

Subject: Review of GLA Housing Zones Programme

Report to: Regeneration Committee

Report of: Executive Director of Secretariat

Date: 31 January 2019

This report will be considered in public

1. Summary

- 1.1. This report sets out the background for a meeting with invited guests to discuss the Greater London Authority's (GLA) Housing Zones (HZ) programme.

2. Recommendations

- 2.1 **That the Committee agrees the areas for consideration set out in paragraph 4.1 of the report and notes this report as background to the discussion with invited guests regarding the GLA Housing Zones programme and notes the subsequent discussion.**
- 2.2 **That the Committee delegates authority to the Chairman, in consultation with the Deputy Chair, to agree any output from the Committee's meeting on the GLA Housing Zones Programme and any additional activity to support the Committee's scrutiny investigation.**

3. Background

- 3.1 HZs feature a defined geographic area, take a regional/strategic view, and use public funding to unlock development and leverage private investment. Their primary purpose is to facilitate housing delivery. 30 HZs have been designated, of which 20 HZs are funded by the GLA.
- 3.2 A total of £600 million in funding has been made available by the Mayor and the Government for the construction of 75,000 new homes over ten years between 2016-2026. The programme will also provide 150,000 associated jobs over the next ten years. The funding pot consists of £200 million of GLA grants and £400 million of loans to local authorities and developers.
- 3.3 The HZ guidance¹ states that regular progress reports will be required and HZ boroughs/partnerships will need to provide comprehensive management information including on progress. In spite of this, there is little information available on the progress of each HZ, or the programme as a whole.

¹ <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/housing-zones>

4. Issues for Consideration

4.1 Members may wish to consider:

- The overall progress and delivery of the programme;
- The speed of delivery and what obstacles need to be overcome;
- Whether the use of public monies has or has not helped bring forward delivery (which was the original aim); and
- What were the main findings from the 2016 Mayoral review and what changes were made as a result?

Invited guests

4.2 The following guests have been invited to the meeting:

- David Lunts, Executive Director for Housing & Land, Greater London Authority;
- Andrew Taylor, Director of Planning, Countrywide Properties;
- Councillor Shama Tatler, Lead Member for Regeneration, London Borough of Brent; and
- Aktar Choudhury, Operational Director, Regeneration, London Borough of Brent.

4.3 The Committee is recommended to delegate authority to the Chairman, in consultation with the Deputy Chair, to agree any output from the meeting.

4.4 The Committee may wish to undertake further activity to support this scrutiny investigation, for example holding a community roundtable, and it is therefore recommended that the Committee also delegate authority to the Chairman, in consultation with the Deputy Chair, to agree the arrangements for any additional activity.

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 GLA arising from this report.

List of appendices to this report: None

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

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