

Croydon – a place to call home

A place to call home is at the very heart of all our lives.

It is the foundation on which we grow up and raise our families, forge our dreams and aspirations.

It helps us belong - shaping who we are and what we do

As a Labour council we are determined to do everything we can to ensure all Croydon residents have a decent place they can call home.

Council Homes / Croydon Affordable Homes

June 2018

Delivering for Croydon

CROYDON
www.croydon.gov.uk

- Ensure all our council homes continue to meet the Decent Homes Standard
- Committed to improving resident engagement and participation
- Purchasing an additional 250 homes for families in housing need with truly affordable rents and security of tenure
- Reintroducing wardens into all of our sheltered accommodation
- If it is ever necessary to bring forward schemes where homes would be demolished, we would hold a regeneration ballot for residents whose homes would be lost and guarantee a right of return in the first phase of development
- Consider multiple options for bringing forward homes, including through Community Land Trusts and cooperative-housing, with the expectation that they be used to match needs not otherwise provided for
- Prioritising the housing relocation of high-risk or vulnerable young people, when necessary
- Continuing to prioritise serving and former members of the Armed and Reserve Forces for social housing

Delivering Affordable Homes

June 2018

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One of the greatest challenges that Croydon faces is the provision of new homes, particularly genuinely affordable ones.

It is for this reason that your council has set out a hugely ambitious agenda for increasing the supply of new homes, both private and genuinely affordable, with a particular emphasis on local lettings and sales

- Continuing to ensure, through Brick by Brick, that there is a supply of homes for Croydon people to both buy and rent
- Building 2,000 new homes for Croydon residents
- An exclusive period of sales to Croydon residents on homes sold
- Building and delivering genuinely affordable homes for those in housing need
- Our new Croydon Local Plan has a strong emphasis on building sustainable communities and delivering affordable homes. We will actively work to see that both are delivered
- We strongly believe that the term “affordable” should mean 65% of market rent or below. We do not accept the government’s use of 80%
- Looking to develop a council funded scheme that will help key workers and Croydon residents wanting to access shared-ownership schemes, with a deposit
- Encouraging the development in Croydon of companies creating a new generation of modular and prefabricated homes for construction locally and beyond
- Consider multiple options for bringing forward homes, including through Community Land Trusts and cooperative-housing, with the expectation that they be used to match needs not otherwise provided for
- Ensuring that all profit returned from Brick by Brick development is spent on public services in Croydon

Private Rented Sector

June 2018

- Increasing the number of properties registered under our Landlord licensing scheme, and ensuring robust action is taken when Landlords fail
- Extending the Landlord Licensing scheme beyond the first five years
- Working with the best of our landlords to ensure they receive the advice and guidance they need
- Working with lettings agencies and landlords to agree a set of standards
- Proposing a borough-wide Article 4 Direction on Houses in Multiple Occupation (HMOs) due to the concentration of HMOs spreading across the borough, their detrimental effect on some areas and the loss of family homes
- Building on our Social Lettings Agency (SLA) pilot to deliver a full service
Croydon's private rented sector can be difficult to access, and we want to support residents to secure sustainable affordable homes.
- Providing an additional officer dedicated to advising tenants in the Private Rented Sector

Housing Needs

June 2018

Delivering for Croydon

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- Expanding our Housing First offer to give rapid access to a settled home in the community for some of our most vulnerable rough sleepers with complex needs
- Acting as a guarantor for care-leavers when they rent their first property and assisting them in gaining secure accommodation through deposits, rent in advance and providing incentives for landlords.
- Implementing the Croydon Healthy Homes scheme giving over 600 struggling households help with their energy costs
- Further developing the Gateway Service to ensure more residents benefit and are prevented from homelessness or falling into debt
- Promote and develop initiatives to tackle fuel poverty

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