



City of Westminster

Council Agenda

Title: **Council Meeting**

Meeting Date: **Wednesday 20th January, 2016**

Time: **7.00 pm**

Venue: **Porchester Hall, Porchester Road, Bayswater, London W2 5DU**

Members: **All Councillors are hereby summoned to attend the Meeting for the transaction of the business set out.**



Admission to the public gallery is available from 6.30pm.

Please telephone if you are attending the meeting in a wheelchair or have difficulty walking up steps. There is wheelchair access by a side entrance.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Mick Steward, Head of Committee and Governance Services.

**Email: msteward@westminster.gov.uk Tel: 020 7641 3134
Corporate Website: www.westminster.gov.uk**

1. APPOINTMENT OF RELIEF CHAIRMAN

To appoint a relief Chairman.

2. MINUTES

To sign the Minutes of the Meeting of the Council meeting held on 11 November 2015.

3. LORD MAYOR'S COMMUNICATIONS

- (a) The Lord Mayor to report that on Monday 16th November she attended a Service of Thanksgiving for the Life and Work of Councillor Audrey Lewis at St Margaret's Church, Westminster Abbey, along with Councillors, Honorary Alderman, Council Staff and members of the local community.
- (b) The Lord Mayor to report that on Tuesday 17th November she departed for a Civic Visit to Oslo for the annual cutting down ceremony of the Oslo Christmas Tree to London.
- (c) The Lord Mayor to report that on Thursday 19th November she attended, as guest of honour, the Westminster Property Association Annual Luncheon at Grosvenor House; Magna Carta 800 Citizenship Ceremony at the House of Lords and the Annual Marylebone Civic Service at St Marylebone Parish Church.
- (d) The Lord Mayor to report that on Thursday 26th November she attended the Unveiling Ceremony of the 'Angela Hooper Place' memorial plaque on Victoria Street.
- (e) The Lord Mayor to report that on Friday 27th November she attended the ActiveWestminster Annual Awards Ceremony at Lord's Cricket Ground.
- (f) The Lord Mayor to report that on Sunday 29th November she hosted the City of Westminster Tea Dance for Older Residents in Westminster at Grosvenor House.
- (g) The Lord Mayor to report that on Thursday 3rd December she hosted a reception, in the presence of Her Highness Princess Astrid of Norway and the Mayor of Oslo, prior to the official Lighting-Up Ceremony of the Oslo Christmas Tree in Trafalgar Square.

(Pages 1 - 6)

- (h) The Lord Mayor to report that on Tuesday 8th December she attended HM The Queen's Evening Reception for the Diplomatic Corps at Buckingham Palace.
- (i) The Lord Mayor to report that during December she attended a number of Ward and Community based festive lights switch-on ceremonies.
- (j) The Lord Mayor to report that on Friday 1st January she attended the New Year's Day Parade.
- (k) The Lord Mayor to report that visits by Year 6 primary school pupils to City Hall will resume on Tuesday 12th January.
- (l) The Lord Mayor to report that on Tuesday 12th January she hosted a Reception at City Hall for the Volunteers who work in Westminster's Libraries and the Archives Centre.
- (m) The Lord Mayor to report that on Thursday 14th January she attended the London Government Dinner at Mansion House.

4. DECLARATIONS OF INTEREST

5. PETITIONS AND DEPUTATIONS, IF ANY

6. QUESTIONS

Standing Order 9 limits the questions to matters relevant to the general work or procedure of the Council.

A list setting out the order of questions is attached.

7. COUNCILLOR ISSUES

- (a) Councillor Richard Holloway – Changing Communities – Looking Ahead to a future Westminster.
- (b) Councillor Patricia McAllister – Children's Services

8. STATEMENT ON URGENT MATTERS

With the approval of the Chairman of the meeting, the Leader of the Council may make a statement on an urgent matter and the Leader of the Opposition will have an equivalent right of reply.

(Pages 7 - 8)

9. FUTURE POLICY PLAN

(Pages 9 - 14)

To consider item chosen for debate from the attached Future Policy Plan.

10. CABINET MEMBER/COMMITTEE REPORT

(Pages 15 - 18)

To receive, consider and debate, if chosen, the following reports which contain a recommendation to the Council for decision:

Cabinet/Cabinet Member Report	Date of Meeting or Decision	
Cabinet (Council Tax Base/Treasury Management)	14 December 2015	Attached

11. NOTICE OF MOTION

To be moved by Councillor Adam Hug and seconded by Councillor Vincenzo Rampulla:

“The council notes that as of December 2014 the number of families in temporary accommodation was 2390, by December 2015 this number had risen to 2450. In March 2014 the number of homelessness acceptances was 705 and in March 2015 the figure remained at a high level with 617 acceptances.

In 2016 decisions will be made about the future of a number of major development sites in Westminster. These include the major private developments at West End Green on Edgware Road and the so called ‘Paddington Shard’ at 31 London Street, alongside significant new council schemes such as the Phase 2 of the Church Street Regeneration.

As stated in the Draft Westminster Housing Strategy “Very few developments are started by affordable housing providers in Westminster, as they cannot compete with the private sector for development sites. The bulk of new affordable housing is delivered as a result of private developments, through agreements linked to their planning consent. We have a target in our planning policy that aims to exceed 30% of all new housing developed in the city to

be affordable housing". Large scale developments and developments on council land provide the greatest opportunities to deliver significant numbers of new social and genuinely affordable homes in Westminster, therefore West End Green, the Paddington Shard and Church Street Phase 2 are central to the Council's efforts in this area.

The council notes the proposed Dudley House development at Paddington Green. It welcomes the principle of the proposed addition of 197 'affordable homes' as part of the development, although noting that earlier options for the site could have achieved a higher number of new affordable homes. However given the proposals are currently for intermediate rent only, it seeks firm assurances that all new units will be affordable to households earning under £40,000 per year and requests that the proposals include new social housing units.

The council notes that this 30% affordable planning target is lower than many other inner London boroughs and yet Westminster has consistently failed to meet this target. It also notes that Cabinet Members often cite a 'lack of land' as being behind Westminster's failure to provide enough affordable housing. However it further notes that, given such a planning target is a proportion of the total new homes built on land in Westminster, the failure to enforce this currently modest target is at the root of the Council's comparatively weak performance in affordable house building.

The council believes it is clear that there needs to be a major increase in the number of new genuinely affordable and social housing units to deal with the persistent and critical problem of the lack of housing for families on low and middle incomes. Some of this need was identified in the Council's Draft Housing Strategy and direction of travel paper but that proposals to fully meet this need have not been provided.

Furthermore the council believes that officers and Cabinet Members must ensure that each developer is made aware of the Council's determination to deal with our serious housing problem and that the developers will be expected to play their part in serving this need by ensuring that at minimum their proposed schemes are compliant with the council's planning target for affordable housing. This is of particular relevance to the major schemes listed above.

The council resolves to comply with its planning target for affordable housing, reporting annually on progress to council members, setting out in detail the reasons for any failure. It also resolves that compliance with the annual affordable housing targets should form a major component of the Key Performance Indicators (KPIs) used to monitor and remunerate senior staff in the planning and housing teams. The council further resolves to review the current 30% level at which the planning target is set, with a view to moving to an increased target in line with other inner London boroughs.

The council resolves to follow the lead of boroughs including the Royal Borough of Greenwich, Islington and Southwark to develop proposals that would require developers to open their viability assessments to the public before applications are decided upon if they claim they cannot meet the affordable house building requirements set out in council planning policy.

**Westminster City Hall
64 Victoria Street
London SW1
8 January 2016**

Chief Executive