A photograph of a tall building engulfed in flames, with thick black smoke billowing upwards. Fire hoses are spraying water at the base of the building. The background shows a city skyline.

**Rob Bailey**  
**APSE**  
**Lessons from Grenfell**

# Wales' tower blocks

Towers with seven storeys  
or more





**Who do the  
public trust?**



**Government Ministers?**

**Private Companies?**

**Councils?**

**Councillors?**



- **Five times** as many trust the local Council over the Government to make decisions about how services are delivered provided their local area,
- **Eight times** as many trust local councillors over government ministers to make decision about their local area,
- **Six times** as many trusted council to provide services in their local area over a private company with people trusting the council eight times more than the government.

# Who do you want to inspect building works?



*‘Building inspectors employed by a local council used to perform all building inspections to check they complied with the approved plans and health and safety standards. Now, private employed consultants engaged by the developer mostly conduct these inspections.’*

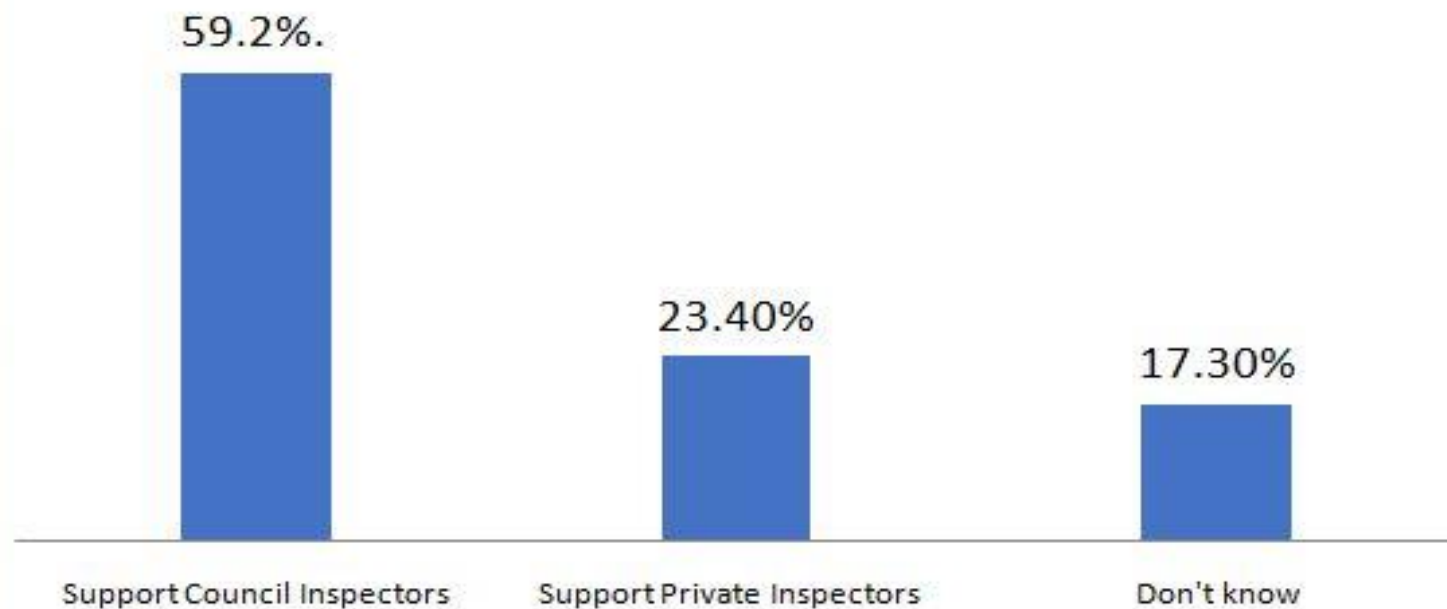
Which of the following is closest to your view?

“Building inspections should be carried out by inspectors employed by the local council.”

“Building inspections should be carried out by private inspectors.”

“Don’t know”

### Who do the public want to carry our building inspections





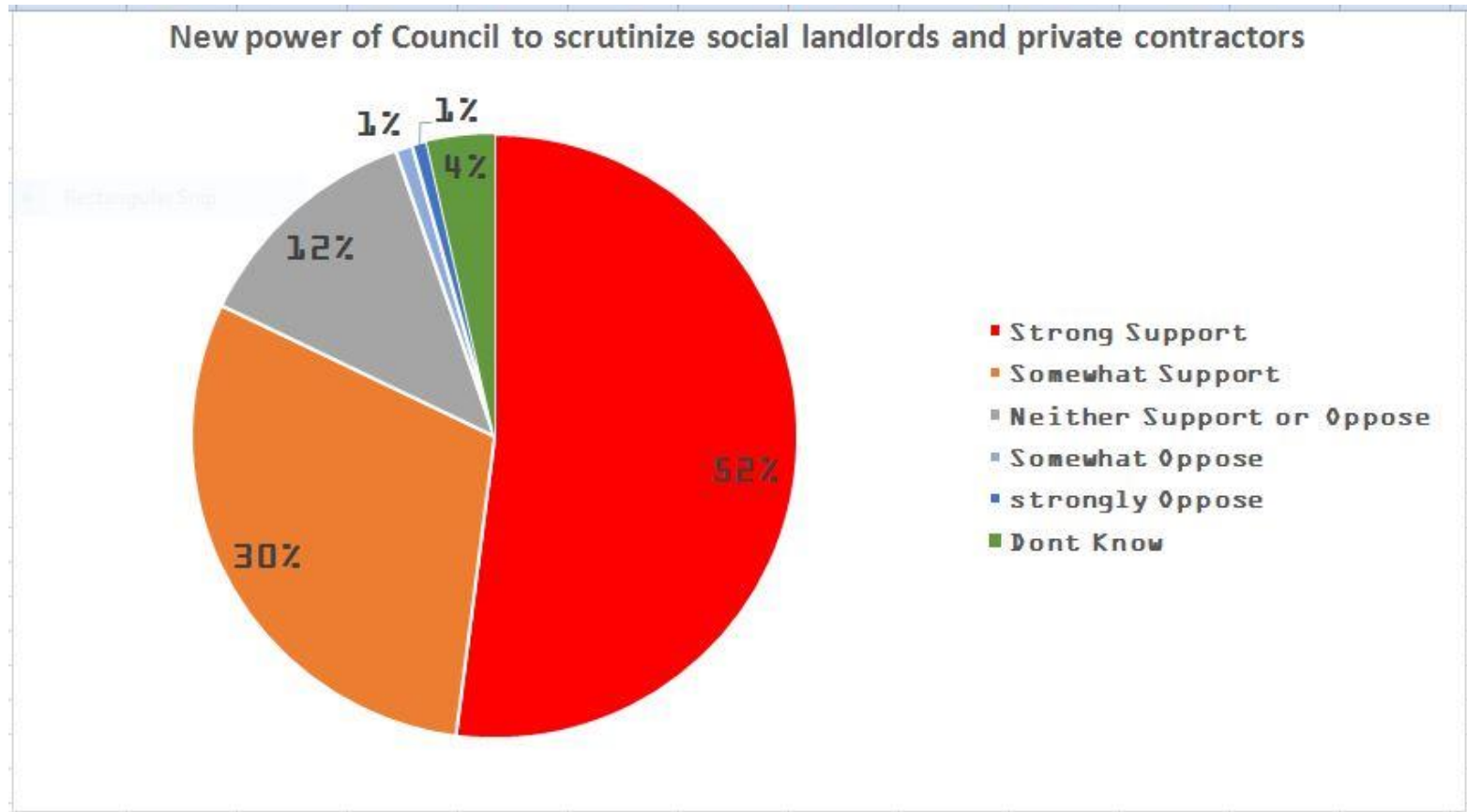
# Is this a party political line?

## Key points

- Three times as many voters support reverting to Council inspections than keeping the current regime of private inspection.
- Support among Conservative voters for Council inspectors is 63.8% which is higher than Labour voters at 59.5 % and the average at 59.2%.



# A new power for Councils to scrutinize?



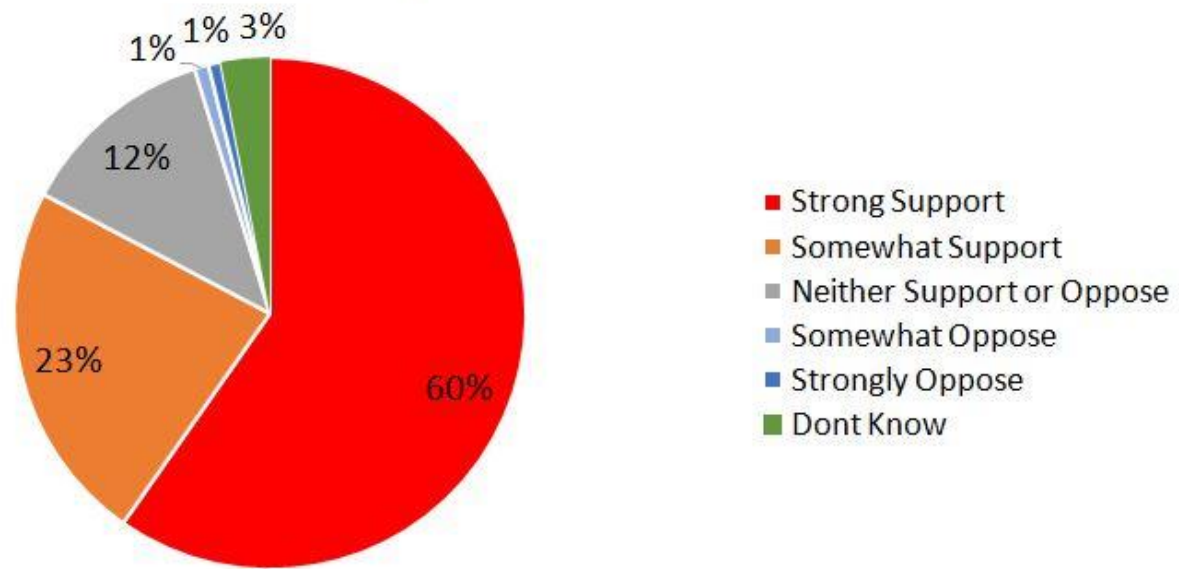


# A new power for Councils to scrutinize?

## Key Points

- The total support figure is 82.1%.
- Support among Conservatives voters is 87%
- Support among Labour voters is 84.3%

### Support for a new power for Councils to intervene when social landlords and private contractors fail



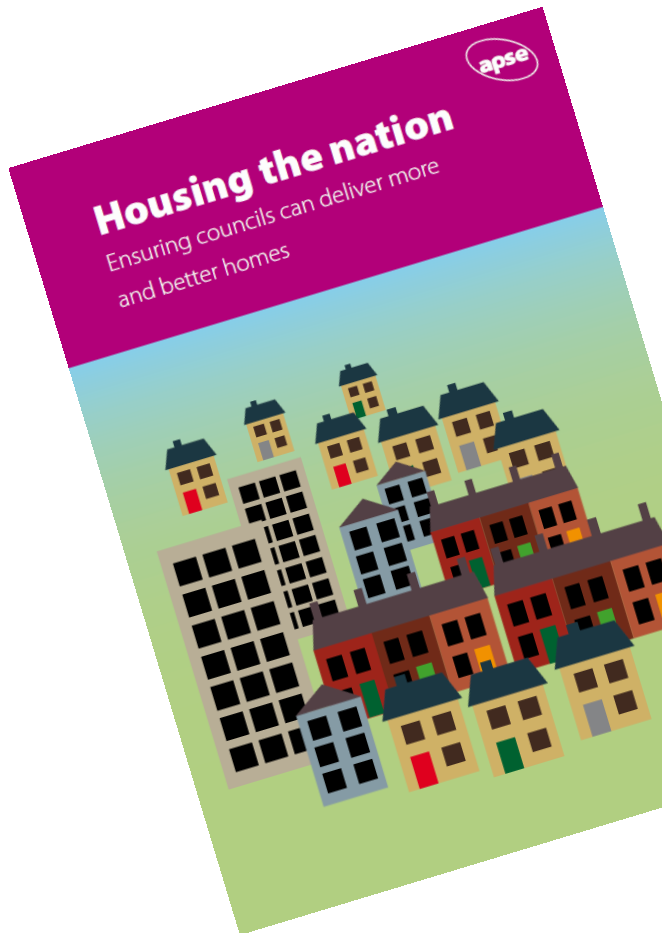
**LOCAL SERVICES**

**LOCAL SOLUTIONS**



# Homes for All

# Housing is moving up the political agenda





# The research

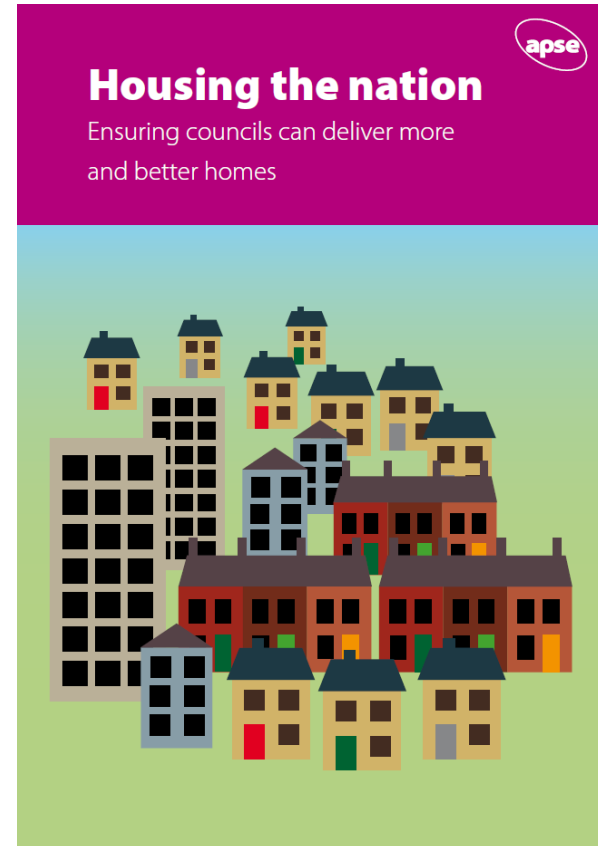
- Joint study with the TCPA
- Case study councils
- Online survey
- Recommendations

# Key findings



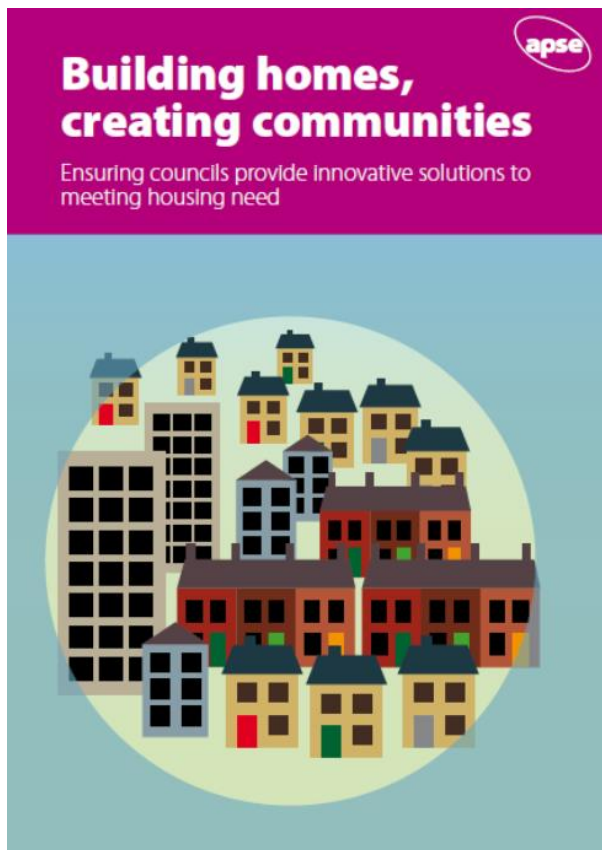
Last set of research found that :-

- 1948 -1978 local councils average build was 90,000 homes per annum
- By 2013 the figure has dropped to 2,000 per annum
- A need for over 1 million more homes
- A 'build need' of 200,000 + homes per year
- 220,000 new households are created each year





# Things haven't improved!



# Survey said...



- 65% of councils are still relying on the planning process via Section 106 funding
- 24% direct delivery
- 11% Joint venture on council owned land

# Are you considering a or have you set up a housing company ?



- 51.5% have set up a wholly owned
- 18% have set up a joint venture
- 25% have not done either



**Is your council currently delivering or exploring private rental sector homes (PRS) as part of the solution to creating new home in your local authority area?**

- 46% exploring
- 19% currently delivering PRS
- 28% no



# Housing shortages

- We need to build 266,000 homes per annum by 2020
- Between 2016 and 2020 we are set to lose 122,000 existing social homes
- In 2015/16 the number of affordable homes fell from 66,000 in the previous year to 32,000
- Divergence in UK policy towards housing

# Not one housing crisis but many



- Across the UK a survey by Halifax Building Society found UK house prices are rising at ten times earnings
- Central investment in new homes dropped by 35% between 2010 and 2015
- Backlog of up to 2 million homes
- Homelessness and concealed households are big issue



# And housing benefit?

House of Commons statistics show:

- 478,000 people with jobs claimed housing benefit in 2009/10 rising to 1,049,000 in 2014.
- If trends continue by 2018-2019 this will rise to 1,238,000 in 2018-19.
- The cost to the taxpayer has climbed from £2.2bn in 2009/10 to a projected £6bn in 2018-19
- Tax payer 'subsidies' to employers? Zero hours / uncertain contracts?

# Case studies



- Birmingham Municipal Housing Trust
- Homes for Lambeth
- Midlothian Council
- Oxford City Council
- South Cambridgeshire District Council



# What makes for a case study?



- Councils all have local knowledge to develop bespoke solutions
- Awareness of patterns of local needs
- Ability to retain assets for the public purse
- Control of what is developed?
- Cost efficiency?
- Affordable housing not easing the burden!

# Public policy context?



- Brexit
- Local government finance
- Revision to CIPFA Code
- Where to now with Prudential Borrowing
- Public works loans board
- Reform? IN whose interests?

# Public trust



*“That’s why, when I say we must do everything possible to prevent a repeat of Grenfell, I’m not just talking about the cladding or the stairways or the sprinklers.*

*We need to shift the whole conversation about social housing, reframe the whole debate.*

*We need to challenge outdated, unfair attitudes.*

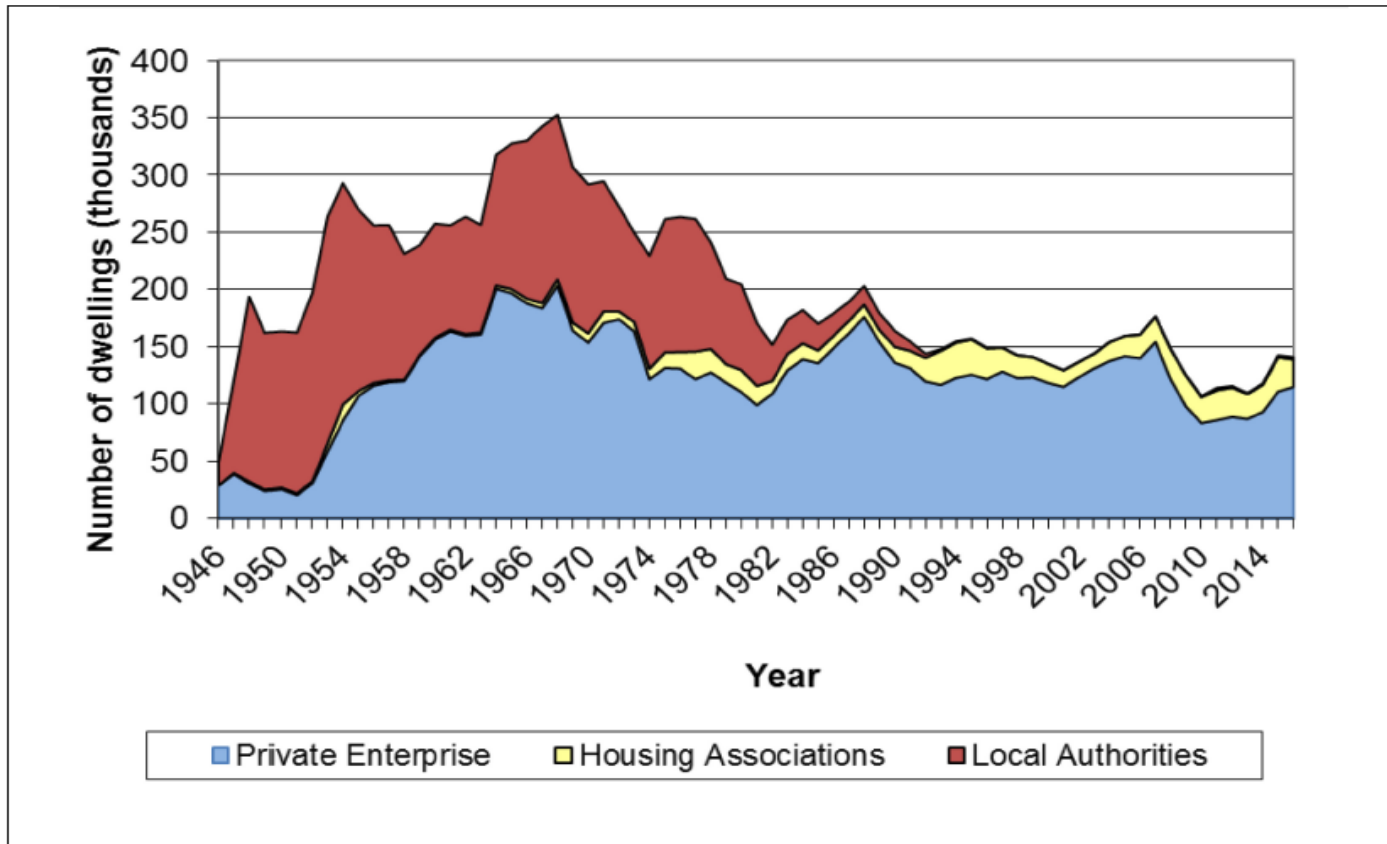
*We need to return to the time, not so very long ago, when social housing was valued.*

*It was treasured.”*

# 19 September 2017



# Permanent new Build By Tenure 1946 to 2014



# Housing is about people and people need homes.



**LOCAL SERVICES**

**LOCAL SOLUTIONS**



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