










Housing and Homelessness Strategy 2023-2028

Easy read version



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Introduction



We are Wandsworth Borough Council.



This is an easy-read version of our Housing and Homelessness Strategy.



We manage over 32,000 homes in the borough and want to build more.

People who live in these homes are called tenants (people who rent their home) and leaseholders (people who own their home).



We want all the homes we currently manage to be of good quality. Residents should feel safe in their homes.



We need to build more affordable homes because there is a shortage in every part of London.

Why we made this plan



Everybody who lives in a council home should feel safe. Their home should be right for their needs.



Homes should be in good condition. This means that if things are wrong, they are fixed. These are called repairs.



We also spend money on making our homes better and by building brand new homes.



A good quality home can help people to live a healthier and more enjoyable life.



As people get older, their needs change. This sometimes means that their home needs to change too.

People who have a disability, or who are blind or deaf, may also need a different type of home.

There are five things that we want to do for housing in the borough.



- Make sure we continue to manage our homes well.



- Build more homes.



- Help people who rent from a private landlord.



- Help people who have no home. This is called 'homelessness'.



- Provide different types of homes for people with additional needs.

Make sure we continue to manage our homes well



We will do this by...

Making sure that repairs are done well.



Giving more people the chance to get involved in their communities.



Hiring more staff to work in our local offices.



Spending £170 million on our homes between 2023 and 2028.



Changing our buildings so they are more affordable to keep warm.

Build more, affordable homes

We will do this by...



Building 1,000 homes for people to rent from us.



Continuing to work with housing associations and developers who are also building affordable homes.



Making sure new homes don't use a lot of energy or cost a lot of money to keep warm.



Building homes that are suitable for different groups of people with different needs, such as older people.

Support people who rent from a private landlord

A private landlord is somebody who owns a home but is not a council or a housing association.

We will do this by...



Making sure private landlords provide a good service to their tenants.



Providing information to landlords about how they can keep their home in good condition.



Taking action against landlords who break health and safety rules, especially in larger homes.



Creating a list of landlords and lettings agents that do not provide good quality homes.

Help people who have no home



We will do this by...

Helping people who sleep on the streets to find somewhere to live.



Working with different organisations who provide help and guidance to people with no home of their own.



Supporting people and families as early as possible so they do not become homeless.



Making sure people are given the right help and information and can stay in their homes.

Provide different types of homes for people with additional needs



We will do this by...

Building homes for people with different needs, for example homes for people in wheelchairs.



Making sure people who need support and care get the right home.



Making sure the services we provide include everyone.



Changing our homes so that they are easier to live in for older people or people with disabilities. We call these 'adaptations'.



Helping refugees to find a home that is safe and secure.

Other formats and languages

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