



The policy context

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Defining the housing crisis

- Need
- Affordability
- Mix
- Skills
- Homelessness

Need

- 1.1m on council house waiting lists
- Population growth
- Demographics changing
- Government 1m by 2020 plus 0.5m by 2022
- Sajid Javid 266,000 new build per annum

Affordability

- Average age of first time buyer 38
- Home ownership trend now in reverse
63%
- Cost of a deposit for mortgage
- Average house cost Oxford 16.2 times
average annual salary

Mix

- People living longer with illness and disability
- Single elderly in 4 bedroom houses
- Larger families in 1 and 2 bedrooms
- No flexibility in the system to adjust
- Need for capacity

Skills

- Ageing workforce
- Lack of skilled workers
- Lack of apprenticeships
- Dependency on European labour
- Brexit

Homelessness

- Pre-recession visible homelessness almost disappeared
- Doubled since 2010
- Shelter suggest 250,000
- Political issue
- B&B costing local authorities £2m per day

Historical context pre 1997

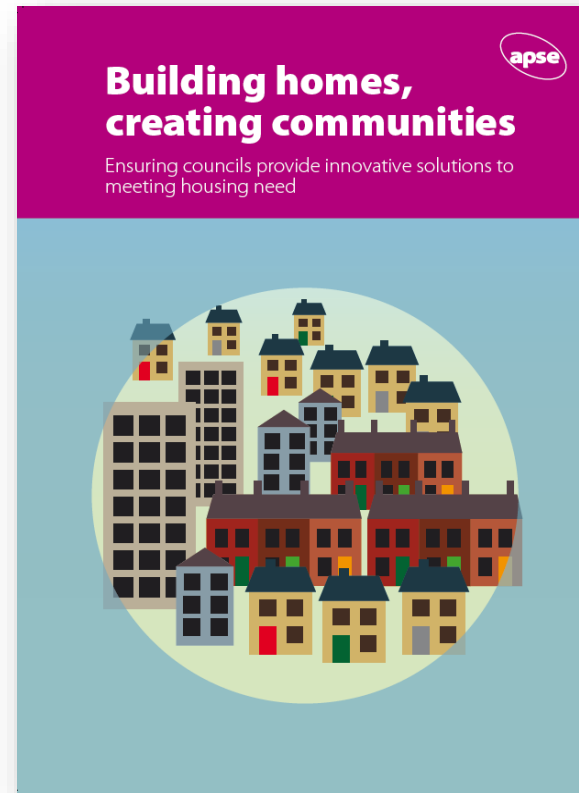
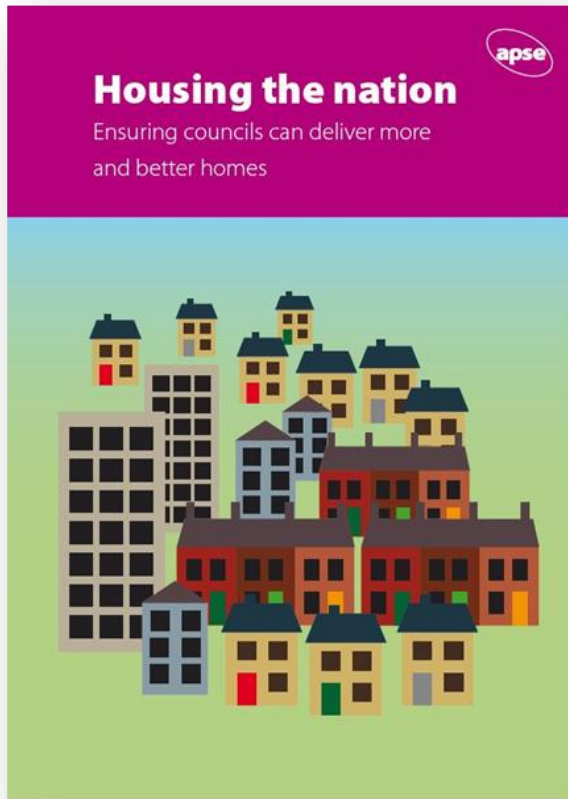
- Homes fit for hero's
- Housebuilding boom
- Harold McMillan
- 1979 Right to buy
- Emphasis on home ownership
- Government took majority of receipts

Context pre 2010

- 1997 focus on £19B backlog of repairs
- Focus on decent homes standard
- Stock transfer
- Demolition
- Lack of new build
- 1m fewer social homes by 2010

Since 2010

- 2012 transfer to local HRAs
- 30 year business plans
- Included headroom for new build
- Based on rent certainty
- Deregulation of planning
- 2015 Government reduced rents
- Housing Green Paper



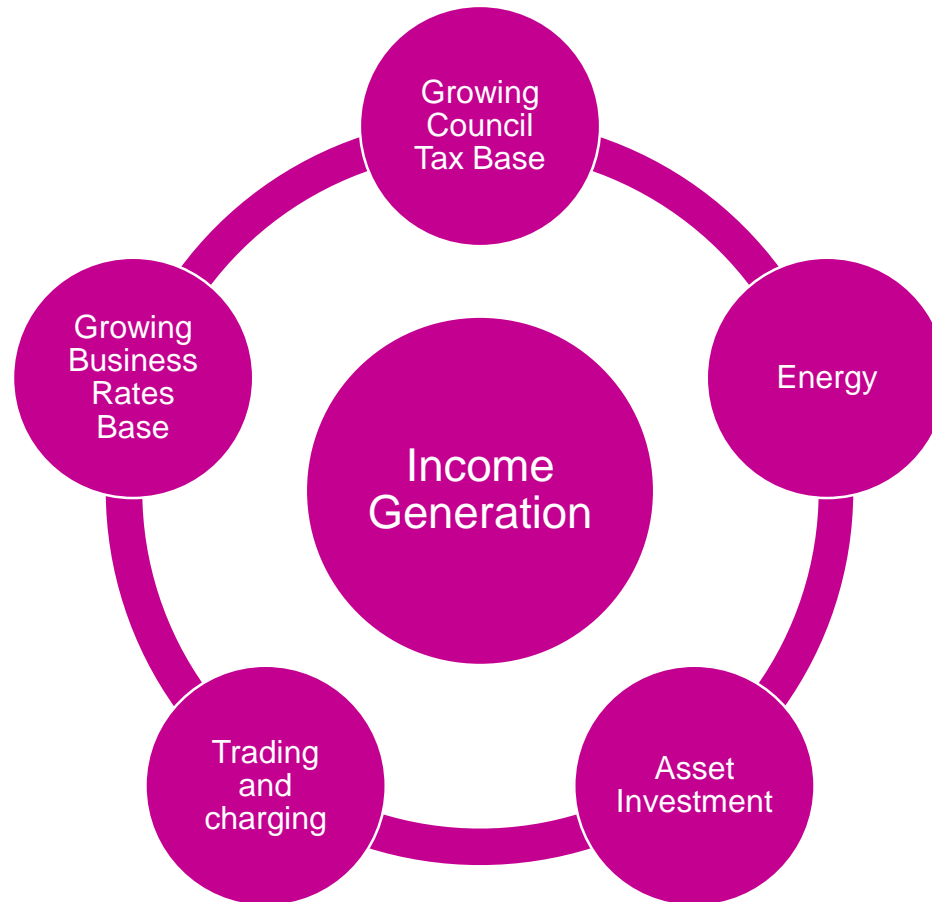
Local authority housing companies

- Over 170
- Wholly owned by local authority or JV's
- General fund borrows from PWLB at 2%
- Council loans company at 6% to 7% return
- Out with right to buy
- Will Government close loophole?

Case studies

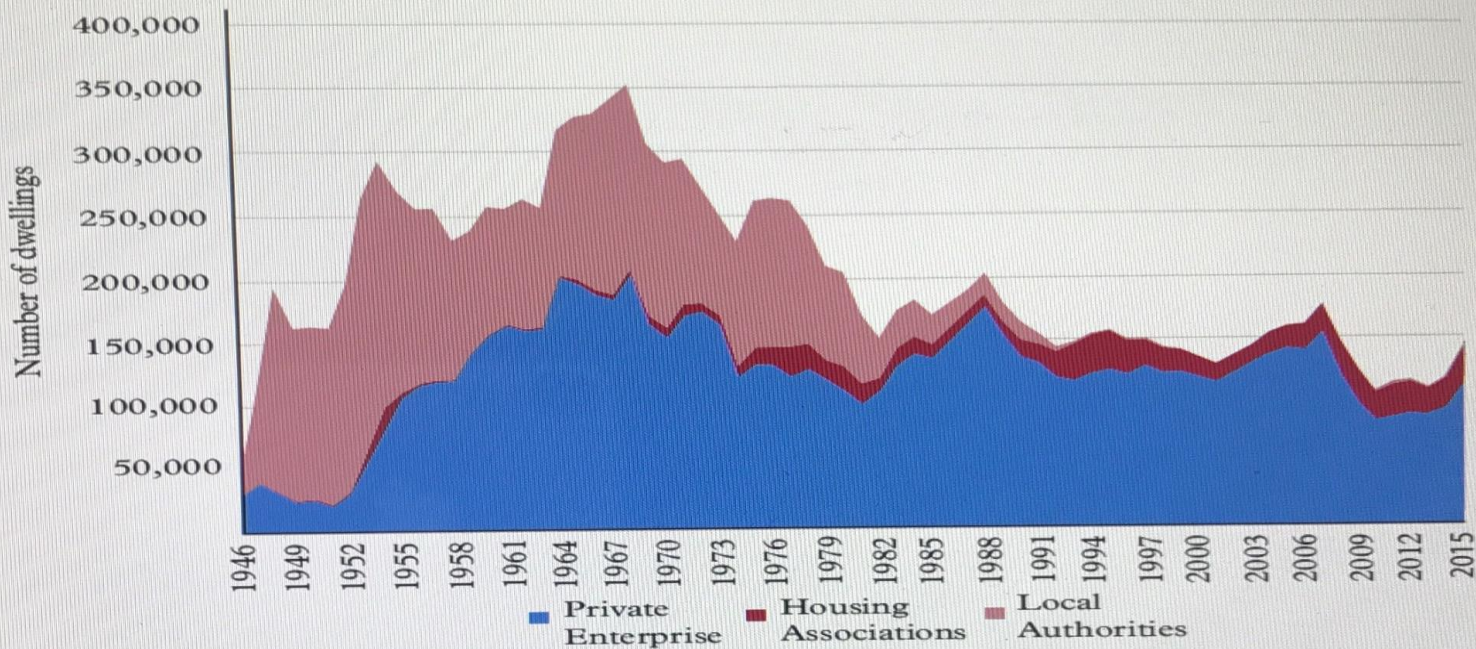
- Birmingham
- Lambeth
- Midlothian
- Oxford
- South
Cambridgeshire
- Thurrock
- Harrow
- Manchester
- Edinburgh
- Aberdeen

Commercialisation Strategy



Who built UK housing?

Figure 1: Permanent dwellings completed in England by tenure, 1946 to 2015



Source: DCLG, 'Live tables on house building, Table 244': <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building> [accessed June 2016]

Conclusions


- Housing crisis growing
- Build rate needed keeps increasing
- Will not be reached without council housing
- LA housing companies a start
- Allow councils to borrow
- Allow councils to build
- Allow councils to train workforce
- Allow councils to deliver for local communities

APSE/TCPA housing research


Housing the nation
Ensuring councils can deliver more and better homes




Homes for all
Ensuring councils can deliver the homes we need



Building homes, creating communities
Ensuring councils provide innovative solutions to meeting housing need



Delivering affordable homes in a changing world
Ensuring councils can meet local housing need





1. Policy update
2. Online survey
3. Case studies
4. Stakeholder roundtable
5. Report & Parliamentary launch (16 July)



- **A few of the findings...**
- **Housing need - 98%** of respondents from across the UK described their need for affordable homes as either severe (59%) or moderate (39%)
- **Removal of the HRA cap - 22%** of respondents in England thought the removal of the HRA borrowing cap would have a 'significant positive impact' on their ability to deliver social and affordable housing. **36%** thought it would have a 'slight positive impact'. **32%** didn't have an HRA
- **Permitted development rights (PDR) – 49%** of respondents thought that homes created through PDR could prove dangerous to health and wellbeing. **49%** of respondents thought that vulnerable people are likely to be disproportionately negatively affected by development delivered through the use of PDR



- **Recommendations – key themes**

- A. Delivering and retaining genuinely affordable homes**

1. Meaningful definition of affordable housing
2. More investment in genuinely affordable housing
3. Suspension of the Right to Buy in England
4. Close viability loopholes

- B. Housing standards and permitted development rights**

5. Robust mandatory national housing standards
6. Reversal of permitted development rights

- C. Planning holistically for wider social and economic benefit**

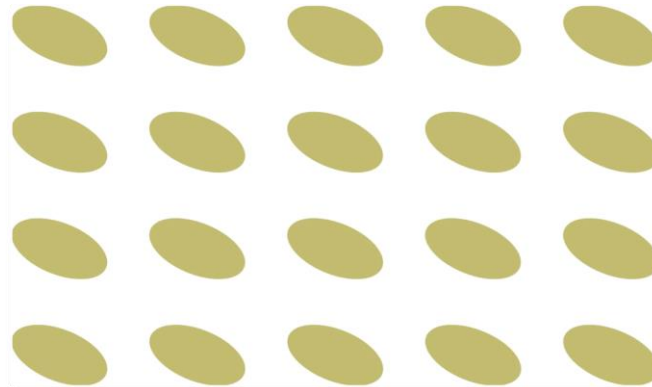
7. Holistic thinking about place and communities
8. Local authorities as ‘master-developers’
9. Addressing material supply chains and skills shortages
10. Stronger guidance and policies on community benefit clauses

State of the market – Building Maintenance & Repairs



State of the Market Survey 2019

Local Authority Building Maintenance Service



Briefing 19
September 2019

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LOCAL SERVICES
LOCAL SOLUTIONS

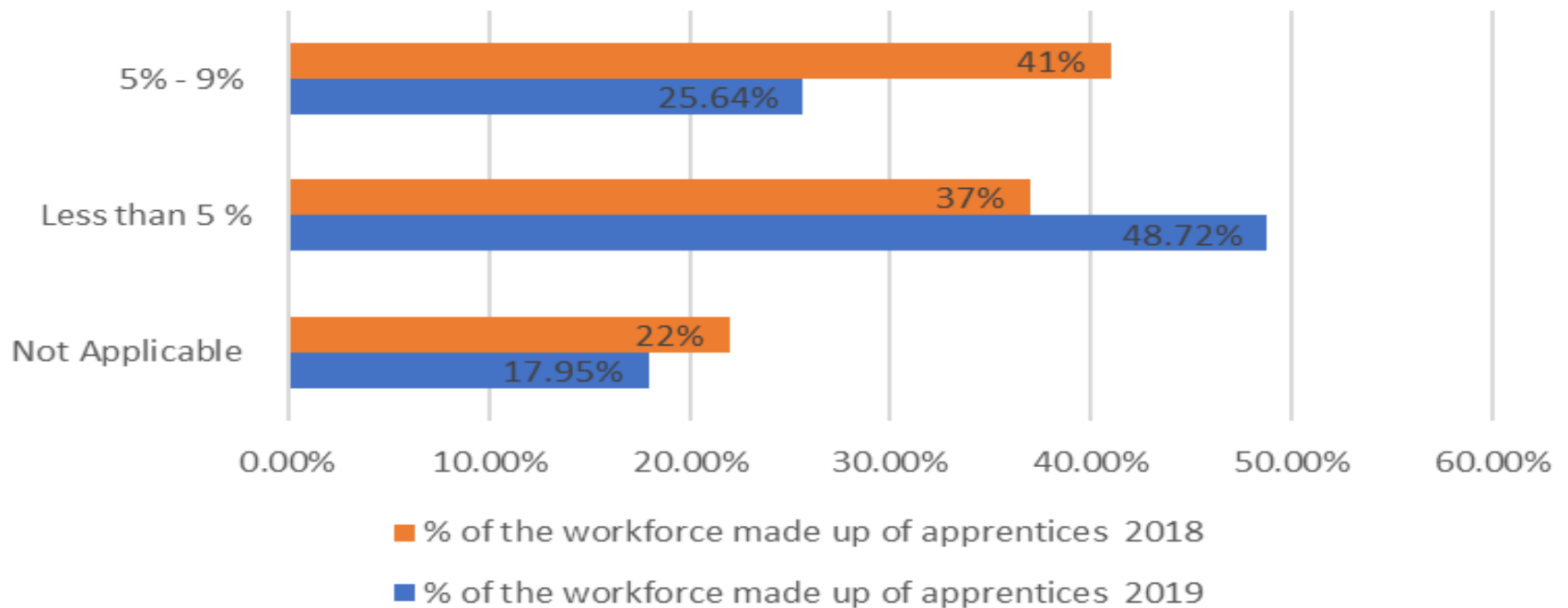


Skills



Apprenticeships

Percentage of the workforce made up of apprentices



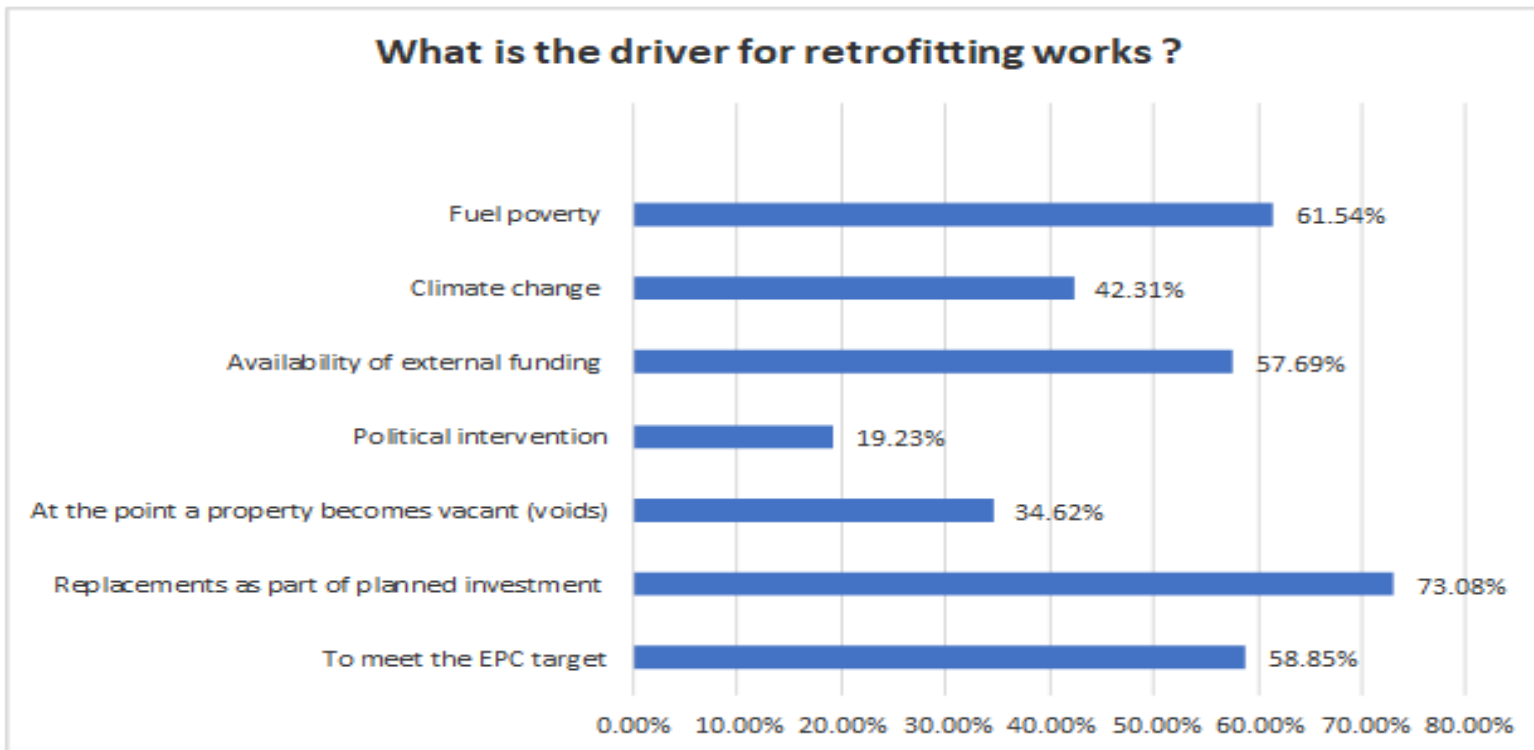
New Build



Workload

Answer Options	2019 Housing %	2018 Housing %	2019 Non-housing %	2018 Non-housing %
Increase significantly	22.22%	19.35%	26.09%	3.23%
Increase	38.89%	35.48%	39.13%	41.94%
Stay the same	30.56%	29.03%	21.74%	19.35%
Decrease	8.33%	12.90%	13.04%	35.48%
Decrease Significantly	0.00%	3.23%	0%	0%

Retrofitting

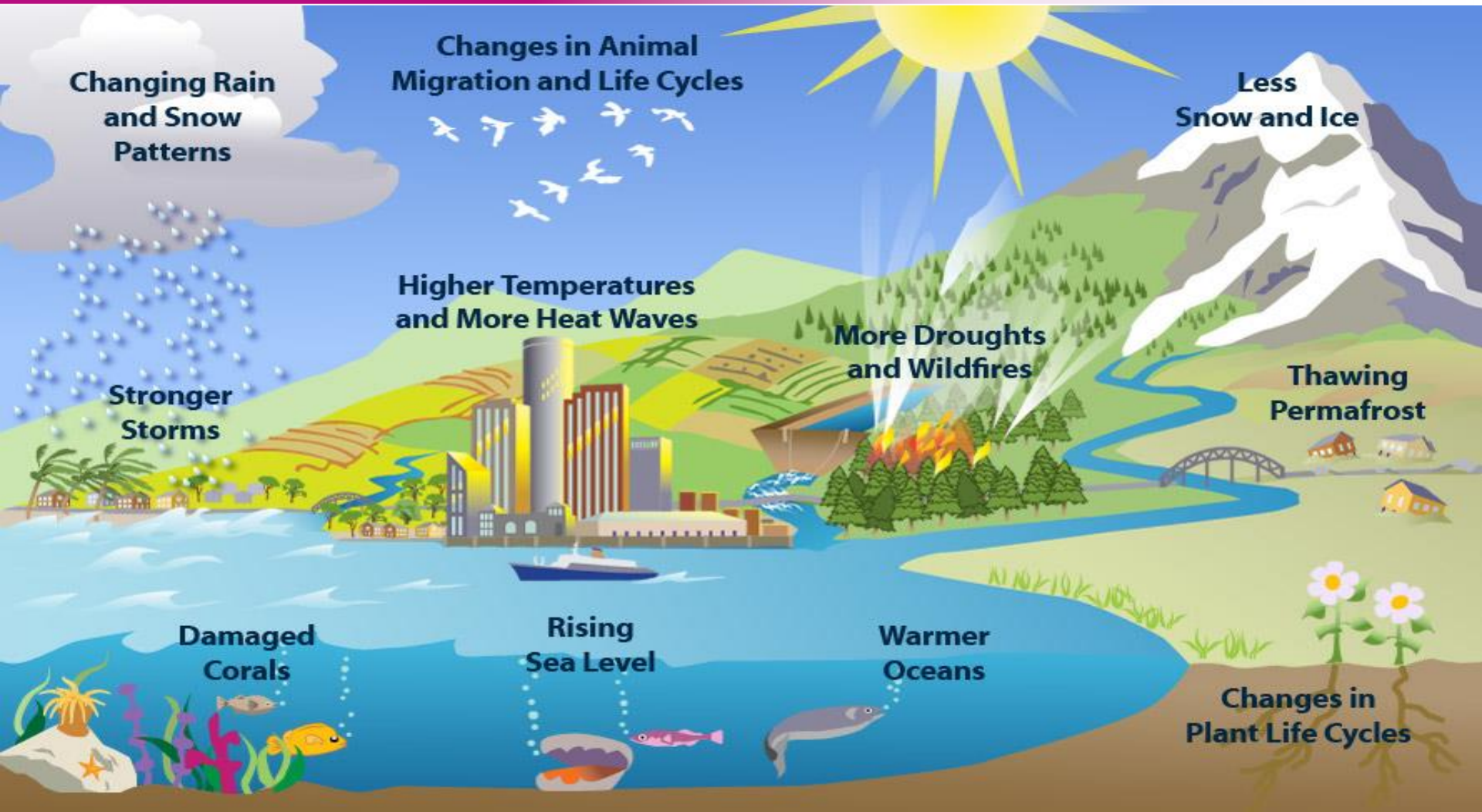


Summary of key findings

- Councils building a greater number of homes
- Accountability
- Skills and workforce capacity
- Brexit
- Climate emergency declarations




Climate Emergency: How is your council responding?



apse energy

Local Authority Climate Emergency Declarations

Strategic and practical considerations for climate emergency declarations, targets and action plans



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Local government **Climate crisis: can councils deliver on bold promises to cut emissions?**

Many councils have committed to going carbon neutral, but they lack the power and funds to take effective citywide action

Anna Bawden
Wed 10 Jul 2019 05:59 BST

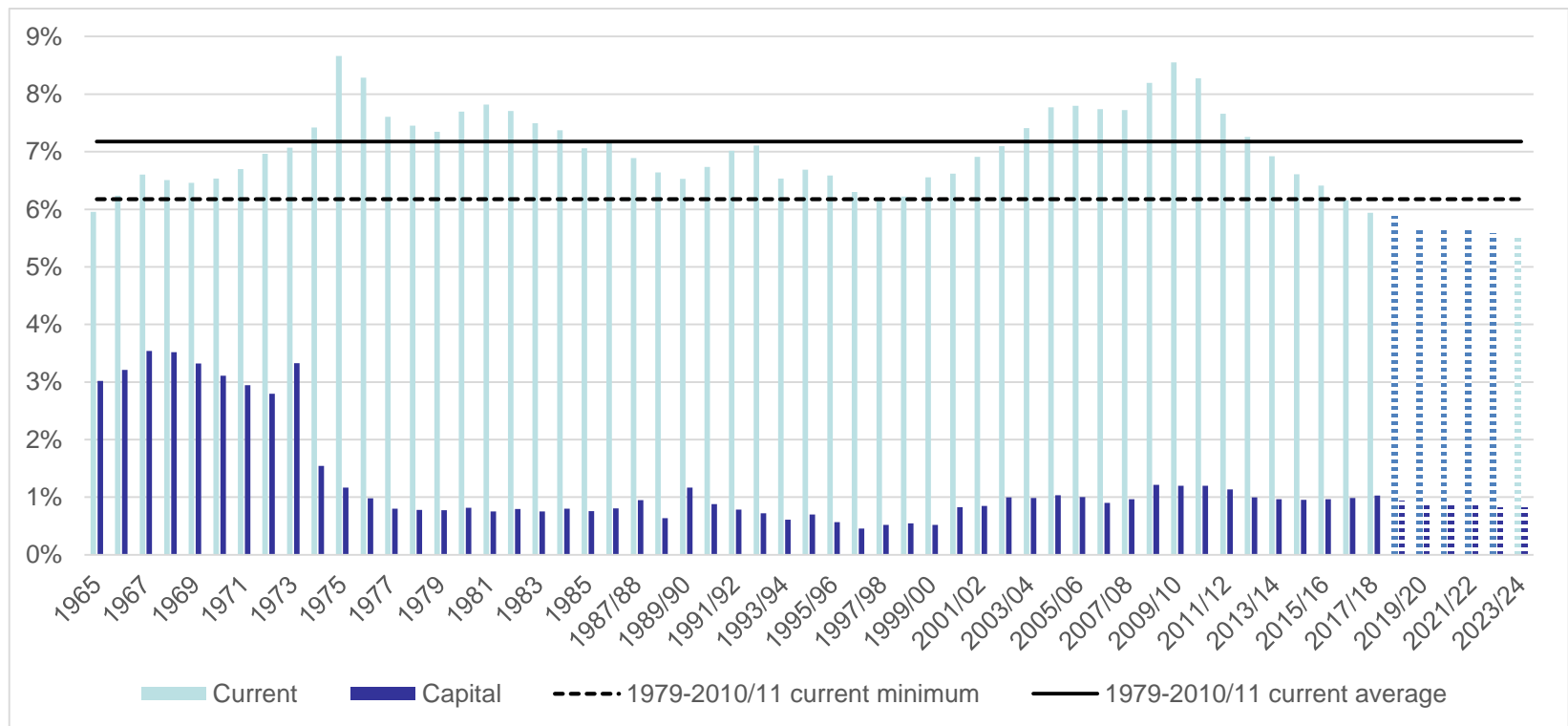


▲ In areas of Nottingham, there has been a mass installation of solar panels on houses. Photograph: E On/Play One/Nottingham Council

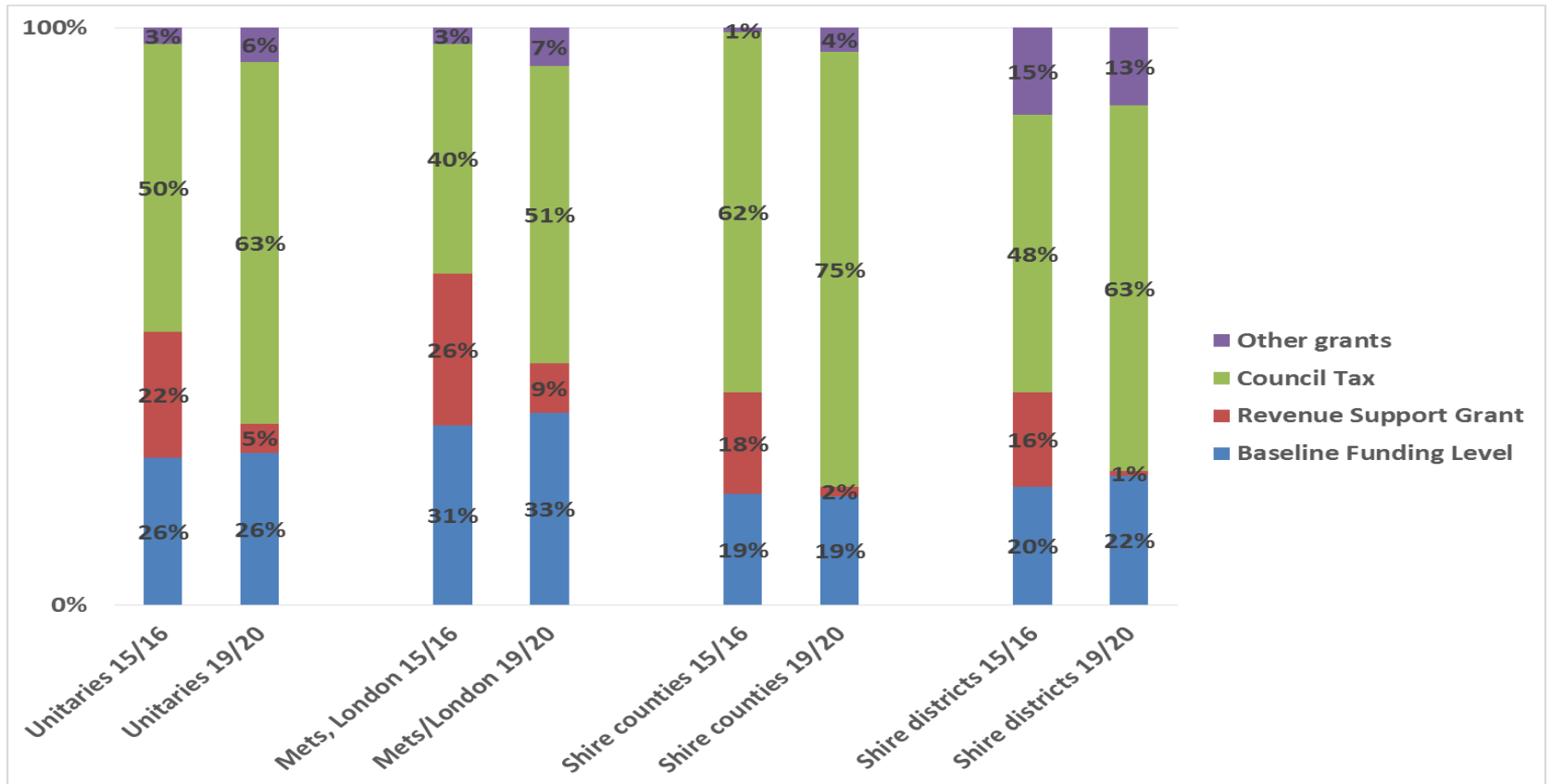
Jessie Sims is one of 600 people in Stroud, Gloucestershire, to have had their homes retrofitted to make them more energy efficient. In 2013, the district council replaced the windows and doors, insulated the loft and floors, and installed solar panels on the roof as part of its

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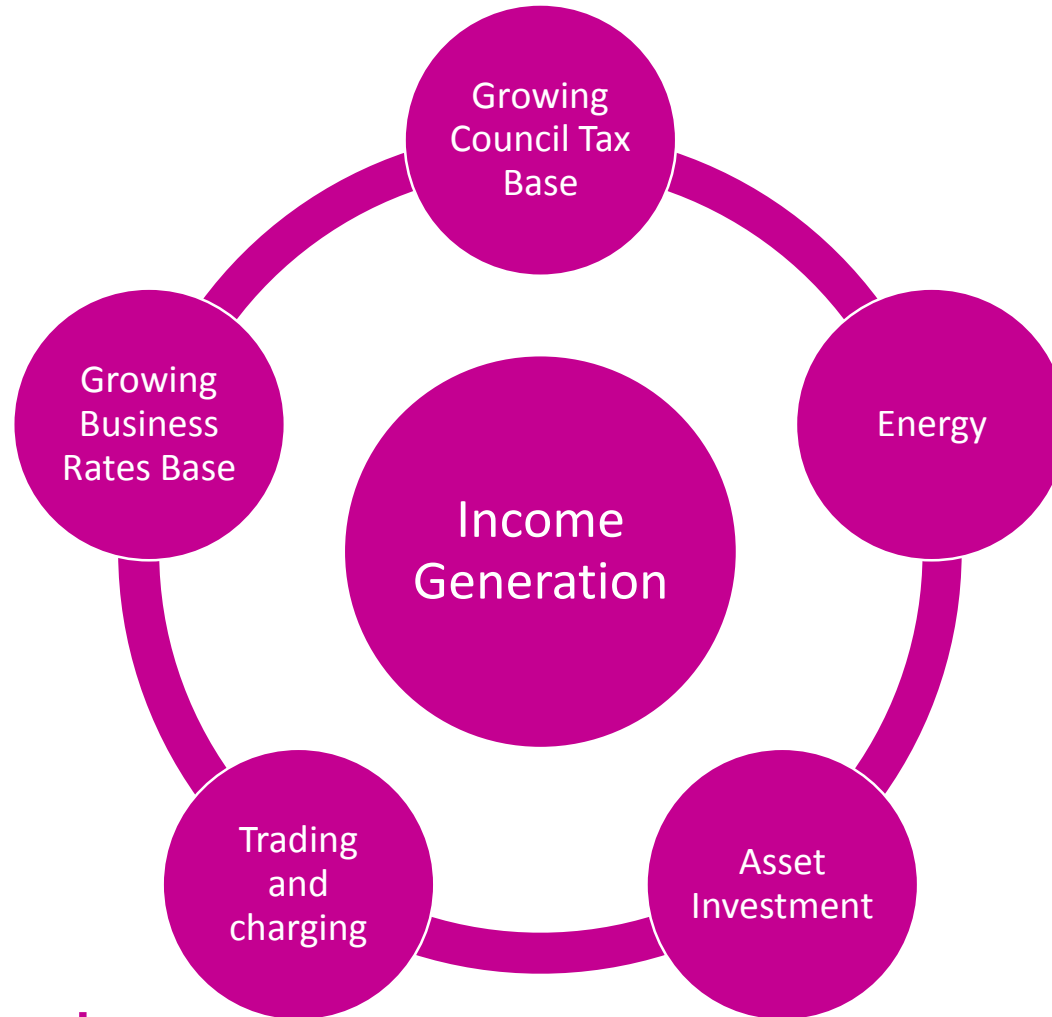
UK local government spending as a share of GDP: current spending, already below the 1979-2014 minimum, is projected to go on falling to 2020 and beyond



Balance of core spending power 15/16 and 19/20: as RSG shrivels beyond London and the Mets, most LA funding will come from council tax



Commercialisation strategy



What type of emergency are you calling?

- Council footprint?
- Council footprint plus supply chain?
- Area wide footprint?
- The fragmented state
- Civic leadership

Routemap on carbon eradication

Short

Property
energy
efficiency

Solar

Mid

Waste and
recycling

Electric fleet
infrastructure

Air quality

Wind

Long

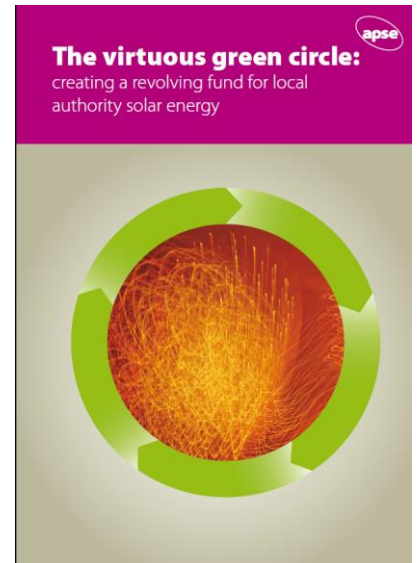
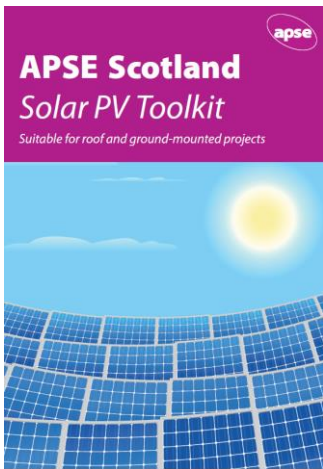
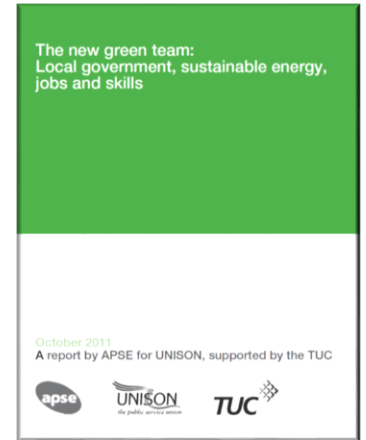
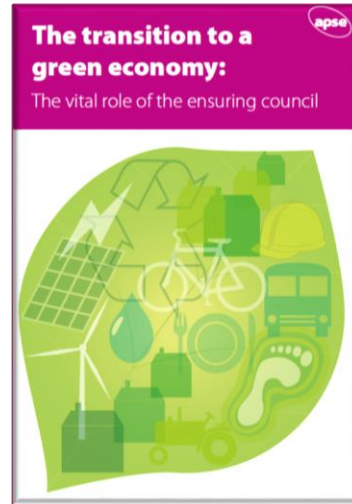
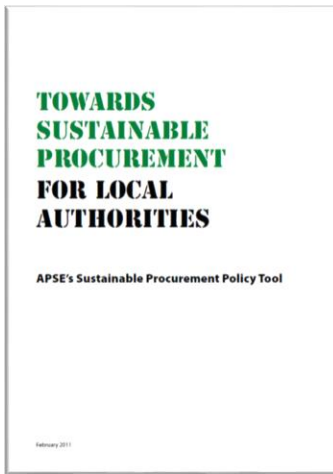
Reinventing
the high street

Housing plan

District
heating
networks

Government action required?

- Waste and resources strategy?
- Air quality?
- End of austerity?
- Finance and resources?
- Brexit?



Conclusions

- Time for action
- Local government action
- Government action
- Austerity, finance and resources
- Time for civic leadership – political and managerial
- Time for creativity, innovation and entrepreneurship
- Time to forge a new municipalism
- Time for a more sustainable future

NEW MUNICIPALISM

Delivering for local people and local economies



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