

## COUNCIL – 18 NOVEMBER 2013

### Amendment to Motion C

Propose: Cllr Alan Strickland

Second: Cllr Pat Egan

Amend the motion to delete struck through words and insert underlined words:

### Affordable Homes and Jobs

The Council acknowledges:

The ambitious plan to deliver 270,000 new affordable homes in the capital by 2018 and create jobs as set out by Liberal Democrat London Assembly Members Stephen Knight and Caroline Pidgeon in a report launched in October.

The Council notes that:

- The plans set out in the ‘Affordable Homes and Jobs for London’ report aim to tackle the current shortage of affordable housing in London
- ~~The plans set out to turn around the total failure over the last 35 years to build a sufficient number of affordable homes in the capital, leading to not only soaring rents but also a soaring Housing Benefit bill.~~
- ~~Haringey Council has not build any council homes for 26 years and the last ones the council built were 6 flats in Hornsey.~~
- ~~That thousands of people are on the housing waiting list in Haringey and that more council homes need to be built.~~
- Nationally, under the Coalition Government, house building has fallen to its lowest level in peacetime Britain since the 1920s.
- The Government has led a wholesale attack on social housing tenants. In the 2010 Spending Review the Government cut the national budget for building affordable housing by 60% and by nearly 70% in London. The Government introduction of the Affordable Rent model – ‘affordable housing’ charged at up to 80% of market rent – and removal of grant for social housing has priced low and middle-income households out of affordable housing in London, pushed up land values and increased benefit dependency.
- The Tory-Lib Dem Government introduced the Bedroom Tax earlier this year and Haringey residents were some of the first and hardest hit. The policy removes 14% of tenants’ Housing Benefit if they are deemed to have one unused bedroom in their council or housing association home and 25% for those with two or more. This policy was introduced despite an insufficient number of smaller properties for under-occupying households to move in to.
- The Government’s welfare reforms have exacerbated the cost of living crisis and forced many Londoners to move out of their homes or downsize which has led to one-third of landlords, who currently let to London Housing Association -supported tenants, to consider no longer doing so. Reform has also created perverse incentives for private landlords.

- That If the 7 point plan in the Affordable Homes and Jobs for London report were to be implemented this would benefit Haringey by making it easier to build council homes and would also create jobs for the local economy.

The Council also notes the main recommendations in the Affordable Homes and Jobs for London report:

- The Mayor of London to double his investment in affordable homes by borrowing against the Greater London Authority's £11.2bn annual revenue budget under prudential borrowing rules.
- The Mayor of London to use most, if not all, GLA-owned land for affordable homes.
- Government to scrap the Housing Revenue Account borrowing cap, enabling the London boroughs to invest in affordable housing under prudential borrowing rules.
- Government to increase its investment in affordable homes, shifting the balance of its spending from housing benefit to bricks and mortar.
- Devolution of responsibility for Skills Funding Agency money for London to the Mayor of London, so that it can be better focused on addressing local needs.
- A package of measures to help SMEs in the construction sector take advantage of the work generated by the programme.
- The Mayor of London to act as a one stop shop for construction apprenticeships, streamlining the process for SMEs in particular and providing career development for apprentices.
- ~~Government to increase its investment in affordable homes, shifting the balance of its spending from housing benefit to bricks and mortar.~~
- ~~Devolution of responsibility for Skills Funding Agency money for London to the Mayor, so that it can be better focused on addressing local needs.~~
- ~~A package of measures to help SMEs in the construction sector take advantage of the work generated by the programme.~~
- ~~The Mayor of London to act as a one stop shop for construction apprenticeships, streamlining the process for SMEs in particular and providing career development for apprentices.~~

The Council acknowledges that:

- Labour Members of the London Assembly – along with the majority of the London boroughs – have strongly opposed the recent introduction of the Affordable Rent tenure by the Government and Mayor due to high rents charged on these properties across London. They have also argued for social rents to be reintroduced.
- The housing market is broken, with house builders restricting the supply of housing because it increases the selling price. The market cannot, therefore, be trusted to deliver the 60,000 homes London needs to build each year for the next decade to meet housing need. To correct this market failure, Labour Assembly Members want the GLA to deliver new homes and manage them directly.

The Council resolves:

- To endorse the main majority of the recommendations in the Affordable Homes and Jobs for London report.
- Not to support the recommendation that the Mayor should use GLA land solely for affordable housing. This runs counter to the principles of mixed and balanced communities. A larger number of homes could be delivered by building an element of private sales to cross-subsidise more affordable housing
- To fight for the Affordable Rent tenure to be abolished (at least in London) and social housing reintroduced.

Propose: ~~Cllr Richard Wilson~~

Second: Cllr Paul Strang

**The amended motion reads as follows:**

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The Council notes that:

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Propose: Cllr Richard Wilson  
Second: Cllr Paul Strang