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A Year in Housing

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A Crisis (made over 20 years)

- Lack of Supply - Affordable Homes

- Rising private rented sector rents

- Growth in Homelessness

- Increased Temporary Accommodation

A Crisis (made over 20 years)

- Constraints on Landlord finance

- Increasing disrepair

- Ad hoc Regulation

- 13 Ministers in 15 years !!

On the Political Agenda…….

Government's Plan for Housing

❑Spending Review

❑White Paper English Devolution

❑Renters Rights Bill

Spending Review

- £39 Billion for new homes (AHP)

- 10 year rent settlement (CPI+1%)

- Consultation on rent convergence,

- Full funding for the Warm Homes Plan

- Equal access for building safety remediation funding.

Renters Rights Bill

- End of Assured Shorthold + no fault eviction
- Rent Review Tribunal
- Decent Homes Standard + Awaab's law
- New Private Rented Sector Landlord Ombudsman

Devolution

- Mayoral Strategic Authorities – universal coverage

- Integrated Financial Settlements

- New Powers and Funding over
  - Skills & Employment
  - Housing

Issues and Challenges

- Skills gaps

- Legacy need for remediation

- Higher costs

- Political and Public expectations

Strengths and Opportunities

- Resilience of Sector

- Innovation and commitment

- Increased Funding and Attention

- Wider System alignment

Grasping the Nettle

"This is a transformational package for social housing and will deliver the right conditions for a decade of renewal and growth."

Kate Henderson
CX National Housing Federation

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