



City of Westminster

Committee Agenda

Title:

Communities, Regeneration and Housing Policy and Scrutiny Committee

Meeting Date:

Wednesday 26th January, 2022

Time:

6.30 pm

Venue:

This will be a virtual meeting

Members:

Councillors:

Jim Glen (Chairman)
Barbara Arzymanow
Liza Begum
Antonia Cox

Elizabeth Hitchcock
Matt Noble
Ian Rowley
Hamza Taouzzale



Members of the public and press are welcome to attend the meeting and listen to the discussion of Part I of the Agenda using the link below:

[Link to live meeting](#)

This meeting will be livestreamed. To access the recording after the meeting, please revisit the link.



If you require any further information, please contact the Committee Officer, Artemis Kassi (Lead Scrutiny Advisor).

E: akassi@westminster.gov.uk

Corporate Website: www.westminster.gov.uk

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions, they should contact the Head of Governance and Councillor Liaison in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

1. MEMBERSHIP

To note any changes to the Membership.

2. DECLARATIONS OF INTEREST

To receive declarations by Members and Officers of the existence and nature of any pecuniary interests, or any other significant interest in matters on this agenda.

3. MINUTES

To agree and approve the minutes of the Committee's meeting held on 17 November 2021.

(Pages 5 - 12)

4. UPDATE FROM THE CABINET MEMBER FOR COMMUNITIES AND REGENERATION

To update the Committee on current and forthcoming issues in this portfolio.

(Pages 13 - 18)

5. UPDATE FROM THE CABINET MEMBER FOR HOUSING

To update the Committee on current and forthcoming issues in this portfolio.

(Pages 19 - 22)

6. PLANNING OBLIGATIONS AND AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

To review the Affordable Housing Supplementary Planning Document (SPD).

(Pages 23 - 34)

7. SUPPLY & ALLOCATION OF SOCIAL HOUSING 2022/23

To discuss and review the Allocation Policy for the Council's Social Housing. To consider whether this policy is working efficiently for residents and those on the housing register in the context of the implementation of the Social Housing Charter.

(Pages 35 - 48)

8. WORK PROGRAMME

To consider a report on the Committee's work programme for the remainder of the municipal year 2021-2022.

9. ANY OTHER BUSINESS

To review any other business which the Chairman considers urgent.

(Pages 49 - 56)

Stuart Love
Chief Executive
18 January 2022

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CITY OF WESTMINSTER

MINUTES

**Communities, Regeneration and Housing
POLICY and SCRUTINY COMMITTEE
17 November 2021
MINUTES OF PROCEEDINGS**

Minutes of a meeting of the **Communities, Regeneration and Housing Policy and Scrutiny Committee** held in person on 17 November 2021 at 6:30pm and livestreamed via **Microsoft Teams**.

Members Present: Councillors Jim Glen (Chairman), Barbara Arzymanow, Antonia Cox, Elizabeth Hitchcock, Matt Noble, Ian Rowley, and Hamza Taouzzale.

Expert Witnesses: Simon Birkett (Founder and Director, Clean Air in London), Rob Day (Asthma UK), and Professor Frank Kelly (Imperial College London).

Also present: Councillor David Harvey (Cabinet Member for Housing), Councillor Heather Acton (Cabinet Member for Communities and Regeneration), Lewis Aaltonen (Policy and Scrutiny Co-Ordinator), Hazel Best (Principal Solicitor), Debbie Jackson (Executive Director for Growth, Planning and Housing), Anthony Jones (Asset Investment Manager), Artemis Kassi (Lead Scrutiny Officer / Statutory Scrutiny Officer), Raj Mistry (Executive Director of Environment and City Management), Jim Paterson (Divisional Head of Housing Property), Gavin Ridgewell (Senior Client Programme Manager), Hannah Small (Policy and Scrutiny Co-Ordinator), Jeff Tourmentin (Senior Construction Manager) and Neil Wightman (Director of Housing)

AGENDA PART 1

1. MEMBERSHIP

1.1 No changes were made to the membership of the Committee.

2. DECLARATIONS OF INTEREST

2.1 There were no declarations of interest made.

3. MINUTES

3.1 **RESOLVED:** That the minutes of the meeting held on 14 October 2021 be approved as an accurate record of proceedings.

4. UPDATE FROM THE CABINET MEMBER FOR COMMUNITIES AND REGENERATION

- 4.1. The Committee received an update from Cllr Heather Acton, Cabinet Member for Communities and Regeneration, focusing on current and upcoming issues from the portfolio.
- 4.2. The Committee discussed matters including:
- the Autumn nights in Westminster. The Committee queried the outcome of the restricted sale of fireworks for 5 November (Bonfire Night) and the number of young people involved in incidents during that period. The Cabinet Member advised the Committee that the reports were excellent and that it had been one of the quietest “autumns nights” periods on record, though there had been some incidents in central London against the Police which involved fireworks.
 - HMO Licensing. The Committee raised queries regarding the decision not to proceed with the licensing of section 257 and instead focusing on section 254. The Cabinet Member advised that extensive consultation and research had been undertaken before taking the decision where they discovered a large number of 254 HMOs which were occupied by our most vulnerable residents and where 80% of the housing stock had a serious hazard which should be rectified with some urgency.
 - community events – Black History Month. The Committee queried if there would be any additional events taken place throughout the year. The Cabinet Member advised the Committee that there was a number of events planned with the new Director of Communities and the council would continue to celebrate the diversity of our communities across the year.
 - an Ebury Bridge Regeneration update. The Committee queried the smoothness of the handover from JF Hunt to Bouygues UK and the impacts of the changes on the local community. The Cabinet Members advised the Committee that they were happy with the way that JF Hunt had interacted with the community and that they had been very supportive. The Cabinet Member informed the committee that the council hope to have a similar relationship with Bouygues.
 - an update on nuisance from vehicles update. The Committee sought clarification of the effectiveness of the acoustic cameras and the data to evidence the cameras’ effectiveness and enforcement. The Cabinet Member advised the Committee that the cameras were not in use, they were being used to gather data, but that the Public Spaces Protection Order (PSPO) had not yet been signed. The Cabinet Member confirmed that the enforcement had been effective, however, consequently there had been some displacement.
 - community protection. The Committee sought clarification on the number of unsavoury businesses and “candy stores” with out-of-date stock penetrating Oxford Street. The Cabinet Member advised the Committee

about enforcement actions against out-of-date products and that there would be a future operation Jade on Oxford Street again to target these types of businesses.

- 4.3. The Committee also raised queries regarding drug dealing/taking and the Council's protocol on dealing with residents who see and report drug incidents. The Cabinet Member advised the Committee that it is a Police matter, and that the Police need residents to report incidents so that the Police can collect the data and allocate resources.

5. UPDATE FROM THE CABINET MEMBER FOR HOUSING

- 5.1. The Committee received an update from Cllr David Harvey, Cabinet Member for Housing, focusing on current and upcoming issues from the portfolio. The Committee discussed matters including:
- Leverage Energy Efficiency Measures in Housing. The Committee sought clarification with regards to the Cleaner and Greener agenda on the outcome if the Council were not awarded the £3m match funding grant for fabric first retrofit works. The Cabinet Member advised the Committee that he was fairly certain that the Council would receive the funding. Cllr Harvey noted that, if the Council did not receive the grant, it did have some money for the works, but it would also require some borrowing.
 - the Pimlico District Heating Undertaking (PDHU). The Committee queried if there were any plans to reduce the PDHU's use of gas and diesel. The Cabinet Member advised the Committee that there were a number of initiatives happening to ensure that the PDHU's carbon neutrality and a keen focus on also keeping the cost to residents neutral.
 - Anti-Social Behaviour (ASB) updates. The Committee queried the number of incidents and how the approach was working. The Cabinet Member advised the Committee that it was using different court orders, more mediation and considering the types of tenancies that could be used to support in dealing with ASB matters.
 - Flooding and Council housing stock. The Committee raised queries regarding flooding and the impact that it has had on the Council's housing stock. The Cabinet Member advised the Committee that there were a number of properties that had water ingress issues and that the Council was planning a number of major works programmes between now and 2027 to resolve these problems.
 - the repairs reporting system. The Committee sought clarification with regards to the Council's housing CRM, system for reporting minor and major repairs and adaptations. The Cabinet Member advised that, from his knowledge, the CRM system should be able to differentiate between the two issues and any major/urgent issue should be prioritised and be dealt with swiftly.
 - Temporary Accommodation (TA). The Committee sought clarification in respect of the increase in homelessness applications and the Council's

ability to provide accommodation for those people and whether this meant that those people would be given temporary accommodation outside of Westminster. The Cabinet Member advised the Committee that TA forms an orderly queue based on how long the person had been waiting and the greatness of their needs. The Cabinet Member advised that the Council worked with other boroughs to find accommodation to ensure that people were housed.

- 5.2. The Committee queried how the housing repairs satisfaction survey statistics were collated as the numbers were impressive, however there appeared to be a discrepancy with case work.
- 5.3. The Committee discussed Lisson Grove and the closure of Greenside Community Centre. The Committee sought clarification of the Cabinet Member's ability to reopen the Centre. The Committee also queried the completion dates for the major works programme for Hallfield Estate window replacement. The Cabinet Member advised that there had been a delay due to Covid-19, however these delays were now under control and the programme was back on track and due to complete by August 2023.
- 5.4. The Committee asked the Cabinet Member to comment on housing options for young people. The Cabinet Member advised that there were some options such as shared ownership, however Cllr Harvey felt that there needed to be a more detailed conversation and welcomed further discussion.

6. CAPITAL WORKS PROGRAMME IN RELATION TO HOUSING

- 6.1. The Committee received a report from Councillor David Harvey (Cabinet Member for Housing) and Jim Paterson (Divisional Head of Housing Property) on management of the Capital Works Programme in relation to Housing. The Cabinet Member also introduced Jeff Tourmentin (Senior Construction Manager), Gavin Ridgewell (Senior Client Programme Manager) and Anthony Jones (Asset Investment Manager). The Committee discussed matters including: the arrangements where the Council had agreed two preferred contractors and whether this still held value for the Housing Revenue Account (HRA) and leaseholders.
- 6.2. The Committee also sought clarification in regard to the risk surrounding Axis. Officers explained that all works under the contract were "open book", which allowed the Council to review and ensure pricing was comparable with market costs, therefore they were confident that the contracting arrangements were still delivering value for money.
- 6.3. The Committee sought clarification on the timescale for the decarbonisation of the PDHU. Officers advised that this would be at least one year away as there was a large amount of investigation that needed to take place before the works could start.
- 6.4. The Committee queried how the Council supported sustainability whilst decreasing the carbon footprint of the Council's housing stock. The Committee also queried the agility of the programme when faced with the complexity of Covid19, the impact of Brexit on labour and increasing material

costs. With regards to sustainability, officers discussed the roof and windows programmes in balance with the Council's future plans. Officers also discussed the Construction Leadership Council and designing out future risks and using control measures. Officers also advised the Committee on the recruitment and apprenticeship programmes for the construction industry.

- 6.5. The Committee queried the Capital Programme and Fire Safety delays and what the current status was given that the recommendations had been made regarding implementing the fire safety measure to the Council's housing stock. Officers advised the Committee that the programme had been reprioritised and there was a separate fire and safety committee. Officers further advised that there was a programme where work was prioritised and was on track.
- 6.6. The Committee queried service charges and the communication with residents as to how and when the money was being spent. The Cabinet Member agreed that information could be made more clear for residents, and this was under his review.

7. COMMITTEE WORK PROGRAMME

- 7.1. The Committee received a report on its work programme and discussed work programme topics for the remainder of the municipal year. The Committee were advised that the next meeting of the Committee was scheduled for 26 January 2022.
- 7.2. The Committee was informed that the main item for the next meeting would be the Allocation Policy and Affordable Housing.
- 7.3. It was agreed by the Committee and Cabinet Members that reports on Anti-Social Behaviour and Rough Sleeping would be heard in March 2022.

8. CHURCH STREET, SITES A, B AND C - CALL-IN

- 8.1. The Committee received a call-in for the Church Street Sites A, B and C Cabinet Member Decision. This decision was called in for review by three ward members. The Chairman advised that, in light of the information before the Committee, the report for call-in contained confidential appendices concerning matters under Section 100 (A) (4) and paragraph 3 of Part 1 of Schedule 12A to the Local Government Act (1972) (as amended).
- 8.2. The Chairman reminded members that any discussions of, or questions relating to, the confidential appendices should not take place in the public session; and that Committee members should reserve questions relating to the exempt appendices until private session, if necessary.
- 8.3. The Chairman advised that it was the Committee's role to scrutinise the reasons for the decision and that Committee members had the choice to either confirm the decision or to send it back to the Cabinet Member for reconsideration.

8.4. Councillor Matt Noble presented the reasons for the call-in: including height and density, environmental impact, community space and private sales.

Height and Density

8.5. Councillor Noble explained to the Committee that the scheme proposed buildings of up to 10 storeys along Church Street and up to 13 storeys (all plus barrel vaulting) behind. Cllr Noble highlighted that it was felt that the impact of this would be to alter the character of the area almost completely and would also have a serious impact on Church Street Market. It was noted that, although there was a wind microclimate assessment, this did not refer to the market at all.

8.6. Councillor Noble advised the Committee that Church Street was already the most densely populated ward in London, and the number of residents would increase (and therefore density alongside it) substantially as large schemes were constructed. He noted that the population density in the ward received barely a mention in any of the documents accompanying the Cabinet Member Report.

8.7. Councillor Noble further observed that there was ample evidence of increased population density having negative effects on metrics, such as physical and mental health and happiness but also on issues such as crime. Councillor Noble stated that Church Street was also one of the most deprived wards and therefore the impact would be more keenly felt. Councillor Nobel asked:

- what assessment was undertaken of the consequences of further increase in population density in Church Street Ward; and
- at any point whether consideration had been given to applying for Mayor of London funding, which would have allowed delivery of more affordable homes without the need for as many private market homes.

Environmental Impact

8.8. Councillor Noble advised the Committee that the Cabinet Member Report stated that the City for All agenda was being enabled by being 'Cleaner and Greener', however demolition of five entire blocks as well as a number of street properties followed by the construction phase would create significant carbon emissions which were not acknowledged in the EIA or HIA reports. Cllr Noble noted that the HIA stated that there would be a shortfall in achieving zero carbon emissions which would have to be met through a cash-in-lieu contribution (whereby WCC would likely be paying WCC).

Community Space

8.9. Concerning, community space including the Church Street library, Councillor Noble explained that, with an increase in population, there should also be an increase in the amount of space given to the communities for their own recreation, enjoyment and development. He advised that the space allocated for the library however was significantly less than what was afforded at present. Cllr Noble further observed that this too did not seem to marry up with the City for All agenda which committed to supporting people's mental wellbeing by creating active environments through, for example, recreation facilities.

Private Sale

- 8.10. Councillor Noble felt that the City for All agenda recognised the effects of the pandemic on low-income residents, among other hard-hit groups, and committed to building homes for Westminster to be inclusive at all income levels. He advised the Committee that the price of a one-bedroom flat within private market sale properties built in the Council's own developments in nearby schemes was as follows:
- The Masefield on Shirland Road - £635,000
 - Carrick Yard (the Luton Street development) - £720,000+
 - Venice Court on Edgware Road - £655,000+
- 8.11. On the figures above and based on a 10% deposit of £63,500 for the cheapest flat, a single person or a couple would need an income of between £115,000 to £142,000 to be able to get a mortgage. Anyone with children or wishing to start a family would need much more for a two-bedroom property.
- Assuming a similar price point for the 50% of all new homes in this scheme which would be for private sale, how was Westminster City Council meeting its City for All commitments for housing?
 - What steps would Westminster City Council take to ensure these properties were not used by individuals or businesses to park cash obtained by suspicious methods or obtained in places where there was little regard for the rule of law?
- 8.12. Councillor Heather Acton introduced the report responding to the call-in reasons and also introduced Debbie Jackson (Executive Director, GPH) to present the report with Setareh Neshati (Head of Development), Shama Sutar-Smith (Programme Director) and Serena Simon (Director of Communities, I&C).
- 8.13. Councillor Acton advised the Committee that 80% of respondents felt positive or somewhat positive about the proposals for the Church Street Market. She added that this high rate reflected the work that the project team had been conducting with the residents and community groups.
- 8.14. Councillor Acton informed the Committee and the members of the gallery that the plans for the library had been amended to include a mezzanine floor to increase the size and flexibility of the space.
- 8.15. Councillor Acton further advised the Committee that, in order to achieve 50% target of affordable homes, the building height and density were necessary. With regard to the environmental impact, Councillor Acton informed the Committee that in terms of carbon zero, the design had adopted measures under each of the heads of 'be lean', 'be clean' and 'be green', as detailed in the City Plan, enabling a site wide reduction in regulated carbon emissions of 61%.
- 8.16. The Committee discussed: the trade-offs for ensuring the quality of the project and the number of residents that the scheme would house. The Committee also queried the policy regarding tall buildings in light of Grenfell Tower (RBKC), the number of properties that would be council-owned and the likelihood of those decanted residents moving back into the new Church Street Scheme. Officers advised the Committee that, in the context of

London, the height of the building was comparative, and the Council had taken on board the lessons from Grenfell Tower. Officers also confirmed 50% affordable housing in line with planning of which 60% would be intermediate and 40% would be social housing. It was noted that all council tenants would have the right to return.

8.17. The Committee sought assurances that enough services would be available for the scheme, especially access to schools and GP surgeries. The Cabinet Member confirmed that there would be adequate school places and GPs, and that this was addressed with the additional community spaces.

8.18. The Chairman invited the Committee to vote to note the report or proceed with referral to the decision-maker. The Committee voted as follows:

In favour of noting the report: Councillors Arzymanow, Hitchcock, Cox, Glen, and Rowley

In favour of referral back to the decision-maker: Councillors Begum, Noble and Taouzzale

8.19. **RESOLVED:** that the Members of the Committee note the report.

9. TERMINATION OF MEETING

9.1. The meeting ended at 9.20pm.

CHAIRMAN _____

DATE _____



City of Westminster

Communities, Regeneration and Housing Policy and Scrutiny Committee

Date: 26 January 2022

Report of: Councillor Heather Acton

Portfolio: Cabinet Member for Communities, PPL and Regeneration

Report Author and Contact Details: Alexandra Severino (adseverino@westminster.gov.uk)

1. City for All Vision and Strategy (2021 – 2022) – Communities, PPL and Regeneration Priorities

1.1 Cleaner and Greener

1.1.1 Revised Code of Construction Practice

Our revised Code of Construction Practice has been through governance and is being put in place. The Code of Construction Practice is in place to minimise and mitigate the impacts of construction and development across the borough. The revised Code has strengthened the requirements placed on developments and provides a tool for the council to help manage the environmental impacts of construction across Westminster

1.2 Vibrant Communities

1.2.1 Develop a New Private Rented Sector (PRS) Strategy

Our Private Rented Sector Strategy is in operation. Post implementation achievements include the creation of a strategy group with representation from advice agencies and partners across Westminster, £100k awarded from DLUC for energy efficiency enforcement and £150k from the Carbon Offset Fund to provide landlords with grants to improve properties, and an increase in accredited landlords.

1.2.2 Refreshing our Anti-Social Behaviour (ASB) Strategy

Progress is being made on a refreshed Anti-Social Behaviour strategy with a number of key areas for improvement across the Council identified. Several practitioner workshops have already been held including internal and external sessions for partners and victims. More workshops are planned over the next two months and a consultation plan has been completed so that the new strategy will be distributed as widely as possible. The strategy will be evidence-based, and all partners are sharing their data to ensure accuracy.

1.3 Smart City

1.3.1 Adopt a Digital Approach to Enforcement, Inspections and Licensing

Mobile working for street entertainment and fixed penalty notices is already in operation, with further enforcement actions to be digitalised in the coming year. A new platform for Markets and Street Trading licensing was put in place at the end of December. This offers a platform for Markets and Street Trading businesses to be digital by choice and manage their licence and pitches through the platform. If successful, the same platform will be rolled out to LA03 licensing in the spring of 2022.

A strategy to transform all services in Enforcement, Inspections and Licensing is being developed and will be brought to the relevant Cabinet Members shortly. Our teams will then work together to support our communities to be digital by choice and to support our officers to provide efficient services.

2. Major Decisions

- 300 Harrow Road Full Business Case
- Ebury Phase 2 Professional Appointments

- Infill Programme Appointment of a Main Contractor
- Lisson Arches Full Business Case
- Luxborough Street Development
- Private Lettings Enforcement Policy
- Parsons North Transfer of Units
- Nuisance Vehicles Public Space Protection Order
- Rehousing Policy for Residents of Huguenot House
- Revised Code of Construction Practice
- Rough Sleeping Services Contract
- Violence Against Women and Girls Strategy

3. Areas of Focus

3.1 Outbreak Management

Case rates per 100,000 in Westminster were increasing significantly due to the impact of the Omicron variant. A vaccination drive has been taking place across the borough in existing sites which has been expanded in capacity both in size and times with slight variation for each site operating 10 – 12 hours per day. There is significant capacity within the offer presently to vaccinate more residents. The vaccine bus is also still implementing over 130 vaccines per deployment.

3.2 City Inspectors

In late November, we welcomed a new intake of 11 City Inspectors who have had initial 'Induction Training' provided by a Central Team Manager and the Senior Practitioner for City Inspectors. One further new colleague started in late December. The initial cohort has now joined their teams and have commenced street-based enforcement, including supporting the Council's Greener City vision with waste enforcement duties.

3.3 Updates on Operation JADE

Our multi-agency partnership enforcement initiative, Operation Jade, was last carried out again in late November 2021. The aim of this particular operation was to focus on the sweets and souvenir shops on Oxford Street. After months of planning and consultation with numerous internal and external partners, the operation yielded considerable levels of enforcement. Actions from the operation include: The seizure of over 11,000 goods by Trading Standards Officers including unsafe toys, counterfeit clothing and nicotine products incorrectly labelled as they had high nicotine content; three notices being served by Health and Safety officers for unsafe electrical goods and standards of safety within premises; and food officers seizing 4000 food items as the business could not provide the paperwork to show the origin of the items as is required under the regulations.

3.4 Pedi-Cab Operations

A joint partnership approach is being taken with colleagues at the MET to tackle the issues of pedicabs in the City. Operations have taken place on 19th & 20th November and 11th December and 17th December 2021. The areas covered were Leicester Square, Covent Garden, Soho, China Town, and Oxford Street. Over the course of the operations officers witnessed 25 riders playing amplified music past 9pm at a level likely to be an annoyance and case papers are to be submitted for prosecution under the Control of Pollution Act 1974. 24 written warnings were also issued to pedicab riders for various antisocial behaviours under the Antisocial Behaviour Crime and Policing Act 2014. Work is also underway to look at a communications strategy that will highlight the issues with pedicabs to anyone who might consider using them.

3.5 Anti-Social Behaviour (ASB) Service Update

A service level agreement (SLA) has been drafted for the Social Landlord ASB Teams and PP&L ASB Team to ensure that the resolution of ASB cases in social settings is standardised across all tenures. The SLA is being reviewed by Westminster Housing before going to all Social Landlords in the borough for consultation through the Housing Association Chief Execs group (HACE) and will continue to be refined through our ASB working group formed to support the ASB strategy development.

3.6 Nuisance Vehicle PSPO Update

The PSPO decision is now live and will run from 31st December 2021 – 31st December 2024. A cross borough meeting with RBKC took place on Friday 14th January to discuss Exhibition Road and the collective issues both LAs share, with a view to discussing joint Police responses, and possible environmental / highways changes where appropriate. A car meet took place on 18th December and 26th December on Exhibition Road. VRMs were identified both via the Councils Acoustic cameras, and through social media, and retrospective action taken in the form of 33 Community Protection Warnings and 16 Section 59 warning letters being sent to those who were seen causing nuisance while driving. It is hoped that this continued action, albeit retrospectively, will continue to have an impact on the number of these events taking place in Westminster.

3.7 Busking and Street Entertainment

There has been an increase in issues from licensed buskers particularly concerning the noise volumes of performance, overextension of the pitch area, and buskers not displaying their licences. All licence holders will be written to in due course highlighting recent issues and advising them that we expect all performers to be compliant with the conditions of their licence and to follow the code of conduct.

City Inspectors will now focus on ensuring a highly visible presence consistently in the Leicester Square and Covent Garden areas, where there are known to be issues. Conversations will be held with Street Performers and, where there are breaches of licence conditions, they will be warned formally.

3.8 Homelessness and Rough-sleeping Update

David Harvey and I meet regularly with our main partners in the Homelessness Partnership and we have a very good working relationship. One of their comments is that the outreach teams would like more police presence in the areas where criminals target the homeless and vulnerable (for example for drug dealing). I have asked the police to take action in the hot spots which have been identified. The team also organised a workshop with our partners to begin co-production of a three year plan to apply for funding from DLHUC, which was very productive. The plan has to be submitted by the 25th February.

In November 2021, the annual national street count for rough sleepers in Westminster was 187, which is one of the lowest annual figures for many years. The next street count is later in January.

The team has also met with West London CCG and local NHS partners to consider how we can expand our already well-resourced vaccination programme across supported housing, hotels and for those who remain on the street. Westminster continues to develop and innovate our approach to supporting rough sleepers to access the vaccine programme. We are working in partnership across our Health department and our providers to ensure access to this programme is available.

This includes twice weekly vaccination in our partners day centres (Connections Saint Martins and the Passage) and across our most at-risk supported Housing Services and Fast Pass which is the promotion of community hub sites and the creation of a 'fast pass' that allows rough sleepers to access the vaccination quickly without the necessity to queue and GP Practices providing readily available access. We have also developed a training programme for front line staff to help their conversations about health, with a particular focus on the vaccine for rough sleepers who are resistant to taking up the offer of vaccination.

3.9 Food Safety in the City

The team has benefitted from grant funding to implement 'Natasha's Law', a new law which sees enhanced allergen labelling in food premises selling pre-packed food for direct sale. The team is planning and implementing a range of initiatives in order to raise awareness of the new law with the businesses it affects.

Over 4000 CBD products were detained and removed to storage from 'Covent Garden Tech Shop', Oxford St for non-compliance with the Novel Food Regulations, by officers as part of Operation Jade. No food business operator has come forward to prove the items have been subject to the FSA approval process and therefore a food EHO has now seized the items using section 9 seizure powers under the Food Safety Act 1990 ahead of the 21-day cut off and a Food Condemnation Warning is to be served on the entities relating to the operator.

3.10 Improving Air Quality in Westminster

We have recently written to the CAA regarding Heathrow's Airspace Change proposal developments and flight paths over Westminster. The Council believes that every effort should be made to respond to the ongoing climate emergency by working together to reduce emissions across the capital. Evidence shows that aviation leads to air pollution, significant carbon emissions, and noise pollution, affecting individuals' health, productivity, and the quality of air they have to breathe.

3.11 Violence Against Women and Girls Update

The council continues to support the police and the Safer Business Network in promoting and supporting the initiative "Ask for Angela", where vulnerable women and girls can seek assistance from staff in licensed premises. The council has already signed up to the pan-London Women's Night Safety Charter. The Soho Angels were back on the streets in December 2021 providing support to both women and men who for a variety of reasons needed assistance and were vulnerable. Plans are now in place to expand the Angels model into other key locations in the West End. Our new bi-borough 5-year VAWG strategy was launched on the 13th of December 2021 in partnership with the Royal Borough of Kensington and Chelsea and an Action Plan will be developed shortly.

3.12 Short Lets

I have written a joint letter with Camden Council to Nigel Huddleston MP Minister for Sport, Tourism, Heritage & Civil Society, requesting the inclusion of a Tourist Accommodation Registration Scheme (and specifically Short Term Lets (STL)) in the upcoming consultation on the Tourism Recovery Plan. We have asked that the consultation encompasses suggestions and concerns around STLs beyond those proposed in the Airbnb White Paper, considering the practical frontline enforcement issues our teams face. Short Lets remain an issue in Westminster, with 1432 live cases at the moment. In 2021 the Short Lets team served a total of 148 planning contravention notices and has a further 21 pending for December 2021 and 4 enforcement notices pending.

3.13 Updates on Afghan Evacuees in Westminster

We continue to provide Cross-Council support on behalf of the Home Office to over 600 evacuees at the bridging hotel in Westminster. This is a reduced figure, as 26 families and over 100 individuals have been resettled in permanent accommodation since the middle of October. All children remaining in the hotel have been allocated a school place and recent feedback from primary schools indicates that the vast majority are attending school.

The Council has submitted the first of its five agreed properties to the Home Office to match to a family and we are awaiting feedback from the resettlement team. Our first financial claim against the £28 per person per day that the council is eligible to claim for providing support is now due for payment.

3.14 Westminster Connects

We again would like to thank our wonderful team of volunteers and staff who continue to support our communities through Westminster Connects. Since the end of November volunteers have primarily been supporting three activities: vaccine rollout, supporting Afghan evacuees and delivering Christmas hampers to vulnerable residents. With the effort of over 50 volunteers, 700 hampers donated by the Sir Simon Milton

Foundations and South Westminster BID, were packed and delivered to more isolated residents supported by Adult Social Care or living in sheltered accommodation.

3.14 Communities in Westminster

In late 2021 a new Communities directorate was set up in the Innovation and Change Department, with Serena Simon appointed as its director. The function of this department is for officers to work closely with community leads and other stakeholders, mapping our current work across communities and developing a strategic plan for more co-production of our strategies.

3.16 Church Street Programme

The Financial Viability Assessment for the Church Street regeneration programme has been finalised in line with the requirements for the planning submission. Discussions on this with the GLA will follow. As a result of the consultation with the residents and community stakeholder groups, the plans for the new Library have been amended to provide a larger quantum of floorspace through the introduction of a mezzanine floor as highlighted in the planning application.

3.17 Church Street Triangle Project

Due to staffing constraints that have now been addressed, the start of works on the Church Street Triangle project has been delayed by approximately two months.

3.18 Ebury Programme

Phase 1 construction on the Ebury site is well underway, with the main site office installation completed, piling commencing this month, and tower crane installation due in late Spring 2022. Branding and the sales strategy proposals will be finalised shortly. The Ebury Phase 2A RIBA Stage 2 design is also now complete. RIBA Stage 3 will commence in November 2022. Initial consultation on Phase 2A is running in the Studio, and a second consultation will be held later in the year.

3.19 Westminster Builds

The Westminster Builds Programme continues to progress well, with the West End Gate transfer of units nearing completion and Jubilee Phase 2 completion of 19 intermediate units scheduled for late January 2022

3.20 Updates to the Infill Programme

A review of Willmott Dixons' construction bid for a package 3 garage sites (Circencester, Desborough and Lapworth Court) is nearing completion and the consultants will be issuing a Value for Money statement shortly. Consultants are likely to support Willmott Dixons' bid for this package. Progression of these schemes is dependent upon the completion of a wider viability review of schemes across the Infill Programme following updated bids from contractors.

Following the completion and letting of a package of former office and undercroft spaces late last year, good progress is being made on other Infill sites in Lanark Rd and Cochrane St, which will deliver much needed family sized social rented homes on completion.

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City of Westminster

Communities, Regeneration and Housing Policy and Scrutiny Committee

Date: 26 January 2022

Report of: Councillor David Harvey

Portfolio: Cabinet Member for Housing

Report Author and Contact Details: Alexandra Severino (adseverino@westminster.gov.uk)

1. City for All Vision and Strategy (2021 – 2022) – Housing Services Priorities

1.1 Greener and Cleaner

1.1.1 Leverage Energy Efficiency Measures in Housing

We are still awaiting a response from BEIS regarding our £3.1m Social Housing Decarbonisation Fund bid. We have also approached the GLA for non-capital funding to support a PDHU river source heat Feasibility study and business case. If awarded we would receive £400k of funding and this would lead to a possibility to fund surveys and studies, commercialisation, tender documents, and a Client Project Manager for the scheme if it proceeds. A meeting was held with BEIS in December 2021 to discuss early preparation for a £5m Green Heat Network Grant application in Spring/Summer 2022 for the PDHU river source heat pump.

1.2 Vibrant Communities

1.2.1 Supporting Vulnerable Residents

Work is progressing well with our Changing Futures Programme. A marketing engagement event recently took place for the role of a Housing Support Worker to support residents experiencing multiply disadvantage in the Churchill Gardens estate. Market evaluations will take place the week commencing 24th January 2022. Carrying on with our work with the Domestic Abuse Housing Alliance (DAHA) we will also be trialling a casework management system in January to manage cases of domestic abuse.

1.2.2 Redesign of Service Model Through Shared Space and Maximising the Use of Public Buildings - Churchill Gardens Pilot

Several activities have been delivered from the community hall at Churchill Gardens and have increased and coordinated into one single programme to be circulated to Churchill residents in a pilot newsletter and displayed on estate notice boards from January 2022. Part funding to secure a small number of planters for a community gardening initiative has been identified with a meeting for interested residents scheduled on the 31st of January to follow up on discussions of a forming group and its associated governance. The pilot newsletter also covering other volunteering opportunities in partnership with Westminster Connects, promoting ASB drop-in sessions and dog fouling bags can be collected from the area housing office. A forward planning meeting with programme staff has taken place for priorities identified in 2022.

1.3 Smart City

1.3.1 Trial Smart Homes Technologies

We have successfully trialled the use of drones on eight housing blocks that are due for major works in 2022. This will help contribute to the specification of works and accurate billing for stakeholders. We are identifying additional sites for the drone surveys, including sites for responsive repairs. Our IT team has been working collectively with Housing business leads to scope and merge the information regarding our Housing stock with the supplier and how it is implemented onto our Housing management systems for our digital notice board

initiative. This is a key ongoing part of ensuring that the product is successfully launched. We have recently been appointed an IT project manager, which will assist us moving to the next stages of implementing the digital notice boards and sensor technology. The IT team will assist us ensuring that the technology communicates and implements effectively and safely with our systems.

1.3.2 Facilitating Broadband Connections

To date 95.12% of Westminster's Housing stock has now received access to top tier Broadband Services with thanks to our Broadband Team. Operators have been impacted in multiple ways in recent months mostly due to COVID-19 but also technician capacity issues, residents restricting access, height machinery being unavailable for such a multitude of sites, and permit issues inclusive of civils and pavement permits being required. This will lead to some properties receiving live services by the end of January which will take the total stock to 96.07%. We will be working on sites early in the new year that have been placed as unviable or that have long term access issues and anticipate once all arrangements are made, an opportunity to achieve 98.81% by the end of the financial year is achievable.

2. Cabinet Member Decisions

- Community Testing Facilities and Testing Delivery
- Rehousing Policy for Residents of Huguenot House
- Rough Sleeping Services Contract

3. Areas of Focus

3.1 Update on the Housing Restructure

The Housing Services restructure has reached the recruitment phase with over 50 roles being advertised. The Housing team is working with colleagues in Employment Services to ensure vacancies reach our local communities. This is a great opportunity for our residents to take on roles at all levels in service provision. The restructure aims to increase the number of front-line staff and reduces the number of back-office managers. In turn, this reduces the number of properties that each surveyor and housing officer manages, so that they are able to build a better knowledge and understanding of our estates, properties and customers and provide more customer focussed services.

3.2 Anti-Social Behaviour (ASB) Update

This year we are taking a new approach to ASB enforcement. We have taken tenancy enforcement action for 40 ASB cases which includes the service of 35 Notices of Seeking Possession for breach of the tenancy agreement and applying for 17 Civil Injunctions, 12 of which have been heard and granted to restrict the behaviour of ASB perpetrators. This includes two estate wide injunctions covering the Mozart and Lydford Estates. Following the implementation of the estate wide injunctions we have seen a drop in reported ASB in these specific areas.

3.3 Major Works Update

Work on the Capital Programme continues to progress well in early 2022, from January to March we will have a total of 12 Capital Programme Projects starting, of which 9 will sit with United Living in the South and 3 with Axis Europe in the North. In the background our Commissioning Team are actively working through designs with our Service Providers to ensure they both have clear visibility and continuity as committed on our Partnering Programmes.

3.4 Repairs in Westminster and Response to Flash Flooding

Ongoing assessments have concluded that 14 homes damaged by flooding have now all had repairs completed. To date our Repairs Team and contractor Morgan Sindall have jointly inspected 9 properties post-repairs (with the remaining homes restricted due to COVID concerns pre-Christmas). All works have cost a

total of £145,005.7 which our teams are claiming insurance. A satisfaction survey will be provided to all residents affected once the final homes have been inspected in January 2022.

3.5 Lillington & Longmore Estates Update

In early December 2021 flooding was experienced on Lillington and Longmore estates by several households due to an unforeseen rise in water pressure. Our repairs team followed up quickly to assess the most urgent repairs, particularly in Forsyth House. Extra onsite support has been dedicated to residents during this time with officers going door to door and speaking to residents and identifying risks. To date we have had 27 surveys booked or completed and we are working closely with the Resident Association to encourage residents to take part.

3.6 Communicating with Leaseholders

We are working in partnership with our leaseholders to revise our estimated service charge invoice, which was advertised in our last 'YourHome Magazine' in December 2021. We will separate the service charge correspondence mailing into two parts this year. The first mailing in January 2022 will focus on help and assistance. The second mailing in February 2022 will only contain the service charge demand. Our aim is to breakdown and clearly explain the charges for the year ahead. We will send the 2022/2023 estimated service charge bill in February 2023 which will be a standalone document although we will host a web page with the documents and leaflets that we sent in January 2022.

3.7 Overview of the Current Supply and Allocations Policy

Our proportion of social lets are projected annually as part of the Supply and Allocation Report. To make these projections a range of different factors are taken into account such as demand, strategic priorities and costs. For 2021/22 the projections are: 32% to transfers, 34% to homeless households and 33% to housing register applicants. For 2021/22 a higher proportion of lets to care leavers (55) is projected compared with previous years, when there has been around 20 lets annually. This is due to rising demand from this group, their vulnerability, rising costs to the council in accommodating them and in view of the council's corporate parenting responsibilities.

3.8 Afghan Relocation Re-settlement Scheme Update

The Council has committed to securing 5 family sized properties for the Afghan Relocations and Assistance Policy scheme (ARAP.) The details of the first of these private sector properties, to be let at LHA rates, has been sent to the Home Office who will then nominate a family to the property. Once the family has viewed and moved into the property, support will be provided through Children's, Health, Employment and housing related services to support the household to settle. Work is ongoing with landlords to secure the remaining properties, essentially waiting for final repair work to be completed ahead of a final inspection of each property.

3.9 Update on Sustainability in the Housing Service

Handover from the PDHU team to the Major Works and Repairs teams has been ongoing since November 2021. Surveys of over 800 homes have been completed and identification of in dwelling pipe work and service riser investment is currently underway. Dedicated Resident liaison officers and escalation addresses have been set up for Lillington and Longmore to provide additional support for our residents on the estate following the influx of water damage to properties in December 2021. A decarbonising assessment and feasibility works are in progress, led by Asset Strategy to provide an options and investment paper prior to March 2022 in time to apply for government district heating funding.

3.10 Homelessness and Rough Sleeping Update

Over the past few months we have been diligently planning our WCC Severe Weather Emergency Protocol (SWEP) and our extended winter provision for people sleeping rough during 2021-22. The aim of SWEP is to

prevent loss of life and to reduce rough sleeping during extreme weather conditions. We are therefore taking an approach that over New Year that will focus on accommodating those identified as clinically vulnerable to COVID-19. We will be continually assessing the picture on the streets with outreach and other partners. A key aspect of providing any new emergency accommodation is our capability to do so safely.

In line with previous practice, we will work collaboratively with partners to ensure surge and additional winter pressure funding is implemented effectively across the rough sleeping service with our aims to reduce the numbers of homelessness rough sleepers. In 2021/22 the council will access up to three separate hotels between December and March 2022, where we have negotiated access to over 100 bed spaces available.

3.11 Resident Engagement Activities and Opportunities

This Christmas our Resident Engagement Team arranged for 1,000 festive hampers to be delivered by staff from across the Housing service to our older and vulnerable residents. 1,000 festive boxes went to residents over 80 in the general stock and some in sheltered housing. Additionally, we supported the delivery of 400 hampers from Age UK across the borough, 260 hampers via the Southwest bid, and 350 hampers from the Sir Simon Milton Trust are going to Adult Social Care residents. We had 71 volunteers drawn from across Westminster City Council, with the bulk coming from the Housing Service. In the new year we also plan to continue our fortnightly online briefing with our Residents Associations which has been well received and has helped to strengthen the relationship between the department and our partners.

4. Key Performance Indicators

4.1 Housing Management Contact Centre

In November the Housing Management Contact Centre received **21,462** calls, **70%** of which were answered within 30 seconds (performance above target range), with the longest call waiting time 20 minutes. **52%** of calls were resolved during first contact and resident satisfaction with call handling is at **74%** which is above target.

4.2 Satisfaction with Repairs Service

Overall tenant satisfaction with repairs has remained steady at **73%** in November 2021. **98.1%** of emergency repairs in this period were completed on the first visit.

4.3 Overall satisfaction with Housing Services

Tenant satisfaction that WCC provides a safe and secure home remains steady at **69%** for tenants and **64%** for leaseholders in November. Satisfaction with cleaning of communal areas is at **74%** for tenants and **64%** for leaseholders, while satisfaction with grounds maintenance is at **82%** for tenants and **75%** for leaseholders.



City of Westminster

Communities, Regeneration and Housing Policy and Scrutiny Committee

Date:	26 th January 2021
Classification:	General Release
Title:	Planning Obligations and Affordable Housing Supplementary Planning Document
Report of:	Debbie Jackson, Executive Director Growth Planning and Housing; Pedro Wrobel, Executive Director Innovation & Change
Cabinet Member Portfolio	Cllr Acton, Cabinet Member for Communities and Regeneration; Cllr Green, Cabinet Member for Business, Licensing and Planning Matthew Green; Cllr Harvey, Cabinet Member for Housing.
Wards Involved:	All
Policy Context:	Affordable housing; planning obligations; planning policy.
Report Author and Contact Details:	Michael Clarkson, City Planning Policy Team Leader mclarkson@westminster.gov.uk Marina Molla Bolta, Planning Policy Officer mmbolta@westminster.gov.uk Fergus Coleman, Head of Affordable Housing and Partnerships Fcoleman@westminster.gov.uk Cecily Herdman, Principal Policy Officer cherdman@westminster.gov.uk

1. Executive Summary

- 1.1 The council adopted the [City Plan 2019-2040](#) in April 2021. During the City Plan Examination in Public, the council committed to the production of a Planning

Obligations and Affordable Housing Supplementary Planning Document (POAH SPD) after the Plan's adoption. This commitment is also set out in the council's [Local Development Scheme \(LDS\)\(December 2021\)](#), which says the council will consult on it in early 2022.

- 1.2 The POAH SPD is intended to provide further clarification and guidance on a range of policy areas in the City Plan. Before being adopted, the POAH SPD must follow a series of statutory stages including public consultation.
- 1.3 This report provides an update on the scope of the POAH SPD and progress to date and focuses on one of the key issues the draft SPD is intending to address, namely the affordability of new intermediate housing. A preferred position is put forward for the Committee to consider, which is that new intermediate housing is affordable to the range of households on council's intermediate housing list, divided into four income bands.

2. Key Matters for the Committee's Consideration

- 2.1 Officers are seeking the views of the Committee on both the overall scope of the POAH SPD and specifically on the issue of intermediate housing allocation.
- 2.2 Officers have two questions for Committee:
 1. Does the Committee support the scope of the draft Planning Obligations and Affordable Housing Supplementary Planning Document as set out in Section 4 of this report?
 2. What is the Committee's view on the proposed approach to affordability thresholds and products for new intermediate housing as set out in Section 5 of this report?

3. Background

- 3.1 Following the adoption of the City Plan 2019-2040 in April 2021, officers have been preparing the POAH SPD. The council's latest [Local Development Scheme \(LDS\) \(December 2021\)](#) states that the SPD will be publicly consulted on the in early 2022.
- 3.2 In accordance with the national Planning Practice Guidance on Plan-making, the role of SPDs is to provide detailed guidance that will help effectively implement policies in the adopted Local Plan for an area. As the City Plan 2019-2040 has recently been adopted, the council is in the process of replacing outdated guidance and SPDs that were based on the previous policy framework, which has now been superseded, with a new suite of SPDs. Some guides and SPDs have been retained on an interim basis until new ones can be adopted. The series of new SPDs being produced will provide guidance and certainty on how to apply policies in the new City Plan. The POAH SPD also represents an opportunity to explain how the council will ensure new development contributes to the delivery of City for All aims and the council's City Plan vision.

- 3.3 It is worth noting that SPDs cannot introduce new policy or new obligations on development not contained within existing policy and should not add unnecessarily to the financial burdens on development or compromise overall development viability. The council must also ensure that obligations required under its policies are collected for specific purposes to mitigate the impact of development, and that they align with the tests for planning obligations set out in legislation and national planning policy, namely that they are:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 3.4 The production of SPDs needs to follow a statutory process as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, which includes formal public consultation. Once adopted, SPDs do not carry the same weight in decision-making as documents in [Westminster's Development Plan](#) (namely the City Plan, the London Plan and any made Neighbourhood Plans) but will be a material consideration and do have a statutory status as Local Development Documents (LDDs).

4. Scope of the Planning Obligations and Affordable Housing SPD

- 4.1 The structure and content of the draft POAH SPD is explained below.
- 4.2 The document will start by setting out the policy context for the collection of planning obligations and the delivery of affordable housing. The following chapters will be thematic and will follow the City Plan 2019-2040 structure. Each of these chapters will explain the local policy framework for the collection of specific planning obligations. The POAH SPD will not cover every possible instance when planning obligations may be used, but only where additional guidance is necessary to effectively implement policies in the City Plan. A final chapter will focus on decision-making, monitoring and process.
- 4.3 The first chapter, **Housing** will explain:
- when schemes will be expected to deliver affordable housing, how the requirement will be calculated and how different types of residential schemes will be expected to deliver affordable housing;
 - that affordable housing on-site is the council's preferred option and how we will assess any schemes proposing off-site delivery where this is accepted;
 - how payments in lieu will be calculated if on-site or off-site delivery are not possible; and
 - which are the council's intermediate housing preferred products and the council's approach to intermediate housing, including details on income thresholds for intermediate rented housing.
- 4.2 The second chapter is concerned with the **Economy** policies and will explain:
- when schemes will be required to make a financial contribution to the council to fund training opportunities, how contributions will be calculated and when they should be accompanied by an Employment and Skills

- Plan (incorporating elements of the recently revised Inclusive Local Economy guidance);
 - how we will consider applications for new affordable workspace including guidelines on what is considered affordable, and fit for purpose; and
 - how we will use Community Use Agreements to ensure the shared or extended use of spaces including sports and leisure facilities outside of normal operational hours.
- 4.3 The third chapter will expand upon the **Connections** policies in the City Plan to guide developers on how we will ensure development contributes to better connected and permeable places, encourages active travel and addresses freight and servicing needs.
- 4.4 The fourth chapter, **Environment**, will link to the council's Environment SPD and will explain:
 - how air quality off-setting should be the last resort option and how applicants should address it when the proposed scheme cannot meet Air Quality Neutral status, in line with recently published GLA guidance;
 - when schemes will be required to make a financial contribution to the council's carbon offset fund and how contributions will be calculated, based on a higher price per ton of carbon than in the London Plan; and
 - how we will use S106 agreements to secure open space provision or flood risk management measures.
- 4.5 The fifth chapter is concerned with the **Design and Heritage** policies in the City Plan. It will set out how contributions may be needed for some types of public realm improvements.
- 4.6 The final chapter is concerned with **Decision Making** and will expand upon elements of viability and the planning application process. This chapter will explain the council's information requirements for viability assessment and what developers will be expected to provide at each stage of the planning process. This chapter will also explain how we will collect, monitor and spend planning obligations secured through S106 agreements, and will set the monitoring fee for such obligations based on recovering costs.

5. Intermediate housing in Westminster

5.1 New planning policy context

- 5.1.1 Planning applications in Westminster are determined in accordance with policies in [Westminster's Development Plan](#), namely the City Plan 2019-2040, the London Plan and all 'made' (adopted) Neighbourhood Plans.
- 5.1.2 City Plan 2019-2040 was adopted in April 2021, following an independent examination carried out by the Planning Inspectorate on behalf of the Secretary of State. The City Plan is the key strategic document setting out how development must contribute to meeting housing needs in the city. City Plan Policy 9 (Affordable housing) sets out the strategic framework for the delivery of affordable housing in Westminster. More precisely, it explains that developments will deliver a mix of affordable housing, both in terms of tenure

and unit sizes. In accordance with Policy 9 E, 40% of affordable homes delivered in Westminster will be social rent or London Affordable Rent and 60% will be intermediate affordable housing, either for rent or sale. Policy 9 F explains that for intermediate housing, new affordable homes will be provided across the indicative income levels set out in the forthcoming Planning Obligations and Affordable Housing SPD. Policy 9 G sets out that the size of affordable homes, including the number of bedrooms required to meet need, will be provided in line with the council's [Annual Affordable Housing Statement](#).

- 5.1.3 The reasoned justification accompanying Policy 9 clearly explains that the council will require intermediate housing for rent or sale across a range of household income levels, which is important to ensure new homes provide genuine choice and meet the variety of needs of different people and families who are vital to the effective functioning of the local economy and delivery of public services in Westminster. The reasoned justification goes on to explain that intermediate sale products have not historically worked well in Westminster because of high land values, making them unaffordable to most people on the council's Intermediate Housing Register. The justification also explains that although the council supports innovative low-cost home ownership products, it is recognised that products such as shared ownership do not often help meet Westminster's housing needs. The council will however work towards 10% of new intermediate homes being for either affordable home ownership or rent-based products that help residents move into home ownership.
- 5.1.4 The [Planning Inspectors' Report](#) concluded that City Plan was based on robust evidence about local housing needs and that a tailored approach to meet shared regional and national affordable home ownership ambitions is appropriate. The report also concludes that the City Plan is in general conformity with the London Plan, the strategic Plan for London.
- 5.1.5 The London Plan was adopted in March 2021. Policies H4 (Delivering affordable housing) and H6 (Affordable housing tenure) are the key policies explaining how intermediate housing should be delivered in London. The London Plan requires a minimum of 30% affordable homes to be social homes, a minimum of 30% intermediate with the remaining 40% to be determined by the borough in accordance with robust housing need evidence.
- 5.1.6 London Plan paragraphs 4.6.1 and 4.6.2 acknowledge that in some boroughs with viability constraints or where it is crucial to deliver more mixed communities like Westminster, a broad mix of affordable housing tenures may be appropriate. In relation to intermediate housing, as explained in paragraph 4.6.5, the Mayor's preferred intermediate housing product is London Living Rent which can be considered a homeownership product (as it helps households on average incomes to save for a deposit), and offers low rents that vary across wards. The Mayor publishes benchmark London Living Rent levels for boroughs which are based on a third of average local household incomes.
- 5.1.7 London Plan paragraph 4.6.8 states that all intermediate rent products should be affordable to households on incomes up to £60,000. On the other hand, intermediate ownership products such as London Shared Ownership should be

affordable to households on incomes up to £90,000. The Mayor sets out further guidance, including on income caps, in the GLA Authority Monitoring Report and the London Plan further explains that boroughs can set local income caps and eligibility criteria for intermediate rents if reflecting local housing need.

5.2 Current WCC approach to intermediate housing

5.2.1 The council established an intermediate housing service (Homeownership Westminster) in 2008 and is unusual by holding an intermediate housing list, so has good intelligence on the incomes of intermediate housing applicants. As Table A shows, the 2,000 plus applicants on the list and have a range of household incomes up to the qualifying cap, set by the Mayor of London, of £90k. Table B shows homes allocated through Homeownership Westminster.

Table A: Households on the intermediate housing list by income bands

Household Income Band	Number of households	%
£0k-£10k	30	1.39
£11k-15k	15	0.70
£16k-£20k	68	3.17
£21k-£25k	114	5.33
£26k-£30k	219	10.2
£31k-£35k	254	11.82
£36k-£40k	262	12.21
£41k-£45k	206	9.58
£46k-£50k	203	9.43
£51k-£55k	169	7.88
£56k-£60k	171	7.96
£61k-£65k	131	6.11
£66k-£70k	81	3.79
£71k-£75k	83	3.86
£76k-£80k	70	3.25
£81k-£85k	38	1.78
£86k-£90k	33	1.55
Total	2,148	

Table B: Allocations through Homeownership Westminster since 2012

Tenure	1bed	2bed	3bed	Total
Intermediate Rent	664	258	39	961
%	69%	27%	4%	76%
Low Cost Home Ownership	246	54	11	311
%	79%	17%	4%	24%
All Intermediate	910	312	50	1272
%	72%	25%	3%	

This includes new supply and resales and relets

- 5.2.2 Although not currently set out in policy, to ensure new intermediate housing is affordable to households on the list with different incomes, officers request that new intermediate housing is affordable to households with different incomes in negotiations with developers. This ensures provision for households with low to moderate incomes, particularly those that don't qualify for social housing and are unable to afford market housing in the city.
- 5.2.3 In accordance with the City Plan, the council's Annual Affordable Housing Statement sets out size requirements for affordable housing based upon need/demand. The statement for 2021 requires 70% of intermediate housing to be one-bedroom and 30% two-bedrooms or larger.

5.3 Proposal for the SPD

Affordability thresholds

- 5.3.1 The aim is to set indicative affordability thresholds for new intermediate housing, ensuring it is affordable to the range of households on the council's intermediate list, i.e. those in table A. This will give certainty to developers about our expectations and add more weight to negotiations.
- 5.3.2 The proposed approach, to be consulted on as part of the SPD, is to set four affordability bands which relate to the actual incomes of households on the intermediate list. The tables below (see tables C and D) divide the incomes of households on the list into quartiles and they show the associated income levels and the types of rents which would then be charged following this approach (although gross incomes and rent levels would not be part of the SPD as they will change as the list changes and will therefore be communicated separately). The average Westminster London Living Rent level and the household income levels needed to afford this are highlighted for comparison in the tables.
- 5.3.3 The proposed four thresholds are weighted towards the lower end of the income spectrum, i.e. 30% is affordable to households with incomes up to lower quartile, given the change in the percentage split between social rented and intermediate housing in the new City Plan.¹
- 5.3.4 These income bands are indicative as every scheme is always subject to some degree of flexibility based on site-specific circumstances, which could include viability and local evidence of housing need.

¹ The City Plan requires 60% of new affordable housing to be intermediate and 40% social rented.

Table C: One-bedroom units

	Gross Income*	Indicative rent pw***	SPD proposal
Up to lower quartile	£32,000	£174.52	30%
Lower quartile to median	£32,501 - £43,000	£174.53 - £230.91	25%
Median to upper quartile	£43,001 - £57,071	£230.92 - £306.47	25%
Upper quartile to GLA levels	£57,072 - £90,000	£306.48 - £327*	20%
	<i>£50,804</i>	<i>London Living Rent: £273.56</i>	

Table D: Two or more-bedroom units

	Gross Income*	Indicative rent pw***	SPD proposal
Up to lower quartile	£32,700	£175.59	30%
Lower quartile to median	£32,701 - £44,180	£175.60 - £237.24	25%
Median to upper quartile	£44,181 - £60,164	£237.25 - £323.07	25%
Upper quartile to GLA levels	£60,165 - £90000	£323.08 - £459 for a 2 bed. £323.08 - £483.29** for 3 bed plus	20%
	<i>£58,630</i>	<i>London Living Rent £315.70</i>	

* Rents calculated at 40% of net household income (based on the Mayor's guidance)

** Rents not exceeding 80% of market rent

Products

5.3.5 The council's preferred form of intermediate housing, already set out in the City Plan and to be reiterated in the SPD is a rented product as affordability can more easily be controlled and as intermediate housing ownership products such as shared ownership are often difficult to deliver in a high value area like Westminster, as shown by Table E.

Table E: Example of Shared ownership costs (25% share)

Property Size	1bed	2bed
Value	£610,000	£769,167
Monthly Mortgage Cost*	£687	£866
Monthly Rent**	£1,049	£1,322
Monthly Service Charge	£67	£101
Total Monthly Costs	£1,803	£2,289
Minimum gross income Requirement***	£66,050	£85,333

*Based on a 25% share.

**Rent of 2.75% charged on the equity not purchased.

***Based upon 10% deposit provided by the buyer, mortgage interest at 3.5% and housing costs limited to 45% of net household income.

5.3.6 In Westminster, applicants often don't have either the income or deposit required to access shared ownership (the example in Table E requires a £15k deposit for a one-bedroom and a £19k deposit for a two-bedroom property) and different (more affordable) home ownership products are often not mortgageable. Also, applicants needing intermediate homes with two bedrooms or more often have lower incomes than those needing one-bedroom homes.

5.4 Issues with the proposed approach: for consideration

5.4.1 There may be occasions where GLA grant opportunities are reduced for the council's own schemes (Section 106 schemes do not attract grant) as the grant criteria only supports the Mayor's London Living Rent (LLR) product (see 3.3.1 above). However, grant is available for rental products *up to* LLR levels, which represents the majority of need on the intermediate housing list.

5.4.2 As an example, for a scheme of 20 intermediate units, four units (20%) would not attract grant funding under the approach proposed in the SPD. Grant rates are negotiable but are not expected to exceed £62k per property (and were previously set at £28k per unit). Using the £62k figure, this would be a potential loss of £248k of grant for such a scheme. However, the higher rental levels the council would be able to charge for the four properties would help to offset such a loss over time.

5.4.3 One further issue to note with the GLA grants criteria for LLR is an expectation of transition into home ownership within ten years. Full details about how this would work are currently unknown and it is an area that may be subject to negotiation with the GLA given the affordability issues with shared ownership in Westminster as outlined above.

5.5 Other options

5.5.1 Other options have been considered such as the income thresholds in the SPD reflecting the GLA grant criteria and Mayor's policies, or a mixed approach where these were expected on the council's own schemes, in order to help

secure grant, and the thresholds in tables C and D are expected on schemes that would not attract GLA grant, such as Section 106 schemes.

- 5.5.2 The proposed approach for consultation is supported however, as it enables rented provision for households on the intermediate list with incomes of between £60 - £90k, which is not possible for grant funded schemes. Without the proposed approach there would be little provision for this group (over 20% of those on the list) due to shared ownership generally not being affordable. Grant funding would continue to be available for rents up to and including LLR levels, which represents the majority of need on the intermediate housing list.
- 5.5.3 It should be noted that many households on the list within the £60 - £90k bracket have joint incomes, so they could for example be two key workers such as a nurse with an income of £36k and a teacher with an income of £45k (making a total household income of £80k). As stated above there may be times when it is possible to apply flexibility to the proposed approach to optimise grant or overall delivery of affordable housing.

6. Next steps

6.1 Timeframes

- 6.1.1 Drafting on the SPD has begun in line with the scope and approach to intermediate housing outlined above. Following the recommendations of the committee the relevant Cabinet Members will be briefed and asked to agree the final approach. A draft SPD will then be finalised during February 2022 for publication.
- 6.1.2 The draft will be reviewed by the SPD Governance Group formed by senior officers in Innovation and Change, Growth, Planning and Housing and Environment and City Management directorates. It will then be returned to the relevant Cabinet Members to agree to publication for formal consultation.

6.2 Consultation

- 6.2.1 Consultation is preparing for launch in early March 2022, which will allow the draft SPD to be used when assessing development schemes at both pre-application and application stage. The timetable for the production of the POAH SPD could however be extended if any issues were to arise during its production. Following the consultation there will be opportunity to revise aspects of the document, based on stakeholder feedback.

6.3 Viability evidence

- 6.3.1 The City Plan was independently viability tested and the evidence scrutinised during the Plan's Examination in Public (see document EV_GEN_001 in the [City Plan Examination Library](#)). As set out in the [Planning Inspector's Report](#), the council's viability assessment robustly demonstrates that the cumulative impact of the policies in the City Plan will not compromise development viability.

- 6.3.2 Although it is not a statutory requirement and the council could rely upon the viability evidence published during the City Plan Examination, officers strongly recommend that the draft POAH SPD is viability tested in full to prior to adoption to ensure the cumulative impact of updated requirements, formulas, rates and fees set out in the document are not too stringent to compromise development viability.
- 6.3.3 In drafting the proposals for a new policy approach to intermediate rents, officers have carried out preliminary financial modelling to assess the impact. To confirm that the cumulative impact of the range of obligations laid out in the SPD will not compromise overall development viability in Westminster, officers also recommend that the viability evidence prepared for the City Plan examination is revisited and reviewed alongside stakeholder feedback received during consultation later in the Spring.

If you have any queries about this Report or wish to inspect any of the Background Papers, please contact Michael Clarkson, City Planning Policy Team Leader

07811677027 / mclarkson@westminster.gov.uk

BACKGROUND PAPERS (not attached):

[City Plan 2019-40](#)

[London Plan 2021](#)

[Annual Affordable Housing Statement 2021](#)

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City of Westminster

Communities, Regeneration and Housing Policy and Scrutiny Committee

Date:	26 th January 2022
Classification:	General Release
Title:	Supply & Allocation of Social Housing 2022/23
Report of:	Neil Wightman – Director of Housing
Cabinet Member Portfolio	Housing
Wards Involved:	All
Policy Context:	Housing Allocations Scheme
Report Author and Contact Details:	Sally Nott sanott@westminster.gov.uk

Executive Summary

Each year the council publishes a Supply and Allocation of Social Housing Report which projects the proportion of lets that are estimated to each of the c. 30 groups (c4,000 households) with priority for social housing, taking into account the likely supply for that year and the council's legal duties and strategic priorities. This annual Report is part of the Allocations Scheme.

In advance of the 2022/23 report being developed, the Committee is asked to comment on the proportion of social lets that could be made to the different groups during this year, noting that increasing lets to one group results in a reduction to another, as supply is limited and won't meet demand. The Report also sets out the new social supply coming on stream and work generally to increase supply.

The main factors influencing lettings projections during 2022/23 are households that need to move to enable the housing renewal programme to proceed (79), ongoing high demand from homeless households and associated temporary accommodation costs and the difficulties in forecasting homeless demand given current uncertainties. Demand from existing tenants and vulnerable groups such as Care Leavers also needs to be considered.

Additionally, the Committee is asked to comment on allocating social housing in this way i.e. setting annual projections, rather than through one Allocations Scheme and they are asked to comment on how they would like to be involved in the forthcoming review of the Scheme.

1. Policy Context

- 1.1 The Housing Allocations Scheme sets out who is eligible for social housing and how properties are allocated, either through Choice Based Lettings or a direct offer. The Scheme also covers the number of points each of the priority groups for social housing are awarded.
- 1.2 The Allocations Scheme must be read in conjunction with the annual Supply and Allocation of Social Housing Report which sets out, for the year ahead, the proportion of lets that are projected to each of the different groups in need of social housing.
- 1.3 The council has a legal duty to assess and register households that meet certain criteria known as 'reasonable preference' groups, however the Localism Act 2011 also gives local authorities flexibility in prioritising those groups according to local supply and demand issues. There is no requirement for one group to have priority over another, although the council must have regard to the Equality Act 2010 and ensure that allocations are fair and not disproportionate.
- 1.4 There are three main groups;
 - Homeless households where the council has rehousing responsibilities
 - Existing council tenants needing to transfer because they are overcrowded and for other reasons
 - Other applicants (known as the housing register and usually people living in the private sector that need to move for health/welfare reasons)
- 1.5 Within each group, there are subgroups (approximately 30 in total) making up the different housing lists, see Appendix A for a full list.
- 1.6 The aim of this approach is to enable some lets across most of the 30 different groups, instead of having a purely priority-based approach, where only those with the highest needs are successful. It also enables flexibility and for the council to respond to different priorities on an annual basis.
- 1.7 In deciding the proportion of lets to all groups the following factors are taken into account:
 - a) the council's statutory obligations
 - b) the council's strategic priorities, such as;

- the City for All Strategy¹, which aims to increase supply by developing at least 1,850 new affordable homes by 2023, including through a housing renewal programme
 - the homelessness strategy², which aims ‘to ensure a range of accommodation is available for homeless households’ and the Temporary Accommodation Reduction Strategy which aims to reduce numbers and costs
 - the Corporate Parenting Board Action Plan and responsibilities
- c) the varying and competing demands for social housing. Increasing the proportion of lets to one group inevitably impacts on others.
- 1.8 The council will start a review of its Allocations Scheme and lettings approach in 2022. This will take time and there will be a statutory consultation. While the current approach is flexible, it is acknowledged to be confusing for customers. Other options will be considered as part of the review, such as one simpler Allocations Scheme.

2. Background

- 2.1 The approach to allocating social homes involves identifying the number of homes expected to become available during the next year. The process includes:
- a) Forecasting supply using information relating to future developments and;
 - b) Estimating the number of voids created through natural turnover based on moves made during previous years
- 2.2 The number of expected properties is then distributed across the priority groups, taking account of current demand from each group as well as strategic priorities.
- 2.3 As set out in the last Supply & Allocations Report, for 2021/22 the number of properties projected to become available was 698 and to date the council has achieved 67% (465) of the expected allocations, broken down as follows;

Table 1 – 2021/22 lettings to date

Priority Group	Studio	1-Bed	2-Bed	3-Bed	4+ Bed	Total	%
Homeless	16	68	75	18	3	180	39%
Tenant Transfer	3	77	39	22	4	145	31%
Housing Register	40	88	10	2		140	30%
Grand Total	59	233	124	42	7	465	

¹ www.westminster.gov.uk/city-for-all

² www.westminster.gov.uk/housing-strategies#homelessness-strategy

- 2.4 Social housing allocations to date for 2021/22 show high levels of homeless rehousing's reflecting the demand from this group; allocations to other groups reflect demand for housing from other priority groups and work with other Council services, in particular Children's and Adults.
- 2.5 Providing new schemes are handed over on time, the lettings forecast for 2021/22 will be within the predicted range. See Appendix B for a detailed breakdown of the lettings by priority group and bedsize.

3. Projecting Lettings for 2022/23

3.1 Council officers are due to start work on the Supply and Allocations Report for 2022/23 shortly and a number of factors will influence the projections that will be recommended in this report.

3.2 Demand

3.2.1 Current demand shows that there are 3,905 priority households registered for general needs social housing (see also Appendix A for detail by group and bedsize), of these;

- 60% (2,358) are accepted homeless households
- 17% (682) are overcrowded families
- 8% (314) have priority on medical grounds
- 2% (90) are under-occupiers, council tenants needing a smaller property who will release much needed larger family homes for those in need

3.2.2 The highest demand (39%) is from households requiring a 2-bedroom property followed by 33% requiring a 3-bedroom property;

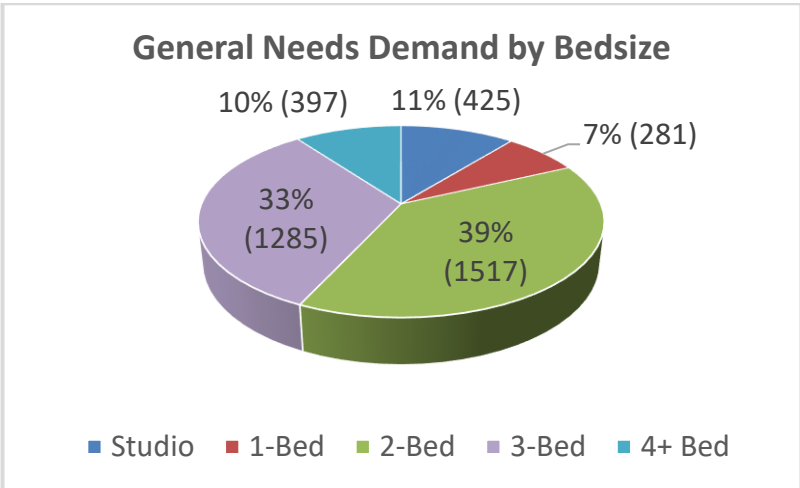


Table 2 - Demand for general needs accommodation

General Needs Demand	Studio	1-Bed	2-Bed	3-Bed	4+ Bed	Total	%
Homeless	164	29	1062	844	259	2358	60%
Housing Register	209	41	47	44	25	366	9%
Tenant Transfers	52	211	408	397	113	1181	31%
Total	425	281	1517	1285	397	3905	

Table 3 – Demand for Community Supportive Housing (CSH) for older people

CSH Demand	Studio	1-Bed	Total	%
Homeless	1		1	
Housing Register	89	21	110	63%
Tenant Transfer	18	45	63	37%
Grand Total	108	66	174	

3.3 Demand for housing from homeless households in 2022/23

3.3.1 The principal factor that is driving the levels of homelessness continues to be the availability of private sector housing for households on low incomes. Homeless acceptances are forecast to be 406 in 2021/22 with the three main causes continuing to be loss of private rented sector homes, family/household breakup and domestic abuse.

3.3.2 HSS continue to deliver personal housing plans for all households who approach the service in housing need. These focus on homeless prevention, challenging evictions and supporting households to move into the private rented sector as an alternative to making a homeless application and waiting for long periods of time in Temporary Accommodation (TA).

3.3.3 Total homeless acceptances during 2022/23 are difficult to predict and based on data over the past two years will be 430. However this forecast could change given the uncertain economic situation, impact of the pandemic and rising evictions in the private rented sector due to a backlog following the suspension.

3.3.4 In line with the Homelessness Strategy a Temporary Accommodation Reduction Strategy is being implemented which aims to reduce numbers and costs.

3.4 Demand from Care Leavers

3.4.1 The 2021/22 Supply and Allocations Report recommended an increase in lets for Care Leavers to 55 (from an average of 20 over the previous four years), given increasing demand which is driven by rising numbers of unaccompanied asylum-seeking children (UASC) the council has duties towards. As table 4 shows the spike in demand is projected to level off but future numbers of UASC are difficult to predict.

Table 4 – Future demand from Care Leavers

Future demand (Based on Looked After Children turning 18) *	
2021-22	72
2022-23	47
2023-24	26
2024-25	11
2025-26	15

- 3.4.2 There is no statutory requirement to offer all Care Leavers social housing, although some boroughs aim for this, and the council has a duty to provide housing/financial assistance to Care Leavers aged 18–25.
- 3.4.3 Demand from Care Leavers for studios cannot be viewed in isolation, as shown in Appendix A there is also demand from other single applicants needing studios such as those in various Hostel accommodation.

4. Supply 2021/22

4.1 Social Housing

- 4.1.1 During 2021/2022 to end quarter 3, a total of 54 new social housing units have completed in Westminster and been made available for letting. Significant social housing completions include 39 new homes at Bond Mansions (Block B), West End Gate, plus 6 new homes delivered on Council infill sites.
- 4.1.2 A further 92 new social homes are anticipated to be delivered in Quarter 4 2021/2022, including the next phase of West End Gate at Lawrence House (Block D) which will provide 40 social units and the Westminster scheme at Parsons North providing a further 10 new social homes. In addition, a number of spot purchases secured by Westminster and a new development at Palace Court are expected to be delivered by Optivo Housing.
- 4.1.3 Supply also comes from natural turnover, which on average is around 470 properties per year.

4.2 Intermediate Housing

- 4.2.1 Alongside new social housing supply the council (and Partners) develops new intermediate housing and operates its own intermediate housing service 'Home Ownership Westminster' (HOW) that enables eligible households to register for intermediate housing opportunities in the City. There are currently over 2,000 households registered with the service.
- 4.2.2 HOW has thus far in 2021/22 nominated successfully 122 eligible households into intermediate housing opportunities in Westminster, that includes both new schemes plus relets/resales to existing schemes.

- 4.2.3 During 2021/2022 to end quarter 3, a total of 59 intermediate homes for rent have completed in Westminster and been made available for letting. Significant schemes include those at Farm Street a Council developed scheme providing 14 homes that are currently being let plus a further 29 homes for rent at Bond Mansions, West End Gate which will shortly be advertised for letting.
- 4.2.4 In addition, Octavia Housing have completed and let 15 homes at their new scheme at Clipstone Mews on Cleveland Street. A further 48 intermediate homes for rent are anticipated to be delivered by 31 March 2022, that includes 9 homes at Parsons North, 15 homes delivered at the former council Jubilee Sports Centre site and 21 intermediate homes being delivered by Dolphin Living and Soho Housing at Ergon House in Millbank and Greek Street in Soho.
- 4.2.5 Table 5 below summarises the supply of new social and intermediate homes projected to be delivered in 2021/2022 by bed size;

Table 5 – New supply 2021/22

Bedsize	Social Housing	Intermediate Housing
Studio	0	4
1-bed	26	42
2-bed	57	60
3-bed	45	1
4-bed	18	0
Total	146	107

5. New Supply 2022/23

5.1 Social Housing

5.1.1 Currently, 363 new social homes are anticipated to be delivered during 2022/23 that includes a new modern sheltered housing block (Grace House) of 153 homes being delivered by Central and Cecil on the site of the former Dora House that was demolished a few years ago.

5.1.2 The 363 new social homes also include new council developments at Lisson Arches (59 homes), Luton Street (40 homes) and Ashbridge Street (16 homes) and are anticipated to complete during this period together with a number of smaller council infill developments, plus the remaining phase of West End Gate.

5.2 Intermediate Housing

5.2.1 An additional 128 new intermediate homes are anticipated to be completed over the same period, including 47 new homes being delivered by Westminster Community Homes at their Victoria Wharf and MOT Yard developments, plus a number of Council led developments at Luton Street and other infill developments.

5.2.2 Table 6 below summarises the supply of new social and intermediate homes projected to be delivered in 2022/2023 by bed size;

Table 6 – New supply 2022/23

Bedsize	Social Housing	Intermediate Housing
Studio	3	0
1-bed	230	98
2-bed	56	21
3-bed	57	9
4-bed	17	0
Total	363	128

6. Disposals and Acquisitions

- 6.1 As part of Westminster’s adopted asset strategy certain council voids, primarily studio and 1-beds that do not perform well against a set of robust performance criteria that includes financial, property quality and tenant satisfaction indicators can be disposed, and the proceeds of these disposals are ringfenced to secure replacement social housing that better addresses the council’s housing need. These replacement homes are overwhelmingly 2-bed or larger sized homes.
- 6.2 Including properties currently with legal and awaiting sale, since 2013 the Council has disposed of 202 voids (424 bedspaces) of which 191 are studios or 1-beds generating capital receipts of just over £99m.
- 6.3 Over the same period, 145 replacement properties for use as social housing, mainly ex Right to Buy properties, have been secured of which all but three properties are 2-beds or larger (697 bedspaces). Total delivery costs for these replacement homes is £75m.
- 6.4 By the end of 2021/22 it is anticipated that 30 disposals will have completed with 14 replacement properties acquired.
- 6.5 It is currently projected that during 2022/23 there will be a further 20 disposals with at least 12 replacement properties secured over the same period.

7. Summary of Factors Impacting Lettings for 2022/23

- 7.1 The key factors influencing the allocation of social homes for 2022/23 include;
 - The housing renewal programme: 79 moves are needed during 2022/23 to enable renewal to proceed. While this will impact on lets to other groups, in the long-term housing renewal increases affordable supply (see Appendix C for a breakdown of the units required by bedsize).

- Ongoing high demand from homeless households, which make up 60% of demand for social housing and associated Temporary Accommodation costs.
- Ongoing high demand from Care Leavers. In 2021/22 the Council prioritised studio properties to this group.

8. Key Matters for the Committee's Consideration

- 8.1 The report describes how the available affordable housing is allocated to different priority groups.
- 8.2 The Committee is asked to comment on how the available social housing should be allocated in 2022/23 between different priority groups. Please note that increasing lets to one group means they are reduced for another.
- 8.3 Does the Committee think it is beneficial to project lettings annually in this way?
- 8.4 How would the Committee like to be involved in the review of the Allocation Scheme?

If you have any queries about this Report or wish to inspect any of the Background Papers, please contact Sally Nott

sanott@westminster.gov.uk

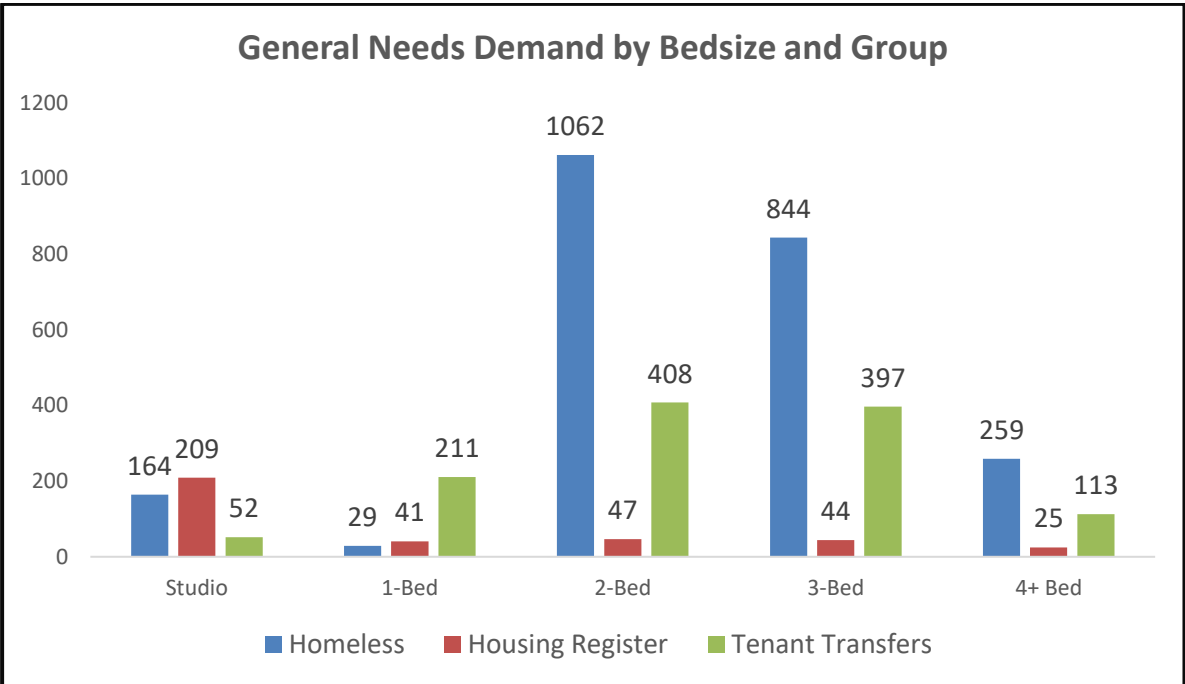
APPENDICES:

- A) Current Social Housing Demand (as at 03.01.22)
B) 2021/22 Lettings (April-December)
C) Units required by Regen for 2022/2023

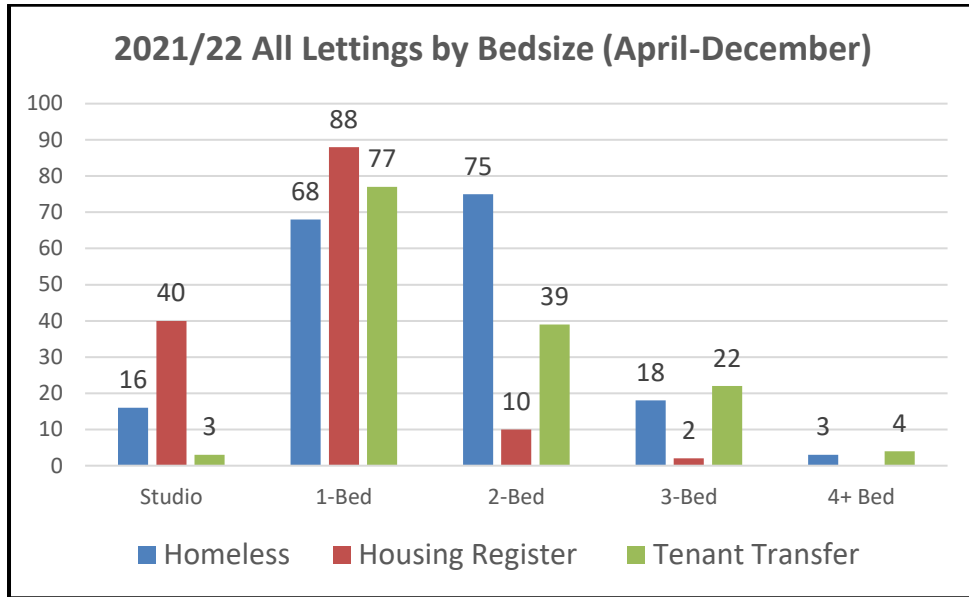
Appendix A – Current Social Housing Demand (as at 03.01.22)

Demand for General Needs	Studio	1-Bed	2-Bed	3-Bed	4+ Bed	Total
Homeless	164	29	1062	844	259	2358
HR - Category A Medical	24	16	43	35	17	135
HR - Children's Act - WALC	109		1			110
HR - CIS Assist Priority Rehsg	2	5				7
HR - Community Care Nomination			1			1
HR - Learning Disability		2				2
HR - MH Hostel Move On	5					5
HR - Pathways	56					56
HR - Regen Decant Split Hshld	2	2				4
HR - Registered Provider O/C			1	2	4	7
HR - Staff Rehousing		1				1
HR - Statutorily Overcrowded			1	7	4	12
HR - Street Hmls Hostel MoveOn	7					7
HR - Succession / Assignment	4	15				19
Total Housing Register	209	41	47	44	25	366
Tenant - Cash Incentive	7	34	41	8		90
Tenant - Category A Medical	4	37	46	63	26	176
Tenant - Children's Act CAAP			2			2
Tenant - CIS Money to Move	1	1				2
Tenant - Decant/Essential Reps	29	10	14	10	4	67
Tenant - General List			286	289	76	651
Tenant - Management Transfer	5	4	1	3		13
Tenant - Regen Decant	1	16	14	11	4	46
Tenant - Returning Decant			1	1		2
Tenant - Studio to One-Beds	5	109				114
Transfer - PCHA Cat A Medical			1	2		3
Transfer - PCHA CIS			2	1		3
Transfer - PCHA General List				9	3	12
Total Tenant Transfers	52	211	408	397	113	1181
Grand Total	425	281	1517	1285	397	3905

Demand for CSH	Studio	1-Bed	Total
Homeless	1		1
HR - Community Supportive Hsg	79	21	100
HR - CSH Pathways	1		1
HR - Hostel Move-On CSH	9		9
Total Housing Register	89	21	110
Tenant - CSH	18	44	62
Tenant - CSH CIS		1	1
Total Tenant Transfer	18	45	63
Grand Total	108	66	174



Appendix B – 2021/22 Lettings (April-December)



2021/22 General Needs Lettings April-December						
Priority Group	Studio	1-Bed	2-Bed	3-Bed	4+ Bed	Total
Homeless Waiting List	16	65	75	18	3	177
HR - Category A Medical	8	3	4	1		16
HR - Children's Act - CAAP			1			1
HR - Children's Act - WALC	9	18				27
HR - CIS Assist Priority Rehsg		3				3
HR - Learning Disability		1				1
HR - Pathways	1	8				9
HR - Reciprocals			1			1
HR - Regen Decant Split Hshld	1	1	1			3
HR - Registered Provider O/C				1		1
HR - Street Hmls Hostel MoveOn		1				1
HR - Succession / Assignment		8	3			11
Total HR	19	43	10	2		74
Tenant - Cash Incentive		7	6	3		16
Tenant - Category A Medical		4	7	5		16
Tenant - Children's Act CAAP				1		1
Tenant - Decant/Essential Reps		2	1	1		4
Tenant - General List		1	18	8	1	28
Tenant - Management Transfer		7	2	2	1	12
Tenant - Regen Decant		15	5	2	2	24
Tenant - Studio to One-Beds		23				23
Total Tenant Transfers		59	39	22	4	124
Grand Total	35	167	124	42	7	375

2021/22 CSH Lettings April-December			
Priority Group	Studio	1-Bed	Total
Homeless Waiting List		3	3
HR - Community Supportive Hsg	20	41	61
HR - CSH Incoming Nomination		1	1
HR - Hostel Move-On CSH	1	3	4
Total Housing Register	21	45	66
Tenant - CSH	3	14	17
Tenant - CSH CIS		3	3
Tenant - CSH Decant		1	1
Total Tenant Transfer	3	18	21
Grand Total	24	66	90

Appendix C - Units required by Regen for 2022/23

Projections 2022/23	Community Supportive Housing			General Needs						Grand Total
	Studio	1-Bed	Total	Studio	1-Bed	2-Bed	3-Bed	4+ Bed	Total	
Housing Renewal	0	33	33	0	7	19	10	5	41	74
Returners	0	0		0	0	2	1	0	3	3
Housing Renewal Split Households	0	0		1	1	0	0	0	2	2
Total	0	33	33	1	8	21	11	5	46	79



Communities, Regeneration and Housing Policy & Scrutiny Committee

Date:	26 January 2022
Classification:	General Release
Title:	2020/21 Work Programme
Report of:	Head of Governance and Councillor Liaison
Cabinet Member Portfolio:	Cabinet Member for Housing and Cabinet Member for Communities and Regeneration
Wards Involved:	All
Policy Context:	All
Report Author and Contact Details:	Artemis Kassi akassi@westminster.gov.uk

1. Executive Summary

1. This report asks the committee members to consider items for the Committee's 2021/2022 work programme.

2. Meeting dates for the 2021/2022 year

- 2.1 The Committee is advised that the remaining scheduled meeting date for the 2021/2022 year is:

- 17th March 2022

3. Suggested topics

- 3.1 The January meeting will receive reports on Affordable Housing and Planning Obligations SPD and the Supply and Allocation of Social Housing. The Committee is therefore asked to reflect on and discuss the suggested work programme for the March meeting.
- 3.2 It is suggested that the Committee review the Council's Anti-Social Behaviour and Rough Sleeping Strategies at the Committee's March meeting. However, the Committee may wish to consider other items currently listed as unallocated.
- 3.3 The Committee will also note that the work programme includes a list of suggested task group topics for its consideration. Committee members may have other suggested

topics for task group work. The Committee is asked to review this list in the context of available resourcing and proximity to the local elections in May.

If you have any queries about this report or wish to inspect any of the background papers, please contact Hannah Small.

Hsmall@westminster.gov.uk

Appendix 1 – Terms of Reference

Appendix 2 – Work Programme

Appendix 1: TERMS OF REFERENCE

COMMUNITIES, REGENERATION AND HOUSING POLICY AND SCRUTINY COMMITTEE

COMPOSITION

Eight (8) Members of the Council (five Majority Party Members and three Minority Party Members), but shall not include a Member of the Cabinet.

TERMS OF REFERENCE

(a) To carry out the Policy and Scrutiny functions, as set out in Article 6 of the Constitution in respect

of matters relating to all those duties within the terms of reference of the Cabinet Members for

Communities and Regeneration and the Cabinet Member for Housing.

(b) To carry out the Policy and Scrutiny function in respect of matters within the remit of the Council's

non-executive Committees and Sub-Committees, which are within the broad remit of the Committee,

in accordance with paragraph 13(a) of the Policy and Scrutiny procedure rules.

(c) Matters within the broad remit of the Cabinet Members referred to in (a) above which are the

responsibility of external agencies.

(d) Any other matter allocated by the Westminster Scrutiny Commission (WSC).

(e) To have the power to establish ad hoc or Standing Sub-Committees as Task Groups to carry out the

scrutiny of functions within these terms of reference.

(f) To scrutinise the duties of the Lead Members which fall within the remit of the Committee or as

otherwise allocated by the Westminster Scrutiny Commission.

(g) To scrutinise any Bi-borough proposals which impact on service areas that fall within the Committee's terms of reference.

(h) To oversee any issues relating to Performance that fall within the Committee's terms of reference.

(i) To have the power to scrutinise those partner organisations whose services fall within the Committee's terms of reference.

(j) To consider any Councillor Calls for Action referred by a Ward Member to the Committee

February 2021

**Appendix 2: Draft Work Programme 2021/2022
Communities, Regeneration & Housing (CRH) Policy and Scrutiny Committee**

ROUND ONE 10th May 2021		
Agenda Item	Reasons & objective for item	Represented by
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Housing, Cllr David Harvey
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Communities and Regeneration, Cllr Heather Acton
Report of the Metropolitan Police Service	To update the committee on crime within Westminster	Superintendent Michael Walsh (Metropolitan Police Service)
Ward Budget Programme	To update the committee on a recent review of the Ward Budget Programme and discuss the recommendations for updating the programme	Richard Cressey, Director of Governance and Councillor Liaison Matt Gaskin, Senior Member Services Officer
Work Programme	To review the work programme	Artemis Kassi, Lead Scrutiny Advisor

ROUND TWO 6th July 2021		
Agenda Item	Reasons & objective for item	Represented by
Cabinet Member Q&A	To update the Committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Housing, Cllr David Harvey
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Communities and Regeneration, Cllr Heather Acton
Nuisance noisy vehicles and car meets	To discuss enforcement options for both Council and Police, current limitations in legislation and the experience of RBKC	Raj Mistry, Executive Director of Environment and City Management Calvin McLean, Director, Public Protection & Licensing
Work Programme	To review the work programme	Artemis Kassi, Lead Scrutiny Advisor

ROUND THREE 14th October 2021		
Agenda Item	Reasons & objective for item	Represented by
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Housing, Cllr David Harvey
Written Update from Cabinet Member	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Communities and Regeneration, Cllr Heather Acton
Air Quality	To conduct a review of initiatives in Westminster aimed at reducing poor air quality, including the Air Quality Action Plan and the Draft Code of Construction Practice	Ceridwen John, Head of Environment Policy and Projects
Work Programme	To review the work programme	Hannah Small, Policy and Scrutiny Coordinator

ROUND FOUR 17th November 2021		
Agenda Item	Reasons & objective for item	Represented by
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Communities and Regeneration, Cllr Heather Acton
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Housing, Cllr David Harvey
Capital Works Programme [Housing]	To scrutinise how the Housing directorate manages and monitors its capital works programme	Debbie Jackson, Executive Director of Growth, Planning and Housing Neil Wightman, Director of Housing Jim Paterson, Divisional Head of Housing Property
Church Street – Sites A, B and C	Call-in	Debbie Jackson, Executive Director of Growth, Planning and Housing
Work Programme	To review the work programme	Hannah Small, Policy and Scrutiny Coordinator

ROUND FIVE 26th January 2022		
Agenda Item	Reasons & objective for item	Represented by
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Housing, Cllr David Harvey
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Communities and Regeneration, Cllr Heather Acton
Affordable Housing SPD	To review the affordable housing supplementary planning document (SPD)	Debbie Jackson, Executive Director of Growth, Planning and Housing Deirdra Armsby Director of Place Shaping & Town Planning Marina Mollà Bolta, Planning Officer
Social Housing	To discuss the Allocation Policy and whether it is working efficiently for residents as well as those on the housing register and the implementation of the Social Housing Charter	Debbie Jackson, Executive Director of Growth, Planning and Housing Neil Wightman, Director of Housing
Work Programme	To review the work programme	Artemis Kassi, Lead Scrutiny Advisor

ROUND SIX 17th March 2022		
Agenda Item	Reasons & objective for item	Represented by
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Communities and Regeneration, Cllr Heather Acton
Cabinet Member Q&A	To update the committee on key areas of work within its remit and the Cabinet Member's priorities	Cabinet Member for Housing, Cllr David Harvey
Anti-Social Behaviour Strategy	To discuss the development of the Anti-Social Behaviour Strategy for residents and visitors to the City	Raj Mistry, Executive Director of Environment & City Kerry Simpkin, Head of Licensing, Place & Investment Policy Kirsty Munro, Principal Policy Officer
Rough Sleeping Strategy	To discuss the development of the Council's Rough Sleeping Strategy, whether there is the correct balance of enforcement and supportive measures	Debbie Jackson, Executive Director of Growth, Planning and Housing Kerry Simpkin, Head of Licensing, Place & Investment Policy Kirsty Munro, Principal Policy Officer
Work Programme	To review the work programme	tbc

SUGGESTED UNALLOCATED ITEMS

Agenda Item	Reasons & objective for item	Represented by
Fire Safety Act and Building Safety Bill	To discuss how the Council is implementing the Fire Safety Act and central concerns on the Building Safety Bill – it has been noted that the new legislation has financial and reputational risk for the Council.	Debbie Jackson, Executive Director of Growth, Planning and Housing Neil Wightman, Director of Housing Deirdra Armsby Director of Place Shaping & Town Planning
Pandemic recovery and financial vulnerability of residents	To discuss how the council supports its residents that are financially vulnerable and how monitoring and data mapping could be improved to target support to those most vulnerable	TBC
Building Emissions	To discuss how the council can lower building emissions from listed buildings. A joint discussion between Climate Policy Team and Town Planners	Raj Mistry, Executive Director of Environment & City Deirdra Armsby Director of Place Shaping & Town Planning Amy Jones, Climate Resilience Programme Director Ceridwen John, Head of Environment Policy and Projects
Westminster Connects	To discuss the future of Westminster Connects and the co-ordination and information sharing between VCS and WWC	Director of Communities (TBD?) Christine Meads, Strategic Commissioner responsible for Westminster Connects
Youth violence, exploitation and Modern Slavery – enforcement and support	To discuss the Metropolitan Police's KCPO pilot and the implementation of the Serious Violence Duty on Councils And how the Council supports victims of exploitation.	Metropolitan Police Service & Council directorates
Regeneration Projects	To discuss regeneration and new development projects taking place across Westminster. This was discussed in March 2021 and has been proposed as an annual standing item	

SUGGESTED TASK GROUPS AND STUDIES

Subject	Reasons & objective	Type
<p>Dangerous cladding on high rise buildings</p>	<p>To ascertain how many residents are affected by dangerous cladding and what levers the Council has to encourage developers and central Govt to remove the cladding as soon as possible and pay for spiralling costs.</p> <p>The Council has been proactive in removing dangerous cladding from social housing. Potentially many private buildings (and/or housing association) still have dangerous cladding on properties rendering the properties worthless, dangerous, and subject to high interim fees.</p>	
<p>How the Council supports those with No Recourse to Public Funds</p>	<p>To investigate the financial burden of support to residents with NRPF places on Westminster City Council.</p> <p>To investigate what supportive measures the Council could put into place and lobby central Government on.</p>	<p>(Possibly joint task group with B&C P&S Committee)</p>
<p>Green/Sustainable Transport</p>	<p>To investigate how the Council can facilitate and promote greener alternatives to transportation in Westminster.</p> <p>Greener alternatives to using cars and private hire vehicles include walking, cycling, e-scooters and car sharing.</p>	
<p>Modern Slavery</p>	<p>To investigate modern slavery of children and adults across Westminster</p>	<p>Joint task group with B&C P&S Committee</p>