London
Liberal Democrats

Fixing London's Housing: Homes, Standards, Communities

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Conference notes that:

A. Access to safe, secure and adequate housing is a fundamental human right and the foundation for health, education, work and community life.
B. London's housing system is failing to meet need: over 300,000 households are on social housing waiting lists, waits for family-sized social homes can stretch for decades, and private rents have risen sharply across the capital.
C. London boroughs spend billions on temporary accommodation – with tens of thousands of families and children placed in insecure and unsuitable housing.
D. Around one in ten homes in London are non-decent, with poor quality disproportionately affecting lower-income households, disabled Londoners and ethnic minority communities; scandals from cladding to damp and mould demonstrate systemic failures in maintenance, safety and enforcement.
E. Disabled and older Londoners are locked out of housing: Only 13% of homes meet basic accessibility standards, over 400,000 wheelchair users live in unsuitable homes, and waits for wheelchair-accessible social rent homes can exceed 40 years.
F. The waiting times for housing adaptation assessments are lengthy, leaving too many people in unsafe and unsuitable homes restricting their ability to live independently and with dignity.
G. Housing growth sometimes outpaces investment in essential social and green infrastructure – GP surgeries, schools, public transport capacity, water and waste networks, local parks and community spaces – undermining quality of life and public support for development.

Conference believes that:

I. London must deliver the homes people need in the places they need them – a diverse mix including social rent and other affordable tenures, family homes, accessible and independent living for older and disabled Londoners, homes for students and key workers, and well-regulated private rented homes.
II. Quality, safety and energy efficiency are non-negotiable. No Londoner should live with hazards such as dangerous cladding, damp and mould, or inaccessible buildings.
III. Communities thrive when housing comes with infrastructure: safe streets for walking and cycling, reliable public transport, GPs and schools, green space and community facilities.
IV. Enforcement must be effective and consistent across London to drive up standards and tackle rogue landlords, and hold failing housing providers and developers to account.

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Conference endorses Policy Paper 1, 'Fixing London's Housing: Homes, Standards, Communities'

Conference in particular endorses the calls on the Mayor of London to:

1. Build the homes people need – with and for communities
    a. Release unused GLA land, alongside the publication of a binding, annual Public Land Housing Delivery Plan covering the GLA group, with a rolling pipeline of sites, clear start/completion targets and transparent reporting.
    b. Introduce a London 'Smart Density' Design Code via London Plan Guidance to normalise gentle and mid-rise growth in well-connected locations, including:
    c. Make the Fast Track Route genuinely fast for schemes meeting affordable housing thresholds: set service-level agreements (e.g. Stage 1 decisions within six weeks), remove late-stage reviews for compliant schemes, and publish an online dashboard tracking borough and GLA performance.
    d. Create a GLA Urban Housing Delivery Unit to embed with boroughs on complex infill/intensification schemes and ensure consistent application of policy while safeguarding quality and safety.
    e. Guarantee accessibility by embedding and enforcing M4(2) and M4(3) wheelchair standards in user dwellings and communal spaces, publishing an annual London Accessible Housing Delivery Report, including progress on social rent wheelchair and adapted housing, and using GLA funding and land release to prioritise schemes that deliver accessible homes and buildings.
2. Raise standards, safety and accountability
    a. Lead a London Housing & Planning Authority (LHPA) to support boroughs by sharing specialist officers and intelligence, harmonising licensing and inspection, and enabling coordinated action against serious non-compliance across borough boundaries.
    b. Launch a London Retrofit Accelerator for Homes to deliver insulation, low-carbon heating and solar at scale.
    c. Establish a London Tenant Complaints & Redress Service as a simple one-stop route for reporting unsafe conditions and tracking outcomes.
3. Deliver full community infrastructure alongside homes
    a. Review and reform the Mayoral Community Infrastructure Levy (MCIL) to raise fair, predictable revenues for city-wide transport and active travel.
    b. Expand a ring-fenced Healthy Streets & Active Travel Fund, prioritising areas of major housing growth to deliver infrastructure including safe walking routes and cycle networks.
    c. Introduce a Community Infrastructure Guarantee: require major developers to place contributions into escrow prior to commencement, with time-bound triggers so that the GLA/borough can complete parks, play areas, GP surgeries and other facilities if delivery slips.
    d. Pilot Integrated Housing & Health Hubs in large regeneration areas, co-locating primary care and community health within new housing blocks, brokered between developers, the NHS and boroughs, with long-term revenue plans.

e. Conduct a Mayoral Strategic Review of foreign capital in London housing, identifying measures to align inward investment with social goals (e.g. discouraging long-term vacancy, incentivising affordable provision, and community wealth-building), and setting out where the Mayor will lobby Government for powers or reforms.

Conference further calls on:

1. The London Liberal Democrats to further develop policy on the following policy areas, to the extent that they fall under direct control or heavy indirect influence, or the Mayor of London and Greater London Authority:
    a. The emergency services, including
        i. Fire Department and Fire Regulations
        ii. The policing and wider security system including the Met Police
        iii. Cross-city health inequality reduction and the London Health Board
    b. Accessible Transport
    c. Proper social support for those with SEN and Disabilities