

APPENDIX D

THE 'QUALITY AFFORDABLE HOMES' PRIORITY THEME

The council plan, as agreed by council assembly in February 2015 confirmed ten Fairer Future promises outlined in July 2014, which is a set of key commitments to the residents and businesses of Southwark that outline the things the council will be working towards as an organisation to create a fairer future for all. The promises sit alongside six priority themes:

- Quality affordable homes;
- Best start in life;
- Strong local economy;
- Healthy active lives;
- Cleaner greener safer; and
- Revitalised neighbourhoods.

The most relevant of these to the Housing Revenue Account is the first – '**Quality affordable homes**', and this is reproduced below in full from the council plan.

Good quality affordable homes are essential to maintaining strong communities and making this a borough which all residents are proud to call home. We are determined to lead the way in London. We'll build more homes of every kind across the borough and use every tool at our disposal to increase the supply of all different kinds of homes in the borough.

Homes in Southwark will be of such quality that when you come to see families and friends in Southwark, you will not know whether you are visiting homes in private, housing association or council ownership. We will make sure that vulnerable residents and families are helped to find the right housing and live as independently as possible. We aim for our residents to take pride in and feel responsible for their homes and the local area too.

We will:

- ***Build more homes of every kind***
- ***Build 11,000 new council homes by 2043, with at least 1,500 by 2018***
- ***Finish our programme to make every home Warm, Dry and Safe by 2016 and have started a programme to deliver a quality kitchen and bathroom for every council tenant***
- ***Introduce licensing in the private rented sector and further crack down on rogue landlords***
- ***Set up an independent leaseholder and freeholder management company***
- ***Introduce resident housing inspectors***
- ***Further reduce illegal subletting of our council homes***
- ***Have a lettings policy that means that 50 per cent of all new council homes go to people from that area, with the rest going to other Southwark residents***
- ***Keep council rents low***