

Appendix JS1

Freedom of Information Correspondence (30 September 2021, 28 October 2021, 9 December 2021, 13 December 2021 and 15 December 2021)

Annie Gingell

From: Annie Gingell
Sent: 15 December 2021 10:00
To: Information Officer
Cc: James Stacey; Conor Layton
Subject: RE: Our response to your request for information (ref 10601635)

Good morning,

It has now been almost a week since my previous email.

Can the council please confirm when they will be providing the outstanding data?

Kind regards,

Annie Hamilton Gingell BSc (Hons) MSc MRTPI
Principal Planner
TETLOW KING PLANNING
Please read our statement on COVID-19 [here](#)



T: 0117 9561916 **M:** 07517106114 **W:** tetlow-king.co.uk

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From: Annie Gingell
Sent: 09 December 2021 14:51
To: Information Officer <information.officer@adur-worthing.gov.uk>
Cc: James Stacey <James.Stacey@tetlow-king.co.uk>; Conor Layton <conor.layton@tetlow-king.co.uk>
Subject: RE: Our response to your request for information (ref 10601635)

Good afternoon Michaela,

Thank you for your prompt response.

As noted in the previously attached email chain the response provided by the council on 28 October 2021 is incomplete.

The council have stated in the response to questions 10-13 that '*Worthing Borough Council does not hold any social housing stock*'.

Given that the council **must** provide the majority of the data requested in these questions to central government as part of its annual data returns the council therefore **must** hold this data.

We have requested this data from over 80 LPA's across England all of whom have provided the data without issue.

I also note that a response to Question 19 has not been provided.

Furthermore the response also states in respect of Q6 that no changes have been made to the housing allocations policy. Online evidence indicates this response to be incorrect and that a change occurred some time between 2011 and 2012.

I look forward to receiving the full response.

Kind regards,

Annie Hamilton Gingell BSc (Hons) MSc MRTPI
Principal Planner
TETLOW KING PLANNING
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From: michaela.wood@adur-worthing.gov.uk <michaela.wood@adur-worthing.gov.uk> **On Behalf Of** Information Officer
Sent: 09 December 2021 14:20
To: Annie Gingell <Annie.Gingell@tetlow-king.co.uk>
Subject: Re: Our response to your request for information (ref 10601635)

Dear Ms Gingell,

A reply was sent on 28 October 2021 but here it is again for ease of reference.

Housing Register

1. The total number of households on the Council's Housing Register at 1st April 2021.

1347

2. The total number of households on the Council's Housing Register at 1st April 2021 specifying the a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward as their preferred choice of location.

The Council's housing register is not broken down into wards and therefore the information is not held

3. The average number of bids per property in a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward over the 2020/21 monitoring period for the following types of affordable property:

- a. A shared accommodation affordable dwelling;
- b. 1-bed affordable dwelling;
- c. 2-bed affordable dwelling;
- d. 3-bed affordable dwelling;
- e. 4-bed affordable dwelling; and
- f. A 4+ bed affordable dwelling.

The Council's housing register is not broken down into wards and therefore the information is not held

4. The average waiting times at 1 April 2021 for the following types of affordable property:

- g. A shared accommodation affordable dwelling;
- h. 1-bed affordable dwelling;
- i. 2-bed affordable dwelling;
- j. 3-bed affordable dwelling;
- k. 4-bed affordable dwelling; and l
- . A 4+ bed affordable dwelling.

We operate a choice based lettings system meaning that people wait varying times depending on their

band and how many bids they place.

Its only possible to provide an estimated waiting time per band. Those in bad A can wait anything from 0-6 months, Band B 12-18 months+, Band C 5-7 years.

The impact of these waiting times due Covid-19 is not yet known but these waiting times are likely to increase

5. The average waiting times at 1 April 2020 for the following types of affordable property:

- a. A shared accommodation affordable dwelling;
- b. 1-bed affordable dwelling;
- c. 2-bed affordable dwelling;
- d. 3-bed affordable dwelling;
- e. 4-bed affordable dwelling; and
- f. A 4+ bed affordable dwelling.

The waiting times in April 2020 are the same as the current time. Until the impact of Covid 19 is known, we are continue to estimate the same waiting times

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:
- a. The date they occurred;
 - b. What they entailed; and
 - c. Copies of the respective documents

There are no changes yet, but a new policy will soon be launched in the near future, a draft of which can has been published on our website here: <https://www.adur-worthing.gov.uk/media/Media,156062,smxx.pdf>

Social Housing Stock

7. The total number of social housing dwelling stock at 1st April 2021 in a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward.

Worthing borough council does not hold any social housing stock

8. Whether all, or a part of, the Local Authority's social housing dwelling stock as been transferred to another organisation(s). If so, when did this occur and to whom (i.e. which housing association(s) or Arms-Length Management Organisation (ALMO)) was the stock transferred.

Worthing Borough Council transferred all of its housing stock to Worthing Homes in 1999

Social Housing Lettings

9. The number of social housing lettings in the period between 1 April 2019 and 31 March 2020; and between 1 April 2020 and 31 March 2021 in a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward.

The Council's housing register is not broken down into wards and therefore the information is not held

Housing Completions

10. The number of NET housing completions in the Worthing Borough Council region broken down on a per annum basis for the period between 2000/01 and 2020/21.

11.The number of NET affordable housing completions in the Worthing Borough Council region broken down on a per annum basis for the period between 2000/01 and 2020/21.

12.The number of NET housing completions in a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward broken down on a per annum basis for the period between 2000/01 and 2020/21.

13.The number of NET affordable housing completions in a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward broken down on a per annum basis for the period between 2000/01 and 2020/21.

Q10-13 - Worthing Borough Council does not hold any social housing stock

Right to Buy

14.The number of social rented dwellings lost in the Worthing Borough Council region broken down on a per annum basis for the period between 2000/01 and 2020/21 through:

- a. Right to Buy;
- b. Preserved Right to Buy; and
- c. Voluntary Right to Buy

15.The number of Right to Buy replacements funded by receipts from Right to Buy sales in the Worthing Borough Council region broken down on a per annum basis for the period between 2000/01 and 2020/21.

16.The number of social rented dwellings lost in the a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward broken down on a per annum basis for the period between 2000/01 and 2020/21 through:

- a. Right to Buy;
- b. Preserved Right to Buy; and
- c. Voluntary Right to Buy

17.The number of Right to Buy replacements funded by receipts from Right to Buy sales in the a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward broken down on a per annum basis for the period between 2000/01 and 2020/21.

Q14-17 - N/A, no stock held since 1999

Temporary Accommodation

Please be advised Adur & Worthing Councils do not hold a record of the number households in temporary accommodation that are also on the register. This is because not every person that is in temporary accommodation will apply to join the register, even though they are eligible to do so.

To establish the number of households in temporary Accommodation that are on the housing register would require us to manually search each record to locate and extract this information.

[Section 12](#) of the Freedom of Information Act (FOIA) makes provision for public authorities to refuse requests for information where the cost of dealing with them would exceed the appropriate limit (there is a threshold of 18 hours work).

The Regulations provide that the appropriate limit to be applied to requests received by local authorities is £450 (equivalent to 2.5 days of work). In estimating the cost of complying with a request for information, an authority can only take into account any reasonable costs incurred in:

- “(a) determining whether it holds the information,
- (b) locating the information, or a document which may contain the information,

- (c) retrieving the information, or a document which may contain the information, and
- (d) extracting the information from a document containing it”.

For the purposes of the estimate the costs of performing these activities should be estimated at a rate of £25 per hour.

We estimate that it will take us in excess of the applicable time limit to determine the appropriate material and locate, retrieve and extract the information in reference to your request. Therefore, this element of your request will not be processed further.

We have however provided you information in relation to temporary accommodation

18.The number of households on the Housing Register housed in temporary accommodation within the Worthing Borough Council region at 1st April 2021.

On 01/04/21 there were 217 households in temporary accommodation

19.The number of households on the Housing Register housed in temporary accommodation outside the Worthing Borough Council region at 1st April 2021.

20.The number of households on the Housing Register housed in temporary accommodation within the Worthing Borough Council region at 1st April 2020.

On 01/04/20 there were 142 households in temporary accommodation

21.The number of households on the Housing Register housed in temporary accommodation outside the Worthing Borough Council region at 1st April 2020.

On 01/04/20 there were 58 households in temporary accommodation outside of Worthing

Review procedure

If you are not satisfied with the response to your request for information you have the right to an internal review. Details can be found on www.adur-worthing.gov.uk/foi

Your request for internal review should be submitted to us within three (3) months of receipt by you of this response. Any such request received after this time will only be considered at the discretion of the Council.

If having exhausted the review process you are not content that your request or review has been dealt with correctly, you have a further right to appeal to the Information commissioner’s Office (ICO), details of which can be found here: www.ico.org.uk/concerns

Yours sincerely
Information Governance Team
Adur & Worthing Councils

For Freedom of Information (FOI) and Environmental Information Regulations (EIR):

Email: information.officer@adur-worthing.gov.uk

For Data Protection (DP) and General Data Protection Regulations (GDPR):

Email: data.protection@adur-worthing.gov.uk

Website: www.adur-worthing.gov.uk/about-the-councils/legal/foi/

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Yours sincerely,

Information Officer | Adur & Worthing Councils

Email: information.officer@adur-worthing.gov.uk | Website: www.adur-worthing.gov.uk/FOI

On Thu, 9 Dec 2021 at 11:37, Annie Gingell <Annie.Gingell@tetlow-king.co.uk> wrote:

Good morning,

Could a response please be provided as a matter of urgency to the attached email chain.

Kind regards,

Annie Hamilton Gingell BSc (Hons) MSc MRTPI
Principal Planner
TETLOW KING PLANNING



Please read our statement on COVID-19 [here](#)

T: 0117 9561916 **M:** 07517106114 **W:** tetlow-king.co.uk

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Annie Gingell

From: Annie Gingell
Sent: 07 December 2021 10:56
To: Conor Layton; Adur & Worthing Councils
Cc: James Stacey
Subject: RE: Our response to your request for information (ref 10601635)

Importance: High

Tracking:	Recipient	Read
	Conor Layton	Read: 07/12/2021 10:59
	Adur & Worthing Councils	
	James Stacey	Read: 07/12/2021 11:55

Good morning,

I am still awaiting a response to my below email from over a week ago.

Can you please advise when the council will be providing a response?

Kind regards,

Annie Hamilton Gingell BSc (Hons) MSc MRTPI
Principal Planner
TETLOW KING PLANNING
[Please read our statement on COVID-19 here](#)



T: 0117 9561916 **M:** 07517106114 **W:** tetlow-king.co.uk

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From: Annie Gingell
Sent: 29 November 2021 17:04
To: Conor Layton <conor.layton@tetlow-king.co.uk>; Adur & Worthing Councils <no-reply@adur-worthing-hr.onmats.com>
Cc: James Stacey <James.Stacey@tetlow-king.co.uk>
Subject: RE: Our response to your request for information (ref 10601635)
Importance: High

Good afternoon,

Could you please provide me with an update in respect of the below FoI request?

The council have stated in response to questions 10-13 that 'Worthing Borough Council does not hold any social housing stock'.

As set out in the email by my colleague Conor Layton on the 28 of October 2021, **more than four weeks ago**, these questions do not relate to the Council's own affordable stock but rather housing and affordable housing completions.

Given that the council **must** provide the majority of the data requested in these questions to central government as part of its annual data returns the council therefore **must** hold this data.

We have requested this data from over 80 LPA's across England all of whom have provided the data without issue.

If the council continue to refuse to engage with us in providing the data requested per the provisions of the Freedom of Information Act 2000 clearly we will be left with no option but to progress complaints to the Information Commissioner's Office as well as the Local Authority Ombudsman.

I also note that a response to Question 19 has not been provided.

I look forward to hearing from you.

Kind regards,

Annie Hamilton Gingell BSc (Hons) MSc MRTPI
Principal Planner
TETLOW KING PLANNING
Please read our statement on COVID-19 [here](#)



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From: Conor Layton <conor.layton@tetlow-king.co.uk>
Sent: 17 November 2021 11:50
To: Adur & Worthing Councils <no-reply@adur-worthing-hr.onmats.com>
Cc: Annie Gingell <Annie.Gingell@tetlow-king.co.uk>
Subject: RE: Our response to your request for information (ref 10601635)

Dear Sir/Madam

Please could you provide a response to my query below as a matter of urgency.

Many thanks

Conor Layton BA (Hons) MSc MRTPI
Senior Planner
TETLOW KING PLANNING
Please read our statement on COVID-19 [here](#)



T: 0117 9561916 **M:** 07517106131 **W:** tetlow-king.co.uk

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From: Conor Layton
Sent: 28 October 2021 15:08
To: Adur & Worthing Councils <no-reply@adur-worthing-hr.onmats.com>
Subject: RE: Our response to your request for information (ref 10601635)

Hello,

Thank you for providing a response to the below FOI.

Regarding Qs 10-13 – this question does not relate to the Council’s own affordable stock. Please can you provide information on any affordable housing completions as per the NPPF definition (including those provided as part of private developments and managed by registered providers etc, basically all affordable housing types).

Confirmation of receipt of would be greatly appreciated.

Many thanks

Conor Layton BA (Hons) MSc MRTPI
Senior Planner
TETLOW KING PLANNING
Please read our statement on COVID-19 [here](#)



T: 0117 9561916 **M:** 07517106131 **W:** tetlow-king.co.uk

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From: Adur & Worthing Councils <no-reply@adur-worthing-hr.onmats.com>
Sent: 28 October 2021 14:49
To: Conor Layton <conor.layton@tetlow-king.co.uk>
Subject: Our response to your request for information (ref 10601635)

Dear Conor Layton,

Thank you for your request for information (ref 10601635) sent to Worthing on 30th September 2021.

Your request has been considered and our response is below. Alternatively, view your request and response at: https://adur-worthing-hr.onmats.com/w/webpage/4525BBFCF1?context_record_id=10601635&webpage_token=bfdf3611d6c6d533aa15b8cefc3cf42b98b2c1f8f65a6febe2c39d570622267f

Housing Register

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1347

2. The total number of households on the Council's Housing Register at 1st April 2021 specifying the a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward as their preferred choice of location.

The Council's housing register is not broken down into wards and therefore the information is not held

3. The average number of bids per property in a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward over the 2020/21 monitoring period for the following types of affordable property:

- a. A shared accommodation affordable dwelling;
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g. A shared accommodation affordable dwelling;

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There are no changes yet, but a new policy will soon be launched in the near future, a draft of which can has been published on our website here: <https://www.adur-worthing.gov.uk/media/Media,156062,smxx.pdf>

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7. The total number of social housing dwelling stock at 1st April 2021 in a) Castle Ward, b) Ferring Ward, c) Northbrook Ward d) Goring Ward.

Worthing borough council does not hold any social housing stock

8. Whether all, or a part of, the Local Authority's social housing dwelling stock as been transferred to another organisation(s). If so, when did this occur and to whom (i.e. which housing association(s) or Arms-Length Management Organisation (ALMO)) was the stock transferred.

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-

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Q10-13 - Worthing Borough Council does not hold any social housing stock

Right to Buy

14. The number of social rented dwellings lost in the Worthing Borough Council region broken down on a per annum basis for the period between 2000/01 and 2020/21 through:

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Temporary Accommodation

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If having exhausted the review process you are not content that your request or review has been dealt with correctly, you have a further right to appeal to the Information commissioner’s Office (ICO), details of which can be found here: www.ico.org.uk/concerns

Yours sincerely
Information Governance Team
Adur & Worthing Councils

For Freedom of Information (FOI) and Environmental Information Regulations (EIR):
Email: information.officer@adur-worthing.gov.uk

For Data Protection (DP) and General Data Protection Regulations (GDPR):
Email: data.protection@adur-worthing.gov.uk

Website: www.adur-worthing.gov.uk/about-the-councils/legal/foi/

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Appendix JS2

Extracts from Planning Practice Guidance (March 2014,
Ongoing Updates



Extracts from Planning Practice Guidance

Section	Paragraph	Commentary
Housing and Economic Needs Assessment	006 Reference ID: 2a-006-20190220	<p>This section sets out that assessments of housing need should include considerations of and be adjusted to address affordability.</p> <p>This paragraph sets out that <i>“an affordability adjustment is applied as household growth on its own is insufficient as an indicators or future housing need.”</i></p> <p>This is because:</p> <ul style="list-style-type: none"> • <i>“Household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and</i> • <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.”</i>
Housing and Economic Needs Assessment	018 Reference ID 2a-01820190220	Sets out that <i>“all households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework”</i> .
Housing and Economic Needs Assessment	019 Reference ID 2a-01920190220	States that <i>“strategic policy making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).</i>
Housing and Economic Needs Assessment	020 Reference ID 2a-02020190220	<p>The paragraph sets out that in order to calculate gross need for affordable housing, <i>“strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i></p> <ul style="list-style-type: none"> • <i>the number of homeless households;</i> • <i>the number of those in priority need who are currently housed in temporary accommodation;</i> • <i>the number of households in over-crowded housing;</i> • <i>the number of concealed households;</i> • <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i> • <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.”</i>

<p>Housing and Economic Needs Assessment</p>	<p>024 Reference ID 2a-02420190220</p>	<p>The paragraph states that “<i>the total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period</i>”.</p> <p>It also details that:</p> <p><i>“An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.”</i></p>
<p>Housing Supply and Delivery</p>	<p>031 Reference ID: 68-031-20190722</p>	<p>With regard to how past shortfalls in housing completions against planned requirements should be addressed, the paragraph states:</p> <p><i>“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)”</i></p>

Appendix JS3

The National Housing Crisis



The National Housing Crisis

1. There is incontrovertible evidence that there is a national housing crisis in the UK affecting many millions of people, who are unable to access suitable accommodation to meet their housing needs. This section highlights some of this evidence and the Government's response to grappling with this issue.

Laying the Foundations – A Housing Strategy for England (November 2011)

2. Laying the Foundations: A Housing Strategy for England was published on 21 November 2011. The foreword by the former Prime Minister and former Deputy Prime Minister set out the former Coalition Government's intention to unblock the housing market and tackle the social and economic consequences of the failure to develop sufficient high-quality homes over recent decades.
3. The Executive Summary signed off by both the then Secretary of State for Communities and Local Government and the then Minister for Housing and Local Government included the following:
 - A thriving active but stable housing market that offers choice, flexibility and affordable housing is stated as being critical to our economic and social wellbeing;
 - *'The problems we face are stark'* and have been compounded by the impact of the credit crunch;
 - *'Urgent action to build new homes'* is necessary as children will grow up without the opportunities to live near their family and older people will not have the choice and support, they need;
 - *'Housing is crucial for our social mobility, health and wellbeing'*;
 - *'Housing is inextricably linked to the wider health of the economy'*; and
 - Fundamental to the whole approach of the strategy is communities (including prospective owners and tenants), landlords and developers working together.

House of Commons Debate (October 2013)

4. A debate took place in the House of Commons on 24 October 2013 concerning the issue of planning and housing supply; despite the debate taking place over six years ago the issues remain, and the commentary is sadly still highly pertinent to the issues

surrounding affordable housing in Worthing Borough. The former Planning Minister, Nick Boles, provided a comprehensive and robust response to the diverse concerns raised, emphasising the pressing need for more housing, and in particular affordable housing across the country. He opened by stating:

“I need not start by underlining the scale of the housing crisis faced by this country, the extent of the need for housing or the grief and hardship that the crisis is visiting on millions of our fellow citizens.”

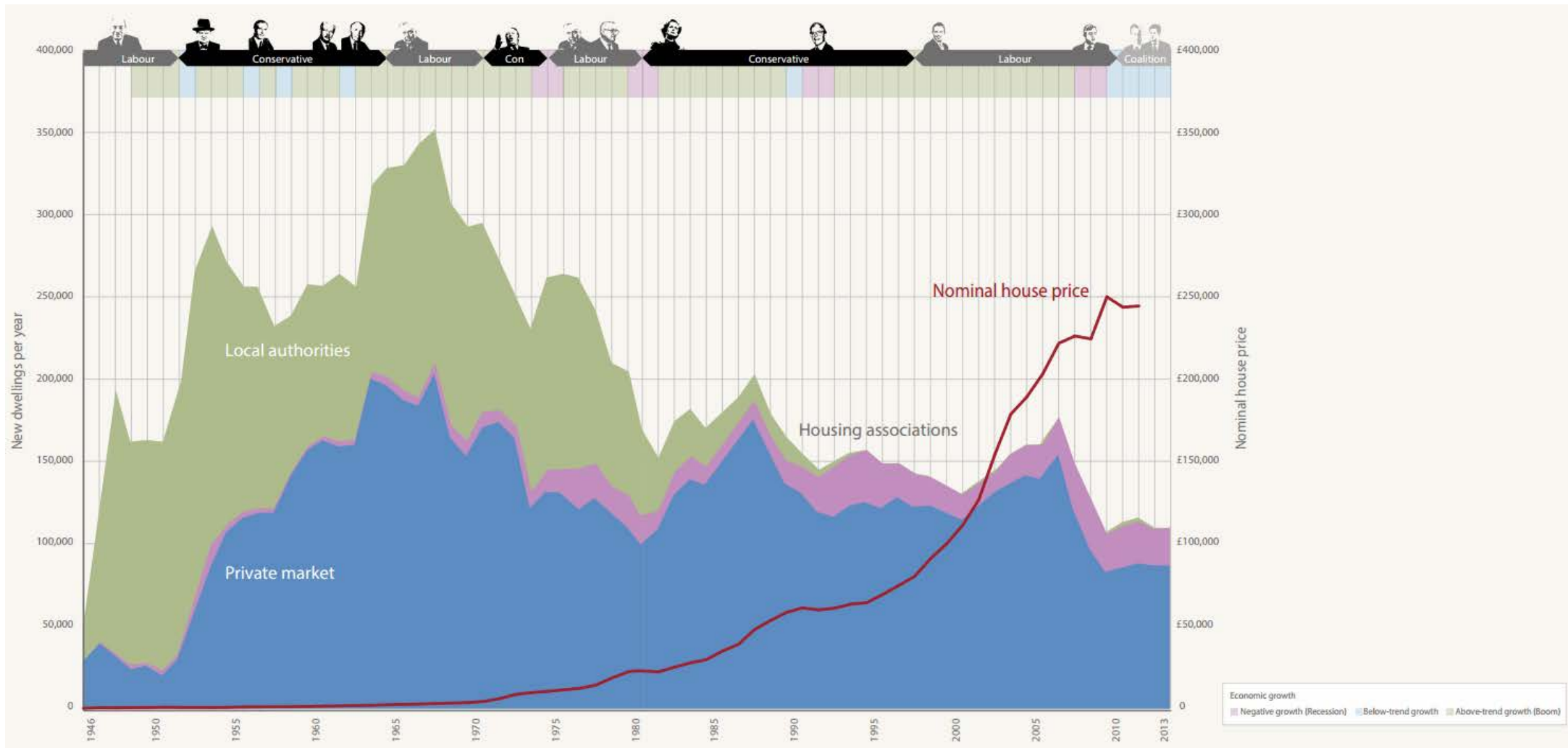
5. When asked to clarify the word “*crisis*” by the Member for Tewkesbury, Nick Boles commented that in the past year the percentage of first time buyers in England who were able to buy a home without their parents’ help had fallen to the lowest level ever, under one third. He also commented that the first-time buyer age had crept up and up and was now nudging 40 in many parts of the country. He stated that the crisis “*is intense within the south-east and the south, but there are also pockets in parts of Yorkshire*”.
6. In response to questions, Nick Boles reaffirmed that:

“Housing need is intense. I accept that my hon. Friend the Member for Tewkesbury (Mr Robertson) does not share my view, but many hon. Members do, and there are a lot of statistics to prove it”.
7. He went on to say: “*It is not unreasonable, however, for the Government to tell an authority, which is representing the people and has a duty to serve them, “Work out what’s needed, and make plans to provide it”. That is what we do with schools. We do not tell local authorities, “You can provide as many school places as you feel like”; we say, “Provide as many school places as are needed”. We do not tell the NHS, “Provide as many GPs as you feel you can afford right now”; we say, “Work out how many GPs are needed.” The same is true of housing sites: we tell local authorities, “Work out how many houses will be needed in your area over the next 15 years, and then make plans to provide them.”*
8. Mr Boles’ full response highlighted the Government’s recognition of the depth of the housing crisis and continued commitment to addressing, in particular, affordable, housing needs. The final quote above also emphasised the importance of properly assessing and understanding the needs; and planning to provide for them.

Building the Homes We Need (April 2014)

9. This report was the result of a year-long project by KPMG and Shelter to understand the housing shortage and was intended to provide advice to the incoming 2015 Government.
10. The report started by setting out that *“everyone now accepts that we have a desperate housing shortage in England.”* It further explained that *“each year we build 100,000 fewer homes than we need, adding to a shortage that has been growing for decades. What’s more, our current house building system seems incapable of delivering growth on the scale required. Growing demand means that without a step change in supply we will be locked into a spiral of increasing house prices and rents – making the current housing crisis worse”.*
11. The report highlighted that if we do not take firm action to build more homes there will be very worrying consequences for our economy and society; including rising homelessness, stalled social mobility, declining pension saving and an ever-rising benefit bill.
12. The report set out the graph illustrated in figure 3.1 showing the levels of house building in England since 1946.

Figure 3.1: House building since 1946



Source: *Building the Homes We Need, Shelter and KPMG (2014)*

13. Figure 3.1 graph shows four interrelated trends:
- An overall decline in house building since 1946, including a steep decline from 1980 and a marked further decline since 2007;
 - Relatively high levels of social housing provision by local authorities up until the mid-1970s;
 - The growing relative contribution to affordable housing provision by housing associations since the late 1980s; they are providing most of the new affordable housing stock but not matching anything like the previous local authority contribution; and
 - The gradual increase in the nominal house price through until about 1985 then grows exponential over the subsequent 30 years. There appears to be a correlation with the decline in new housing provision, although there are clearly other interrelated factors.

Fixing our Broken Housing Market (February 2017)

14. The Housing White Paper: Fixing our Broken Housing Market, was published in February 2017. The foreword by the then Prime Minister, Theresa May, was very clear that the housing crisis is one of the biggest barriers to progress facing the country.

15. The then Prime Ministers foreword stated that:

“Our broken housing market is one of the greatest barriers to progress in Britain today. Whether buying or renting, the fact is that housing is increasingly unaffordable – particularly for ordinary working-class people who are struggling to get by.

Today the average house costs almost eight times average earnings – an all-time record. As a result, it is difficult to get on to the housing ladder, and the proportion of people living in the private rented sector has doubled since 2000.

These high housing costs hurt ordinary working people the most. In total more than 2.2 million working households with below-average incomes spend a third or more of their disposable income on housing.

This means they have less money to spend on other things every month, and are unable to put anything aside to get together the sums needed for a deposit...

...I want to fix this broken market so that housing is more affordable, and people have the security they need to plan for the future.

The starting point is to build more homes. This will slow the rise in housing costs so that more ordinary working families can afford to buy a home and it will also bring the costs of renting down...

...By building the homes Britain needs and giving those renting a fairer deal, we will give those growing up in society today more chance of enjoying the same opportunities as their parents and grandparents. It will ensure that the housing market is as fair for those who don't own their own homes as it is for those that do. This is a vital part of our Plan for Britain and a critical step along the way towards fulfilling the mission I have set out to make Britain a country that works for everyone."

16. The former Secretary of State for Communities and Local Government, Sajid Javid, also provided commentary on the housing crisis in his foreword to the White Paper where he stated that:

"This country doesn't have enough homes. That's not a personal opinion or a political calculation. It's a simple statement of fact.

For decades, the pace of house building has been sluggish at best. As a result, the number of new homes has not kept pace with our growing population. And that, in turn, has created a market that fails to work for far too many people.

Soaring prices and rising rents caused by a shortage of the right homes in the right places has slammed the door of the housing market in the face of a whole generation...

...The housing market has taken decades to reach the state it's now in. Turning it around won't be quick or easy. But it can be done. It must be done".

17. The introduction to the White Paper was clear:

"The housing market in this country is broken, and the cause is very simple: for too long, we haven't built enough homes".

18. It goes onto explain that since the 1970s, there have been on average, 160,000 new homes each year in England and that the consensus is that we need from 225,000 to 275,000 or more homes per year to keep up with population growth and start to tackle years of under-supply. The laws of supply and demand mean the result is simple. Since 1998, the ratio of average house prices to average earnings has more than doubled. That means the most basic of human needs – a safe, secure home to call your own – isn't just a distant dream for millions of people. It's a dream that's moving further and further away.

19. Furthermore, as recently as the 1990s, a first-time buyer couple on a low-to-middle income saving 5% of their wages each month would have enough for an average sized deposit after just three years. Today it would take them 24 years. It's no surprise that home ownership among 25 to 34-year olds has fallen from 59% just over a decade ago to just 37% today.
20. The White Paper also reported that Britain's broken housing market hurts all of us. Sky high property prices stop people moving to where the jobs are. That's bad news for people who can't find work, and bad news for successful companies that can't attract the skilled workforce they need to grow which is bad news for the whole economy.
21. Section four of the White Paper identified at paragraph 4.1 that England has some of the highest house price inflation and worst affordability in the OECD. An average home now costs almost eight times average earnings, and nearly 30% of local authorities have house prices over 10 times average earnings.
22. Paragraph 4.3 revealed that rising prices are particularly tough on younger people trying to get onto the housing ladder or wanting to move into their first family home. Some young people have no choice but to continue to live with their parents, friends or strangers to make ends meet. Renters are seeing their rents rise; some are only just managing to cover their costs. For the average couple in the private rented sector, rent now takes up roughly half of their gross income.
23. At paragraph 4.4 the White Paper reported that in areas where the housing shortage is most acute, high demand and low supply is creating opportunities for exploitation and abuse: unreasonable letting agent's fees, unfair terms in leases, landlords letting out dangerous, overcrowded properties. In short, it's becoming harder to rent a safe, secure property. And more and more people can't find a place to rent at all, added to which the loss of a private rented sector tenancy is now the most common cause of homelessness.

Priced Out: Affordable Housing in England (November 2017)

24. The Institute for Public Policy Research (IPPR) identified that affordable housing delivery continued to fall well behind the required level of need. In this study, the IPPR provided an overview of current affordability challenges across England, alongside a set of recommendations to increase affordable housing delivery.
25. The report found that in 67% of local authorities across England, insufficient homes were built to meet demand in 2015/16. In addition, house prices have risen by 76%

since 1995, far outstripping inflation and as a result are out of reach to many on average incomes.

26. It also highlighted that the nature of affordable housing has changed in recent years. The range of available products has increased with these products becoming increasingly divorced from earnings and linked to market prices or rents.
27. Many affordable housing models are out of the reach of single people. Whilst dual earning couples, even those with lower quartile earnings, can afford most models in most areas, when income is diminished by the removal of a full-time earner as in the case of couples with a child, a much larger range of models become out of reach, particularly for those on lower incomes.

Government Post-EU Referendum

28. The government which formed after the Brexit vote continued to pursue the issue of increased housebuilding. In commenting upon the increase on the number of new homes built and started in June 2016 the-then Communities Secretary Sajid Javid said:

“We’ve got the country building again with more new homes started and built than this time last year...

...This is real progress but there is much more to do. That’s why we are going further and increasing our investment in house building to ensure many more people can benefit.”
29. In terms of continued support for home ownership the then Housing and Planning Minister Gavin Barwell said in response to the English Housing Survey (released 21 July 2016):

“We are determined to ensure that anyone who works hard and aspires to own their own home has the opportunity to do so...

Since 2010 over 300,000 households have been helped into home ownership through government-backed schemes...

The ground-breaking Housing and Planning Act will allow us to go even further delivering our ambition to build an additional one million homes.”
30. This suggests that successive governments are continuing with their earlier aspirations and policies regarding housebuilding and homeownership.

**Former Secretary of State for Housing, Communities and Local Government
Speech to Local Government Association Conference (July 2017)**

31. At the beginning of July 2017 the then Secretary of State for Housing, Communities and Local Government, Sajid Javid, addressed the conference reflecting on *“what has gone wrong in local government”* and outlining what the national and local governments need to do to address the nationwide housing crisis.
32. On housing, Mr Javid stated that *“there’s a serious shortage of decent, affordable housing in this country”*. He added *“since the 1970s – under Wilson, Callaghan, Thatcher, Major, Blair, Brown, Cameron and now May – we’ve supplied an average of 160,000 new homes each year. That’s far below what’s needed, and that failure of supply to keep up with demand has led to predictable results”*.
33. Mr Javid summarised the issue, by outlining that *“the simple fact is that to put this right we need to build more homes that people want to live in, in places people want to live”*.

Former Prime Minister’s Speech (15 November 2017)

34. In November 2017, former Prime Minister Theresa May delivered a speech in which she made it her ‘mission’ to speed up the delivery of more homes.
35. Mrs May announced that *“for decades we simply have not been building enough homes, nor have we been building them quickly enough, and we have seen prices rise”*. Whilst *“the number of new homes being delivered each year has been increasing since 2010”* and acknowledged that *“there is more we can do”*.
36. She stated that *“we must get back into the business of building the good quality new homes for people who need them most”* and *“that is why I have made it my mission to build the homes the country needs and take personal charge of the Government’s response”*.
37. The former Prime Minister added that *“today I am seeing the work now underway to put this right and, in coming weeks and months, my Government will be going further to ensure that we build more homes, more quickly”*.
38. In concluding, Theresa May stated that *“this will be a long journey and it will take time for us to fix the broken housing market - but I am determined to build a Britain fit for the future”*.

**Former Secretary of State for Housing, Communities and Local Government
Speech on the Housing Market (16 November 2017)**

39. The day after the former Prime Minister pledged her commitment to providing more homes, former Communities Secretary Sajid Javid delivered a speech setting out his blueprint for boosting housing provision.
40. Mr Javid announced that following the publication of official figures, there was an additional 217,000 new homes (net) which were delivered during the 2016/17 financial year. He added that this was the *“first time in almost a decade that the 200,000 milestone had been reached”*.
41. However, Mr Javid acknowledged that *“it is painfully obvious that there remains much, much more to be done”*, and that *“fixing the broken housing market will require a much larger effort”*.
42. He set out that *“even today, I still hear from those who say that there isn’t a problem with housing in this country. That we don’t need to build more. That affordability is only a problem for Millennials that spend too much on nights out and smashed avocados. It’s nonsense...where once it would have taken an average couple 3 years to save for a deposit – it will now take a quarter of a century. Assuming of course they could save at all”*.
43. Mr Javid compared the position of a first-time buyer in London saying a deposit of more than £90,000 was needed and lamented *“that’s a lot of avocados.”*
44. The former Communities Secretary stated that *“without affordable, secure, safe housing we risk creating a rootless generation, drifting from one short-term tenancy to the next, never staying long enough to play a real role in their community”*.

**Former Prime Minister’s Speech to the National Housing Federation Summit
(September 2018)**

45. There is continued acknowledgment from the-then Prime Minister that the housing market is broken with the importance of more indistinguishable, high quality affordable homes being a crucial to resolving the housing crisis, with housing associations being at the forefront of increased affordable housing delivery.
46. In her speech to the National Housing Federation, Theresa May spoke to housing leaders about tackling *“what remains one of the greatest challenges of our time”* and *how she has made it her “personal mission to fix our broken housing system”*.

47. The former Prime Minister set out that one of the Government's priorities is:
"doing all we can to get more of the right homes built in the right places, so we can help more people onto the housing ladder – and ensure that those who cannot afford to own their own home also have a decent place to live".

48. She went on to make clear that:

"the housing crisis we face today did not come about overnight. It is the result of decades of neglect. Year after year in which housebuilding of all kinds fell even as demand rose. So, while the steps we are taking are already making a real and lasting difference to millions of lives, we should not pretend that our broken housing system can be fixed at the flick of a switch."

House of Commons Briefing Paper: Tackling the under-supply of Housing (12 December 2018)

49. The Paper provided an analysis of evidence in relation to how much housing the UK needs, trends in UK housing supply, barriers and solutions to supply in England and additional responses to the Housing White Paper.

50. The Briefing Paper set out that *"according to DCLG's projections, the number of households in England is expected to grow from 22.7 million in 2014 to 28.0 million in 2039. This is an average increase of around 210,000 households per year."*

51. It stated that *"in 2015/16, the total housing stock in England increased by around 190,000 residential dwellings: 12% higher than the previous year's increase but a long way short of the estimated 240-250,000 new homes needed to keep pace with household formation"* (my emphasis).

52. The Paper went on to identify that *"the new supply of social housing has not kept pace with growth in other sectors; in the long term, it has generally been lower than the amount lost through sales and demolitions"* (my emphasis).

Centre for Policy Studies Press Release (January 2019)

53. The press release outlines new analysis indicating that the 2010s will see housebuilding figures in England come in below any decade since the Second World War which is part of a 50-year pattern in which each decade has seen fewer new homes built than the last.

54. It stated that despite the Government's recent efforts to boost construction, new-build housing completions in England between 2010 and 2019 are set to be approximately

130,000 per year - well below the 147,000 of the 2000s or 150,000 of the 1990s, and half of the level in the 1960s and 1970.

55. It goes on to say the picture becomes even worse when you factor in population size. In the 1960s, the new-build construction rate in England was roughly the equivalent of one home for every 14 people over the decade. In the 2010s, that ratio was one to 43, more than three times higher.

Building for Our Future: A Vision for Social Housing (January 2019)

56. The report produced by Shelter states three million homes must be built in England over 20 years to solve the housing crisis. It advises 1.2 million homes are needed for younger families who cannot afford to buy and face a lifetime in expensive and insecure private renting.
57. The research estimates 277,000 people are homeless in England, most commonly because they have lost their privately rented homes. The report indicates that upfront costs of £11bn a year could come from housing benefit savings by moving tenants from privately rented homes to social housing.
58. It also claims that schemes such as Help-to-Buy are a less effective use of taxpayers' money. It reports that 59% of people who used Help to Buy said they could have afforded the same or a similar property without using the scheme, meaning that only 24,000 households have been able to get into home ownership because of Help to Buy.

Bleak Houses: Tackling the Crisis of Family Homelessness in England (August 2019)

59. The report was produced by the Children's Commissioner to investigate the impact of homelessness and in particular the effect of this upon children.
60. It identifies that family homelessness in England today is primarily a result of structural factors, including the lack of affordable housing and recent welfare reforms. It states that the social housing sector has been in decline for many years and that between the early 1980s and early 2010s, the proportion of Britons living in social housing halved, as a result of losses to stock through the Right to Buy and a drop in the amount of social housing being built.
61. The research found that the decline in social housing has forced many households, including families, into the private rented sector. High rents are a major problem: between 2011 and 2017 rents in England grew 60% quicker than wages. It states that

“Simply put, many families cannot afford their rent. It is telling that over half of homeless families in England are in work”.

62. The report particularly focused on the effect on children. In particular the report reveals that many families face the problem of poor temporary accommodation and no choice but to move out of their local area, which can have a *“deeply disruptive impact on family life”*. This can include lack of support (from grandparents for example) and travel costs.
63. It finds that a child’s education can suffer, even if they stay in the same school, because poor quality accommodation makes it difficult to do homework and that younger children’s educational development can also be delayed.
64. Temporary accommodation also prevents serious risks to children’s health, wellbeing and safety, particularly families in B&Bs where they are often forced to share facilities with adults engaged in crime, anti-social behaviour or those with substance abuse issues.
65. Other effects include lack of space to play (particularly in cramped B&Bs where one family shares a room) and a lack of security and stability. The report found (page 12) that denying children their right to adequate housing has a *“significant impact on many aspects of their lives”*.

House of Commons Debate on a Motion on the British Housebuilding Industry (August 2019)

66. The debate pack was produced by the House of Commons Library in August 2019 in advance of a debate on the British housebuilding industry in September 2019.
67. The report noted at paragraph 1.2 that there were 83,700 homeless households living in temporary accommodation in England at the end of December 2018, a 74% increase compared with December 2010.
68. Furthermore, the number of people sleeping rough in England on any given night in Autumn 2018 was 4,677 people, 165% higher than in 2010.
69. In the debate itself, it resolved at Column 465, 4.59pm, that:

“This House notes with concern the ongoing shortage of housing and the housing crisis across England; further notes with concern the number of families in temporary accommodation and the number of people rough sleeping; [and] acknowledges that there are over one million households on housing waiting lists...”

70. It concluded that it *“calls on the Government to tackle the housing crisis as an urgent priority”* (my emphasis).

Housing Minister’s speech to the RESI Convention 2019 (September 2019)

71. Following her appointment as the then Housing Minister on 24 July 2019, Esther McVey spoke at the RESI Convention claiming that the shortage of housing in the UK is possibly the largest scandal to hit the country in the past 30 years.
72. Ms McVey acknowledged that the housing crisis has led *“to a rise in renting and costs, and to a fall in home ownership which has destroyed the aspiration of a generation of working people.”*
73. Continuing to talk on the subject of affordability, the Housing Minister stated that:
“Since the mid-1990s, house prices have risen to 8 times, 10 times, 12 times, in some of the most expensive parts of this country 44 times the actual income of someone, that cannot be right.”
74. Ms McVey detailed that *“too many people feel that vital link between hard-work and owning their own home is broken. And when that link is severed, social mobility and opportunity falls away.”*

National Housing Federation Research (September 2019)

75. The National Housing Federation (NHF) published new research on the state of the housing crisis which found that 8.4 million people across England are directly affected by the housing crisis, which amounts to one in seven people.
76. The NHF report that people are affected in a variety of ways, including:
- Living in overcrowded homes;
 - Living with ex-partners or parents;
 - Living in unsuitable homes, such as homes that are not suitable for people with mobility issues; and
 - People who are homeless or at risk of homelessness.
- 3.61 Of these 8.4 million, around half, some 43% or 3.6 million, would need a social rented home to meet their needs.

77. Commenting on the NHF's report the Local Government Association said that the Government "*should now go further and devolve Right to Buy so that councils retain 100 per cent of their receipts to reinvest*".

Conservative Party Manifesto (December 2019)

78. The Conservative Party Manifesto for the December 2019 election reports at page 29 that "*the biggest problem that young people face in getting on the housing ladder is the deposit.*" It commits to ensure that the Government will "*offer more homes to local families*"
79. At page 30 of the Manifesto it states that "*home ownership is one of the most fundamental Conservative values. People are happier, more secure and more rooted in their communities when they own their own home – and know that they can pass it on to future generations*". It goes on to set out that "*young people need the security of knowing that home ownership is within their reach – that they too can have a tangible stake in society, can be rooted in their communities and have a place to raise a family*".
80. The Manifesto (page 30) details that "*while we want to encourage as many people as possible into home ownership, we recognise that not everyone can afford their own home – and that those in social housing deserve the same dignity, respect and fair treatment as private renters*". It commits to bring forward a Social Housing White Paper to "*support the continued supply of social housing*" and commits to "*end the blight of rough sleeping by the end of the next parliament*".
81. Under the heading of 'places we want to live in' at page 31, the Manifesto explains that despite increased housebuilding since 2010 "*it still isn't enough. That is why we will continue our progress towards our target of 300,000 homes a year by the mid-2020s. This will see us build at least a million more homes, of all tenures over the next Parliament*".

BBC Housing Briefing (February 2020)

82. The BBC Housing Briefing summarises a range of secondary data and case studies relating to the scale of housing need, quality, availability, and tenure. Sections 1 to 4 cover the broad context and issues; sections 5 to 7 consider the role of the public and private sectors in housing provision; and sections 8 to 10 cover policy mechanisms to address housing issues. The Briefing is prepared at the national level and sets out the overall 'picture' in respect of housing matters.

83. The Briefing was the topic of several news stories on the BBC Website and was widely promoted on the day of its publication, including through radio phone-ins, television news items, and the Bitesize revision service for teenagers.
84. The BBC states that the Housing Briefing was prepared in order to address public demand for *“more transparency and better explanation of the facts behind the headlines”*. The acknowledgements include Dame Kate Barker who undertook a review of the housing market in 2004, and Toby Lloyd, the former policy director of Shelter.
85. Section 8 of the Briefing refers to the scale of the housing shortfall that has amassed in recent years. It highlights at page 134 the work undertaken by Dame Kate Barker in 2004, the KPMG/Shelter study of 2014; the joint study between Heriott Watt University, Crisis and the National Housing Federation in 2018/9; all of which are referenced at Section 4 of this Proof of Evidence.
86. The Briefing contains case studies throughout which highlight the impact of the housing crisis on real people and households. These include the numerous case studies at pages 33, 40, 66, 69, 84, and 125 which include those in desperate need, facing homelessness or temporary accommodation, and those trapped in rented housing unable to afford to purchase.
87. The Briefing also refers to the serious impact of family homelessness upon children at page 34 and the work undertaken by the Children’s’ Commissioner, which I have reviewed at paragraphs 3.49 to 3.55 of this section.

Spring Budget 2020 (March 2020)

88. The Spring Budget 2020 was presented by the Chancellor of the Exchequer, Rishi Sunak, to Parliament on 11 March, setting out an ambitious package of investment plans in the first Budget since the UK’s departure from the European Union (EU).
89. Speaking on housing, the Chancellor stated the following:

“Everyone should be able to access a safe and affordable home. Increasing housing supply is essential to creating a fairer, more affordable housing market and boosting productivity across the country”.
90. The Chancellor continued to explain in further detail the demand for more housing in the UK, concluding his points by confirming that *“the government has committed to creating at least 1 million new homes in England by the end of this Parliament and an average of 300,000 homes a year by the mid-2020s.”*

91. The Chancellor also confirmed that the Government will be investing a further £9.5 billion into the Affordable Homes Programme, raising the level of investment to £12.2 billion of grant funding from 2021-22 to support the creation of affordable homes across England.

‘Planning for the Future’ Policy Paper (March 2020)

92. On 12 March 2020, and as trailed in the Budget the previous day, the Government published a policy paper titled ‘Planning for the Future’. It provides a summary of the reforms the Government expects to explore in more detail in the forthcoming Planning White Paper, expected later in 2020.
93. The introductory paragraphs emphasise the Government’s intention to boost homeownership, noting at paragraph 2 *that “for many who are still trapped paying high rents and struggling to save for a deposit, home ownership seems like a dream which is increasingly out of reach”*. The paper also clearly recognises the importance of providing for those who are not homeowners. Paragraph 4 states *that “We must ensure security for those who do not own their homes”* and that *“We also need to prevent people from falling into homelessness by building more affordable homes and ensure that those living in social housing are treated with the dignity and respect they deserve”*.
94. Relevant measures proposed in the policy paper include those to help first time buyers onto the property ladder (paragraph 14), through the proposed First Homes scheme, work to deliver long-term fixed rate mortgages, and a new Shared Ownership model. Paragraph 17 goes further in respect of affordable housing, noting that *“We [the Government] are committed to improving access to safe and high-quality housing, improving affordability...”* and proposed measures include a renewed financial commitment to affordable housing and a package of measures to protect social and private sector renters. Paragraphs 18 to 20 explain that, in order to inform the Planning White Paper the Government will review the housing market and planning system and will consider, amongst other related matters, *“how to ensure affordable, quality, safe housing”*.

Affordable Housing Commission Report (March 2020)

95. The Affordable Housing Commission (AHC) is an independent, non-partisan group comprising fifteen experts drawn from the public, private and voluntary sectors. Its extensive full report was released in late March 2020 and examines a wide range of issues relating to the housing affordability crisis, with data from a wide range of

sources. The AHC report examines the approach taken to affordable housing through the planning system; the definition of an 'affordable' rent; the challenges facing households in housing stress; and other measures including the approach taken to public investment and taxation.

96. The AHC report paints a bleak picture of housing affordability at present. It makes the simple proposition that *"Something has gone fundamentally wrong with the housing system and what it offers local people"*. The effects of this are serious and wide-ranging. The AHC notes that:

"Housing stress is impoverishing families and young and old struggling renters, creating debts and arrears, harming health and well-being, and limiting life chances and aspiration. There are wider negative effects too – on the economy and productivity, on wealth inequality and poverty – resulting in more public expenditure subsidising rents and healthcare and tackling homelessness".

97. The AHC concludes that the root cause of the current affordability crisis is a clear shift in the structure of the housing market over the last 20 years. The AHC note that social rented sector has contracted, with low rates of new supply and extensive losses through the Right to Buy. By contrast, the AHC notes that the private rented sector has expanded significantly, even though it is ill-equipped to provide for those groups in greatest housing need.

98. The AHC is clear that the housing crisis is of such a scale that it will take many years to resolve. Its first recommendation is that that the Government commits to ensure all households have access to affordable housing by 2045 so that the next generation does not face the same kind of hardships as the current.

99. Its package of 53 recommendations seek to substantially boost the role of the social rented sector, whilst also helping a sizeable cohort of households termed 'frustrated first time buyers' into homeownership. Key recommendations for planning include recommendation 5 to address the supply of affordable housing, namely that *"the government seeks a step change in affordable housing supply in line with the latest assessments of housing need. On current best evidence, this would equate to an increase to about 90,000 social rented homes a year (forming part of the government's overall housing target of 300,000 homes a year)"*. Recommendation 43 notes the important role that Local Planning Authorities must play in this, and states that:

"The Commission recommends that the preparation of local plans be made an enforceable statutory duty to ensure that all councils are delivering on their housing

plans and targets. Local and city-region plans must be based on accurate housing needs assessment – including numbers of concealed households – which should be updated regularly”.

100. Recommendation 16 addresses the impact of Right to Buy and proposes reforms to the system. It states that:

“The Commission recognises that the Right to Buy remains a popular scheme. However, it is undermining efforts to address affordability, reducing numbers of relets at lower rents and moving properties from social renting to the PRS. Accordingly, the Commission recommends that the RTB is radically overhauled, including giving councils and housing associations discretion over the level of discount they offer, complete control over receipts and the opportunity to restrict any letting by a purchaser (e.g. requiring consent for letting the property)”.

Speech by the Housing Minister Christopher Pincher at the Planning Inspectorate Annual Training Event (March 2020)

101. In a speech on 9 March 2020 to the Planning Inspectorate, the current Housing Minister, Christopher Pincher stated that:

“I know a lot about the need for new and better homes. Because in my part of the world, houses for purchase and rent are appreciatively more expensive than in other parts of the West Midlands as we simply do not have enough homes.

There isn’t a week that goes by without my constituents contacting me saying, “Chris, we just aren’t able to buy or to rent the homes that we want to live in in this beautiful part of the world.” (emphasis added)

Shelter/Savills - Social Housing & Britain’s Housebuilding Recovery (June 2020)

102. Analysis undertaken by Shelter and Savills in June 2020 identifies a range of scenarios for housebuilding recovery following the significant impact Covid-19 has had for the housebuilding industry and the wider economy in 2020.
103. The scenarios anticipate that between 125,000 and 318,000 fewer new dwellings will be delivered in the five years 2020-2025 as a result of Covid-19, equating to a 9-23% drop in delivery.
104. Of these, between 25,000 and 66,000 fewer affordable homes will be delivered (an 8-21% drop in delivery). Of these scenarios, the ‘best case’ assumes a rapid economic

recovery (e.g. in light of medical advances) and the worst case assumes deeper and longer economic difficulties.

105. Shelter recommends boosting social housing provision in order to support overall housing output, with social housing demand being counter-cyclical to the prevailing wider economy.

Housing, Communities and Local Government Committee: Building more social Housing, Third Report of Session 2019–21

106. The Housing, Communities and Local Government Committee held an inquiry in 2020 into the delivery of social housing, building upon work undertaken in 2018 by its predecessor committee. The inquiry sought to investigate matters relating to the long-term delivery of social and affordable rented homes in England.
107. The Committee identified several matters of concern relating to the state of the housing market and the availability of affordable housing. Drawing in evidence from housing associations, charitable bodies and local authorities, the Committee noted the research by Shelter that some 500,000 households are homeless or not living in satisfactory housing; some 1 in 9 children live in overcrowded homes, and that use of Temporary Accommodation has risen by 82% since 2010. It also noted the increasing rates of poverty observed in the private rented sector, and the Committee supported the Affordable Housing Commission's finding that where housing costs more than one third of household incomes then serious issues such as arrears and debts become prevalent.
108. In terms of the annual need for affordable homes, the Committee considered evidence from a number of sources and was supportive of the work by the National Housing Federation in 2018 which identifies an annually-arising need for around 90,000 social rented homes, 30,000 affordable rented homes, and 25,000 shared ownership homes. The Committee noted that although local authority housing registers had declined this was largely attributable to the provisions of the Localism Act 2011 which allowed councils to apply additional eligibility criteria.
109. The Committee was critical of the impact of Right to Buy losses upon the overall affordable housing stock which resulted in a significant depletion of the affordable housing stock – falling from 5.49 million dwellings in 1981 to 4.13 million dwellings in 2019. The Committee noted that the Government's aim of a one-for-one replacement was not being achieved and that restrictions on the spending of receipts limited the ability of councils to replace lost stock.

110. The Committee has set out a package of recommendations which include improvements to the way housing statistics are collated and published, prioritising a social housebuilding programme, reforms to compulsory purchase rules, and reforms to the Right to Buy.

White Paper: Planning for the Future (August 2020)

111. On 6 August 2020, the Ministry of Housing, Communities and Government opened a 12-week public consultation on the long anticipated Planning for the Future White Paper. The Planning for the future consultation proposes reforms of the English planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed.

112. In his foreword on page seven of the White Paper, the Prime Minister, Boris Johnson, highlights the importance of housing delivery, stating the following:

‘And, above all, that gives the people of this country the homes we need in the places we want to live at prices we can afford, so that all of us are free to live where we can connect our talents with opportunity.

Getting homes built is always a controversial business. Any planning application, however modest, almost inevitably attracts objections and I am sure there will be those who say this paper represents too much change too fast, too much of a break from what has gone before.

But what we have now simply does not work.

So let’s do better. Let’s make the system work for all of us. Any let’s take big, bold steps so that we in this country can finally build homes we all need and the future we all want to see.’

113. On page eight, in his foreword, the former Secretary of State for Housing, Communities and Local Government, Robert Jenrick, declares:

“These proposals will help us to build the homes our country needs, bridge the present generational divide and recreate an ownership society in which more people have the security and dignity of a home of their own.”

Speech by former Secretary of State for Housing, Communities and Local Government to the Chartered Institute for Housing (September 2020)

114. The former Secretary of State, Robert Jenrick, gave a speech to the Chartered Institute of Housing (CIH) in September 2020 covering a range of issues including affordable housing.
115. The Secretary of State made clear the problems that the Covid-19 pandemic has caused for those less fortunate than most – those stuck in poor, cramped accommodation, struggling to pay the rent, or those – worst of all – who have no home of their own at all. For these people, Jenrick stated that the pandemic ‘has unquestionably been one of the darkest periods’.
116. Jenrick stated that ‘they deserve better’ and that, as we recover from the pandemic, the Government is absolutely determined to deliver the homes needed.
117. The Secretary of State recognised that there is ‘still a great deal more to do’ to help those trapped paying high rents who are ‘struggling to save for a deposit to enjoy homeownership or even to enjoy the security and the dignity that comes with a secure home of their own, whether that be owned or rented’.
118. Jenrick stated specifically that ‘*Affordability remains a very big issue across the board*’ and that ‘*issues around affordability are higher than ever on our agenda*’.
119. The speech talked about the Government’s Affordable Homes Programme (AHP) announcement, which aims to deliver up to 180,000 affordable homes over five years from 2021 to 2026, right across the country. This is part of the Government’s commitment to ‘levelling up’ and ensuring that opportunities are available to people across the country.
120. Jenrick went on to say that ‘*whether we’re aiming to help more people onto the housing ladder, people who are renting or, crucially, who are homeless or sleeping rough, we will only succeed if we build more homes*’
121. The Secretary of State also highlighted the planning reforms that were set out at the beginning of the summer, which he stated will help to deliver even more affordable homes.
122. The Secretary of State for Housing, Communities and Local Government concluded that, to be on track to realise individual hopes and dreams, and to power the economy and social revival, requires ‘building more homes – affordable homes’, getting more people onto the housing ladder and ‘building where affordability is most challenging’.

NHF – People in Housing Need (September 2020)

123. In September 2020, the NHF (National Housing Federation) published an analysis of the scale and shape of housing need in England today.
124. On page 4, the report shows that '*nearly 8 million people in England have some form of housing need*'. Nearly 1.9 million households are hosting a 'concealed' household while 3.4 million people found to be living in overcrowded accommodation.
125. The report expresses concern that the number of people in need of social housing could rise rapidly as a result of the coronavirus crisis – with low-income earners roughly twice as likely to lose their jobs.
126. It finds (page 2) that '*Long-term investment in social housing is needed to tackle this problem and provide people with suitable homes they can afford*'.
127. The report describes how the number of people in need of social housing in England has now hit 3.8 million people. This equates to 1.6 million households – 500,000 more than the 1.16 million households recorded on official waiting lists.
128. The report provides a clear measurement of housing need, necessary because local housing registers (or waiting lists) have become inadequate following the introduction of the Localism Act in 2011.
129. It states (page 3) that '*There is now no consistent set of criteria for allowing households to join a register*' and the data on these registers is not necessarily reviewed for accuracy on a regular basis. While local registers serve an important function, '*they do not give the full picture of how many people are in need of a home*', hence the reason for the NHF analysis.
130. The report identifies how '*the housing crisis is not one crisis, but a series of interrelated and overlapping crises*' (page 3). These include affordability, the suitability, size and condition of homes, and the ability of people to find accommodation in the first place. Some people will experience one of these problems – others will experience many at once. The complicated picture of interrelated housing crises means there is a need for new, accurate and comprehensive research on housing need, the report finds.
131. It reveals that the number of people for whom social rent is the most appropriate tenure has increased since the previous iteration of the analysis. It states that '*This suggests an intensifying of need at the 'sharp end' – things are getting worse for the worst off*' (page 5). This is reflected both in the growth in the numbers of people affected by affordability issues and in the growth in overcrowding.

132. The report continues that more than 3.4 million people were found to be living in overcrowded households, a 5% increase on the previous figures, and 2.7 million were found to have an affordability issue – up nearly 10%.
133. As might be expected, a significant proportion of these people are to be found within the social sector already. Overcrowding is a known issue in this sector, the report establishes. A shortage of larger homes can make finding a suitably sized home more difficult for families as a result of the sale of council housing and a decrease in government funding for building new social homes since 2010.
134. This is because larger, family homes are more expensive to build and therefore more difficult to build with less government funding. The ‘spare bedroom subsidy’ has also acted as an incentive for developers to build smaller homes. Given the freeze on working-age benefits (introduced in 2016 following the 2015 Budget), benefits sometimes ‘*no longer cover even the cheapest forms of social housing rent*’, the report finds (page 6).
135. Meanwhile the analysis finds that nearly 1.9 million households are hosting a ‘concealed’ household, and that concealed households make up the third largest group of people affected, including nearly 1.8 million single people concealed within a total of nearly 1.5 million host households.
136. Across different tenures, when examining the proportions relative to the size of each tenure, the report finds that problems are more prevalent in the rented sectors, particularly the private rented sector, ‘*where more than a quarter of households have some form of housing need*’ (page 6).
137. In addition, when the report looks at those households with needs for whom social rent is the most appropriate tenure, 18.8% of private renting households are in this position compared to 11.6% of social renters and just 1.3% of homeowner households.
138. Within the private rented sector, affordability, unsuitability and overcrowding are the most frequent issues. In particular, the wider measure of affordability (using an additional higher threshold) shows up highly, as does the measure of unsuitability for the age and health of the occupant.
- Speech by former Secretary of State for Housing, Communities and Local Government to the Creating Communities Conference 2020 (September 2020)**
139. The former Secretary of State, Robert Jenrick, reiterated the importance of affordability in a speech he gave to the Creating Communities Conference 2020.

140. In the speech, Jenrick made clear that *'We owe it to the next generation to radically reform the existing system, so we can offer them a future where our children and grandchildren can afford to own their own home.'*

Speech by the Minister for Housing to the District Councils' Network (October 2020)

141. The Housing Minister, Christopher Pincher, gave a speech to the District Councils' Network explaining why the Government is seeking reforms to the planning system. In explaining why the Government is considering a revised methodology for calculating housing need, Pincher noted the work of KPMG and Shelter, stating that *"Local plans do not provide for the ambition we have – 300,000 new homes each year – nor enough to meet the demands of organisations and such as KPMG and Shelter, both of which say we need to be building north of 250,000 homes a year to deal with the housing challenges that we have"*.
142. Pincher also emphasised the need to address poor housing affordability, particularly that observed in the South and the South East. He explained that in calculating housing need under the Government's proposed methodology, that *"Fundamentally the initial driver, the first driver of need, must be affordability because there are parts of our country, not just in the south and the south east, where the affordability is low and people who want and need to live in a certain place and work in that place cannot afford to do so"*.

Minister of State for Housing Speech at Savills Annual Housing Seminar (24 November 2020)

143. The Housing Minister, Christopher Pincher, gave a speech to Savills Annual Housing Seminar about the government's strategy for housing.
144. The Minister made clear that the coronavirus pandemic only reinforced the need to double our efforts to build more quality homes with strong and sustainable communities, which are needed now *"more urgently than ever"*.
145. The Minister continued, that that means *"keeping up the pace on supply"* to make up for ground lost and that notwithstanding the emergency and the challenges to the economy the Government's target of building 300,000 new homes of all types and tenures each year by the middle of this decade must be met, so that people can *"afford to buy or afford to rent the sorts of homes that they want to be able to provide them with the security and the opportunity that they want and need"*.

Property Index Overview of European Residential Markets, 9th Edition, Deloitte, 2020

146. This overview report summarises housing market data for nineteen European countries including the United Kingdom. Topics discussed include new dwelling starts and new dwelling completions, and the number of existing dwellings, per 1,000 persons population. The UK performs poorly on all three matters. Just 2.65 dwellings per 1,000 population were completed in the UK in 2019; this is the seventh-lowest of any of the countries assessed. The rate of new dwelling starts is even lower, at 2.24 dwellings per 1,000 population, the fourth-lowest of the countries assessed. This is in the context of the second-lowest number of existing dwellings, with just 360.6 dwellings per 1,000 population. These data show that, by international comparison, the UK has a small existing housing stock for its population and that new dwelling starts and completions are at a comparatively low rate.

Coming Home – Tackling the housing crisis together (February 2021)

147. The report by the independent Commission on Housing, Church and Community lays out a positive vision for housing. The vision is centred on five core values, which are rooted in the Christian story but resonate with us all: good housing should be sustainable, safe, stable, sociable and satisfying.
148. At the heart of the report is the idea that simply building more houses, whilst important, is not sufficient to address the prolonged housing issues this country continues to face. The report suggests that we need more truly affordable homes and stronger communities that people can be proud of and where they can feel safe and welcome, put down roots and flourish.
149. Chapter 8 focuses on what Government can do, it recommends six actions for the Government to consider, these include, that the Government should develop a coherent, long-term housing strategy, focusing particularly on those in the greatest need. It recommends a full review of the social security system to ensure it provide adequate housing support for low- income households and that all public land should maximise its long term social, environmental and economic value, not simply be sold for the highest achievable price.
150. It is this Commission’s contention that we all need to start to think differently, and act differently, if the next 20 years are not simply to be a re-run of the last 20. It states that:
- “The housing problems in our society, which have been consistently documented for many years, must not continue to be borne solely by those living in unaffordable or*

inadequate housing, while nearly everyone else – the Church included – continues to act largely in their own interests, and effectively perpetuates this injustice”.

Former Secretary of State for Communities, Housing and Local Government’s speech to the National Housing Federation (25 March 2021)

151. The former Secretary of State for Communities, Housing and Local Government, Robert Jenrick, addressed the National Housing Federation on the subject of *‘building back better – fairer, and safer and with opportunity for all’*.
152. Jenrick identified the need to strengthen the safety net that social housing has always provided, while also extending the ladder of opportunity that has always been there. He stated that this means *“we must ensure that more affordable and social housing gets built”* (my emphasis).
153. The former Secretary of State made clear that the Government is *“determined to do all we can to support you – social landlords who make an important contribution to housing delivery – to keep up the momentum on supply”* to ensure that homes are completed and that new properties are started” (my emphasis).
154. Jenrick went on to say (referring to the Coronavirus pandemic) that what has happened over the past year has made this an *“even more urgent, even more important mission for the country”*.
155. The Secretary of State identified the opportunity for housing associations to build the homes we need, whether for rent, whether for shared ownership or indeed for outright ownership as well – and not just in urban areas.
156. Jenrick identified that from 2015 to 2019, just over 10% of new affordable homes have been built in villages accommodating around 3,000 people. He made clear that *“I’d like to go much further than that in the years ahead”*.
157. Jenrick concluded that the Government’s mission to build back better and to level up all parts of the country *“will, in no small part, be powered by the provision of more affordable housing”* (my emphasis).

Ministry of Housing, Communities and Local Government, Press Release (19 April 2021)

158. This press release outlines that a new government-backed mortgage scheme to help people with a 5% deposit buy a house (up to the value of £600,000) is now available from high street lenders across the country. It explains that when asked 69% of private

renters and 63% of those living at home who had looked into a mortgage said they cannot find many mortgages with a low deposit. The 95% mortgage scheme aims to make home ownership more accessible.

159. The former Secretary of State for Communities, Housing and Local Government, Robert Jenrick stated that *“For too many people, no matter how hard they work, home ownership can seem out of reach. One of the biggest divides in our country has been between those who can afford their own home and those who cannot.”* (my emphasis).
160. Jenrick concluded that *“In recent years we’ve reversed the trend and seen a positive increase in owner-occupiers. We’re determined to build on this through the range of flexible ownership options which help ensure home ownership is achievable. We want to match the ambitions of aspiring homeowners up and down the country. Together we can turn ‘Generation Rent into ‘Generation Buy’”*.
161. The press release explains that the government intervention comes as new figures published by the government show a greatly increased desire for home ownership and a sharp reduction in 95% mortgage availability over the past year.

Denied The Right to a Safe Home – Exposing the Housing Emergency, Shelter (May 2021)

162. This report by Shelter identifies what it describes as the Housing Emergency, with 1 in 3 adults (17.5 million people) being denied the right to safe home. These people are trapped by the Housing Emergency.
163. Page 4 of the Report explains that Shelter commissioned research with 13,000 people to bring to light the extent of the Housing Emergency. This found that one in seven had to cut down on essentials like food to pay the rent or mortgage and 6% lived in a home that harms their family’s physical health.
164. It goes on to identify on page 5 that the high cost of housing is the main cause of homelessness. Housing benefit was designed to ‘take the strain’ of unaffordable rents but restrictions mean it is well below what’s needed, which it describes as a *“recipe for rising poverty and homelessness”* where *“too many are forced to choose between rent and feeding their families”*.
165. It found that 14% of people saying that they regularly have to cut spending on household essentials like food or heating to pay their rent or mortgage payments.
166. The Report (on page 10) calls for the Government to commit to building at least 90,000 new social homes in England a year, making very clear that: *“Something needs to*

change. We need to end the housing emergency. We need social housing. For the thousands stuck in bad homes. For the renters terrified of losing their home. For everyone facing discrimination. For everyone denied the right to a safe home. We will only end the housing emergency by building affordable, good quality social homes”.

167. In respect of the private rented sector, Shelter identified (page 13) that as people are priced out of the housing market, the number of households renting privately more than doubled between 2000 and 2019 from 2 million to 4.4 million – or 1 in 5 of us.
168. It found that Private renters spend the most of their income on housing, with the average household paying 38% of their income on rent, compared to social renters (31%) and owner-occupiers (19%). Furthermore, private rented homes are more likely to fail the Decent Homes Standard.
169. Shelter highlight the problems of discrimination, with landlords and letting agents frequently advertise properties as ‘No DSS’, meaning they won’t let to anyone claiming benefits. This practice disproportionately hurts women, Black and Bangladeshi families, and disabled people.
- 3.62 Shelter also identifies (page 26) the benefits of social housing compared with alternative forms such as private renting. Of those privately renting, 43% of families worry about their landlord ending their contract early, and this is a constant possibility.
170. Social housing is more stable and people in social homes have longer and more secure tenancies. Families can plan for the future without fear of losing their home. Social housing is also quality controlled, being more likely to meet the standard for ‘decent’ housing. It states that a new generation of quality social homes could set the gold standard for liveable housing.
171. Shelter state that for generations, this country has failed to build enough social homes. There are over one million people in England on the waiting list, and the lack of social housing has pushed people into expensive and insecure private renting.
172. On Page 32 the Report highlights that a safe home for everyone is what Shelter fights for, but 17.5 million people are denied that right. Whether because of the cost of rent, being forced to live in unsafe conditions, or because they’ve been discriminated against because of their class, disability, gender, sexuality or race.
173. The Report concludes (page 33) that for change to happen, “*we must demand better conditions, fight racism and discrimination, end unfair evictions, and reform housing*

*benefit. But when it comes down to it, there's only one way to end the housing emergency. **Build more social housing**" (emphasis in original).*

Is your home 'earning' more than you? – Property News from Zoopla (July 2021)

174. In July 2021, property website Zoopla published data in respect of the relationship between average house prices and average salaries for the previous twelve-month period.
175. It revealed that during this period, throughout the UK, one in five homes has 'earned' more money by simply existing as bricks and mortar, than the average worker has earned over the same period.
176. In other words, Zoopla's research found that 4.6m privately-owned homes have jumped in value by more than £30,500, the average UK salary, in the past 12 months. This rise in values has been seen in every region.
177. Zoopla explain that demand from potential buyers has been strong since the housing market reopened after the first national lockdown, with buyers looking for more space and a different lifestyle as they no longer had to commute to work on a daily basis. The stamp duty holiday has also helped to fuel momentum in the housing market.
178. Gráinne Gilmore, head of research at Zoopla, said: "... *activity has been so high, it has eroded the stock of homes for sale, which has put upward pressure on house prices, with values rising by up to 9% in some parts of the country.*" (my emphasis)

Conclusions on the National Housing Crisis

179. There is an ever-increasing wealth of evidence including from figures at the highest levels of Government that unaffordability and inability to get on the housing ladder is a significant problem.
180. What is also clear is that the messages from previous Governments have failed to ensure enough new homes, especially affordable homes, are being built.
181. The evidence is clear and, in my opinion, demonstrates the pressing requirement to build more homes to meet the significant level of unmet need, particularly for homes that are affordable.
182. Evidence suggests that failure to do so will present a risk to the future economic and social stability of the United Kingdom.

Appendix JS4

The Extent of the National Housing Shortfall



Extent of the National Shortfall in Housing Delivery

1.1 In a speech to the House of Commons on 24 October 2013 the-then Planning Minister, Nick Boles, made reference to *“the scale of the housing crisis faced by this country”* and *“the extent of the need for housing”*.

1.2 The extent of the need for housing and the scale of the crisis as a result of the persistent under delivery of both market and affordable housing in the UK is explored further in this section of my evidence, starting over 17 years ago with Dame Kate Barker’s Review of Housing Supply in March 2004.

The Barker Review of Housing Supply (17 March 2004)

1.3 In her 2004 review into issues underlying the lack of supply and responsiveness of the housing in the UK, Barker reported that housing is a basic human need, fundamental to our economic and social well-being. She found that:

- A weak supply of housing contributes to macroeconomic instability and hinders labour market flexibility;
- Housing has become increasingly unaffordable over time, noting that the aspiration for home ownership is as strong as ever, yet the reality is that for many this aspiration will remain unfulfilled unless the trend in real house prices is reduced;
- This brings potential for an ever widening social and economic divide between those able to access market housing and those kept out; and
- Homes are more than shelter. They provide access to a range of services and to communities. Housing also plays a major role as an asset in household’s balance sheets and in household planning for their financial futures.

1.4 Barker considered that continuing at the current rate of housebuilding was not a realistic option:

“Unless we are prepared to accept increasing problems of homelessness, affordability and social division, decline in standards of public service delivery and increasing costs of doing business in the UK – hampering our economic success”.

- 1.5 She found that whilst demand for housing is increasing over time, driven by demographic trends and rising incomes, in 2001 the construction of new houses in the UK fell to its lowest level since the Second World War.
- 1.6 A weak response of housing supply to demand changes has been one of the factors underlying the instability of the UK housing market with Barker reporting that “*there is growing evidence of a persistent inadequate supply*” noting that in the UK the trend rate of real house price growth over the past 30 years had been 2.4% compared to the European average of 1.1%
- 1.7 She found that affordability has worsened and that in 2002 only 37% of new households could afford to buy a property compared to 46% in the late 1980s. The overall objective of the Barker Review included:
- To achieve improvements in housing affordability in the market sector;
 - A more stable housing market; and
 - An adequate supply of publicly funded housing for those who need it.
- 1.8 Taking the baseline level of private sector housing built in 2002/03 of 140,000 gross starts and 125,000 gross completions, Barker estimated that:
- Reducing the trend in real house prices to 1.8% would require an additional 70,000 private sector homes per annum; and
 - More ambitiously, to reduce the trend in real house prices to 1.1% an additional 120,000 private sector homes per annum would be required.
- 1.9 Even in the case of the less ambitious price trend, Barker found that this would include pricing an additional 5,000 new households into the market each year and improving the access for the backlog of those currently priced out.
- 1.10 She found that an increase in supply of 17,000 affordable homes per annum would be required to meet the needs among the flow of new households, noting that there is also a case for the provision of up to 9,000 affordable homes per annum above this rate in order to make inroads into the backlog of need, a total of 26,000 per annum
- 1.11 Barker presented three scenarios for real house price trends ranging from slowing the rate at which households were being priced out to a long-term reduction of house price inflation:

- 2.4% per annum – which represented the Government’s target aimed at slowing the rate at which households were being priced out of the market, would have required an increase in housebuilding to 160,000 per annum;
- 1.8% per annum – to reduce the long-term trend would have required an increase in housebuilding to 200,000 per annum; and
- 1.1% per annum – which represented the EU average at the time, and which was considered would ‘improve the housing market’ would have required an increase in housebuilding to 260,000 per annum.

1.12 Meeting Barker’s most optimistic objective of improving the housing market and pricing many more households back into the marketplace would have required an estimated 260,000 homes per annum.

The Barker Review: A Decade On (24 March 2014)

1.13 In March 2014, the Home Builders Federation (HBF) undertook a review of housing delivery against the findings of the Barker Review and the impacts of this upon the market and affordability. They found that by 2004 the housing crisis was already building and in the 10 years since then, even against the most modest of the housing targets identified by Barker (which was met only once in 2005/06), the average annual shortfall has been 45,000 homes.

1.14 Measured against the objective of improving the housing market, housebuilding had been an average of 145,000 per annum down on the target of 260,000 per annum over the period between 2004 and 2014.

1.15 The HBF found that when measured against the middle of Barker’s three price inflation targets for 200,000 per annum, the shortfall of homes over the decade stood at 953,000 homes in 2014. This was on top of a backlog that had already been identified as being large (estimated at between 93,000 and 146,000) and growing in 2004.

1.16 They reported that in 2014 even if housebuilding rose to 210,000 per annum overnight, assessed against the middle objective of reducing the long-term rate of inflation, the country would be four and a half years behind where it was in 2004.

1.17 In 2014, the HBF found that a decade on from the Barker Review, the UK was 1.45 million homes short of where Kate Barker projected would have brought about an improved housing market.

- 1.18 The HBF reported that a basic estimate would suggest that in order to achieve the very modest objective of slowing the increase in the affordability gap so that fewer new households are priced out of the market, in 2014 some 200,000 private household starts would be required, a figure last achieved in 1972/73.
- 1.19 It goes further to detail that the objective of improving the housing market would, in 2014, have required 320,000 private housing starts per annum, a figure achieved in England only four times since World War II.

Building the Homes We Need (April 2014)

- 1.20 The KPMG and Shelter research was intended to provide a package of new housing policies to inform the new 2015 Government.
- 1.21 It reported that each year an average of 100,000 fewer homes are built that are needed which adds to a shortfall which has been growing for decades, noting that growing demand means that without a step-change in supply we will be locked into a spiral of increasing house prices and rents, making the housing crisis worse.
- 1.22 Because of private housing becoming less affordable, the number of people in need of affordable housing has grown and with the failure of successive governments to deliver new social housing whilst existing stock continues to be depleted through the Right to Buy, waiting lists have grown whilst social housing stock has shrunk as illustrated by figure 1.1¹.

Figure 1.1: Social Housing Waiting Lists and Stock



Source: *Building the Homes We Need (2014)*

¹ Reduction in total numbers on housing waiting lists in 2013 as a result of local authorities utilising the freedoms afforded to set their own housing allocation criteria through the Localism Act.

- 1.23 KPMG and Shelter found that changing demographics meant that we need to build a minimum of 250,000 new homes per annum in England to meet rising demand. In 2013 (the most recent monitoring period available at the time of publication of the report) just 109,660 new homes were built, the lowest annual level since 1946, the year of recovery after the Second World War.
- 1.24 In addition to which the report found that estimates suggest that the backlog of housing need may be as large as two million households and that to clear this England would need to build well over 250,000 homes each year, which would require doubling current output at the time of publication of the report.

The House of Lords Select Committee on Economic Affairs: Building More Homes (15 July 2016)

- 1.25 The Select Committee found that a growing population, rising immigration and rising incomes have increased demand for housing in England in recent decades but that too few homes have been built over this period. As a result, house prices and rents have risen sharply and there has been a decline in home ownership over the past decade.
- 1.26 They considered that we must build enough homes to make housing more affordable for everyone, noting that aspirant home owners who are unable to afford a deposit pay substantial proportions of their income on rent, families on waiting lists of social housing contend with insecure tenancies and rogue landlords, and at the same time housing benefit spending has doubled in the past two decades.
- 1.27 The Lords reported that as former Housing and Planning Minister Brandon Lewis had explained to them, the Government aimed to address the problems by building one million homes by the end of Parliament. However, it was noted that since the Brexit vote the Minister had effectively abandoned this target and prior to the vote had warned that it would be difficult to achieve if the UK voted to leave the European Union.
- 1.28 In addition to this the Committee found that whilst the Government's ambition was welcomed, it must be matched by appropriate action on a much larger scale than currently envisaged and across all tenure. They considered that the Government was focused on building for home ownership and therefore neglecting housing for affordable and social rent.
- 1.29 It was reported that it had been 10 years since 200,000 homes (the implied annual rate from the Government's target) were added to the housing stock in a single year, but

the evidence suggested that this will not be enough to meet future demand and the backlog from previous years of undersupply.

- 1.30 The Select Committee found that in order to meet demand and have a moderating effect on house prices, at least 300,000 homes a year need to be built for the foreseeable future otherwise the age of a first-time buyer will continue to rise. The main conclusions of the Select Committee included that:

“The Government’s target of one million new homes by 2020 is not based on a robust analysis. To address the housing crisis at least 300,000 new homes are needed annually for the foreseeable future. One million homes by 2020 will not be enough”.

National Housing Federation Press Release: ‘England Short of Four Million Homes’ (18 May 2018)

- 1.31 The NHF press release² reported that new figures reveal the true scale of the housing crisis in England and that the research (conducted by Heriot-Watt University) shows that England’s total housing backlog has reached four million homes.
- 1.32 They report that in order to both meet this backlog and provide for future demand, the country needs to build 340,000 homes per year until 2031, noting that this is significantly higher than current estimates which have never before taken into account the true scale of housing need created by both homelessness and high house prices.
- 1.33 However, the NHF is clear that these need to be the right type of houses with a need for 145,000 of these new homes per year to be affordable homes, compared to previous estimates of annual affordable housing need of around 78,000 homes. It reports that this means around two fifths (or 40%) of all new homes built every year must be affordable homes, yet in 2016/17 only around 23% of the total built were affordable homes.
- 1.34 The research breaks down exactly what type of affordable homes are needed:
- 90,000 per annum should be for social rent;
 - 30,000 per annum should be for intermediate affordable rent; and
 - 25,000 per annum should be for shared ownership.
- 1.35 Reference was drawn to the September 2017 announcement by the former Prime Minister Theresa May that £2 billion will be invested in affordable housing and

² <https://www.housing.org.uk/press/press-releases/england-short-of-four-million-homes/>

indicating that this could deliver around 25,000 new homes for social rent over three years, however the NHF report that even when this funding is made available, the research shows that it would deliver less than 10% of the social rented homes needed each year.

1.36 Government funding for social housing has been steadily declining for decades. In 1975/76 investment in social housing stood at more than £18 billion a year but had declined to just £1.1 billion in 2015/16. Over the same period, the housing benefit bill grew from £4 billion to £24.2 billion each year.

1.37 The NHF set out that homeownership rates have plummeted among young people, rough sleeping has risen by 169% since 2010 and that unless the Government takes steps to deliver more private, intermediate and social housing, the number of households in temporary accommodation is on track to reach 100,000 by 2020.

1.38 A series of quotes accompany the NHF press release from senior industry professionals, summaries of which are detailed below:

- David Orr, Chief Executive of the NHF – *“This ground-breaking new research shows the epic scale of the housing crisis in England”.*
- Jon Sparkes, Chief Executive of Crisis – *“Today’s findings are stark and shocking, but they also represent a huge opportunity for us as a country to get to grips with our housing and homelessness crisis – and to end it once and for all”.*
- Terrie Alafat CBE, Chief Executive of the Chartered Institute of Housing – *“This new report once again highlights the chronic housing shortage we face in the UK and it is clear that only a bold and ambitious plan to solve the housing crisis will prevent a decent, genuinely affordable homes being out of reach for our children and their children.”*
- Campbell Robb, Chief Executive of the Joseph Rowntree Foundation – *“It is unacceptable that currently in our society millions of people are locked out of being able to afford a decent and secure home. For years our failure to deliver enough affordable housing in England has led to rising levels of poverty and homelessness across our country.”*
- Polly Neate, Chief Executive of Shelter – *“We are in the midst of a housing emergency where an entire generation faces a daily struggle for a decent home...Government can turn things around but only by building many more of the high quality, genuinely affordable homes this country is crying out for”.*

Ministry of Housing, Communities and Local Government Single Departmental Plan (27 June 2019)

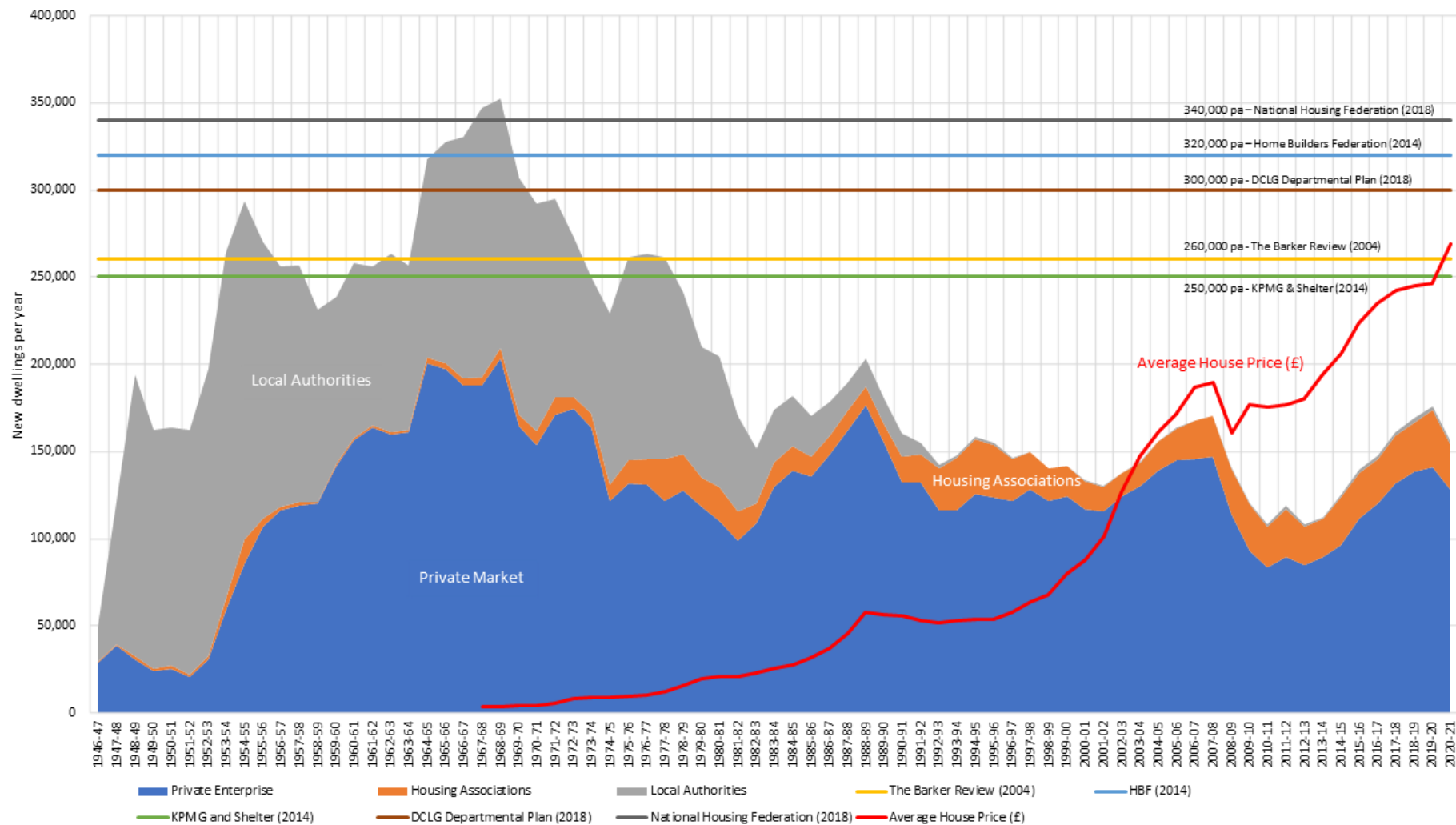
- 1.39 The Ministry³ Single Departmental Plan outlines its objectives which include to “*deliver the homes the country needs*” and to “*make the vision of a place you call home a reality.*”
- 1.40 Under the objective of delivering the homes the country needs, the Plan states that the Ministry will:
- “Support the delivery of a million homes by the end of 2020 and half a million more by the end of 2022 and put us on track to deliver 300,000 net additional homes a year on average by the mid-2020s, to help increase affordability.”*
- 1.41 The Departmental Plan clearly outlines the Government’s aim to deliver 300,000 new homes per annum in order to address the housing crisis in England.

The National Housing Shortfall

- 1.42 Over the course of the past 17 years a series of industry leading professionals and figures at the highest level of Government have identified that there is a need for between 200,000 to 340,000 homes per annum to address the housing crisis that has engulfed the country.
- 1.43 Figure 1.2 below illustrates the level of house building in England between 1946 and 2020 and compares delivery over this period with the range of annual housing needs identified between 2004 and 2020, the most recent of which of course being the Government’s own Department for Levelling Up, Housing and Communities (DLUHC) target for 300,000 new homes per annum.

³ The Ministry of Housing, Communities and Local Government was renamed Department for Levelling Up, Housing and Communities (DLUHC) in September 2021.

Figure 1.2: House Building in England 1946 to 2021



Source: DLUHC Live Table 209; DLUHC Live Table 253; HM Land Registry (2021); The Barker Review (2004); HBF (2014); Building the Homes We Need, KPMG & Shelter (2014); MHCLG Single Departmental Plan (2019); NHF (18 May 2018).

- 1.44 Figure 1.2 shows that the Government's current target of 300,000 new homes per annum is a figure that the country has not seen achieved since the mid to late 1960s. Whilst housing completions have generally been increasing since around 2011, they are still a long way short of meeting the level of housing delivery that is desperately needed to address the housing crisis in this country. Furthermore, completions dropped in the 2020-21 monitoring year, coincident with the Covid-19 pandemic; the first recorded fall since 2012-13.
- 1.45 At Figure 1.3 net additional dwellings in England since 2004 sourced from DLUHC Live Table 122 are compared with the annual need figures identified in the Barker Review (2004), the KPMG & Shelter research (2014), the HBF research (2014), the NHF research (2018), and the MHCLG Single Departmental Plan (2019).
- 1.46 The results are stark. The lowest of the annual need figures since 2004, that of the KPMG/Shelter report of 250,000 homes per annum, results in a shortfall of -1,140,069 homes in the past 18 years. To put this into context, this is equivalent to:
- 96% of the total number of households on local authority Housing Registers in the whole of England⁴; and
 - Almost four times the total number of homes across the entire County of Oxfordshire⁵.
- 1.47 At the other end of the scale, the need for 340,000 homes per annum most recently identified in the NHF research results in a shortfall figure of -2,760,069 homes. This is equivalent to more than twice the total number of homes in the entire West Midlands metropolitan area⁶.
- 1.48 When the Government's most recently published target of 300,000 home per annum taken from the MHCLG 2018 Single Departmental Plan is used for comparison, there has been a shortfall of -2,040,069 homes since 2004. To put this into context, this is equivalent to:
- More than 1.7 times the number of households on local authority Housing Registers in the whole of England (see footnote 4); and
 - More than one-and-a-half times the total number of homes in Greater Manchester⁷.

⁴ Source: DLUHC Live Table 600 – 1,187,641 households on Housing Registers in England at 1 April 2021

⁵ Source: DLUHC Live Table 100 – 300,806 homes in Oxfordshire at 1 April 2020

⁶ Source: DLUHC Live Table 100 – 1,184,150 homes in West Midlands at 1 April 2020

⁷ Source: DLUHC Live Table 100 – 1,237,582 homes in Greater Manchester Metropolitan County at 1 April 2020

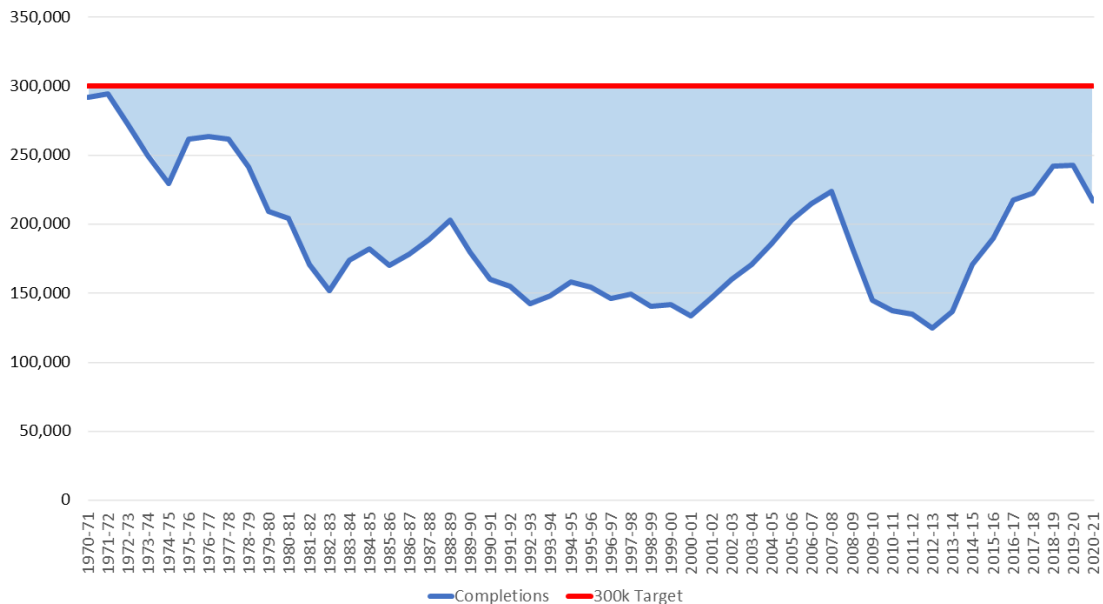
Figure 1.3: National Housing Shortfall Comparison

Year	Net Additions	KPMG/Shelter (2014) 250,000 pa		Barker Review (2004) 260,000 pa		MHCLG Departmental Plan (2019) 300,000 pa		The HBF (2014) 320,000 pa		NHF Research (2018) 340,000 pa	
		Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
03/04	170,969	-79,031	-79,031	-89,031	-89,031	-129,031	-129,031	-149,031	-149,031	-169,031	-169,031
04/05	185,553	-64,447	-143,478	-74,447	-163,478	-114,447	-243,478	-134,447	-283,478	-154,447	-323,478
05/06	202,653	-47,347	-190,825	-57,347	-220,825	-97,347	-340,825	-117,347	-400,825	-137,347	-460,825
06/07	214,936	-35,064	-225,889	-45,064	-265,889	-85,064	-425,889	-105,064	-505,889	-125,064	-585,889
07/08	223,534	-26,466	-252,355	-36,466	-302,355	-76,466	-502,355	-96,466	-602,355	-116,466	-702,355
08/09	182,767	-67,233	-319,588	-77,233	-379,588	-117,233	-619,588	-137,233	-739,588	-157,233	-859,588
09/10	144,870	-105,130	-424,718	-115,130	-494,718	-155,130	-774,718	-175,130	-914,718	-195,130	-1,054,718
10/11	137,394	-112,606	-537,324	-122,606	-617,324	-162,606	-937,324	-182,606	-1,097,324	-202,606	-1,257,324
11/12	134,896	-115,104	-652,428	-125,104	-742,428	-165,104	-1,102,428	-185,104	-1,282,428	-205,104	-1,462,428
12/13	124,722	-125,278	-777,706	-135,278	-877,706	-175,278	-1,277,706	-195,278	-1,477,706	-215,278	-1,677,706
13/14	136,605	-113,395	-891,101	-123,395	-1,001,101	-163,395	-1,441,101	-183,395	-1,661,101	-203,395	-1,881,101
14/15	170,693	-79,307	-970,408	-89,307	-1,090,408	-129,307	-1,570,408	-149,307	-1,810,408	-169,307	-2,050,408
15/16	189,645	-60,355	-1,030,763	-70,355	-1,160,763	-110,355	-1,680,763	-130,355	-1,940,763	-150,355	-2,200,763
16/17	217,345	-32,655	-1,063,418	-42,655	-1,203,418	-82,655	-1,763,418	-102,655	-2,043,418	-122,655	-2,323,418
17/18	222,281	-27,719	-1,091,137	-37,719	-1,241,137	-77,719	-1,841,137	-97,719	-2,141,137	-117,719	-2,441,137
18/19	241,877	-8,123	-1,099,260	-18,123	-1,259,260	-58,123	-1,899,260	-78,123	-2,219,260	-98,123	-2,539,260
19/20	242,702	-7,298	-1,106,558	-17,298	-1,276,558	-57,298	-1,956,558	-77,298	-2,296,558	-97,298	-2,636,558
20/21	216,489	-33,511	-1,140,069	-43,511	-1,320,069	-83,511	-2,040,069	-103,511	-2,400,069	-123,511	-2,760,069
Total Shortfalls Since 2004 compared to:		KPMG/Shelter Research	-1,140,069	The Barker Review	-1,320,069	MCHLG Departmental Plan	-2,040,069	The HBF	-2,400,069	NHF Research	-2,760,069

Source:DLUHC Live Table 122; HM Land Registry; The Barker Review (2004); HBF (2014); Building the Homes We Need, KPMG & Shelter (2014); NHF (18 May 2018); MHCLG Single Departmental Plan (2019)

1.49 It is widely accepted that 300,000 new homes are needed per annum and have been for quite some considerable time as set out above. The last time the country built more than 300,000 homes was in 1969. Since that time there is an accumulated shortfall of 5,626,760. This shortfall is set out in Figure 1.4 below.

Figure 1.4 National Housing Shortfall since 1970/71



Source: DLUHC Live Tables 122 and 209

Conclusion on the Extent of the National Housing Shortfall

- 1.50 The evidence before the Inspector shows that in every scenario, against every annual need figure, the extent of the shortfall in housing delivery in England is staggering and merely serves to further compound the acute affordability problems that the country is facing.
- 1.51 It is my view that what is clear is that a significant boost in the delivery of housing, and in particular affordable housing, in England is absolutely essential to arrest the housing crisis and prevent further worsening of the situation.

Appendix JS5

Independent Article (June 2020)



Independent PremiumUK news

Council housing sell-off continues as government fails to replace most homes sold under Right to Buy

Home ownership has fallen since the policy was introduced and flats are ending up in the hands of private landlords, writes **Jon Stone**



Sunday 21 June 2020 09:18

Two-thirds of the council homes sold off under [Right to Buy](#) are still not being replaced by new [social housing](#) despite a promise by the government, official figures show.

[Housing](#) charities warned that enough “desperately needed” genuinely affordable housing is simply not being built, with an overall net loss of 17,000 homes this year from social stock.

Since the policy was updated in 2012-13, 85,645 homes have been sold through the policy, but only 28,090 built to replace them, statistics from the Ministry of Housing, Communities and Local Government show.

Under [Right to Buy](#), the government sells off council housing at discounts of up to £100,000 to tenants.

Despite pitching the policy as a way to get more people on the property ladder, overall home ownership has actually fallen significantly since it was introduced in the 1980s.

Previous studies have shown that around 40 per cent of flats sold under the policy since the 1980s have ended up in the hands of private landlords, who let the homes out to private tenants at higher rates. The proportion is thought to be even higher in areas of high housing pressure like London.

Councils warned ministers when the policy was updated that the steep discounts meant the money would not be enough to replace homes one-to-one, and that the very existence of the policy undermined their ability to finance housebuilding by making it impossible to reliably borrow against future rents.

The government officially committed to replace the extra homes sold due to an increase in discounts in 2012-13, but housing charities say the affordable sector cannot afford to bleed stock at all. The government is still around 7,000 homes short of its own target, which covers construction up to the third quarter of 2016-17 because councils are given three years to replace the sold stock.

Jon Sparkes, chief executive at homelessness charity [Crisis](#), said: “These statistics demonstrate just how serious the current housing crisis is. What few social homes that are available are largely being removed from the market as part of Right to Buy, and the supply is not being replenished in line with this.

“People in desperately vulnerable circumstances are being left with dwindling housing options as a consequence of our threadbare social housing provision. This is all the more worrying considering the rise we expect in people being pushed into homelessness as a result of the pandemic.

“To address this, we need to see the government suspend Right to Buy going forward and prioritisation for social housing being given to people who are homeless so they are able to better access what is currently available. Alongside this, we also need commitment to build significantly more social homes in the coming years to keep in step with demand.

“Ending homelessness in the UK is completely within our grasp, but requires a rethink of existing policies that stand in the way.”

In 2018 Theresa May announced that a long-standing borrowing cap preventing councils from building more homes would be lifting. A survey by the Local Government Association

conducted in March 2019 found that a startling 93 per cent of councils were planning to use the extra headroom.

The Scottish and Welsh governments have already ended Right To Buy, citing its effect on the council housing stock.

Commenting on the Right to Buy figures, Polly Neate, chief executive of the housing charity [Shelter](#), said: “The coronavirus pandemic has drummed into us the importance of having a safe home like nothing before. By the same token it’s made it crushingly clear that not enough people do – including the million-plus households stuck on social housing waiting lists. Many of whom are homeless or trapped in grossly overcrowded accommodation right now.

“Despite being desperately needed, our recent track record on building new social homes is atrocious. There was actually a net loss of 17,000 social homes last year, and as it stands Right to Buy isn’t helping. While some people have benefited from the scheme, the failure to replace the properties sold has deprived many others of a genuinely affordable social home.

“But the status quo can be changed. As the government plots its economic recovery from coronavirus, it could give councils the means they need to replace and build social housing. As well as helping to create jobs and get housebuilding going again, this would offer all those without one, their best shot at a safe home.”

Asked about the figures, a spokesperson for the Ministry of Housing, Communities, and Local Government said: “The government is committed to Right to Buy, which has helped nearly two million council tenants realise their dream of home ownership and get on the property ladder.

“Since 2010 we have delivered more homes for social rent – over 140,000 in total – compared to the number of homes sold under the Right to Buy scheme.”

The ministry’s statement is misleading, however, as the 140,000 figure refers to all social housebuilding rather than those homes built to replace housing sold under Right To Buy using receipts earmarked for this purpose.

Appendix JS6

National Housing Federation Home Truths report 2019/20 for the South East





Home Truths

The housing crisis in the South East

Created in October 2020

Solving the housing crisis

Housing associations are united by a single purpose – to ensure everyone in the country can live in a quality home that they can afford.

We meet shifting housing needs by building more homes, by providing extra support when it's needed and by innovating to tackle the challenges people face.

We generate income which doesn't go to shareholders so we can reinvest all our profits in homes and communities. That's what we have always done; it's what we will always do.

If you share our sense of purpose, we want to work with you. If you want to end the housing crisis, you need to work with us.

	South East	England
Unemployment rate in 2018/19	3.3%	4.1%
Average (mean) house prices in 2018/19	£382,092	£303,006
Income required for 80% mortgage in 2018/19	£87,335	£69,259
Ratio of house prices to incomes in 2018/19	12	10
Percent of Housing Benefit claimants in employment in 2018/19	23.8%	20.7%

South East	Long term empty homes in 2018 ¹	Average (mean) house prices in 2018/19 ²	Percent of Housing Benefit claimants in employment in 2018/19 ³	Income required for 80% mortgage in 2018/19 ⁴	Ratio of house prices to incomes in 2018/19 ⁵	Mean annual earnings in 2018/19 ⁶	Mean monthly private sector rents in 2018/19 ⁷	Second homes in 2018 ⁸	Shortfall in new homes (cumulative 5 years) ⁹	Total housing association affordable homes in 2018/19 ¹⁰	Unemployment rate in 2018/19 ¹¹
England	216,186	£303,006	20.7%	£69,259	10	£30,170	£858	252,630	482,905	2,753,583	4.1%
South East	27,743	£382,092	23.8%	£87,335	12	£32,672	£980	42,001	85,284	392,396	3.3%
Bracknell Forest UA	419	£393,606	27.1%	£89,967	11	£35,417	£1,021	97	1,031	8,731	2.5%
Brighton and Hove UA	779	£409,633	21.4%	£93,630	14	£29,546	£1,302	1,998	5,697	7,512	5.1%
Isle of Wight UA	530	£241,533	18.8%	£55,208	10	£23,977	£659	3,236	810	7,365	3.7%
Medway UA	1,144	£267,125	22.2%	£61,057	9	£29,520	£788	414	4,343	6,446	4.1%
Milton Keynes UA	578	£311,424	27.9%	£71,183	10	£32,375	£976	958	1,655	14,869	4%
Portsmouth UA	939	£236,793	21.9%	£54,124	10	£24,996	£812	1,046	2,828	6,990	3.9%
Reading UA	387	£347,363	28%	£79,397	11	£31,372	£1,010	1,361	853	5,468	4.2%
Slough UA	310	£328,958	42.6%	£75,190	11	£31,242	£994	308	3,227	4,653	3.9%
Southampton UA	701	£224,789	19.9%	£51,380	9	£26,364	£793	1,063	1,679	8,878	4.7%
West Berkshire UA	249	£417,295	23.7%	£95,382	12	£36,296	£1,050	273	1,064	9,819	2.9%
Windsor and Maidenhead UA	841	£591,866	28.3%	£135,284	15	£40,461	£1,252	858	1,684	8,122	2.8%
Wokingham UA	508	£457,647	27.5%	£104,605	12	£38,048	£1,220	401	1,213	3,177	2.4%
Buckinghamshire	1,693	£479,283	27.8%	£109,550	13	£37,513	£1,113	891	2,514	31,394	2.9%
Aylesbury Vale	404	£375,066	28.5%	£85,729	12	£32,360	£918	110	0	12,649	2.6%
Chiltern	402	£630,559	25.2%	£144,128	15	£40,966	£1,287	211	469	5,121	2.7%
South Bucks	433	£752,252	23.8%	£171,943	14	£54,408	£1,458	142	1,094	3,945	2.9%
Wycombe	454	£446,705	29.6%	£102,104	12	£36,015	£1,093	428	1,321	9,679	3.3%
East Sussex	2,419	£322,902	19.5%	£73,806	12	£27,971	£851	3,915	7,810	18,940	3%
Eastbourne	518	£265,646	20.8%	£60,719	10	£26,395	£772	905	1,979	2,898	4.4%
Hastings	642	£239,814	12.5%	£54,815	10	£23,962	£648	777	1,473	6,344	4.3%
Lewes	298	£368,907	25.8%	£84,322	12	£30,046	£1,004	282	1,952	1,906	3.6%
Rother	451	£318,931	15.5%	£72,898	11	£28,699	£836	1,175	1,625	4,641	3.4%
Wealden	510	£384,514	23.7%	£87,889	13	£29,916	£1,006	776	781	3,151	3.3%
Hampshire	3,275	£360,904	23.5%	£82,492	11	£32,063	£937	4,432	6,101	68,395	2.8%
Basingstoke and Deane	457	£355,533	24%	£81,265	11	£32,510	£933	274	2,343	15,036	2.4%
East Hampshire	410	£425,090	23.2%	£97,164	11	£37,388	£939	375	274	7,133	2.3%
Eastleigh	271	£322,109	23%	£73,625	10	£31,169	£856	197	898	7,915	3.5%
Fareham	235	£319,379	27.3%	£73,001	10	£33,233	£891	334	574	2,094	2.8%
Gosport	209	£233,117	23.3%	£53,284	8	£28,148	£745	200	656	3,410	3.7%
Hart	258	£445,870	30%	£101,913	12	£37,804	£1,091	89	0	3,893	2.5%
Havant	248	£288,977	24.1%	£66,052	11	£27,581	£846	293	258	6,100	3.8%
New Forest	438	£386,369	22.4%	£88,313	13	£28,907	£963	1,803	2,797	3,781	2.8%
Rushmoor	263	£300,634	21.3%	£68,716	10	£31,715	£872	240	436	7,087	2.8%
Test Valley	186	£350,794	22.4%	£80,181	12	£30,347	£976	167	0	8,739	2.9%
Winchester	300	£497,415	21.7%	£113,695	14	£35,277	£1,165	460	270	3,207	2.7%
Kent	5,028	£340,084	21.8%	£77,733	11	£31,595	£869	8,755	19,880	65,063	3.9%
Ashford	322	£328,401	20.8%	£75,063	10	£32,698	£797	558	1,580	3,250	4.1%
Canterbury	511	£336,606	19.9%	£76,939	11	£30,410	£873	1,337	1,549	3,002	4.9%
Dartford	253	£327,380	23.4%	£74,830	11	£31,127	£997	186	119	2,901	2.6%
Dover	471	£276,166	34%	£63,124	9	£29,983	£673	1,257	691	2,921	3.8%
Gravesham	250	£321,497	23.4%	£73,485	11	£30,638	£874	49	1,842	2,107	3.5%
Maidstone	485	£341,635	24%	£78,088	12	£29,718	£867	184	1,064	10,244	2.5%

South East	Long term empty homes in 2018 ¹	Average (mean) house prices in 2018/19 ²	Percent of Housing Benefit claimants in employment in 2018/19 ³	Income required for 80% mortgage in 2018/19 ⁴	Ratio of house prices to incomes in 2018/19 ⁵	Mean annual earnings in 2018/19 ⁶	Mean monthly private sector rents in 2018/19 ⁷	Second homes in 2018 ⁸	Shortfall in new homes (cumulative 5 years) ⁹	Total housing association affordable homes in 2018/19 ¹⁰	Unemployment rate in 2018/19 ¹¹
Sevenoaks	367	£515,592	22.1%	£117,850	13	£40,555	£1,386	361	2,066	7,377	3%
Shepway	468	£282,010	15.6%	£64,459	10	£28,163	£646	1,067	1,910	2,239	3.6%
Swale	356	£272,603	17.1%	£62,309	10	£28,460	£779	1,542	2,790	9,028	6.1%
Thanet	781	£261,524	17.7%	£59,777	10	£25,069	£685	1,679	2,967	4,846	4.4%
Tonbridge and Malling	359	£398,696	24.9%	£91,131	11	£36,863	£1,114	259	833	9,463	2.8%
Tunbridge Wells	405	£474,393	24.7%	£108,433	13	£36,312	£1,052	276	2,469	7,685	3.1%
Oxfordshire	1,748	£415,514	24.8%	£94,975	13	£32,495	£1,164	2,781	1,503	37,279	1.7%
Cherwell	344	£342,258	26.3%	£78,230	11	£31,444	£926	513	128	9,022	2.7%
Oxford	270	£511,695	26.3%	£116,959	18	£29,089	£1,366	807	1,453	5,080	3.2%
South Oxfordshire	489	£478,505	22.7%	£109,373	13	£37,622	£1,068	282	0	8,125	2.5%
Vale of White Horse	361	£391,480	23.8%	£89,481	11	£34,351	£1,135	198	0	8,440	3.2%
West Oxfordshire	284	£398,727	23%	£91,138	13	£30,425	£979	981	1,103	6,612	2.2%
Surrey	4,067	£535,043	27.4%	£122,296	14	£38,917	£1,303	2,562	12,643	41,849	2.4%
Elmbridge	458	£767,109	30.8%	£175,339	17	£45,422	£1,776	313	782	5,982	2.4%
Epsom and Ewell	248	£520,601	32.1%	£118,994	13	£40,451	£1,336	15	973	3,032	2.8%
Guildford	494	£550,706	24.4%	£125,876	13	£41,189	£1,413	418	1,376	2,675	2.6%
Mole Valley	385	£546,498	22.6%	£124,914	16	£34,237	£1,255	230	1,222	4,716	2.7%
Reigate and Banstead	467	£485,105	28.9%	£110,881	13	£38,116	£1,141	312	2,393	7,917	2.6%
Runnymede	315	£496,974	26.7%	£113,594	12	£40,316	£1,210	137	1,040	2,501	2.4%
Spelthorne	191	£409,577	28.5%	£93,618	12	£33,155	£1,139	107	1,429	5,804	2.7%
Surrey Heath	197	£462,902	26.7%	£105,806	12	£39,047	£1,101	221	611	3,768	2.5%
Tandridge	351	£502,708	25.5%	£114,905	14	£36,712	£1,278	230	1,261	1,575	2.4%
Waverley	615	£562,051	23.7%	£128,469	14	£39,764	£1,257	387	1,464	1,942	2.1%
Woking	346	£475,531	31.1%	£108,693	13	£36,364	£1,289	192	93	1,937	2.4%
West Sussex	2,128	£370,866	19.2%	£84,769	12	£30,176	£939	6,652	8,749	37,446	3.1%
Adur	181	£339,272	22.5%	£77,548	12	£29,271	£905	173	1,144	1,228	3.2%
Arun	346	£324,715	24.2%	£74,221	13	£25,579	£836	1,655	1,489	4,134	3.1%
Chichester	272	£446,643	17.5%	£102,090	14	£31,626	£966	3,375	1,036	8,813	2.6%
Crawley	30	£310,413	2.5%	£70,951	11	£28,569	£990	356	2,366	2,920	3.6%
Horsham	317	£418,805	23.7%	£95,727	13	£32,963	£1,052	336	0	7,889	2.8%
Mid Sussex	542	£421,650	27.9%	£96,377	13	£32,448	£1,039	252	767	7,502	2.1%
Worthing	440	£309,304	21.9%	£70,698	10	£29,728	£807	505	2,363	4,960	3.5%

1. MHCLG - Table 615 Vacant Dwellings by LA district. Date range: Oct 2004-Oct 2018. Next update Apr 2020.
2. ONS - HPSSA Dataset 12a. Date range: 95/96-18/19. Next update: Sept 2020. PLEASE NOTE: DATES ARE FINANCIAL YEAR (2018=2018/19).
3. Calculated from DWP - Stat-Xplore. Date range: 08/09-18/19. Next update: Aug 2020. PLEASE NOTE: DATES ARE FINANCIAL YEAR (2018=2018/19).
4. National Housing Federation analysis. Date range 95/96-18/19. Next update: Sept 2020. PLEASE NOTE: DATES ARE FINANCIAL YEAR (2018=2018/19).
5. National Housing Federation analysis. Date range 01/02-18/19. Next update: Oct 2020. PLEASE NOTE: DATES ARE FINANCIAL YEAR (2018=2018/19).
6. ONS - ASHE Table 8. Date range: 01/02-18/19. Next update: Oct 2020. PLEASE NOTE: DATES ARE FINANCIAL YEAR (2018=2018/19).
7. Valuation Office Agency - Private Rental Market. Date range: 10/11-18/19. Next update: Nov 2020. PLEASE NOTE: DATES ARE FINANCIAL YEAR (2018=2018/19).
8. MHCLG - Council Taxbase: LA level data. Date range: September 2010 - September 2019. Next update Nov 2020.
9. National Housing Federation analysis, based on TCPA 'New estimates of housing requirements in England 2012-2037'.
10. Homes England - Statistical Data Return 2019. Date range: 11/12-18/19. Next update Oct 2020. PLEASE NOTE: DATES ARE FINANCIAL YEAR (2018=2018/19).
11. ONS - NOMIS model-based estimates. Date range: 04/05-18/19. Next update: Jul 2020. PLEASE NOTE: DATES ARE FINANCIAL YEAR (2018=2018/19).

Appendix JS7

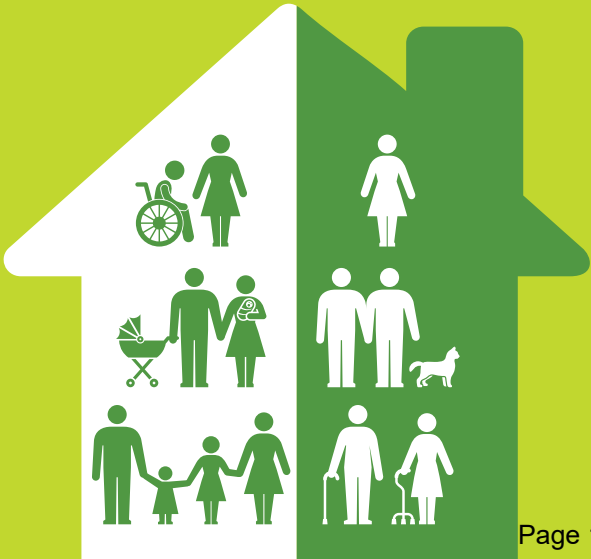
National Housing Federation Home Truths report 2013/14 for the South East



home truths

2013/14

the housing market
in the South East



A distorted economic recovery

Only 51% of the new homes the South East needs are currently being built, pushing up house prices and rents across the region.

England appears to be emerging from recession, but the recovery is distorted. Parts of the country are experiencing growth and in some places the local housing market is overstretched and is starting to overheat. Meanwhile, other areas are at a relative standstill with little or no economic growth. Economic recovery is not reaching everyone in the South East.

Only half the new homes needed in the South East are being built, with 38,500 new households forming each year¹ but only 19,650 homes were built in 2012/13². The lack of supply is pushing up prices as thousands of people compete for much in-demand homes.

House prices in the South East are expected to rise 41% by 2020³, the second biggest rise in England. High demand is also pushing up private rents, with an estimated 40% jump in rental costs between 2013 and 2020³.



**More homes
would kick
start the
South East's
economy**



Over the past decade South East house prices have risen 56%, compared with 23% for wages⁴, meaning local people are finding it harder to afford the overheating housing market. Rural areas are especially affected, with the average home costing almost 14 times the average income^{4,5}.

Young people are being hit hard, with expensive rents and high house prices stifling aspiration and preventing many from flying the nest. In the South East a quarter (25%) of young adults aged 20-34 are living with their parents⁶. Meanwhile, there is also a serious shortage of suitable housing for older people as the number of households led by over-64s is set to rise 23% by 2021¹.

Building more homes in the South East would give the local economy a major boost. Every new home built brings £116,635 into the South East and creates 2.4 jobs directly and in the wider regional economy⁷. 78% of South East businesses surveyed warned a lack of affordable housing would stall local economic growth and 68% said it would affect their ability to attract and keep workers⁸.

We need local people who want more housing to contact local councillors to say "Yes to Homes" (www.yestohomes.co.uk).

The solution



Government must invest in building more homes where they are needed, and at prices that everyone can afford. Rising rents and house prices, as well as higher levels of unemployment and low or stagnant wages, mean more and more people need help with their housing costs.

Housing benefit currently costs taxpayers £24bn a year and most of it goes to private landlords rather than towards building new homes⁹. For a fraction of that, the Government could support areas experiencing economic growth by building more affordable homes.

In areas where high housing costs could be stalling economic growth and creating problems for employers, Local Enterprise Partnerships, working with local authorities, housing associations and others must take a strategic lead on getting more homes built, revitalising communities and creating jobs.

Housing associations are in it for the long term. With more support, they can be real catalysts for change for local communities and help drive forward a balanced economic recovery for the South East.

The evidence

- Across the South East, 38,500 new households are expected to form each year between 2013 and 2021¹ but only 19,650 new homes were completed in 2012-13².
- The average house price in the region in 2012 was £284,666, 56% higher than the average for 2002⁴, and is set to rise another 41% by 2020³.
- Private rents are expected to rise by 40% in the South East by 2020. Elmbridge and Epsom & Ewell have seen rises of 48% and 41% respectively over the last four years, with further increases of 41% and 38% predicted by 2020³.
- Every new home built brings £116,635 into the South East and creates 2.4 jobs directly and in the wider regional economy⁷.
- In the South East, a quarter (25%) of young adults aged 20-34 are living with their parents⁶.
- Homelessness is becoming more of a problem in the South East, having risen by 28% in the past two years¹⁰.

Sources:

- ¹ Household population projections by district, England, 1991-2021, interim 2011-based – Department for Communities and Local Government (DCLG) April 2013
- ² Live Table 253, Permanent dwellings started and completed, by tenure and district – DCLG 2012/13
- ³ Projections for the National Housing Federation – Oxford Economics 2013
- ⁴ Simple average house prices – Land Registry data
- ⁵ Annual Survey of Hours and Earnings (ASHE) – Office for National Statistics (ONS) 2002, and 2012 provisional results
- ⁶ Young Adults Living with Parents in the UK 2013 – ONS, 2014
- ⁷ Economic impact database, Centre for Economics and Business Research (CEBR) for National Housing Federation, 2013
- ⁸ Survey for National Housing Federation – ComRes 2013
- ⁹ Housing benefit statistics (Stat-Xplore) – Department for Work and Pensions (DWP)
- ¹⁰ Live Tables on Homelessness (DCLG)

South East

	Average (mean) weekly housing association rents 2012 ¹	Average (mean) weekly private rented sector rents 2012 ²	Average (mean) house prices 2012 ³	Average (median) incomes 2012 ⁴	Ratio of house prices to incomes ^{3,4}
ENGLAND	£83.21	£162.69	£242,535	£21,429	11.3
SOUTH EAST	£94.76	£189.92	£284,666	£23,379	12.2
Bracknell Forest UA	£94.37	£242.77	£270,176	£26,068	10.4
Brighton and Hove UA	£84.47	£220.85	£285,655	£21,975	13.0
Isle of Wight UA	£86.12	£132.46	£194,466	£18,039	10.8
Medway UA	£89.32	£144.00	£173,630	£22,604	7.7
Milton Keynes UA	£87.11	£170.54	£209,719	£23,629	8.9
Portsmouth UA	£86.69	£159.23	£168,488	£20,888	8.1
Reading UA	£102.98	£183.00	£235,333	£24,856	9.5
Slough UA	£106.33	£178.62	£214,288	£24,466	8.8
Southampton UA	£91.37	£160.38	£172,326	£20,088	8.6
West Berkshire UA	£101.98	£191.31	£305,742	£24,393	12.5
Windsor & Maidenhead UA	£104.01	£287.54	£439,944	£31,002	14.2
Wokingham UA	£109.08	£245.31	£322,710	£27,903	11.6
Buckinghamshire	£96.41	£225.46	£359,632	£25,563	14.1
Aylesbury Vale	£92.50	£175.85	£265,068	£22,610	11.7
Chiltern	£97.43	£272.08	£467,639	£28,236	16.6
South Bucks	£100.99	£351.23	£542,254	£27,940	19.4
Wycombe	£97.98	£213.92	£331,789	£25,568	13.0
East Sussex	£86.20	£155.54	£245,947	£19,952	12.3
Eastbourne	£85.29	£149.77	£199,271	£19,261	10.3
Hastings	£84.85	£124.38	£167,185	£19,193	8.7
Lewes	£83.48	£190.38	£272,698	£21,445	12.7
Rother	£86.94	£151.85	£246,307	£19,614	12.6
Wealden	£91.13	£186.23	£294,351	£20,769	14.2
Hampshire	£95.61	£188.08	£270,098	£23,145	11.7
Basingstoke and Deane	£98.45	£183.92	£255,765	£25,189	10.2
East Hampshire	£98.77	£193.62	£321,583	£23,936	13.4
Eastleigh	£94.31	£175.15	£233,975	£22,948	10.2
Fareham	£92.55	£178.15	£239,741	£23,728	10.1
Gosport	£87.71	£150.46	£168,696	£20,696	8.2
Hart	£100.81	£229.15	£355,210	£29,323	12.1
Havant	£92.32	£164.08	£211,425	£20,831	10.1
New Forest	£96.75	£181.15	£289,623	£21,268	13.6
Rushmoor	£96.07	£167.77	£211,614	£21,648	9.8
Test Valley	£90.34	£206.31	£289,883	£22,552	12.9
Winchester	£98.58	£229.62	£362,256	£25,563	14.2
Kent	£90.45	£157.62	£238,952	£22,422	10.7
Ashford	£87.01	£162.92	£229,370	£20,920	11.0
Canterbury	£92.19	£179.31	£231,761	£21,096	11.0
Dartford	£90.93	£166.62	£223,278	£24,898	9.0
Dover	£81.40	£123.00	£189,368	£23,213	8.2
Gravesham	£93.54	£153.00	£206,813	£22,896	9.0
Maidstone	£83.39	£151.15	£232,349	£22,495	10.3
Sevenoaks	£93.00	£305.54	£405,755	£23,410	17.3
Shepway	£84.63	£129.00	£204,533	£21,596	9.5
Swale	£85.95	£149.31	£179,880	£21,954	8.2
Thanet	£84.15	£121.38	£171,695	£17,248	10.0
Tonbridge and Malling	£97.05	£208.38	£286,324	£24,352	11.8
Tunbridge Wells	£101.06	£206.54	£335,762	£27,544	12.2
Oxfordshire	£95.00	£225.92	£318,838	£23,790	13.4
Cherwell	£96.17	£175.62	£248,082	£22,942	10.8
Oxford	£99.04	£256.15	£372,823	£22,625	16.5
South Oxfordshire	£97.33	£219.92	£364,495	£24,565	14.8
Vale of White Horse	£93.81	£213.46	£314,753	£24,991	12.6
West Oxfordshire	£90.51	£212.08	£295,103	£24,570	12.0
Surrey	£102.26	£261.00	£401,190	£27,898	14.4
Elmbridge	£107.58	£327.92	£623,758	£27,711	22.5
Epsom and Ewell	£105.17	£205.85	£354,926	£29,869	11.9
Guildford	£106.77	£262.38	£408,095	£27,778	14.7
Mole Valley	£93.73	£255.69	£424,856	£26,489	16.0
Reigate and Banstead	£101.05	£205.15	£342,053	£30,586	11.2
Runnymede	£104.05	£293.77	£371,535	£24,185	15.4
Spelthorne	£102.38	£223.62	£281,451	£28,912	9.7
Surrey Heath	£100.06	£252.92	£344,446	£30,196	11.4
Tandridge	£106.19	£261.46	£371,522	£25,984	14.3
Waverley	£102.47	£269.08	£423,877	£26,151	16.2
Woking	£107.23	£273.69	£336,404	£26,094	12.9
West Sussex	£96.17	£179.54	£271,636	£21,466	12.7
Adur	£98.47	£167.08	£231,421	£19,984	11.6
Arun	£98.10	£162.46	£243,398	£17,680	13.8
Chichester	£97.09	£205.85	£342,399	£19,302	17.7
Crawley	£92.57	£183.92	£207,596	£22,729	9.1
Horsham	£96.71	£209.77	£323,091	£24,029	13.4
Mid Sussex	£101.92	£198.92	£297,503	£24,430	12.2
Worthing	£86.85	£150.69	£218,949	£21,450	10.2

4 Annual Survey of Hours and Earnings (ASHE), Office for National Statistics (ONS) 2012

5 Live Tables - Department for Communities and Local Government (DCLG)

6 Housing benefit statistics (Stat-Xplore) – Department for Work and Pensions (DWP)

7 Homes and Communities Agency completions data, 2012/13

Gross annual income needed for a mortgage (80% at 3.5x) 2012 ³	Households on waiting list 2012 ⁵	% increase in working housing benefit recipients August 2009 to August 2013 ⁶	All new HA homes completed with HCA funding 2012/13 ⁷	Total HA rented homes 2013 ¹	Total LA homes 2013 ⁵
£55,437	1,851,426	96%	26,547	2,392,124	1,681,782
£65,067	233,795	79%	4,640	328,523	172,424
£61,755	3,962	136%	65	7,890	74
£65,293	11,870	59%	39	6,385	11,863
£44,449	6,328	54%	81	7,045	0
£39,687	13,939	86%	199	4,659	3,029
£47,936	-	65%	160	8,474	11,382
£38,512	1,841	71%	48	5,969	10,245
£53,790	9,285	94%	133	4,110	6,841
£48,980	7,090	89%	44	3,912	6,350
£39,389	12,257	105%	166	7,341	16,862
£69,884	4,076	66%	72	8,830	82
£100,559	2,463	63%	51	7,717	31
£73,762	2,383	79%	70	1,468	2,715
£82,202	10,273	86%	372	27,569	10
£60,587	4,033	99%	216	10,113	0
£106,889	1,203	82%	88	4,822	0
£123,944	821	61%	27	3,452	0
£75,837	4,216	84%	41	9,182	10
£56,217	13,058	63%	181	16,360	9,923
£45,548	3,889	57%	11	2,386	3,587
£38,214	3,162	64%	31	5,940	0
£62,331	2,154	71%	30	1,517	3,257
£56,299	1,973	46%	13	4,371	0
£67,280	1,880	75%	96	2,146	3,079
£61,737	39,783	90%	784	57,215	20,483
£58,461	6,178	87%	12	13,039	0
£73,505	2,914	53%	26	5,867	0
£53,480	5,830	86%	163	6,482	0
£54,798	2,113	1128%	53	1,750	2,375
£38,559	3,054	101%	125	2,889	3,193
£81,191	1,819	89%	33	2,897	1
£48,326	4,415	66%	0	5,310	4,923
£66,200	5,359	66%	22	3,270	4,968
£48,369	1,302	87%	120	6,090	1
£66,259	3,705	82%	200	7,231	0
£82,801	3,094	84%	30	2,390	5,022
£54,618	35,187	76%	891	55,328	31,307
£52,427	1,220	80%	23	2,234	5,047
£52,974	4,588	69%	47	2,401	5,217
£51,035	3,356	97%	68	1,671	4,308
£43,284	2,153	80%	96	2,462	4,442
£47,272	2,294	95%	109	1,471	5,782
£53,108	3,674	89%	148	8,531	0
£92,744	1,818	61%	20	6,497	2
£46,750	3,375	50%	53	1,924	3,413
£41,115	3,307	66%	82	8,184	1
£39,245	4,780	74%	109	4,821	3,073
£65,445	1,945	74%	112	7,929	0
£76,746	2,677	85%	24	7,203	22
£72,877	16,997	80%	292	30,915	7,894
£56,704	4,028	76%	36	7,318	160
£85,217	5,067	95%	82	5,009	7,624
£83,313	3,014	77%	95	6,505	0
£71,944	2,796	75%	79	6,554	110
£67,452	2,092	68%	0	5,529	0
£91,701	22,717	85%	532	36,093	19,207
£142,573	1,756	70%	22	5,495	7
£81,126	2,037	75%	93	2,485	11
£93,279	2,924	71%	18	2,505	5,280
£97,110	1,434	66%	19	4,311	23
£78,184	2,169	116%	54	7,295	55
£84,922	2,861	84%	75	1,502	2,908
£64,332	1,933	108%	119	5,459	0
£78,731	1,379	110%	19	3,302	0
£84,919	1,726	102%	42	1,066	2,656
£96,886	2,697	66%	71	1,368	4,858
£76,892	1,801	87%	0	1,305	3,409
£62,088	20,286	80%	460	31,243	14,126
£52,896	1,354	70%	0	942	2,644
£55,634	5,175	91%	124	3,085	3,394
£78,263	4,368	78%	64	7,565	78
£47,451	2,485	96%	32	2,275	7,935
£73,849	1,161	68%	95	6,464	58
£68,001	4,170	63%	94	6,189	17
£50,045	1,573	76%	51	4,723	0

The National Housing Federation is the voice of affordable housing in England. We believe that everyone should have the home they need at a price they can afford. That's why we represent the work of housing associations and campaign for better housing.

Our members provide two and a half million homes for more than five million people. And each year they invest in a diverse range of neighbourhood projects that help create strong, vibrant communities.

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