

Housing Committee - 5 June 2018**Transcript of Item 8 – Housing Delivery on the Queen Elizabeth Olympic Park**

Sian Berry AM (Chair): Now we are on to Agenda Item 8, housing delivery on the Queen Elizabeth Park, and I want to welcome our guests. We have Rosanna Lawes, Executive Director of Development at the London Legacy Development Corporation (LLDC), and Paul Brickell, who is the Executive Director for Regeneration and Community Partnerships at LLDC. Thank you very much.

To kick off, I believe you have a short opening statement to make. Then we have quite a few questions for you, a lot of which are factual. If you could be quite brief with your answers that would be great just because we only have 45 minutes for all our questions. Would you like to make your opening statement?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Thanks for the opportunity to make an opening statement. I will just set out very briefly the context of our broader programme.

We have two roles. First, we are the planning authority and we consent and manage planning applications both on the Park and in the wider Mayoral Development Corporation area. Secondly, we are a landowner and developer. In terms of both of those programmes, we are currently ahead of schedule in terms of our overall delivery programme.

If I deal first with us as a planning authority, we are well advanced with dealing with applications and granting planning permissions. The London Plan ten-year target for the LLDC area is 14,710 units, or an average of 1,471 per year. We are ahead of this target. The requirements of the new Housing Delivery Test have shown that over the last three years from April 2014 to March 2017 the Legacy Corporation saw 5,682 units completed, which is 1,894 per annum or approximately 420 in excess of our current annual target. The draft London Plan will set us a higher target of 2,161 new homes and we are reviewing our Local Plan. That Local Plan will also increase the target of affordable housing as a result of this Mayor's aspirations and affordable housing target. This will reflect 50% affordable on public sector land as well as a total of 35% affordable in the wider area.

Secondly, turning to LLDC as a landowner, we have developments on the Park, we have consent for five new neighbourhoods and we are already ahead of the original plans, the 2012 Legacy Community Scheme, where we have consent to deliver, as I said, five new neighbourhoods. We are onsite with Chobham Manor. Our first residents have moved in. We have accelerated the delivery of this and our developer partner is onsite and delivering some of the enabling infrastructure works.

Important to delivering new homes, new communities and new neighbourhoods is the social infrastructure. We again have accelerated delivery of our new schools. We have two new primary schools onsite and a secondary school with sixth form. Again, these new social infrastructure schools are in place ahead of schedule. They are important and fundamental to supporting our new and existing communities. We are also working very closely with the Mayor's Office and Greater London Authority (GLA) colleagues to do more. We have a balance of approximately 3,000 homes onsite on our three remaining sites at Stratford Waterfront, Pudding Mill Lane and

Rick Roberts Way. We are working with the Mayor's Office to deliver our target there of 50% affordable across these three sites.

Sian Berry AM (Chair): Thank you very much. Obviously, we are here to grill you further on the delivery of homes, particularly affordable homes. I was interested that in your introduction you talked about the number of homes sold. As we understand it, your targets are permissions and completions of homes as opposed to sales of homes. Those are the figures we have been looking at.

In terms of being ahead or behind target, as far as we understand it, the only year you have been ahead of target in terms of completions of homes was 2013. The last three years of data we have in front of us show that you were behind target in 2014, 2015, 2016 and 2017. In 2017, you were at 51% of your target in terms of completions. It would be interesting to know more about why you gave us the numbers in units sold and whether you have a time series of that you could send to us. What about this completions data? Are you really ahead of schedule in terms of completions?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): I did not say "sold", I said "saw". My apologies. "We saw".

Sian Berry AM (Chair): Is that a start or a completion?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): In the overall area we are seeing completions.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Granted. Sorry, I am lost with where you want to be.

Sian Berry AM (Chair): In 2017 I have 552 permissions granted and 753 completions.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): The numbers that you have are for the year and you are right to say that last year was lower. The target is set over ten years. Clearly not every year is going to be brilliant but if you average over the ten years, the current target is 1,400 per year that is required and so far, we have achieved 1,800 per year. That is because the first year was a particularly high number, well in excess of target, and you are quite right to say that last year was below the target. On average, over the three years so far of the ten-year period, we are ahead of where we should be after three years. Are you with me? What it points out is that in our area there are great fluctuations.

We are pretty confident that that is not a downward trend we are seeing and a key reason for that is that there are 4,000 homes currently onsite being built - these are not our homes, but homes that other people are building around the Park - that will complete in the next 12 to 18 months. You can imagine that over two years that is 2,000 [homes] per year, way above the existing target. We are pretty confident that development is not dropping off in the area. That is an important thing to say. I think that is why the London Plan drafters - and we in revising the Local Plan - are confident that it is right at this point to put a higher target in for the next ten years. I think it is 21,610 for the next ten-year period. We feel confident that developers are doing what we would like them to be doing in the area but you are right to point out that last year was lower than the previous years. Does that make sense?

Sian Berry AM (Chair): Yes. No, that is right. I also have lower figures than the target for 2016 and the year before that. You are saying that the first two years were exceptional and it has been lower ever since, but it is going to pick up?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Yes. One of the reasons for that is that there was a stack of permissions that were in the pipeline beforehand, before that period of the [Olympic] Games. That has now picked up again. We are confident that there is nothing untoward happening in the area.

Sian Berry AM (Chair): That is great.

Tony Devenish AM: I must admit I am slightly confused because, as we just said, the brief is not particularly clear. You are saying that over three years you have exceeded your target but over this last calendar year or financial year you have failed? Is that correct?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): It is not a question of success or failure. There is a target set in the Local Plan for the development that we want other developers to bring forward and our role in that is to grant planning permission to them.

Tony Devenish AM: You are also the landowner.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): That is right. We can talk about what we are building on our own land, where we are ahead of target, but the numbers you have there, I think, relate to the area as a whole, our planning area.

Tony Devenish AM: Yes, sure.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Our role is to give people planning permissions in a timely manner to help people to bring things forward, and then count, monitor and understand what is going on.

Tony Devenish AM: I appreciate that. Can I ask what you would do differently in this calendar year and the one afterwards that you did not do last year to try to nudge it forward? I know you do not have full control of developers and so on but clearly what we as London want, what the Mayor wants, is to build more homes. How are you pushing your planning teams and your development partner teams to encourage that to happen?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): I think you will want to get on to what we are doing on the Park but in terms of the broader area with other developers, as I have said, other people, in addition to what we are doing, are building 4,000 homes at the moment. They are coming out of the ground. You can see them there. They will be finished in 12 to 18 months. In that period, the next two years, I do not think there is going to be an issue with achieving the target.

Otherwise, it is in an area in which people know that they can get planning permission. What can we do? We can be an area where people know they can get planning permission swiftly and that we are clear about what

we want in terms of affordable homes and sometimes other things. You will know that in some parts of our planning area affordable workspace is a big priority.

Tony Devenish AM: I was going to ask you about that. Thank you for that. In terms of Stratford then, just as an example, that is more of a commercial area, effectively. Do you think there is any more room to again push the envelope in terms of housing? We do not want to push out commercial and retail completely but we do want to have more residential. When you are pushing your developers to have a mixed-use scheme, what advice are you giving to try to increase the residential?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): On our site we have consent for nearly 6,000 homes. Two of our developer partners are already onsite. We have taken forward and accelerated the delivery of just over 2,200 homes. Our first residents are onsite at Chobham Manor and we are working alongside that developer to progress. They are already onsite now with phase 2 and we are working through the detail to enable phases 3 and 4.

Then on Eastwick and Sweetwater, which are just on the Hackney Wick side of the Park, again we accelerated that programme six years earlier than we had anticipated in terms of the original 2012 plan. Our developer partner is on board there already doing some of the site-wide enabling infrastructure and will be onsite later in the summer building those new homes.

Tony Devenish AM: What I am trying to get at is that many people in the industry believe that bricks and mortar retail is having trouble and commercial to some extent is having trouble. Is there any space - I could use a term the Mayor used yesterday, 'surplus land', to keep it very simple - that at the moment is commercial or has uses other than residential that you could push to residential, to beat the numbers rather than just meet the numbers? Apologies but we are very focused on trying to build homes.

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Of course. We are focused absolutely on delivering homes but also balanced communities with employment space too. On the balance of our remaining sites we already have planning consent to deliver largely less than 3,000 homes. We are working with the Mayor's Office to explore how we can push the density there to deliver more and deliver quickly, and also explore how we can - as I said in my opening statement - deliver against the Mayor's affordable housing targets. We are very focused on those remaining sites and how we can do more.

Tony Devenish AM: My final question then. We have Appendix 1 here, a map of the key neighbourhoods. It would be really helpful if you could write with a simple map overlay saying how much residential and when, what else you are building there and some idea in terms of hectares or acres. It is a short document. It is very hard to get a view of exactly when it is going to be built and what you are actually building from the paperwork we have been given.

Sian Berry AM (Chair): That would be great. There are plenty of bits of information we would like from you, which we will get on to in a moment. If we can write to you afterwards with a proper letter, that would be great. The idea of putting the planned homes on a map of the neighbourhood would be useful because obviously there is the whole Park area. Yes, that would be useful to see.

Can I just ask one more thing about the planning permission? In last year's report you anticipated quite a lot of new planning permissions coming through in 2017 and it seems like only 38% of them were granted in the end. That is one of the shortfalls, as well as the completions. Can you explain why that is and whether or not

there is going to be a problem in future years in the same way? We keep hearing that it is just this year and it is going to be all right next year but we have had that a couple of times now.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Yes, there are loads next year in terms of buildings coming out of the ground. That is the test. The question is probably for our Director of Planning, who will answer that specific point as to why it dipped last year in terms of permissions granted. That is your question, yes. I do not see any slackening. The committees this year - this is anecdote now - have been brisk and quite successful. We will probably come on to them in a bit. We will answer that specific question for you too, if we may.

Sian Berry AM (Chair): Thank you. That would be good. We want to ask now about affordable homes. Assembly Member Copley has some questions for you.

Tom Copley AM (Deputy Chair): Thank you, Chair. Why were only 74 affordable homes actually completed in 2017 when the target was 455?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Certainly on the Park in our first phase at Chobham Manor there are about 259 homes. Of those, about 80 homes are affordable homes. Yes, in terms of the phasing of that particular scheme, only a proportion of those homes were delivered in that year. Again, the developer is working to complete those homes later this year and those new 80 homes will be open to our new affordable residents.

Tom Copley AM (Deputy Chair): The figure we have for 2017 is 74 and that is out of about 753. That is less than 10%.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): That is an answer relating to the development of the Park. If you look across the area - that is probably where your number is coming from - clearly the number of social homes was low last year because the number of total homes was low last year.

Tom Copley AM (Deputy Chair): It is still 10%.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): I will come to that, yes. The numbers begin low. There are three phases to this history, really. The first is a set of planning permissions that were granted a while ago, before we existed. That tells you it was a while ago. They are coming through now. They were granted by the previous development corporation or by the Olympic Delivery Authority in some parts of that area. They were typically mid-teens, low percentages of affordable housing, and not a mix of affordable housing that any of us would be particularly happy with today. You are beginning to see that come through in those early numbers. If you look across the three years, the 2014 to 2017 period that we are talking about, I think it aggregates up to around 20% affordable housing. That tells you where life began. It is what was typical of the age.

We have pushed that in the permissions we granted up until a year and a half ago to be mid-20s, so you will begin to see that rise, but the real difference has been the advent of this Mayor and the Mayor's policies. That means that we are now finding it much easier to achieve higher percentages of affordable housing in permissions and to get a better mix of affordability. I think the numbers we have at the moment - again, we can give you the details - are that in the most recent planning permissions in the last couple of Planning

Committees, we are now getting 35% affordable. Wickside is an example. It is 475 homes. At Hackney Wick, it is 35% London affordable rent.

Tom Copley AM (Deputy Chair): How many homes, sorry?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): It is called Wickside, 475 homes. We will send you these details just in case I am tripping up over the numbers. Our Planning Committee achieved 35% affordability over that and the split of affordability was 35% London affordable rent and 65% intermediate. That is a lot better than has been achieved previously. At the last Planning Committee - we do not have all the details here - there were four permissions going through, all in bits of Hackney Wick and Fish Island, all at 35% affordable with variable mixes of London affordable rent and intermediate tenure from 40/60 to 30/70.

Tom Copley AM (Deputy Chair): In favour of intermediate?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Yes. Policy-compliant. In line with policy.

Tom Copley AM (Deputy Chair): We were going to come on to that. I will blend it into that question. Is the Local Plan not 60% low cost rent, 40% intermediate?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): I do not think so.

Tom Copley AM (Deputy Chair): That is the information in our briefing. It says the Local Plan target is 60% low cost rent to 40% intermediate. You have done the reverse. You have done about 60% intermediate to 40% low cost rent.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): I do not think that is right but let us send you a written piece on that.

Tom Copley AM (Deputy Chair): The 60/40 split of low cost rent to intermediate would reflect the current London Plan target, which until the new Plan is adopted is still 60% low cost rent.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): That is compliant with the London Plan. We are reviewing the Local Plan.

Tom Copley AM (Deputy Chair): You have just told me that on Wickside and Fish Island it is basically the other way around, about 35% low cost rent to 65% intermediate. You are not delivering what your Local Plan says. We have the Local Plan here. Policy H.2, affordable housing: 60% affordable rent and social rent, 40% intermediate.

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): The London affordable rent is akin to the old social rent, typically 30% or 40% of market rent. Then the 'intermediate' reference would capture both London Living Rent, which will be also a discount of market rent product, together with the intermediate for sale product.

Tom Copley AM (Deputy Chair): Yes. I am not disputing that. I want to know why you are not delivering what your Local Plan says, which is that low cost rent, i.e. London affordable rent, should be 60% of the affordable housing and intermediate should be 40%. I am interested to know why you have not granted permissions in line with your Local Plan.

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): We think we are compliant with policy.

Tom Copley AM (Deputy Chair): You are not.

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): As Paul said, we are very happy to write to the Committee setting out those concerns and exactly what has been approved.

Tom Copley AM (Deputy Chair): The policy is clear. It should be 60% affordable rent and social rent, i.e. London affordable rent, and 40% intermediate. You have just told me that on Wickside it is 65% intermediate and 35% London affordable rent.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Let us clarify that, write to you and make sure that I have the numbers right and I have not misspoken.

Nicky Gavron AM: When did the Local Plan come in?

Tom Copley AM (Deputy Chair): I do not know.

Sian Berry AM (Chair): In 2015, we think.

Tony Devenish AM: Are you saying that you need to be compliant scheme by scheme or overall, over the whole range of all your planning applications? You do not have to answer that now. If you could answer that when you write to us, that will be fine.

Tom Copley AM (Deputy Chair): That would be helpful as well. Thank you.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Can I just add something? It relates to what you said earlier on too. There is a question - particularly near Fish Island, as you know - about affordable workspace. We do sit on the Regeneration Committee in which they say the reciprocal of what you have said, which is, "Must you build quite so many houses there? We want you to be building workspace. Must you be building so many affordable homes? We want affordable workspace for creative business and so forth". There is a genuine tussle in the mix of this question, particularly in some parts of our area. In Stratford - you asked about Stratford - it is easier to privilege housing above workspace, for example, than it is in the Hackney Wick and Fish Island area.

Tom Copley AM (Deputy Chair): Yes, but it is a slightly separate issue to the blend of affordable tenure.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): It is and it is not.

Tom Copley AM (Deputy Chair): I am talking specifically about the blend of affordable housing. I would not dispute that affordable workspace is also important but it sits separately from the blend within the affordable housing.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Not if you are a developer and you are being asked to develop a number of things.

Tom Copley AM (Deputy Chair): Again, we are talking specifically here about affordable housing and the tenure blend within that.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): I accept that. You will get a clear answer to your question about affordable blends. Nevertheless, do be aware - I know you are aware - that there are other forums of this Assembly who will be saying, "Affordable workspace is really important, guys. Do not throw it all away".

Sian Berry AM (Chair): That is a little off the point. Assembly Member Gavron, did you have a question?

Nicky Gavron AM: Can I just ask, is this Section 106 or is this grant?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Section 106.

Nicky Gavron AM: Section 106. We need to know that, you see, because clearly there was a big debate a few years ago with me leading it, "Why are we not going to get more affordable housing?", and exactly what is being told us now was told to us, "Because we have to go for more affordable workspace as well". I am interested. Obviously, the developers were getting that cue under Section 106 if there is no grant. They are trading off affordable workspace against affordable housing.

Tom Copley AM (Deputy Chair): I just want to get back to the script, as it were. You have given us 35%, I think, on Wickside and Fish Island, in terms of planning permissions granted. That hits the 'one-third affordable homes' I think the previous Mayor had set as the target. Are there any other sites that you have delivered that have hit one-third affordable?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Yes. Chobham Manor, our first phase, is 28%.

Tom Copley AM (Deputy Chair): Slightly below, yes.

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Eastwick and Sweetwater, 30%, 31%. Then, as I mentioned earlier, we are working on the balance of our sites on the Park, our three remaining sites with about 3,000 units, and targeting the Mayor's affordable housing target of 50%.

Tom Copley AM (Deputy Chair): That is fantastic. The 50% affordable target, is that something that is going forward from when the current Mayor was elected? Are you looking at that as an average on the sites coming forward since the Mayor was elected, not taking into account the sites that were developed previously? Is that right?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation):

The sites that we have under contract with our existing developers were prior to this Mayor's administration. Yes, we are very much focused on the balance of our sites and looking at how we can do more.

Tom Copley AM (Deputy Chair): You are looking to achieve 50% on sites that come forward subsequent to May 2016?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation):

Under this administration. Correct, yes.

Tom Copley AM (Deputy Chair): What challenges are you facing with developers in terms of achieving that target?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation):

We have done a lot of soft market testing. Our approach at the LLDC is very much how we can enable those sites and work with the development sector to deliver them. We have had generally a very positive response from the market. The market is keen to be innovative and explore opportunities to work with us and explore how they can do more. As Paul mentioned earlier, we do have a balance of priorities around affordable workspace and creating good-quality neighbourhoods in line with the Mayor's Good Growth policies, which we share. We have been working on that agenda since our inception. We have had generally very positive discussions with the market and we will continue those positive discussions, together with the Mayor, and look at how we can hit those targets.

Tom Copley AM (Deputy Chair): If, when you write to us, you could give us a breakdown of each site, the numbers and the percentage of affordable you expect to achieve, that would be very helpful.

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Of course. Happy to.

Tom Copley AM (Deputy Chair): We have touched on this next section, which is about the affordability within affordable housing. Of the 74 affordable homes completed in 2017, how many were for social or affordable rent and how many were intermediate?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation):

Could we respond in writing on the detail of that, please?

Tom Copley AM (Deputy Chair): Again, you need to write to us? OK.

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation):

That would be great. Thank you.

Tom Copley AM (Deputy Chair): Do you know why the last two monitoring reports have not broken affordable permissions and completions down by tenure?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): I do not know. We will find out.

Tom Copley AM (Deputy Chair): Is it possible that we could get that information and in future it could be published in a way that breaks it down by tenure, so that we know how many are shared ownership, how many are affordable rent and how many are London Living Rent?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): I assume that the planning team reports what it is asked to report. We will get a response to you from them.

Tom Copley AM (Deputy Chair): Fantastic. We have already covered, I think, the next two questions on the tenure split, which I think you are going to write to us about.

There have been some issues as well with rent set at 'Affordable with a capital A' becoming unaffordable as market rents go up. What pressure have you been able to put on developers to keep 'Affordable Rent' at genuinely affordable levels, particularly given the new Mayor's commitment to genuinely affordable rents?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): The affordable housing is generally secured through a Section 106 agreement, which is a legal obligation on a developer to hold a proportion of those units together with a housing association at London affordable rent or the old social rent. That would equally apply to the balance, whether it be London Living Rent or indeed affordable rent. It is generally a legal obligation on those developers and that obligation is secured against the land.

Tom Copley AM (Deputy Chair): Is there any obligation beyond simply it staying at a percentage of market rents? Obviously, something that was affordable at, say, 70% of market rent in 2013, at 70% of market rent now might no longer be affordable. Are there any other measures that can be taken to keep the rents down?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Typically those rents will be index-linked and those legal agreements do tend to set out exactly what indices apply. You will find that detail also captured within the Section 106 agreement. There are several mechanisms in those agreements to track and monitor growth and inflation.

Sian Berry AM (Chair): I have a couple of questions about that, in that case.

Tom Copley AM (Deputy Chair): Yes, of course.

Sian Berry AM (Chair): In those Section 106 agreements, you are the planning authority. You are reaching those agreements with developers. Are you seeking to change the kinds of conditions you put on now? As Assembly Member Copley has said, you are securing it as a percentage of market rents but market rents are increasing a lot. These are now boroughs where house prices and rents are some of the fastest-rising in London. Are you going to seek to change those agreements now and peg them at a percentage of local wages, for example, to match the Mayor's definition of what is genuinely affordable? Is that something you are seeking to do through planning in your area?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): That is a question for our Director of Planning but we will certainly be working to ensure that our schemes, particularly on the Park, are compliant with the Mayor's policy. Again, how we would capture those in agreements will also be indicative of local income levels and local rent levels. We would very much work

alongside the market to ensure that that is the case. In short, we will be working alongside the Mayor and his policy to ensure that we are supporting that agenda.

Sian Berry AM (Chair): When you say that there is monitoring built into the Section 106 agreements, presumably the Section 106 agreements are available to read and they are published alongside planning agreements and things like that. If you are carrying out monitoring, does that then get published as well so that we can in some way, as an Assembly, monitor the rents that are being paid under these agreements?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): No. Sorry, there is a lot we do not know. Since we are already going to give you a breakdown of these recent permissions, the splits of the different types of affordable tenure, why do we not in addition, alongside that, find what is in the Section 106s in relation to holding affordable rents at an affordable rate?

Sian Berry AM (Chair): Yes, the conditions applied.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Why do we not ask the planning team to track that against that in what we present to you?

Sian Berry AM (Chair): That is really good. Finally, about transparency and viability assessments, a policy of the Mayor's now is to publish viability assessments if you do not manage to achieve the 35% affordability target, or 50% on public land, in fact. That is the Mayor's policy. Some boroughs and planning authorities have adopted policies of publishing all viability assessments regardless. I just wondered what your policy on that was. You already adopted the Mayor's new policy on that. That is in the draft London Plan at the moment.

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Yes, on future applications it will be a legal obligation, as I understand it, but we can clarify that in writing to ensure all of those viability reviews are publicly accessible. Yes, we can certainly confirm that in writing but that is my understanding going forward.

Sian Berry AM (Chair): OK, great. That is really good. We do not have long to talk to you today but it is useful to get a list of all the things we would like to see from you in writing in future, and published in future.

Andrew Boff AM: You have been permitting more smaller homes over the past three years. Do you expect to keep meeting the Local Plan requirement that at least half of all homes should be two bedrooms or more?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Again, the numbers that I have are that over the period that we have talked about historically, the split between one-bedroom, two-bedroom and three-bedroom is 37/35/28, which is in line with our current policy requirement. We are reviewing the London Plan. Yes, the answer to that is we will have more than 50% that have two or three beds. We are reviewing the Local Plan and I think we are advised that the policy approach of a roughly one-third, one-third, one-third split, which is what it is, of one, two and three-beds should be maintained. The information is that yes, it will continue to remain a situation where more than 50% are two and three-beds.

Andrew Boff AM: Will you be refreshing that based on different evidence? The housing requirements survey found that 75% of homes needed to be two or three-bedrooms.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): There is an evidence base that is beneath the review of the Local Plan, which is ongoing. I do not know if that is published yet. I do not know if the evidence base is available yet. The answer will be evidence-based, yes. Whether it will be the answer you want, I do not know. You will have to look at our evidence base and see if you agree with it.

Andrew Boff AM: There is something generally on information. Who do you deal with at the GLA when collecting data? Is there a place you come to? When you come to declare how many homes you have built, how many permissions you have granted, the breakdown and all that, is that something that the GLA ask you to declare every now and then or is it *ad hoc*? Is it a regular reporting structure or a reporting requirement, or do you just publish them on the web?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): The planning authority publishes an annual monitoring report which gathers all of this information together, and that is available. The most recent one was quite recently, was it not?

Rosanna Lawes (Executive Director of Development, London Legacy Development Corporation): Yes. In addition, on our sites on the Park, we do report to the Mayor's Housing Board on a monthly basis.

Andrew Boff AM: The Mayor's Housing Board. One of the issues we have been having at this meeting is getting information. I do not know if I can speak for everyone but I feel that the information is quite difficult to get hold of.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): The information is easy to get hold of, it is just that we do not have the level of detail about percentages that you are asking for. That is why we have promised that you will have it. I am also slightly aware that the word 'affordable' has been defined in so many slightly different ways or very different ways that sometimes --

Andrew Boff AM: Personally I would like to ban the word.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Having understood the questions that you wish to know the detailed answers to, there will not be any difficulty in giving you the detailed answers to the questions. It is just that we do not have that information in our head at this point, for which I apologise.

Andrew Boff AM: For future reference, it might be worth having an Assembly Member on the Board who may enable us to get a better flow of information, perhaps. Just waiting for one of these scrutiny sessions is probably not enough. It might be a good idea to have an Assembly Member in --

Nicky Gavron AM: We could ask --

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): The Board sits at the pleasure of the Mayor. The Mayor determines that.

Nicky Gavron AM: We could ask for quarterly reports. We just have to ask.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): You have asked a number of questions today. You will have the answers by the end of the week, will you not? There is no problem at all with asking anything at any time and getting the answers. It is just that we do not have encyclopaedic knowledge of the percentages of every site that we have. There is no issue with you having that information.

Sian Berry AM (Chair): Assembly Member Boff's question was about who at the GLA asks for you to provide particular information in your monitoring report. One of the things we highlighted is that the tenure split was there and then it was not. That is to do with the format and the decisions made internally about what goes into the annual monitoring report. An Assembly Member who is used to scrutiny might be a good person to give advice on that on your Board.

Tony Devenish AM: Ultimately, who do you liaise with mostly at the most senior level? Is it David Lunts [Executive Director of Housing and Land, GLA]? Who is it? The mistake we have made today as a Committee - this is not your fault - is that we should have perhaps said that David Lunts or whoever should be sitting with you. There must be a senior GLA person you deal with.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): What you really need is our Director of Planning because he will have the answers straight away.

Tony Devenish AM: This is really for the scrutiny officers as well. We should have a GLA officer in all these meetings, surely? That is why there has been a bit of communication at the pre-meeting stage.

Sian Berry AM (Chair): I am not sure a GLA officer would have that information. The question we might have to for them is, "Why have you not been asking for it?"

Tony Devenish AM: They should have the information.

Sian Berry AM (Chair): This is part of the process, too. We are able to hold them to account. That is why they are at our meeting today.

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): Chair, let me just be clear. Our Director of Planning Policy and Decisions [Anthony Hollingsworth] would have chapter and verse on the details of almost every planning application that has been --

Leonie Cooper AM: Then he should be here.

Nicky Gavron AM: Why is the Director of Planning not here?

Paul Brickell (Executive Director for Regeneration and Community Partnerships, London Legacy Development Corporation): He should be here and I am sorry that he is not. We had not understood that that is what you wanted to do. Now I do understand, we certainly will give you the answers to the questions that you wish to have.

Leonie Cooper AM: What use is it, us trying to do scrutiny if the right people --

Sian Berry AM (Chair): That is very useful. We will write with our information requirements, which are many. We will get some good answers from you. Some of our requests will be for this information to go into the monitoring reports going forward, which should help. We will think about getting you back in at some point for further discussions. Can I thank you for coming in, by the way? It was very useful. Thank you for submitting yourselves to our questions.