

# Environment, Economy, Housing and Transport Board

Agenda

Friday, 17 March 2017  
11.00 am

Room A&B, Ground Floor, Layden House,  
76-86 Turnmill Street, London, EC1M 5LG

**To:** Members of the Environment, Economy, Housing and Transport Board  
**cc:** Named officers for briefing purposes

## Guidance notes for members and visitors

### Layden House, 76-86 Turnmill Street, London, EC1M 5LG

Please read these notes for your own safety and that of all visitors, staff and tenants.

#### Welcome!

Layden House is located directly opposite the Turnmill Street entrance to Farringdon station, which is served by the Circle, Hammersmith & City, and Metropolitan lines as well as the Thameslink national rail route.

#### Security

Layden House has a swipe card access system meaning that a swipe enabled security passes will be required to access the lifts and floors 1-5.

Most LGA governance structure meetings will take place on the **ground floor** of Layden House which is open access and therefore does not require a swipe enabled security pass. **Access** to the rest of the building (floors 1-5) is via swipe enabled security passes.

When you visit Layden House, **please show your Local Government House security pass to reception** and they will provide you with a temporary pass which will allow you access to floors 1-5 if required. **Please don't forget to sign out at reception and return your security pass when you depart.**

If you do not have a LGH Security Pass, please email [member services](#) with your name and a recent photo and a pass will be made for you. You can pick this up from the Layden House reception desk on your next visit.

#### Fire instructions

In the event of the fire alarm sounding, vacate the building immediately via the nearest fire exit onto Turnmill Street and take the next turning on your left – Benjamin Street to St John's Gardens.

DO NOT USE THE LIFTS.

DO NOT STOP TO COLLECT PERSONAL BELONGINGS.

DO NOT RE-ENTER BUILDING UNTIL AUTHORISED TO DO SO.

#### Soft Seating Area

There is a small soft seating area on Floor 2 which will also operate as an 'Open Council' area for visiting members and officers from member councils. Please note however that unlike Open Council, this area does not have tea and coffee facilities, nor access to computers.

#### Toilets

There are accessible toilets on the Ground Floor, 2nd and 4th floors.

#### Accessibility

If you have special access needs, please let the meeting contact know in advance and we will do our best to make suitable arrangements to meet your requirements.

Parking is available at the rear of the building for Blue Badge holders, accessed via the Turks Head Yard, North underpass. Disabled WCs are situated on the ground and 4<sup>th</sup> floors. An induction loop system is available in the 5<sup>th</sup> floor conference venue. For further information please contact the Facilities Management Helpdesk on 020 7664 3015.

### **Guest WiFi in Layden House**

WiFi is available in Layden House for visitors. It can be accessed by enabling “Wireless Network Connection” on your computer and connecting to LGA-Free-WiFi. You will then need to register, either by completing a form or through your Facebook or Twitter account (if you have one). You only need to register the first time you log on.

### **Further help**

Please speak either to staff at the main reception on the ground floor, if you require any further help or information. You can find the LGA website at [www.local.gov.uk](http://www.local.gov.uk)

### **Why have the LGA’s Headquarters moved?**

The LGA has temporarily relocated from Local Government House (LGH) in Smith Square to Layden House in Farringdon, effective from Monday 31 October 2016. This is to allow extensive refurbishment work to be carried out to LGH.

The refurbishment works will see the ground floor conference centre and all meeting rooms fully refurbished. Floors 1, 2 and 3 will be upgraded and released for commercial letting to enable the LGA to maximise the income from this building as part of its drive for financial sustainability. A new and larger Open Council will be located on the seventh floor. The refurbishment is expected to last for nine months and we expect to be back in LGH by September 2017.

We appreciate your understanding and flexibility during this time.

Environment, Economy, Housing & Transport Board  
17 March 2017

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There will be a meeting of the Environment, Economy, Housing & Transport Board at **11.00 am on Friday, 17 March 2017** Room A&B, Ground Floor, Layden House, 76-86 Turnmill Street, London, EC1M 5LG.

A sandwich lunch will be available after the meeting.

**Attendance Sheet:**

Please ensure that you sign the attendance register, which will be available in the meeting room. It is the only record of your presence at the meeting.

**Political Group meetings:**

The group meetings will take place in advance of the meeting. Please contact your political group as outlined below for further details.

**Apologies:**

Please notify your political group office (see contact telephone numbers below) if you are unable to attend this meeting.

<b>Conservative:</b>	Group Office: 020 7664 3223	email: <a href="mailto:lgaconservatives@local.gov.uk">lgaconservatives@local.gov.uk</a>
<b>Labour:</b>	Group Office: 020 7664 3334	email: <a href="mailto:Labour.GroupLGA@local.gov.uk">Labour.GroupLGA@local.gov.uk</a>
<b>Independent:</b>	Group Office: 020 7664 3224	email: <a href="mailto:independent.grouplga@local.gov.uk">independent.grouplga@local.gov.uk</a>
<b>Liberal Democrat:</b>	Group Office: 020 7664 3235	email: <a href="mailto:libdem@local.gov.uk">libdem@local.gov.uk</a>

**Location:**

A map showing the location of Layden House is printed on the back cover.

**LGA Contact:**

Alexander Saul  
0207 664 3232 / [alexander.saul@local.gov.uk](mailto:alexander.saul@local.gov.uk)

**Carers' Allowance**

As part of the LGA Members' Allowances Scheme a Carer's Allowance of up to £6.70 per hour is available to cover the cost of dependants (i.e. children, elderly people or people with disabilities) incurred as a result of attending this meeting.

## Environment, Economy, Housing & Transport Board – Membership 2016/2017

Councillor	Authority
<b>Conservative ( 7 )</b>	
Cllr Martin Tett (Chairman)	Buckinghamshire County Council
Cllr Jason Ablewhite	Huntingdonshire District Council
Cllr Simon Cooke	Bradford Metropolitan District Council
Cllr Steve Count	Cambridgeshire County Council
Cllr Stephen Parnaby OBE	East Riding of Yorkshire Council
Cllr Catherine Rankin	Tunbridge Wells Borough Council
Cllr David Westley	West Lancashire Borough Council
<b>Substitutes</b>	
Cllr Mark Mills-Bishop	Broxbourne Borough Council
Cllr Stephen Parker	Hart District Council
Cllr John Rest	North Norfolk District Council
<b>Labour ( 7 )</b>	
Cllr Judith Blake (Vice-Chair)	Leeds City Council
Cllr Tony Newman	Croydon Council
Cllr Ed Turner	Oxford City Council
Cllr Alyson Barnes	Rossendale Borough Council
Cllr Gillian Campbell	Blackpool Council
Cllr Simon Greaves	Bassetlaw District Council
Mayor Marvin Rees	Bristol City Council
<b>Substitutes</b>	
Cllr Jon Clempner	Harlow District Council
<b>Independent ( 2 )</b>	
Cllr Julian German (Deputy Chair)	Cornwall Council
Cllr Hugh Evans OBE	Denbighshire County Council
<b>Substitutes</b>	
Cllr Andrew Cooper	Kirklees Metropolitan Council
Cllr Mike Haines	Teignbridge District Council
Cllr Graham Whitham	Sutton London Borough Council
Cllr Anne Hawkesworth	Bradford Metropolitan District Council
Cllr Rachel Eburne	Mid Suffolk District Council
Cllr Martin Fodor	Bristol City Council
<b>Liberal Democrat ( 2 )</b>	
Cllr Keith House (Deputy Chair)	Eastleigh Borough Council
Cllr Adele Morris	Southwark Council
<b>Substitutes</b>	
Cllr Simon Galton	Harborough District Council

## LGA Environment, Economy, Housing & Transport Board Attendance 2016-2017

Councillors	15/11/16	05/01/17
<b>Conservative Group</b>		
Martin Tett	Yes	Yes
Jason Ablewhite	Yes	Yes
Simon Cooke	Yes	Yes
Steve Count	No	Yes
Stephen Parnaby OBE	Yes	Yes
Catherine Rankin	Yes	Yes
David Westley	Yes	No
<b>Labour Group</b>		
Judith Blake	Yes	Yes
Tony Newman	Yes	Yes
Ed Turner	Yes	Yes
Alyson Barnes	Yes	Yes
Gillian Campbell	No	Yes
Simon Greaves	Yes	No
Mayor Marvin Rees	No	No
<b>Independent</b>		
Julian German	Yes	Yes
Hugh Evans OBE	No	No
<b>Lib Dem Group</b>		
Keith House	Yes	Yes
Adele Morris	Yes	Yes
<b>Substitutes/Observers</b>		
Stephen Parker	Yes	Yes
Rachel Eburne	Yes	
Jon Clempner	Yes	

## Agenda

Friday 17 March 2017

11.00 am

Room A&B, Ground Floor, Layden House, 76-86 Turnmill Street, London, EC1M 5LG

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4. <b>Confidential - Industrial Strategy Report</b>	21 - 44
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**Date of Next Meeting:** Wednesday, 24 May 2017, 11.00 am, Rooms A&B,  
Ground Floor, Layden House, 76-86 Turnmill Street, London, EC1M 5LG







**Environment, Economy,  
Housing and Transport Board  
meeting**

17 March 2017

## **Housing White Paper**

### **Purpose**

For discussion and direction.

### **Summary**

The Department for Communities and Local Government published the Housing White Paper 'Fixing our broken housing market' on 7 February 2017, which set out the Government's aims for building more of the right homes in the right places.

The LGA's Briefing on the publication is attached as **Appendix A**, and includes a link to the White Paper. The briefing summarises the main announcements of relevance to local government and the LGA's initial response. Further lobbying on announcements in the White Paper, or issues not addressed by the White Paper, will be undertaken as directed by Members.

### **Recommendation**

That the Board discuss the response to the Housing White Paper and next steps to be taken.

### **Action**

As directed by Members.

### **Contact officer:**

Nick Porter

### **Position:**

Senior Adviser – Housing and Planning

### **Phone no:**

0207 664 3113

### **Email:**

[Nick.porter@local.gov.uk](mailto:Nick.porter@local.gov.uk)



## **Appendix A: Housing White Paper – Local Government Association briefing**

10 February 2017

The Housing White Paper *Fixing our broken housing market* sets out the Government's strategy for building more of the right homes in the right places. It was published on 7 February 2017.

The [full document](#) is available on the Department for Communities and Local Government (DCLG) website.

This briefing summarises the main announcements of relevance to local government and sets out the Local Government Association's (LGA) initial response. The LGA's [press release](#) responding to the White Paper is available on the LGA website.

### **SUMMARY**

- *Fixing our broken housing market* includes some encouraging proposals that reflect the recommendations in the LGA Housing Commission report, such as removing the starter homes requirement and increasing funding for planning departments.<sup>1</sup> Importantly, it emphasises building the right homes in the right places to meet our wider ambitions for communities.
- However, local government's ambition is much greater than the White Paper, which lacks substantive measures to support councils in enabling housing growth, and to build the genuinely affordable homes for those at the sharp end of the housing crisis.
- The LGA will work with the Government to take forward proposals. We will continue to push for an ambitious vision that recognises local government's role in enabling additional housing, and in building the genuinely affordable homes that would resolve many of the challenges facing communities, the economy, and public services. In particular, we will continue to call for the housing borrowing cap to be lifted.

#### *Chapter 1: Planning for the right homes in the right places*

- Proposals to ensure certainty and to simplify the planning system, for instance by standardising process for assessing need, will help with the plan-making process, as will measures to increase land transparency. However, it is crucial that the process remains locally led and that measures do not impose national housing targets on local communities.
- New powers for councils to establish local development corporations provide an opportunity for councils to innovate in the delivery of

<sup>1</sup> Final report of the LGA housing commission, 2016 [http://www.local.gov.uk/web/guest/publications/-/journal\\_content/56/10180/8116240/PUBLICATION](http://www.local.gov.uk/web/guest/publications/-/journal_content/56/10180/8116240/PUBLICATION)

sustainable new communities. While councils support the intention behind proposals to require 10 per cent of sites being 0.5 hectare, it will be difficult to achieve in practice and limit local responsiveness and so should be pursued voluntarily.

### *Chapter 2: Building homes faster*

- Local planning authorities were under-funded by £195 million in 2015/16 and the LGA had called for local discretion over planning fees to address this.<sup>2</sup> The commitment to increase planning fees by 20 per cent will provide additional resources to fulfil duties and deliver homes. It is important that all areas with varying levels of housing growth should benefit from opportunities to access additional funding to respond to demand, and to seek to increase proactive delivery of additional homes.
- Applying fees to appeals, allowing councils to compulsory purchase undeveloped land with permission, and to require starts on site within two years are steps in the right direction. However, measures to hold councils to account through a delivery test will only succeed if the councils have greater powers to ensure development than those proposed in the White Paper.
- Local government must play a central role in coordinating infrastructure investment linked to housing growth. The LGA will contribute to future consultations on the review of Section 106 and the Community Infrastructure Levy. Reforms should focus on providing simplicity, certainty and transparency that reduce the likelihood of developers overpaying for land. This is crucial to ensuring that the community benefits from approving housing with services, infrastructure and affordable well-designed, sustainable homes. Local government is exploring new routes to financing infrastructure, such as through land value capture.

### *Chapter 3: Diversifying the market*

- The LGA has argued for strategies that stimulate wider interventions supporting building by councils, housing associations, developers and other partners through partnership. Local government is at the heart of this and can play a central role in stimulating and attracting new investment.
- The commitment to offer some support for councils to build through their Housing Revenue Accounts and other ventures is important. However, it must go much further to ensure all councils have the financial flexibilities and powers to build homes that are able to help those at the sharp end of the housing crisis. Councils need borrowing freedoms and the ability to retain 100 per cent of Right to Buy receipts to build new affordable homes.

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<sup>2</sup> Local authority revenue expenditure and financing, 2015/16  
<https://www.gov.uk/government/statistics/local-authority-revenue-expenditure-and-financing-england-2015-to-2016-individual-local-authority-data-outturn>

The housing crisis will persist until there is significant immediate investment in genuinely affordable homes.

- Councils must have flexibility to meet local need for affordable rented homes through delivery vehicles and other ventures. We are concerned by the suggestion that the Government wants to see an offer similar to Right to Buy in housing delivered through such ventures. Councils have often sought to build in ownership options into rented property and it is vital that they maintain this flexibility so that the delivery of additional homes remains viable.

#### *Chapter 4: Helping people now*

- We are pleased that the Government has listened to concerns on starter homes delivery and introduced new flexibilities on the affordable home ownership products and a lower requirement of 10 per cent. However, every housing market is different and councils should have further flexibilities to adjust requirements to meet their new objectively assessed need, for instance to provide other affordable rent options.
- We want to have further discussion with the Government on how better to provide homes for our ageing population in ways that reduce pressures on health and social care services.
- The Government will need to go much further in allowing councils to build homes and to redress the impact of welfare reforms if it is to reduce homelessness.

## **BACKGROUND**

### **CHAPTER 1: PLANNING THE RIGHT HOMES IN THE RIGHT PLACES**

#### **Getting plans in place**

The White Paper has set out measures to:

- Consult on options for introducing a standardised approach to calculating assessed housing need.
- Set out in regulations a requirement for local plans and other local development documents to be reviewed at least once every five years.
- Consult on a requirement for local authorities to prepare a Statement of Common Ground, setting out how they will work together to meet housing requirements and other issue that cut across boundaries.
- Remove the expectation that every authority should be covered by a single local plan, enabling allocation of strategic sites through spatial development strategies produced by combined authorities or elected Mayors.

- Improve the availability of data on interests in land and consult on improving the transparency of contractual arrangements used to control land.

*LGA view:*

The LGA has raised concerns about the considerable time and resources required to get a plan in place, including evidence requirements and overall policy uncertainty. Standardised methodology for calculating assessed housing need could help streamline the plan-making process by reducing inefficiencies and providing certainty to councils. It is important that councils retain the freedom to plan and meet the objectively assessed local housing need and to ensure land with community support for housing is made available. Measures in this White Paper should not set national housing targets on local communities.

Co-operation across wider areas can identify sufficient land for housing, but it can be difficult to achieve. Measures supporting wider strategic planning are encouraging, though it is important that proposals for areas to produce a Statement of Common Ground are not unnecessarily bureaucratic.

The LGA has argued that councils should have more tools and flexibilities to engage and shape local land markets. An effective land supply is critical to house building and measures that increase transparency of land ownership and the options on land would help enable councils to fulfil this role.

### **Making enough land available in the right places**

The White Paper has set out measures to:

- Deliver more homes on public sector land including provision of a new £45 million Land Release Fund, ensuring authorities can dispose of land with the benefit of planning permission granted by themselves.
- Introduce legislation that will allow locally accountable New Town Development Corporations to be set up, so that local areas can use them as a delivery vehicle for new settlements including garden cities, towns and villages.
- Consult on extending flexibility to dispose of land at less than best consideration.
- Bring more brownfield land back into use through amendments to the NPPF to indicate that great weight should be attached to using suitable brownfield land within existing settlements for housing
- Support small and medium sites through expectation on local planning authorities to support small 'windfall' development sites, where at least 10 per cent of residential sites allocated in local plans are of half a hectare or less. There will also be an expectation that local planning authorities will work with developers to encourage the sub-division of large sites.
- Maintain existing strong protections for the Green Belt and clarify that boundaries should only be amended in exceptional circumstances.

*LGA view:*

The LGA has argued for additional levers and support to release public sector land, and the new Land Release Fund will help with this policy ambition. The release of surplus public land is a significant opportunity to boost housebuilding, as demonstrated by the One Public Estate programme.<sup>3</sup> It should be pursued in a long-term strategic plan to shape places and as part of a strategy to ensure land that is released is built on within an appropriate time frame.

We will contribute to the proposed consultation extending flexibility to dispose of land at less than best consideration. The LGA will continue to call for the Treasury to issue simple, clear central guidance to public bodies on how to consider land release in terms of wider public value, rather than just a short-term focus on achieving the highest immediate receipt.

The New Towns Act 1946 should be modernised to allow councils to establish and locally account for development corporations, which support councils to deliver sustainable new communities. We look forward to working with the Government to ensure the proposals allow councils to innovate in the provision and stewardship of new places. This may include forward financing infrastructure through land value capture, or enabling the release of land at values enabling mixed communities contributing towards affordable homes and community services.

Councils are seeking to do more to support small and medium-sized builders, including allocating land suitable for a mix of developers. However, the requirement for 10 per cent of sites being at 0.5 hectares or less will be very difficult to implement in practice and restrict the capacity of the local plan to respond to need. Instead, this target should be voluntary.

### **Strengthening neighbourhood planning and design**

The White Paper has set out measures to:

- Strengthen the importance of early pre-application discussions, make clear that local and neighbourhood plans should set out clear design expectations, recognise the value of using design standards, and consult on improving energy performance requirements on new homes.
- Make further funding available to neighbourhood planning groups and amending planning policy so that groups can obtain a housing requirement figure from the local planning authority.
- Make better use of land for housing by encouraging higher densities.

*LGA view:*

Councils recognise the importance of ensuring that new developments are sustainable, high quality, and are places where people want to live, work and enjoy their time. The commitment to review current energy performance standards is important. The Government should go further to review on housing

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<sup>3</sup> <http://www.local.gov.uk/onepublicestate>

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standards to look at where improvements can be made to the baseline quality of new homes.

Councils are responding positively to neighbourhood planning. The commitment for further funding to neighbourhood planning groups should be taken further with a full review of the financial support provided to councils to meet their statutory duties in relation to neighbourhood planning.

Approved neighbourhood plans have significant status in the determination of applications for planning permission. As such it is crucial that they are based on a robust evidence base with deliverable policies, in the same way that applies to developing a Local Plan setting out the strategic needs and priorities of the wider local area.

Councils recognise the need to maximise delivery on suitable sites, particularly in areas where there is high housing demand. Many are already seeking to secure higher density housing. It is important that councils retain local discretion to decide the right levels of density for new housing across their local areas based on local context, including accessibility, infrastructure capacity and local housing needs.

## **CHAPTER 2: BUILDING HOMES FASTER**

### **Resourcing planning departments and increasing certainty**

The White Paper has set out measures to:

- Allow local authorities to increase planning fees by 20 per cent from July 2017 if they commit to invest the additional fee income in their planning department, and consider allowing an increase of a further 20 per cent for those delivering a given level of housebuilding, and making £25 million available for areas planning for more homes.
- Consult on introducing a fee for making a planning appeal, which could be capped at £2,000 for a full inquiry.
- Give local authorities the opportunity to have their housing land supply agreed on an annual basis, and fixed for a one-year period.

#### *LGA view:*

The LGA has argued that council planning departments need to be sufficiently resourced to fulfil their functions and to deliver more housing. We are pleased that this has been acknowledged in the White Paper. Currently taxpayers are subsidising approximately 30 per cent of the estimated cost of processing planning applications,<sup>4</sup> and we have argued that fees should be set locally by councils. Charging fees for appeals will be another important step for reinforcing the prominence of the Local Plan. Councils should be able to retain the fees to invest in planning departments.

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<sup>4</sup> LGA media release, December 2016

[http://www.local.gov.uk/media-releases/-/journal\\_content/56/10180/8115844/NEWS](http://www.local.gov.uk/media-releases/-/journal_content/56/10180/8115844/NEWS)



Currently councils that have successfully demonstrated a five-year housing land supply can still be subject to speculative appeals, leading to approval of inappropriate development sites outside the Local Plan. It is important that when councils have spent time establishing a Local Plan and identified land for housing that the assessment is fixed, reducing the opportunity for developers to appeal.

We are pleased that the White Paper will fix housing land supply assessments for a one-year period and will pursue discussions on how areas could fix longer time-frames. There should also be greater recognition of councils longer term housing land supply beyond five years, for example approved major developments have a ten-year land supply.

### **Infrastructure and skills for housing**

The White Paper has set out measures to:

- Review the system for how developers contribute towards infrastructure and affordable housing through Section 106 and the Community Infrastructure Levy, to be published in the Budget on 8 March 2017.
- Ensure provision of infrastructure through the £2.3 billion Housing Infrastructure Fund which will be open to bids in 2017 with funding for four years, consulting on requiring council planning policy to deliver digital infrastructure, and to review how utilities companies can be prevented from holding up development.
- Pursue measures to address skills shortages in the construction industry.

#### *LGA view:*

The LGA has argued that local communities are most likely to support development when it is accompanied with the supporting services and infrastructure that places need to prosper. Councils must be at the centre of models for bringing together infrastructure strategy and spending in ways that build homes.

We will contribute to the review on Section 106 and the Community Infrastructure Levy, which needs to be robust, clear, transparent and simple. Reforms should also offer absolute certainty in the obligations on developers to provide infrastructure and affordable housing contributions, in ways that reduces the risks that a developer overpays for land.

The LGA has argued for innovation in infrastructure spending. The Housing Infrastructure Fund will provide crucial opportunities for councils to deliver infrastructure-led housing. We will work with the Government on the detail of the programme, and will be keen that councils have maximum flexibilities to invest in the infrastructure needed locally to deliver housing. We want to take forward more ambitious approaches to forward financing infrastructure, such as through land value capture.

The LGA has called for greater tools to hold utilities companies to account when development is held up, including for digital infrastructure. We will push for

reforms to planning policy to support local authorities to have more meaningful discussions with broadband providers and help cement the link between digital infrastructure provision and new housing developments.

Councils are well-placed to work with schools and colleges to ensure people can gain the skills that local companies desperately need to design and build homes, and should have greater powers to resolve skills mismatches in local economies. In *Skills to Build* we have set out our case for how councils can help provide developers with the skills that they need.<sup>5</sup>

### **Local authority and developer accountability for building homes**

The White Paper has set out measures to:

- Introduce a housing delivery test to hold local authorities and their wider interests to account for delivering homes, requiring a local authority to publish an action plan where the numbers of new homes are lower than the number of those suggested are needed.
- Hold local authorities and developers to account by requiring information about the timing and pace of delivery for new housing, encouraging local authorities to consider potential build out rates when granting permission.
- Consider options for shortening the timescales for developers to implement a permission from three years to two years, and supporting councils to use compulsory purchase powers to support build out of stalled sites.

*LGA view:*

The LGA has argued that it is essential councils have real tools to engage and incentivise developers to build out sites where communities have agreed to development. We look forward to working with the Government on the detail.

Support for councils to make greater use compulsory purchase powers to unlock stalled sites is significant in helping ensure development on sites with permission, although this will do little to speed up build-out rates. Similarly, while measures requiring starts within two years of being granted permission would be a step in the direction, it does not ensure homes are completed at a reasonable rate.

House building is generally complex and risky, involving a wide range of partners. Councils are committed to building homes where they are needed but do not have all the planning powers, such as those set out in our Housing Commission report<sup>6</sup>, to actually ensure it. This must be recognised by the proposal to apply delivery test and requiring action from councils when housing delivery has not met forecast need, and the measures put in place to reduce the risk of reverting to presumption in favour of sustainable development.

## **CHAPTER 3: DIVERSIFYING THE MARKET**

<sup>5</sup> <http://www.local.gov.uk/documents/10180/49942/Skills+to+build+-+Creating+the+houses+and+jobs+our+communities+need/c624085f-6e56-4cb7-9e83-5a37f481fea5>  
<sup>6</sup> <http://www.local.gov.uk/documents/10180/7632544/LGA+Housing+Commission+Final+Report/a84df8b5-4631-4320-8b33-567c549aada>

## **Council and housing association house building**

The White Paper has set out measures to:

- Determine a rent policy for council and housing association landlords for the period beyond 2020 to help them borrow against future income.
- Work with councils to understand all the options for increasing the supply of affordable housing, perhaps develop bespoke housing deals with authorities in high demand areas and with an ambition to build, and consider whether additional capacity support is needed for councils to innovate in housing delivery.
- Encourage councils delivering affordable rented housing through alternative vehicles to offer tenants similar rights to other affordable rented homes, including the Right to Buy.
- Commit to implementing measures to allow housing associations to be classified as private sector organisations, and urge them to explore every avenue for building more homes and improve efficiency to focus on house building.

### *LGA view:*

Councils play a wide and varied role in enabling housing growth across their areas working with housing association and developer partners. It is important that this enabling role continues to be acknowledged, encouraged, and supported.

The LGA has argued for greater longer-term certainty and flexibilities for Housing Revenue Accounts so that councils can plan investment in delivering new housing that helps them meet their housing duties. Rental certainty after 2020 will be an important first step; however, councils need borrowing freedoms and the ability to retain 100 per cent of Right to Buy receipts to rapidly build new affordable homes. The housing crisis will persist until there is significant immediate investment in genuinely affordable homes.

It is important to acknowledge and encourage the role councils are playing in seeking to plug gaps in local housing markets through local housing companies and other delivery vehicles. Councils must have flexibility to meet local need for affordable rented homes through delivery vehicles and other ventures. We are concerned by the suggestion that the Government wants to see an offer similar to Right to Buy in housing delivered through such ventures. Councils have often sought to build in ownership options into rented property and it is vital that they maintain this flexibility so that the delivery of additional homes remains viable.

Housing associations will be vital partners for councils in helping to build more homes and house the more vulnerable in our society. We are supportive of measures urging housing associations to build more and councils want to work with them to meet the needs of everyone in their local area.

## **Diversification of private house builders**

The White Paper has set out measures to:

- Support the market of small and medium-sized builders and custom builders by launching the £3 billion Home Building Fund and partnering with them in the Accelerated Construction programme to build on surplus public land.
- Build more homes for private rent by changing the NPPF encouraging councils to plan for Build to Rent products and make it easier for developers to offer affordable private rented homes.
- Ensure three or more year tenancies on schemes that benefit from these changes.
- Support modernisation of the housebuilding sector and faster methods of construction, including through the Accelerated Construction Programme and Home Builders Fund and work with industries and local areas keen to promote this type of manufacturing.

*LGA view:*

We have called for new measures to support the diversification of the private housebuilding industry. The strategy for supporting the diversification of the private market will take time to deliver, and is unlikely on its own to build all the housing our communities need. In the short-term it is critical to enable councils to build more affordable homes where the market has undelivered.

There is a good opportunity to stimulate additional supply through institutional investment in Build to Rent products, which councils are keen to enable as part of the wider housing mix. The wider role for councils in stimulating institutional investment into new housing should also be better acknowledged and supported. Three-year tenancies in Build to Rent property are welcome but will likely form a very small proportion of overall housing stock, we are also interested to understand more about a new affordable private rented property.

### **Future role of the Homes and Communities Agency**

The White Paper has set out measures to:

- Relaunch the Homes and Communities Agency as Homes England, which would support councils to build on public sector land working with local public sector partners, deliver housing of all tenures, and support infrastructure delivery linked to housing.

*LGA view:*

The LGA has argued for greater capacity support for local areas to deliver additional housing, and councils themselves can play a significant role in enabling house building locally. A reformed role for the Homes and Communities Agency working with local partners could play an important role in enabling this, and we will work with Homes England to support councils and their local partners to build more homes.

## **CHAPTER 4: HELPING PEOPLE NOW**

## **Starter Homes**

The White Paper has set out measures to:

- Target starter homes at households that need them most with an income of less than £80,000, or £90,000 in London, and that eligible first-time buyers would also be required to have a mortgage.
- Implement a 15-year repayment taper so that when the property is sold some or all of the discount is repaid.
- Replace the proposed starter homes requirement with an affordable home ownership requirement of 10 per cent on a site-by-site basis, and it be for councils to work with developers to agree the mix of starter homes, rent to buy, shared ownership or other products.
- Amend the NPPF to allow brownfield land to be released with a higher proportion of starter homes, extending the exception site policy to include other forms of brownfield land, and to support land remediation with the £1.2 billion starter home land fund.

### *LGA view:*

The LGA has argued for local flexibility in delivering starter homes alongside the mix of other affordable housing products that meet the locally assessed need, including affordable homes for rent. Therefore, we are pleased that the Government has listened to these concerns and that the starter homes requirement of 20 per cent is not being pursued. Looking ahead we want to explore flexibilities for councils in housing markets that find that 10 per cent requirement home affordable ownership products on sites do not meet their new assessments of local housing need.

## **Helping people afford a home**

The White Paper has set out:

- Plans to introduce the Lifetime ISA, supporting younger adults to save flexibly for the long-term giving them a 25 per cent bonus on up to £4,000 of savings a year.
- Plans to consult on the future of the Help to Buy Equity Loan scheme.

### *LGA view:*

Research for the LGA's Housing Commission highlighted the financial pressure on first time buyers.<sup>7</sup> We want to contribute to the discussion on future policy of interventions that support households to save for home ownership, and welcome the focus on both older and younger people from the White Paper as neither group are well served in the current housing market.

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<sup>7</sup><http://www.local.gov.uk/documents/10180/7632544/LGA+Housing+Commission+Final+Report/a84df8b5-4631-4320-8b33-567c549aada>

### **Extended right to buy for housing association tenants**

The White Paper has set out:

- The Government's existing commitment to extend the Right to Buy to housing associations through a regional pilot.

*LGA view:*

We are pleased that the costs for the extended pilot are being met by the Government. However, it is still not clear how the extension of the Right to Buy will be funded in the longer term. Councils are still facing uncertainty over the prospect of a forced sales of their assets to fund the extended right to buy.

The LGA wants to decouple the two policies and make it voluntary for councils to decide whether or not to sell their higher value homes. The policy should also be implemented in ways that allow councils to build more homes. Councils should be able to keep 100 per cent of receipts to invest in building new homes.

### **Government funding for affordable housing**

The White Paper has set out:

- The Government's existing commitment to fund a broader range of tenures through the Affordable Homes Programme, including the additional £1.4 billion announced in the Autumn Statement 2016.

*LGA view:*

The LGA continues to push for flexibility in the range of new homes delivered through the Affordable Homes Programme, including for social rent. We will continue to work with Government to ensure that funding for affordable housing is delivered effectively with councils as a key partners. Councils and housing associations will be able to deliver more homes if given flexibilities, for example, to combine grants with Right to Buy receipts, and to deliver more social rented properties more affordable lower-income households.

### **Protection for private tenants and leaseholders**

The White Paper has set out:

- Existing measures on the private rented sector, consolidating them into a 'fairer deal' for rents, including a proposed ban on letting agent fees.
- Problems for leaseholders and the Government's intention to consult on reforms designed to tackle unfairness.

*LGA view:*

We share the Government's concern about the lack of clarity for private tenants.

17 March 2017

These are helpful measures but they do not tackle the underlying challenges arising from a legal and regulatory system that is out-of-date and requires reform to match the pace of the reality of the current private rented housing market.

The volume and complexity of regulations governing the sector can be confusing for landlords, tenants and councils. We want to work with the Government to review and modernise the framework to support councils' ability to meet the expectations of their residents.

The LGA has supported proposals to encourage longer tenancies, as insecure housing can prevent people from living a full life. Councils argued for families to have 10-year tenancies during the debate on reforming the length of tenancies through the Housing and Planning Act, and for local flexibility on the length of tenancies for council housing, particularly for tenants with children.

We support the principle of greater protection for leaseholders and will be working with the Government to explore the role for local government and how this would be resourced

### **Making best use of existing homes**

The White Paper sets out:

- Existing policies on second homes and empty homes and reiterates the Government's support for councils to take action on empty homes using existing powers
- Plans to consider whether additional measures are needed on top of tools that direct the receipts from the Stamp Duty Land Tax on second homes to a Community Housing Fund.

*LGA view:*

It is important to make use of existing homes, although this will not solve problems with supply. We are pleased that the Government recognises the contribution that local government has made to bringing down the number of empty homes.

### **Housing for older people**

The White Paper sets out plans to:

- Produce guidance for planning authorities on how their local planning documents should meet the housing needs of older and disabled people.
- Engage widely with stakeholders, including local government, on the different strategies through which partners can deliver better outcomes for older people.
- Publish a green paper on the future of Supported Housing this Spring following the consultation on a new funding model

*LGA view:*

There is an acute need to integrate housing with health and social care further

and in ways that improve well-being and reduce demand on care services. This means building more attractive and suitable homes for older people, and adapting existing housing to better support ageing in ways that reduce pressures on health and social care services.

We will engage with the Government on its proposals for guidance to local authorities on the assessment of housing needs for older and disabled people. To deliver councils need tools in their viability negotiations with developers to ensure developers deliver more accessible homes.

We aim to take forward our ideas further with the Government and partners. Councils have responsibilities for planning, housing, social care and public health, as well as playing a strategic role in partnership with clinical commissioning groups and others in the planning and provision of healthcare services. They are well placed to proactively plan for meeting the housing, care and health needs of their ageing populations.

### **Preventing homelessness**

The White Paper sets out:

- Recent government proposals to address homelessness such as their support for the Homeless Reduction Bill, doubling of the Rough Sleeping Fund, and refocusing on prevention.
- The intention to establish a network of expert advisors to work closely with all local authorities to help bring them to the standard of the best

#### *LGA view:*

The Government must work with councils to address the causes of homelessness by building more genuinely affordable homes and redressing the impact of welfare reforms that may increase the risk of homelessness among certain groups, for instance by lifting the Local Housing Allowance cap.

Councils are having to pick up the pieces from the failure to address rising homelessness, being forced to place more people in expensive temporary accommodation that is estimated to have cost £3.5 billion over the last five years.

We have supported the intent of the Homeless Reduction Bill to widen support available to non-priority groups which is in far more workable than the initial draft. Legislative change alone is unlikely to succeed unless councils gain greater tools to build council homes, to redress the gap between household incomes and rents, and sufficient resources to deliver duties.

The LGA will push to host the network of expert advisors, as it will be best placed to build positive relationships with councils and pursue a sector led approach to improvement.





**Environment, Economy,  
Housing and Transport Board  
meeting**

17 March 2017

## **Update on Other Board Business**

### **Purpose of report**

For information and comment.

### **Summary**

Members to note the following updates:

- Ministerial meeting with the Rt Hon Dr Thérèse Coffey MP
- Northern Energy Task Force
- Bus Services Bill
- Congestion and Air Quality

### **Recommendations**

Members of the Environment, Economy, Housing and Transport Board are asked to:

1. **Note** the updates contained in the report.
2. **Provide oral updates** on any external meetings they may have attended on behalf of the Environment, Economy, Housing and Transport Board since the last meeting.
3. **Propose** good practice examples in tackling congestion from their own councils for consideration for inclusion in this work.

### **Action**

As directed by members.

**Contact officer:** Eamon Lally  
**Position:** Principle Policy Adviser  
**Phone no:** 0207 664 3132  
**Email:** [Eamon.lally@local.gov.uk](mailto:Eamon.lally@local.gov.uk)

## **Update on Other Board Business**

### **Ministerial meeting with the Rt Hon Dr Thérèse Coffey MP**

1. Cllr Tett met with the Rt Hon Thérèse Coffey MP, Parliamentary Under Secretary of State for the Environment and Rural Life Opportunities following a previous meeting in November. The meeting was focussed on discussion of urban recycling rates and how they can be improved. Cllr Tett and the Minister also discussed issues raised by Board members in preparation for the meeting. Further meetings between Cllr Tett and the Minister are planned for the coming year.

### **Northern Energy Task Force**

2. The Northern Energy Task force has been established to oversee an ambitious programme of work over the next 18 months that will develop an energy strategy for the Northern Powerhouse. This project is supported by IPPR (Institute of Public Policy Research) staff in a research and secretariat capacity. They have identified local authorities as being key to implementing a Northern energy strategy and have contacted the LGA to discuss their research further.
3. Cllr Judith Blake has been put in contact with the project lead at the IPPR to discuss their research on the challenges and opportunities facing the sector in the North of England.

### **Bus Services Bill**

4. The Bus Services Bill had its Second Reading in the House of Commons on Wednesday 1 March and will now pass to Committee Stage in the House of Commons. The Bill introduces much needed improvements to simplify and make franchising more accessible, strengthening partnership opportunities and new requirements on open data. Several MPs spoke about the importance of ensuring the Bill helped local areas to improve passengers' journeys and better integrate local transport schemes. Transport Secretary Chris Grayling firmly indicated the Government would look to amend the Bill in the House of Commons to ensure automatic franchising is only extended to Mayoral combined authorities, and prevent new municipal bus companies from being formed. It is imperative the Bus Services Bill progresses in the House of Commons, and becomes an Act of Parliament. The LGA has published a [briefing](#) which offers a way forward for all councils on bus franchising, acknowledging the Government's policy.
5. Where it is appropriate, some local areas may wish to bid for bus franchising powers to improve local transport services. Mayoral combined authorities should have automatic and immediate access to these powers. We want to ensure that all Government decisions on franchising for other areas are transparent, timely and achievable. The LGA will be working with the Department for Transport (DfT) to ensure the secondary legislation is clear about the process for accessing franchising powers, in order to secure the best deal for all councils, including those in non-mayoral combined authority areas.

6. The LGA intends to submit written evidence to the Public Bill Committee inquiry. The Bill Committee will probably begin next week and will conclude on Tuesday 21 March. The Bill will move to Report Stage and Final reading at the end of March. Based on these dates we anticipate Royal Assent likely to be mid-April in order for the powers to be available for the new Combined Authority Mayors to access when they are elected in May.

### **Tackling congestion**

7. Congestion is repeatedly cited by councils as a key concern. The DfT is forecasting up to 55 per cent increase in traffic and by 86 per cent in congestion levels by 2040. The British Social Attitudes Survey has revealed that concern about congestion has risen significantly. The percentage of people seeing congestion in towns and cities as a serious or very serious problem rising from a low of 39 per cent in 2012 to 55 per cent in the latest survey. The specialist traffic data company INRIX also estimates the cumulative cost of jams across the UK will hit £61.8 billion by 2025.
8. Relatively simple changes could make a large difference as TomTom Traffic Vice President, Ralph-Peter Schaefer, said “If only 5 per cent of us changed our travel plans, we could improve traffic congestion on our main roads by up to 30 per cent.” Therefore the LGA has focussed on how the further roll out of existing powers and relatively small scale interventions could improve the situation.
9. This issue has received more attention in the press and amongst policymakers over the last year. In the last few months the London Assembly and the Transport Select Committee have both undertaken investigations into congestion. The LGA submitted evidence to the Transport select committee and we await their conclusions.
10. The media has also increasingly reported on the links between rising traffic congestion and the 40,000 deaths annually that are linked to air pollution.
11. The Secretary of State for Transport Chris Grayling has repeatedly signalled his desire to tackle congestion. In October whilst setting out his department’s priorities he said “On the roads our focus should be congestion busting for both the public and business users”. In November in a speech to the County Council Network he stated that “in some cases, devolution will be part of the solution” to congestion.
12. The LGA has well established policy positions aimed at combating congestion:
  - 12.1 Highways England should mitigate the impact of their road improvement programme on local networks.
  - 12.2 Local authorities transport budgets should enjoy the same long term funding certainty that Highways England and Network Rail are given by the Government.
  - 12.3 The sector would benefit from considerable simplification of the transport funding regime.
  - 12.4 All local authorities should have access to the full range of powers to manage streetworks including lane rental.

- 12.5 All authorities should be able to use powers to introduce the work placed parking levy which has been successful in Nottingham.
- 12.6 The Government should pass the necessary secondary legislation that would give all authorities to power to enforce traffic offenses.
13. All of these asks have formed part of our submissions to Government consultations, our press work and other opportunities presented to influence Government policy and support for local action. However, presenting them as a package and combined solution, together with a range of examples of existing local authority best practice, to the problem of congestion will help:
- 13.1 increase the impact of our work to influence Government policy and support for local action, such as national reviews on tackling air quality and streetworks.
- 13.2 serve as a practical good practice guide to tackling congestion to council leaders.
- 13.3 provide a foundation of evidence to support LGA work to influence government policy on legislative reviews, such as tackling air quality, post the enactment of the Great Repeal Bill, in relation to Article 50.
14. LGA officers have started to put out a sector wide call for best practice to illustrate what can be done to curb congestion. We will be producing a best practise guide to showcase the work that councils have already been doing to curb congestion. This guide will be a practical resource to show councils what steps can be taken using the powers they already have.
15. An update on this project will be brought to the May board meeting. Officers will also seek high impact media opportunities to promote key messages from this work as well as a Ministerial meeting.

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## Note of last Environment, Economy, Housing & Transport Board meeting

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<b>Title:</b>	Environment, Economy, Housing & Transport Board
<b>Date:</b>	Thursday 5 January 2017
<b>Venue:</b>	Rooms A&B, Ground Floor, Layden House, 76-86 Turnmill Street, London, EC1M 5LG

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### Attendance

An attendance list is attached as **Appendix A** to this note

Item	Decisions and actions	Action
<b>1</b>	<b>Welcome and declarations of interest</b>  The Chairman of the Board, Cllr Martin Tett, welcomed the members and received apologies.  There were no declarations of interest made.	
<b>2</b>	<b>The Department for Transport's priorities for supporting local transport</b>  Cllr Martin Tett introduced Patricia Hayes (Director General for Roads, Devolution and Motoring at the Department for Transport) who spoke to the Board on a variety of issues: <ul style="list-style-type: none"><li>• <b>The Bus Services Bill</b> – including the Government's intention to reverse the amendments made in the Lords.</li><li>• <b>Street works permitting</b></li><li>• <b>Consolidating funding streams for local transport</b> – including the allocation of the first tranche of additional money set out in the Autumn Statement by needs-based formula instead of a bidding process.</li><li>• <b>The Autumn Statement</b></li></ul>	
	<b>Discussion</b>  Board members raised the following issues concerning bus services and congestion: <ul style="list-style-type: none"><li>• The viability of franchising as a solution to the increasing divergence between high frequency, high volume urban routes and less frequent, lower quality rural routes.</li><li>• The potential for central and local government to work together to promote bus travel as a transport option.</li><li>• The importance of reducing emissions through greener, more innovative services</li></ul>	

- The proper implementation of the traffic management act.
- The importance of devolving further transport powers to local authorities, including the enforcement of traffic offences.
- Lower relative investment in the north of England compared to other parts of the county.

Board members raised the following issues concerning roads funding:

- The lack of available funding for roads.
- The possibility of the Department for Transport (DfT) working with the LGA to pilot flexible approaches to using existing capital to fund road investment.
- The importance of cycling as part of a broad transport package.
- The role of Local Enterprise Partnerships (LEPs) in promoting transport priorities, especially in relation to sub national transport boards.

In response, Tricia Hayes raised the following issues:

- The potential for innovation in providing bus services, including de-siloed funding and community transport for non-viable routes.
- The importance of tackling emissions through the opportunities provided by the Bus Services Bill, as well as highlighting the Government's own work on the issue.
- Tackling congestion through streetworks management, permitting, decriminalised parking enforcement, working with policy and emergency services after accidents, improvement maintenance and smart cities agenda.
- The DfT's work with organisations such as the LGA and Transport for the North to explore further devolution of transport powers and other solutions to existing problems.
- The future potential for traffic management act implementation.
- The new funding pool available for transport infrastructure announced in the Autumn statement
- She updated the Board on progress with the allocation of funding for cycling infrastructure, including its heavy oversubscription and the potential for future investment.
- The importance of LEPs in promoting solutions which address economic development, transport and health needs simultaneously.
- She updated the Board on the DfT's work with Transport for the North and Midlands Connect, as well as other regional boards.

Tricia Hayes concluded by stating that she had received clear messages around commencement of part 6 of the Traffic Management Act, rural bus strategies and congestion.

Cllr Martin Tett invited Tricia to a future meeting of the Board.

## **Decisions**

The Board:

1. **Noted** the DfT's priorities for the coming year.

2. **Discussed** areas of mutual interest between the Board and DfT.
3. **Explored** areas for effective collaboration.
4. **Invited** Tricia Hayes to a future Board meeting.

### **Action**

Officers to **invite** the Director General for Roads, Devolution and Motoring to a subsequent board meeting.

## **3 Unlocking future growth and investment through public and private collaboration**

Rachel Campbell (Senior Policy Officer & Head of Regional Programme for the British Property Federation) introduced the item. She explained that the BPF had produced a report on unlocking growth and investment through public/ private collaboration which was due to launch on 25<sup>th</sup> January. She summarised the key requirements for partnerships as being:

- A long term view from the private sector.
- Respect for the history of local authorities and their operating practices.
- An acknowledgment from the private sector of the different types of need found in local government.
- The consolidation of central government funding streams for economic growth and infrastructure investment.
- Making local growth central to future investment strategies.

Will Colthorpe (Chair of BPF's Development Committee) provided the board with the development sector's perspective on public and private collaboration. He explained that whilst the private sector has access to capital and expertise, it can suffer from a short term outlook, a shortcoming which can be offset by working in partnership with local government. He elucidated the following key elements for local authorities in supporting growth through such partnerships:

- Trust between the council and development partner, allowing for flexibility in design and implementation of projects.
- A positive attitude towards these partnerships and their potential benefits.
- A clear vision from councils, including key priorities and achievable targets.
- A supportive procurement process which prioritises the long term partnerships and smaller enterprises which are valued by councils.

Pete Gladwell (Head of Public Sector Partnerships, Legal & General (L&G) Real Assets) provided the board with an investor's perspective on public/private partnership. He explained that social impact was becoming increasingly important in L&G's investment strategy. He summarised the key factors in a successful relationship as being:

- A clear investment strategy from local government which capitalises on its strengths and reduces risks, for example aggregation of sites to prepare for private sector investment.

- Collaborative investment between the public and private sectors

### Discussion

Members supported the aims and objectives of the paper, highlighting the ability of such partnerships to increase commerciality, attract foreign direct investment as well as offset political instability and reductions in funding. They highlighted the need to communicate the benefits to the wider public sector, including accurate information about the often exaggerated risks involved.

Members also raised the following issues:

- The degree to which these lessons are applicable to smaller councils as well as large urban areas.
- The need to use public/private partnerships to increase the availability of private rent and housing availability.
- The need to avoid competition with the private sector by clearly communicating expected revenue.
- The need to develop the capacity of planning departments in local authorities to enable and support partnerships
- Members also expressed a desire for BPF to support the sector in lobbying for future planning department funding, cost recovery on planning fees and reform of Section 106.

Members were invited to the launch event on 25<sup>th</sup> January.

### Decisions

The Members of the Environment, Economy, Housing and Transport Board:

1. **Noted** the update and **provided** feedback to shape future work between the BPF and LGA.
2. **Discussed** and **highlighted** key issues in relation to councils' approach to public/private collaboration and adopting a more commercial mindset.
3. Requested that the LGA & BPF work towards supporting council to implement the recommendations.

### Actions

Officers are to:

1. **Develop** work with BPG along the lines provided by members.

## 4 Clearing litter from Highways England trunk roads

Cllr Nigel Collor introduced the item and explained that Dover District Council felt that its current responsibility for clearing litter on Highways England trunk roads was placing unfair additional operational burdens and costs. Cllr Collor requested that the board support Dover District Council in lobbying the government for legislative change on the issue.

### **Discussion**

The members of the board explained that legislative change was unlikely to occur and suggested a course of action that would include liaising with Highways England to create a common code of practice in order to mitigate and manage the problem.

### **Decision**

The members:

1. **Considered** the presentation from Dover representatives.
2. Requested a meeting between the LGA & Highways England to be **arranged**, for which Cllr Judith Blake would be the lead member.

### **Action**

Officers to **arrange** a meeting between Highways England and Cllr Judith Blake, in her capacity as Deputy Chair of the Environment, Economy, Housing and Transport Board.

## **5 General update**

Cllr Martin Tett introduced the item, drawing the boards' attention to the work carried out since the last meeting.

Cllr Julian German requested that future general updates include more on sustainability and climate change.

Cllr Judith Blake thanked the board for its support on opening the bidding process for the European Capital of Culture.

### **Decision**

The board **noted** the update.

### **Action**

Officers to **include** more content on sustainability and climate change in future updates.

## **6 Confidential minutes of the previous meeting**

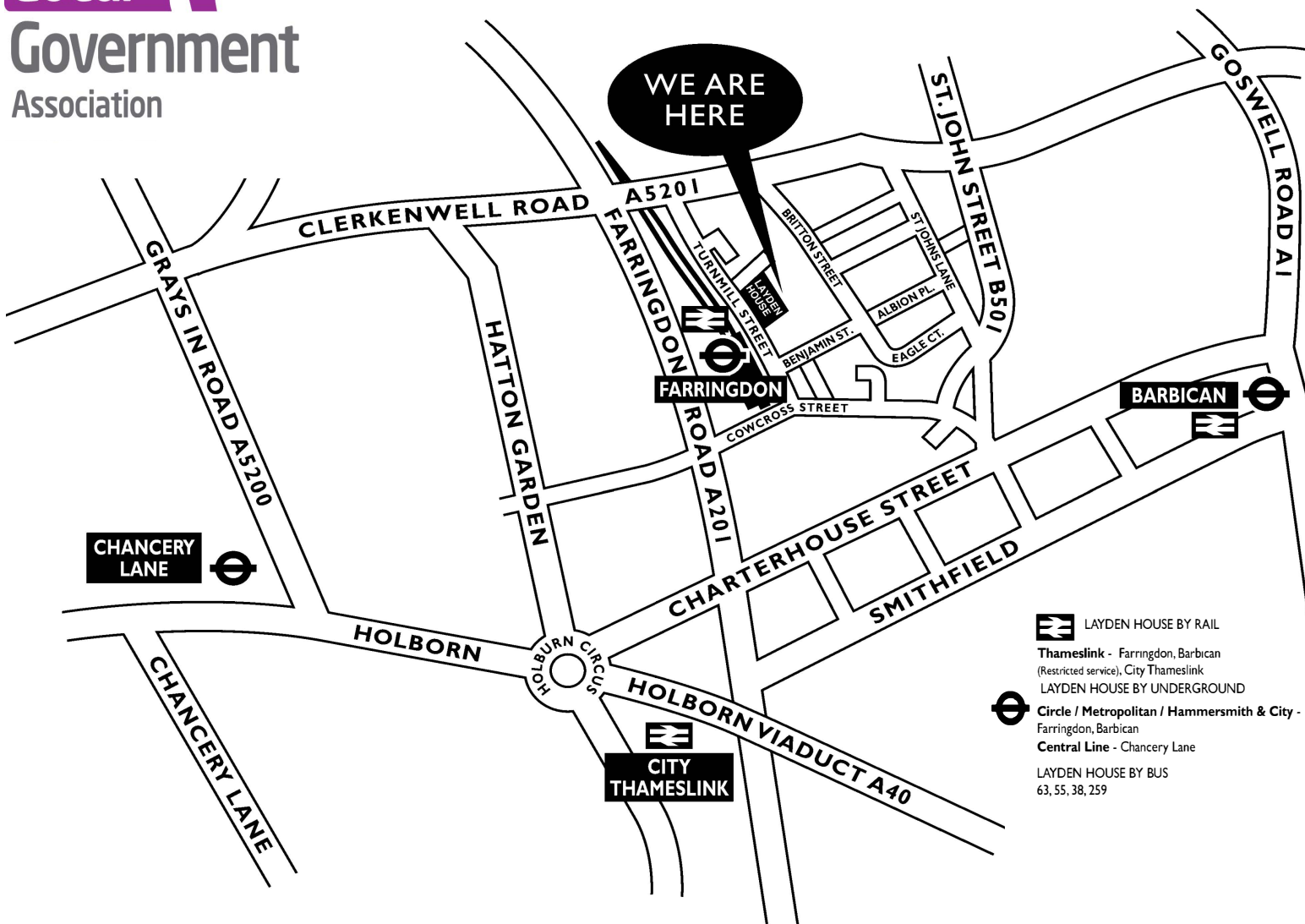
The board **agreed** the minutes of the previous meeting.

**Appendix A -Attendance**

Position/Role	Councillor	Authority
Chairman	Cllr Martin Tett	Buckinghamshire County Council
Vice-Chairman	Cllr Judith Blake	Leeds City Council
Deputy-chairman	Cllr Julian German	Cornwall Council
	Cllr Keith House	Eastleigh Borough Council
Members	Cllr Jason Ablewhite	Huntingdonshire District Council
	Cllr Simon Cooke	Bradford Metropolitan District Council
	Cllr Steve Count	Cambridgeshire County Council
	Cllr Stephen Parnaby	East Riding of Yorkshire Council
	OBE	
	Cllr Catherine Rankin	Tunbridge Wells Borough Council
	Cllr Tony Newman	Croydon Council
	Cllr Ed Turner	Oxford City Council
	Cllr Alyson Barnes	Rossendale Borough Council
	Cllr Gillian Campbell	Blackpool Council
	Cllr Adele Morris	Southwark Council
Apologies	Cllr David Westley	West Lancashire Borough Council
	Cllr Simon Greaves	Bassetlaw District Council
	Mayor Marvin Rees	Bristol City Council
	Cllr Hugh Evans OBE	Denbighshire County Council
In Attendance	Patricia Hayes	Director General for Roads, Devolution and Motoring, DfT
	Rachel Campbell	Senior Policy & Head of Regional Programme, BPF
	Will Colthorpe	Chair of the Development Committee, BPF
	Pete Gladwell	Head of Public Sector Partnerships, L&G
	Cllr Nigel Collor	Dover District Council
	Cllr Nick Kenton	Dover District Council
	Roger Walton	Director of Environment and Corporate Assets at Dover DC and Head of Environmental Services at Shepway DC







### Layden House

76-86 Turnmill Street,  
London  
EC1M 5LG

Tel: 020 7664 3000 Fax: 020 7664 3030

*\*The Local Government Association will be based at Layden House whilst refurbishment takes place at their offices in Smith Square.*

### Public Transport

Layden House is served well by public transport. The nearest mainline station is **Farringdon** (Circle, Hammersmith & City and Metropolitan Lines. It also has Overground lines)

### Bus routes - Farringdon Station

63 - Kings Cross - Crystal Palace Parade (**Stop A/B**)  
55 - Oxford Circus - High Road Leyton (**Stop E/K**)  
243 - Redvers Road - Waterloo Bridge (**Stop E/K**)

### Cycling Facilities

The nearest Santander Cycle Hire racks are on Theobold's Road.  
For more information please go to [www.tfl.gov.uk](http://www.tfl.gov.uk)

### Car Parks

Smithfield Car Park - EC1A 9DY  
NCP Car Park London Saffron Hill - EC1N 8XA