

Southwark Housing Strategy 2020 – Consultation draft – Summary - Large font

Moving towards genuinely secure, affordable, high quality homes for all

Welcome to our Housing Strategy 2020 summary (large font). This document briefly sets out how we will respond to the four fundamental issues in Southwark; affordability; quality; security and encouraging pride and responsibility. The full draft strategy is available at <https://www.southwark.gov.uk/housing/housing-strategy>

Principle 1. Increasing the supply of quality new homes that people can genuinely afford

Our commitments under this principle:

- Continuing to deliver 11,000 new council homes at social rents by 2043
- Maximising the supply of other forms of social rent and intermediate homes (including London Living Rent and shared ownership homes)
- Ensuring all new homes are of a high quality, including a mix of different types and sizes which respond to people's changing needs over time.
- Ensuring a supply of homes to meet specific needs including homes for people with disabilities and older people
- Increasing supply through making better use of existing properties

Key actions include to:

- Continue to build 11,000 council homes at social rent by 2043, of which 2,500 will be 'delivered or onsite' by 2022
- Identify new sites for council homes including: Infill development, hidden homes, building on top, land re-designation; resident-led estate regeneration and intensification, and freeing up land working with landowners and buying up stalled sites
- Build additional council intermediate housing
- For estate redevelopments, to increase the number of council homes, and a right to return
- Guarantee developments on council housing land have at least 50% council rented homes
- Ensure residents benefit from any new council housing through the Council's Great Estates Programme
- Introduce ballots on any new estate regeneration.
- Establish a Southwark Construction Company
- Work through effective partnerships where this can deliver additional homes and lever in additional investment.
- A target of over 23,550 net new homes between 2019/20 and 2028/29, of which at least 35% would be affordable homes. Our strategic target is 50% affordable housing to be achieved through building council homes and ensuring a higher provision of affordable housing through grant funding.
- Maximise the supply of social rent and intermediate homes completed on privately led developments (S106)
- Unlock new homes through regeneration at Old Kent Road, Canada Water, Aylesbury, Peckham and Nunhead
- Introduce an intermediate rent housing list to prioritise key workers and other set priority groups.
- Ensure new homes on major developments are zero carbon
- Reduce the number of vacant homes in all tenures
- Providing incentives to encourage under occupiers to downsize

Principle 2. Demanding the highest standards of quality of homes

Our commitments under this principle:

- Investing in our council homes to make them fully fit for the twenty-first century.
- Delivering the Great Estates Programme
- Improving quality standards in the housing association sector
- Improving quality standards in the private rented sector

Key actions include to:

- Deliver the Housing Investment Programme
- Develop and deliver the Heat Networks strategy
- Provide a quality kitchen and bathroom for council homes
- Implement a repairs improvement plan
- Enhance value for money in repairs and major works, and a range of repayment options for leaseholders
- Deliver the Great Estates Programme to ensure our estates are clean safe and cared for, including new Estate Improvement Plans and guarantee and commitments
- Continue our improvements to gypsy and travellers sites
- Undertake regular Fire Risk Assessments and ensure any resulting actions are completed or programmed.
- Continue to publish fire risk assessments for blocks 7 storeys and above online with others available on request.
- Quickly implement any of the recommendations that result from the tragic Grenfell Tower fire enquiry
- Maximise use of our private sector licensing schemes to improve conditions and management standards
- Ensure all HMO's comply with improved HMO standards
- Introduce new five year selective and additional licensing scheme to start in 2021
- Work with campaign groups and households in temporary accommodation to form a Renters Union
- A zero tolerance approach to landlords where the health and safety of residents are put at serious risk and cracking down on rogue landlords and lettings agencies.
- Work in partnership with landlords, providing a range of advice, support and incentives for good landlords.

Principle 3. Ensuring housing provides security and support to meet housing needs and to help improve the health, wellbeing and economic resilience of residents.

Our commitments under this principle:

- Increasing security of tenure for residents in the borough
- Connecting residents to the services and support they need across health, education, training, employment and financial advice
- Supporting residents with specific needs to live as independently as possible for as long as possible in their own communities
- Preventing homelessness wherever possible, with a focus on finding long term sustainable housing solutions, and minimising use of temporary accommodation
- Working in partnership locally and across London to bring an end to rough sleeping in Southwark

Key actions include to:

- Continue to offer and encourage secure lifetime tenancies
- Lobby with the Mayor of London to reform private sector tenancies, including an end to no fault evictions
- Provide targeted housing management and support to those people with particular needs and requirements to ensure they can live as independently as possible
- Co-locate, and provide online, advice services for quick and easy access to financial advice, debt counselling and support.
- Coordinate an approach to fuel poverty
- Support residents into jobs and apprenticeships
- Improve access to disabled facilities grants and funding opportunities
- Deliver a handypersons and adaptations service
- Deliver additional extra/flexi care housing
- Improvements and service upgrades to sheltered housing
- Provide alternatives to residential care for adults and young people with learning disabilities, physical disabilities and mental health issues so they can live independently
- Improve the Supported Housing Hostels service to improve the life chances of vulnerable tenants.
- Improve coordination with partners to prevent homelessness through the 2018-22 Homelessness Strategy Action Plan
- Minimise use of temporary accommodation and keeping families out of bed and breakfast style accommodation
- Provide tenancy sustainment support services
- Work with schools and colleges to engage children and young people around housing and homelessness
- Work with voluntary agencies via the Homelessness Forum
- Work with housing associations to minimise evictions
- Ensure that victims of domestic abuse and their children can remain safe in their homes
- Jointly commission schemes for young people at risk of homelessness, on the edge of care and leaving care.
- Ensure that no one new to the streets sleeps rough for a second night, no one lives on the streets of Southwark and rough sleeping is minimised
- Increase the number of people assisted via the 'Routes Home' service" to support non-UK nationals that sleep rough.

Principle 4. Empowering residents and communities to have pride and responsibility in the running of their homes and neighbourhoods

Our commitments under this principle:

- Enabling council tenants and homeowners to take greater control over their local housing services
- Working with local housing associations to promote resident involvement and a more consistent Southwark wide service standard
- Providing advice and assistance to tenants on their respective rights and responsibilities.
- Working in partnership with local residents to tackle crime and anti-social behaviour where it blights neighbourhoods and people's lives.

Key actions include to:

- Work with tenants, residents and homeowner groups to find new ways to engage so that more people can have their say
- Implement the 'Empowering the Communities' programme
- Encourage development of TMOs on our estates by providing residents with the dedicated support that they need
- Implement the Great Estates Guarantee so that every estate is clean, safe and cared for, and residents have the tools to improve their estate.
- Support the creation of community led sustainable energy projects on estates to help residents reduce their energy bills
- Continue the use of Southwark Homeowner service to provide a channel for leaseholders (and freeholders) to make independent representations to the council
- Develop and deliver a cross departmental homeowners improvement plan
- Provide better on-line service/ 24 hour access to services and service information (especially repairs service)
- Improve high speed internet access across the borough,
- Provide high quality advice to private tenants (and landlords)
- Provide dedicated housing advice to private tenants threatened with illegal eviction.
- Work together to tackle anti-social and criminal behaviour.
- Work with communities to find local solutions that help young people stay away from knives
- Take enforcement action against perpetrators of domestic abuse wherever this is possible, and ensuring that those that commit abuse do not receive any priority for rehousing.
- Develop a Violence Against Women and Girls Strategy
- Having zero-tolerance of hate crime.
- Tackling extremism, support people at risk and work with our communities to prevent radicalisation
- Using all available powers under the ASB Crime and Policing Act to deal with perpetrators of anti social behaviour
- Bring communities together to solve problems collectively
- Work to design out crime from new developments
- Support tenants to be a good neighbour by providing a pre-tenancy course on how to abide by their tenancy agreement