

MOTION TO RE-REGULATE HOUSING ASSOCIATIONS

Finsbury Park Labour Party Branch / Islington North CLP notes that:

1. 47,000 housing association homes for social rent were sold to private buyers between 2012 and 2018 (Ministry of Housing, Communities & Local Government). The Chartered Institute of Housing predicts that between 2012 and 2020, 57,869 housing association homes will have been lost.

Auctions of housing association properties take place most months.

2. Nationally there is a serious shortage of housing at social rents and large numbers of the population live in housing that is unsuitable, uninhabitable, insecure or/and greatly overpriced. Government data has shown a 165% increase in rough sleeping since 2010.

3. There are about 1.15 million households on council housing waiting lists in England. November 2018 figures released by the Ministry for Housing, Communities and Local Government show just 6,463 homes built in England for social rent in 2017-18. However, 47,355 homes were built at 'affordable' rents (80% of the market rent – unaffordable to most in housing need), mostly by housing associations, (whose original purpose when formed was to build homes at social rents, similar to council rents).

Furthermore, the selling off of housing association properties previously let at social rents is exacerbating an already critical situation.

4. Before the 2016 Housing & Planning Act, housing associations were answerable to the Housing Corporation and, later, the Homes & Communities Agency from whom they received (and still do receive) funding and had to request permission to sell property. Since their de-regulation in 2016, they have been free to sell property at will and build homes for sale.

5. Since de-regulation, housing associations have also stopped involving tenants in decision making.

Finsbury Park Labour Party Branch / Islington North CLP believes:

1. Sales of housing association homes let for social rents should be stopped.

2. Housing associations, which receive large amounts of public money, should be publicly accountable and serve the needs of people who most need to be housed, in accordance with their original role.

This Branch / CLP calls on the Labour Party to:

1. Commit to a policy of re-regulating housing associations and restoring their former role as accountable non-profit-making organisations who play their part in increasing the stock of housing at social rents.

This motion, if passed is to be sent to the Shadow Minister for Housing, the Rt Hon. John Healey MP, the NEC of the Labour Party, the NPF & Islington Labour Group.