

**Panel meeting –** in person at 4 Chiswell St, London EC1Y 4UP

20 September 2022, 10-12 (9-9.50am Members pre-meeting)

**Present**: Dinah Roake (Chair)

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| * Alicia Kennedy (Generation Rent) * Chris Bailey (Action on Empty Homes) * Melanie Sirinathsingh (Kineara) * Mikey Erhardt (Young private renters group, Toynbee Hall) * Marcin Brajta (Camden Community Law Centre) * Erin Mansell (Solace Women’s Aid) * Ilinca Diaconescu (London Gypsies and Travellers) | * Greg Robbins (London Federation of Housing Co-operatives) * Pat Turnbull (London Tenants Federation) * Fiona Colley (Homeless Link) * Anna Kear (Tonic Housing Association) * Abdirachid Fidow (Anti-Tribalism Movement) * Svetlana Kotova (Inclusion London) |

**In attendance**: Susie Dye (Trust for London), Jonathan Schifferes (GLA), Sam Hurst (GLA), Mariana Schiller (GLA), Tom Copley (Deputy Mayor for Housing and Residential Development), Leila Baker and Mary Carter (Panel Secretariat), Sam Ashton (London Councils).

**Observers in attendance:** Jess Rhodes, Jamie Firby (Trust for London); Pauline Niesseron, Daisy-Ann Afrifa, Caitlin Colquhoun (GLA).

**Apologies**: Sebastian O’Kelly (Leasehold Knowledge Partnership), Elsa Corry-Roake (Just for Kids Law / Children’s Rights Alliance for England), Samanthi Theminimulle (Young private renters group, Toynbee Hall)

**Members pre-meeting, 9-9.50am**

1. Panel members agreed that all those who regularly attend full Panel meetings will be invited to join the Dropbox that holds its meeting papers including working group. A protocol will be developed about its use. Confidential documents will continue to be held in a separate Dropbox that the Secretariat manages on behalf of the Panel.
2. Chair thanked all members for their introductory calls with her. Members want to know more about one another’s wider policy priorities. Secretariat will coordinate this.
3. Bilateral meetings between individual member organisations and the GLA:
   1. Solace: Met with Jonathan Schifferes and GLA colleagues overseeing GLA Safer Accommodation Strategy. Discussed recommendations in Solace report for local authorities and national policy (launch October) including the changes to priority need (some improvements but still a lot of gatekeeping), explored co-location of housing advocates.
   2. London Tenants Federation: Discussed tenure breakdown figures. There are no social rented figures Opportunity Areas. Agreed that housing supply working group will take this forward.
   3. LFHC: Met to discuss how some community-led housing projects go forward and others don’t.
   4. Planning for London: Secretariat meeting: see main meeting minutes.
   5. LGT: Member of steering group advising on process and methods for the needs assessment being carried out for GLA.
4. Generation Rent: Has been working to ensure the Renters’ Reform Bill is not dropped and would welcome any support from Panel organisations, including around ending S21 and extending tenancy security to 24 months. Please contact Generation Rent offline.
5. Chair’s business
   1. Met with outgoing Chair of London Assembly Housing Committee, Sian Berry, who recommended meeting with the incoming chairs of this and the Planning and Regeneration committee. Secretariat to circulate relevant reports (see addendum).
   2. Met with John Wacher, Strategic Planning Manager – Viability, to pursue closer engagement with GLA Viability team. In depth feedback will be taken to the next meeting of the Housing Supply working group.
   3. Homes for Londoners Board has been postponed. Future meeting date to tbc [6 December].
   4. Had a constructive meeting with Tim Steer, Executive Director of Housing and Land, and Francesca Lewis, Head of Housing Strategy and Manny Hothi (Trust for London).
6. Panel agreed to raise in the main meeting Open Space: Has the GLA had any formal response from government about a rent freeze in London on private rents. Link to rising building costs, cost of living increase. Homeless Link in conversation with NHF re concerns that cap on social landlord rents will affect maintenance/repairs. Seeking cap on LHA. No one is looking at a cap on the highest rents. How can GLA and Panel work together?
7. Panel had a pre-discussion on the EDI workshop in the main meeting. Key points to raise: EDI reductive, not point to ongoing assessment, the assessment framework should assist developers to meet it e.g. by giving examples. Reminder re class not included in the protected characteristics.

**Main meeting, 10-12**

1. **Chair’s welcome, introductions and updates**

The chair welcomed new members Abdirachid Fidow, Anti-Tribalism Movement, and Svetlana Kotova, Inclusion London; and Alicia Kennedy from Generation Rent with thanks to Sophie Delamothe who has moved on.

The purpose of the meeting is to establish Planning for London as a standing item on the agenda; check-in on the newly established working groups; and have a workshop on the assessment framework for developers in the Affordable Homes Programme, following the Panel’s earlier input.

1. **Minutes of the last meeting**

The notes from the last meeting held on 21 June 2022 were approved by Panel and GLA.

1. **Chair’s business (see pre-meeting notes above)**
2. **Standing item: Planning for London**

Secretariat met with Jack Maizels, Team Leader (Planning for London Programme) and Sam Hurst, in order to discuss how practically the Panel can be meaningfully and continuously engaged:

* Standing item on Panel agenda with GLA bringing to each meeting a topic or question for Panel insights; and Panel members joining/observing GLA meetings.
* This year their focus is trying to design a process that gets Londoners from all walks of life in the room. Help with intersectionality and Londoners voices. Next year will be about engaging organisations, will start planning for that this year. Discussed how Panel can assist with making this a genuinely iterative process moving from this to next year.

Sam Hurst brought the following update to this Panel meeting:

The next steps on planning for London are focused on finalising the topics and the specific questions to be used when engaging with Londoners, as well as the stimulus and contextual material to frame the discussion.

A series of deliberative engagement events with a representative group of Londoners (similar to citizen’s assembly) are billed to begin in November, with stakeholder engagement events such as roundtables to start in February 2023. Online engagement will support representativeness and accessibility.

The deliberative events will explore five broad themes

- Delivery of new housing in London

- London's environment

- London's transport and public spaces

- London's economy, culture and heritage

- London's communities

Jack’s team is now working to identify the questions being explored in the deliberative events, making sure they are well targeted and make best use of the format to explore connections between different policy areas.

As well as the themes, there are these four crosscutting challenges:

- Tackling inequalities and poverty

- Creating a city for all ages and stages of life

- Catering for the needs of different groups

- Tackling poor health and health inequalities

After this, we should have an excellent idea of what topics are most important and salient, and Jack's team will then focus on the 'how' - the methods of engagement that will be used to engage with communities ahead of the drafting of the next London Plan.

Next steps from the Planning for London discussion: Secretariat to follow up with GLA on Panel roles around: guidance and scrutiny about how that engagement is being done; and help with thinking about what are the gaps in who is being engaged and who/how those gaps can be filled.

1. **Working groups**

This was the first meeting to receive feedback from the new working group structure. Chair reminded the meeting that papers are taken as read and invited someone from each group to briefly explain what they are bringing to the meeting for discussion. The aim at this meeting was to seek agreement on the Terms of Reference, discuss the direction of discussions so far, and agree direction/action.

Housing supply

Discussion focussed on the issue of ‘erosion’ – the difference between what is planned and what is delivered. Not about illegality but a systemic policy failure. GLA Viability Team working with government around concerns over changes to S120 and Community Infrastructure Levy - GLA added that if backroom lobbying isn’t effective then they may decide to go public on this. We may all need to dial up the volume.

Agreed: that this group looks at what is actually being provided at the end of the process and to look at the *process* of erosion (what’s being provided at what rent) at borough level as well as pan London and to consider adding to its Purpose – ‘Investigate the erosion of initial commitments’.

Temporary accommodation

Discussion about the connection of TA issues with the Housing Supply working group and how closely TA and affordable housing supply and security in PRS are linked. Talked about mapping being done by Leila and Mary as part of their work on the Trust’s Better Temporary Accommodation for Londoners Initiative, as well as parliamentary work taking place. Also context of frozen LHA, out of borough placements, short lets etc.

The London Councils Housing Directors’ TA working group, held a half-day session the previous week, with similar priorities to this group. Concern: likely to be entering a period of increasing TA. Possibility: how to maintain a tenant voice, and maintain and improve standards in the context of increasing supply and increasing numbers, and avoid a rush to the bottom. Expecting as a result of increasing cost of living crisis. Gov’t has focused narrowly on utility bills, where we know rents are increasing. None of the support that’s been introduced relieves homelessness pressures or supports people to meet their housing costs. Seen in the most recent homelessness statistics, an increase in the use of B&Bs. Question: what proportion of people’s incomes going on rent? Tom Copley emphasised the importance of the TA work.

Agreed: working group to keep an eye on increasing TA numbers and any connection to issues of affordability as part of its remit.

Voice

Discussion around looking at the individual strands of diversity and inclusion so that it looks at different groups of people as well as different tenures.

Agreed: Purpose to be amended to reflect this. Around third meeting bring this and race equity group together to look at how voice (hearing voice of all Londoners) links to race and housing. Request that the working group uses the experience of the rest of the Panel e.g. Solace experience of listening to women in crisis.

Race equity in housing

This group needs to gather expertise and knowledge and then move onto the so what are we going to do about it. Some of this can come from the GLA but some needs to come from the boroughs. Panel commended the GLA’s evidence on [Housing and race equality in London](https://airdrive-secure.s3-eu-west-1.amazonaws.com/london/dataset/housing-research-notes/2022-03-23T07%3A59%3A24/Housing%20Research%20Note%208%20-%20Housing%20and%20race%20equality%20in%20London.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAJJDIMAIVZJDICKHA%2F20221121%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20221121T103342Z&X-Amz-Expires=300&X-Amz-Signature=f63229a66cbba748a5ffbb7ec46ffd88bc65db07ce9859d32e5289f208dcaf41&X-Amz-SignedHeaders=host) evidence report.

Agreed: Race equity and housing working group (4) seeks at least one more Panel member to join. Secretariat to find out about London Councils representation at this working group as well as guests who bring knowledge and expertise. Agreed that this group would benefit from bringing in guests from other groups and organisations.

Project/Reach and influence

The group is working on: understanding power including having a conversation about engagement methods; increasing Panel member involvement in its comms; and bringing the learning from the Panel’s previous work into its current work.

Agreed: working group to look at the potential for holding an event that brings in more people sooner rather than later. Group has delegated responsibility for work on Panel comms, bringing back to full Panel for decision.

The purpose of each group was agreed pending one amendment to ‘Voice’. It was further agreed to add an EDI approach to each working group’s Terms of Reference.

1. **AHP EDI action plans – assessment framework**

The meeting discussed the draft EDI action plan assessment framework being developed to guide developers.

The meeting discussed how it would be used; what value it has over and above the minimum expectations set out separately; and how/whether it would motivate developers to go further than minimums and avoid being a tick-box exercise. Members asked how the assessment framework would encourage engagement and who/how would gaps in community engagement be identified. Also how the GLA are envisioning monitoring the plans.

Actions: GLA agreed to amend the AHP EDI action plans – assessment framework and bring that back to December Panel. Key points of amendment were: the need to avoid a tick box response; that it adds to the detailed guidance; to think again about the ‘exceeds expectations’ column and whether some of this is basic engagement and the minimum is set too low; how to ensure those making the assessment have the knowledge to determine gaps and the EDI quality of proposals.

1. **Open Space to raise emerging or pressing topics**

The pre-meeting requested that the open space be used to discuss how is the call for rent freezing going, and how will that affect the delivery of services and new homes.

Tom Copley responded that the GLA are working on their formal response to the government consultation (deadline 12 October). He pointed out that government benefits from a rent freeze as it saves £bns in benefits, but are opposed to any form of rent control. The. Should some of that be used to compensate. Also shared owners’ rent goes up by RPI+1. Tricky because in lease agreements. Difficult, but policy team are thinking about it.

Also asked: Is GLA Housing & Land working on the decent homes standard. Deputy Mayor responded that about to sign off the decent homes response.

Also contributed: Underfunding of social rented sector for 20 years. Council funding cut backs. But housing associations were encouraged to take on the estates, and were told to expect to become self funding. Need to be talking about that. Need to demand all types of housing that meet the needs of a huge proportion of the population are properly funded.

Chair invited Tom Copley to propose topics for open space discussion in future.

1. **Next steps**

The next London Housing Panel meeting will be at 10am-12pm 8 Dec 22 (9-10 Members pre-meeting)

**Dates of other future meetings:**

3pm-5pm 7 March 2023 (2-3 Members pre-meeting) ***please note change of time***

Homes for Londoners Board meetings – Meeting on 19 Sept 22 was postponed, new date confirmed, 6 Dec 22

**Addendum – sources of information provided by Sian Berry**

·       Affordable Housing monitor - <https://www.london.gov.uk/about-us/london-assembly/london-assembly-publications/2021-affordable-housing-monitor>

·       Women in Housing transcript from the July Housing committee meeting - <https://www.london.gov.uk/about-us/londonassembly/meetings/documents/b26538/Minutes%20Appendix%201%20-%20Transcipt%20of%20Housing%20Committee%20July%202022%20Thursday%2014-Jul-2022%2014.00%20Housing%20C.pdf?T=9>

·       Estate ballots report - <https://www.london.gov.uk/press-releases/assembly/sian-berry/londons-estate-ballot-policy-needs-urgent-refresh> (scroll down to bottom for link to report and letter to Tom Copley)

·       Residents Voices in Social housing 2018 report - <https://www.london.gov.uk/about-us/london-assembly/london-assembly-publications/hearing-resident-voices-social-housing>

You can find all Housing Committee publications [here](https://www.london.gov.uk/about-us/london-assembly/london-assembly-publications?topic=1455&order=DESC)

**Panel meeting held on 20 September 2022**

**Actions & Decisions**

* All regular full Panel attendees to be invited to the existing Members Dropbox. A protocol for its use will be drafted. Aim to have in place by December Panel.
* Comments on full minutes of June Panel to be submitted to the Secretariat by Tuesday 27 September and then will be assumed to have been agreed.
* All working groups to
* Finalise their Terms of Reference subject to any changes agreed by this Panel meeting (see below).
* Add ‘EDI approach’ to their Terms of Reference and bring that back to December Panel. Guidance on this (supplied by Tonic Housing Association) is as follows: *Each working group is asked to consider and state its approach to EDI in relation to its working group topic. Their EDI approach should be considered in relation to considering the impact on protected characteristics and intersectionality of these.*
* Other actions from the meeting for working groups
* Housing Supply working group (1) was asked to look at the process of ‘erosion’ at borough level as well as pan London and to consider adding to its Purpose – ‘Investigate the erosion of initial commitments’.
* Voice working group (2) will look at different groups of people as well as different tenures. Purpose to be amended to reflect this. Around third meeting bring this and race equity group together to look at how voice (hearing voice of all Londoners) links to race and housing. Request that the working group uses the experience of the rest of the Panel e.g. Solace experience of listening to women in crisis.
* Temporary accommodation working group (3) to keep an eye on increasing TA numbers and any connection to issues of affordability as part of its remit.
* Race equity and housing working group (4) seeks at least one more Panel member to join. Secretariat to find out about London Councils representation at this working group as well as guests who bring knowledge and expertise.
* Project/Reach and influence working group (5) was asked to look at the potential for holding an event that brings in more people sooner rather than later. Group has delegated responsibility for work on Panel comms, bringing back to full Panel for decision.
* Discussion about rent caps: There is alignment between Panel, GLA and Deputy Mayor on this. Secretariat will discuss with GLA what closer collaboration on this might look like.
* Next steps from the Planning for London discussion: Secretariat to follow up with GLA on Panel roles around: guidance and scrutiny about how that engagement is being done; and help with thinking about what are the gaps in who is being engaged and who/how those gaps can be filled.
* Next steps from the EDI discussion: GLA agreed to amend the AHP EDI action plans – assessment framework and bring that back to December Panel. Key points were: the need to avoid a tick box response; that it adds to the detailed guidance; to think again about the ‘exceeds expectations’ column and whether some of this is basic engagement and the minimum is set too low; how to ensure those making the assessment have the knowledge to determine gaps and the EDI quality of proposals.

**Panel meeting held on 21 June 2022 – actions update**

**Key actions and decisions**

* Chair will use 1:1s with members (to be held between now and September Panel) to discuss ways to feed into the Homes for Londoners board meetings. Secretariat or Trust will be in touch to arrange. Done
* Advert and process for new member recruitment (race and housing, disability and housing) will be circulated for comment and then released at the beginning of July with interviews late summer with the hope that they can attend September panel. Done
* Working groups terms of reference and briefing notes will be prepared and circulated by the secretariat. All working groups to meet at least once before September Panel meeting. Secretariat or Trust will be in touch to coordinate dates. Done
* Next steps from the Planning for London discussion:
  + Panel to make a proposal to GLA for research (LFHC, Secretariat, Chair, Sam Hurst, Jack Maizels)
  + Direct officers to people’s stories of what is happening now (Kineara)
  + Arrange working group meeting (5) to discuss potential for event/other ways the Panel can shape and influence how the GLA works with the sector on this. (Secretariat) In train
  + Explore Panel engagement with GLA’s viability team (Chair, Secretariat, Deputy Mayor) Chair has met with viability team
  + Explore potential to assist in providing evidence that might persuade the Planning Inspectorate. (Chair, Secretariat, Deputy Mayor) Pending
* Generation Rent is preparing a briefing on the Renters Reform White Paper and will circulate this. Mikey Erhardt who represents Young Private Renters Group, Toynbee Hall is also drawing up a short briefing for Disability Rights UK and can circulate. Circulated
* GLA to follow up issue of data on net gains/losses through estate regeneration. In train