

Subject: The Draft London Housing Strategy**Report to: Housing Committee****Report of: Executive Director of Secretariat****Date: 8 November 2017****This report will be considered in public****1. Summary**

- 1.1 This report sets out the background information for a discussion on the Mayor's draft Housing Strategy for London, with the Deputy Mayor for Housing and Residential Development and invited guests.

2. Recommendation

- 2.1 **That the Committee notes the report as background to putting questions to the invited guests on the Mayor's draft Housing Strategy.**

3. Background

- 3.1 Under the GLA Acts of 1999 and 2007, the Mayor must prepare a London Housing Strategy. The strategy assesses housing conditions, identifies housing needs, and sets out the Mayor's vision for housing in the capital and the policy proposals to support it.
- 3.2 The Mayor published his new draft Housing Strategy for consultation on 6 September 2017, with a deadline for response of 7 December 2017. The Assembly will wish to respond to the draft Strategy and will vote on the final strategy, once it is complete, prior to its submission to the Secretary of State. Under the Localism Act 2011, the Assembly has the power to amend the strategy by a two-thirds majority.

4. Issues for Consideration

4.1 The strategy is based around five themes:

- Building homes for Londoners
- Delivering genuinely affordable homes
- High quality homes and inclusive neighbourhoods
- A fairer deal for private renters and leaseholders; and
- Tackling homelessness and helping rough sleepers.

4.2 The central priority is to build more homes. The strategy notes that between 1997 and 2016, despite population growth of 25 per cent, just 15 per cent more homes were added to the housing stock. This chronic lack of housing affects almost every Londoner one way or another, through issues of affordability and quality.

4.3 The strategy highlights a lack of development land as a critical factor in resolving the housing crisis. It sets out new proposals for the Mayor to intervene in the land market. It also identifies how the Mayor wants to harness small sites as part of the solution.

4.4 The Mayor also indicates a shift to a higher density development model and intensification of existing built-up areas. He wants to ensure better regulation and rights for social housing residents as well as delivering good practice in terms of estate regeneration schemes.

4.5 The phenomenal growth of London's private rented sector is a key feature of its housing market. The strategy notes that it now houses 28 per cent of London households, and the Mayor wants to make life better for London's two million private renters. He notes that standards need improving and that affordability and security are key issues for many London renters.

4.6 The Committee may therefore wish to discuss with guests:

- The Mayor's proposals to buy development land;
- How small sites can best be used to deliver homes;
- How greater density and intensification will work; and
- What more the Mayor can do to improve London's private rented sector.

Invited guests

4.7 A panel of guests has been invited to discuss these issues with the committee, including:

- James Murray, Deputy Mayor for Housing and Residential Development;
- Paul Hackett, Chief Executive, Optivo, and Chair of g15;
- Richard Blyth, Head of Policy, Royal Town Planning Institute;
- A representative of Just Space; and
- A representative of smaller home builders.

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 Greater London Authority arising from this report.

List of appendices to this report:

None.

Local Government (Access to Information) Act 1985
List of Background Papers: None
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