

SOUTHWARK HOUSING STRATEGY TO 2043



OUR VISION

Our vision is to lead the way in providing good quality homes for people on a range of incomes including building 11,000 new council homes, one of the most ambitious council house building programme in the country. We want to empower our residents to take pride and responsibility in their homes and local area. For our part, we will be 'more than a landlord,' helping residents, especially those most vulnerable and at risk, meet their housing needs and lead independent, active, healthy lives in a borough they can be proud to call home.

1 DELIVERING NEW HOMES

Principle 1: We will use every tool at our disposal to increase the supply of all kinds of homes across Southwark.

We are committed to providing and ensuring a mix of high quality homes for those on a range of incomes, which are flexible to people's housing needs as they change over time, while enabling existing communities to have a future in the borough. This includes:

- 11,000 new council homes by 2043, (1,500 of these by 2018) and hundreds more shared ownership properties
- 20,000 net new homes in the next ten years of which 7,000 will be affordable homes, ensuring these are genuinely affordable to our local residents
- Unlocking a number of housing sites in key locations across Southwark such as Canada Water and Old Kent Road
- Working in partnership to develop good quality, well managed privately owned and rented homes.

2 IMPROVING HOUSING QUALITY

Principle 2: 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.

Building on our commitment to make all our council homes warm, dry and safe we will continue to invest to provide quality homes. We will also encourage good landlords while driving out rogue landlords. This will include:

- Providing all council homes with a quality kitchen and bathroom, and other improvement work to make homes fully fit for years to come
- Ensuring all new homes are built to the highest standards of quality and design
- Introducing a private licensing scheme for private landlords in the centre of the borough in 2015, using the Southwark Rental Standard
- Cracking down on landlords who are letting residents down, including taking a zero tolerance approach to landlords where the welfare of tenants is at serious risk.

3 EMPOWERING RESIDENTS

Principle 3: We will support and encourage all residents to take pride and responsibility in their homes and local area.

New relationships, based on pride and responsibility, will enable residents to take greater control over their local housing services, and we will work with local people to address unlawful subletting and antisocial behaviour. This includes:

- Establishing a fund for residents to carry out their own minor repairs and put in place an independent leasehold and freehold management company so people can make independent representations to the council when quality falls short
- Rewarding resident contributions and promoting good neighbourliness through the Housing Heroes programme alongside establishing a strategic Tenant Federation to support tenant involvement and share good practice across all tenures
- Providing a menu of options to help all residents to participate in decisions about the management of their housing.

4 BEING MORE THAN A LANDLORD

Principle 4: We will help vulnerable individuals and families to meet their housing needs and live as independently as possible.

People may need additional support at certain times of their lives. We aim to be more than a good landlord, so that we for example support individuals back into work and help break the cycle of homelessness. This is also an age friendly housing strategy, providing a range of housing choices to enable people to remain in their homes and communities for their whole lives. This includes:

- Enabling older people and people with disabilities to live independently in their communities by building lifetime homes, extra care sheltered housing, exploring other specialist housing options and adapting properties
- Assisting those that want to downsize to a smaller home through schemes such as Smart Move and home swaps
- Providing quick and easy access to quality financial and debt advice, and working with schools to engage young people early to face the realities of finding a home in London
- Providing tenancy sustainment services to support people at risk of losing their homes.