

Housing Policy Paper – Demands on the Labour Party

A comparison of possible demands for SHAC, against equivalent themes in the Labour Party's 'For the Many' manifesto pledges, their Housing Green Paper proposals, and policy position agreed at the Labour Party 2018 Annual Conference.

Top Ten Proposed Demands for SHAC	Labour Party 'For the Many Not the Few' Manifesto Pledges	2018 Labour Party Housing Green Paper Proposals	Labour Party 2018 Annual Conference Resolution
1. Building genuinely affordable homes			
<p>Labour should commit to building and/or acquiring 1,000,000 (one million) green council houses by the end of its 1st Parliament.</p>	<p>(Page 60) Labour will invest to build over a million new homes. By end of next Parliament we will be building at least 100,000 council and housing association homes a year for genuinely affordable rent or sale. We will insulate more homes.... And consult on new standards for building zero carbon homes.</p> <p>(Page 63) We will remove government restrictions that stop councils building homes and begin the biggest council building programme for at least 30years.</p>	<p>(Item 54) A Labour Government will build one million genuinely affordable homes over 10 years, a majority of which will be for social rent.</p> <p>We will build more than 100,000 of these homes a year by the end of our first five-year term in Government and, ahead of the next election, we will conduct a major piece of work on building local authority capacity to assess how we can reach this level of new home building even sooner and enable councils to deliver as many of these homes as possible.</p> <p>We will set a longer-term aim for half of all new homes built to be</p>	<p>Deliver 100,000 social rented homes annually with secure lifetime tenancies, rent and service charge not above 30% of net average incomes for the lowest quartile of households in the relevant housing market area. Other social homes to be built in addition to that number. Remove HRA borrowing cap for Councils.</p> <p>Commit to an energy efficient building programme.</p> <p>Direct Labour Organisations to take on Council new-build projects.</p>

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		genuinely affordable, with councils at the heart of this programme.	Legislate for higher environmental and habitation standards.
2. Action against blacklisting			
No companies who use black-listing agencies or methods shall be employed by councils.	(Page 48) Hold a public enquiry into blacklisting.	No comparator	No comparator
3. Improving accountability			
Future government and council funding to social landlords for new affordable homes will be based on improvements in transparency and management in their organisations.	No comparator	No comparator	No comparator

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4. Fire safety assessments			
Legislation will be passed to ensure that Fire Risk Assessments must be supplied by housing Associations to tenants' residents' associations (TRAs).	No comparator	No comparator	No comparator
5. Sprinkler systems			
All council and housing association high rise flats must be fitted with sprinkler systems.	No comparator	John Healey's intro - Make safe homes for all the very highest priority with sprinklers fitted in high-rise blocks and fire safety the first standard in a new Decent Homes 2 programme	No comparator
6. Housing association evaluation			
An independent government official / department will be set up to assess the	No comparator	No comparator	Better regulation of housing associations as registered

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performance of social landlords in general and specifically in areas such as repairs and maintenance and complaints raised by tenants.			social landlords providing social rents and quality homes and repairs.
7. Housing association transparency			
All housing associations and their sub-contractors will be subject to the Freedom of Information Act.	No comparator	No comparator	No comparator
8. Rent controls			
Rent controls (based on average earnings and/or tax council value of properties) should be introduced in order to reduce (year by year over the first term of parliament) the price of renting to 33% of average UK earnings for all housing association properties and	(Page 63) We will end insecurity for private renters by introducing controls on rent rises, more secure tenancies, landlord licensing and new consumer rights for renters. We will legislate to ban letting agency fees for tenants.	(Item 3.2) Social rented homes: As now, homes for social rent will typically be well below market rent levels and set using an established formula based on local incomes, property values and the size of the property. On	Help private renters with control on rents.

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<p>properties of private landlords valued at less than £1 million.</p>	<p>Labour will make new three year tenancies the norm with inflation caps on rent rises.</p>	<p>an average new let, a social rented home is often around half the rent level of the market equivalent. Homes for social rent will form the core of Labour's affordable housing programme.</p> <p>Living rent homes. Living rent homes which will have rents set at no more than a third of average local household incomes. These homes will be aimed at low-to-middle income working families, key workers and younger people who want a better alternative to renting from a private landlord, or who want help saving for a deposit for a home.</p>	

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9. Long term empty properties			
Councils will be given powers to compulsorily purchase properties that have been empty for 9 months or more and/or charge a 1000% Council tax charge on such properties.	No comparator	No comparator	Introduce taxation to ensure properties are in use and not left empty.
10. Leaseholder rights			
Legislation will be passed to enable Leaseholders to buy the Freehold for their property more easily and at reasonable rates.	<p>(Page 61) We will back those who own their own homes including leaseholders who are currently unprotected from rises in ground rent.</p> <p>A Labour government will give leaseholders security from rip-off ground rents and end the routine use of leasehold houses in new developments.</p>	No comparator	No comparator

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Additional items - Labour Party 'For the Many Not the Few' Manifesto Pledges

- Page 61 - Labour will establish a new Department for Housing to focus on tackling the housing crisis. It will be tasked with improving the number. Standards and affordability of homes.
- Page 61 - We will overhaul the Homes and Communities Agency to be Labour's delivery body.
- Page 61 - We will keep the Land Registry in public hands and make ownership of land more transparent.
- Page 61 - We will guarantee Help to Buy funding until 2027 to give long term certainty to 1st time buyers and the housing industry.
- Page 61 - We will reverse decision to abolish housing benefit for 18 – 21 year olds.
- Page 63 - Labour will scrap the bedroom tax.
- Page 64 - Labour will end rough sleeping within next Parliament, making 4000 additional homes reserved for people with a history of rough sleeping.

Additional items - 2018 Labour Party Housing Green Paper Proposals From John Healey's introduction:

- End any institutional indifference or failure to respect tenants with new rights for affordable housing residents, including tenants on boards, consumer rights standards and a vote on estate regeneration schemes.
- Define anew 'affordable housing' as linked to local income, and scrap the Conservatives' so-called 'affordable rent' homes priced at up to 80% of market rates



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- Stop the sell-off of 50,000 social rented homes a year by suspending the right to buy, ending all conversions to 'affordable rent' and scrapping the Government's plans to force councils to sell the best of their homes
- Back councils and housing associations with new funding, powers and flexibilities to build again at scale
- Transform the planning system with a new duty to deliver affordable homes, an English Sovereign Land Trust to make more land available more cheaply and an end to the 'viability' loophole that lets developers dodge their contribution to more affordable homes.

Additional items - Labour Party 2018 Annual Conference Resolution

- End Right To Buy for Councils and H. A.s
- Better regulate the private rented sector with secure tenancies and property maintenance.
- Overhaul building regulations.
- Ring fence surplus public land for council houses.
- Ballot tenants in regeneration schemes.