



# *Creating sustainable homes for a fair society*

## **The policy context**

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# Defining the housing crisis

- Need
- Affordability
- Mix
- Skills
- Homelessness

# Need

- 1.375m on council house waiting lists
- 8.4m in unaffordable, insecure or unsuitable accommodation
- Population growth
- Demographics changing
- Government 1m by 2020 plus 0.5m by 2022
- 340,000 new build per annum

# Affordability

- Average age of first time buyer 31
- 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 300,000
- 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

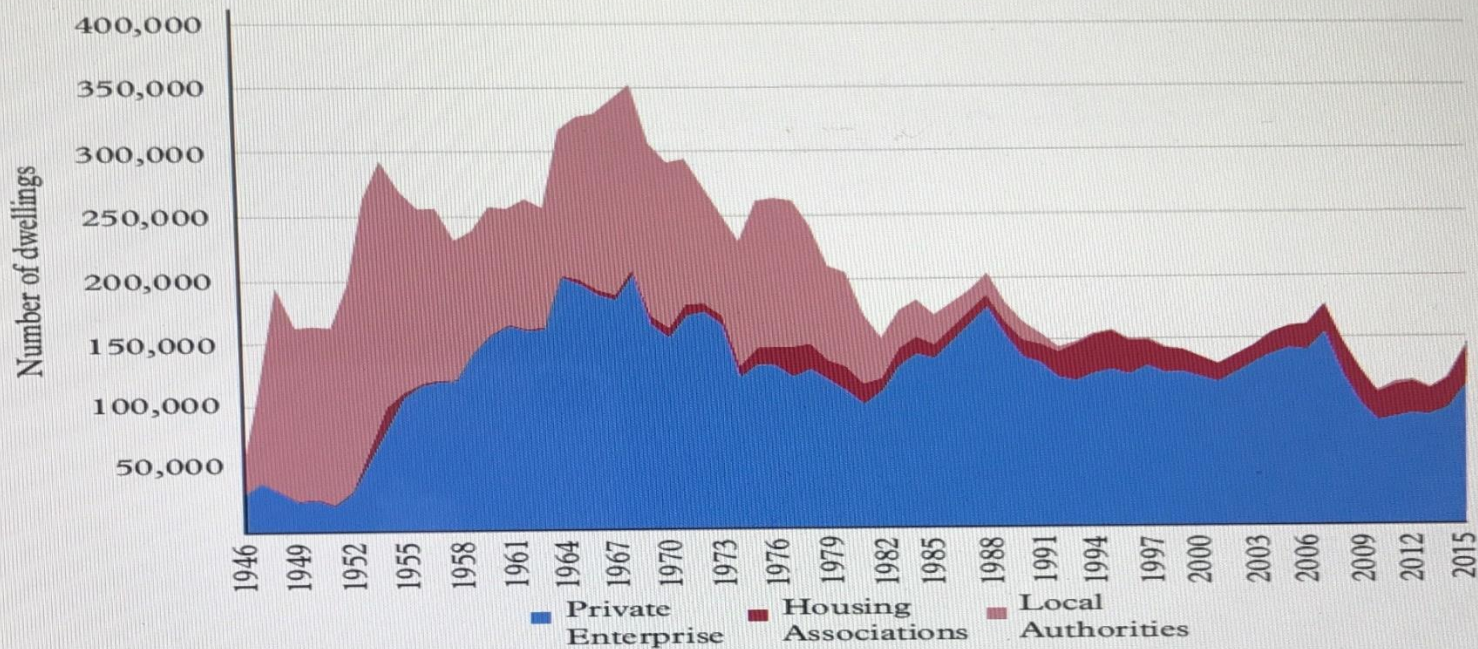
- 1997 focus on £19B backlog of repairs
- Focus on decent homes standard
- Stock transfer
- Demolition
- Lack of new build
- 1m fewer social homes by 2010

# 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
- Removed cap on borrowing
- Housing companies

# 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]

# APSE/TCPA housing research





- **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**

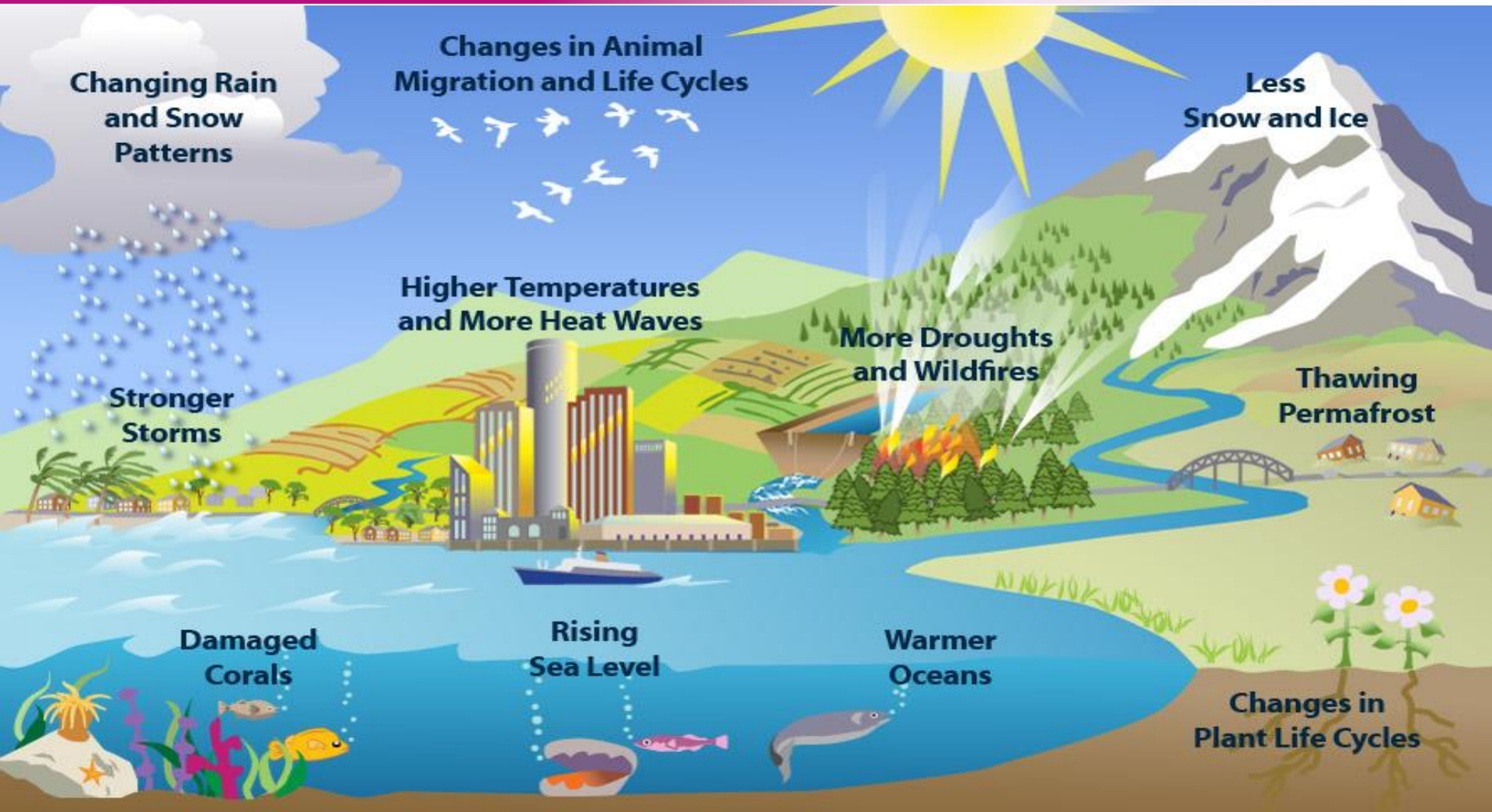
1. Meaningful definition of affordable housing
2. More investment in genuinely affordable housing
3. Suspension of the Right to Buy in England
4. Close viability loopholes

- 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



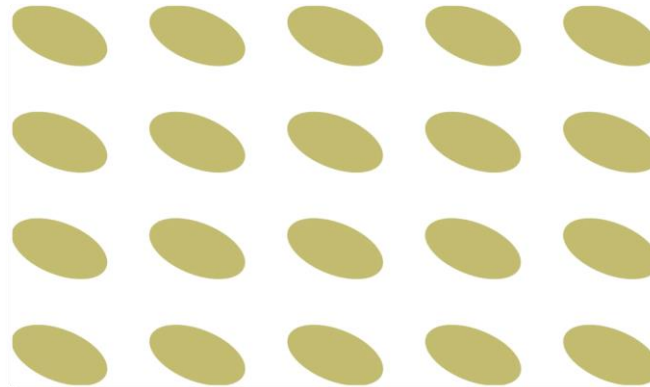


# State of the market – Building Maintenance & Repairs



State of the Market Survey 2019

Local Authority Building Maintenance Service



**Briefing 19**  
**September 2019**

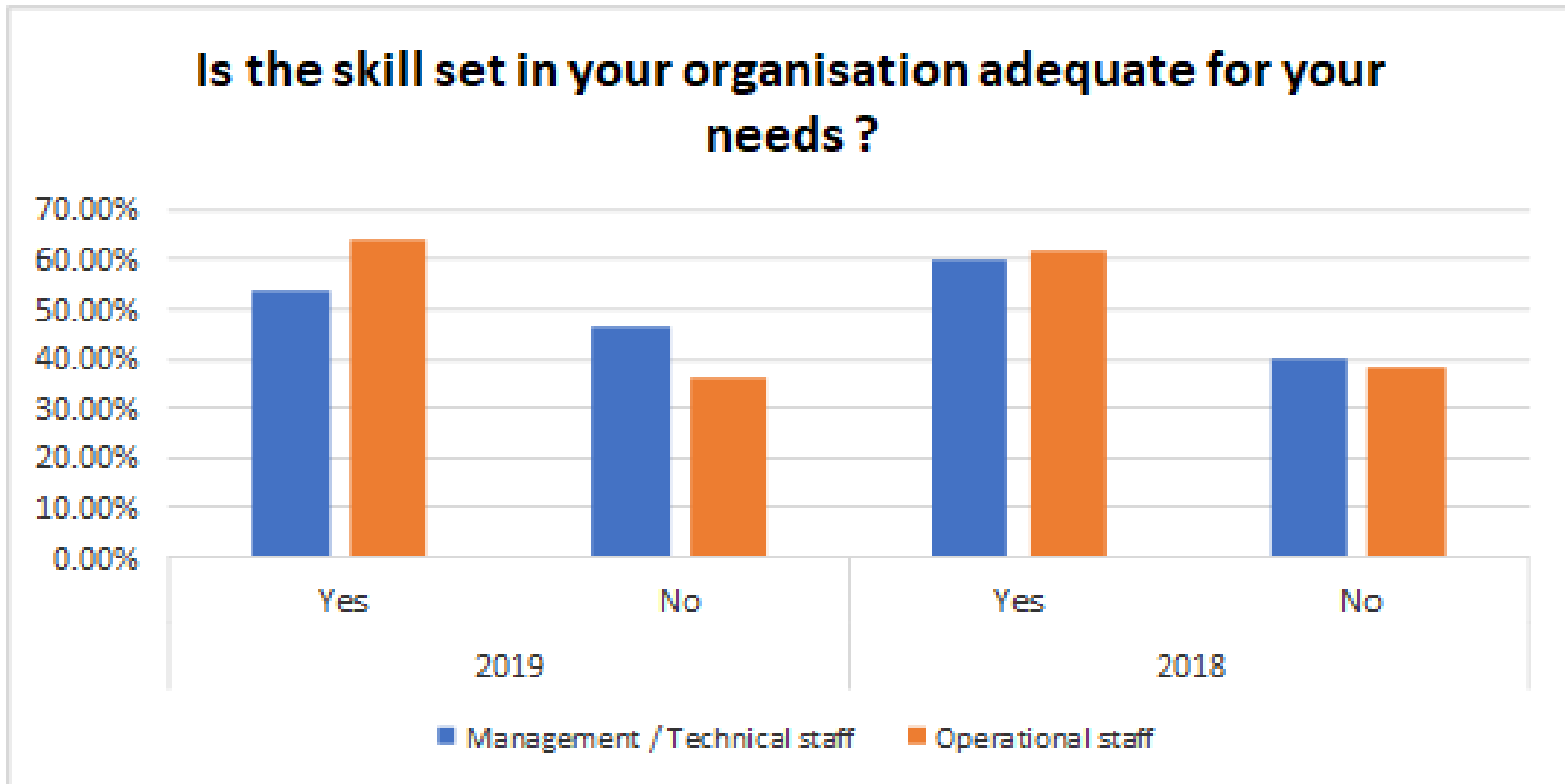
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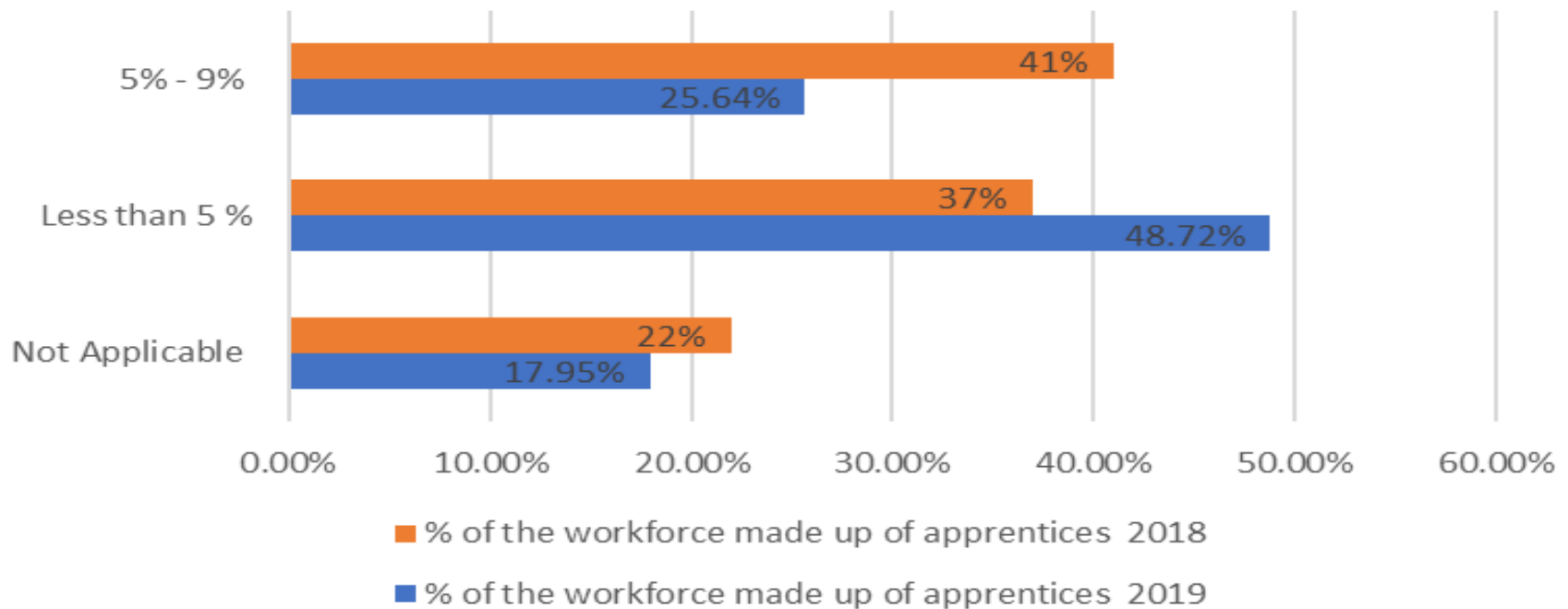


# Skills



# Apprenticeships

Percentage of the workforce made up of apprentices



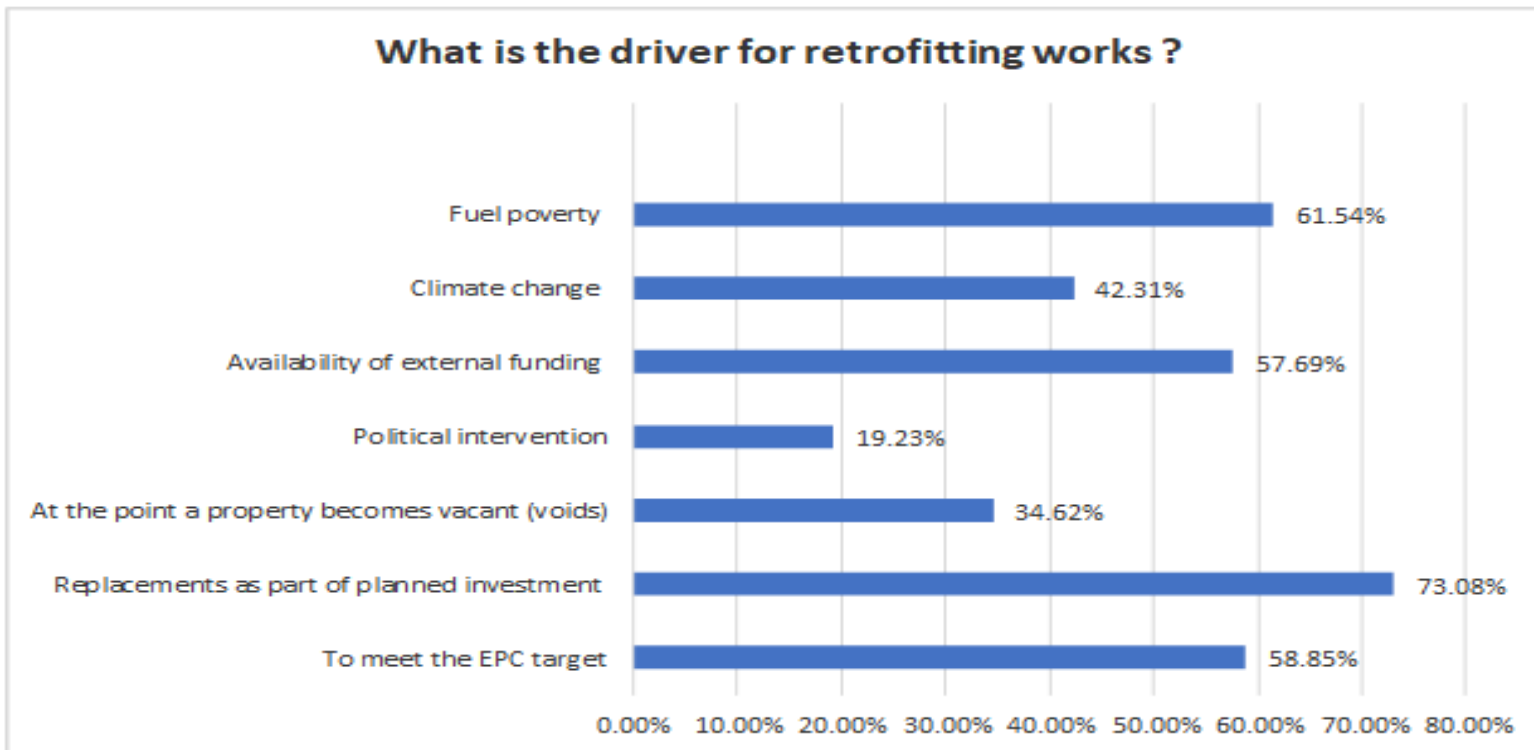
# New Build



# 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



# Conclusions

- Housing crisis still a huge problem
- Recognition by all that councils key
- New build council housing renaissance
- Increasing accountability emphasis post Grenfell
- Concerns re workforce age, skills, Brexit issues
- Climate emergency response required
- Opportunities for the sector

# **NEW MUNICIPALISM**

Delivering for local people and local economies



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