

LONDON MAYORAL ELECTION – 5 MAY 2016

Below are the policies and pledges taken from each of the main candidates. Each of the candidates name at the top of the table is linked to their respective manifesto.

Zac Goldsmith, Conservative	Sadiq Khan, Labour	Caroline Pidgeon, LibDem	Sian Berry, Greens	Peter Whittle, UKIP
HOUSING SUPPLY/PLANNING				
<ul style="list-style-type: none"> • Double the rate of house building to 50,000 a year by the end 2020. • Work with government to secure more undeveloped public sector land. • Support more competitive housing market, packaging up plots of land to help smaller builders compete: <ul style="list-style-type: none"> ○ ensure smaller builders are given first right of refusal for any smaller public sites. ○ Directly commission smaller builders to deliver larger public sector sites. ○ Create a new Small Builders Panel to cut down on planning costs. • Cut construction costs by setting up a new Home Building Academy and backing new build techniques such as off-site construction. • Amend London Plan so that house builders build faster, instead of hoarding land – shorten the period before a housing development has to begin from 3 to 2 years, or alternatively lobby government for an ‘undeveloped land levy’. • Will consult on a set of ‘New Homes for London’ to determine which housing styles are most popular, then work with government and local councils to remove unnecessary restrictions on these type of homes. 	<ul style="list-style-type: none"> • Build 50,000 homes for Londoners each year, with 50% of new homes being genuinely affordable to rent or buy. • Break home building logjam by setting up Homes for Londoners (new team at City Hall in alliance with stakeholders) to set out what is needed from central government to enable more homes to be built. • Argue for more powers for London including – <ul style="list-style-type: none"> ○ Invest more in new homes for Londoners, with prudential borrowing powers for councils to invest in new affordable housing and the mayor taking the lead developing public land. ○ Exercise ‘use it or lose it’ powers to make sure developers who have planning permission to build homes and do not land-bank. • Explore incentives for businesses to provide investment in new homes which could benefit their workforce. • Set clear guidelines for which developments the mayor will ‘call in’, including where planning has stalled, and where opportunities to deliver more new or affordable homes are being missed. 	<ul style="list-style-type: none"> • Use land capacity in London for 200,000 new homes to be built over the next mayoral term, with a new London Housing Company to match public land with private investment and bring new funding from institutional investment • Continue the Olympic Precept over the next four years to build 50,000 council homes to rent and 150,000 for sale or for private rent including rent-to-buy for first-time buyers. • Use the mayor’s planning powers to encourage home building, including setting a benchmark guideline that half of housing in new developments should be affordable for the majority of Londoners. • Use GLA’s powers to create transparent and accountable mayoral development corporations where needed to kick start a home building revolution. • Promote the role of community land trusts, and encourage smaller builders and developers to bring forward local schemes to increase diversity and choice • Encourage greater diversity of schemes including mutual, co-operatives both for new build and housing management and self-build. • Aim to bring 20,000 empty homes back into use as affordable 	<ul style="list-style-type: none"> • Aim to provide 200,000 homes by 2020, with 50,000 new homes a year created through a combination of new building and developing empty properties. • Set targets for new homes of different tenures based on need to support 50,000 homes a year and include at least 16,000 social rented and ownership homes in the 50,000 per year target. • Will set up a not-for-profit housing company for London to enable a wider range of smaller companies, co-ops, community land trusts and individual self-builders to be involved in the development of public land under City Hall’s control. • Create a new People’s Housing Precept, replacing the existing Olympic Precept from 2017, using an increase in council tax to create a fund to invest in new homes and community-led housing projects. • Establish a People’s Land Commission making more public land available to community-led housing projects and using compulsory purchase powers to help them assemble other sites ready for development. • Produce a usable definition of London affordable housing, ensuring that no affordable home costs more than a renter’s or buyer’s income can realistically 	<ul style="list-style-type: none"> • Ensure homes built using grants under the Affordable Homes Programme benefit local people who have lived in London for at least five years. • Campaign to prevent foreign nationals from obtaining access to social housing until they have lived here and paid tax for a minimum of five years. • Build genuinely affordable homes for Londoners. • Introduce register of London’s brownfield sites and prioritise building on these sites. • Press government to extend the New Homes Bonus beyond six years on brownfield sites, and further relax rules on the conversion of office/commercial/other space to residential accommodation. • Large development consents to be decided by local referendums. • Oppose high-rise and overcrowded residential developments. • Work to reverse the decision to grant planning permission for HMOs under permitted development rights and make them subject to full planning application process. • Prioritise empty housing for development. • Lobby government to cut VAT on cost of refurbishing existing buildings.

<ul style="list-style-type: none"> • Work with government to amend national planning – more powers to London to borrow and build and the ability to levy higher charges on empty properties to drive them back into use. • Create team of “flying planners” to provide expert planning support to local councils to speed up development. • Hold to account councils that fail to build, calling in applications where necessary and designating further mayoral development corporations if required. • Maximise the number of affordable homes by ensuring viability assessments are public and transparent. • Amend London Plan to guarantee more homes are set aside for Londoners on average salaries and who do not qualify for social housing. • Amend the London Plan to make it clear local councils should support genuinely mixed communities. 	<ul style="list-style-type: none"> • Support councils to enforce clear, new rules to maximise the affordable housing in new developments, with greater transparency around viability assessments, and the option to set local affordable housing targets. • Work with councils, housing associations and co-operatives to help them invest their land and resources effectively, including right-to-buy receipts and resources from smaller organisations. • Use public land creatively to generate future income. • Support councils in bringing empty homes back into use, using compulsory purchase orders where necessary, and developing planning rules to control ‘buy-to-leave’. • Retain in the London Plan targets for all new homes to meet Lifetime Homes standards and 10% of new homes to be wheelchair accessible. • Improve planning and design policies to offer older Londoners more choice, whether they are active older pensioners, downsizers or in need of specialist and extra care homes, and by making it easier for owner-occupiers to adapt their homes when they want others, including carers and lodgers, to live with them. 	<p>housing, insisting boroughs establish clear strategies for tackling empty properties, offer grants or interest free loans for properties needed renovation</p>	<p>support. This will include a definition of a living rent.</p> <ul style="list-style-type: none"> • Publish detailed supplementary guidance on viability, which includes measuring the value of land at its existing use and accounting for excessive land prices; removing any default or minimum profit level; requiring developers to publish their assessments in full and with non-technical summary; and setting up an expert unit in City Hall to scrutinise applications and support borough planners. • Provide a Community Homes Unit of experts in planning and project development in City Hall to help communities and small builders develop their plans. • Offer residents a Right to Regenerate giving them control of regeneration in their area by developing their own Neighbourhood Plan and establishing a community-led company to realise their plans. • Introduce planning policy requiring any regeneration of council or housing association estates to have a comprehensive, independent analysis carried out of the social, environmental and economic benefits of all possible options, which will always include refurbishment and regeneration. 	
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OWNER OCCUPIED HOUSING

<ul style="list-style-type: none"> • Guarantee homes built on mayoral land are ring-fenced for Londoners – homes on TFL land will be sold to people who have lived and worked in London for at least 3 years. 	<ul style="list-style-type: none"> • Build homes for first-time buyers to part-buy part-rent. When built on mayoral and other public land aim to cut their cost and give first dibs to Londoners who have been stuck renting for over five years 	<ul style="list-style-type: none"> • Challenge banks and mortgage companies to ensure adequate funds are available for those who can afford to purchase, and continue to offer help to first-time buyers through shared equity 	<ul style="list-style-type: none"> • Make sure the new London Plan includes Lifetime Homes so older people can stay in their homes as their needs change. 	<ul style="list-style-type: none"> • Lobby government to prevent non-British nationals from accessing Help to Buy schemes. •
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<ul style="list-style-type: none"> • Help more Londoners buy off-plan through a new ‘mayor’s mortgage’ which will allow at last a 9 month offer period (as opposed to usual 6 months). 	<ul style="list-style-type: none"> • Build homes to buy where Londoners get first dibs – building on brownfield public land and using the mayor’s planning powers to their fullest extent • Invest in older homes to make them more energy efficient as part of the ‘100% London’ campaign to switch London over to clean energy. • Work with London boroughs to ensure leaseholders can access high-quality advice on service charges and leasehold extension. 	<p>schemes.</p> <ul style="list-style-type: none"> • Work with leaseholders of flats to provide protection from high maintenance and insurance charges. • Promote general leasehold reform to protect people in flats, both purpose-built and conversions from unscrupulous freeholders. 		
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PRIVATE RENTED HOUSING

<ul style="list-style-type: none"> • Change planning rules so that more homes are purpose built for rent. • Encourage London to move away from the amateur buy-to-let model and towards and build-to-rent model focused on large purpose-built developments managed for the long-term by professional landlords. • Create a new viability assessment specifically for the build-to-rent sector. • Strengthen the London Rental Standard so that three year tenancies are offered as standard and estate agent fees are lower. • Tackle rogue landlords using new powers in Housing Bill. 	<ul style="list-style-type: none"> • Build homes for London Living Rent – rents based on one-third of average local wages. • Will fight for the mayor and London councils to have a greater say in strengthening renters’ rights over tenancy lengths, rent rises, and the quality of accommodation. • Set up a London-wide not-for-profit lettings agency for good landlords, building on the work that councils have started, and ending rip-off fees for renters. • Work alongside boroughs to promote landlord licensing schemes to drive up standards, and make the case to government for London-wide landlord licensing. • Name and shame rogue landlords and ensure tenants have access to this information online. • Use City Hall as a platform to attract institutional investment funds to finance home for long-term secure rent. 	<ul style="list-style-type: none"> • Carry out comprehensive study of the impact which investor buyers are having on the price, affordability and supply of new homes across London, and review all property and Council Taxes with a view to removing any incentives currently given to investor buyers. • Encourage landlords to offer longer minimum (at least 2 years) tenancies • Introduce right to buy for tenants when their private landlord is planning to sell up, giving them first refusal. • Promote effective registration of private landlords. • Renew the mayor’s kite mark for responsible renting, encouraging good landlords and agents to register on a new online website portal. • Ensure all landlords abide by the terms of the Tenants’ Deposit Protection Scheme. 	<ul style="list-style-type: none"> • Introduce a London Renters Union funded and supported by City Hall, to help renters organise to rein in private rents and expose rogue letting agents. Could also provide advice to tenants facing problems and give private renters a stronger voice to lobby for new policies from the mayor, local councils and government. • Lobby government to allow the Mayor to bring in rent controls and replace Assured Shorthold Tenancies with much better contracts and stronger protection for tenants. • Support renters taking legal action against private landlords with advice services, a guide to their rights and signposting to other agencies that than help them. • Establish and support local groups exposing wrongdoing and prompting local authority enforcement action, for example undertaking secret shopping exercises to identify those lettings agents not complying with laws relating to fees or uncovering 	<ul style="list-style-type: none"> • Oppose private sector rent caps, and registration of private landlords. • Council tax on long-term empty property in London should be set at twice the level applying outside London.
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			<p>racial discrimination against tenants.</p> <ul style="list-style-type: none"> • Set up a London-wide landlord register, working with accreditation schemes, borough licensing schemes and tenants to establish a database of landlords and campaign for mandatory licensing of all landlords. The database could also include a blacklist of rogue landlords. 	
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SOCIAL HOUSING

<ul style="list-style-type: none"> • Work with government to give housing associations greater powers to set their own rents, and more access to public sector land. • In respect of estate regeneration, will introduce a Resident's Development Guarantee, includes: <ul style="list-style-type: none"> ○ Any newly build council homes must be exempt from the government's plans for councils to sell high value council properties to fund the extension of right to buy. ○ Existing right to buy tenants must be allowed to return to their redeveloped home. Where a value differential exists, the should be offered a 'no rent-shared ownership' deals where they acquire a share of the new property equivalent in value to the value of their old one, paying no rent on the part they don't own. 	<ul style="list-style-type: none"> • Support councils and housing associations to build homes for social rent. • Work with housing associations to keep their rents down, and help councils to protect tenants unable to afford rents up to market rates under 'pay to stay' rule3s if they go ahead. • Require that estate regeneration only takes place where there is resident support, based on full and transparent consultation, and that demolition is only permitted where it does not result in a loss of social housing, or where all other options have been exhausted, with full rights to return for displaced tenants and a fair deal for leaseholders. 	<ul style="list-style-type: none"> • Offer smaller housing associations the ability to raise loan capital through a London Housing Bond, supported by City Hall, to access funds in the same way larger associations can. • Ensure better housing mobility for social housing tenants. • Expand existing Seaside and Country Homes scheme – to help older Londoners move closer to family or to retire – freeing up properties for social rent. 	<ul style="list-style-type: none"> • Ahead of the Spending Review, called for government to scrap the mortgage tax subsidy for landlords and to use the money to nearly double the social housing grants budget in London. 	<ul style="list-style-type: none"> • Lobby government to prevent non-British nationals from accessing Right to Buy schemes.
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14 April 2016