



AXE the HOUSING ACT

CONTROL RENTS  SECURE HOMES FOR ALL

Join protest at parliament 23 Nov

The Housing Act will, if implemented, make housing problems worse [see over].

The Act is stalled. We need to step up the opposition and kill it off. Everyone can help to get the word out, organise local campaigns, and join the protest at Parliament 23 November (see over).

The Act passed in outline, after a lot of opposition, in May 2016. But it cannot be implemented without several regulations going through parliament as secondary legislation. None of the regulations have appeared. So after six months, the Act can not be enforced.

We are determined

■ The Conservative-run Local Government Association, representing all councils in England, say the Pay to Stay tenant tax needs a ‘rethink’ and cannot be introduced next year: ‘administrative complexities now make implementation from April 2017 impossible.’ (LGA statement 29 August 2016).

■ Headlines in September said: ‘New housing minister backpedals on starter

homes commitment’ (*Property Week*, 13 September 2016).

■ Now Right to buy for housing association tenants, and the sell off of council homes to pay for it, will not happen for at least another six months, according to Hilary Davies, Department for Communities and Local Government’s (DCLG) head of voluntary Right to Buy implementation (see *Inside Housing; Independent*, 3 November 2016)

to beat the whole Act and see it binned. Tenants, trade unions and housing campaigners can push politicians to join us,

spread the word and defy the Act. We need housing policies to control rents and build council homes people really need.

The Tory Government's Housing and Planning Act will make the housing crisis worse. It would:

- Force up some council and housing association rents by 15%
- Lose 350,000 social rented homes by 2020
- End permanent tenancies for council and housing association tenants
- Increase service charges
- Push millions more into private renting – with no rent controls or security
- Replace social renting with 'Starter Homes' costing up to £450,000
- Help private developers and landlords make huge profits at our expense
- Break up council estates and communities

Warning to all council or housing association tenants:

Your landlord may start asking what your household income is. You don't have to tell them.

If it's over £40,000 (£31,000 outside London) you face a 15% rent hike. It's a Tenant Tax.

Councils and Housing Associations should not do the government's dirty work.

- Don't collect income data – don't enforce the Tenant's Tax
- Refuse to sell-off empty council homes
- Continue to issue permanent tenancies

● Say no to developers' Starter Homes

We're calling on all tenants groups, housing campaigners, trade unions, councils and housing associations to join the campaign against the Act and work with tenants and trade unionists to resist and defeat it.

AXE the HOUSING ACT

CONTROL RENTS and SECURE HOMES FOR ALL

JOIN THE PROTEST AT PARLIAMENT

to demand an Autumn Statement for homes we need

From 12 noon at Old Palace Yard, SW1P 3JY

Wednesday

23 November

#homes4autumn

AXE THE HOUSING ACT is supported by Defend Council Housing, Radical Housing Network, Generation Rent, tenant groups, Unison, GMB, CWU, Bakers, NUT trade unions, Unite Housing Workers, London Gypsy Traveller Unit, National Bargee Travellers Association, the Green Party, John McDonnell MP, Peoples Assembly, Momentum and more

Facebook: **Axe the Housing Act – secure homes for all**

Email: info@axethehousingact.org.uk

Twitter: [@AxeHousingAct](https://twitter.com/AxeHousingAct)

Phone: 07432 098440

Web: www.axethehousingact.org.uk