

# AGENDA

**Meeting: Housing Committee**

**Date: Tuesday 20 July 2021**

**Time: 10.00 am**

**Place: Chamber, City Hall, The Queen's Walk,  
London, SE1 2AA**

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## Members of the Committee

Siân Berry AM (Chair)

Andrew Boff AM

Tony Devenish AM (Deputy Chairman)

Léonie Cooper AM

Elly Baker AM

Sem Moema AM

A meeting of the Committee has been called by the Chair of the Committee to deal with the business listed below.

Proper Officer: Mary Harpley, Chief Officer

Monday 12 July 2021

## Further Information

If you have questions, would like further information about the meeting or require special facilities please contact: Diane Richards, Committee Officer; Telephone: 07925 353478; Email: [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk).

For media enquiries please contact: Alison Bell, Head of Communications; Telephone: 07887 832 918; Email: [alison.bell@london.gov.uk](mailto:alison.bell@london.gov.uk). If you have any questions about individual items please contact the author whose details are at the end of the report.

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Certificate Number: FS 80233

# **Agenda**

## **Housing Committee**

**Tuesday 20 July 2021**

### **1 Apologies for Absence and Chair's Announcements**

To receive any apologies for absence and any announcements from the Chair.

### **2 Declarations of Interests (Pages 1 - 4)**

Report of the Executive Director of Secretariat

Contact: Diane Richards, [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk), 07925 353 478

**The Committee is recommended to:**

- (a) Note the list of offices held by Assembly Members, as set out in the table at Agenda Item 2, as disclosable pecuniary interests;**
- (b) Note the declaration by any Member(s) of any disclosable pecuniary interests in specific items listed on the agenda and the necessary action taken by the Member(s) regarding withdrawal following such declaration(s); and**
- (c) Note the declaration by any Member(s) of any other interests deemed to be relevant (including any interests arising from gifts and hospitality received which are not at the time of the meeting reflected on the Authority's register of gifts and hospitality, and noting also the advice from the GLA's Monitoring Officer set out at Agenda Item 2) and to note any necessary action taken by the Member(s) following such declaration(s).**

### **3 Membership of the Committee**

**The Committee is recommended to note its membership and chairing arrangements, as agreed by the London Assembly at its Annual Meeting on 14 May 2021, as follows:**

**Siân Berry AM (Chair)**

**Tony Devenish AM (Deputy Chairman)**

**Elly Baker AM**

**Andrew Boff AM**

**Léonie Cooper AM**

**Sem Moema AM**

## **4 Terms of Reference**

**The Committee is recommended to note its terms of reference, as agreed by the London Assembly at its Annual Meeting on 14 May 2021, as follows:**

**To examine and report on matters relating to housing in London and to lead on scrutiny of the Mayor's Housing Strategy.**

**Lead responsibility for scrutiny of:**

**Homes for Londoners Board; GLA Land and Property Company; Homes for Londoners Board (HfL); Barking Riverside Limited; Greenwich Peninsula Strategic Board.**

## **5 Standing Delegations**

**The Committee is asked to note the following standing delegations of authority to the Chair of the Committee, as agreed by the London Assembly at its Annual Meeting on 14 May 2021:**

- (a) At its Annual Meeting on 1 May 2013, the Assembly agreed to delegate a general authority to Chairs of all ordinary committees and sub-committees to respond on the relevant committee or sub-committee's behalf, following consultation with the lead Members of the party Groups on the committee or sub-committee, where it is consulted on issues by organisations and there is insufficient time to consider the consultation at a committee meeting.**
- (b) At the Plenary Meeting on 6 June 2019, the assembly agreed to delegate authority to Chairs of ordinary committees, sub-committees and working groups to agree, in consultation with the relevant party Group Lead Members and Deputy Chairs:**
  - (i) The detailed terms of reference for any investigation to be undertaken by the relevant committee, sub-committee or working group within its work programme as agreed by the GLA Oversight Committee, and any related project plans and arrangements for related site visits or informal meetings; and**
  - (ii) The topic and scope for any additional projects to be added to its work programme, where it is not practicable to secure prior approval from the GLA Oversight Committee and subject also to subsequent ratification by the GLA Oversight Committee.**

**6 Minutes (Pages 5 - 40)**

**The Committee is recommended to confirm the minutes of the meeting of the Committee held on 9 February 2021 to be signed by the Chair as a correct record.**

**7 Summary List of Actions (Pages 41 - 66)**

Report of the Executive Director of Secretariat

Contact: Diane Richards, [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk), 07925 353478

**The Committee is recommended to note the completed, outstanding and closed actions arising from its previous meetings, and the additional correspondence sent and received.**

**8 Mayor's Response to *5 Steps to Build on 'Everyone In' in London* Report (Pages 67 - 74)**

Report of the Executive Director of Secretariat

Contact: Diane Richards, [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk), 07925 353478

**The Committee is recommended to note the response from the Mayor of London to the Housing Committee's *5 Steps to Build on 'Everyone In' in London* report, attached at Appendix 1.**

**9 Decarbonising London's Homes: The Challenge of Retrofitting (Pages 75 - 78)**

Report of the Executive Director of Secretariat

Contact: Stephanie Griffiths, [stephanie.griffiths@london.gov.uk](mailto:stephanie.griffiths@london.gov.uk), 07783 805834

**The Committee is recommended to:**

- (a) Note the report as background to putting questions to the invited guests and the subsequent discussion; and**
- (b) Delegate authority to the Chair, in consultation with party Group Lead members, to agree any output from the discussion.**

## **10 Housing Committee Work Programme (Pages 79 – 84)**

Report of the Executive Director of Secretariat

Contact: Stephanie Griffiths, [stephanie.griffiths@london.gov.uk](mailto:stephanie.griffiths@london.gov.uk), 07783 805834

**The Committee is recommended to:**

- (a) Note its work programme and the additional activity undertaken since its last meeting, namely the informal briefing with the Safe Homes for Women Leaving Prison initiative and the Committee’s survey on housing during the pandemic; and**
- (b) Delegate authority to the Chair of the Committee, in consultation with party Group Lead Members, to agree the Affordable Housing Monitor for publication.**

## **11 Date of Next Meeting**

The next scheduled meeting of the Housing Committee will take place at 10.00am on 19 October 2021 in the Chamber, City Hall, subject to agreement by the London Assembly at its meeting on 15 July 2021.

## **12 Any Other Business the Chair Considers Urgent**

# Subject: Declarations of Interests

<b>Report to:</b>	<b>Housing Committee</b>
<b>Report of:</b>	<b>Executive Director of Secretariat</b>
<b>Date:</b>	<b>20 July 2021</b>
<b>Public Access:</b>	<b>This report will be considered in public</b>

## 1. Summary

- 1.1 This report sets out details of offices held by Assembly Members for noting as disclosable pecuniary interests and requires additional relevant declarations relating to disclosable pecuniary interests, and gifts and hospitality to be made.

## 2. Recommendation(s)

- 2.1 **That the list of offices held by Assembly Members, as set out in the table below, be noted as disclosable pecuniary interests;**
- 2.2 **That the declaration by any Member(s) of any disclosable pecuniary interests in specific items listed on the agenda and the necessary action taken by the Member(s) regarding withdrawal following such declaration(s) be noted; and**
- 2.3 **That the declaration by any Member(s) of any other interests deemed to be relevant (including any interests arising from gifts and hospitality received which are not at the time of the meeting reflected on the Authority's register of gifts and hospitality, and noting also the advice from the GLA's Monitoring Officer set out at below) and any necessary action taken by the Member(s) following such declaration(s) be noted.**

## 3. Issues for Consideration

- 3.1 The Monitoring Officer advises that: Paragraph 10 of the Code of Conduct will only preclude a Member from participating in any matter to be considered or being considered at, for example, a meeting of the Assembly, where the Member has a direct Disclosable Pecuniary Interest in that particular matter. The effect of this is that the 'matter to be considered, or being considered' must be about the Member's interest. So, by way of example, if an Assembly Member is also a councillor of London Borough X, that Assembly Member will be precluded from participating in an Assembly meeting where the Assembly is to consider a matter about the Member's role / employment as a

councillor of London Borough X; the Member will not be precluded from participating in a meeting where the Assembly is to consider a matter about an activity or decision of London Borough X.

3.2 Relevant offices held by Assembly Members are listed in the table below:

### **Assembly Member Interests**

<b>Member</b>	<b>Interest</b>
Marina Ahmad AM	
Shaun Bailey AM	
Elly Baker AM	
Siân Berry AM	Member, London Borough of Camden
Emma Best AM	Member, London Borough of Waltham Forest
Andrew Boff AM	Congress of Local and Regional Authorities (Council of Europe)
Hina Bokhari AM	Member, London Borough of Merton
Anne Clarke AM	Member, London Borough of Barnet
Léonie Cooper AM	Member, London Borough of Wandsworth
Unmesh Desai AM	
Tony Devenish AM	Member, City of Westminster
Len Duvall AM	
Peter Fortune AM	Member, London Borough of Bromley
Neil Garratt AM	Member, London Borough of Sutton
Susan Hall AM	Member, London Borough of Harrow
Krupesh Hirani AM	Member, London Borough of Brent
Joanne McCartney AM	Deputy Mayor
Sem Moema AM	Member, London Borough of Hackney
Caroline Pidgeon MBE AM	
Zack Polanski AM	
Keith Prince AM	
Nicholas Rogers AM	
Caroline Russell AM	Member, London Borough of Islington
Dr Onkar Sahota AM	
Sakina Sheikh AM	Member, London Borough of Lewisham



3.3 Paragraph 10 of the GLA's Code of Conduct, which reflects the relevant provisions of the Localism Act 2011, provides that:

- where an Assembly Member has a Disclosable Pecuniary Interest in any matter to be considered or being considered or at
  - (i) a meeting of the Assembly and any of its committees or sub-committees; or
  - (ii) any formal meeting held by the Mayor in connection with the exercise of the Authority's functions
- they must disclose that interest to the meeting (or, if it is a sensitive interest, disclose the fact that they have a sensitive interest to the meeting); and
- must not (i) participate, or participate any further, in any discussion of the matter at the meeting; or (ii) participate in any vote, or further vote, taken on the matter at the meeting

UNLESS

- they have obtained a dispensation from the GLA's Monitoring Officer (in accordance with section 2 of the Procedure for registration and declarations of interests, gifts and hospitality – Appendix 5 to the Code).

3.4 Failure to comply with the above requirements, without reasonable excuse, is a criminal offence; as is knowingly or recklessly providing information about your interests that is false or misleading.

3.5 In addition, the Monitoring Officer has advised Assembly Members to continue to apply the test that was previously applied to help determine whether a pecuniary / prejudicial interest was arising – namely, that Members rely on a reasonable estimation of whether a member of the public, with knowledge of the relevant facts, could, with justification, regard the matter as so significant that it would be likely to prejudice the Member's judgement of the public interest.

3.6 Members should then exercise their judgement as to whether or not, in view of their interests and the interests of others close to them, they should participate in any given discussions and/or decisions business of within and by the GLA. It remains the responsibility of individual Members to make further declarations about their actual or apparent interests at formal meetings noting also that a Member's failure to disclose relevant interest(s) has become a potential criminal offence.

3.7 Members are also required, where considering a matter which relates to or is likely to affect a person from whom they have received a gift or hospitality with an estimated value of at least £50 within the previous three years or from the date of election to the London Assembly, whichever is the later, to disclose the existence and nature of that interest at any meeting of the Authority which they attend at which that business is considered.

3.8 The obligation to declare any gift or hospitality at a meeting is discharged, subject to the proviso set out below, by registering gifts and hospitality received on the Authority's on-line database. The [gifts and hospitality database](#) may be viewed online.

3.9 If any gift or hospitality received by a Member is not set out on the online database at the time of the meeting, and under consideration is a matter which relates to or is likely to affect a person from whom a Member has received a gift or hospitality with an estimated value of at least £50, Members are asked to disclose these at the meeting, either at the declarations of interest agenda item or when the interest becomes apparent.

- 3.10 It is for Members to decide, in light of the particular circumstances, whether their receipt of a gift or hospitality, could, on a reasonable estimation of a member of the public with knowledge of the relevant facts, with justification, be regarded as so significant that it would be likely to prejudice the Member's judgement of the public interest. Where receipt of a gift or hospitality could be so regarded, the Member must exercise their judgement as to whether or not, they should participate in any given discussions and/or decisions business of within and by the GLA.

#### **4. Legal Implications**

- 4.1 The legal implications are as set out in the body of this report.

#### **5. Financial Implications**

- 5.1 There are no financial implications arising directly from this report.

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#### **List of appendices to this report:**

None

#### **Local Government (Access to Information) Act 1985**

List of Background Papers: None

#### **Contact Information**

Contact Officer:	Diane Richards, Committee Officer
Telephone:	07925 353478
E-mail:	<a href="mailto:diane.richards@london.gov.uk">diane.richards@london.gov.uk</a>

# MINUTES

**Meeting: Housing Committee**

**Date: Tuesday 9 February 2021**

**Time: 10.00 am**

**Place: Virtual Meeting**

Copies of the minutes may be found at: [www.london.gov.uk/mayor-assembly/london-assembly/housing](http://www.london.gov.uk/mayor-assembly/london-assembly/housing)

**Present:**

Murad Qureshi AM (Chair)

Andrew Boff AM (Deputy Chair)

Siân Berry AM

Léonie Cooper AM

Tony Devenish AM

Nicky Gavron AM

David Kurten AM

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

- 1.1 The Chair explained that in accordance with Government regulations the meeting was being held virtually, with Assembly Members and guests participating remotely.
- 1.2 The Clerk read the roll-call of Assembly Members who were participating in the meeting. No apologies for absence were received.
- 1.3 The Chair noted that it was Nicky Gavron AM's last meeting as a member of the Housing Committee and thanked her for her hard work over many years on behalf of Londoners.

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

- 2.1 The Committee received the report of the Executive Director of Secretariat.

**2.2 Resolved:**

**That the list of offices held by Assembly Members, as set out in the table at Agenda Item 2, be noted as disclosable pecuniary interests.**

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

#### **3.1 Resolved:**

**That the minutes of the meeting held on 10 November 2020 be signed by the Chair as a correct record.**

### **4 Summary List of Actions (Item 4)**

4.1 The Committee received the report of the Executive Director of Secretariat.

#### **4.2 Resolved:**

**That the completed, closed and outstanding actions arising from previous meetings of the Committee, and the additional correspondence sent and received as listed in the report, be noted.**

### **5 Action Taken Under Delegated Authority (Item 5)**

5.1 The Committee received the report of the Executive Director of Secretariat.

#### **5.2 Resolved:**

- (a) That the recent actions taken by the Chair under delegated authority, following consultation with party Group Lead Members be noted, namely to agree:**
  - (i) The Committee's response to the technical shared ownership consultation; and**
  - (ii) The Committee's *5 Steps to Build on 'Everyone in' in London* report.**
- (b) That the signing of the letter by the Chair on behalf of the Committee, sent on 8 January 2021 from the All-Party Parliamentary Group on Leasehold and Commonhold Reform to The Rt Hon Robert Jenrick MP, following informal consultation with party Group Lead Members, be ratified; and**
- (c) That its work programme as agreed under delegated authority by the Chair of the GLA Oversight Committee on 3 December 2020 be noted.**

## **6 End-of-term Meeting with the Deputy Mayor for Housing and Residential Development (Item 6)**

- 6.1 The Committee received the report of the Executive Director of Secretariat as background to putting questions on an end-of-term assessment of key mayoral commitments on housing to the following invited guests:
- Tom Copley, Deputy Mayor for Housing and Residential Development; and
  - Rickardo Hyatt, Executive Director, Housing & Land, Greater London Authority (GLA).
- 6.2 A transcript of the discussion is attached at **Appendix 1**.
- 6.3 The Deputy Mayor for Housing and Residential Development added his personal thanks and best wishes to departing Assembly Member Nicky Gavron AM.
- 6.4 The Executive Director, Housing & Land, GLA, confirmed he would update the Committee on whether Belgravia police station is being sold.
- 6.5 During the course of the discussion, the Deputy Mayor for Housing and Residential Development agreed to provide the following additional information:
- The number of homes planned for delivery by the Old Oak and Park Royal Development Corporation (ODPC) and the timescale;
  - The amount left unallocated in the current Affordable Housing Programme 2016-2023 at the end of this term;
  - To confirm to the Committee once he has discussed with the Mayor a policy on asking the Government for Right to Buy suspension on new council homes, and the outcome of that discussion;
  - Whether any new housing need modelling is being done by the GLA and if so, the timescales for when this would be available;
  - The terms of reference and the timescale for the 'first dibs' review;
  - An end-of-term update on the small sites programme in terms of what has been delivered;
  - Details on the more than 1,200 community led housing units in the pipeline and how many of these are on small sites; and
  - The data supporting the assertion that the proportion of family-sized homes has increased.

6.6 **Resolved:**

- (a) **That the report and discussion be noted.**
- (b) **That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree any output from the discussion.**

**7 Date of Next Meeting (Item 7)**

- 7.1 The next meeting of the Committee would be confirmed by the London Assembly at its Annual Meeting, due to take place on 14 May 2021.

**8 Any Other Business the Chair Considers Urgent (Item 8)**

- 8.1 Committee Members offered their thanks to Murad Qureshi AM for acting as Chair of the Committee so ably over the past year and for stepping in when the Assembly vacancy arose.
- 8.2 Thanks and best wishes for Nicky Gavron AM, who would be standing down, were also offered from Committee Members.
- 8.3 There were no other items of business that the Chair considered to be urgent.

**9 Close of Meeting**

- 9.1 The meeting ended at 12.10 pm.

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Chair

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Date

**Contact Officer:** Diane Richards, Committee Officer; Telephone: 07925 353478;  
Email: [diane.richards@london.gov.uk](mailto:diane.richards@london.gov.uk)

## London Assembly Housing Committee – Tuesday 9 February 2021

### Transcript of Item 6: End-of-term Meeting with the Deputy Mayor for Housing and Residential Development

**Murad Qureshi AM (Chair):** That brings us now to the main item of business, which is an end-of-term report, really, on the Mayor's activities in housing, as well as on whether we are ready for a post-COVID future in London in the housing arena. I will begin by introducing our guests: Tom Copley, Deputy Mayor for Housing [and Residential Development], and Rickardo Hyatt, Executive Director of Housing and Land for the Greater London Authority (GLA) Group. Thank you both for coming along this morning.

Can I begin the questioning by directing some questions on building homes for Londoners? It was the Mayor's ambition to create "a new and powerful team at the heart of City Hall – building an alliance of all those with a stake in building new homes for Londoners." Can you tell us in what ways this new team is different from the previous boards and setups we had, Tom?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Can I take a moment first of all, to echo your thanks to Nicky Gavron [AM]? Nicky, whom I have known for many years, many years ago gave me one of my first jobs and has been a good friend and mentor ever since. She has made a huge positive impact on London, particularly in the areas of housing, planning and the environment. I have no doubt that although she is leaving the Assembly, that work will continue. I wanted to put that on record.

Turning to your question, thank you, Chair, for giving me the opportunity to set out some of the achievements here of this mayoral term. The evidence here can be seen in the numbers. It is worth looking at the situation we were in, particularly in terms of affordable housing, when the Mayor took over. When the Mayor took office, there were just three social rented homes started in that year. There has been a step change both in ambition and in delivery under this Mayor, who, unlike the previous Mayor, chairs the Homes for Londoners Board, which brings together key figures from across the housing sector.

The success of the Mayor's policies is borne out in the numbers. Last year, we started a record number of affordable homes, since the GLA began keeping records on this (in 2003). Last year, more homes for social rent were started than in the entirety of the previous Mayor's second term. Of course - and this is something that is particularly important to the Mayor and something I am particularly proud of - we have seen a big increase and a growth in the number of new council homes being developed. Last year, more new council homes were started in London than since before I was born in 1983. That record alone on affordable housing delivery is very impressive.

There are many other areas where the Mayor has taken a much stronger approach than his predecessor. If you look at the very interventionist approach the Mayor is now taking when it comes to land, for example, this is one of the most exciting areas of work that is going on within the Housing and Land Directorate at the moment. We have sites like St Ann's [Hospital], like North Middlesex University Hospital and like the Holloway Prison site, coming forward with support, purchased using things like the Mayor's Land Fund, in order to ensure that these sites are developed with a very high level of affordable housing.

If you look at the work we are doing on planning and viability as well, one of the first things the Mayor did when he took office was to bring in a team of viability experts to make sure that we are getting the most affordable housing that we possibly can out of private developers. That, combined with the threshold

approach within his Affordability and Viability Supplementary Planning Guidance (SPG) now integrated into the new London Plan, has driven up the percentage of affordable housing on the big referable schemes from 25% when he took office to 37% last year. If you look at it by habitable rooms, it is up to 40%. These are big achievements.

There has been huge achievement on rough sleeping, particularly during this pandemic. I came into this job just as we went into the lockdown and saw the incredible work and dedication and the world-leading effort that was put in by our rough sleeping team with our partners and with boroughs in order to pioneer the 'Everyone In' operation, which was then rolled out across the country. That has been an enormous success and one that, if we can get the support and the continued funding from the Government, we would like to see have very long-lasting results.

There has been work on the private rented sector (PRS). The Mayor has no power over the PRS, and yet is delivering policies that help renters through things like his Rogue Landlord and Agent Checker and the newly launched Property Licence Checker. During this campaign in particular, the work that has been done training Metropolitan Police Service (MPS) officers in how to deal with illegal evictions, in partnership with Safer Renting, has been a huge achievement, and will make a very big difference to the lives of people renting in the private sector.

I will finish off with one final point. One thing that really sums up and brings together many of the Mayor's policies and their success over the last almost five years, that encapsulates them for me, is the St Ann's Hospital site. This site was due to be developed with just 14% affordable housing under a previous consent from 2015. The Mayor used his Land Fund to buy the site, and now it is going to be developed with 60% affordable housing and will include 50 community-led homes. This development really brings together the Mayor's policies on planning, land, affordable housing and community-led housing and it is going to be an exemplar scheme of which we can be very proud.

**Murad Qureshi AM (Chair):** Thank you. Since my return to City Hall just before lockdown, I could not help but notice that, certainly in the neighbourhoods that I live in and know best, Marylebone and Paddington, there have quite clearly been people leaving inner London.

That is fairly well reflected in the private rented market. The Committee did a survey on this last August [2020]. Our survey then estimated up to about 14% [leaving]. We are going to do it again before the end of the term.

In the meantime, we are hearing reports from reliable sources that we may have lost as many as 700,000 Europeans. That is why we are going back to survey it again. We have a census from 21 March [2021], which may be the best database that we have. Can you outline what you think the implications of that could be at this stage?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, that is a really interesting question. With regard to the census, of course, there is a danger that if this drop in population is only temporary, the point at which the snapshot of the census is taken - which will then inform all sorts of decisions around longer-term funding for London - if people start to come back and London's population goes up again, London is going to be short-changed in terms of the funding we are going to be receiving from central Government. That is a very important point of consideration.

In terms of the work on housing and planning, it is too early to say as yet whether or not the short-term impacts are going to become long-term. There are a number of things here that you have touched on. There



is the issue about European citizens leaving. It is a real shame that people are leaving London because of Brexit. Then there are the possible impacts around COVID and people not necessarily leaving London completely, but perhaps moving from inner London to outer London.

There are some opportunities here and some potential threats as well. Particularly with new ways of working and things like that, one opportunity is to reinvigorate empty office space. Potentially, that is land or buildings that could be used for housing. The danger, or the threat, is that if it is done through permitted development rights, we will end up with very poor-quality housing being created with no affordable housing. We will have to be looking very carefully and thinking about what policy solutions we might have that can lead to potentially quite useful land for housing, that was being used for offices or commercial buildings, how it can be turned into good-quality housing with a high percentage of affordable [homes], not into new slums, which none of us would like to see.

There is going to have to be a lot of ongoing monitoring of the longer-term trends that are coming out of this, but we should not be writing off the city, whether it is London or any other city, yet. We still need to be building new homes. We have not built enough new homes anyway. Even with people potentially moving away, there is still going to be that need for new, high-quality, affordable housing.

**Murad Qureshi AM (Chair):** Yes. It was not an argument to stop the investment that we are getting and that we anticipate in London from me, certainly. It is just the reality I see on my doorstep and in the neighbourhoods I know best. It is particularly a central London and inner London thing at the moment. We will keep our eye on that.

Can I now move to the various arms of the GLA? I will get Rickardo involved here. I suspect he will know these things better. Can I first start with the Transport for London (TfL) arm of the GLA operation? In October 2015, TfL announced 10,000 homes would be built on 300 acres of land over the next 10 years. As soon as Sadiq [Khan, Mayor of London] was elected, TfL announced that the 10,000 homes would be delivered during the Mayor's first term. In the business plan, the date was moved to March 2021 – clearly as a result of the impact of the pandemic – but this date seems to no longer stand.

Could you tell us why TfL keeps changing the delivery dates for these homes?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The simple answer is the pandemic. TfL is making very good progress across a large number of schemes and has already started building 1,500 homes. Some 6,500 have planning approval and a further 1,200 have been submitted. Of course, over half of the homes that have been brought forward by TfL since May 2016 when the Mayor took office have been affordable. TfL is making good progress. It has 50 sites across 20 boroughs. It is an enormously ambitious programme. You will have seen recently that the largest single permission for a TfL scheme was granted a couple of weeks ago in Ealing at Bollo Lane, which will deliver 850 homes, 50% of which will be affordable.

We have also had really good and improving links between the TfL team and our team in Housing and Land. There are some really good positive relationships there, helping to share knowledge and experience and driving these developments forward.

**Murad Qureshi AM (Chair):** OK. When do you expect TfL to deliver the 10,000 homes?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Because of the pandemic, TfL has not set a new target date as yet but is still working towards that figure of 10,000 homes. The pandemic has thrown everything up in the air.

**Murad Qureshi AM (Chair):** Is that going to be dependent on financial support packages with the national Government or is this separate and outside of those financial packages?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** You do touch on there a quite crucial issue for TfL, which is that it is more difficult for TfL to get schemes developed if it does not have long-term financial certainty from the Government about its future. That is just a fact. We cannot get away from it.

TfL does find itself quite constrained by the fact that it has a funding settlement going up only to the end of March [2021] and then needs to seek a new one. What it really needs from the Government is that financial certainty about its future. Any delay in achieving that inevitably makes it harder for TfL to bring forward these schemes quickly.

**Murad Qureshi AM (Chair):** Here is something I picked up from some of my councillor colleagues in the City of Westminster: they noticed that there was a planning inspectorate meeting on mixed-use schemes in the city, and TfL came along and almost suggested that it was exempt from the local authority commitments and that the 50% of homes across the 10,000 was over and above what they were going to do anyway. Is it one or the other, or can we have both?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Sorry, Chair. I am not quite clear what you mean by that.

**Murad Qureshi AM (Chair):** TfL suggested in this consultation meeting that in some ways the demands of the City of Westminster Council were less of an issue, and that it was more focused on the Mayor's target of 50% of 10,000 rather than the City of Westminster's concerns more locally in the borough.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The 50% is across TfL's portfolio. What that means is you are going to get different levels in different parts of London. Some schemes are 100% affordable. Other schemes will be 35% affordable. The Mayor's commitment is that, as you look across the TfL portfolio, it will be at least 50%.

**Murad Qureshi AM (Chair):** OK. Rickardo, on this point, do you feel able to be on top of that? I know you do different deals in different places. Someone needs to know where this, that and the other is being done and how it overall has this 50% effect.

**Rickardo Hyatt (Executive Director, Housing and Land, Greater London Authority):** As Tom said earlier, we do have really close and strong links with the TfL development team, partly because it is important that we do share knowledge and expertise, but also so that we can have early discussions with the TfL team, particularly with regard to where grant funding can go into the portfolio as early as possible to maximise affordable housing delivery. Across the piece, there is that ongoing engagement.

We do feel that we have a handle on what is happening across the piece, but of course the nature of development is such that things change. Certainly, ahead of projects going through the planning process, there is always a risk of change and schemes having to be reviewed. On the whole, as I said, there are close working relationships there and we are involved at quite an early stage so that we can support TfL's ambitions.

**Murad Qureshi AM (Chair):** OK. We do not want to lose those nomination rights on the affordable housing. That is the critical thing with these deals.

Before I hand over the remaining questions on building homes for Londoners, I will just announce to Members that we have arranged another meeting on TfL's homes programme in early March [2021]. I think it is on 23 March<sup>1</sup>. If you want to come along, please join us to take this discourse further into details of particular schemes and proposals.

**Andrew Boff AM (Deputy Chair):** On TfL, you were talking about the marvellous working relationships that TfL now has with what sounds like everybody, except residents. Of course, both in Canons Park and Arnos Grove, your applications for development were rejected. I wanted to know what you are going to do better in order to move the housing programme forward on TfL's sites.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I do note from Twitter, Andrew, that you seem to have switched from being the Conservative Group's spokesperson for housing to the Conservative Group's spokesperson for carparks. It is a real shame that those schemes were rejected. They were very high-quality schemes --

**Andrew Boff AM (Deputy Chair):** You know that is not true.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** If you --

**Andrew Boff AM (Deputy Chair):** Hold on. You know that is not true, do you not?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I'm sorry?

**Andrew Boff AM (Deputy Chair):** What you have just said is not true.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** What is not true?

**Andrew Boff AM (Deputy Chair):** That I have suddenly become the spokesperson for carparks. You know that is not true.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** You seem to be campaigning very strongly, I see, to save carparks from (Overspeaking), which is very much needed --

**Andrew Boff AM (Deputy Chair):** Would you like to tell the truth here? It would be great. The reason you are here, Mr Copley, is to tell us the truth, not make it up. If you could continue with facts and the truth, it would be greatly appreciated.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I note Mr Boff's ardent campaigning on Twitter to save carparks from being built on for new homes that will benefit homeless people in particular. It is a great shame that those schemes were turned down. They were all very well-designed schemes. The Canons Parks scheme was one of the 100% affordable schemes that I just mentioned. Arnos Grove would have been 40% affordable. It was an absolutely beautiful design and, in terms of its design, not just one of the best TfL developments I have seen come forward but one of the best developments I have seen

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<sup>1</sup> The date of the informal briefing is 16 March 2021.

from any developer coming forward in recent years. If we cannot build mid-rise housing near Tube stations, then we are not serious about tackling the housing crisis.

**Andrew Boff AM (Deputy Chair):** Is your answer that you are not going to do anything about engaging more with residents who have rejected these proposals? You are not going to do anything more than you have done already?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Mr Boff, TfL will continue to engage with residents. What I am also interested in as well as existing residents who already have homes, is people who do not have homes. I am interested in people on housing waiting lists. I am interested --

**Andrew Boff AM (Deputy Chair):** Do you think those residents who rejected this do not care about --

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Let me answer. I am interested in people who desperately need new, low-cost, social or London Affordable Rent (LAR) homes to live in. I am interested in those people --

**Andrew Boff AM (Deputy Chair):** Are you saying, Mr Copley, that those people who rejected your badly drawn-up plans for those TfL sites, that those residents who opposed them do not care about people who are homeless?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I am saying that we need to think about the people who are homeless, Mr Boff. That is what I am saying.

**Andrew Boff AM (Deputy Chair):** Do you think that those people care as well?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I am saying to you that we need to consider the needs of Londoners.

**Murad Qureshi AM (Chair):** We are not getting very far here. That is why I proposed this follow-up meeting, which has been arranged, and we can talk about these specifics directly with TfL. Andrew, I will be glad to see you there because that is the kind of thing we need to get down to at that meeting.

**Tony Devenish AM:** Before I ask my set questions, good morning, Tom.

Can I take you back to five years ago? We all agree on one thing. There is a housing crisis. I am delighted you have mentioned it this morning because I cannot think of the last time I saw the Mayor actually mention the housing crisis. Do you think it is high enough up his agenda?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, it is one of the Mayor's top priorities. I hear the Mayor mention the housing crisis quite a lot, but perhaps that is understandable. This is one of the Mayor's top priorities, which is reflected in the achievements I set out at the beginning of this session. We would not have had those achievements on housing, particularly on affordable housing, had it not been a top priority for the Mayor. It is one of the things he most cares about: delivering --

**Tony Devenish AM:** When did he last make a speech on the housing crisis?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Tony, speeches have been few and far between these days because of the pandemic. That is all I can say on that.

**Tony Devenish AM:** All right. I will move on to my set questions. I am not convinced, though.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I will do my best.

**Tony Devenish AM:** Given the significant budgetary pressures facing the functional bodies of the GLA, how realistic are the Mayor's original pre-COVID targets? For example, the Mayor's Office for Policing and Crime (MOPAC) is committed to finding 2,500 homes.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** It is up to 2,500 homes, and that is because it has to be subject to its statutory responsibilities. It is quite an obvious point, but the size of the MOPAC estate that is needed operationally depends on things like the number of police officers. At the moment, there is not any further clarity from the Government on the allocation of the tranches of police recruitment funding. Until MOPAC has certainty as to the size of the estate it needs, it is very difficult to say exactly how much land it will be disposing of.

However, having said that, we are making good progress, particularly on the big sites in Hendon. We are expecting to see a good delivery on those sites and on other sites as well.

**Tony Devenish AM:** I hope we are going to hear more on the MPS because I sat through the same meetings you sat through, Tom, and progress on the MPS has been glacial for the last five years.

I will ask my next question. In relation to the London Legacy Development Corporation (LLDC), concerns have been raised about how genuinely affordable the shared ownership or intermediate homes delivered on the sites are. Is there more that could be done to introduce more affordable homes?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes. One of the first things the Mayor did when he came into office was to increase the affordable requirement for the LLDC from 35% to 50% on the sites coming forward. Yes, we are going to be seeing an increase in affordable homes.

**Tony Devenish AM:** Is there more you can do now, Tom? Is there anything further you can do?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The work is being done. We are looking particularly at sites that will be coming forward like Rick Roberts Way, which are likely to have a very high level of affordable housing on them. Yes, that work is ongoing to make sure that we are getting the level of affordable housing up on the LLDC. That has been driven by the Mayor increasing the requirement from 35% to 50%.

**Tony Devenish AM:** On the Old Oak and Park Royal Development Corporation (OPDC), again, you have some substantial targets there of 25,500 new homes and 65,000 new jobs, but of course they are targets for 2018-2038. This is certainly a mayoralty that likes long-term targets. Do you think, given all the change we are seeing, those targets will be realised?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, progress is being made on the OPDC. It is an incredibly exciting project. I am very pleased that David Lunts has now been formally appointed full time as Chief Executive because he brings a huge amount of knowledge and experience, and of course is very well known to us in Housing and Land. We have had plans approved for over 6,000 homes in the area since 2015 when the OPDC came into being. Some 1,900 are complete and a further 1,500 are under construction.

Of course, we know that one of the big challenges the OPDC has is that it does not own any of the land within its area. That is not an insubstantial challenge. It requires it to make agreements with the landowners in the area. I believe that it now has come to agreements over the new plan with most of the landowners within the area. It is working very closely with High Speed 2 (HS2) and with Network Rail, and it is considering possible land acquisitions via the Mayor's Land Fund. There is a real movement to drive forward that project.

**Tony Devenish AM:** Thank you for that. My final question: can you say with confidence that the Mayor has met his commitment to promote housing development on mayoral or public land as a whole? Again, I will remind you that five years ago when we were all campaigning against one another, we talked a lot about how the Mayor owned as much land as the whole of the London Borough of Camden, for example. He has a huge amount of land within the TfL, GLA, MPS and London Fire Brigade estates. Has he done a good job?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I cannot remember it, Assembly Member Devenish, but I think we measured TfL's land in terms of numbers of Hyde Parks, although in fairness a lot of that was railway line, not land you could build on.

Yes, the work that the Mayor has been doing in terms of public land has been a real step change from where we were before. I alluded to some of this before. A lot of the really innovative work is coming through our Land team buying up sites like St Ann's Hospital, like North Middlesex University Hospital and like Holloway Prison, bringing them through and developing them. There is a huge amount of development. I know a lot of this is primarily commercial, but the development going on at the Royal Docks on the public land there is absolutely extraordinary. Barking Riverside, again, is an incredibly exciting project. I am now on the Board and it is one of the most exciting parts of the job.

The Mayor has very successfully driven forward development on land but, crucially, not just driven forward development but increased and secured far more affordable housing. That is what we really want to see. One of the big differences between him and his predecessor is that his predecessor was certainly not so interested in getting affordable housing on these sites. One of the first things the Mayor did when he came in was to make sure he was applying these affordable housing requirements across the GLA Group portfolio as well as saying that he expects certain levels of affordable housing delivery from private developers.

**Tony Devenish AM:** Will there be any more quantifiable figures in terms of the housing you have delivered before we go into purdah and, if there will be, can we get those figures as soon as possible? Are there figures due at the moment?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** We have just had the last set of figures, Assembly Member Devenish. There are not any figures due to be published, unless Rickardo [Hyatt] tells me otherwise, until after the election.

**Murad Qureshi AM (Chair):** Can we now quickly move into the second area of our questioning, which is on delivering genuinely affordable homes? Andrew [Boff AM] lead with the first few questions.

**Andrew Boff AM (Deputy Chair):** If I can touch on the previous section first, under this mayoralty the OPDC has had to hand back a £250 million grant that would have delivered 13,000 homes. It has lost the support of its largest landowner, Cargiant, and failed to get a local plan approved when a planning inspector ruled that only 14,200 of the originally planned 25,000 homes were deliverable. How do you account for this disastrous mismanagement?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The important thing is that the OPDC has a new plan, which is going to be submitted to the planning inspector in March [2021]. We expect that to be adopted by the end of the year. The OPDC is working closely with us, with the Ministry for Homes, Communities and Local Government (MHCLG) and with Homes England to prepare a bid from the Government from the forthcoming National Homebuilding Fund. The certainty of having David Lunts confirmed in post means that, going forward, the OPDC is in a very strong position to deliver against the targets we have just been discussing.

**Andrew Boff AM (Deputy Chair):** How many homes do you now plan to deliver in the OPDC area?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** As far as I am aware, the figure is unchanged, but I would have to get back to you and confirm that.

**Andrew Boff AM (Deputy Chair):** If you could also get back to me about when they will be delivered, I would appreciate it.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, I am sure there will be a list of things that we will write back to the Committee with.

**Andrew Boff AM (Deputy Chair):** Thank you. On delivering the genuinely affordable homes that London needs, so far you have made 60,594 affordable home starts. You need at least 55,000 starts to meet the Mayor's targets of 116,000 affordable homes by 2023. How many starts are you expecting to deliver each year up to 2023?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, we have a target for this year that we have set of 10,300 homes. We are currently working with our partners to maximise delivery against that target. Following that, we will be able to review the programme and establish what the delivery profile is going to be for the final two years.

**Andrew Boff AM (Deputy Chair):** It is 10,300?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** It is 10,300 up to 31 March this year [2021].

**Andrew Boff AM (Deputy Chair):** Which leaves us quite a lot. You are going to publish a forward programme?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes. As I said, at the moment we are working on maximising delivery for this year, and of course it is extremely challenging getting things revved up again, as it were, following -- well, not following the pandemic because we are still in it, but you know what I mean. Once we have done that, we will be able to look at profiling the next two years.

I should say that an incredible amount of work is going on working with our delivery partners to get new starts into the new programme and to get engagement from other partners to take on new developments and new starts as well. There is an enormous amount of work going on building our programme.

The challenges we face are not exclusively about COVID, although that has had a big impact. The cladding crisis is a huge challenge for our partners, as of course is Brexit, still. We now have a deal but we are still

coming to terms with what some of the additional barriers and red tape might be, as a result of the deal that has been struck.

**Andrew Boff AM (Deputy Chair):** There will be less red tape, will there not?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I was reading that you now have to get a certificate to take your banana to the Continent. Did you see this? It strikes me as additional red tape.

**Andrew Boff AM (Deputy Chair):** Are you growing bananas now or just talking about them? I don't know.

The Mayor and the G15 housing associations have called for £4.9 million a year to deliver 325,000 --

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Billion, yes.

**Andrew Boff AM (Deputy Chair):** Billion, actually. I read that and thought, "That is wrong".

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I wish it was only £4.9 million a year.

**Andrew Boff AM (Deputy Chair):** They want £4.9 billion per year to deliver 325,000 new affordable homes over the 10 years from 2022 to 2032 in London. How confident are you that, should the Mayor be given the money, the housing associations and housebuilding industry will be able to deliver this amount of housing?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The funding is a big piece of the puzzle, inevitably, but one of the crucial things is funding certainty. At the moment, we move between different programmes. We - and our partners - are never quite sure how much money is going to be in the pot often until very late in the day. If you look at the new Affordable Homes Programme that is coming through now, the negotiations took place late last year, the prospectuses were published in November [2020] and bids are going in now. In terms of our partners being able to plan, particularly when it comes to things like land acquisitions over the long term, they have to have that certainty. If we had certainty that we were going to be getting £4.9 billion a year over the next 10 years, which is what is required, it would be enormously helpful to our partners.

Could I add just one further thing as well to do with land? The funding is very important. We also need to get the powers over land acquisition and land assembly that will help us to acquire land at close to its existing use value. At the moment, landowners still end up often being compensated for land at a much higher level than they should be, which makes it more difficult to deliver the level of affordable housing we need, because more money is going to landowners rather than going into affordable housing. The Government needs to get on with its promise to bring in the ability for local authorities and the GLA to buy land at close to its existing use value.

**Andrew Boff AM (Deputy Chair):** You say that all you need is the certainty. There was a certainty behind the £4.82 billion the Government last allocated to the Mayor. There is £434 million yet to be allocated to any scheme. Londoners will want to know, if you are this bad at spending £4.8 billion, why it is that you are going to be able to spend £4.9 billion?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Of our funding, 90% is allocated with two years to go in the programme. We are always going to have some headroom in the



programme because we need to do programme building. We try to over-programme above 116,000 so that, if there is slippage, we are not slipping back below that. We want to be able to bring more developments into the programme. This is not unusual and this is not some sort of underspend. This is headroom within the programme.

The other point to make about the level of funding is that, in the current programme, our funding accounts for about 15% of the cost of building an affordable home. It still means our partners taking on considerably more risk than if we were able to offer 50%. The higher the grant rates we are able to offer, the easier it is for partners to be able to bring homes forward and the more we can de-risk developments using our affordable housing funding. The grant rates in the current programme for a LAR unit is £60,000. That is a very small amount. Fortunately, in the new programme, although we are not going to be setting published tariff rates because we are moving to competitive bidding, we do expect to be able to offer a higher level on each scheme for each unit.

**Andrew Boff AM (Deputy Chair):** How much headroom is built into the £4.9 billion per bid?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The headroom is the funding that we have at the moment, which we can use to allocate to other schemes that are not already allocated against --

**Andrew Boff AM (Deputy Chair):** When the Mayor received that £4.8 billion, did he factor in headroom at the time, and was that public and transparent? You are asking for £4.8 billion, and £500 million of that is going to be headroom. Is that what --

**Tom Copley (Deputy Mayor for Housing and Residential Development):** No, the team works with our partners, whether they are boroughs or housing associations, to bring starts into the programme. That headroom allows more starts to be brought in.

**Rickardo Hyatt (Executive Director, Housing and Land, Greater London Authority):** There is one thing looking at the settlement and the amount of money allocated, but the important thing is to focus on the allocations. As I have reported previously - it may have been in the Budget and Performance Committee - we have allocated to date for around 115,000 starts to be delivered on the contracts to the end of the programme. We have been working very hard to - at the very least - maintain that level. We are not too far off 116,000, albeit there is still quite a lot for us to do over the next two years.

Also, we will continue to programme-build on top of that. There are clear requirements associated with the settlement that we negotiate with MHCLG. We do not set out from the outset to have headroom in the programme. Clearly, we want to allocate as much of it as we can throughout, but if we are able to negotiate grant rates and set tariffs, and are able to get as close to the target as possible with some headroom to allocate to, we will probably have to have higher grant rates over the next two years to hit the target. It is a sensible approach to programme management. It mitigates the risk.

Also, where partners are struggling and where schemes are already allocated in the programme - and Tom alluded to all of the uncertainties the sector is currently facing around building safety, market uncertainty, overexposure and so on - there may be situations where partners wish to come back and have a further discussion with us if schemes have become unviable for whatever reason; more difficulty in starting, or costs increasing. If all of the money is allocated, it makes it very difficult for us to be able to have those sorts of conversations. In managing programmes of this scale, it is not unusual to work with a bit of headroom in the system. There is constant change happening in the programme but, as I said, if we were to allocate it all fully

upfront, which is what we strive to do, it then binds our hands to be able to manage the programme. We are talking about a seven-year programme here with lots of changes within and throughout. That is the approach we have taken.

**Andrew Boff AM (Deputy Chair):** It sounds to me like there are an awful lot of excuses not to build homes, but I shall pass on to --

**Tom Copley (Deputy Mayor for Housing and Residential Development):** No, I cannot let that go, sorry. We had record numbers of starts last year. I know you do not like it when I point this out, Assembly Member Boff. We had record numbers of starts last year, more than 17,000, more than in any year since City Hall began keeping records. We had more new council homes started than since before I was born. I do not know how you can see those numbers and then claim there are excuses not to be building. That is a ridiculous allegation.

**Murad Qureshi AM (Chair):** OK, can we leave it at that?

**Andrew Boff AM (Deputy Chair):** You got a record amount of money to deliver the homes that Londoners need and you are spending it very poorly.

**Murad Qureshi AM (Chair):** Siân? Let the boys quieten down.

**Siân Berry AM:** I have a couple of things to clarify on what you were just saying, Tom. You talked about the £60,000 grant for a social rented home. You are not actually limited to that, are you? You have been allocating much higher grant rates to council homes, for example.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes.

**Siân Berry AM:** Presumably, some of this unallocated money could be used to boost grant rates if that is a constraint on what is happening at the moment.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, absolutely. You are right. Through Building Council Homes for Londoners, the tariff rate is £100,000. We can come to bespoke arrangements with partners, looking at the various issues around different schemes. Yes, by having this headroom, as Rickardo has said, if a scheme becomes unviable, we can have those discussions about then making it viable. This is not money that is not going to be spent or is underspent. It allows us to manage the programme efficiently.

**Siân Berry AM:** Given the emerging extra need we are seeing as a result of the crisis, are you making a bit more of a concerted push to get more of this money put into, maybe, converting more homes to social homes or proactively helping to boost social housing in existing schemes? Will you report back to us on what is left unallocated before the end of the term so that we know exactly where we stand at the end of the term?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** On your first point, yes, we can use this funding for, for example, market conversions to social rent. That is one thing we can do. In terms of how much is left, I would probably have to get back to you on that.

**Siân Berry AM:** I know the bids are closing now for the first round of the next tranche of funding. Do you know when you are likely to make the first announcements on that? Will it be before the end of term?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** It will not, no. We will not be able to get that before the purdah period. It will be in June [2021].

**Siân Berry AM:** OK. Thank you. That is really useful to know so that we can plan our future scrutiny.

As you know, I think a lot about the longer-term picture and the net on-the-ground impact of all of this. You will have heard me challenging about the London Plan and whether things are net figures or not. I wanted to ask a few questions about this, starting with council homes.

The council homes returns from councils are back for 2020 and I have issued a warning that, essentially, the amount is the highest net loss in council homes we have seen on the ground in London since 2015/16. There are 3,660 fewer council homes so far in the returns than there were last year. Looking back to 2012, we have a net loss across London on the ground of 25,493 council homes. That is where we are up to, including this year's figures. That is incredibly worrying.

I was wondering what you thought about the questions I put to the Mayor in Mayor's Question Time on 21 January [2021]. I was very surprised to hear him give essentially a defence of Right to Buy. I know that, Tom, when you were an Assembly Member, in 2019 you published a report literally called *Right to Buy: Wrong for London*. Your first recommendation was that the Mayor should lobby the Government for us in London to have the power to abolish Right to Buy and, if not that, then we should at least be able to suspend it for new council homes. This affects the viability of schemes and you will understand that point as well. Did you talk to the Mayor before he came to answer my questions? They were about the net loss of council homes. I flagged it quite clearly. Can you do anything to make him take a stronger stance on this?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** My views on Right to Buy are a matter of record, as you know. Where the Mayor has been lobbying the Government on this has been particularly around the ability of councils to combine Right to Buy receipts with other forms of affordable housing grant, giving councils more time or indeed, in fact, lifting altogether the time limit on councils being able to spend this money. Three years is enormously challenging. Although we have helped councils by setting up the Right to Buy ringfence, it is still very challenging for councils. The Mayor's lobbying of the Government has been about making sure that we can deliver new council housing and that the receipts from those Right to Buy sales can be spend effectively by the boroughs on new council housing.

There are two most crucial things that we can do to reverse the downward trend in council housing. I note that last year had the smallest net drop ever and so we are on the verge of council housing numbers increasing in London, I am pretty sure --

**Siân Berry AM:** 2017/18 had the smallest drop, from my figures.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** We are on the cusp of going the other way. There are two crucial things about that. Firstly, there is the programme that the Mayor is funding, Building Council Homes for Londoners. I have already talked about that. Secondly, there are the Mayor's planning policies around no net loss.

I would be quite interested, Assembly Member Berry, because I looked at your report but I could not see the data behind it. I know it went all the way back to 2003.

**Siân Berry AM:** 2012. No, sorry, there were two different reports. Yes, it was 2003 that I looked at demolitions.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** All right. I saw your one going back to 2003. Either way, I would quite like to see the raw data behind that. I have had conversations with some borough leaders and they look at your figures on that and say, "Hang on a minute. I do not see how that can be right". I am wondering whether you are counting LAR replacements as social rent replacements, for example, and also whether you are taking into account the time lag between when a home is demolished and when the replacement home is built.

To finish off - sorry, I realise I have been rambling on a bit - the other thing is the Mayor's planning policies around no net loss. That has come in only recently, although that has had considerable weight in planning anyway because it was not subject to a direction. The Secretary of State [for Housing, Communities and Local Government, the Rt Hon Robert Jenrick] has only just signed off on the new London Plan. We should expect to see - and are already seeing because I see it on the planning applications coming through - the full impact of the Mayor's policies on no net loss, particularly over the next few years

**Siân Berry AM:** I will come back to Right to Buy in a moment and let you finish the answer on that, but certainly it would be good to have a more detailed discussion. I would expect from the Mayor's policies on replacement homes, particularly for social homes, to see the net losses reducing. I look at the data and it is the data as it is on the ground. It is what is coming back from councils. I am surprised to see both continuing high Right to Buy returns, when people are so squeezed, and also such continuing demolition. We would expect that to turn around in future years, but I have basically concluded that the Mayor's policies are not really having an effect yet and we are still waiting for that.

In terms of the data, it is, again, just what is there in the London Development Database. Large numbers are checked against individual schemes. For example, I know Southwark has been in touch with me. I know the Aylesbury Estate is a huge part of this in terms of what is planned. Southwark made a change recently as part of a cabinet decision that does not yet affect the planning database. I did allow for that. I put a correction in. It is as right as I can make it. It is still showing a large net loss coming forwards in terms of social homes. We would hope this would turn around under the Mayor's new policies but it has not yet.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Given the length of time a lot of these schemes take, it may be that the lag is even greater than one might expect. These are often very complex schemes, over many phases, over many years. That would need to be taken into account as well.

I am interested to know whether you are counting LAR units as social rent equivalent replacements.

**Siân Berry AM:** I am, but there are not that many, to be honest. If you go back that far, the proportion is not high.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** That would be only a recent element because LAR only came in under this Mayor, of course.

**Siân Berry AM:** It does not make that much difference to the overall figures, I am afraid.

On Right to Buy, though, are you going to continue to talk with the Mayor about his policies on this? There is no harm in having a policy that asks for a suspension - at the very least - in these crucial times. We need to go from a net loss on the ground to a net gain in council homes. That has to be our goal.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I will commit to you, Assembly Member Berry, to discuss this with the Mayor. It is important to note that this is an area that the Mayor does not have any power over. The areas he does have power over are delivery and planning. Credit to him for taking very strong action there to ensure that we are both delivering new council housing and, through the planning system, protecting the existing stock when it is subject to estate regeneration schemes.

**Siân Berry AM:** Thank you. Moving on now to the overall supply, again, net is important here. The Strategic Housing Market Assessment of need for London is for a net gain. Just the starts, if we are not taking into account net losses and other things, do not tell us the whole picture. Looking at that, we are seeing a net gain in overall housing supply, but the last figures that we get from the report *Housing in London 2020* show us that we have gained 35,700 homes in the last year. That is slightly below what the Mayor inherited. The year before the Mayor came in, we had 38,550. What factors account for this not particularly large gain in new housing supply?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The interesting thing is that MHCLG published its own figures towards the end of last year, which found that London had delivered in that year 42,000 homes, which was the highest number of homes in London since they started keeping these records in 2001 and, we think, potentially since the 1970s, and also for any region of the country. It possibly depends on what dataset is being looked at, but those were the figures that came from MHCLG.

I am happy to discuss some of this. This would indicate that the Mayor has achieved the highest level, as I say, certainly since the early 2000s and potentially since the 1970s, but there are obvious constraints, as I have spoken about already, on supply. The fact is that Brexit and cladding remediation are not just impacting affordable housing delivery, of course, but are impacting private developments as well. Then there is COVID. All these developments tend to be very interlinked. Yes, those are the key factors that would be holding back development, but, as I say, according to MHCLG, we seem to be achieving record numbers, almost.

**Nicky Gavron AM:** I would like to add a fact, which is that in fact you can take single years in terms of overall supply, but if you were to take the record of this Mayor so far and compare it with the record of the previous four years of the last Mayor, you would find that - I think I am right, Tom - it is about 37,000 average supply per year compared with 31,000 per year.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I do not have those figures in front of me, but they sound about right. I am pretty certain that we have seen on average, over this mayoral term, increased delivery compared to the previous Mayor when it comes to overall housing numbers.

**Nicky Gavron AM:** I just thought I would say that because it is so easy to cherry-pick numbers if you do it in on a one-year basis.

**Siân Berry AM:** The number I was citing was around 37,000, but 42,000 would be more in line with the previous target as well, the target that came before the current London Plan, and this is about the targets there.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes. In fact, 42,000 is the target in the previous Mayor's London Plan. In the new London Plan it is 52,000.

**Siân Berry AM:** OK. We will keep challenging you on that. We would be very interested to be kept up to date on any new modelling you are doing about housing need, as the Chair said, as well.

Going back to the Affordable Homes Programme, which was originally 2016-2021 and is now 2016-2023 with a target of 116,000 starts, when will you get to that target? I know a lot of the spend profile of that programme goes way into the future. It goes out to 2030, I think.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The target is starts. That is now the end of March 2023. That is the target to achieve those starts.

**Siân Berry AM:** OK. A lot of the money will not be handed over until future years after that?

**Rickardo Hyatt (Executive Director, Housing and Land, Greater London Authority):** The profile for expenditure is usually linked to either land acquisition, start onsite and completion because we want to ensure that there is some incentive for partners to remain focused and deliver the completions as quickly as possible. That is why the funding is profiled out beyond 2023.

**Siân Berry AM:** OK. In that case, some things that were started in 2023 are still being built in 2030. Does that make any sense?

**Rickardo Hyatt (Executive Director, Housing and Land, Greater London Authority):** Yes, when you have major long-term estate regeneration schemes that require investment of grant upfront. Otherwise, they would not be able to get off the ground. It is essential that we do invest that money to ensure that those major schemes start onsite. Where we are looking at a phased delivery, the completions will usually follow over a number of years.

**Siân Berry AM:** That speaks to the things that Tom was saying as well. When you demolish things, you do not instantly get back the rebuilt homes. You wait and you wait. There is a lot of lost opportunity and years of housing in demolishing.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Of course, I know that on some schemes the councils do, where possible, provide the new replacement council housing upfront and then move people straight in. Where it is possible to do that, that of course is the most effective way where that takes place.

**Siân Berry AM:** That is the guidance in the estate regeneration guidance. In my experience - this is anecdotal and is not evidence that I have gone and collated numbers for - it seems to me that the ballot policy in particular is driving much better phasing in some of the proposals that are coming through. Even if there is demolition, we are seeing phasing that is done in stages involving build, move, build, move, as opposed to demolishing everything and making everybody wait, which we have seen in the past.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes. That really highlights the importance of the ballot policy. It has really forced registered providers and councils to focus on a landlord offer and what residents are going to get and think about the implications, like you say, of how these are phased on the residents who are there already. It is one of the reasons why the ballot policy is so important.

**Siân Berry AM:** Yes, I definitely would agree with that. That is all of my questions.

**Murad Qureshi AM (Chair):** Thank you, Siân. I have just one or two loose ends in this section. My understanding is that we are still waiting for the Right to Buy receipts from two years ago to be handed over to councils from the Minister for Housing [the Rt Hon Christopher Pincher MP]. A simple yes or no. Is that no?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I am not sure. Rickardo?

**Rickardo Hyatt (Executive Director, Housing and Land, Greater London Authority):** Sorry, I am not sure I quite understand the question.

**Murad Qureshi AM (Chair):** Two years ago, there was a commitment made by the Minister for Housing that councils would get 100% of the Right to Buy receipts.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Was this the review that they did?

**Murad Qureshi AM (Chair):** Yes.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Two years ago they did the review and they have not yet responded to that consultation. We await that. It is really important for councils' delivery that they have this flexibility.

**Murad Qureshi AM (Chair):** The final issue that has been playing on my mind. It is not within our remit, but the Help to Buy scheme in London is essentially from central Government to developers. I am intrigued that the Scottish Government has decided not to have that programme in Scotland. I wondered, Tom, what your views were and whether there were similar lessons for us to learn here in London.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Help to Buy is a national Government policy and so it is not one that the Mayor has any control over. It is a matter for the Government.

**Murad Qureshi AM (Chair):** OK. I just thought that there may be a view and a perspective on that. I will move on to the next area of questioning: high-quality homes and inclusive neighbourhoods.

I am going to go straight to an issue that is quite paramount since the lockdowns and the current pandemic: overcrowding. Will the Mayor commit to the Assembly's call to review all planning and housing policies to take overcrowding and ensure that suitable provision is made for family-sized homes?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** It is absolutely clear that people who are living in overcrowded accommodation have been particularly hit by COVID and the pandemic.

The Mayor's policies in the new London Plan were already bringing in measures that are going to help with overcrowding and with the quality of people's accommodation in future, whether it is minimum space standards, minimum ceiling heights and minimum requirements around outdoor space, and requiring boroughs to set size mix policies for their social housing, which is something they are going to be required to do for the first time.

We are building a lot of these requirements into the new Affordable Homes Programme as well - requirements around quality, design space and things like that - to make sure that we are delivering high-quality homes for people to live in and to help to tackle overcrowding in London.

It is also worth reflecting on some of the data on social rented housing. We have actually seen an increase in the percentage of social rented housing being delivered in London that is family-sized. It has gone from 35% under the previous Mayor to 41% under the current Mayor, which does suggest that the Mayor's policies in this area have been having some impact.

**Murad Qureshi AM (Chair):** Personally, I feel that in regeneration efforts there is an argument from the pandemic to reduce densities in those proposals, like the one I live in. The hotspots for COVID fatalities have been in those very areas.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The issue is not density here. If you look, for example, at Seoul in South Korea, they had great success in controlling the pandemic with very few deaths and very low spreads, certainly compared to here, and yet that it is a very dense city. The issue is quality. You can achieve density of a high quality with these requirements that I have already set out around private outdoor space, ceiling heights, bedroom sizes and things like that. If you are delivering quality housing at density, it is fine.

The issue we have in parts of London is really low-quality housing, particularly some of the really low-quality housing in the private rented sector that we are all really aware of. Often you can find people really overcrowded in these very low-quality homes and environments. That is really what needs to be tackled. It is not density *per se* that is the issue.

**Murad Qureshi AM (Chair):** OK. I hope we do learn from other parts of the world, but we have not historically had a habit of doing that at all, particularly in housing.

**Andrew Boff AM (Deputy Chair):** Back when you were an Assembly Member, you supported a motion that said:

*"The Assembly therefore calls on the Mayor to urgently review his draft London Housing Strategy and draft London Plan, and revisit the assumptions in his Strategic Housing Market Assessment, to ensure that suitable targets and provisions are made for new family-sized homes of three and four bedrooms, and to prevent the loss of existing family homes."*

Why have you changed your mind?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** As I say, we have only just had the London Plan adopted, unfortunately, due to the Secretary of State [for Housing, Communities and Local Government, the Rt Hon Robert Jenrick MP] delaying. It is inevitable that we are going to see over the coming years revisions to the Plan. I was here at City Hall under [The Rt Hon] Boris Johnson [Prime Minister], the previous Mayor, when revisions were brought forward to his London Plan. I have no doubt that the situation across all these areas will be kept under review and monitored, and that, if there do need to be changes to the Plan, whether in light of COVID or in light of anything else, they are made.

As I say, I go back to the point I made earlier. If you look at social rented housing, the proportion of social rented housing coming forward that is family-sized has been going up under the current Mayor. That suggests that his policies that he has put in place, whether through the London Plan or in other areas as well, are working and are having an effect.

**Andrew Boff AM (Deputy Chair):** Sorry, back in 2018 you called for specific housing size targets. What has changed?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Which we are getting in the new London Plan. Boroughs are required to come up with a size mix for their social rented and affordable housing. That is a requirement in the new London Plan, which has now been adopted.



**Andrew Boff AM (Deputy Chair):** You say that you have increased the number of family-sized homes. That is clearly not true.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Social rented. I specifically said social rented.

**Andrew Boff AM (Deputy Chair):** Right, but the number of homes that are being built that are family-sized are at a record low.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** As I said, the proportion of social rented homes coming forward - bearing in mind that the number of social rented homes coming forward has now been going up thanks to the current Mayor and the Affordable Homes Programme - has gone up from 35% or 36% to 41%. There has been an increase in the proportion of social rented homes coming forward that are family-sized.

**Siân Berry AM:** I wanted to ask about community-led housing. We are looking at the budget again this year and we can still see that there is £25.5 million unspent from a community housing fund that was £38 million in total. How are you getting on speeding that up? Will you meet the target of 500 community-led homes by 2023?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes. We are still working towards the target of 500 homes by the end of March 2023. It is an enormously challenging area. It is a really exciting one and it is great to be working with these organisations, but by their very nature they are small organisations that lack expertise and experience. That is why the creation of the Community-Led Housing Hub was so important. It does make getting delivery going challenging. There is no doubt about that.

We have recently, within the Housing and Land team, taken on an additional person to work on the community-led housing side, which is going to make a real difference and I really welcome that. I met with community-led housing groups. I met a few weeks ago with London Community Land Trust (CLT). It is an area that we have a real commitment to delivering on, and the Mayor has a real commitment towards it. Just by its very nature, it is an area where we are dealing with organisations that have lower capacities and lower experience. Part of what the Mayor is doing is trying to make sure we build that capacity and build that knowledge-sharing so that other groups can then learn from that and come forward with their own schemes.

**Siân Berry AM:** You would think that this was an ideal area for bringing forward some revenue to support the release of capital. You can probably convert some of the capital to the revenue that would deliver that. They are inexperienced in terms of being developers, but they know what they want. They are not unable to commission. You would think it would be a good thing to try to enable them to hire the expertise they need rather than expecting them to develop it.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I believe we do provide revenue funding for those --

**Siân Berry AM:** More to speed things up, as I said, yes.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, we do provide groups with revenue funding. That is the support that we do give.

**Siân Berry AM:** Yes, but is that enough if things are not moving quickly enough? Could you do more to shift more revenue in their direction?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Groups have to come to us with plans and with bids. We are spending taxpayers' money and so we have to make sure that the funding we are giving out is going to be spent effectively. We are giving out revenue funding and we welcome bids from groups for that. As I say, we have taken on an additional person now within the team to be working with community-led housing groups.

**Siân Berry AM:** Bringing forward more public land for this is something that has potential. We have seen only two things from TfL so far in its small sites scheme. Is there more that you can do to ringfence certain land releases for community-led homes groups to bid for? Having land to bid for is what seems to galvanise a lot of activity and a lot of people making plans, as we saw with the ones that were put out.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** This is where our Small Sites Small Builders programme is really important. Several sites have been brought forward for community-led housing through the Small Sites Small Builders programme. We really encourage public bodies, whether they be councils or otherwise, where they have bits of land that they would like to dispose of, to come to us and work with us. We can put them out through that programme.

It is very positive that TfL, as part of the GLA family, is leading by example by making these sites available for community-led housing. We should acknowledge that. It is an example of them and the Mayor leading by example.

**Siân Berry AM:** Great. I hope that does speed up and that everything possible is being done. In the current budget plans, your 2021/22 estimate for capital spending goes up quite a lot. It goes up from five in the current year to 12 in 2021/22. That is a big increase. Are you confident that you are going to spend that much and get that much capital funding out of the door by this time next year?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I will hand over to Rickardo but, yes, I am as confident as I can be.

**Rickardo Hyatt (Executive Director, Housing and Land, Greater London Authority):** Yes, it is something that we keep under constant review and it sends a clear signal that we are willing and able to make that money available. We have built up a pipeline of over 1,200 community-led homes capable of receiving funding through the programme but, as Tom says, each proposal is different. Quite often the tenures that are being proposed are non-standard and so it does take that bit of additional time to work them through. What we do not want to do is to be in a position where we are not ready to deploy that funding. There are lots of schemes being worked up at the moment that would reflect that profile but, as I have said, it is something that we are keeping under constant review.

**Siân Berry AM:** My final question in this section is about first dibs. The Chair of the Committee has put three questions to the Mayor in written form, all of which have been answered with one sentence, "I will provide an update on any review of first dibs in due course". I had a conversation with the Mayor in Mayor's Question Time in January 2019 when I could not get an answer about when we would see a review or what its terms would be, either. There was some concern about the number of properties, for example, appearing on the database where people who are registered Londoners can bid in advance of schemes going out to the market. There is very little appearing there.

Can you give us any concrete information on what the review of first dibs will consist of, when we will see it? This all seems a bit late, really.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** This is one of the areas where this year did not unfold in the way that anyone expected, and the challenges of this year have meant that this work has been delayed. It is now in hand, and we will be publishing the results of the review as soon as we can. As I say, it has been a very challenging year and some areas of work have had to be slightly paused or refocused because we have had to be responding to the pandemic. Yes, the review is in hand and I hope to be able to update you in due course on when it will be published.

**Siân Berry AM:** Is this an in-house review or is there any commissioning information or decisions we can look at?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** It is an in-house review.

**Siân Berry AM:** Are we able to see the terms of reference and the outputs expected?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I would have to get back to you on that.

**Siân Berry AM:** That would be useful because, like I said, Members of the Committee have been raising quite detailed questions, and we do not know if they are going to be answered by the review, either.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes. I will get back to you on that point, Assembly Member Berry.

**Murad Qureshi AM (Chair):** That will be followed up by the Committee as well.

**Tony Devenish AM:** Could I ask the Deputy Mayor to write to us with an end-of-term update on the small sites programme in terms of what has been delivered? Rickardo made a comment about 1,200 units possibly in the pipeline. Can we get some more detail on that as well, please?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, absolutely we will do that, Assembly Member Devenish.

**Murad Qureshi AM (Chair):** Our next section is on a fairer deal for private renters and leaseholders. Nicky [Gavron AM] will lead on these questions for us.

**Nicky Gavron AM:** Tom, thank you for those kind words earlier. It was nice to hear them. As the Chair said, this is about the private rented sector. In November [2020] the Mayor published and submitted his blueprint for a new London model for the PRS. My question is whether you have had any feedback from the Government about that?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** It is fair to say that the Government has not been particularly amenable to some of the things that the Mayor has been suggesting around the PRS, which is a shame. It is very important that we advance these arguments. The Mayor pushed, for example, for a ban on lettings agency fees. The Government eventually decided to do that, having railed against it for quite some time. The Mayor has also been calling for an end to no-fault eviction and, again, the Government has very much been pushed in that direction. It is very important that we keep making the

arguments for the Mayor's London model of renting and, indeed, for the introduction of some form of rent control or rent regulation in London as well, not just for the sake of affordability for private tenants but for security and stability as well. The Mayor has to take a holistic approach to the PRS and a holistic approach to housing as a whole.

**Nicky Gavron AM:** I know we are all with you on this. Do you know if the Mayor has had any meetings or discussions with the Government about this?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The Mayor has had meetings with the Secretary of State [for Housing, Communities and Local Government, the Rt Hon Robert Jenrick MP]. The London model has not specifically come up but he has been raising private renting a lot with Ministers during the pandemic, particularly in relation to the COVID response. There have been things like the ban on evictions. It has been absolutely crucial that the Mayor has been lobbying for that.

Equally, if not more importantly, he has been lobbying the Government to make changes to welfare policy to support tenants during the pandemic. We can extend the evictions ban and kick the can around the road, and it is important to give people protection during the pandemic, but if they are just building up arrears, that just kicks the can down the road. We have to have that financial support for private tenants. The Mayor has been lobbying the Government on the evictions ban and financial support for private tenants. Also, he has been calling on the Government to put in place the longer-term reforms that we need.

I particularly wonder why they did not use this opportunity to bring forward the Renters' Reform Bill, which has been long trailed and promised. This would have been the opportunity to put in place those longer-term protections for private tenants from eviction. We continue to lobby the Government on all these matters and we will continue to push on the need for rent control for London. That is absolutely vital.

**Nicky Gavron AM:** All right. Thank you for that. I know this is something you have argued for a long time yourself in your previous role.

To move on, we did an investigation in the Assembly on shared ownership. One of the key issues that residents came up with was the fact that their service charges kept escalating and there was no proper information about when they were going to escalate, and so on. The Mayor has a charter on that. One of the things that we asked for was that it should be monitored properly; it is voluntary, it is not really working properly, but there has to be monitoring. The Committee wondered how much monitoring is going on and what results you are getting.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The service charges charter is an in-principle agreement we have with our partners. In terms of monitoring compliance, the resource implications of that would be too great for us to do here at the GLA, but if residents believe that their housing association is not complying or is in breach of the charter, there are the usual routes they can go down. They can be making complaints to the housing associations themselves and to the various regulatory bodies.

**Nicky Gavron AM:** The next question is about intermediate housing and the consultation you put out last summer. We are just wondering now what we can see coming out of that consultation. Are you preparing your next steps, and what might they be?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, absolutely. We published the part 1 report from the intermediate housing consultation and this was the area of the consultation that specifically related to the new Affordable Homes Programme and the requirements we were going to bring in

around that. That included, for example, new requirements on not just service charges, but reporting of all the other fees that shared owners might face, and also a full document setting out what shared owners are taking on when they become shared owners.

You have probably seen as well, subsequent to that, that we have also announced an expectation in the new programme that housing associations and our partners will be expected to offer 999-year leases to shared owners or, if that is not possible because of an existing headlease, the longest lease term possible. That is particularly in light of some of the very serious concerns that were raised by *Panorama* about shared ownership. There are some things that we can do about the shared ownership model but a lot of it is in the gift of the Government. We do feel that we can put this expectation on our partners around lease lengths. It would be good for shared owners for us to do that. We have chosen to do that. I hope that the Secretary of State [for Housing, Communities and Local Government, the Rt Hon Robert Jenrick MP] will ask Homes England to do the same in the rest of the country.

Going back to the intermediate housing consultation, we will be publishing part 2 of that in due course. That relates to the elements of the consultation that were not directly related to the new Affordable Homes Programme.

**Nicky Gavron AM:** That was a very full answer and very helpful. I have picked up from that that you are going to require the reporting of service charges. Is that right?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Services charges are already reported. What we are requiring as well is the reporting of other fees.

**Nicky Gavron AM:** I see. They are reported on a voluntary basis. That is what we discovered.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** They have to provide the initial service charge rate. Is that right, Rickardo?

**Rickardo Hyatt (Executive Director, Housing and Land, Greater London Authority):** Yes. When bidding for funding for schemes that come through our programme, partners have to provide details of service charges for shared ownership homes. That is at the point of bidding. We do have a compliance audit process where service charges are one of those areas that are reviewed later in the life of the project, when it completes, so that we can check that whatever has been submitted at bidding stage matches the intended level of service charges charged on the letting of the home. That, coupled with the additional measures we are taking around the charter and raising awareness of the issues and pushing housing associations to be more transparent with purchases, will go hand-in-hand to try to help improve standards in how housing associations operate in this regard.

**Nicky Gavron AM:** Thanks, Rickardo, for that. The issue for a lot of the residents and tenants we were talking to was that they were put up *ad hoc* without them having any prior information about it. It is good that you are looking at it before and after, but it is really about what happens during the lives of the residents.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** As part of the new Affordable Homes Programme, we will be revising the services charges charter and we will be looking at the potential to collect more data on this as part of that. We acknowledge again the resource implications for us of doing that but it is something we are looking to explore as part of this review.

**Nicky Gavron AM:** That is excellent. I have a question here on the impact of COVID on the PRS and a lot of that has been covered. Is there anything else you want to add on that?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Again, it is similar to some of the stuff that was said before. The insecurity of the PRS has been exposed like never before. That is why the work the Mayor has been doing to push the Government on rent control, on security of tenure and on standards is even more important. As I mentioned earlier, one of the important bits of work that has gone on that I am really pleased we have been able to do in partnership with Safer Renting during this campaign is training up MPS officers on how to deal with illegal evictions. That has been an issue. We have trained a considerable number of MPS police officers in that regard.

**Nicky Gavron AM:** On balance, do you think the private sector is better off than it was in 2016?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The Mayor has done a lot to help tenants to improve their experience, but his powers over the PRS, as we know, are non-existent. The work that the Mayor has done with regard to the Rogue Landlord and Agent Checker has been very helpful for tenants. The new Property Licence Checker has also been very helpful for tenants. The work on training MPS officers and the better renting project, which is helping to ensure that boroughs are training up and have got effective enforcement. Where the Mayor can work to improve the PRS in London, he is. What is unfortunate is that so many, or pretty much all of the aspects of the PRS in London, are beyond the Mayor's control and, of course, we would like that to change, as we have already discussed.

**Murad Qureshi AM (Chair):** Just coming back to the housing associations, I am sorry to say that from my caseload that I have had throughout London, many of them seem to be on issues to do with the leasehold extensions and service charges. They have begun operating like the big London estates in central London and that is just not acceptable, full stop, and that message needs to come loud and clear from the Mayor as well.

**Siân Berry AM:** I just wanted to get some clarification on what you were saying earlier about coronavirus relief. You talked about the ban on evictions, you talked about welfare policies, but can I ask you what the Mayor's current position is on rent arrears forgiveness? We have got Generation Rent calling this a rent debt crisis and that is the third important plank of their petition. I know the Mayor has said different things at different times. Is he, when he meets the Ministers, also pressing for a rent debt forgiveness scheme that clears things for landlords as well?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes. What is envisaged from what the Mayor has set out is basically, whatever you want to call it, the welfare system, steps in and makes sure that tenants are not going to be out of pocket, landlords are not going to be owed money either, although the primary concern has to be the tenants. Yes, we want to make sure that landlords are not being left out of pocket either and that has been the Mayor's focus. We have talked about it as being through the welfare system, and I think sometimes, because of a decade or more of austerity, we kind of forget that that is what Social Security is there for. It is there to help people and to protect people when they get into difficulty and precisely at times like this. That is why we framed it as just making sure the welfare system will cover these costs of arrears for tenants.

**Siân Berry AM:** Great. What is important is that debt just does not carry on because that is just going to exacerbate in the future all the long-term problems of the rental market.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Precisely.

**Siân Berry AM:** OK, great. Thank you.

**Murad Qureshi AM (Chair):** Andrew?

**Andrew Boff AM (Deputy Chair):** Given that rents in London are estimated to have fallen by 3% in 2020 and are likely to fall by a further 2% in 2021, should renters in London be relieved that we do not have rent control?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I knew you would ask this question. No, because rents can fall under a system of rent control because it gives you, the tenant, the power then to go to your landlord and negotiate a lower rent. That is kind of the point. It puts the power into the hands of the tenants much more than it is already, versus the landlord.

I would say as well just about this that, yes, we might be seeing now falls in rent, certainly in parts of London, not in all. Not in all, and in certain areas of London rents are still going up. This does not change the structural issues of the PRS, it does not change the insecurity of the PRS and that is what the Mayor's approach is setting out to solve. I certainly do not think that what we have seen recently takes anything away from the Mayor's case for getting the power to introduce rent controls in London.

**Andrew Boff AM (Deputy Chair):** When tried in other cities, rent control has increased rents and reduced supply. Would you mind sharing with the Committee perhaps in writing or now if you wish where you think rent control has worked?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Most other comparable cities around the world have some form of rent control and they all do it differently. I know the Berlin example has come in for a bit of criticism lately, but I think that is because they are waiting on a court case, which means landlords, where they can, are withholding their properties from the market until the outcome of that court case has concluded. I have always thought that the system they have over there is quite a sensible one. Let's wait and see the outcome of this court case. I hope it goes the right way.

The point about the Mayor's proposal is that it is not imposing some system from overseas. It is about creating a model that works for London and it involves creating this Commission, which is going to be a bit like the Living Wage Commission, which is going to set and determine what the appropriate kind of model is. This is not about taking some system from overseas and imposing it on London. It is about creating our own model that is going to protect tenants.

**Andrew Boff AM (Deputy Chair):** No doubt the bürgermeisters of Berlin also put in a system of rent control that they thought suited their city, and San Francisco, and Aberdeen, they are all putting in rent control that they think suits their city. All of them - without exception, to my knowledge - have failed.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** No. Also, you have got to remember as well that different systems have different upsides and different downsides, and what is important is that as well as creating the protection through rent control, you are also delivering the new supply of housing that we need. This is not just about one thing. It is not about saying, "Oh, rent control. That solves the problem". Of course not. We have to be delivering the new homes, the new affordable homes, as the Mayor is, as well, and taking other steps in other areas of housing policy, too. This should not be seen in isolation. Even if you start building loads and loads and loads more homes tomorrow, it is going to be some time before that has the impact that we need it to have on affordability. In that time, you do need protections

for people, who are living in the PRS, bearing in mind that more than a quarter of Londoners do now rent from a private landlord.

**Andrew Boff AM (Deputy Chair):** Yes. Will the Mayor publish soon the exact details of what kind of rent control he is looking at?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** He has published his blueprint for renting. As I say, the point about the Mayor's model is it is setting up this Commission, which is like the Living Wage Commission, to devise the most appropriate system for London and to oversee it as well.

**Andrew Boff AM (Deputy Chair):** Will that Commission report before purdah?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** We need the Government to devolve the powers first, Assembly Member Boff.

**Andrew Boff AM (Deputy Chair):** It sounds a bit to me --

**Murad Qureshi AM (Chair):** We are going around in circles. We are going around in circles --

**Andrew Boff AM (Deputy Chair):** To me, Mr Copley, it sounds a bit like --

**Murad Qureshi AM (Chair):** -- Tom and Andrew.

**Andrew Boff AM (Deputy Chair):** -- a move to kick it into the long grass.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** No.

**Andrew Boff AM (Deputy Chair):** OK. Just one other thing before I go. You did refer earlier in a previous section and you reckoned that the proportion of family-sized homes has increased. Since the last data that we had in 2018, will you publish justification for that statement?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I could tell you where the justification for that statement is. It is in the London Plan's Annual Monitoring Report and I am happy to point you at the data.

**Murad Qureshi AM (Chair):** Can we have Tony [Devenish AM]?

**Tony Devenish AM:** I will be brief, and the question is slightly tenuous for this section. Key workers, Tom: we talk a lot about key workers. I am always -- as I am sure you are -- asked about key workers and particularly with COVID. It is about police officers having to come from Hertfordshire or London Ambulance Service (LAS) workers having to come from the coastline around Kent. Have you got any plans to review whether you will be providing key worker, and specifically police key worker housing, going forward, should you be re-elected?

Rickardo [Hyatt], could I ask you to write to me, please, if you have got any information in terms of whether Belgravia police station is now being sold because I have been asked that by a number of my residents?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Assembly Member Devenish, just to answer your question on key workers, you will be seeing something on that coming out of the part 2 of our Intermediate Housing Consultation Report. There will be something on the way.



**Tony Devenish AM:** When is that coming out?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** That will not be this side, probably, of the pre-election period. There is a lot coming through at the moment, but it will be out soon.

**Murad Qureshi AM (Chair):** OK, thank you. Rickardo, please do write to Tony about that and myself actually. I am quite interested because we do not want a front desk in the middle of Hyde Park as well. Tony will know what I am talking about there.

Now we move into the final area of questioning, tackling homelessness and helping rough sleepers. I am grateful our colleague, Léonie Cooper [AM], has joined us now and she will end this whole area of questioning by herself.

**Léonie Cooper AM:** Apologies to everybody for being late and a warm welcome to Deputy Mayor [for Housing and Residential Development, GLA] Tom Copley, apart from the fact you have got a railway sign behind you and I feel that there should be a housing sign instead.

As you have just heard from the Chair, I want to ask you a bit about tackling homelessness. Obviously 2020 has been dramatically different from previous years. We had the *Everybody In* situation as the first lockdown happened in March and April, and you might want to reflect on that and whether there are any learnings for the future.

I want to start with asking you about initiatives to curb youth homelessness. We know that young people have been hit, not so much on the health side by the pandemic, but on the economic side, and obviously sofa surfing, which is something that a lot of people do, became really difficult. In fact, I contacted you and then was in almost constant contact with StreetLink with people getting in touch with me who were sleeping in doorways and all over the place and they were all young. Have we got initiatives in place to curb youth homelessness as the pandemic continues? This is a really important area, I think, for London.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, and as you touched on, there has been an incredible amount of work over the last year when it comes to rough sleeping. Huge credit to the team here, virtually, in City Hall, and our partners and boroughs and National Health Service (NHS) colleagues as well. An enormous amount of life-changing and life-saving work has taken place.

You are absolutely right to highlight the impact that the pandemic has had on young people, in particular. I do not think, certainly in the short term, that is going to get any easier, particularly if we look at things like furlough coming to an end and the ban on eviction coming to an end. I think these things are going to disproportionately hit younger people and could well increase youth homelessness.

The things that we have been doing: the growing importance of youth homelessness is reflected in the fact that the Mayor's Winter Rough Sleeping Fundraising Campaign, the money raised from that this year, is going to go to four youth homelessness charities, so reflecting the importance of this. We wanted to set up a dedicated under 25s service within a hotel and, unfortunately, we did not get funding agreed from the Government for that. However, what we have done is set up an under 35s service on a dedicated floor within one of our existing hotels and that is run by Depaul [UK]. That is one of the things that the Mayor has been doing within the existing funds that we have.

I have also been having some quite productive discussions with London councils and other partners in the sector – this would not just be a pandemic response service, but a longer-term youth homelessness service off the ground.

The key piece of the jigsaw will be if we can get that funding from the Government, that would be the key thing. I should say I had a very constructive meeting last week with the new Rough Sleeping Minister, Eddie Hughes [MP, Parliamentary Under Secretary of State for Rough Sleeping & Housing], and I did raise youth homelessness with him. It was a constructive meeting and he is clearly very engaged with this issue. I am hoping to keep that constructive relationship going and will continue to push the Government to make funding available specifically to help us tackle youth homelessness.

**Léonie Cooper AM:** That is a really important thing to keep pushing on, because certainly youth homelessness is one of those sort of Cinderella services that tends to get pushed to one side because there is the big crossover into single person's homelessness. Of course, being a single person does not really give you advantages if you approach councils, which is why there have always been so many pan-London projects to try to assist. Working with Depaul [UK] and others so that you move people away from it, so you do not have people perhaps coming in for a while and then going back on to the streets, is just the really important way forward. That is encouraging to hear, but that does need revenue funding, which is one of those things that is very tight at the moment. You do not have any indications at the moment whether the Government or any London councils are going to be given additional funding, revenue funding, to support this work?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Not at this stage, but, as I say, we are trying to come up with a proposal that we can hopefully get Government backing for. It will be dependent on Government being able to provide at least a portion of the cash.

**Léonie Cooper AM:** OK. If I can just move on, we were having discussions at our last meeting in November of last year [2020] and we were looking ahead to the winter period and we were worried about the impact of winter on rough sleepers. Of course, we were all sitting here, having this discussion with snow literally on the ground outside, and we were worried about how services would cope. Normally, there would be winter shelters, which are communal, which are completely inappropriate in the COVID situation. Could you give us an update on how the GLA services have been able to respond this winter? *Everyone In* worked really well in the spring, and we have not really had that initiative during the winter. What has been going on and how have we been managing the risks of the pandemic to homeless people during this very cold period?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** We are continuing to help rough sleepers into hotels. The Government has not made the funding available for us to do a full *Everyone In*, so we are focused on extremely clinically vulnerable and clinically vulnerable rough sleepers and getting them into hotels. We are still operating Severe Weather Emergency Protocol (SWEP) as overflow to what the boroughs are providing and, as you pointed out, it is not safe for us to use communal sleeping arrangements.

All of our SWEP provision this year has been self-contained and COVID-compliant, and that is particularly important, of course, in the context of the new variant. It was important before, but it is even more important now, given that it is so much more transmissible.

**Léonie Cooper AM:** Absolutely, yes.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** That is what we have been doing. We have got more than 700 people in GLA hotels at the moment and the boroughs are continuing to provide that accommodation themselves as well.

**Léonie Cooper AM:** That is encouraging. Do we know how many people might still be left out on the street at this moment in time, however? The 700 plus the borough provision may not be catering to everybody.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, there are still people arriving to the street, as ever, and this is not just during COVID.

As ever, people arrive on the streets, unfortunately often faster than they can be helped off, but we do have great success in ensuring that where people do come to our services, they do not return to the streets. The Mayor's *In For Good* principle has meant that where rough sleepers are coming into our services and, indeed, borough services, they are not being asked to leave without there being an offer of further support. Between us and the boroughs, we have helped thousands of rough sleepers move into other services or other support, or other accommodation.

**Léonie Cooper AM:** It only covers really Merton and Wandsworth - so that is not a full sample across London - but where I was being inundated with people contacting me during the first wave in the March/April [2020] period and of course the weather was better then, I have not been contacted in the same way by people this time. I am hoping that that is an indication that, even in just southwest London, people with nowhere to go have been signposted to the services that are available.

That brings me on to my last point and goes back to what I said at the start, which is about the lessons that we have learnt from the pandemic in relation to rough sleeping. Do you think that the Mayor's approach to rough sleeping will be changing, ongoing into the future, as a result of those lessons that we have learnt? Is there anything in terms of speed of response, joined-up working, not using communal facilities, anything like that that is going to be changing in the future?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** In terms of learnings, one of the big learnings from all of this has been the partnership working with the NHS and with health services. It has been quite extraordinary really, and the level and scale of partnership working throughout between the GLA, health, boroughs and, of course, our charity partners has grown and been massively strengthened. It has also shown as well what can be achieved when the funding is made available by the Government and I think that is the vital thing. It has actually shown us that it is possible to make a very, very serious impact on rough sleeping and, as I said earlier, to save lives and to transform lives through this. In terms of the COVID spread through London's population, the infection rate was only about 3 to 4% compared to 66% in San Francisco where they kept communal arrangements going.

If we are looking longer term about how we deliver services, we want to do as much as possible self-contained accommodation going forward, but of course hotel accommodation is not a long-term solution.

**Léonie Cooper AM:** No.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** The crucial thing is the funding being available for us to be able to provide that kind of accommodation and it would require the Government to give that support.

Of course, the best thing is to make sure that people are not becoming homeless in the first place, and that is where Government policy, again, is crucial. We know that the cuts and caps on welfare have been particularly bad in terms of pushing people onto the streets, as has insecurity in the PRS. There is a lot of work the

Government needs to be doing upstream as well to be trying to make sure that people do not end up on the streets in the first place.

**Léonie Cooper AM:** Just on that point about trying to avoid homelessness, but also when you were talking about making sure that people who are clinically vulnerable and clinically extremely vulnerable and the value of the partnership work with the NHS, it seems to me that quite a lot of people come into homelessness because they have got other problems and issues in their lives that they need support with. I just wondered whether you think that, with the experiences from the pandemic with that improvement of the liaison with the NHS so that people are perhaps getting help with those other problems and issues in a more upstream timeframe, that is one of the things that we need to be doing? It is the whole debate about public health. We have noticed that the public health directors across all the boroughs in London, the Public Health Director for London, public health generally, has very much been to the fore. What can we do here? What do we need to do going forward to really help with this? I still think that this is one of the preventative areas, the public health crossover with homelessness, that has not really yet come to the front. We have had a lot of discussion about disproportionate impacts in socioeconomic terms, or ethnicity. You quote what happened in San Francisco where - well, I do not want to be rude about the American healthcare system - but for homelessness people, there is no healthcare system. Is this really the area that we need to focus on, do you think?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I do not know if you saw - and I hope that you have - there are several articles that have gone round and, indeed, a piece from Channel 4 News that looked at some of the individual stories of rough sleepers who have been helped during the pandemic. You have to remember, we talk about thousands being helped and being moved into new accommodation, but actually each person is an individual with an individual story and individual needs.

**Léonie Cooper AM:** Absolutely. Yes.

**Tom Copley (Deputy Mayor for Housing and Residential Development):** You look at some of these cases of where people ended up on the street, and one thing perhaps went wrong in their lives and things spiralled and they ended up on the street. It just goes to show how precarious situations are for a lot of these people, who were working, had families etc., and yet something went wrong and they found themselves on the streets. Actually, we should be - and, again, this is beyond City Hall; this is Government - be looking at what those protections are, what help there is available to help people to avoid them coming on to the streets in the first place. I encourage you, if you have not seen them, to read those stories because they are incredibly powerful, and people's lives having been now turned around and they are no longer sleeping rough and they have got their lives back together. It is testament to the enormous work done in partnership throughout this pandemic and I hope, I really hope, it can continue.

**Léonie Cooper AM:** Absolutely. I was very privileged because some of the people that I helped by getting StreetLink to go and find them then actually got back in touch with me and told me about some of the personal improvements. As you say, some of the things that had literally happened - "I split up with my partner. I wanted to see my children; I could not. I was sleeping in my car and now everything is desperate" - and then ringing me and telling me about things that had then started to go right.

I just want to press you slightly, because some people do end up in a situation because they have got those other slightly more deep-set problems and issues, perhaps with mental health. A lot of people who end up on the street, either have mental health problems and then they end up in the street, or after they have been on the street, I think most of us would probably end up with mental health or drink or drug problems because you are in such an awful environment. Is there something that can be done to really bring that to the fore and to really address it, to help people?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** I think a lot of this again is about what is being invested in our mental health services, for example, which is always talked about as being a sort of Cinderella service in the NHS. There does need to be a big drive towards getting the Government to invest more in that to help people because, yes, you are absolutely right. These mental health issues can sometimes lead to people being on the streets and then certainly be exacerbated while people are on the streets. We do have services that we support which specifically do outreach around mental health and things like that.

**Léonie Cooper AM:** OK, that is good to hear that the services around mental health are there from City Hall, certainly we are going to press you and I assume that you and the Mayor are going to continue to press Government to bring funding towards these areas. I think preventative approaches actually in the long run save money. Would you agree with that?

**Tom Copley (Deputy Mayor for Housing and Residential Development):** Yes, I think that is right. I think that is right and it is always better as well to spend that money upfront, preventing someone falling into difficulty and becoming homeless than to spend the money always firefighting once the issue is already there. It is always better to get that spending upfront, both for the sake of the person concerned, more so, and actually for the sake of the taxpayer as well. It is a double win if you manage to do that.

**Murad Qureshi AM (Chair):** Thank you very much, Léonie, for ending this session. You will be relieved to know, Tom and Rickardo, we have come to the of the end-of-term and post-COVID look ahead section of this meeting. Can I thank you as guests for your contributions and responses? There may be a few things we will follow up. I will leave that to Stephanie [Griffiths, Senior Policy Adviser, GLA]. There were a few offers of additional information, which Members have asked for.

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# Subject: Summary List of Actions

<b>Report to:</b>	<b>Housing Committee</b>
<b>Report of:</b>	<b>Executive Director of Secretariat</b>
<b>Date:</b>	<b>20 July 2021</b>
<b>Public Access:</b>	<b>This report will be considered in public</b>

## 1. Summary

- 1.1 This report updates the Committee on the progress made on actions arising from previous meetings of the Housing Committee.

## 2. Recommendation

- 2.1 **That the Committee notes the completed, outstanding, and closed actions arising from its previous meetings, and the additional correspondence sent and received.**

### 3. Summary List of Actions

#### Actions Arising from the Meeting Held on 9 February 2021

Item No.:	Item Title	Responsible Person	Action(s)	Status
6	<b>End-of-term Meeting with the Deputy Mayor for Housing and Residential Development (DMHRD)</b>	Deputy Mayor for Housing and Residential Development	<p>The DMHRD agreed to provide the following additional information:</p> <ul style="list-style-type: none"> <li>• The number of homes planned for delivery by the Old Oak and Park Royal Development Corporation (ODPC) and the timescale;</li> <li>• To confirm to the Committee once discussed with the Mayor a policy on asking the Government for Right to Buy suspension on new council homes, and the outcome of that discussion;</li> <li>• Whether any new housing need modelling is being done by the GLA and if so, the timescales for when this would be available;</li> <li>• The terms of reference and the timescale for the 'first dubs' review;</li> <li>• An end-of-term update on the small sites programme in terms of what has been delivered;</li> <li>• Details on the more than 1,200 community led housing units in the pipeline and how many of these are on small sites; and</li> <li>• The data supporting the assertion that the proportion of family-sized homes has increased.</li> </ul>	Completed. See <b>Appendix 1</b> .
6	<b>End-of-term Meeting with the DMHRD</b>	Deputy Mayor for Housing and Residential Development	The DMHRD agreed to confirm the amount left unallocated in the current Affordable Housing Programme 2016-2023 at the end of this term.	Partial Response. See <b>Appendix 1</b> . A follow up request for the action was made on 24 June 2021.



Item No.:	Item Title	Responsible Person	Action(s)	Status
6	<b>End-of-term Meeting with the DMHRD</b>	Executive Director, Housing and Land	The Executive Director, Housing & Land, GLA, confirmed he would update the Committee on whether Belgravia police station is being sold.	Completed. See <b>Appendix 2</b> .
6	<b>End-of-term Meeting with the DMHRD</b>	Senior Policy Adviser	That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree any output from the discussion.	Closed.

#### **Actions Arising from the Meeting Held on 10 November 2020**

Item No.:	Item Title	Responsible Person	Action(s)	Status
7	<b>COVID-19, Rough Sleeping and Homelessness in London</b>	Rough Sleeping Lead, Greater London Authority (GLA)	<ul style="list-style-type: none"> <li>To provide data on the schemes being funded under the Rough Sleeping Accommodation Programme (RSAP), including the types of homes and tenancies, and an estimate of the revenue and capital amount needed per home under each scheme; and</li> <li>A breakdown of the approximately £65 million rough sleeping budget including the source of the funding and what it is allocated to.</li> </ul>	<p>Partial Response received. See <b>Appendix 3</b>.</p> <p>Completed. See <b>Appendix 4</b>.</p>

## **4. Additional Correspondence**

- 4.1 The London Assembly Fire, Resilience and Emergency Planning (FREP) Committee published its *Cladding Crisis and its Impact on Londoners* report in January 2021 and the report and its recommendations were sent to the Mayor of London. Subsequently, the Chair of the FREP Committee and the Chair of the Housing Committee sent a joint letter to share the report and its findings with the Minister of State for Building Safety, Fire and Communities, attached for noting at **Appendix 5**.
- 4.2 The Response from the Minister of State for Building Safety, Fire and Communities is attached at **Appendix 6**.
- 4.3 On 18 June 2021, the Chair of the London Housing Panel wrote to the Housing Committee Members in regards to the funding for the panel, attached at **Appendix 7**.

- 4.4 The Chair of the Housing Committee wrote to The Rt. Hon Robert Jenrick, Secretary of State for Housing, Communities and Local Government in regard to bringing forward the abolishment of section 21 evictions, as attached at **Appendix 8**.

## **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 financial implications arising from this report.

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### **List of appendices to this report:**

Appendix 1 – Letter from Deputy Mayor for Housing and Residential Development, 19 March 2021

Appendix 2 – Letter from Executive Director, Housing and Land, Greater London Authority, 1 March 2021

Appendix 3 – Response from Rough Sleeping Lead, GLA, 1 February 2021

Appendix 4 – Further response from Rough Sleeping Lead, GLA, 28 June 2021

Appendix 5 – Letter to Minister of State for Building Safety, Fire and Communities, 9 February 2021

Appendix 6 – Response from Minister of State for Building Safety, Fire and Communities, 12 May 2021

Appendix 7 – Letter from the Chair of the London Housing Panel, 18 June 2021

Appendix 8 – Letter to Secretary of State, Housing Communities and Local Government, 18 June 2021

### **Local Government (Access to Information) Act 1985**

List of Background Papers:

None

### **Contact Information**

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# MAYOR OF LONDON

**Murad Qureshi AM**

Murad.Qureshi@london.gov.uk

**Date:** 19 March 2021

Dear Murad

Thank you for having me to the Committee on 9 February and for your subsequent letter of 17 February.

Can I take this opportunity to thank you and the Committee for the work you have done on housing. You have produced a number of excellent reports, and I and my officers have appreciated the constructive way in which the Committee has engaged with City Hall during your time as chair.

I set out answers to your follow-up questions below.

***The number of homes planned for delivery by the Old Oak and Park Royal Development Corporation (ODPC) and the timescale***

Plans have been approved for over 6,000 homes since OPDC's inception in 2015, including 1,900 already completed and a further 1,500 under construction. OPDC policy is an area wide target of 50% affordable homes, subject to viability on a site by site basis.

OPDC plans to deliver 13,800 homes over the London Plan period (to 2029); 19,850 over the Local Plan period (to 2038) and 25,500 over the total development period in to the 2040s.

OPDC is working closely with MHCLG and Homes England to prepare a bid to Government's forthcoming National Homebuilding Fund to support the infrastructure funding required to optimise the regeneration and new housing opportunities at Old Oak.

***The amount left unallocated in the current Affordable Housing Programme 2016-2023 at the end of this term***

The Affordable Homes Programme 2016-2023 extends for almost two years beyond the current mayoral term, and allocations are managed accordingly. The programme will fund homes which start up until March 2023 and will deliver 116,000 homes in total.

Funding allocations are secured contractually, and the amount paid out to investment partners will depend on the achievement of milestones in starting and completing new affordable homes, as is standard practice.

The latest figure we have for unallocated funding is as I stated at the Housing Committee meeting in February.

***To confirm to the Committee once he has discussed with the Mayor a policy on asking the Government for Right to Buy suspension on new council homes, and the outcome of that discussion***

The Mayor and I regularly discuss housing matters given housing is a top priority for his mayoralty, particularly the building of new council homes. We are delighted that after years of under-investment, London is experiencing a renaissance in council housebuilding, with more new council homes started last year than in any year since 1983.

While policy on Right to Buy is set nationally, we are clear the Government's 1-to-1 replacement policy for Right to Buy cannot be achieved unless councils are given greater flexibilities to spend Right to Buy receipts, which is why we have lobbied Ministers to devolve more decisions on the use of Right to Buy receipts to councils, who are best placed to make decisions on how proceeds from the sale of their assets should be used to replace council housing locally. The Mayor introduced the Right to Buy ringfence offer in 2018 to support councils to achieve this aim.

***Whether any new housing need modelling is being done by the GLA and if so, the timescales for when this would be available***

GLA officers are closely monitoring data on housing need and the housing market to better understand the impacts of the coronavirus pandemic on London, but it is too early to say to what extent the short-term impacts observed will last into the long-term. A clearer picture will emerge as London's recovery continues and as more data becomes available, including from the 2021 Census.

***The terms of reference and the timescale for the 'first dubs' review***

The Mayor's First Dubs policy was introduced in February 2018. The Mayor committed to a review of First Dubs in January 2019. This will cover the implementation of First Dubs, the experience of participating homebuilders, the homes offered through First Dubs and the extent to which it is improving Londoners' opportunities to buy new homes at the lower end of the market. The review is in hand and the findings will be published in due course.

***An end-of-term update on the small sites programme in terms of what has been delivered***

The Small Sites x Small Builders programme was set up in 2017 as a response to the lack of supply of small sites available for housing delivery, alongside a significant fall in the number of small builders operating in the UK. The programme's main purpose is to reduce or mitigate some of the barriers faced by public landowners and small builders in the development of small sites for housing.

In 2017, the programme was awarded funding of £473,000 by the LEAP to cover an initial pilot programme. In response to the pilot's success, a further £12.9m was awarded for 2018-2021 to carry the programme through a subsequent delivery period.

The programme has provided valuable leadership in the way that public landowners approach their small sites and has effectively championed the role of small builders in delivering homes. In doing so, it has nurtured the development of relationships between small builders and public landowners, encouraged public landowners to further their own strategic aims with regard to small sites and small builders, and created new opportunities for small builders, providing access to sites that wouldn't otherwise be available.

The programme has delivered a streamlined process for bringing sites to market and has incentivised both public landowners and small builders to engage with small sites as a source of new housing. The SSxSB portal has provided small builders access to small sites, where access was limited before. Capital and revenue funding allocations have increased the capacity of public landowners to bring sites forward for housing delivery. A high degree of due diligence has helped to de-risk sites and has improved the confidence of small builders to bid.

The programme's achievements include:

- 1000+ organisations are registered with the programme
- 85 per cent of small builders engaging employ fewer than 10 people
- small builders from 24 different boroughs are benefitting from the programme
- 53 small sites in 19 different boroughs have been brought to the portal
- £1.5m of revenue support has been given to ten boroughs for due diligence and site investigation projects.
- over £9m capital funding has been contracts for 33 projects across seven boroughs. These projects will complete in 2021-22.

***Details on the more than 1,200 community led housing units in the pipeline and how many of these are on small sites***

The schemes to deliver the pipeline of community-led homes are at different stages of the development process, ranging from site identification through to site acquisition and planning.

There are a broad range of scheme types including smaller groups of people wishing to provide housing primarily for themselves to larger schemes by community-led organisations seeking to achieve genuine affordability for people within their community.

There are pipeline schemes in the following London boroughs: Waltham Forest, Barking & Dagenham, Brent, Camden, Croydon, Ealing, Enfield, Hackney, Haringey, Harrow, Hounslow, Islington, Lambeth, Lewisham, Newham, Southwark, Tower Hamlets, Redbridge and Wandsworth.

Given the nature of community groups and the relatively small scale of most schemes in the pipeline, the majority of schemes are likely to be delivered on small sites.

Two community groups (London Citizens Community Land Trust and Crystal Palace Community Land Trust) have successfully bid for sites earmarked for community-led housing through the Mayor's 'Small Sites x Small Builders' programme and the associated schemes will deliver approximately 68 units. Waltham Forest received bids for two sites advertised for community led housing groups through the Small Sites portal in January 2021. A further two sites in Tower Hamlets are currently advertised on the [Small Sites portal](#) and interested community-led self-build groups can submit proposals by mid-April 2021.

Camden have also sought expressions of interest from community groups for a site on their own website, and Greenwich Council approved a process for making two sites available specifically for CLTs.

The London Community-Led Housing Hub is supporting other local authorities to release sites for community-led housing in due course.

***The data supporting the assertion that the proportion of family-sized homes has increased.***

Data on the proportion of new homes of each tenure that are family-sized (with three bedrooms or more) was published in the 2018/19 London Plan Annual Monitoring Report.

The 41% figure for the proportion of social rented homes completed in 2018/19 with three or more bedrooms was previously available in the public domain, via 'Housing in London 2020' (part 2.4 [here](#)) where it was flagged as provisional, pending the publication of the AMR covering 2018/19.

I hope you and the Committee find these answers helpful.

Best wishes

A handwritten signature in blue ink, appearing to read 'Tom Copley', with a stylized flourish at the end.

Tom Copley  
Deputy Mayor for Housing & Residential Development

GREATER **LONDON** AUTHORITY

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01 March 2021

**Murad Qureshi AM**

Chair of the Housing Committee  
London Assembly

Dear Murad

At the Housing Committee on the 9<sup>th</sup> February, I agreed to update the Committee on whether Belgravia Police Station is being sold. I have engaged the Mayor's Office for Policing and Crime on this matter and can confirm that Belgravia Police Station is amongst a number of assets that are being considered for disposal in 2021/22.

Yours sincerely,



Rickardo Hyatt  
Executive Director, Housing and Land  
Greater London Authority

020 7983 5858  
[rickardo.hyatt@london.gov.uk](mailto:rickardo.hyatt@london.gov.uk)

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### Response to follow up request for information from the 10 November 2020 meeting of the Housing Committee – COVID-19, Rough Sleeping and Homelessness in London

<p><b>Request for information:</b></p> <p>During the course of the discussion Members, requested that the Rough Sleeping Lead, GLA, provide the following information:</p> <ul style="list-style-type: none"> <li>• Data on the schemes being funded under the Rough Sleeping Accommodation Programme (RSAP), including the types of homes and tenancies, and an estimate of the revenue and capital amount needed per home under each scheme;</li> <li>• A breakdown of the approximately £65 million rough sleeping budget including the source of the funding and what it is allocated to; and</li> </ul>
<p><b>Response:</b></p> <p>Details for the RSAP question below – with regards to the budget we have recently been successful in obtaining more money for government to support with SWEP so just adding this to the response.</p> <p>The Mayor has secured £93.4m from Government to deliver over 900 longer-term homes and support for homeless Londoners. Funding allocations for 2020/21 were announced in October 2020 and can be found <a href="#">here</a>. 38 projects were successful with a range of delivery approaches including acquisition, remodelling or refurbishment, new build, and modular. Most homes will be self-contained flats with fixed term shorthold tenancies or similar.</p> <p>Thanks,</p> <p>David Eastwood</p> <p>Rough Sleeping Lead, Greater London Authority</p>
Sent by email on 1 February 2021

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### Response to follow up request for information from the 10 November 2020 meeting of the Housing Committee – COVID-19, Rough Sleeping and Homelessness in London

<p><b>Request for information:</b></p> <p>During the course of the discussion Members requested that the Rough Sleeping Lead, GLA, provide the following information:</p> <ul style="list-style-type: none"> <li>• Data on the schemes being funded under the Rough Sleeping Accommodation Programme (RSAP), including the types of homes and tenancies, and an estimate of the revenue and capital amount needed per home under each scheme; and</li> <li>• A breakdown of the approximately £65 million rough sleeping budget including the source of the funding and what it is allocated to.</li> </ul>
<p><b>Response:</b></p> <p>I am waiting an answer from governance and MHCLG on the RSAP units and confidentiality as I am not sure if this can be shared, apologies this was not something I knew at the meeting. In terms of the rough sleeping budget please see this attached.</p> <p>Thanks</p> <p><b>David Eastwood</b>  <b>Rough Sleeping Lead</b>  Housing and Land Directorate  GREATERLONDONAUTHORITY</p> <p style="text-align: right;">Sent by email on 28 June 2021</p>

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Project	GLA actual	MHCLG RSI actual	MHCLG Cold Weather Fund	COVID Response	MHCLG NSAP	MHLCG Protect	Total
COVID response	£2,050,000	£1,500,000	£159,000	£16,180,000	£19,000,000	£3,969,426	<b>£42,858,426</b>
London Street Rescue	£638,755						<b>£638,755</b>
Night transport addition to LSR	£150,000						<b>£150,000</b>
Rapid Response Team	£563,000	£600,000					<b>£1,163,000</b>
CHAIN	£291,432						<b>£291,432</b>
Clearing House	£209,992						<b>£209,992</b>
Clearing House PRS support		£59,941					<b>£59,941</b>
Routes Home	£599,406	£217,432					<b>£816,838</b>
TsT North	£1,206,931	£233,891					<b>£1,440,822</b>
TsT South	£1,199,692	£183,612					<b>£1,383,304</b>
No Second Night Out (including NLOS)	£3,849,569						<b>£3,849,569</b>
NSNO Floating Hubs		£23,256					<b>£23,256</b>
NSNO additional staging posts		£1,237,939					<b>£1,237,939</b>
SWEP	£193,664						<b>£193,664</b>
Somewhere Safe to Stay	£78,384	£371,355					<b>£449,739</b>
Route to Renting		£170,196					<b>£170,196</b>
Mental Health EASL service		£187,129					<b>£187,129</b>

Equipping Shelters	£300,000	£300,000					<b>£600,000</b>
Streetlink	£50,000						<b>£50,000</b>
Streetlink London website	£30,000						<b>£30,000</b>
Streetlink London Telephone line	£200,000						<b>£200,000</b>
Groundswell	£45,000						<b>£45,000</b>
Veterans Aid	£61,983						<b>£61,983</b>
Stonewall housing	£191,164						<b>£191,164</b>
FERSP	£21,000						<b>£21,000</b>
Peer Led Outreach		£212,964					<b>£212,964</b>
HMOs		£500,000					<b>£500,000</b>
Staffing		£55,000					<b>£55,000</b>
Mental Health Project - RAMPH	£1,250,000						<b>£1,250,000</b>
SIB contribution	£250,000						
SIB	£1,000,000	£600,000					
<b>Total spend or predicted spend</b>	<b>£12,379,972</b>	<b>£6,452,715</b>	<b>£159,000</b>	<b>£16,180,000</b>	<b>£19,000,000</b>	<b>£3,969,426</b>	<b>£58,141,113</b>

# LONDON ASSEMBLY

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**Andrew Dismore AM**

**Chair of the Fire, Resilience and Emergency Planning Committee**



**Murad Qureshi AM**

**Chair of the Housing Committee**

Lord Greenhalgh

Minister of State for Building Safety and Communities

(Sent by email)

9 February 2021

Dear Stephen,

As Chairs of the London Assembly's Fire, Resilience and Emergency Planning Committee (FREPC) and Housing Committees, we are writing to you following the recent publication of the FREPC report, *Cladding Crisis and its Impact on Londoners*.

Andrew appreciated the opportunity to meet you on 5 October when you discussed the number of buildings with cladding issues, installation of sprinklers, EWS1 forms, work with insurers, the mental health implications for residents of unsafe buildings, reforms that are needed and training. We appreciate your continued cooperation with our committees on this vitally important issue and thank you for offering to keep Andrew informed as a key stakeholder. We know this issue is politically live and welcome the commitment made in the recent Opposition Day Debate that further Government announcements to mitigate the impact of the cladding crisis are forthcoming.

As we discussed, there are thousands of people stuck in unsafe and overcrowded homes. Since the tragic Grenfell Tower fire in 2017, the true scale of the cladding crisis affecting our country has started to unravel. London has the highest number of high rise residential buildings in the

UK. In London alone, the London Fire Brigade (LFB) told the London Assembly that 590 high-rise residential buildings require waking watches and/or other temporary fire safety measures, in case a fire breaks out. The Brigade is also undertaking audits of 8,005 high risk buildings as notified to it by the Department for Housing, Communities and Local Government which it is due to complete by August this year.

Understandably, there is significant anger and anxiety amongst Londoners whose homes are impacted by cladding and some Londoners feel like they have nowhere to go to for support or advice on how to deal with the cladding crisis. One Londoner who is living in a one-bedroom property in North London with her husband and toddler discussed the impact that the cladding crisis is having on her and her family. Due to COVID-19, this small space is not only her family's home but also their office too. This Londoner is eager to sell her property to move to one that is more suitable for her family's needs but until the cladding issue in her block is fixed, she is trapped. This is just one story, but there are many others in similar situations.

In December 2020, the Mayor of London called for a new levy to be paid by private developers to help fund building safety. Whilst this is a step in the right direction, the Mayor and the Government must act immediately to help Londoners who are trapped in unsafe, overcrowded homes. With people spending more and more time at home due to COVID-19 restrictions, there is an urgent need to tackle this issue head on.

The FREPC report recommends 6 measures to support those impacted by the cladding crisis now and in the future:


- To rectify all buildings affected will take time. We are therefore calling on the Mayor to provide a hub for London's leaseholders and residents affected by cladding and fire safety issues so that they can access legal advice and mental health support. We ask you to support this recommendation, given that it will have an immediate and tangible impact on Londoners affected by the cladding crisis.
- The forthcoming Building Safety Bill must be amended to ensure leaseholders are protected from being made to pay for historical building defects. Homeowners who bought their properties in good faith should not have to pick up the bill for something that is not their fault and entirely out of their control. We are pleased the Government is taking steps to address this and welcome the news that your department is working on '*a financial solution to protect leaseholders from unaffordable costs.*'
- We support the adoption of the ten action points set out in the report published by Inside Housing, 'The Next Fire Won't Wait' before the fifth anniversary of the Grenfell House fire on 14 June 2022.
- The cladding scandal in London has had a dramatic impact on LFB's working practice. The Government must address the funding gaps caused by this change in workload.
- The Government should act as insurer of last resort to provide public indemnity insurance for all existing, and for the new pool of, chartered fire safety engineers that the Royal Institute for Chartered Surveyors is training to undertake EWS1 fire safety assessments.



- While we welcome the sentiment behind the Waking Watch Relief Fund, the current measures do not go far enough. The Government must extend the fund to cover the cost of all temporary fire safety measures required in a high-rise high-risk building until the fire safety defects are fixed.

We would appreciate a response to the 6 recommendations outlined above and would be pleased to discuss the findings of the FREPC report, which we have enclosed, and the work of both the Fire, Resilience and Emergency Planning and Housing Committees with you in more detail. We remain committed to the Londoners who are living with the terrible consequences of the cladding scandal and thank you for your engagement with us to date on this matter.

Yours,



**Andrew Dismore AM**

**Chair of the Fire, Resilience and Emergency Planning Committee**



**Murad Qureshi AM**

**Chair of the Housing Committee**

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Ministry of Housing,  
Communities &  
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**Lord Greenhalgh**

*Minister of State for Building Safety, Fire and  
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Our Ref:10842491

12 May 2021

Dear Andrew,

Thank you for your letter of 9 February about the impact of cladding related issues on Londoners. Please accept my sincerest apologies for the delay in responding.

I would like to start by assuring you both that I recognise and value the strength of your commitment to leaseholders and residents affected by building safety issues in London. Your ongoing engagement on this vitally important issue is very much appreciated, and I would like to thank you for sharing your recent report *Cladding Crisis and its Impact on Londoners* which I have read with interest.

I understand the financial and emotional difficulties that many leaseholders and residents are currently facing, and I can assure you that we are working at pace to identify and implement solutions. One of the many steps the Government has taken to support leaseholders is to increase funding to the Leasehold Advisory Service (LEASE). LEASE provides independent, free, initial advice to leaseholders to ensure they are aware of their rights and are supported to understand the terms of their leases. More information on LEASE, including how to contact the service for advice, is available here: [www.lease-advice.org](http://www.lease-advice.org).

With regards to your comments about remediation costs for leaseholders, we have been clear that building owners and industry should make buildings safe without passing on costs to leaseholders. Where they have not stepped up, we have intervened by providing grant funding for the removal of unsafe cladding on all buildings over 18 metres. The total amount of this grant funding scheme represents a globally unprecedented investment of over £5 billion in building safety which will protect hundreds of thousands of leaseholders from the cost of replacing unsafe cladding on their homes.

Government funding does not absolve building owners of their responsibility to ensure their buildings are safe, and they should consider all routes to meet costs, protecting leaseholders where they can - for example, through warranties and recovering costs from contractors for incorrect or poor work. It is also fundamental that the industry that caused this legacy of unsafe buildings makes a contribution to setting things right, and we will be setting out details of a forthcoming industry tax and developer levy in due course.

Our approach prioritises action on buildings 18 metres and above because the risk to multiple households is greater when fire does spread in buildings of this height – we have already provided £1.6 billion of funding for these buildings and a further £3.5 billion of grant funding has been announced.

However, we want to go further. Through an additional package, we will provide a financing scheme to support the remediation of buildings of between 11-18 metres in height with dangerous cladding. As part of this financing scheme, leaseholder payments towards remediation costs will be capped at a maximum £50 per month. Therefore, instead of a potential cladding bill running to tens of thousands of pounds, the most a leaseholder will now have to pay towards remediation of unsafe cladding is £50 per month.

In your letter, you discuss the change in the London Fire Brigade's working practices and express the view that more funding is needed. As you know, the LFB is part of the GLA and it is a matter for the Mayor to set the budget for the GLA's functional bodies, including the London Fire Commissioner. In 2021/22 the GLA has a core spending power of around £2.4 billion, an increase of over 21% since 2015/16. As of 31 March 2019, the London Fire Commissioner held total resource reserves of £75.4 million, an increase of £17.6 million (30%) since 31 March 2018. In 2020/21 the GLA received over £18 million in non-ringfenced funding and looking at total Covid support across government it was over £52 million.

The Government provided £20 million in additional funding in 2020/21 to increase the strategic leadership of fire protection work in England and uplift the capability and capacity of Fire and Rescue Services (FRSs) in this area. Of the £20 million, £6 million has been provided to FRSs, and £2.3 million of this has been allocated to the LFB, to support delivery of the Government's commitment to inspect or review all high-rise residential buildings of 18 metres and above by the end of this year.

A further £10 million has been allocated to FRSs, of which LFB have been allocated £3.2 million, to uplift protection capability and capacity to strengthen work targeting other high-risk buildings. A further £14 million has been allocated to FRSs for 2021/22 to drive significant improvement in the capability and capacity of FRSs to deliver their protection function to support a safer built environment. Of this funding, more than £3.8 million has been allocated to LFB.

Regarding the point you raise about professional indemnity insurance, we are aware that securing appropriate professional indemnity insurance can be a major barrier to qualified professionals undertaking EWS1 forms. The Government is therefore committing to work towards a targeted, state-backed indemnity scheme for qualified professionals unable to obtain professional indemnity insurance for the completion of EWS1 forms.

Finally, on the Waking Watch Relief Fund, I would refer you to my letter to Andrew dated 30 March, which addresses this subject in full.

Thank you again for your letter and for your continued engagement on behalf of Londoners affected by building safety issues.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lord Greenhalgh', written in a cursive style.

**LORD GREENHALGH**



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 c/o Trust for London  
 4 Chiswell Street  
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[housing@trustforlondon.org.uk](mailto:housing@trustforlondon.org.uk)

London Assembly Housing Committee  
 City Hall  
 The Queen's Walk  
 London SE1 2AA

18 June 2021

Dear Housing Committee members,

The London Housing Panel (LHP) was initiated by James Murray when he was Deputy Mayor for Housing, it is funded by a small amount of money from the GLA which is match funded by Trust for London, and it had its first meeting in June 2019. Last week the LHP was informed by Tom Copley that GLA support would last only until March of 2022 (for another 9 months) and that after that it would cease to receive support —less than three years from its launch - and that we should start constructing our 'legacy'.

The Panel was established to provide voluntary and community groups with a structured way of engaging with the GLA in relation to housing policy, and vice versa. The London Plan and other GLA documents tell Londoners that the Mayor wants to make sure his housing policies are developed with the involvement of, and engagement with, London's diverse communities. The LHP enables it to do this.

The LHP (see <https://www.trustforlondon.org.uk/issues/housing/london-housing-panel/> on the panel's objectives and principles) is made up of 15 voluntary and community organizations and has an independent chair. **Year 1** focused on setting up the panel and deciding on its priorities which are to: 1. massively increase social housing supply; 2. support all Londoners to be heard and thrive; and 3. take action on temporary accommodation. These priorities were [presented to the London Mayor](#) who responded positively and set out in a [formal public response](#) how he would ask officers to engage and work on them. **Year 2** has focused on 'doing' and the LHP has engaged with the EIA agenda and made a difference, firstly in getting the Homes for Londoners Board to realise that the processes being used to date were not fit for purpose and also in helping shape a new approach; secondly, in convening a round table on temporary accommodation between the LHP, the GLA and London Councils (as the cross-party body representing the interests of London Boroughs) and working with them on good practice development from the perspective of TA residents.

The LHP has worked hard on a shoestring budget, it has had an impact, and it wants to continue its work.

The LHP is an easy vehicle (with real cost benefit) through which the GLA can access a representative and diverse body of communities across London who are willing to proffer their grounded and significant expertise. The LHP currently includes representatives from the following organisations: Action on Empty Homes, Camden Community Law Centre, Generation Rent, Homeless Link, Just for Kids Law/Children's Rights Alliance for England, Kineara, Leasehold Knowledge Partnership, London Federation of Housing Cooperatives, London Gypsies and Travellers, London Tenants Federation, New Horizon Youth Centre, Solace Women's Aid and Tonic Housing Association.

Given that the issues around housing in the Capital, from the lack of affordable housing, to the cladding crisis, to homelessness, are ones that need critical attention, it seems counter intuitive that the GLA has pulled its support of the LHP. The LHP costs the GLA very little, around £30,000 a year, but the benefits are significant.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L. Lees'.

Professor Loretta Lees

Chair of the London Housing Panel

**City Hall**

The Queen's Walk

More London

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# LONDON ASSEMBLY



**Sian Berry AM**  
**Chair of the Housing Committee**

Robert Jenrick  
 Secretary of State for Housing, Communities and Local Government  
 3rd Floor, South East Fry Building  
 2 Marsham Street  
 London SW1P 4DF  
 (Sent by email)

18 June 2021

Dear Secretary of State,

The London Assembly Housing Committee investigates housing issues that matter to Londoners. I am writing in my position as Chair of the Committee to express our ongoing concern about no-fault evictions of tenants in the private rented sector.

The ban on bailiff-enforced evictions, enacted through the provisions of the Coronavirus Act 2020, was rescinded on 31 May 2021. Tenants are again facing the possibility of enforced evictions on grounds of Section 21 – the clause of the Housing Act 1988 that allows private landlords to evict tenants without reason.

The London Assembly previously passed, by majority, a motion to back the campaign to abolish Section 21. The motion emphasised that the threat of a no-fault eviction causes insecurity and stress for Londoners who rent privately. Section 21 can also discourage tenants from complaining about substandard housing due to the fear of a no-fault eviction. We continue to push for reform in this area.

We were pleased to see that the Queen's Speech committed to putting the Renters' Reform Bill on the agenda for 2021, and that the response to the 2019 consultation on this topic will be published later this year. We ask you to bring this forward urgently, fulfilling the commitment to permanently abolish Section 21 evictions and providing greater security for tenants. In this time of immense

uncertainty, private renters are already facing significant levels of worry, and the prospect of no-fault evictions must not add to this.

I would welcome a response to this letter by 2 July 2021, outlining specific timelines for bringing forward the Renter's Reform Bill and abolishing Section 21.

The Committee looks forward to your response on this pressing issue, and working with you in the coming years to improve housing for Londoners.

Yours,

A handwritten signature in black ink, appearing to read 'Sian Berry', with a stylized flourish at the end.

**Sian Berry AM**  
**Chair of the Housing Committee**



# Subject: Mayor's Response to *5 Steps to Build on 'Everyone In' in London* Report

<b>Report to:</b>	<b>Housing Committee</b>
<b>Report of:</b>	<b>Executive Director of Secretariat</b>
<b>Date:</b>	<b>20 July 2021</b>
<b>Public Access:</b>	<b>This report will be considered in public</b>

## 1. Summary

- 1.1 The Committee is asked to note the response from the Mayor to its recommendations.

## 2. Recommendation

- 2.1 **That the Committee notes the response from the Mayor of London to the Housing Committee's *5 Steps to Build on 'Everyone In' in London* report, attached at Appendix 1.**

## 3. Background

- 3.1 On 10 November 2020, the Housing Committee held an investigation into COVID-19, Rough Sleeping and Homelessness in London.
- 3.2 Following that meeting, the Committee produced a report entitled *5 Steps to Build on 'Everyone In' in London* and sent the report to the Mayor of London. The report made a number of recommendations, as follows:
- London should not lose what it has gained from successful multi-agency working during the pandemic. Learnings from *Everyone In* on cross-sector health, housing, and homelessness collaboration should inform relevant Mayoral strategies, such as the next iteration of the Health Inequalities Strategy, and the new budget missions that are part of the Mayor's recovery plan;
  - The incoming Mayor should advocate for long-term ring-fenced funding for support services, as part of next year's Comprehensive Spending Review;

- In order to improve services for people with high support needs, the Mayor should ensure that people with lived experience of homelessness and rough sleeping shape the design and delivery of programmes in London;
- The Mayor should urgently expand specialist, pan-London services for groups such as young people, BAME people, veterans, LGBT+ people, and people escaping domestic abuse;
- The Mayor should consider how Equality, Diversity and Inclusion requirements could be developed to better support homeless people of different backgrounds, and extended to providers that deliver rough sleeping services in London;
- The Mayor has committed to investing in immigration advice so that Londoners can secure their full residency and citizenship rights. The Mayor should evaluate the likely increase in EEA rough sleepers in London after the Brexit transition period, and ensure that immigration advice is open to both EEA nationals and those with NRPF. The Mayor should provide investment to councils and third sector organisations to meet any gaps highlighted by the evaluation exercise;
- The Mayor should urgently advocate to Government for further support funding under the Rough Sleepers Accommodation Programme, so that longer-term housing solutions, including options such as Housing First, can be delivered; and
- The Mayor should also urgently address the £535m that is yet to be allocated from his £4.82bn government-funded Affordable Housing Programme, to ensure that suitable provision is made for long-term housing solutions for rough sleepers.

#### **4. Issues for Consideration**

- 4.1 The Mayor of London wrote to the Chair responding to the recommendations in the Housing Committee's *'5 Steps to Build On 'Everyone In' in London* report on 19 March 2021, as attached at **Appendix 1**.
- 4.2 The Committee is asked to note the response received.

#### **5. Legal Implications**

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

#### **6. Financial Implications**

- 6.1 There are no financial implications arising from this report

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#### **List of appendices to this report:**

Appendix 1 – Response from the Mayor to Housing Committee, 19 March 2021

## Local Government (Access to Information) Act 1985

List of Background Papers:

None.

### Contact Information

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# MAYOR OF LONDON

**Murad Qureshi AM**

Chair

London Assembly Housing Committee

[Murad.Qureshi@london.gov.uk](mailto:Murad.Qureshi@london.gov.uk)

**Our ref:** MGLA130121-3786

**Date:** 19 March 2021

Dear Murad,

**Re: Five steps to build on ‘Everyone In’ in London**

I would like to thank the Assembly’s Housing Committee for its valuable analysis of the *Everyone In* response spearheaded in London, its recognition of the enormous contribution that this has made and its five-step proposals for the way forward. I also very much welcome the opportunity to respond to your eight recommendations and have done so to each in turn below.

- **Recommendation 1 London should not lose what it has gained from successful multi-agency working during the pandemic. Learnings from *Everyone In* on cross-sector health, housing, and homelessness collaboration should inform relevant Mayoral strategies, such as the next iteration of the Health Inequalities Strategy, and the new budget missions that are part of the Mayor’s recovery plan**

You are right to highlight how productively different sectors and stakeholders have worked, and continue to work, together to respond so quickly and effectively to keep rough sleepers safe, reduce infections and save lives, and provide the support they need to exit rough sleeping for good. This has strengthened and built on the structures and collaborations that existed pre-COVID-19, such as my Life off the Streets Taskforce and the Healthy London Partnership, and I am committed to preserving these enhanced ways of joint working and stronger links between disciplines and strategies into the future.

- **Recommendation 2 The incoming Mayor should advocate for long-term ring-fenced funding for support services, as part of next year’s Comprehensive Spending Review.**

The Government’s approach to funding for rough sleeping services has long been characterised by short-termism, with settlements of one year or less and a multitude of rushed bidding rounds. Since March 2020, the rough sleeping COVID-19 response funding from the Government has been similarly piecemeal, with a marked lack of forward planning and a long-time lag between there being an obvious need and funding being made available to meet that need. Both before and during the pandemic, this has been incredibly frustrating to me, London’s councils and our charity partners, as it militates against a strategic and effective approach and ultimately restricts the contribution that we can make to ending rough sleeping. I have raised this with the Government on numerous occasions and will continue to do so, including in negotiations on next year’s CSR.

# MAYOR OF LONDON

- **Recommendation 3 In order to improve services for people with high support needs, the Mayor should ensure that people with lived experience of homelessness and rough sleeping shape the design and delivery of programmes in London.**
- **Recommendation 5 The Mayor should consider how Equality, Diversity and Inclusion requirements could be developed to better support homeless people of different backgrounds, and extended to providers that deliver rough sleeping services in London.**

My team will shortly be embarking on a major re-procurement of our key rough sleeping services. There will be extensive consultation with a range of partners and stakeholders as part of the process of developing the programme and specifications for services, and this will certainly include people with a lived experience of homelessness and rough sleeping. In addition, as with my new Affordable Homes Programme, there will be a specific emphasis on Equality, Diversity and Inclusion considerations, in terms of both the nature and delivery of the services themselves and the organisations providing them.

- **Recommendation 4 The Mayor should urgently expand specialist, pan-London services for groups such as young people, BAME people, veterans, LGBT+ people, and people escaping domestic abuse.**

I am doing everything I can with the limited resources available to me to contribute to the provision of specialist services. For example, I have launched a service for under-35s in the hotel being used to accommodate people coming through our new triage hubs and am grant-funding Veterans Aid Welfare to Wellbeing service, the Stonewall/Outside Project shelter for LGBTQ+ Londoners and a project supporting women rough sleepers. In addition, through my Move On Programme, I am delivering homes and specialist support, including through my Casa Project, to victims of domestic abuse. However, I completely recognise the desperate need for more to be done. But with the bulk of my rough sleeping budget dedicated to major services such as London Street Rescue, No Second Night Out and the Tenancy Sustainment Teams, we need to look to Government for the funding required. Unfortunately, most recently, the Government turned down my bid for dedicated emergency accommodation and support for young homeless people during the pandemic. More recently my team have had constructive discussions with London Councils and youth homelessness charities about joint work on youth homelessness.

In recognition of the impact of the pandemic on young people in particular, this year my winter rough sleeping fundraising campaign has been raising money for four youth homelessness charities. I am delighted that thanks to the generosity of Londoners, more than £60,000 has been raised.

- **Recommendation 6 The Mayor has committed to investing in immigration advice so that Londoners can secure their full residency and citizenship rights. The Mayor should evaluate the likely increase in EEA rough sleepers in London after the Brexit transition period, and ensure that immigration advice is open to both EEA nationals and those with NRPF. The Mayor should provide investment to councils and third sector organisations to meet any gaps highlighted by the evaluation exercise.**

London's COVID-19 rough sleeping response has highlighted the high numbers of homeless migrants with insecure immigration status in our city. I will continue to monitor how COVID-19 and

# MAYOR OF LONDON

the end of the transition period impact on the number of migrants on the streets and will continue to advocate for changing the policies that drive migrants into destitution and street homelessness. At a recent meeting with the Minister for Housing and Homelessness, my Deputy Mayor for Housing and Residential Development specifically raised the impact of Government policies such as No Recourse to Public Funds (NRPF) on migrant rough sleepers and reiterated my call for such policies to be at the very least suspended.

Within the limited resources available to me, I am or will be funding several initiatives to support non-UK nationals, including rough sleepers. This includes my Routes Home service, and a new fund to increase immigration advice and support for rough sleepers with insecure immigration status, including EEA and those with NRPF. Moreover, this year I will be funding projects to enable European Londoners and young Londoners to access information and advice about their rights post-Brexit as well as projects to improve local authorities' ability to support non-UK national children in their care to secure their residency and citizenship rights.

- **Recommendation 7 The Mayor should urgently advocate to Government for further support funding under the Rough Sleepers Accommodation Programme, so that longer-term housing solutions, including options such as Housing First, can be delivered.**

I will do everything I can to ensure that London's share of the remaining funding for the Rough Sleepers Accommodation Programme (RSAP) reflects the capital's needs and circumstances. It is very positive that the Government took on board our request to provide both capital and revenue funding for move-on programmes such as this. The provision of four years' revenue funding for support is undoubtedly what made London's RSAP attractive to providers this year, with more than 900 homes – including some for Housing First – set to be delivered. I am therefore pressing the Government to ensure that every home delivered with future years' RSAP capital funding also comes with revenue for four years' support. Without this ongoing revenue support, it is likely that appetite for providers to bid for this funding will diminish. I will also seek to secure, in next year's CSR negotiations, continuation funding for support for properties delivered through the RSAP and Move On Programme once current funding ends.

- **Recommendation 8 The Mayor should also urgently address the £535m that is yet to be allocated from his £4.82bn government-funded Affordable Housing Programme, to ensure that suitable provision is made for long-term housing solutions for rough sleepers.**

With a little over two years remaining in the current Affordable Homes Programme, 90% of our funding has been allocated to partners. We are still seeking and receiving bids and would be keen to fund schemes that will benefit rough sleepers. However, there are challenges to delivering homes for this group through this Programme. For example, it is a capital fund, so there would be no revenue funding for support, should people need it. In addition, most homes for social rent must be allocated via local authorities' housing needs registers, which must prioritise those in a range of forms of housing need, including homeless households in temporary accommodation. There is also an issue for non-UK nationals, who form around half of all rough sleepers in the capital, in that many are not entitled to help with housing costs through the welfare system and are therefore unlikely to be able to meet the cost of their rent. As stated, I have long lobbied Government on both the issues of both support funding and policy change to increase the options for non-UK-national rough sleepers.

# MAYOR OF LONDON

We are clearly aligned in our thinking on what is needed in the capital to meet the needs of those sleeping rough and on ensuring that we capitalise on the huge opportunity that *Everyone In* has given us to help many thousands of people accommodated during the pandemic to rebuild their lives. But it is in the hands of the Government to make the funding and policy changes needed, and I look forward to continuing to work with the Assembly, London's councils and the sector to press for the resources and reforms so that we can meet our shared aims.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sadiq Khan', with a small '2' written below the 'h'.

**Sadiq Khan**  
Mayor of London



# Subject: Decarbonising London's Homes: The Challenge of Retrofitting

<b>Report to:</b>	<b>Housing Committee</b>
<b>Report of:</b>	<b>Executive Director of Secretariat</b>
<b>Date:</b>	<b>20 July 2021</b>
<b>Public Access:</b>	<b>This report will be considered in public</b>

## 1. Summary

- 1.1 This report sets out the background information for a discussion with invited guests on what is needed to reduce the carbon emissions of London's existing housing. It will map the scale of the challenge, the barriers and the costs which will likely be associated with any major programme of retrofitting in London, including financial, skills, and quality assurance. It will also review the retrofit initiatives that have been established by the Mayor.

## 2. Recommendations

- 2.1 **That the Committee notes the report as background to putting questions to the invited guests and the subsequent discussion; and**
- 2.2 **That the Committee delegates authority to the Chair, in consultation with party Group Lead Members, to agree any output from the discussion.**

## 3. Background

- 3.1 The Mayor has committed to making London a carbon neutral city by 2030 – 20 years sooner than the Government's legal target to bring all greenhouse gas emissions to net zero by 2050.<sup>1</sup>

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<sup>1</sup> [Mayor of London, Zero Carbon London, Gov.uk, UK becomes first major economy to pass net zero emissions law, 2019](#)

- 3.2 Reducing emissions from the housing stock is central to achieving these targets, with research by the Climate Change Committee suggesting that the Government's targets for achieving net zero will not be met without near complete decarbonisation of the UK's housing stock.<sup>2</sup>
- 3.3 In London, it is estimated that together homes and workplaces account for 78 per cent of carbon emissions, with 80 per cent of the existing building stock likely to still be in place in 2050.<sup>3</sup> As London's 3.5 million homes account for one third of the city's greenhouse gas emissions alone<sup>4</sup>, retrofitting existing homes to improve energy efficiency is also crucial to achieving the Mayor's 2030 commitment.
- 3.4 The Committee will explore what is required by London's existing housing to contribute to our climate commitments, mapping the scale of the challenge, the barriers and the costs and benefits which will likely be associated with any major programme of retrofitting in London. The Committee will focus specifically on issues such as the financial requirements, skills capacity and quality assurance associated with retrofitting London's homes. The Committee will also have an opportunity to review the retrofit initiatives that have been established by the Mayor as the new mayoral term gets underway.

## **4. Issues for Consideration**

- 4.1 The Committee may wish to consider:
- Level of funding, skills and resources needed to retrofit existing homes in London;
  - The different incentives in place for social landlords, private landlords, and homeowners, and whether these methods are working at a London level;
  - Mayoral initiatives including Retrofit Accelerator: Homes, National Retrofit Centre of Excellence, and Innovation Partnership;
  - The impact of this work on local authorities' and housing associations' other activities, and their experiences with retrofit initiatives;
  - How can high-quality work be assured; and
  - Economic impacts and job creation.
- 4.2 The following guests have been invited to attend the meeting and participate in the discussion:
- Shirley Rodrigues, Deputy Mayor for Environment and Energy;
  - Susan French, Chief Executive of Barnsbury Housing Association and Vice Chair of the g320;
  - James Hardy, Head of Energy, Greater London Authority (GLA); and
  - Councillor Adam Harrison, Cabinet member for a sustainable Camden, London Borough of Camden.

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<sup>2</sup> [Committee on Climate Change, UK housing: Fit for the future? February 2019](#)

<sup>3</sup> [Mayor of London, Energy in buildings](#)

<sup>4</sup> [GLA, Mayoral press release, February 2020](#)

## 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 to the GLA arising from this report.

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### List of appendices to this report:

None.

### Local Government (Access to Information) Act 1985

List of Background Papers: None

#### Contact Information

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# Subject: Housing Committee Work Programme

<b>Report to:</b>	<b>Housing Committee</b>
<b>Report of:</b>	<b>Executive Director of Secretariat</b>
<b>Date:</b>	<b>20 July 2021</b>
<b>Public Access:</b>	<b>This report will be considered in public</b>

## 1. Summary

- 1.1 This report sets out proposals and information regarding the Housing Committee work programme.

## 2. Recommendations

- 2.1 **That the Committee notes its work programme and the additional activity undertaken since its last meeting, namely the informal briefing with the Safe Homes for Women Leaving Prison Initiative and the Committee's survey on housing during the pandemic.**
- 2.2 **That the Committee delegates authority to the Chair, in consultation with party Group Lead Members, to agree the Committee's Affordable Housing Monitor for publication.**

## 3. Background

- 3.1 The Committee's work programme is intended to enable the Committee to effectively fulfil its role in holding the Mayor to account: to examine and report on matters relating to housing in London and to lead on scrutiny of the Mayor's Housing Strategy.
- 3.2 The Committee's work involves a range of activities, including formal meetings with the Deputy Mayor for Housing and Residential Development and other stakeholders, site visits, written consultations and round table meetings.

## 4. Issues for Consideration

- 4.1 The Committee's meeting dates were formally approved by the London Assembly at its Annual meeting on 14 May 2021.
- 4.2 On 18 February 2021, the Police and Crime Committee and the Housing Committee met with the Safe Homes for Women Leaving Prison Initiative to discuss the challenges faced by women leaving prison with nowhere safe to go and the impact of a lack of secure housing on successful rehabilitation.
- 4.3 On 19 March 2021, the Housing Committee published the results of a survey into Londoners' housing situations and attitudes to their homes as a result of COVID-19, attached as **Appendix 1**.
- 4.4 The London Assembly Affordable Housing Monitor tracks how the Mayor is delivering against his affordable homes commitments in London. It is an annual report that was first published in 2018. The Committee is planning to publish the Affordable Housing Monitor in the coming months.
- 4.5 **Schedule of Meetings**

Meeting Date	Meeting Topic
20 July 2021	The Committee will investigate what is needed to reduce the carbon emissions of London's existing housing. The investigation will map the scale of the challenge, the barriers and the costs which will likely be associated with any major programme of retrofitting in London, including financial, skills, and quality assurance. It will also review the retrofit initiatives that have been established by the Mayor.
19 October 2021 (subject to confirmation)	The Committee will continue its scrutiny of the Mayor's delivery of affordable housing in London, informed by evidence collected and published in the Committee's Affordable Housing Monitor.

- 4.6 The future meeting timetable will be due for confirmation at the London Assembly (Mayor's Question Time) meeting on 15 July 2021.

## 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 to the GLA arising from this report.

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### List of appendices to this report:

Appendix 1 – Summary of survey results

## Local Government (Access to Information) Act 1985

List of Background Papers: None

### Contact Information

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# LONDON ASSEMBLY

## Methodology:

- The survey was an online, self-selecting survey, conducted from 12 February 2021 to 9 March 2021.
- It was completed by 393 individuals.
- Minimum quotas for the survey were defined via an online 'sample size calculator', into which was inserted the population of London (defined as the total number of residents aged 18 and over in the 2011 Census – 6,362,547) and the desired confidence interval and margin of error (95 per cent and 5 per cent respectively). Based on these parameters, the number of survey responses required for a broadly representative survey of Londoners is 385.
- As survey responses are not guaranteed to be representative of the London population, our survey responses were weighted by ethnicity and, where needed, economic activity, to represent the London population as accurately as possible. Weightings were calculated using the 2011 Census. Whilst the Census is now dated, it is widely accepted as the most reliable source of demographic data and continues to be used by Government for policy and planning purposes.

**Table 1: As a result of the Covid-19 pandemic do you want to move to a new home? (n=393)**

	Percentage
Yes	43%
No	49%
Don't know	8%

**Table 2: Where would you like that home to be:<sup>1</sup> (n=169)**

	Percentage
Out of London	34%
In London (outer borough)	20%
In London (inner borough)	34%
Don't know	11%

**Table 3: What is the likelihood of you moving to a new home within the next 12 months?<sup>1</sup> (n=169)**

	<b>Percentage</b>
<b>Definitely</b>	22%
<b>Probably</b>	21%
<b>Possibly</b>	24%
<b>Probably not</b>	19%
<b>Definitely not</b>	12%
<b>Don't know</b>	2%

**Table 4: What are the constraints for moving?<sup>2,3</sup> (n=101)**

	<b>Percentage</b>
<b>Cost of moving</b>	30%
<b>Financial uncertainty</b>	27%
<b>Childcare and/or caring responsibilities</b>	7%
<b>Ties to current location</b>	12%
<b>Location of work</b>	8%
<b>Live in social housing</b>	16%

**Table 5: As a result of the Covid-19 pandemic, which of the following have become more important to you when thinking about where you live?<sup>4</sup> (n=1,082)**

	<b>Percentage</b>
<b>A generally more spacious home e.g. room sizes</b>	18%
<b>Access to private outside space or access to more private outside space</b>	19%
<b>The number of bedrooms</b>	5%
<b>An additional bedroom for use as an office</b>	12%
<b>Living without people who are not part of your family</b>	3%
<b>Proximity to family and/or friends</b>	7%
<b>Proximity of local shops</b>	8%
<b>Proximity of health services e.g. doctors and dentists</b>	3%
<b>Proximity of schools</b>	0%
<b>Proximity of public green space e.g. parks, commons, woodland</b>	14%
<b>Proximity of community centres or other leisure activities</b>	1%
<b>Ability to walk and/or cycle to work</b>	4%
<b>Other</b>	5%

<sup>1</sup> Question asked of those who responded 'yes' to wanting to move out of London.

<sup>2</sup> Question asked of those who would like to move but responded 'probably not' and 'definitely not' to likelihood of moving.

<sup>3</sup> Respondents could select any that applied.

<sup>4</sup> Respondents could pick up to three factors.