

The differences between the Southwark Housing Strategy agreed in 2015 and the proposed Southwark Housing Strategy 2020

Background

Southwark Council is currently in the process of updating the Southwark Housing Strategy to 2043 that was agreed in 2015. The Housing Strategy 2020 is an update and continues the broad direction set in the 2015 strategy, as this was designed to be a long term strategy.

We have slightly revised the wording of the principles and reworded and restructured some of the commitments to make the document shorter and easier to read. To be as transparent as possible, this document details all the changes at the principle and commitment level to demonstrate that this is broadly the same overarching housing strategy. We are trying to strike a balance between providing enough information to allow an informed response without expecting consultees to have to read both the new and old strategy, so we are providing this document online for those who want further information about the changes between the two documents.

The Southwark Housing Strategy 2020 also updates the actions within these commitments, to sharpen these and bring them up to date. It also includes some new actions which have already been agreed from documents like the New Southwark Plan and the Council Plan 2018 to 22. We have not listed the changed actions in this report as this would make this document very long. But the previous housing strategy is available at www.southwark.gov.uk/housing/housing-strategy if anybody wants to directly compare these actions.

Consultation

We are conducting some consultation on the Southwark Housing Strategy 2020. This is deliberately not as extensive as if we were starting from a blank canvass, as we are still committed to continuing the broad direction set in 2015. So we are focusing our engagement around approving the revised wording of the principles and commitments and providing an opportunity to say what might be missing from the strategy.

We held an event in June 2019 with a range of our stakeholders (internal and external) where we discussed and agreed this approach to updating the strategy. The feedback from this event informed the current draft housing strategy 2020 and we are now widening this engagement to include our key resident engagement structures.

Changes to the principles and commitments between the 2015 and 2020 versions of the housing strategy

New housing strategy	Previous Housing Strategy	Reason for change
Single introductory foreword by Cabinet Member	Foreword, Introduction and summary of four principles	To reduce duplication for the reader
Principle 1. Increasing the supply of quality new homes that people can genuinely afford	Principle 1. We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark	To focus the principle around delivery of genuinely affordable housing, but we will still be using all tools at our disposal to increase the supply of all kinds of

		homes in Southwark.
<p>Commitment - Continuing to deliver 11,000 new council homes at social rents by 2043</p> <p>We have expanded this section to give more information about our approaches to delivering new homes and added a new interim delivery target from the New Council Plan.</p>	<p>Building 11,000 new council homes for social rent and hundreds more to be available on a shared ownership basis</p>	<p>To simplify wording and to reflect that some of these had already been delivered. The intermediate part is still reflected in the generic actions under this commitment.</p>
<p>Commitment - Maximising the supply of other forms of social rent and intermediate homes (including London Living Rent and shared ownership homes)</p>	<p>Creating a New Southwark Plan and getting the most from regeneration opportunities to encourage and support housing growth</p> <p>Ensuring a supply of new homes which are affordable to people on a range of incomes, through our major regeneration schemes in Elephant and Castle, Aylesbury Estate and beyond</p>	<p>To combine and simplify the commitments. In summary, this commitment was previously about increasing the overall supply of homes. This has been refocussed on the delivery of social rent and intermediate but still includes targets for increasing overall supply. It includes our housing targets from our regeneration schemes. We also inserted in some of the content from the former commitment around ensuring a supply of new homes which are affordable to people on a range of incomes.</p>
<p>Commitment - 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.</p>	<p>Creating a New Southwark Plan and getting the most from regeneration opportunities to encourage and support housing growth</p> <p>Delivering a mix of homes, of different types and sizes, which are accessible and respond to people's changing needs over time, through direct provision and in partnership with housing associations.</p> <p>From the previous Quality Principle - Using our powers as the local planning authority to ensure that all new homes regardless of ownership, are built to the highest standards of quality</p>	<p>To combine and simplify the commitments. We moved some of the actions about the quality of new homes and neighbourhoods from the previous New Southwark Plan commitment to this new commitment. We reduced some of the wording in the commitment .</p> <p>We moved and combined the section about the quality of new homes from the quality principle as it was duplicated in both the new supply and quality principles. This was to avoid repetition and a signpost to this section was included in Principle 2.</p>

<p>Commitment - Ensuring a supply of homes to meet specific needs including homes for people with disabilities and older people</p>	<p>Delivering a mix of homes, of different types and sizes, which are accessible and respond to people's changing needs over time, through direct provision and in partnership with housing associations.</p> <p>(Principle 4) Building lifetime homes, delivering extra care housing, exploring other specialist housing options for older people, and adapting properties to enable older residents and people with disabilities to live independently as long as possible in their communities.</p>	<p>We split out this part of commitment in to its own commitment and updated some of the wording in the actions to reflect changes in terminology.</p> <p>We moved the sections about new supply of specialist housing from the previous commitment under principle 4. This was to remove duplication as it sat in both sections. A signpost to the principle is now included in the new principle 3.</p>
<p>Commitment - Increasing supply through making better use of existing properties</p>	<p>New Commitment built from content in the existing strategy</p> <p>(Principle 4) Providing incentives and opportunities for under occupiers in social housing to downsize, releasing larger homes to reduce overcrowding.</p>	<p>There was previously a number of actions which related to bringing properties back in to use in the former Principles 2 and 4. There was also a new action from the New Council Plan 2018 to 22 around void turnaround times. We decided this would be clearer in a new commitment in the Supply section. While they don't actually increase physical supply, they do increase usable supply.</p>
<p>(Removed as a separate commitment but included under other commitments)</p>	<p>Seeking opportunities to work in partnership with the private rented sector to develop good quality, well managed privately owned and rented homes.</p>	<p>Parts of this commitment were included under the commitment to maximising the supply of other forms of social rent and intermediate homes, and other parts were moved to under a new section under Principle 3 under the Commitment "Increasing security of tenure for residents in the borough"</p>
<p>Principle 2. Demanding the highest standards of quality of homes</p>	<p>We will demand the highest standards of quality making Southwark a place where you will not know whether you are visiting homes in private, housing association or council ownership</p>	<p>The principle was shortened, this is not a reflection of a changed approach, it was just too long.</p>

Investing in our council homes to make them fully fit for the twenty-first century.	Delivering the successor to our warm, dry and safe housing investment programme to make all our council homes fully fit for the 21 st century	Reduced wording slightly for simplicity.
Delivering the Great Estates Programme	New commitment	New commitment in the Council Plan 2018-2022
Improving quality standards in the housing association sector	New commitment	This was a bit of gap in the previous housing strategy which was more apparent after breaking this principle down by commitment.
Improving quality standards in the private rented sector (Principle 3) Increasing security of tenure for residents in the borough	Implementing a licensing and accreditation scheme for private landlords to drive up standards and reward good practise in the sector. Encouraging private landlords to offer greater security, certainty and stability for their tenants, especially families with children. Taking tough enforcement action against rogue landlords and lettings agencies.	These three commitments were combined under the first commitment. We just felt this would make it easier to read with clearer sections by tenure. The actions have been updated but are broadly the same. Some of the content was included in a new commitment around security of tenure in Principle 3
Principle 3. Ensuring housing provides security and support to meet housing needs and to help improve the health, wellbeing and economic resilience of residents.	Principle 4. We will help vulnerable individuals and families to meet their housing needs and live as independently as possible.	We wanted to focus this principle around the key value of "Security." We also felt this was previously too focused around vulnerable households, where as a much of the content was really about helping to prevent people becoming vulnerable in the first place. A lot of the content is broadly the same. The order was changed to principle 3 just to reflect the way the introduction lists our 4 key values, affordability, quality, security and pride and responsibility. This change in order does not reflect any change in priority level.
Increasing security of tenure	New commitment, but using	We felt this would fit better

for residents in the borough	bits from (Principle 1.) Seeking opportunities to work in partnership with the private rented sector to develop good quality, well managed privately owned and rented homes) (Principle. 2) Encouraging private landlords to offer greater security, certainty and stability for their tenants, especially for children.	under a new section about trying to increase security of tenure across all tenures, as we believe this is an important factor in improving the health and economic wellbeing of our residents.
Connecting residents to the services and support they need across health, education, training, employment and financial advice	Being more than a landlord by connecting residents to the services and support they need across health, education, training and employment, especially those facing particular barriers and less able to help themselves.	We just cut the wording down a bit to make it easier to read. We have strengthened this section with some new actions.
Supporting residents with specific needs to live as independently as possible for as long as possible in their own communities (Principle 1) Ensuring a supply of homes to meet specific needs including homes for people with disabilities and older people)	Building lifetime homes, delivering extra care housing, exploring other specialist housing options for older people, and adapting properties to enable older residents and people with disabilities to live independently as long as possible in their communities.	We wanted to reduce the length of the wording of this commitment to make it easier to read. We also moved the parts about new supply of specialist accommodation to principle 1 to avoid duplication.
Preventing homelessness wherever possible, with a focus on finding long term sustainable housing solutions, and minimising use of temporary accommodation	Preventing homelessness wherever possible through self-reliant individuals and resilient communities	We added minimising use of temporary accommodation to reflect the new Homelessness Strategy.
Working in partnership locally and across London to bring an end to rough sleeping in Southwark	Working in partnership locally and across London to bring an end to rough sleeping in Southwark	No change
(Moved to Principle 1) Increasing supply through making better use of existing properties	Providing incentives and opportunities for under occupiers to downsize, releasing larger homes to help reduce overcrowding	This content was moved to principle 1 to a section about making better use of the supply as we felt it fitted better under this new commitment. It was previously under principle 4 as downsizing can help provide a more suitable

		home to help with issues around aging, this is still included as an action under “Supporting residents with specific needs to live as independently as possible for as long as possible in their own communities”
Principle 4. Empowering residents and communities to have pride and responsibility in the running of their homes and neighbourhoods	Principle 3. We will support and encourage all residents to take pride and responsibility in their homes and local area	Just slight tweak to wording. The order was changed to principle 4 just to reflect the way the introduction lists our 4 key values, affordability, quality, security and pride and responsibility. This change in order does not reflect any change in priority level.
Enabling council tenants and homeowners to take greater control over their local housing services	Enabling council tenants and homeowners to take greater control over their local housing services, and supporting the development of tenant management organisations	This was shortened to make it easier to read. The reference to tenant management organisations is still included within the actions.
Working with local housing associations to promote resident involvement and a more consistent Southwark wide service standard	Working with local housing associations to promote resident involvement and a more consistent Southwark wide service standard	No change
Providing advice and assistance to tenants on their respective rights and responsibilities.	Providing advice and assistance to private landlords and tenants on their respective rights and responsibilities.	We dropped the reference to landlords as this principle is really about empowering residents, but we do still provide this advice to landlords too.
Working in partnership with local residents to tackle crime and anti-social behaviour where it blights neighbourhoods and people's lives.	Working in partnership with local residents to tackle crime and anti-social behaviour where it blights neighbourhoods and people's lives.	No change