



Councillor Alison Butler

Cabinet Member for Homes, Regeneration & Planning (HRP)

Deputy, Councillor Manju Shahul-Hameed (Housing & Regeneration)

Councillor Paul Scott (Planning)

## Responsibilities

- Brick by Brick
- Building Control
- Capital Delivery (Housing/Public Realm) – T&E\*
- Council Stock - Planned Maintenance & Improvement
- Council Stock – Responsive Repairs
- Development Management
- District Centres - Regeneration & Development – EJ\*
- Gateway Services – Strategic Overview
- Growth zone – JE\*
- Housing Allocations
- Housing Strategy & Commissioning
- HRA
- Metropolitan Centre - Development & Regeneration –EJ\*
- Place Plans
- Private Sector Housing Standards & Enforcement
- Spatial Planning
- Temporary Accommodation
- Tenancy & Caretaking Services
- The Local Plan

## Policy Developments

- The Housing and Planning Act 2016 contains provisions on new homes (including starter homes), landlords and property agents, abandoned premises, social housing (including extending the Right to Buy to housing association tenants; sale of local authority assets; 'pay-to-stay'; secure tenancies), planning, compulsory purchase, and public land (duty to dispose)
- Neighbourhood Planning & Infrastructure Bill will restrict the use of pre-commencement planning conditions, strengthen the role of neighbourhood planning, and reform the compulsory purchase order process to make it clearer, fairer and faster
- The Mayor of London's manifesto outlines tackling housing crisis in the capital as one of the priorities and includes number of measures

## Projects and Programmes

### Brick by Brick

- A development company set up by the Council to provide new affordable and private for sale properties to accelerate the delivery of new homes and improve the housing stock in Croydon. Operating as a private, independent company, with the Council acting as sole shareholder. Profits are to be recycled to fund council activities. The company will be taking forward around 50 sites through planning this year, potentially delivering around 1,200 new units of housing

### Housing Allocations Policy

- In 2016 the Council will consult on a revised housing allocations policy, and will make arrangements to introduce choice based lettings. The policy will require people to have lived for 3 years in Croydon before they qualify to join the housing list and give more priority to homeless applicants who work with the council to prevent their homelessness

### Housing Revenue Account (HRA) Review

- In response to the provisions of the Housing and Planning Act and the Welfare reform and Work Act the Council will continue with a thorough review of its HRA in order to meet the financial requirements imposed by the extended right to buy, the sale of high value council homes and the 1% reduction social housing rents

### Place Plans

- Place Plans are developed to maximise use of the existing growth capacity and to support a "smart" spatial vision for the borough. Specific areas in Croydon are identified for further growth through more efficient use of local infrastructure. Public engagement is taking place on measures including business development and public realm improvements in Coulsdon, New Addington, Purley, South Norwood and Thornton Heath

### New developments

- Delivering a range of new developments including the regeneration of Fairfield Halls and College Green as well as transforming New Addington, Taberner House, and Lion Green
- Developing the Local Plan will enable the delivery of new housing