

LONDON TENANT FEDERATION

OBJECTIVES:

A secure home and a seat at the table for all London's social housing communities. We bring together social housing tenant organisations from across the capital to act on matters that affect our homes and communities. We bring together social housing tenant organisations from across the capital to act on matters that affect our homes and communities. We bring together social housing tenant organisations from across the capital to act on matters that affect our homes and communities. Our priority is to ensure tenants are involved in the production of London-wide housing and planning policy and influencing national housing policy. Formally established in 2002, our roots as a forum for London's council housing tenants go back to the 1980s. Our objectives and policy positions are set by our members: social housing tenant and leaseholder organisations operating across a whole or part of a London borough or housing association and accountable to grassroots Tenants and Residents Associations (TRAs). Among our members are the London Federation of Housing Co-ops and the National Federation of Tenant Management Organisations (TMOs), the latter having a large percentage of London-based TMO members. We also have an individual TRA, TMO and Cooperative membership. See more on our website www.londontenants.org.

VISION – To ensure social housing tenants in London are empowered to influence decision-making about their homes & communities – from local to the national level. Promoting positive and challenging negative stereotypes of social housing tenants. Working collaboratively & consensually to make London a better place to live & work. Our basic principle is advocating bottom-up engagement functioning democratically with accountability.

LFT STRUCTURE:

LTF is a company limited by guarantee, grant funded by charitable organisations. We are currently seeking to become a charity. Our core membership comprises borough & neighbourhood-wide network of social housing tenant and residents' associations & London Federation of Housing Co-operatives and National Federation of TMOs. At least five general meetings for core members are held each year focused principally on strategic housing, planning and regeneration policy. New LFT, Policy position & amendments to existing by consensus at these meetings. In 2022, we also created an individual TRA, TMO & Co-operative membership. These members may attend LTF single issue and subregional meetings to engage in and support one another on cross-borough housing, regeneration, and planning policy issues. Reports from the meetings are fed into LTF core member meetings and may influence the LTF policy position. Core members, individual TRA, TMO and co-operative members and some individual tenants are able to attend LTF conferences and other open meetings.

ACHIEVEMENTS OVER THE PERIOD OF OUR LAST STRATEGIC PLAN 2018-21:

We successfully applied for membership in the London Housing Panel and have been active members since its first meeting in May 2019. With Just Space we established Estate Watch – a website and network of tenant groups whose estates are at risk of demolition - in July 2019. In 2020, we launched 'A positive future for social housing: the London Tenants Manifesto'. It is the only social tenants' publication to have been published by the thinkhouse library of research and policy documents. The House of Commons and Lords libraries also requested to hold the Manifesto for MPs and Lords to access. We improved our public presence and general communications with the support of a two-day a week communications' officer. This included setting up a new website,

engagement (for the first time) with Twitter and Facebook and producing regular press releases. The Covid19 pandemic led us to holding meetings, events, and a conference via zoom. While some of our members and contacts found this difficult, others found engaging in zoom meetings easier than travelling to Central London to attend LTF face-to-face meetings. The London Assembly Housing Committee's 2018 report on Hearing Residents' Voices in social housing includes 'good principles for resident Involvement' based on our engagement with their investigation. Our members' engagement in the examination in public of the London Plan resulted in 26 modifications to the Plan. We successfully lobbied the Mayor of London to use his grant funding from 2021 to 2026 on social rented rather than on London Affordable Rent homes. We regularly produced tenant briefings on changing national and regional housing, regeneration and planning policy and responded to consultations including on these issues. These are posted on our website for the benefit of our members and contacts and the public and have been referred to in our quarterly newsletters.

- We also produced several briefings for tenants facing estate regeneration – for the Estate Watch website.

PLANNING FOR THE FUTURE AND IDENTIFICATION OF NEEDS:

TRA survey 2019/20. This survey highlighted issues that tenant groups at the local level in London are most concerned about. Demolition of social rented homes, day-to-day and major repairs, fire safety, rents and service charges, fuel poverty, overcrowded homes and infill development came up most often. LTF online meetings, events, and conferences. Information gathered at these meetings also highlighted the issues listed above as well as - the increasing need for social rented homes, succession of tenancies, poorly maintained homes, net-zero works, and a new decent homes standard. Also, concerns constantly raised were - social landlords' preference for engaging with selected/hand-picked tenants rather than elected tenant representatives -and the resultant increased isolation of tenants and their representatives. LTF directors, supported by our coordinator, have secured funding for the next two years and part funding for a further year. This is being used to employ part time staff members to organise quarterly meetings for individual TRA, TMO and Co-operative and core member to attend. To assist in accessing funding opportunities, we have applied to become a charity. In 2021 LTF directors commissioned specialist support in making the application and to increase our chances of being successful. LTF directors held an awayday in August 2021 to start work on this strategic plan and in which they considered a range of strategic issues, including: developing their skills, strengthening LTF's voice regionally and nationally and continuing to raise our profile delivering new single-issue and cross-borough tenant networks for new individual TRA, TMO and Cooperative members retaining three staff members and a new part-time finance officer an exit strategy for the potential retirement of LTF's co-ordinator in 2024/25 continued collaboration with other VSOs and academic contacts continuation of annual conferences and half-day open meetings on strategic housing, planning and regeneration issues

DELIVERING OUR GOALS:

LTF and co-ordinator have produced an operational plan (a comprehensive document) which includes targets and agreed outcomes to be delivered with our grant funding. I currently covers the period that we have grant funding for and will be periodically updated.

