

MINUTES

Meeting	Homes for Londoners Board
Date	Thursday 8 December 2016
Time	10.00am
Place	Committee Room 4, City Hall, The Queen's Walk, London, SE1 2AA

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<https://www.london.gov.uk/moderngovmb/ieListMeetings.aspx?Committeeld=423>

(except in those cases where information in the papers may be exempt from disclosure under the Freedom of Information Act).

Present:

Members:

Sadiq Khan, Mayor of London (as Chair of the Board)
James Murray, Deputy Mayor for Housing and Residential Development
David Lunts, GLA Executive Director – Housing and Land
Mark Boleat, Executive Member for Housing, London Councils
Mike Brown MVO, Commissioner, Transport for London
Hugh Bullock, Chairman, Gerald Eve
Mayor Sir Steve Bullock, Lead Member for Housing, London Councils
Cllr Ravi Govindia, Conservative Group Lead on Housing, London Councils
Cllr Claire Kober, Chair, London Councils
David Montague, Chair, G15
Liz Peace CBE

Others in attendance:

Jamie Ratcliff, GLA Assistant Director – Programme, Policy and Services
Simon Powell, GLA Assistant Director – Strategic Project and Property
Dick Sorabji, Corporate Director (Policy & Public Affairs), London Councils
James Clark, Jennifer Peters, Andrew Williams (presenting officers, GLA)
James Graven, Partner, Deloitte; Megan Jones, Deloitte
Ed Williams, GLA Monitoring Officer (Clerk)

1 Apologies and Chair's Announcements

- 1.1 The Mayor welcomed all present to the inaugural meeting of the Board, and stated how much he looked forward to working with everyone present to deliver the ambitious and much-needed programme for housing in London.

2 Declarations of Interest

- 2.1 There were no declarations of pecuniary interests. It was noted that the London Councils representatives may have non-pecuniary interests in Housing Zones matters, as may be discussed at future meetings.

The Mayor then agreed to take Item 4 on the agenda as the next item of business.

3 Task and Finish Working Groups (Item 4)

- 3.1 James Clark, Housing Policy Manager, introduced the paper.
- 3.2 It was suggested, and agreed, that Board members should be consulted via email on the proposed terms of reference and membership of each working group.
- 3.3 In relation to the proposed working group on new models of housing delivery, James Murray, Deputy Mayor for Housing and Residential Development, emphasised the key role of the Board in terms of highlighting models for consideration. Liz Peace, Chair of this group, confirmed that her intention was to undertake discussions with all relevant persons and to give a presentation at the next meeting of the Board on the proposed work programme for the group.
- 3.4 In connection with the proposed working group on skills and capacity of the construction industry, it was noted that London Councils had nominated Councillor Peter John as Chair, as he was London Councils' lead member for skills. It was also noted that Transport for London (TfL), through the Transport Commissioner, could play a key role in the work of this group.
- 3.5 Hugh Bullock explained that he would consult the Board via email on the proposed membership and remit of the working group being established to review the role of overseas buyers in London's property market, which he will chair. The Board noted that the intention was to convene an initial meeting of the working group in January 2017, to include discussion with the London School of Economics (LSE) who have been engaged by the GLA to undertake specific research into this matter. It was noted also that, subject to the views of the Board, a separate Steering Group was to be established, with a wider membership, to assist and inform the deliberations of this working group.

3.6 DECISIONS:

- (a) That the three proposed task and finish working groups, as set out in the paper, be established;**

(b) That Liz Peace, Cllr Peter John and Hugh Bullock be appointed as chairs of the working groups on new models of housing delivery, skills and capacity of the construction industry and the role of overseas buyers in London's property market, respectively; and

(c) That authority to confirm the formal terms of reference for each of the working groups be delegated to the Deputy Mayor for Housing and Residential Development, in consultation with the identified chair and prior consultation with the members of the Homes for Londoners Board.

Action: James Clark, Housing Policy Manager

4 Homes for Londoners: Terms of Reference for the Board and Skills and Capacity Review Update (Item 3)

4.1 James Graven, Deloitte, gave a presentation that provided an update on the progress of the GLA's Skills and Capacity Review.

4.2 DECISION:

That the presentation be noted.

4.3 It was also agreed that revised draft terms of reference would be presented to the next meeting of the Board, to address issues raised about: the operation of the quorum and Member substitutions at Board meetings; the focus on achieving a genuine step-change in the approach to, and delivery of, housing in London; the role of infrastructure issues within the work of Homes for Londoners; and the role of the GLA's Executive Director as a member of the Board.

4.4 DECISION:

That revised draft terms of reference would be presented to the next meeting of the Board.

Action; Ed Williams, Clerk

5 Autumn Statement, Housing Settlement and New Affordable Homes Programme Prospectus (Item 5)

5.1 James Clark, Housing Policy Manager and Andrew Williams, Area Manager, GLA Housing & Land, introduced the paper.

5.2 During discussion, the following points were raised:

(a) That the recent announcements by the Government and the Mayor presented London with a major opportunity, which would require concerted and collective action to take advantage of;

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- (b) That the GLA was keen to assist local authorities on the issue of temporary accommodation where it could, and the new Innovation Fund was a potential mechanism in this regard; and
- (c) That fixed grant rates should assist smaller housing association in their longer-term planning, but that the issue of land availability remained central to all of the delivery targets.

5.3 DECISION:

That the paper be noted.

6 Affordable Housing and Viability Supplementary Planning Guidance

6.1 Jennifer Peters, Strategic Planning Manager, GLA, introduced the paper.

6.2 During discussion, the following points were raised:

- (a) That there had been a lot of discussion between the GLA and Government on the issue of bringing forward public sector land for housing development, which had been positive and which was on-going; and also that the GLA was to use the skills and capacity review to help determine where in the delivery chain additional resources should be applied in order to achieve the maximum beneficial effect; and
- (b) That the impact of local authority planning conditions on the time and cost of housing delivery should be reviewed.

6.3 DECISION:

That the paper be noted.

7 Executive Director's Report (Item 7)

7.1 The Panel received the restricted paper from David Lunts, Executive Director for Housing and Land, GLA.

7.2 It was agreed that the draft revised London Plan and information on housing trends in London would be presented to future Board meetings for discussion.

7.3 It was noted that a joined-up approach between the GLA's housing and planning functions was vital to the success of the Mayor of London's policy aims. It was agreed that the progress on TfL sites would be included within future reports.

Action: Jamie Ratcliff, Assistant Director, Policy Programme and Services

7.4 The Board heard that there were existing planning consents for more than 80,000 affordable homes in London, but that, given phasing issues on large sites and the attrition rate of many existing planning consents, in reality, new programmes would be vital to the delivery of the target of 90,000 starts by 2021.

7.5 DECISION:

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That the report be noted.

8 Dates of Future Meetings

8.1 It was agreed that the 2017 Homes for Londoners Board meetings were to take place on the following dates and times:

- Tuesday, 28 March 2017 at 10.00am in Committee Room 5, City Hall;
- Tuesday, 13 June 2017 at 10.00am in Committee Room 5, City Hall;
- Thursday, 21 September 2017 at 10.00am in Committee Room 4, City Hall; and
- Tuesday, 5 December 2017 at 10.00am in Committee Room 4, City Hall.

9 Any Other Business the Chair Considers Urgent

9.1 There were no items of urgent business.

10 Close of Meeting

10.1 The Mayor and Board members welcomed the positive approach demonstrated by the tone and nature of the discussion at the meeting, and all agreed to play an active and constructive part in the work of Homes for Londoners going forward.

10.2 The meeting closed at 11.54am.

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