

## **LONDON LABOUR HOUSING GROUP MANIFESTO FOR 2018 BOROUGH ELECTIONS**

The London housing crisis has grown worse as a result of a series of inappropriate policies being pursued by successive governments and by decades of under-investment. Both Labour Councils and the Labour Mayor are constrained in the action they can take to improve the situation by the policies of central Government.

### **London Labour is therefore campaigning for changes in national policy, including:**

The repeal of the majority of the provisions in the 2016 Housing and Planning Act;  
The end of the mandatory council house sales;  
The removal of borrowing controls on local authorities;  
The reinstatement of a national programme of grant to provide social rented homes at lower rents and with security of tenure;  
New powers for councils to acquire land for housing development;  
Changes in planning rules to allow councils to insist that all new development provides appropriate proportions of social rented homes and other sub-market homes;  
Increased regulation of the private rented sector;  
Improved regulation of standards of construction, fire safety and management of all rented homes, whether owned by councils, housing associations or private landlords;  
Increased powers for local authorities to raise local revenue;  
Dropping of the Government's plans to withdraw all central government revenue support to local authorities by 2020;  
Government grant to ensure that existing council dwellings assessed as fire risks to be made safe, so that the costs do not fall on tenants or local residents as a whole.

### **Labour boroughs will commit themselves to:**

Focusing available resources on maintaining existing council homes and providing new homes at low rents and with security of tenure;  
Using local authority and publicly owned land to provide new homes at low rents and with security of tenure;  
Resisting any further loss of existing socially rented homes, whether owned by the local authority or by housing associations;  
Using planning powers to ensure all new housing developments includes appropriate proportions of socially rented homes and other forms of sub-market housing;  
Ensuring all new residential developments meet the required standards;  
Only propose redevelopment which at least replaces all existing rented and sub-market homes on a like for like basis;  
Ensuring full resident consultation in any proposals to improve or redevelop estates, with any proposals to be subject to a ballot of residents;  
Supporting new mutual housing initiatives including coops, community land trusts and co-ownership schemes;  
Ensure that temporary accommodation for homeless households is appropriate to the needs of the specific household and is of an acceptable standard;  
Ensuring bad private landlords can no longer operate;  
Provide support to tenants associations in council, housing association and private sectors.