

# A place we can all call home: Lambeth housing strategy 2024–30

## Executive Summary

As an inner-London borough, Lambeth is at the forefront of the national housing emergency. The housing strategy outlines our approach for tackling the borough's housing crisis over the next six years. [Our ambition](#) is to make Lambeth 'a place we can all call home' and our housing strategy sets out how we will deliver this ambition.



- The strategy aims to address the shortage of affordable homes and ever rising private rents which often lead to overcrowding and homelessness, to make Lambeth an inclusive, equitable, and safe borough for all its residents.
- The strategy sets out our ambition to transform Lambeth into a borough where every resident can access affordable, quality housing and live in a supportive, thriving community.
- This summary briefly sets out some of the ways we will respond to these issues in Lambeth as we strive to deliver a high standard of homes for our residents and tackle inequality. [You can read the full document here.](#)

To deliver our vision, we have identified three priority objectives to guide us over the next six years:

- **Priority One:** More Affordable Homes
- **Priority Two:** Delivering Excellent Housing and Repair Services
- **Priority Three:** Supporting Healthy and Safe Neighbourhoods

### **A fundamental aspect of the strategy is the council's commitment to resetting the way we engage with residents.**

We are committed to the delivery of estate renewal, with the support of residents. We will take a fresh approach by working to build trust with residents through genuine engagement, ensuring that residents' feedback plays a key role in shaping the renewal of their estates. We will continue to build trust with residents by providing transparency and accountability in all housing initiatives.

All Lambeth residents and stakeholders were invited to participate in a consultation on the Housing Strategy. We received 503 responses.

## 1. More Affordable Homes:

With our [New Homes Programme](#), Lambeth will lead the way in providing more genuinely affordable homes for residents by:

- **Building New Homes:** We remain committed to increasing the supply of affordable housing through the delivery of new affordable homes on council owned land, either ourselves or in partnership, and encouraging other landowners to do the same through the planning system.
- **Buying More Homes:** We will explore opportunities to acquire properties either on the open market or through our partners, to increase the stock of affordable homes.
- **Making Better Use of Existing Homes:** Focusing on bringing vacant properties back into use, incentivising efficient occupancy, and investing in estate improvements.

## 2. Excellent Housing and Repair Services:

Lambeth is proud to have more than 33,000 council homes, and our priority is ensuring that all of these are safe and well-maintained for all our residents. Living in well-managed, good-quality housing is the minimum our residents deserve.

We recognise that in a minority of cases the repairs service hasn't been meeting expectations. We will:

- **Reduce the number** of legal disrepair claims.
- **Improve the management** of our repairs' contractors to ensure the best service for residents.
- **Deliver on the commitments** of our Damp Charter, with an annual review of our delivery and effectiveness.
- **Invest in our stock** and develop a new asset management strategy.
- **Enable sustainable travel** on our estates.

## 3. Healthy and Safe Neighbourhoods:

Our ultimate objective is for all residents to have access to and benefit from safe, secure and high-quality local homes which are affordable and provide sanctuary, stability and the best conditions to grow up and age well.

- **Tackling Homelessness:** We will work with a range of partners as we continue to address homelessness in the borough and make our allocations system fairer to help residents in temporary accommodation and ensure those in greatest need are prioritised.
- **Improve Standards for Private Renters:** Through the implementation of new licensing measures and promoting the Tenants' Charter to improve living conditions in the private rental sector.
- **Focus on Resident Safety and Wellbeing:** Focusing on anti-social behaviour, domestic violence, and fire safety to ensure secure living environments.

