



Action Charter for the Housing Crisis



We are facing a housing and planning emergency. Rents are rising faster than people's incomes. Across England tenants are paying an average 36.3% of their income on rent, and in London, Bristol and Bath & Somerset for example, tenants pay over 40% of their income on rent.

People can't afford to rent or buy a decent home, and Councils are being bled dry due to decades of central government funding cuts. Private landlords and property developers are dominating public policy. Instead of putting a brake on the power of developers, the government is removing planning controls, leading to overdevelopment and harm to nature and local communities.

Instead of this car crash, we need public investment in homes and communities. Council housing, funded by government development grants, is central to the answer. Building, acquiring and refurbishing council



homes, with the Right to Buy ended, will pay for itself in rents and reduced benefit costs.

We must have funding for renewal and fire safety, and for retrofitting to create accessible homes and reduce the 15% of greenhouse gas emissions in the UK from housing. Let's improve and insulate, and reclaim empty homes, instead of mass demolition.

Government plans for 'rent convergence' and above inflation rent increases for council tenants should be abandoned.

There must be proper regulation of housing associations to ensure social rent housing of good quality, in return for the £billions of public funding they

get. This should include ending the right to sell off street properties and curbs on rent hikes above council rent formulas. The planning system needs to robustly resist the development industry lobby which wants small, unaffordable homes.

The empty promises from 14 years of the Tories and a year of Labour have betrayed private renters. We desperately need rent controls, greater regulation of landlords and improved maintenance of homes. Private renters need secure tenancies and rent control to ensure rent rises are not used as a back-door route to eviction.

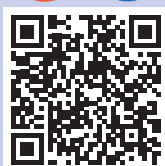
The government's target is for 1.5 million different types of housing e.g. social housing, private rentals and owner occupiers but only 6% could be at social rent!

Support our five-point plan. Let's organise together to support campaigns that prioritise the homes we need.

Support this five point plan calling for radical policy changes to address the housing crisis

- 1** Government investment in a programme of mass council housing provision, including requisitioning of empty homes and abolition of 'right to buy'
- 2** Rent controls and secure tenancies in the private rental sector. Robust regulation of housing associations
- 3** New funding to repair and refurbish existing council housing – do not demolish
- 4** Adequate funding for fire safety, and for retrofitting and thermal insulation
- 5** Planning for the people and the planet, and not for developers' profits

CONTACTS



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Model Trade Union Motion

This branch/Region notes:

- That housing is a major component in ensuring the health and well being of people and their children. A rising generation has been shut out of the housing opportunities which their parents enjoyed. There is a worsening crisis of standards in the social housing sector. Private sector tenants suffer poor standards, poor value for money, and low security.
- That if the Labour Party continues to neglect millions of people's urgent housing needs they risk opening the door to Reform UK and the rise of the far-right
- The joint report by Shelter and the National Housing Federation 'Brick by Brick: A Plan to Deliver the Social Homes We Need' (2024) set out a detailed case for investment which will pay for itself in reduced benefit costs, and reduced costs from social exclusion and inequality.

This branch/region believes:

- That housing for the people must come first. We need public investment in homes and communities. In place of a market driven by inflated values, and policies shaped by the short term interest of developers, we need more decent and secure housing to rent and buy at prices that people can afford.

This branch/region resolves:

- To support the Action Charter for the Housing Crisis put forward by the Homes for All campaign and Defend Council Housing. We urge our trade union national executives, Trades Councils, Labour Parties, local authorities, and others to do likewise.

This Branch/Region/National Union further resolve

- To affiliate to and support **Homes for All** and **Defend Council Housing**, and to make an appropriate donation. Donations to **Homes for All** at the following account will be shared between **Homes for All** and **Defend Council Housing**.
- To make a donation of (£50 Branches/£100 Regions/£250 National) payable to **Homes for All**

Unity Trust Bank: Account **Homes for All**, Account number: 20420615
Bank Sort code: 60 83 01

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