

Britain hasn't been building enough homes for decades. What specific measures will you take to increase house building?

I was proud to stand for election on Labour's 2019 manifesto which committed to a housebuilding programme of more than one million new homes within a decade. And with a target to build 150,000 council and social homes annually.

As Deputy Leader, I am committed to retaining and building on the socialist platform outlined in our manifestos and ensuring a radical vision for the future of our country.

How would you reform the private rented sector to make it more stable and affordable for tenants? Do you support: a. a national register of landlords; b. some form of rent control?

I know from my own constituency that much more needs to be done in the private rented sector, yes on affordability and stability, but also on the quality of available housing.

I am committed to the national rollout of landlord licencing with new minimum standards on the quality of accommodation. My own local authority, Brent Council, has launched a mandatory licencing scheme for Houses of Multiple Occupation (HMOs) which has been hugely successful.

This mandatory licencing scheme has enabled us to fine landlords who maintain shoddy accommodations and also weed out rogue landlords altogether.

I am in support of introducing rent controls; local authorities are spending vast sums of money on often unsuitable emergency and temporary accommodation. Introducing rent controls on a national scale will help to make rents more affordable both for local authorities as providers of housing and for renters alike.

We must also take steps to tackle stability in the sector. I regularly meet with constituents at my advice surgery who are kept in a never-ending cycle of instability as they move between short-term temporary accommodation. I fully support changing the law to compel landlords to offer open-ended tenancies to ensure renters have far greater security of tenure.

Do you support Labour's 2019 manifesto commitment that we should aim to build 100,000 homes a year for social rent?

I absolutely support Labour's ambitious manifesto commitments on house building. As Deputy Leader, I will stand by these and ensure we retain our ambitious programme for Government.

The Greater London Authority and G15 group of housing associations estimate that London needs £4.9bn of funding for affordable house building every year between 2022 and 2032 in order to meet our housing need. Would you commit to fund this?

I welcome the report done by the Greater London Authority and believe far more needs to be done in funding affordable house building in London and beyond. As Deputy Leader I am committed to working closely with the Mayor of London, Sadiq Khan, to do all that we can to pressure the Conservative government into releasing these much-needed funds into the capital.

Do you agree that estate regeneration schemes should involve no net reduction in supply of social rented homes, and that estate residents should be balloted when their homes face demolition?

Yes, I agree that estate regeneration and redevelopment schemes should involve no net reduction in the available supply of socially rented homes and those affected should be offered like-for-like replacement. It is vital that people impacted have a direct say as to the future of their community.

Do you support Labour's manifesto pledge to end the Right to Buy? If not, what reforms would you make to it?

Yes. I stand by Labour's transformative 2019 manifesto and its commitment to stop the haemorrhage of low-cost homes by ending the Right to Buy.

Do you agree that affordable housing definition should be based on households not spending more than 30% of net income on housing costs?

I agree that too often 'affordable homes' are genuinely not affordable with rents set as high as 80% of the market rate. I welcome Labour's 2019 manifesto commitment to scrap the Tories definition of what is 'affordable' and replace it with one that is linked to local incomes to ensure real affordability.

Would you relax restrictions on building on the Green Belt?

No, I believe that we must protect the Green Belt and preserve our countryside. We must make brownfield sites the priority for housing and legislate so land can be acquired at a cheaper rate when purchased exclusively for the development of low-cost housing.

Would you reverse permitted development rights allowing offices, shops, and other employment spaces in dense urban areas to change asset class and be converted into flats without planning permission?

I understand that extending permitted development to allow buildings to extend upwards without planning permission has been talked about for some time. I do however have some reservations about this when it comes to building standards and regulations. I believe local authorities have an important role to play in ensuring and enforcing good practice in development. I also believe it important that neighbours and others have the opportunity to feedback on local development as part of the planning process.

How would you secure more affordable housing contributions from private developers through the planning system? How would you change the current approach to viability?

I fully support the use of planning obligations through Section 106 of the Town & Country Planning Act 1990 which is a mechanism via which local authorities can secure financial contributions they can use towards infrastructure development under the Community Infrastructure Levy (CIL). I would encourage all local authorities to fully utilise the tools available to them in order to secure more affordable housing.

Would you support devolution to the Greater London Authority and city regions of control over: a. private rented sector regulation; b. Housing Association regulation; c. Right to Buy?
I believe that what we need is Labour in government to reform the housing system in this country to ensure we tackle the housing crisis, improve rights and standards in the private rented sector and more. In doing this we will ensure that everyone in every area benefits, not just London and cities.

The Greater London Authority estimates that £574m is needed over the next five years to end rough sleeping in London. Would you commit to fund this?

I am committed to ending rough sleeping in London and am incredibly concerned that last year there was a massive 50% increase on the previous year in the number of people sleeping rough.

I will work closely with our Mayor of London, Sadiq Khan, to pressure the Government to giving London the funding it needs to end this crisis.

Will you commit to restoring the previous Labour Government's homelessness safety net for priority groups and to improving support for single homeless people?

It is a national disgrace that under the Tories the safety net in the UK has been all but removed. Even the United Nations has called poverty in the UK "systematic" and said the safety net has been "deliberately removed and replaced with a harsh and uncaring ethos".

I am absolutely committed to reversing the damage done by the Tories and restoring the last Labour Government's homelessness safety net.

We absolutely need to do more to support single homeless people. I know from my own constituency casework that too often they are not deemed as a priority for housing. They are generally always referred onwards to the private rented sector and not eligible for social housing.

I fully support Labour's manifesto commitment to ending homelessness within five years of forming a Labour government and as Deputy Leader will ensure we retain this ambitious vision.