at paragraphs 4.5 – 4.6 of this report.**

3. Background

3.1 Members receive a report at each Committee meeting on the progress of the projects agreed as the basis for the work programme. Additional projects will be included in the work programme from time to time reflecting the need for the Committee to respond to tasks such as consultations or other events as necessary.

3.2 *Criteria for topic selection*

The criteria for selecting topics are some, or all, of the following:

(a) Addresses a strategic challenge relating to housing in London, with a particular emphasis on:

- developing and maintaining sustainable communities; and
- reducing inequalities and offering opportunities to all Londoners.

- (b) Relates to the responsibilities and priorities of the Mayor and Greater London Authority (GLA) Group;
- (c) Provides an opportunity for the Committee to influence policy; and
- (d) Provides an opportunity for the Committee to add value by bringing significant new evidence or new perspectives to the debate.

4. Issues for Consideration

Making Transport for London Land Work for Londoners

- 4.1 Following discussion with Members, it is proposed that the next topic for investigation will be *Making Transport for London Land Work for Londoners*. Transport for London (TfL) is one of the largest London landowners, with a portfolio of assets comprising some 5,700 acres of land. It currently plans to develop 300 acres of this, delivering some 10,000 homes by 2025. The first 75 sites are planned to come forward rapidly, with exit strategies to be decided on a site-by-site basis, although TfL says a strategic aim for the disposal is to create a long-term rental income stream. In the course of the disposal process, TfL will need to manage a range of competing objectives, including speed of disposal, the number of homes built, and the proportion of new homes which are affordable.
- 4.2 The Committee may therefore wish to explore with developers (both private providers and housing associations), boroughs and residents, as well as with the Mayor and TfL itself, how London can get the best housing deal from TfL sites.
- 4.3 Outline terms of reference are proposed as follows:
 - To review lessons learned from the previous disposal of London's public land for housing;
 - To establish the particular features of TfL sites which might hinder their development for housing; and
 - To consider what the Mayor should do to ensure we get the best housing deal for London from TfL land.
- 4.4 The Committee's next two meeting slots are scheduled for 6 September and 6 October respectively. Assuming this investigation topic is agreed, it is proposed that both the September and October formal meetings be cancelled. Committee staff would then organise a series of roundtable discussions and briefing sessions between Committee Members, officers and stakeholder experts, plus a site visit, during September and October. The content of the informal meetings would be summarised on a non-attributable basis. It is further proposed that the Committee's November slot be used for a formal meeting to conclude the discussion of this topic.

Building Small

- 4.5 During the Committee's June work-programming discussion, Members also discussed an investigation exploring the role of smaller units in improving the affordability and increasing the supply of homes in London. This investigation would consider demand for and supply of these homes, their advantages and disadvantages. It is proposed that this topic be considered during the Committee's December meeting slot.

- 4.6 The Committee is recommended to delegate authority to the Chair, in consultation with party Group Lead Members, to agree the terms of reference and scope for the investigation.

Remaining Committee Meetings in 2016

- 4.7 The table below sets out remaining dates allocated to the Housing Committee in 2016. The business for future dates is subject to change as the Committee develops proposals for its work. Dates may be used for formal Committee meetings, informal meetings, site visits or other activities. The work programme also provides for the Committee to respond to any matters that arise during the year.

Meeting Date	Topic
Tuesday 6 September 2016	<i>Cancellation proposed in favour of informal meetings</i>
Thursday 6 October 2016	<i>Cancellation proposed in favour of informal meetings</i>
Tuesday 1 November 2016	<i>Proposed topic: Making TfL Land Work for Londoners</i>
Tuesday 6 December 2016	<i>Proposed topic: Building Small</i>

- 4.8 Topics for further meetings will be agreed by the Committee later in the year.

5. Legal Implications

- 5.1 The Committee has the power to do what is recommended in this report.

6. Financial Implications

- 6.1 There are no direct financial implications arising from this report.

List of appendices to this report: None.

Local Government (Access to Information) Act 1985

List of Background Papers: None

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