

Minutes of meeting, 7 March 2023

## Hybrid meeting at 4 Chiswell St, London EC1Y 4UP and online

**Present**: Dinah Roake (Chair)

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| * Conor O’Shea (Generation Rent)
* Chris Bailey (Action on Empty Homes)
* Marcin Brajta (Camden Community Law Centre)
* Ilinca Diaconescu (London Gypsies and Travellers)
* Samanthi Theminimulle (Young private renters group, Toynbee Hall)
* Mikey Erhardt (Young private renters group, Toynbee Hall)
 | * Greg Robbins (London Federation of Housing Co-operatives)
* Pat Turnbull (London Tenants Federation)
* Fiona Colley (Homeless Link)
* Anna Kear (Tonic Housing Association)
* Svetlana Kotova (Inclusion London)
* Tilly Smith (Generation Rent)
* Melanie Sirinathsingh (Kineara)
* Rebecca Goshawk (Solace Women’s Aid)
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**In attendance**: Tom Copley (Deputy Mayor for Housing and Residential Development), Jack Maizels (GLA), Luke Downend (GLA), Sam Ashton (London Councils), Sam Hurst (GLA), Vicky Pearlman (GLA), James Gleeson (GLA), Leila Baker and Mary Carter (Panel Secretariat)

**Observers in attendance:** Ayesha Hameed (GLA)

**Apologies**: Susie Dye (Trust for London)

Minutes of 2-2.50 Members pre-meeting

* Chair shared reflections on ways of making meetings as inclusive as possible.
* Members are content with amendments to the Terms of Reference and Protocol.
* The Chair thanked Samanthi Theminimulle for her work to develop an important relationship for the Panel with Ayesha Hameed, GLA Community Engagement
* Members discussed building links with members of Homes for Londoners Board/Housing Delivery Taskforce. It was agreed that the Panel will prioritise London Councils and housing associations (via G15) including BME landlords in the next quarter. Secretariat will seek input about types of asks, where members already have links and who might want to accompany Chair at these meetings.

Minutes of 3-5 Full Panel meeting

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

The Chair welcomed everyone to the meeting.

1. **Minutes of the last meeting**

Notes from the last meeting held on 20 September 2022 were approved by Panel and GLA.

1. **Chair’s business**

The Chair attended the Homes for Londoners Board on 1 March and gave a presentation which was favourably received, with particular interest around the Panel’s temporary accommodation work. Mayor Sadiq Khan commented that communities need to be ‘in the cockpit’ creating policy. Local Authority Board members talked about children leaving care (18-25), wanting input from people who are not currently in adequate safe/ warm and dry homes which they can afford , and engagement on planning and estate regeneration, and getting those in TA or living in overcrowded homes involved, as well as building a proper understanding of people with additional/specific needs, in insecure housing or overpriced PRS; all welcomed the role of LHP, and collectively building the evidence for change. GLA’s senior officers said that LHP input is important and that the extra time is well spent when properly involving other organisations in making policies.

The Chair also attended the Housing Delivery Taskforce (see below); a social housing roundtable event; and met with staff at Community Led Housing London (to explore opportunities to learn from and use their Framework on [Co-production in Housing and Regeneration](https://www.communityledhousing.london/coproduction/)).

1. **Standing item: Planning for London**

The Chair and members warmly thanked Jack Maizels and Luke Downend for their paper.

Members suggested that the proposed topics for housing discussions could be reframed so that their focus is on meeting Londoners’ diverse needs and EDI; and so that they open up wider discussions instead of leading into obvious outcomes e.g. Who is London for, who are new homes for, what is good design, what makes places home, who gets appropriately housed.

The discussion took place in two groups (online and in person) due to technical difficulties with audio during this agenda item. Points from both groups are minuted below.

* While the political background is going on (e.g. Infrastructure Levy with which there are issues being raised in general and in London especially), this event is an opportunity to make progress on things like planners hearing from Londoners.
* By reframing the proposed questions so that they widen the discussion instead of leading to the obvious outcomes, the discussions from this event can help lead into look at the strategic housing market assessment and then the London Plan.
* For the GLA they are happy for early events to take a step back and look at the big picture but they also want to be able to get into some of the detail about the kinds of housing problems that they have to grapple with e.g. "how do you maximise social home building."
* Members suggested that it might help to see this as iterative conversations – small conversations come back into broader discussions.
* Members stressed the importance of making the event as inclusive and involved as possible. Format is crucial to making it accessible.
* It would be useful to look at gaps that PFL identified in their deliberative events - who did they miss? How can the panel help bring in targeted sessions – Panel’s diversity helps here.
* The overall aim is to make planning more accessible. We must look at ways of making planning more accessible - it affects everyone, yet very few get involved. Often planning events are only built around property owners and their needs.

Panel members wanted to fully understand how the co-hosted events fit with the other stakeholder events and the chair asked to understand when and how the Panel can be helpful in making sense of the discussions that are taking place.

**Actions and decisions:**

* Agreed to reframe questions so that they encourage wider discussion and can lead into looking at the Strategic Housing Market Assessment in due course.
* The Chair asked to understand where would be the touchpoints when the Panel can be part of making sense of the Programme’s emerging findings (after July tbc).
* Project/Reach and Influence working group will take forward developing event planning.
1. **Housing Delivery Taskforce**

The Chair reported back from the last meeting of the Housing Delivery Taskforce. The GLA Taskforce team received a long-list of suggestions which have been prioritised into four areas

* **Align with Mayoral priorities:** h**ousing quality; and affordability**, to ensure the best possible outcomes for Londoners.
* Can be implemented **independently by the GLA**, or
* which have a **high likelihood of success in negotiations with Government officials.**
* Are responsive, meaning they can be implemented swifty and address issues that are **impacting immediate delivery challenges**.

The GLA has already picked up some of the recommendations from the Taskforce around council housing: a joint approach with London Councils around how Right to Buy receipts are handled in order that the full receipt can retained and reinvested; pushing to drop the public works loan interest rate down. There will be a full set of asks put to central Government including an ask for more grant.

**Actions and decisions:**

* Secretariat will circulate the Housing Delivery Taskforce update and gather views to share back with GLA. GLA to come back to the Panel about future touchpoints where the Panel can feed into the Taskforce. The Taskforce will become a standing item whilst this is a Mayoral priority.
1. **Working groups**

A summary document of the activities of the working groups was circulated with the meeting papers and taken as read. The Working Group Chairs reported back to the meeting. The Project/Reach and Influence working group activities were included as part of the Planning for London standing item (4. Above).

**6.1 Housing supply**

The working group is evaluating the costs and benefits of expanding social housing provision, seeing costs and benefits in the widest sense and covering both social and financial. Any recommendations from Panel members on areas that need to be covered would be welcome. The work is being carried out over a roughly nine-month period - the January meeting looked at costs, the next meeting in April will look at benefits and a third meeting in July will look at how to bring the findings together. The Working Group will bring findings to the September Panel meeting for discussion.

**Actions and decisions:**

* The supply working group would welcome any recommendations for areas that need to be covered as part of their work on assessing the social or financial benefits of a net increase in social rented homes.

**6.2 Building Londoners’ voice in housing**

The working group has followed through on the previously agreed next steps to look at the potential and need to join up best practice on community engagement across the GLA. It has made contact with Ayesha Hameed from GLA’s Community Engagement team to develop the relationship with the Panel and with GLA Housing & Land. Ayesha was attending the meeting as an observer but kindly ran through the two GLA-led opportunities that she has invited the working group to consider getting involved with: the Future of Participation Programme (to showcase best practice examples of involving, engaging and collaborating with communities and inspiring innovation); and Community Engagement Best Practice research (jointly with London Councils and with a focus on co-production to understand where research is happening, the barriers to engagement and how GLA support moves towards co-production). The Panel were asked whether it wanted to be involved.

**Actions & decisions:**

* Panel confirmed that it would like to participate in *GLA Future of Participation Programme* and *GLA Community Engagement Best Practice Research.* Voice working group to take these forward.

**6.3 Temporary accommodation**

The working group has continued to work towards the pilot project **Encounters & conversations between people with lived experience of Temporary Accommodation and Borough Housing Options Teams** in conjunction with London Councils. The London Housing Directors Group are currently discussing possible boroughs for piloting.

The working group also asked the Panel to agree a recommendation to revisit the Roundtable convened two years ago and to issue with its co-hosts (the Deputy Mayor and London Housing Directors Group) and others a joint statement framed around the five issues identified by the Roundtable.

**Actions & decisions:**

* The meeting agreed that the Panel and its co-hosts issue a Joint Statement (with others) framed around the five areas identified by the Roundtable.That the Panel and its co-hosts work with others to align key messages and language where possible. TA working group to take forward.
1. **Race and housing**

The Chair and members warmly thanked James Gleeson for the excellent report and informative presentation which is part of GLA’s work on housing and race equality in London using secondary data. The report explores the different experiences of Black, Asian and minority ethnicity Londoners across and between tenures and over lifespans.

Discussion points and comments included:

* Members were keen to explore how the work could be used in Panel activities and GLA work: to inform Planning for London events, Equalities Impact Assessments, in the Panel’s working groups, etc.
* Adding other dimensions to the ongoing work: e.g. Gypsies, Roma and Travellers; and disability issues. One member suggested that data should be explored by postcode/ward including to capture issues of class.
* How the report emphasises and makes the case for more social housing.

**Actions & decisions:**

GLA research on Housing and race equality in London:

* London Gypsies and Travellers to email James Gleeson regarding their Gypsy, Roma and Traveller needs assessment and Roma rough sleeping issues.
* Secretariat to follow up with James to understand possible future analysis around disability; and ways that the research is being used as evidence to inform GLA Equalities Impact Assessments.
* Possibly this research could provide a useful lens to focus the Planning for London event; Project working group to discuss. Secretariat to approach Race Equality Foundation regarding potential for them to co-host the Planning for London event and help bring this intersectional approach to the issues.
* The Chair asked that each working group discuss the report detail especially Section 8 for what they can take into their work (see Appendix below).
1. **Open Space to raise emerging or pressing topics**

Feedback from Women’s Policy Summit.  Anna Kear (Tonic Housing Association) and Tom Copley co-facilitated a session at the summit around women and housing. Anna said that there had been much interest and support for the Panel and suggested members read the notes when they come out to look at what the Panel’s role might be and how it could add value to the work.

Tom said that women are disproportionately likely to be in social housing, temporary accommodation; and that GLA had recently taken on new responsibilities around domestic abuse. Anna added that there had been a big discussion about ‘joining the dots’ and being part of an ecosystem.

Generation Rent asked whether there is any research/data on the extent to which domestic abuse is reported as Anti-Social Behaviour and used as grounds for eviction. Several members said they would ask front line colleagues and partner agencies. Secretariat will connect members to pool information.

**Actions & Decisions**

* Anna to circulate the write up when it’s made available so that the Panel can consider what it might do and how it might add value to the work to embed in policy.
* Secretariat to connect members and officers wanting to pool testimonies and qualitative data about how Anti-Social Behaviour (ASB) reports are disproportionately related to domestic violence.
1. **Next steps**

The Chair thanked all GLA and Planning for London staff for their input into the work; and Panel members for their commitment to the Panel and the additional work they have been carrying out in the working groups.

**Date of next London Housing Panel meeting**

10am-1pm 6 June 2023 (10-10.50 Members pre-meeting).

**Dates of other future meetings:**

Homes for Londoners Board meeting – 12 June 2023.

Meeting held on 7 March 2023

**Actions & Decisions. Drafted 08.03.23 pending full minutes**

* Minutes of Panel meeting held on 8 December 2022 were agreed.
* Members pre-meeting agreed to prioritise developing links with London Councils and G15 including with BME Landlords, over the next quarter. Secretariat to seek input about types of asks, and who might be interested to accompany Chair.
* Secretariat will circulate the Housing Delivery Taskforce update and gather views to share back with GLA. GLA to come back to the Panel about future touchpoints where the Panel can feed into the Taskforce. The Taskforce will become a standing item.
* Planning for London Programme
	+ Agreed to reframe questions so that they encourage wider discussion and can lead into looking at the Strategic Housing Market Assessment in due course.
	+ The Chair asked to understand where would be the touchpoints when the Panel can be part of making sense of the Programme’s emerging findings (after July tbc).
	+ Project working group will take forward developing event planning.
* Working groups
	+ Panel confirmed that it would like to participate in *GLA Future of Participation Programme* and *GLA Community Engagement Best Practice Research.* Voice working group to take these forward.
	+ The meeting agreed the following recommendation on temporary accommodation: That the Panel and its co-hosts issue a Joint Statement (with others) framed around the five areas identified by the Roundtable.That the Panel and its co-hosts work with others to align key messages and language where possible. TA working group to take forward.
	+ The supply working group would welcome any recommendations for areas that need to be covered as part of their work on assessing the social or financial benefits of a net increase in social rented homes.
* GLA research on Housing and race equality in London:
	+ London Gypsies and Travellers to email James Gleeson regarding their Gypsy, Roma and Traveller needs assessment and Roma rough sleeping issues.
	+ Secretariat to follow up with James to understand possible future analysis around disability; and ways that the research is being used as evidence to inform GLA Equalities Impact Assessments.
	+ Possibly this research could provide a useful lens to focus the Planning for London event; Project working group to discuss. Secretariat to approach Race Equality Foundation regarding potential for them to co-host the Planning for London event and help bring this intersectional approach to the issues.
	+ The Chair asked that each working group discuss the report detail especially Section 8 for what they can take into their work.
* Open Space item: Feedback from Women’s Policy Summit.
	+ Anna to circulate the write up when it’s made available so that the Panel can consider what it might do and how it might add value to the work to embed in policy.
	+ Secretariat to connect members and officers wanting to pool testimonies and qualitative data about how Anti-Social Behaviour (ASB) reports are disproportionately related to domestic violence.

**Appendix: GLA Housing and Land, *Housing Research Note 8 Housing and race equality in London: An analysis of secondary data*, March 2022**

**Section 8: Discussion**

8.1  It is clear from the data presented in this report that Black, Asian and minority ethnicity Londoners are not a monolithic group. For example, at the most aggregated level of the four main categories used in much of this report, there are clearly substantial differences between Indian, Pakistani and Bangladeshi Londoners. But there is also considerable diversity within each of these smaller groups, and there would still be even if we had much more detailed ethnicity categories to work with. The White British category is no exception: just because on average White British Londoners experience better outcomes does not mean that many of them are not living in acute housing need. In fact, the size of London’s White British population means that they comprise the single largest group of many need categories, such as homeless households.

8.2  On average, Black Londoners and those from most other minority ethnic groups experience worse housing conditions, less tenure security, higher rates of housing need, worse affordability and lower wealth. Of course, these are just averages, which can mislead if they are interpreted as applying to every member of each group. But that does not make the results any less concerning, because while some in each group will be better off than indicated by the averages, some will be worse off.

8.3  As mentioned in the introduction, the aggregate figures presented in this report cannot fully reflect the intersecting identities that characterise every individual Some of these intersectionalities have important consequences for housing outcomes, and for the services that are intended to respond to them. For example, the charity Akt works with LGBTQ+ young people facing homelessness, and reports that 65% of them identify as people of colour. But research by Akt has found that a third of LGBTQ+ young people of colour facing homelessness were not aware of any support services available to them, compared to 21% of White people in similar circumstances. This illustrates that housing and homelessness services should be sensitive to the specific identities and needs of individuals rather than making assumptions based on group averages.

8.4  Not all of the inequalities highlighted in this report are solely the result of factors relating to housing. For example, the higher rates of affordability problems experienced by Black and other minority ethnic Londoners are partly due to the same groups also being more likely to be in insecure work and on lower incomes.

8.5  But these existing inequalities are exacerbated by higher housing costs, in distinct but overlapping ways:

* First and most straightforwardly, high prices and rents disproportionately affect those on low incomes as they are left with less disposable income to pay for other necessities. As already noted, households on low incomes are disproportionately likely to come from Black, Asian and other minority ethnicity backgrounds.
* Second, when access to neighbourhoods with advantages such as better amenities, cleaner environments, safer streets or better schools is rationed according to market prices or rents, households in low incomes will tend to be excluded and suffer a lower quality of life as a result. This effect widens the gap between White and Black, Asian and minority ethnicity households.
* Third, when predominantly White neighbourhoods (which also tend to have higher rates of home ownership) build fewer homes than other neighbourhoods, the reduction in housing supply exacerbates the other two effects and introduces an additional element of wealth inequality.

8.6  Affordability also has a direct bearing on more acute forms of housing need. If private rents were lower, for example, it is likely that fewer Black Londoners with lower incomes would find it so difficult to pay their rent and, in some cases, face the prospect of becoming homelessness.

8.7  Social housing makes an important contribution to addressing these inequalities because it is allocated on a needs-based basis, but there is clearly not enough social housing available to meet all of London’s acute housing needs (and low or insecure incomes also mean that some households in social housing also struggle to afford their rent). It is equally clear that the housing aspirations of Black Londoners (including eventually buying their own home) are similar to those of White Londoners, but Black Londoners are less able to realise these aspirations because of factors including the high cost of market housing, lower levels of savings and less access to inherited wealth.

8.8  The neighbourhood-level analysis presented in this report shows that there is also a spatial dimension to housing inequality in London. Predominantly White neighbourhoods, for example are on average more expensive and have higher home ownership rates, but build fewer homes. Black Londoners stand to benefit most from new housebuilding - including new social housing supply - and in that light the higher rate of construction in neighbourhoods with larger Black populations looks welcome. But in the context of a significant overall shortage of housing in London, the high costs facing renters, the barriers to moving into more expensive areas and a large and widening gap in wealth between White Londoners and others, the relatively low level of supply in predominantly White neighbourhoods is concerning. Unmet demand for housing in high-cost areas can also spill over into lower-cost neighbourhoods, pushing up prices and rents.