

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

The Government say they want to build 300,000 homes a year, but the inconvenient truth for the Tories is the last time we did this in England was in the 1960s with Harold Wilson's Labour Government, when councils built almost half of those homes. Council housebuilding has been the missing piece of the puzzle on housing for 40 years, and the single most important thing the next Labour Government can do is get councils building at scale again.

2. 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?

Rented housing should be a home, but as things stand renters don't have the basic rights they deserve. We need renting to be more secure, affordable and with better standards, so I support a register of landlords and controls on rents.

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

Yes, I think this is the right level of ambition and vital for ensuring we build the mix of homes the country needs.

4. 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 support giving London the funding it needs to build new council and social housing, so that our capital can continue to be a home for people of all incomes and backgrounds. I'd also like to take steps to bear down on the cost of housing, including legislating to make it easier and cheaper for councils and development corporations to buy land for development, and to do more with surplus Government-owned land in the capital.

5. 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.

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

Yes. We can't go on losing many more council homes than we're building, so I support ending the Tories' Right to Buy to get the big increase in council housing that the country needs.

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

This is a good rule of thumb: affordability has to be linked to incomes and not an unaffordable private market, as the Tories have done. That's why homes for social rent are so important - an existing definition linked to incomes which should be at the heart of our housing programme.

8. Would you relax restrictions on building on the Green Belt?

The priority for new building should be brownfield sites, but I support communities having flexibility on the Green Belt where there's a clear need and local support for adjusting current Green Belt boundaries.

9. 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?

The Tories' extension of 'permitted development' rights is a free-for-all which lets unscrupulous property developers to profit and deprives areas of employment spaces: it's got to stop.

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

For a start, we need to remove loopholes like the extension of permitted development rights which let developers dodge their obligation to build low-cost homes. We've also got to level the playing field with a more transparent process and greater capacity for councils to drive a hard bargain for their communities. But we also need to be honest that we're not going to fund the social housing our communities need simply from developer contributions, so there's got to be more funding from Government too.

11. 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?

We need to look at greater devolution across the board and there is a strong case for devolution on housing given housing markets differ so much across the country. I'd want to look at the scope for devolution on all these areas and others too, such

as more freedom on grant funding to enable London and the city regions to build more homes for social rent, alongside other genuinely affordable homes.

12. 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?

The national shame of rough sleeping is a direct result of Tory decisions, including deep cuts to homelessness services and support. There's no doubt that extra investment is needed, and I'll back London to get the funding it needs to tackle this Tory-made crisis.

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

The big fall in homelessness was one of the proudest achievements of the last Labour Government. It must be a priority of the next Labour Government to fix the holes in the safety net created by the Tories since 2010, but also to radically improve the support for those who are homeless or at risk of homelessness, including proper funding for council and charity services, better rights for renters and investment in schemes like housing first.