

Homes for Londoners Board

Date of meeting: **28 March 2017**

Title of paper: **Update on Homes for Londoners Task and Finish Sub-groups**

To be presented by: **James Clark, Housing Policy Manager**

Cleared by: **David Lunts, Executive Director of Housing and Land**

Classification: **Public**

1 Executive Summary

1.1 The Board has commissioned three task and finish sub-groups to consider specific housing and development issues in detail. This report provides an update on the work of these three groups. Further oral updates will be invited from sub-group members at the meeting.

2 Recommendation

2.1 That the Board notes the paper and oral updates from sub-group members.

3 Introduction and Background

3.1 At its first meeting on 8 December 2016, the Homes for Londoners Board agreed to establish three task and finish sub-groups to investigate and develop action on three key areas of interest. These actions may include protocols for joint working between the Mayor and other public bodies including councils, policies to support growth opportunities such as build-to-rent and offsite construction, and other interventions to support the development industry. Some actions may involve policy advocacy with central government and the Board will ask members of the wider housing sector to be involved in policy development where their expertise is relevant.

3.2 The three sub-groups were agreed as follows:

- New models of housing delivery (chaired by Liz Peace CBE);
- Skills and capacity of the construction industry (chaired by Cllr Peter John OBE); and
- The role of overseas buyers in London's property market (chaired by Hugh Bullock).

3.3 Groups would be time-limited with a clear remit and set of questions to answer and a mandate to work with partners across London to develop findings and recommendations.

3.4 The final terms of reference and membership for each group are set out at Appendix 1. Board members were invited to comment by email during their development.

4 Update on the work of the sub-groups

New models of housing delivery

- 4.1 This sub-group met for the first time on 2 March 2017 and held a scoping discussion on the key issues and barriers to building significantly more homes that are affordable to Londoners on ordinary incomes. It was a wide-ranging discussion, covering topics including, but not limited to, public sector land and procurement, land assembly and compulsory purchase, land use planning, institutional investment, capacity in the public sector and market risks.
- 4.2 A follow-up meeting has been arranged for 21 March 2017 at which it is intended to refine the list of barriers into a manageable work programme.
- 4.3 The sub-group is working towards the production of a final report to the Board in June 2017.

Skills and capacity of the construction industry

- 4.4 This sub-group will meet four times between April and July 2017, with the first meeting taking place on 3 April 2017.
- 4.5 In advance of the first meeting, sub-group members will be provided with a comprehensive briefing outlining the scale and nature of the challenge regarding construction skills in London. The first meeting will provide sub-group members with an opportunity to agree their understanding of the evidence regarding construction skills in the capital and develop a work programme focussing on how the work of the sub-group can best add value on the issues outlined in the terms of reference.
- 4.6 The sub-group is working towards the production of a final report to the Board in September 2017.

Role of overseas buyers in London's property market

- 4.7 This sub-group has met twice so far (on 3 and 22 February 2017), and has heard updates on the progress of the research on overseas buyers in London being undertaken by the London School of Economics and York University.
- 4.8 The next meeting will be on 22 March and at this the sub-group will consider the findings from the research as well as the draft structure of the group's final report. This will also be an opportunity to have an initial discussion on possible policy recommendations, followed by a final discussion at their meeting in April.
- 4.9 The sub-group is working towards the production of a final report to the Board in June 2017.

5 Equality comments

- 5.1 Not applicable.

6 Financial Comments

- 6.1 Not applicable.

7 Legal Comments

7.1 Not applicable.

8 Next Steps

8.1 The next steps in the work of the sub-groups are summarised below:

Activity	Timeline
Meetings of sub-groups	March – July 2017
Production of final report for HfL Board (New models and Overseas buyers)	June 2017
Production of final report for HfL Board (Skills and capacity)	September 2017

Appendices:

Appendix 1: Terms of reference and membership for Homes for Londoners sub-groups.