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| Item No. 3.3 | Classification: Open | Date: 29 November 2011 | Meeting Name: Council Assembly |
| Report title: | | Motions on the Theme: Housing | |
| Ward(s) or groups affected: | | All | |
| From: | | Strategic Director of Communities, Law & Governance | |

BACKGROUND INFORMATION

During the themed debate, council assembly may debate motions. Members' motions on the theme will use present principles to allow sufficient political balance and for political groups to hold cabinet to account (maximum 30 minutes).¹

Members are limited to moving one motion and seconding one motion in the themed section of the meeting.

All motions shall be relevant to the topic under discussion and shall be conducted under the existing rules for members' motions. Normal deadlines shall apply for the submission of members' motions.

The order in which motions are debated and timings shall be determined by the Mayor.²

1. **MOTION FROM COUNCILLOR PAUL NOBLET** (Seconded by Councillor Michael Bukola)

Housing

1. Southwark Council is one of the largest public sector landlords in the country and as such recognises that it has a vital role in promoting and supporting the development of housing policies that provide secure, well managed social housing for our residents.
2. Council notes that the new coalition government is ending many of the rules imposed by the last Labour government that restricted investment in council housing.
3. Council assembly calls on the cabinet to:
 - 1) Build more council homes, particularly family sized homes.
 - 2) End the sell off of three and four bedroom family council homes.
 - 3) Promote mixed, sustainable communities by enforcing council policies which require developers to build social housing in the same neighbourhoods as their private developments and prevent areas from being over saturated by student accommodation.
 - 4) Review and amend its housing investment strategy in order to more fairly reflect the needs and priorities of local residents and the

¹ Council assembly procedure rule 2.7 (3)

² Council assembly procedure rule 2.7 (9) and (10)

council's own consultation; and set up a 'damp control team' to proactively tackle damp in council properties.

- 5) Welcome the new ability to invest in existing stock through the government's £77 million, new borrowing powers, and new flexibility around section 106.
- 6) Use powers that restrict high concentrations of houses in multiple occupation in locations where this is a problem.
- 7) Set up a private landlord accreditation scheme.
- 8) Support local projects that work with homeless and rough sleepers, such as the Robes Project.
- 9) Reduce the number of empty homes in Southwark from the 4th highest amongst London boroughs by taking advantage of the government's new powers for communities.
- 10) Hold more rigorous tenancy checks and evict illegal occupants and tenants who breach their tenancy agreements through persistent crime, anti-social behaviour and domestic violence.

Note: If the motion is agreed, any proposals will be submitted to the cabinet for consideration.

2. MOTION FROM COUNCILLOR GAVIN EDWARDS (Seconded by Councillor Cleo Soanes)

Housing

1. Council assembly believes Southwark faces immense challenges in relation to its housing stock over the next 30 years that can only be resolved by taking a long-term, strategic approach.
2. Council assembly notes that Southwark Council still owns 31% of Southwark's housing stock (down from 70% in 1981) – around 40,000 homes. Despite this reduction in local authority control, there are nearly 17,000 people on the council's waiting list.
3. Council assembly believes that decent housing – where communities are mixed – is key to securing a better future for our young people, developing stable and vibrant communities, tackling crime and anti-social behaviour and improving public health.
4. Council assembly notes the immediate challenge faced on estates with high investment needs including Abbeyfield Estate, Four Squares Estate and Hawkstone low rise and calls for dialogue between council and tenants and leaseholders to continue.
5. Council assembly notes the uncertainty many tenants and leaseholders faced under the last housing investment programme, and welcomes the new £326 million, 5 year programme which will ensure every council home is warm, dry and safe by 2015/16.
6. Council assembly also welcomes the review of leaseholder charges to ensure Southwark has an accurate, fair and transparent system of charging leaseholders for the services they receive.
7. Council assembly notes the focus of the debate as outlined to all councillors in advance:

- How do we balance the increasing demand for the council to supply housing with the need to maintain existing stock and with the limited geographical and financial resources available?
- The proportion of housing stock in the private rented sector has ballooned in the last 30 years to a point where the numbers of private rented, privately owned and council homes are roughly equal. How do we ensure tenants rights and responsibilities are guaranteed in a sector over which the council has less control?
- What role can other social landlords play in helping to ensure we deliver the housing which Southwark needs?

Note: If the motion is agreed, any proposals will be submitted to the cabinet for consideration.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|-------------------------------------|--|------------------------------|
| Member Motions on the Themed Debate | Constitutional Team 160 Tooley Street London SE1 2QH | Andrew Weir 020 7525 7222 |

AUDIT TRAIL

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| Lead Officer | Ian Millichap, Constitutional Manager |
| Report Author | Lesley John, Constitutional Officer |
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