

# AGENDA

**Meeting**    **Housing Committee**

**Date**        **Tuesday 2 April 2019**

**Time**        **10.00 am**

**Place**        **Committee Room 5, City Hall, The  
Queen's Walk, London, SE1 2AA**

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## **Members of the Committee**

Sian Berry AM (Chair)

Tom Copley AM (Deputy Chair)

Andrew Boff AM

Leonie Cooper AM

Tony Devenish AM

Nicky Gavron AM

David Kurten AM

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

Ed Williams, Executive Director of Secretariat  
Monday 25 March 2019

## **Further Information**

If you have questions, would like further information about the meeting or require special facilities please contact: Jonathan Baker, Committee Officer; Telephone: 020 7084 2825; Email: [jonathan.baker@london.gov.uk](mailto:jonathan.baker@london.gov.uk); minicom: 020 7983 4458

For media enquiries please contact Funmi Olutoye, Communications Officer; Telephone: 020 7983 7983; Email [funmi.olutoye@london.gov.uk](mailto:funmi.olutoye@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 2 April 2019**

**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: Jonathan Baker, [jonathan.baker@london.gov.uk](mailto:jonathan.baker@london.gov.uk), 020 7084 2825

**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 Summary List of Actions** (Pages 5 - 8)

Report of the Executive Director of Secretariat

Contact: Jonathan Baker, [jonathan.baker@london.gov.uk](mailto:jonathan.baker@london.gov.uk), 020 7084 2825

**The Committee is recommended to note the outstanding actions arising from its previous meetings.**

#### **4 Housing First in London** (Pages 9 - 12)

Report of the Executive Director of Secretariat

Contact: Alice Tooms-Moore, [Alice.Tooms-Moore@london.gov.uk](mailto:Alice.Tooms-Moore@london.gov.uk); 020 7084 2654

**The Committee is recommended to:**

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

#### **5 Housing Committee Work Programme** (Pages 13 - 16)

Report of the Executive Director of Secretariat

Contact: Alice Tooms-Moore, [Alice.Tooms-Moore@london.gov.uk](mailto:Alice.Tooms-Moore@london.gov.uk); 020 7084 2654

**The Committee is recommended to**

- (a) Note the summary of work completed during the 2018/19 Assembly year.**
- (b) Note the provisional schedule of meetings for the 2019/20 Assembly year, which is subject to agreement at the Annual Meeting of the London Assembly on 2 May 2019.**
- (c) Delegate authority to the Chair, in consultation with Party Group Lead Members, to agree;**
  - i. Any further outputs relating to the Committee's investigations in the 2018/19 Assembly year; and**
  - ii. Arrangements for any site visits, informal meetings or engagement activities before the Committee's next formal meeting.**

#### **6 Date of Next Meeting**

Subject to confirmation of the London Assembly's calendar of meetings at the Annual Meeting of the London Assembly on 2 May 2019, the next meeting of the Housing Committee is scheduled for Wednesday, 8 May 2019 at 2pm in the Committee Room 5, City Hall.

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

# Subject: Declarations of Interests

**Report to: Housing Committee**

**Report of: Executive Director of Secretariat**

**Date: 2 April 2019**

**This report will be considered in public**

## 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. Recommendations

- 2.1 **That the list of offices held by Assembly Members, as set out in the table below, be noted as disclosable pecuniary interests<sup>1</sup>;**
- 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 Relevant offices held by Assembly Members are listed in the table overleaf:

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<sup>1</sup> 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.

<b>Member</b>	<b>Interest</b>
Tony Arbour AM	
Jennette Arnold OBE AM	European Committee of the Regions
Gareth Bacon AM	Member, LB Bexley
Shaun Bailey AM	
Sian Berry AM	Member, LB Camden
Andrew Boff AM	Congress of Local and Regional Authorities (Council of Europe)
Leonie Cooper AM	Member, LB Wandsworth
Tom Copley AM	Member, LB Lewisham
Unmesh Desai AM	
Tony Devenish AM	Member, City of Westminster
Andrew Dismore AM	
Len Duvall AM	
Florence Eshalomi AM	
Nicky Gavron AM	
Susan Hall AM	Member, LB Harrow
David Kurten AM	
Joanne McCartney AM	Deputy Mayor
Steve O'Connell AM	Member, LB Croydon
Caroline Pidgeon MBE AM	
Keith Prince AM	Alternate Member, European Committee of the Regions
Caroline Russell AM	Member, LB Islington
Dr Onkar Sahota AM	
Navin Shah AM	
Fiona Twycross AM	Deputy Mayor for Fire and Resilience; Chair of the London Local Resilience Forum
Peter Whittle AM	

[Note: LB - London Borough]

3.2 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).

3.3 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.

- 3.4 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.
- 3.5 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.
- 3.6 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 £25 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.
- 3.7 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 on-line database may be viewed here:  
<https://www.london.gov.uk/mayor-assembly/gifts-and-hospitality>.
- 3.8 If any gift or hospitality received by a Member is not set out on the on-line 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 £25, Members are asked to disclose these at the meeting, either at the declarations of interest agenda item or when the interest becomes apparent.
- 3.9 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.

<b>Local Government (Access to Information) Act 1985</b>	
List of Background Papers: None	
Contact Officer:	Jonathan Baker, Committee Officer
Telephone:	020 7084 2825
E-mail:	jonathan.baker@london.gov.uk

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# Subject: Summary List of Actions

**Report to: Housing Committee**

**Report of: Executive Director of Secretariat**

**Date: 2 April 2019**

**This report will be considered in public**

## 1. Summary

1.1 This report sets out actions arising from previous meetings of the Housing Committee.

## 2. Recommendation

2.1 **That the Committee notes the outstanding actions arising from its previous meetings.**

### Actions Arising from the Meeting of 22 January 2019

Minute Number	Topic	Status	For action by
6.	<p><b>Temporary Accommodation in the Era of Welfare Reform</b></p> <ul style="list-style-type: none"> <li>• Provide further information on the number of out-of-borough placements from other London Boroughs that are placed within the London Boroughs of Croydon; and</li> <li>• To provide further information as to the experience and process, from the perspective of a London Borough, of inputting landlords onto the rogue landlord database; and</li> <li>• Provide clarification on whether the work coach, provided under Universal Credit, remains the same if the individual moves to a different Borough and how continuing of support is provided.</li> </ul> <p>That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree any output from the discussion.</p>	<p>Ongoing Chased on 6 March 2019.</p> <p>Ongoing. Chased on 5 March 2019.</p> <p>Ongoing.</p>	<p>Director of Gateway Services, London Borough of Croydon</p> <p>Head of Universal Credit Engagement Division, Department for Work and Pensions (DWP) and Homelessness Policy Lead, DWP.</p> <p>Scrutiny Manager</p>

### Actions Arising from the Meeting of 28 November 2018

Minute Number	Topic	Status	For action by
6.	<p><b>Affordable Housing Update</b></p> <ul style="list-style-type: none"> <li>• Provide evidence of how the fast-track planning arrangements were affecting the speed of starts of affordable housing;</li> <li>• Confirm how often Newham reported affordable housing starts to the Greater London Authority;</li> <li>• Confirm from the 2018/19 starts, what number and what percentage were social housing;</li> </ul> <p>That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree any output from the discussion.</p>	<p>Ongoing. Chased on 21 February 2019.</p> <p>Ongoing. Chased on 20 February 2019</p> <p>Ongoing.</p>	<p>Deputy Mayor for Housing and Residential Development</p> <p>Mayor, London Borough of Newham</p> <p>Scrutiny Manager</p>

### Actions Arising from the Meeting of 4 October 2018

Minute Number	Topic	Status	For action by
5.	<p><b>Question and Answer Session with Housing Associations</b></p> <p>During the course of the discussion, Members requested the proportion of Network Homes forward programme that is affordable rent.</p> <p>At the end of the discussion, the guests from the g15 committed to support publishing on an annual basis a London report from housing associations including, what they are spending on maintenance in London and how many homes they have in London.</p> <p>That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree an output from the discussion.</p>	<p>Ongoing. Chased on 13 February 2019</p> <p>Ongoing. Chased on 13 February 2019</p> <p>Ongoing.</p>	<p>Vice Chair, g15.</p> <p>Scrutiny Manager</p>

## Actions Arising from the Meeting of 4 September 2018

Minute Number	Topic	Status	For action by
5.	<b>Housing Delivery Vehicles</b> That authority be delegated to the Chair, in consultation with party Group Lead Members, to agree any output from the discussion.	Ongoing.	Scrutiny Manager

### 3. Legal Implications

3.1 The Committee has the power to do what is recommended in this report

### 4. Financial Implications

4.1 There are no 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.

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<b>Subject: Housing First in London</b>	
<b>Report to: Housing Committee</b>	
<b>Report of: Executive Director of Secretariat</b>	<b>Date: 2 April 2019</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 the current delivery of Housing First homelessness services in London.

## 2. Recommendation

- 2.1 **That the Committee notes the report as background to putting questions to the invited guests on Housing First in London and the subsequent discussion.**
- 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 Chronic homelessness in London is a persistent and increasing problem<sup>1</sup>. The demands placed upon London's crisis service, the criminal justice system, emergency accommodation and hospital beds, and the long-term costs to local authorities and the wider welfare state raise questions as to whether there are alternative effective models of homeless service design. The Housing First model of homeless service design is specifically aimed at ending homelessness for chronically homeless people with complex needs.
- 3.2 The Housing First model provides a homeless person with immediate and permanent housing, with no preconditions regarding engaging in treatment, behaviour or abstinence from drugs or alcohol<sup>2</sup>. Wrap around support services are then offered to the individual: however, crucially they are not compulsory<sup>3</sup>.

<sup>1</sup> CHAIN Annual Report 2017/18

<sup>2</sup> Homeless Link. (2016) [Housing First in England: the principles](#) London: Homeless Link.

<sup>3</sup> Goering, P. et al.(2014). [National Final report Cross-Site At Home/Chez Soi Project](#) Calgary: Mental Health Commission of Canada

- 3.3 Housing First stands in contrast with the traditional model of homelessness service – often referred to in the literature as a Treatment First approach. Under the Treatment First approach, a homeless person has to progress through a series of different types of accommodation before they are given a permanent home<sup>4</sup>. This progression is based on the service user meeting the requirements for behaviour and treatment<sup>5</sup>. This model has been criticised, as the behavioural requirements of abstinence or engagement with treatment can be intimidating for chronically homeless people with complex needs.

## 4. Issues for Consideration

### *The demand for Housing First in London*

- 4.1 Combined Homelessness and Information Network's (CHAIN) 2017/18 Annual Report shows an increase in the number of rough sleepers in London that can be defined as chronically homeless. The numbers of people seen rough sleeping across a minimum of two years has risen from 2,474 (32% of rough sleepers) in 2014/2015 to 3,028 (40% of rough sleepers) in 2017/18<sup>6</sup>. This suggests that there is an increasing need for long-term solutions to chronic homelessness.

### *Housing First Outcomes*

- 4.2 There is strong evidence that Housing First provides positive outcomes for tenancy sustainment. An improved quality of life among Housing First service users is also frequently reported<sup>7</sup>. However, the evidence of the outcomes for drug and alcohol misuse among Housing First service users is more mixed<sup>8</sup>. There is also some debate as to whether Housing First offsets the cost of chronic homelessness and whether it is the most appropriate type of service design for a chronically homeless person. A Housing First Report, commissioned by St Mungo's, suggested that Housing First needs to be part of a wider homeless strategy with a range of homelessness services to meet the diverse needs of homeless people<sup>9</sup>.

### *The current delivery of Housing First in London*

- 4.3 In London there are small-scale Housing First programmes running in 11 boroughs. These schemes are run by homeless service providers and supported by councils. The previous Mayor funded three Housing First pilots, from 2012-2015, and the current Mayor provided a grant to Richmond and Wandsworth Housing First service in November 2016.

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<sup>4</sup> Homeless Link. (2016) [Housing First in England: the principles](#) London: Homeless Link.

<sup>5</sup> Sahlin, I. (2005) The Staircase of Transition: Survival Through Failure, Innovation, European Journal of Social Science Research, 18(2), 115-35.

<sup>6</sup> [CHAIN Annual Report 2017/18](#)

<sup>7</sup> Goering, P. et al (2014). National At Home/Chez Soi Final Report. Calgary: Mental Health Commission of Canada

<sup>8</sup> Collins, S.E. et al (2012). Project-Based Housing First for Chronically Homeless Individuals with Alcohol Problems: Within-Subjects Analyses of 2-year Alcohol Trajectories, American Journal of Public Health 102(3) pp.511-518.

<sup>9</sup> St Mungo's (2018) [Housing First Report](#)

*A Pan-London Housing First service*

4.4 In the Rough Sleeping Plan of Action released in June 2018, the Mayor states that £316m of funding from the Government is needed over the next five years to fund a number of initiatives to tackle rough sleeping in the capital. One of the schemes that would be funded by this money is a pan-London Housing First initiative<sup>10</sup>. The Mayor would develop and commission this pan-London Housing First service, working in partnership with housing providers and London’s councils.

4.5 The Committee may therefore wish to consider:

- The numbers of chronically homeless people in London who would benefit from a Housing First service;
- The evidence around the success of Housing First as a method of tackling chronic homelessness;
- The barriers to establishing and running Housing First services in London;
- What the Mayor could do to further support the delivery of Housing First in London; and
- The need for and potential value in a Pan-London Housing First service.

4.6 The following guests have been invited to attend the meeting and participate in the discussion:

- Mark Taylor, Assistant Director of Services, The Single Homeless Project;
- Stuart Nevill, Chief Executive Office, SPEAR;
- Hannah Gousy, Policy and Public Affairs Manager, Crisis; and
- David Eastwood, Rough Sleeping Lead Manager, Housing and Land, GLA.

## 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.

<b>Local Government (Access to Information) Act 1985</b>
List of Background Papers: None.
Contact Officer: Alice Tooms-Moore, Project Officer
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<sup>10</sup> Mayor of London (2018) [Rough Sleeping Plan of Action](#)

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# Subject: Housing Committee Work Programme

**Report to: Housing Committee**

**Report of: Executive Director of Secretariat**

**Date: 2 April 2019**

**This report will be considered in public**

## 1. Summary

- 1.1 This is the last scheduled committee meeting of the current Assembly year, and this report provides an overview of the work undertaken during the 2018/19 Assembly year. The report also provides information on the proposed schedule of meetings for 2019/20 Assembly year.

## 2. Recommendations

- 2.1 **That the Committee notes the summary of work completed during the 2018/19 Assembly year.**
- 2.2 **That the Committee notes the provisional schedule of meetings for the 2019/20 Assembly year, which is subject to agreement at the Annual Meeting of the London Assembly on 2 May 2019.**
- 2.3 **That the Committee delegates authority to the Chair, in consultation with Party Group Lead Members, to agree**
- (a) Any further outputs relating to the Committee's investigations in the 2018/19 Assembly year; and**
  - (b) Arrangements for any site visits, informal meetings or engagement activities before the Committee's next formal meeting.**

## 3. Background

- 3.1 The Committee receives a report outlining future topics for its work programme at each meeting. As this is the last meeting of the Assembly year, this report provides an overview of work undertaken in 2018/19 and sets out the proposed schedule of meetings for 2019/20.

## 4. Issues for Consideration

### **The Committee's work in 2018/19**

- 4.1 During the 2018/19 Assembly year, the Housing Committee scrutinised a wide range of topics as summarised below.

On the theme of social housing providers:

#### ***Hearing Resident Voices in Social Housing***<sup>1</sup>

- 4.2 Following the Grenfell Tower fire, many residents of the tower block and surrounding estates spoke out to say that they had tried to raise concerns about safety issues but that their voices had not been listened to or concerns adequately addressed. The Committee launched an inquiry into how social housing residents are engaged in the management of their homes and estates. A call for evidence from housing associations, local authorities and residents on this subject was open from March to June 2018.

- 4.3 On 24 May 2018 the Housing Committee held an open mic session with contributions by London Tenant Federation groups and was an opportunity for all guests to contribute their views. The aim of the event was to share and identify good and bad practice in resident involvement in social housing.

- 4.4 Following this open mic session, a Committee meeting was held on 3 July 2018 with representatives from housing associations and London boroughs. Some of the key areas explored included how associations and boroughs pay for and organise resident involvement and what strategies they use to involve residents. A report outlining the Committee's findings from this investigation was published in November 2018.<sup>2</sup>

#### ***Housing Associations Q&A***<sup>3</sup>

- 4.5 On 4 October 2018 the Committee held a formal meeting with the Chief Executives of four of the largest housing associations in London. The purpose of this meeting was to understand the changing nature of the housing association sector and hold associations to account for the tenures of the homes they are delivering and the way they operate. Members of the public were also invited to contribute topics that they wanted the Committee to scrutinise.

#### ***Housing Delivery Vehicles***

- 4.6 The Committee also undertook an investigation into borough Housing Delivery Vehicles. The Committee held an informal meeting on 19 July 2018 to hear from researchers who have been looking into local councils' Housing Delivery Vehicles and learned more about how they operate.
- 4.7 On 4 September 2018 the Committee held a formal meeting on this topic, with guests from boroughs and local housing companies. The purpose of this meeting was to assess the opportunities and risks of developing new borough housing companies and consider whether and how they can help to meet London's housing need. A report is due to be published on this subject shortly.

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<sup>1</sup> <https://www.london.gov.uk/about-us/london-assembly/london-assembly-publications/hearing-resident-voices-social-housing>

<sup>2</sup> [https://www.london.gov.uk/sites/default/files/06.11.2018\\_london\\_assembly\\_housing\\_committee\\_report\\_0.pdf](https://www.london.gov.uk/sites/default/files/06.11.2018_london_assembly_housing_committee_report_0.pdf)

<sup>3</sup> <https://www.london.gov.uk/about-us/london-assembly/london-assembly-committees/housing-committee>

On the theme of affordable delivery:

### ***Affordable Housing Delivery<sup>4</sup>***

- 4.8 On 28 November 2018, the Committee published the Affordable Housing Monitor, which scrutinises how the Mayor is delivering on his housing commitments. On the same day the Committee held a formal meeting to scrutinise the Mayor's funding programmes and delivery of affordable homes over the last year. This meeting also considered the likely impact of his new funding for council homes. Guests for this meeting included representatives from boroughs, a housing association and James Murray, the Deputy Mayor for Housing and Residential Development.

### ***Housing Delivery on the Queen Elizabeth Olympic Park***

- 4.9 In June 2018 the Committee held a meeting was held to look into the nature of the housing delivery in the Queen Elizabeth Olympic Park, in particular into the delivery of affordable homes. The guests to this meeting were:
- Rosanna Lawes, Executive Director of Development, London Legacy Development Corporation (LLDC); and
  - Paul Brickell, Executive Director, Regeneration and Community Partnerships, LLDC.

On other housing topics:

### ***Welfare Reform and Temporary Accommodation***

- 4.10 In advance of its formal session on this topic, the Committee held two informal meetings:
- A round table on 14 November 2018 with 11 solicitors from Community Law Centres in London boroughs. These solicitors described and provided examples of the changing patterns of homelessness cases they are seeing across the city and the differing practices in various London boroughs in relation to temporary accommodation.
  - On 4 December 2018 the Committee heard from people who are currently living, or have recently been, in temporary accommodation. This provided them with a better understanding of the experience of becoming homeless and the experience of living in temporary accommodation. A Crisis Housing Team Leader provided a professional overview.
- 4.11 The Committee then held a formal committee meeting on 22 January 2019, the purpose of which was to establish the drivers for the increase in temporary accommodation, hear about the impact on households and assess possible long-term solutions. Guests included representatives from boroughs, the Residential Landlords Association, a Housing Association and the head of the universal credit engagement provision from the Department for Work and Pensions. A report will be published on the findings from this investigation at a later date.

### ***The use of Transport for London's Land for Housing***

- 4.12 The Committee held a formal meeting on 26 March 2019 with guests from Transport for London, the London Borough of Waltham Forest and the London Community Land Trust. The purpose of this meeting was to get an update from TfL on their residential development programme and to hear from some of their partners on how partnership working is going.

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<sup>4</sup> <https://www.london.gov.uk/about-us/london-assembly/london-assembly-publications/affordable-housing-monitor-20172018>

### ***Housing First in London***

- 4.13 At today's formal meeting, the Housing Committee is looking into the delivery of the Housing First model of homelessness service in London. The meeting will also consider how the Mayor could further support the delivery of Housing First in the capital. The guests will be service providers of Housing First, the homelessness charity Crisis, and the Greater London Authority.

### **Schedule of meetings for 2019/20**

- 4.14 The schedule of 2019/20 meetings, subject to decisions to be made at the London Assembly's Annual Meeting on 8 May 2019, is set out below:

- 8 May 2019
- 13 June 2019
- 2 July 2019
- 3 September 2019
- 3 October 2019
- 20 November 2019
- 18 December 2019
- 21 January 2019
- 11 February 2019
- 3 March 2019

## **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 to the Greater London Authority arising from this report.

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

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