

Ealing Council Housing Information Page – compiled January 2021

The information below has been compiled from a wide range of documents that Ealing Council has published, many of which were produced several years ago. There is no current housing policy or current housing plan published by Ealing Council.

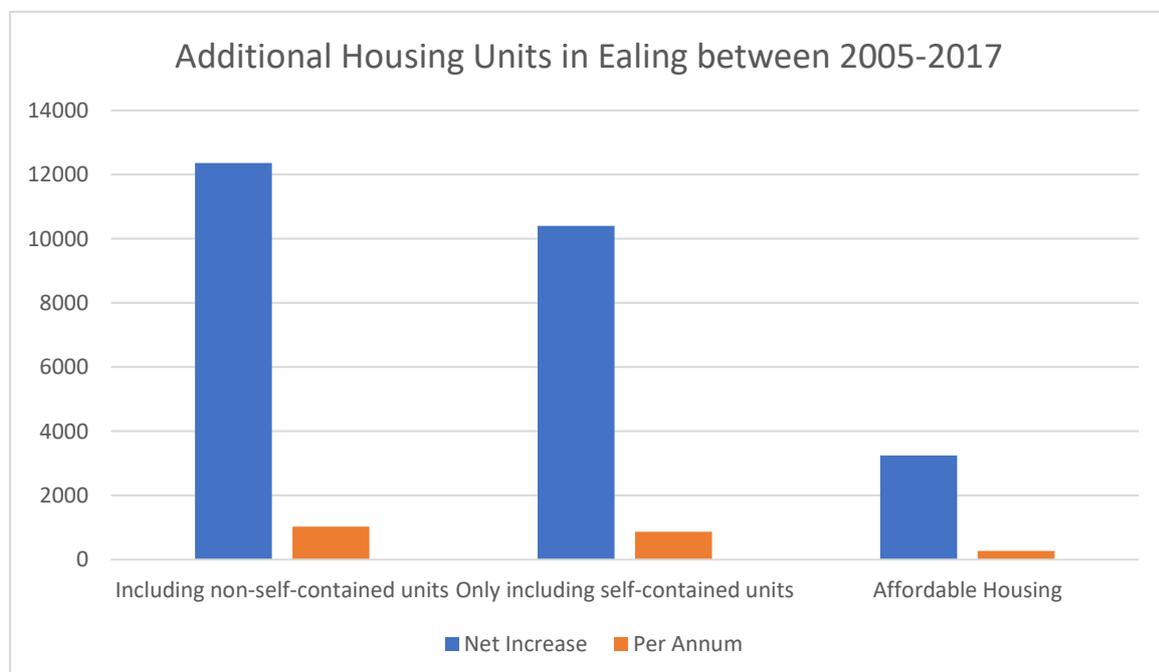
A definition of underlined terms can be found at the bottom of this page in the 'key terms' section.

General Information

The borough of Ealing is the third most populated borough in London and in 2019 there were 9,213 people on the housing register. As a result of this demand, Ealing Council have initiated a strategy focussed upon providing housing to meet the diverse needs of residents. However, as this strategy has not been clearly defined, this information page has used a number of council reports to highlight the main aims of housing policy in Ealing.

Based on a London-wide assessment, the official housing supply target for Ealing is 1,297 additional units per annum (p.a.). Estimates for Ealing's housing needs vary between government bodies and planners, ranging from 992 units p.a. to 2,993 units p.a. This makes housing needs in Ealing difficult to identify as, under the Mayor of London's London Plan, it was identified as 2,807 additional units p.a.

Official numbers published by Ealing Council over the twelve-year period of 2005-2017 highlight that the borough is falling short of these supply targets, demonstrated in the chart below.



Including non-self-contained units, per annum supply of housing over the last 12 years has been 1,092. This figure then drops to only 867 p.a. when only including self-contained units

developed. Worryingly, over this period, an average of just over 270 affordable housing units have been built in Ealing, failing to match demand.

Aims of Council Policy

Ealing Council have highlighted a number of priorities to tackle housing challenges in the borough:

1. Increase the availability of both private housing and affordable homes:
 - a. Development Strategy 20206: mainly located around Cross Rail sites, the council targets 14,000 additional homes in new builds by 2026. 50% of these units will be placed on the private market for sale. The remaining 7,000 units will be classed as affordable homes, with 60% used for social housing and 40% open to private renters. This is aimed to establish mixed communities.
 - b. The council plans to provide grants to private owners to incentivise conversion of empty buildings into housing.
 - c. To tailor new housing to the needs of residents, 50% of affordable housing will be one/two bedroomed properties to support single, couple, and small families. The other 50% will be three/four bedroomed units to accommodate larger families.
 - d. Looks to replicate Dickens Yard development where incentives were provided to residents to vacate underoccupied homes to free up space for others.
2. Support residents to access affordable, safe, and good quality housing:
 - a. Housing:
 - i. Incentivise landlord accreditation schemes to raise the standard of property management across the borough to enable landlords to become more knowledgeable and responsible, benefitting tenants.
 - ii. Provide more support to residents by creating a Tenancy Relations Service to improve dialogue between tenants and private landlords.
 - iii. Support vulnerable individuals to live independently.
 - b. Neighbourhoods:
 - i. Estate Improvement Programme: continue with the regeneration of older estates in the borough. 8 projects already underway, with a further 2 planned. Current proposals include development of 1,012 homes for social rent, 238 for Affordable Rent, 373 for low-cost ownership and 1,337 to be placed on the private sale/rental market.
3. Improve conditions of housing:
 - a. Overcrowding:
 - i. Support projects like Shepherds Bush's InCoMe. Enables and 18-30 year olds from an overcrowded council home able to apply for college education and placed in temporary accommodation whilst studying to relieve pressure on the family home.
 - ii. Provide incentives to residents in underoccupied homes to free up space for others.
 - b. Energy:

- i. Increase energy efficiency in homes by ensuring all housing is built to current guidelines.
 - ii. Aim to reduce household emissions to 40% of 2010 levels by 2020.
 - iii. Achieve the Green Deal in Ealing: work in partnership with companies such as Green Deal Together which allows tenants to have properties assessed for environmental improvements and helps to find installers to make properties more efficient.
 - iv. Help those most vulnerable and most likely to be in fuel poverty by seeking funding to help them. Planning to access Home Heating Cost Reduction Obligation (HHCRO).
 - c. Health and Safety:
 - i. Utilise inspection and enforcement powers to take action against private landlords that provide accommodation with category one hazard.
- 4. Develop relations between the private housing sector, residents, and the council:
 - a. Continue to take a collaborative approach to housing. Aims to work with other local boroughs through the West London Housing Partnership to plan and coordinate housing developments together.
 - b. Improve council support for tenants, residents and private landlords to pool resources and knowledge in order to foster good dialogue.
 - c. Provide more transparency in council actions relating to housing. Plans to update residents on developments and changes in plans.

Key Terms

- Affordable Housing: In July 2018, the definition of affordable housing changed to include individuals that are able to rent a property but not own one.
- Self-contained unit: A single flat with a shared hallway/doorway to the street.
- Non-self-contained unit: Accommodation where access to the kitchen or living room from a bedroom is via a shared hallway with other tenants i.e. university halls of residence.
- Mixed Communities: An area in which groups of different socio-economic backgrounds live.
- Home Heating Cost Reduction Obligation: Funding provided by the UK government via Energy Company Obligation to reduce the cost of heating and insulation for residents in, or in danger of, fuel poverty.