

Meeting:	Tenants' & Leaseholders' Consultative Forum
Date:	21 July 2009
Subject:	Draft London Housing Strategy - Vision and Priorities
Responsible Officer:	Gwyneth Allen Divisional Director Housing Services
Portfolio Holder:	Councillor Barry Macleod-Cullinane, Portfolio Holder for Adults & Housing
Exempt:	No
Enclosures:	None

## Section 1 – Summary and Recommendations

This report sets out the key vision and priorities for the draft London Housing Strategy, May 2009.

### **Recommendations:**

The Forum is requested to:

- a) Note the priorities and actions proposed by the draft strategy
- b) Note the consultation response deadline of 31<sup>st</sup> August 2009
- c) Comment on those priorities and actions proposed in terms of their implications for Harrow
- d) Consider future reports outlining progress with the strategy and any financial implications that may arise for Harrow

### **Reason: (For recommendation)**

To assist in informing Harrows' collaborative response to the consultation.

## Section 2 – Report

### Background

The Draft London Housing Strategy sets out the Mayor's vision for housing in London. The strategy, published now for public consultation, is designed to respond to the challenges of the housing market, which have intensified over recent months.

### Major options

The draft Strategy centres around the **Mayors' vision for three priorities** and how those will be translated into actions to achieve them.

#### 1. Raising aspirations, promoting opportunity

To promote opportunity and a real choice of homes for all Londoners, in a range of tenures that meets their needs at a price they can afford. To provide many more affordable rented homes and ensure that social renting provides an opportunity to foster aspirations and gives support to those who need it. And to promote a vibrant and attractive private rented sector to support London's economic vitality.

#### **This will be achieved by:**

*Providing more homes and a better mix of homes, and creating mixed communities*

More family sized homes, particularly affordable family homes, will be provided, as will more homes to meet the access, space and adaptability needs of disabled and older people. London's new housing developments will help create more diverse communities with a mix of tenures. A greater social mix will also be promoted in existing neighbourhoods dominated by a single tenure.

*Delivering more and better low cost home ownership, widening eligibility and improving access and information*

Of the 50,000 affordable homes to be delivered between 2008 and 2011, 20,000 will be intermediate. There will be additional help for the capital's struggling homeowners.

*Producing more social rented homes, providing for all and promoting opportunities*

Of the 50,000 affordable homes to be delivered between 2008 and 2011, 30,000 will be social rented. Of these, 42 per cent will be for families and 1,250 will be supported homes. Among social renters, severe overcrowding should be halved and under occupation reduced by two thirds by 2016. The social rented sector will become more economically diverse and social renters will have more control and choice over their housing, with pan-London mobility in place by 2011 and the number of social tenants moving into the private or intermediate market doubling by 2016.

*Providing more private rented homes and improving access to, and support, conditions and management in, the private rented sector*

Institutional investment in the private rented sector will be promoted, intermediate renting – including rent –to buy - will expand, and tenants and prospective tenants will be empowered and protected. Greater use will be

made of private renting for homeless and vulnerable households. A review of London's private rented sector will be undertaken.

## **2. Improving homes, transforming neighbourhoods**

To promote high quality design in 21<sup>st</sup> century homes that will match London's rich architectural heritage. To deliver higher environmental standards for all London's homes and neighbourhoods – in both new and existing homes. To promote successful, strong and mixed communities in which people are proud to live. And to deliver and maintain a reduction in the number of long term empty and derelict buildings – transforming these into homes for Londoners.

### **This will be achieved by:**

#### *Improving design quality, design standards and the design process*

The Mayor will produce a London Housing Design Guide to ensure higher environmental standards, better accessibility and more beautiful design in new homes in publicly funded developments. Affordable housing providers will play a key role in improving design.

#### *Greening new and existing homes and greening the city*

London's carbon emissions should reduce by 60 per cent by 2025. Social rented homes will be improved beyond the Decent Homes standard and private homeowners will be helped to improve their homes' energy efficiency and to adapt them to climate change. Urban greening will be used to improve the quality of neighbourhoods and the environment, and back gardens will be better protected.

#### *Revitalising homes and communities*

Regeneration activity will be more effectively targeted and aligned with complementary social and economic initiatives. New investment models will be developed to drive forward regeneration. Physical improvements will be designed to deter crime and improve accessibility and inclusion. Regeneration programmes will be designed in partnership with existing communities, and planned and delivered through local partnerships. Long term empty homes, derelict empty homes and listed buildings at risk will be brought back into residential use, and no more than one per cent of homes should stand empty and unused for over six months. Between 2008 and 2011, £60 million will be invested to bring empty homes back into use.

## **3. Maximising delivery, optimising value for money**

To develop, through the Homes and Communities Agency, new partnerships and approaches to providing homes in successful communities and to work with London's boroughs to ensure the effective local delivery of our shared aims.

### **This will be achieved by:**

#### *Creating a new architecture for delivery, developing new investment models and promoting new delivery mechanisms*

The HCA's London arrangements will ensure more effective relationships between all partners to drive housing delivery, and the Mayor and HCA will work with boroughs to devolve increased responsibility for delivery. New investment models will be developed to tackle the impact of the credit crunch and de-risk development in London, to bring forward more market and affordable homes. Public sector land will be brought forward to support the provision of new homes. Existing homes programmes and major developments will be reviewed, to maintain housing starts and completions.

*Tackling homelessness, improving housing options, support and opportunities, improving management and empowering tenants*

The number of households in temporary accommodation should be halved by 2010 and rough sleeping should end by 2012. Good quality advice and information on housing, including housing options, should be available to all Londoners who need it. Housing management should be of a consistent and high standard, with tenants and residents given opportunities for effective participation.

### **Next steps**

The strategy that has just been published is a draft for consultation with stakeholders and the public and responses are invited by the 31<sup>st</sup> August 2009.

Further updates will also be provided to the TLCF as responses to the consultation are announced and the final statutory strategy is published towards the end of 2009.

### **Financial Implications**

The end of the consultation period and publication of the final statutory strategy will require the Council to review the implications for Housing Policy within Harrow, and as a result identify any financial implications for both the Housing General Fund and the Housing Revenue Account. Further reports will detail the financial impact [if any] of such changes and how this can be managed and will need to feed into the Council's Medium Term Financial Strategy and budget setting process as appropriate.

### **Legal Implications**

The final Strategy once published could have legal implications which the council will have to consider.

### **Performance Issues**

The publication of the final strategy may make provision for affordable housing delivery targets which already feature as a key Local Area Agreement and Comprehensive Area Assessment performance measures.

### **Risk Management Implications**

There are no risk implications for this report.

Risk included on Directorate risk register? No (Delete as appropriate)

Separate risk register in place? No (Delete as appropriate)

Identify potential key risks and opportunities associated with the proposal/s and the current controls/planned course of action to mitigate the risks. If there are no risks, please state this. For Risk Management Guidance for report writing, see Intranet, under Finance Section.

### Section 3 - Statutory Officer Clearance

Name: Donna Edwards	<input checked="" type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 1 July 2009		
Name: Paresh Mehta	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 2 July 2009		

### Section 4 - Contact Details and Background Papers

Contact: Toni Burke  
Housing Strategy & Performance Manager (Interim)  
020 8420 9638 [toni.burke@harrow.gov.uk](mailto:toni.burke@harrow.gov.uk)

#### Background Papers:

Draft London Housing Strategy and Executive Summary  
Draft General Conformity with the London Housing Strategy – guidance for boroughs  
<http://www.london.gov.uk/mayor/housing/strategy/docs/>

If appropriate, does the report include the following considerations?

1.	Consultation	YES
2.	Corporate Priorities	NO