

# London Tenants Federation

LTF Conference 2006 - Tenants Vision for Housing in London

## Agreed Recommendations

### Housing Form

- **Zero tolerance on empty homes**  
Encourage local zero tolerance campaigns on empty homes; to share experience and link with others.
- **Enforceable Standards**  
Campaign for more enforceable standards in relation to internal space, provision of private outdoor space, community, play and green space.
- **Social Infrastructure Needs**  
Campaign for new standards for access to social infrastructure
- **Emphasis positive design and image of council housing**  
Emphasise positive design aspects of council housing. Campaign on and emphasise a positive image of council housing
- **Density**  
Upper 350 habitable rooms per hectare limit for housing density, without the use of tall buildings
- **Overcrowding and under occupancy**  
Demand full debate on the tensions between overcrowding and under occupancy and the need for life time homes.

### Housing Rights

- **Retain security of tenure**  
Campaign to retain tenancy for life. The courts to have discretion over eviction, with no automatic right to evict.
- **Housing as a legal right**  
Housing rights should be enshrined in statute under a Housing Act, and not decided by individual negotiation between tenant and landlord.
- **Affordability**  
There is no such thing as a secure tenancy if the tenancy is not affordable. The definition of security of tenure should include the right to an affordable home, and affordability should be linked to the national minimum wage.
- **Tenant definition of sustainability**  
Demand full debate about the impact of regeneration schemes on security of tenure. There should be no reduction in the size of homes and communal facilities and no reduction in the number of social rented homes in any regeneration scheme.
- **International housing rights**  
Campaign for a wider definition of housing rights in the UK, incorporating articles in the European Convention of Human Rights, the European Social Charter and the United Nations International Covenant on Economic, Social and Cultural Rights.

## Housing Control

- **Tenant Involvement**  
Where tenants choose, it is essential that they be involved throughout housing strategy, management and control of their homes.
- **Tenants to define levels of involvement**  
Tenants, not their local authorities, must define how they wish to be involved and at what level, so that they collectively enjoy proper influence in decision-making.
- **Rights to good quality management**  
The right to good quality management must be afforded to all tenants regardless of their decisions relating to management of their homes. Reflecting this, funding arrangements must be the same.
- **Resourcing of tenant involvement**  
Resources should be available for capacity building, training and support for all levels in which tenants wish to be involved.

## Housing Assets

- **Housing is a right for all and not a commodity**  
Central to housing provision should remain the provision of a stable home base for family life and not become open season for those who see it as a source of profit or who would reduce it to mere collateral against which to increase personal debt.
- **We question the Government's drive to wholesale ownership; we must have a right to rent.**  
Renting should be recognised, without stigma, as a valid and worthwhile form of tenure for many people and particularly prudent for a large percentage of the working population in London.
- **Land prices must not be allowed to determine rents and the costs of social housing provision.**  
The massive past investment in housing land by local authorities should be retained in public ownership. Innovative forms of housing provision and management such as Community Land Trusts might have a place to bring additional land into the ownership of local communities for perpetuity.
- **Tenants must have a formal positive ballot for any change of management or ownership of their homes.**  
This must be applied to any proposals of change in housing management - such as Arms Length Management Organisations, Private Finance Initiatives, Consortia or Real Estate Investment Trusts. In all of these instances they should have the right to Independent Advice and balanced information on the proposals.
- **All money raised through council housing should be reinvested in council housing.**  
This must include all rent monies and all capital receipts.

*LTF is an umbrella organisation bringing together London's borough wide council tenant federations and organisations*

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