**Attendees**

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| **Commission members** | **Council representatives** |
| * Geeta Nanda OBE (Chair) (GN)
* Fred Angole (FA)
* Nicola Mathers (NM)
* Janice Morphet (JM)
* Rob Perrins (RP)
* Gavin Smart (GS)
* Melissa Tettey (MT)
 | * Cllr Ahsan Khan, Deputy Leader and Cabinet Member for Housing & Regeneration (AK)
* Stewart Murray, Strategic Director – Economic Growth & Housing Delivery (SM)
* Ian Rae, Corporate Director – Regeneration, Planning & Delivery (IR)
* Joe Garrod, Corporate Director – Housing (JG)
* Jon Lloyd, Corporate Director – Strategy and Change (JL)

**External witnesses*** Will Temple – Senior Consultant, PRD
* Chris Paddock – Director of Place and Economy, PRD
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**Apologies**

* Nick Bowes (Commission member)

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| **Timing** | **Item** | **Purpose** | **Lead**  |
| 5:30 – 5:40  | Welcome and Introductions | * Roundtable introductions of attendees
* Brief introduction of the focus for the session
 | Geeta Nanda OBE (Chair) |
| 5:40 – 6:15  | Review of the evidence – *What does local qualitative and quantitative research show about the current context and challenges in relation to the housing crisis?* **(Paper 2)** | * Presentation by PRD of the relevant evidence on today’s topic, including information around housing delivery and demand, and population changes
* Questions and clarifications, on evidence
* Identification of further information required
 | Will Temple – Senior Consultant, PRDChris Paddock – Director of Place and Economy, PRD |
| **PRD presentation****Discussion:*** Where are people in temporary accommodation sent? We try to house in borough in first instance, and then as close to the borough as possible.
* How has Waltham Forest achieved diversity of tenure?
* Question about relative mortgage maturity in the borough
* Largest increase in Private Rented Sector accommodation in Waltham Forest. Potentially through densification of existing stock.
* Question about homelessness in Waltham Forest, and the rate of increase. Noting some data disparity.
* Question about a potential lack of third sector in Waltham Forest. Core funding for VCS and growing VCS is smaller than other counterparts.
* Question about levels of crime: fear of crime is consistently higher than the crime stats themselves.
* Discussion around further information the Commission might need from PRD: Ask to look at whether private landlords may begin losing money soon following government restrictions.
* Ask to look at more granular data around age profiles in terms of tenures because it’s important to look into how stock is distributed.
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| 6:15 – 6:30 | Expert – Ian Rae, Corporate Director – Regeneration, Planning & Delivery**(Paper 3)** | * Overview of Waltham Forest’s affordable housing plans, including what has been delivered over the past decade and what is in the pipeline
* Local Plan & overview of planned developments
 | Ian Rae, Corporate Director – Regeneration, Planning & Delivery |
| **Ian Rae’s presentation** |
| 6:30 - 6:40 | Comfort Break |  |  |
| 6:40 -7:55 | Discussion – generating emerging ideas for the Council to consider | * Focusing on home building, how far is Waltham Forest from achieving its goal of making the greatest impact for residents, particularly those facing the worst effects of the housing crisis?
* What are the main challenges?
* What are the main opportunities?
 | Geeta Nanda OBE (Chair)All |
| **Discussion:**1. Discussion around the biggest challenges
2. One big challenge is meeting the needs for social renters but working with partners is necessary. Another is the ability to secure HRA, which is not available to all local authorities. At what point are limits reached?
3. Do we have the right level of densification and housing mix?
4. Point around ageing Londoners, and people who do not want to downsize, despite the need for family-sized homes. Do we understand the needs of older residents?
5. Link between housing and health – Partnership work in the PRS is important to support vulnerable residents. New purpose built PRS developments being able to offer higher quality housing and better space standards than Houses in Multiple Accommodation (HMOs) in existing housing stock. The developments could also include health and well-being facilities for residents and wider community.
6. Education and communication are important for people to learn about affordable rental schemes, and for them to know their rights. We also have PRS licencing in the borough.
7. Point around the importance of design quality, especially for tall buildings.
8. Question around what the demand is for shared ownership or intermediate rent vs other tenures. There is a healthy supply of shared ownership in the borough, but with household income caps for shared ownership homes, this makes them not that affordable.
9. The ambition around potential for institutional investment is right. It is location and client sensitive. So it will need to develop a strong definition for what location and client this will work for.
10. Question around who the newcomers moving into the borough are, and whether they are pushing out categories of residents.
11. Point around considering the highest-growing demographics in the Borough.
12. The equalities angle has to be at the centre.
13. Discussion around affordability with wider costs such as childcare – ensure new builds are supportive of childminders.
14. Question around doing forecasting to understand how the demographic of homeless people might change.
15. Discussion on the use of S106 and work with Housing Associations
16. Discussion on land ownership
17. Discussion on the challenge of balancing policy ambitions and the economics in the context of ramping up affordable housing.

**Summary:**1. **Densification and where: Do we have the right balance?**
2. **Environmental standards: Net Zero. Do we have enough emphasis on this in terms of local plans? Can the council do more? Could bring in more investment.**
3. **Supported housing. Older people, downsizing. What do older people want? Longer term change and the rate of change/understanding it.**
4. **Intermediate tenures. Whether we have the right amount of each one? Does it meet the needs of residents? Understanding the PRS market**
5. **Link between PRS housing and health - new purpose built PRS developments being able to offer higher quality housing and better space standards. Focus on health and wellbeing facilities in new developments?**
6. **Demographics: rough sleepers, asylum seekers. Homelessness/who is becoming homeless?**
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| 7:55 – 8:00 | Closing | * Focus of the next session will be on *how* we should build in terms of accelerating construction, financing and developing partnerships.
 | Geeta Nanda OBE (Chair) |