



27 October 2024



Dear Suzanne

- SHAC Articles: Southern Whistleblowing | Council Housing & Benefits-
- End Service Charge Abuse & National Tenants & Residents Union Updates-
- Unfair & Uncapped Meeting Details-

## SHAC Article



**SCRUTINY PANEL BLOWS THE WHISTLE  
ON SOUTHERN HOUSING GROUP**

## SHAC Article: Scrutiny Panel Blows the Whistle on Southern Housing Group

The board and executive at Southern Housing wouldn't listen, so its own scrutiny panel in Kent took the courageous decision to go public. They blew the whistle on shocking failures, including leaving a woman and her children without a fridge or cooker, and in a home rendered unsafe by the poor condition of the property.

Southern Housing finally responded when a public statement was issued, and denied that the problems were systemic. But the frustration felt by the panel will be familiar to SHAC members not just of Southern, but across the sector. Read the article [here](#).

Social media shares: [Twitter](#) ~ [Facebook](#) ~ [Instagram](#)

## SHAC Article: How Government Could Save £27 Billion in Housing Benefits

# SHAC Article



**HOW GOVERNMENT COULD SAVE £27  
BILLION IN HOUSING BENEFITS**

The new budget will be announced shortly, and with it, details of government plans for investment in housing as well as changes to welfare benefits.

SHAC has published an article based on a new report which exposes the colossal waste inherent in the lack of investment in council housing over a span of decades. The fix is easy: build substantially more council housing and impose rent controls in the private sector.

This will however take the political will to defy landlords clamouring to keep the status quo. Read the article [here](#).

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**END SERVICE  
CHARGE ABUSE**



## End Service Charge Abuse Meeting and National Tenants' and Residents' Union Actions

We had an excellent meeting of the End Service Charge Abuse (ESCA) campaign on the 22nd October, with really helpful contributions from all who spoke.

We agreed to propose additional changes to the Leasehold Reform and Renters Reform bills, and also frame these as Parliamentary questions:

- [Legal Reforms to End Service Charge Abuse](#)
- [Parliamentary Questions on Service Charge Abuse](#)

We continue to lobby politicians, and have three more meetings scheduled with Labour MPs. These are with Miatta Fahnbulleh, MP for Bermondsey, Abtisam Mohamed, MP for Sheffield Central, and Joe Powell, MP for Kensington and Bayswater. We will report on the meetings in due course.



## For a National Tenants' and Residents' Union - Actions

At the End Service Charge Abuse meeting, we also discussed working with the trade unions on the formation of a national tenants and residents union (NTRU) to shift power in favour of tenants and residents.

While a tenants and residents union would be open to everyone



**More on a National  
Tenants and  
Residents Union**

except landlords, the first stage is to gather support from tenants and residents associations (TRAs) to help show widespread interest from grassroots organisations.

We therefore agreed to add a **quick form** to the website for TRAs to add their support. This can now be accessed via the website [here](#) or directly [here](#).

**If your TRA hasn't yet signed up, please ask them to do so!**

A further suggestion was to get support from councillors and we are therefore developing a form of words that people can use in emails, as well as a second dedicated form on the website.



## Unfair and Uncapped Campaign Meeting

We will be holding a meeting to discuss the 2024/25 rent rises and the expectation that they will be allowed to rise by inflation plus a further 1% as this has already been signalled by Angela Rayner, Secretary of State for Housing.

As in previous years, shared owners can end up paying a lot more on the portion of their home that is rented as some leases have inflation-linked-plus provisions.

**Please join us:**

**Unfair and Uncapped: Freeze Rents. Cap Charges.  
6.30pm, Wednesday 30th October**

[Zoom link](#) ~ ID: 823 4053 1196 ~ Passcode: 065835

[Add to calendar](#)

The rent rises will apply from 1st April 2025 but we cannot wait until then to begin our protest. We must start planning now.

## Meeting Dates

### SHAC Themed Open Meetings

Three themed meetings have been scheduled for the autumn. Open to all. Please share with neighbours and contacts.

**Unfair and Uncapped: Freeze Rents, Cap Charges  
6.30pm, Wednesday 30th October**

[Zoom link](#) - ID: 823 4053 1196 - Passcode: 065835

[Add to calendar](#)



## Disability Visibility / Antisocial Behaviour

6.30pm, Thursday 7th November

[Zoom link](#) - ID: 879 4545 6852 - Passcode: 431034

[Add to calendar](#)

### Join our themed and landlord WhatsApp groups

[SHAC Campaigns](#) | [Tribunals Support](#) | [SHAC Leaseholders & Shared Owners](#)  
[Clarion](#) | [Hyde](#) | [MTVHA](#) | [Notting Hill Genesis](#) | [Riverside / One Housing](#) |  
[L&QSouthern](#) | [Peabody](#) | [Guinness](#) | [Home Group](#) | [Councils](#) | [THCH](#) | [A2 Dominion](#)

The Nextdoor logo, featuring the word "nextdoor" in white lowercase letters on a green rectangular background.

[Join  
Nextdoor](#)

## Nextdoor Network

Posting a message on the Nextdoor app is one great way to encourage tenants and residents from your landlord (or other housing associations) to join SHAC and build critical strength.

Nextdoor is a Facebook-style social networking site that links people in the same locality. You can find out more and get set up [here](#).

Some of our members have been very successful in using it to raise awareness of SHAC's work, in one case getting 1,800 views for a single post, and recruiting neighbours who are also residents of her landlord.

## Missed an Update?

Previous issues of SHAC Action can be downloaded [here](#).

**Take Action**

[Sign the Unfair & Uncapped Pledge](#) | [Make a Donation](#) | [Join an Event](#)

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