



Delivering homes we can afford

Whilst London continues to grow, so is the cost of housing. The lack of affordable homes is perhaps the biggest challenge we face, as people from across our communities find it an increasing struggle to afford a roof over their heads.

Since 2010, a Tory Mayor at City Hall, alongside Tory led Governments did little to tackle this crisis, and changes over the coming years will only make the situation worse.

Since the Tories came to power, rough sleeping across the country has risen by over 100%. Waiting lists for social housing are longer than at any point in history, whilst the government continue to prevent councils from building the homes we need.

During his term, the last Tory Mayor secured less than half of the 60,000 homes London needs just to keep up with demand. Increasingly both families and first time buyers are priced out of the housing market. Forced into the private rented sector, poor quality homes and expensive rents are preventing people from saving even a modest deposit to buy a new home.

When key public sector workers like teachers, nurses and social workers can't afford to live in the communities they work in, we are setting our public services up to fail.

But the cost of living in London isn't just restricted to affording your rent or mortgage payments. Spiralling costs for commuting, alongside ever increasing bills for gas,

electricity and other public services are placing even greater pressure on household budgets.

Despite these challenges, Ealing Labour in power at Town Hall has worked hard to deliver homes for our residents across our communities. It will continue to be one of our top priorities in the future.

What we've achieved

- Delivered nearly 8,000 new homes in the Borough
- Built nearly 400 new council houses
- Secured the regeneration of the South Acton, Green Man, Copley Close, Havelock, Rectory Park and Sherwood Close estates
- Won better investment for our Crossrail stations.
- Secured the best deal for Ealing as part of the Old Oak Common Mayoral Development Corporation
- Introduced new regulation of the private rented sector, with landlord licensing and HMO registration
- Established our own housing company, directly building homes ourselves for sale and rent.
- We're working toward freezing Council Tax for a full decade by the time of the next election.



We've already got a sense of what the challenges ahead are, and have started to think about how we're going to tackle them:

With the election of a Labour Mayor, we know that we will get the support we need from Sadiq Khan to help Ealing Labour deliver change locally:



Delivering More Homes

By concentrating on making neighbourhoods close to public transport denser, we are delivering more homes despite the continued lack of land.

Private Rented Sector

Through tough regulation of the private rented sector, and encouraging developments that build to rent, we're working to deliver more affordable, quality homes for our residents faster.

Infrastructure investment

With the huge investment going in Crossrail, HS2, Old Oak Common and Heathrow, we're always looking to ensure we get maximum benefit and more homes.

Questions:

- How can we provide a range of housing that is affordable for all Londoners?
- How can we build homes and communities that are socially, economically and environmentally sustainable?
- What new infrastructure do we need to enable the demand for housing in Ealing to be met?
- What else should we be prioritising?

Homes for Londoners

Pulling together housing experts, the Mayor's new team is already working to fast-track building affordable new homes on public land, and support Boroughs in their negotiations with developers.

Affordability & London Living Rent

Launched earlier this year, the Mayor's new London Living Rent is set at a third of household income, and will act as a benchmark for housing developers to ensure they deliver homes that renters can afford.

Freezing Transport Costs

After housing costs, the commute to work can be the next biggest cost for Londoners, and often plays a big part in determining where people decide to live. By freezing TfL fares, the Mayor is working to hold down costs.

Be part of the conversation. Help us develop our manifesto for the 2018 local elections

Take our online survey, www.ealinglabour.com/manifesto2018

Or email, manifesto@ealinglabour.com

