

# 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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