

Homes – Our Ten Priorities

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Ambitious for Croydon

Croydon has a housing crisis and Labour will make tackling this a priority.

Housing policy is not just about putting a roof over people's heads.

It is about giving our children the best start in life, by tackling inequality and poverty, and by increasing life chances and improving health.

If we want a town where big business invests and smaller businesses are given the opportunity to start up and grow, then we must provide decent homes, whether to rent or to buy, that are affordable for all.

CROYDON – LONDON'S REGENERATION BOROUGH

At the core of this regeneration is the benefit that can be brought to local people.

A central plank to that regeneration are our homes.

As good quality affordable housing affects so many aspects of our residents lives – and impacts on how residents are able to benefit from the positive changes that Croydon is undergoing.



Homes – Our Ten priorities

We will:

- build more homes for local people
- use planning powers to get the best out of our housing market
- regenerate our council housing estates
- drive up standards for tenants living in private rented homes
- improve safety for vulnerable people living in private housing
- support older and disabled people to live independently for as long as possible and engage homeless people sleeping rough to offer a “hand-up” off the streets
- improve conditions for homeless families placed in temporary accommodation
- ensure people feel safe in the place where they live
- develop strong thriving communities by working with our residents and partners
- set up a holistic service for families facing homelessness – our People Gateway

Highlights

- Increasing the rate of house-building: at least 1,200 homes a year to 2017/18 but reaching for an ambitious 1,900 through the establishment of a **new development company** and **revolving investment fund** to provide the capital, the delivery vehicle and the opportunity to bring in new resources
- Requiring developers to increase their affordable housing contribution to 50% on sites outside of central Croydon from April 2015
- Maintaining all council homes to the decent home standard through an annual £30m investment programme, supplemented with a further £6m a year from 2019 for the regeneration of our estates and neighbourhoods
- Ensuring a wide range of tenures

Highlights

- Meeting the needs of older residents through new provision such as extra care housing and a modern retirement village
- Providing shelter, engagement and support to people sleeping rough
- Tackling anti-social behaviour through partnership working
- Increase the number of homes available for disabled people
- Introducing a new *people gateway* hub offering a holistic assessment, information and support service to people experiencing homelessness, housing need and other advice needs
- Target empty properties right across the borough and bring them back into use