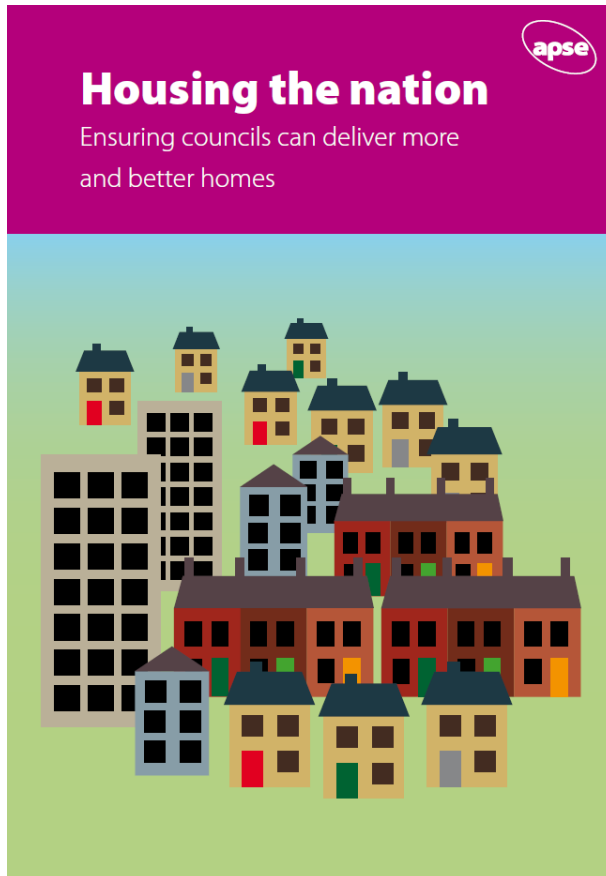




# Mo Baines APSE

# Housing is moving up the political agenda



# 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?

# Supply side issue?



- Markets are predicated on competition
- Availability of social homes for rent has been in short supply
- Short supply increases market prices
- Dynamic of Right to Buy on supply side issues

# But little progress in spite of the evidence..



# Where next





# The white paper?

- Councils recognised as having a role but..
- Will it be central to the strategy?
- Driver to do more with companies option?
- Self-funding new build
- Right to Buy?
- Centralism or Localism?



# A new industry strategy?



- Should housing be the catalyst?
- Or do housing markets determine local economic futures?



# What role for local councils?



- Developing a local housing and regeneration company
- Self-financing housing need
- Joint venture models
- Developing a long term plan for Housing
- Brexit: will this put the brake on our housing ambitions?

# We have done it before!



**LOCAL SERVICES**

**LOCAL SOLUTIONS**



# Contact details

**Mo Baines, Head of Communication and  
Coordination**

**Email: [mbaines@apse.org.uk](mailto:mbaines@apse.org.uk)**

**Association for Public Service Excellence**

2nd floor Washbrook House, Lancastrian Office Centre, Talbot Road,  
Old Trafford, Manchester M32 0FP.

**telephone:** 0161 772 1810

**fax:** 0161 772 1811

**web:** [www.apse.org.uk](http://www.apse.org.uk)



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