

London Borough of Hammersmith & Fulham

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30 July 2012

Dear Alan

Housing Strategy Documents – Consultation

Thank you for coming to discuss Hammersmith & Fulham's housing strategy documents on 4th July 2012.

Overleaf, is a draft note of our meeting which we agreed the Council would prepare. I would be grateful if you could confirm that it reflects the key issues that we discussed at our meeting. Subject to any amendments you seek, this will be the formal note of your comments on the strategy documents in respect of broad conformity with the most recent version of the Mayor of London's Housing Strategy.

I look forward to hearing from you.

Yours sincerely,

Mike England
Director of Housing Options, Skills and Economic Development
London Borough of Hammersmith & Fulham

GLA and LB Hammersmith & Fulham – Housing Strategy Meeting Note

4.30pm, 4 July 2012, 3rd Floor, Town Hall Extension, Hammersmith Town Hall, W6

In attendance:

Alan Benson - Head of Housing Policy, Strategy and Services, GLA

Debra Levison – Housing Policy Manager, GLA

Nick Taylor – head of Area North West, GLA

Cllr Andrew Johnson – Cabinet Member for Housing, LBHF

Mel Barrett – Executive Director Housing and Regeneration Directorate, LBHF

Mike England – Director of Housing Options, Skills and Economic Development, LBHF

Aaron Cahill – Temporary Project Officer (Policy), LBHF

Key Points

Draft Housing Strategy – GLA broadly content with the draft strategy. Queried how home ownership could be increased in a sustainable way and noted that the Council's promoted product Discount Market Sale is popular. GLA interested in the Council's support for the 'slivers of equity' model and were keen to work with H&F to develop this further.

Draft Tenancy Strategy – GLA broadly content with the draft strategy and had no comment to make on the fixed terms and rent policy set out in the document.

Draft Housing Allocation Scheme – GLA broadly content with the proposed strategy. Noted that the Council's intention to give greater allocations priority to working households which is likely to feature in the Mayor's own final Housing Strategy document. GLA is concerned about how the sub-regional scheme will operate and H&F will need to be clear how their proposed approach will work in practice with sub regional obligations. GLA expressed an interest in how the Council intends to award priority to different categories of ex-service personnel.

Draft Homelessness Strategy – GLA broadly content with the proposed strategy. GLA wished to see inclusion of requirements on quality of private rented accommodation, as set out in the recently published CLG Homelessness (Suitability of Accommodation) (England) Order 2012 consultation document. LBHF agreed that this should be included. GLA also wish to see reference to the Mayor's rough sleeping reduction targets. GLA referenced its support for direct housing benefit payments to private landlords who are accredited. H&F acknowledged the rationale for such an approach, but given the demand for private rented accommodation in the borough, it was unlikely that such an approach could be adopted. The Council is supportive of the Mayor of London's target whereby no-one should be living on the streets and no-one should spend more than one night rough sleeping, and supports initiatives such as 'No Second Night Out' that will assist in meeting this objective.

Agreed that a note be prepared that could form the basis for the GLA views on the H&F housing strategy documents.

30 July 2012