

WHAT ARE THE ISSUES?

Homelessness and temporary accommodation crisis; hidden homelessness e.g. dozens in one bedroom, garden shed, and so on

Backlog/shortage/ loss of housing affordable to Londoners and insufficient pipeline

Right to Buy has resulted in massive loss of social housing, esp family-sized accommodation

Estate regeneration is destroying communities and amenity of tenants

Wasted and lost public land: major sites across London sold to developers not used for public housing.

Private rents far too high for a sustainable city. Severe lack of control to control conditions, evictions

Empty homes: market housing being used not for residential use, but for (overseas) investment

Permitted Development Rights (office to residential) producing poor quality accommodation

Affordable housing delivery model has failed: focus on viability, yet land values unconstrained - developers pay too much then 'can't afford' social goods

Housebuilding model has failed : relies on an imperfect market + housebuilder's cartel; Predicated on property values forever rising.

The home ownership model has collapsed: low-wage/precarious economy + student debt + declining wages = mortgage out of reach => exacerbating social divide.

Housing associations - Lack of accountability, transparency and control of them

Governance : Local govt not fit for purpose of scrutiny, accountability, transparency.

WHAT ARE WE PROPOSING?

A new financial model: massive public-housebuilding programme in co-production with communities

Public land should be reserved for public housing (including community forms of housing): land would be free via community asset transfer or long lease. Applies to all public bodies

New definitions: 'Public Housing' or 'Not-for-profit rented homes' - would include community-led housing, as well as social rented housing for which rents are ring-fenced to cover running costs

Right To Buy abolished and/or discount reduced to zero

Presumption against Estate redevelopment schemes unless co-produced with tenants, ensuring social, health and well-being of existing residents and demonstrable significant benefits

Tenancy reform for private tenants re eviction and to address affordability crisis re rent control

Prioritise retrofitting, upgrading: train architects, engineers, developers, local authorities, planners

End / de-prioritise viability testing and abolish 'hope value' in valuation (including for CPOs)

Requisition of empty homes & commercial properties. Empty Dwellings Orders. Council Tax incentives.

Buy-back schemes - councils buying back social housing lost through RTB

SHLAA and SHMA (Strategic Housing Land Availability Assessment and Strategic Housing Market Assessment) - projections of need and of available sites: community participation in methodology and the search for sites

Reintroduce density matrix: with much more sophisticated methodology

Challenging NIMBYs and YIMBYs. There is no simple solution given where we are now.