



# Social Housing- Now is the Time for Change

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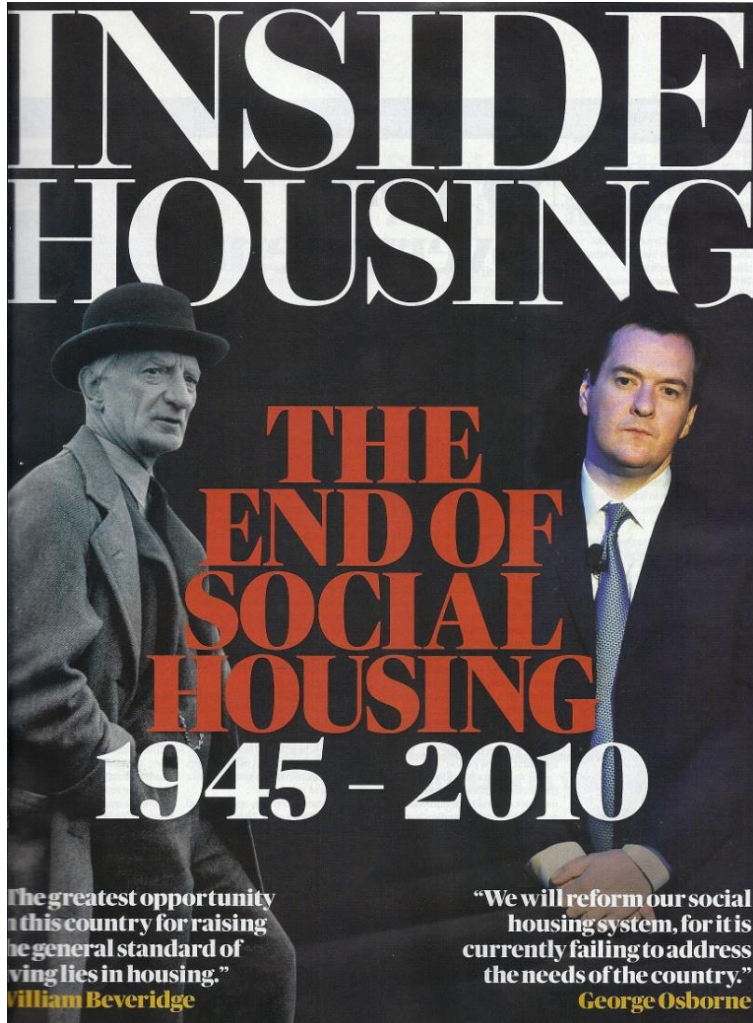
Future of Social Housing ICC June 6th  
2016

# The Time is now?



**THINGS  
CAN  
ONLY  
GET  
BETTER**

# From Social Housing to Anti-Social Housing



## Security

- **Secure homes and succession rights**
- Fixed term tenancies

## Cost

- **Affordability** (housing for poor accessible to employment )
- 80% market rents
- Benefit cutbacks, bedroom tax

## Need

- **Need to Desert**
- Welfare conditionality

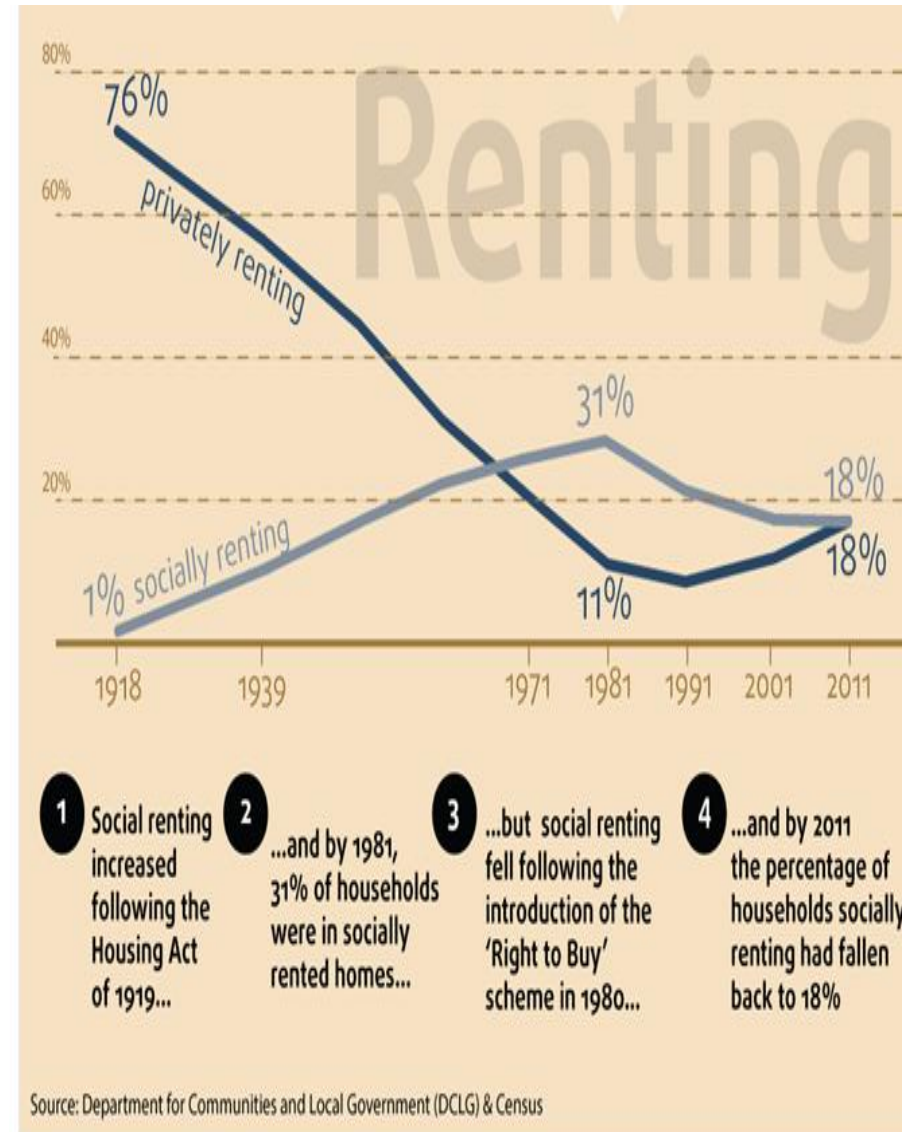
## Quality

- **Property Conditions** earliest driver for council housing
- **Agency:** PRS as discharge of duty
- Removal of **link between subsidy and quality**

Undermining the Four Goals of Social Housing

# From Social Rent to Private Rent

- **Steering**
  - Discharge of duty
  - Housing options
  - Social lettings agencies
- **Funding**
  - Capital subsidy to personal subsidy
  - Tax relief (£5bil to BTL on mortgage interest) cut 2015
- **Choice?**
  - Eroding advantages of social housing tenure v PRS
  - Poor move to lower end PRS through market & LHA caps
  - **Emergence of sub-PRS -Beds in sheds – subdivision and letting**
  - **non-converted industrial buildings**



# From Social to (Un)Affordable Housing

- Blurring of Boundaries
- 80% Market Rents
- In Work preference
- Re-discovery of the middle rental market
- Taking out social housing on high cost sites



*'profound challenges face councils who want to drive harder bargains with private developers over the provision of community benefits, including low-cost homes. Political will matters, but a developer-friendly mayor such as Johnson can enable this to be bypassed or undermined' Guardian 7/10/14.*

**Heygate Estate, London**  
**1200 council homes to be replaced**  
**with 2400 new homes but just 79**  
**new social rented homes on the site**



# From Rented Homes to Starter Homes

## What a new duty to include Starter Homes on reasonably-sized sites could mean for section 106 negotiations

13 November 2015 by Jamie Carpenter , [Be the First to Comment](#)

Provisions to require a proportion of discounted Starter Homes to be included on all reasonably-sized sites could lead to attempts from developers to renegotiate existing section 106 agreements, according to experts.



Starter Homes: government aims to deliver 200,000 by 2020

<http://www.planningresource.co.uk/article/1372562/new-duty-include-starter-homes-reasonably-sized-sites-mean-section-106-negotiations>

## Reforms seem designed to **undermine social housing:**

- S106 rentals lose out to starter homes
- 2 for 1 stock loss under HA RTB & council sales
- Pay to Stay
- HA 4 year rent reductions
- New principle of no social housing on high value sites?
- ONS Reclassification
- A step closer to 'end of social housing'?
- LHA limits for supported housing rents

# Three Types of Sector Response

**1. Contractors of the State**

**2. Independent social entrepreneurs**

**3. Protectors of public value**

Just sign here!!



**Something Missing?**

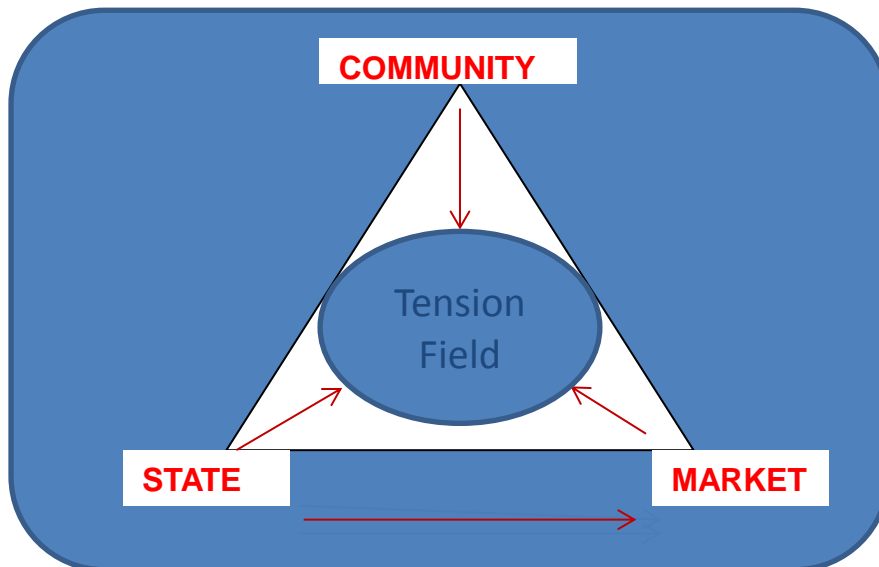
Mullins and Jones (2015)

[www.ingentaconnect.com/content/tpp/vsr/pre-prints;content-pp\\_VSR-D-15-00020R2](http://www.ingentaconnect.com/content/tpp/vsr/pre-prints;content-pp_VSR-D-15-00020R2)

# Privatised or Hybridised?

## Privatisation driven by neo-liberalism

- Reduced welfare state
- Housing privatised
- Uni-linear change process state to market



## Hybridisation : three sectors in tension

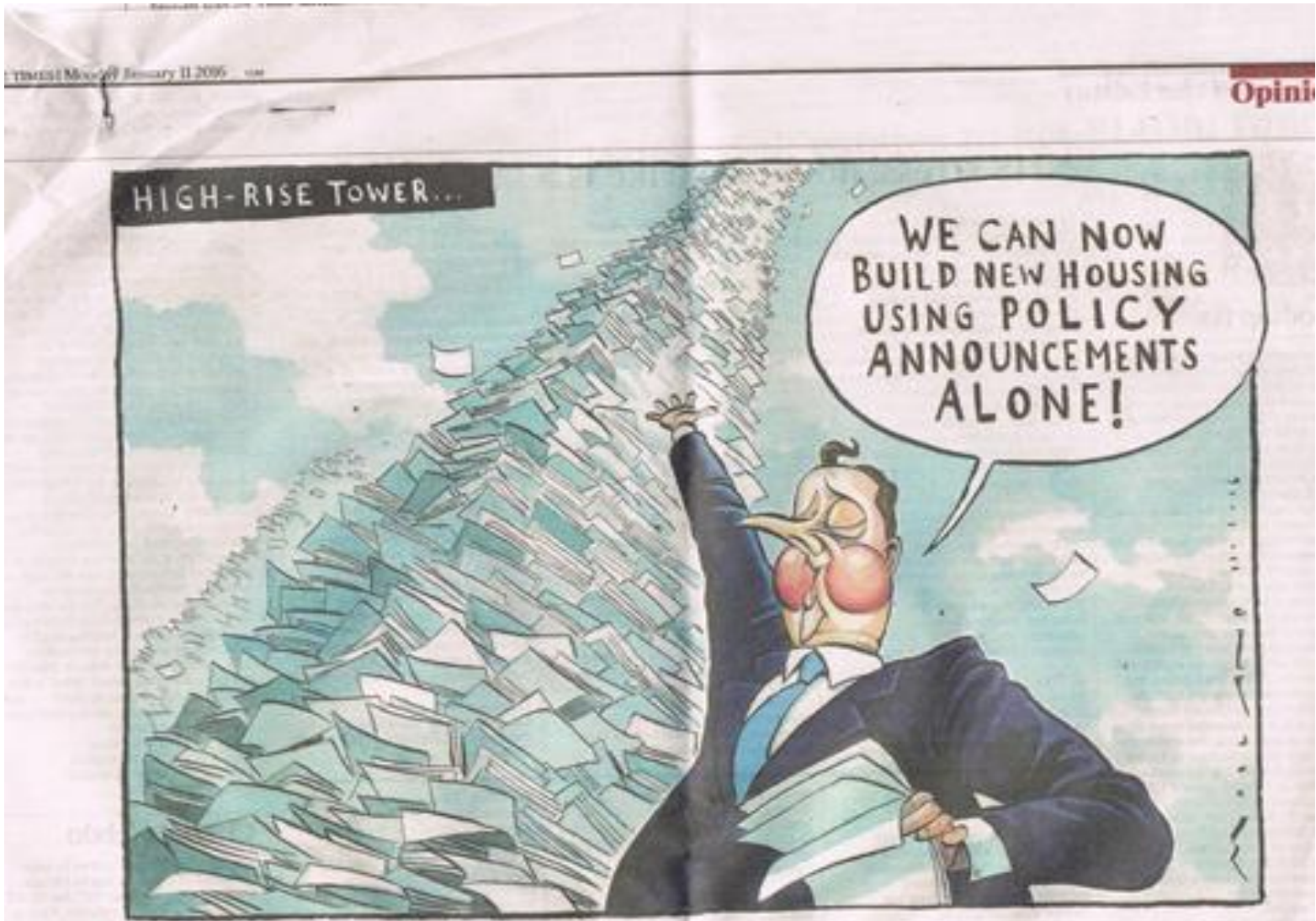
- **Third sector (community)** organisations take on public services
- Become hybridised, new hybrids created (e.g. stock transfer HAs)
- **State:market:community** drivers play out in tension field
- No one says you must ignore the community – **community links a key potential future strength**

**THERE ARE OPTIONS!!**

**GOOD HYBRIDITY OR BAD HYBRIDITY?**



# Looking for Inspiration?



# The Time is Now – Five Ways Forward

## Rethink Social Housing

- Positive forms of Hybridity – **pooling, cross subsidy, mixed communities**
- Rediscover **tenant involvement** – an investment not a cost (build resilience)

## Support Alternatives

- Rebuild **Grass Roots Housing**
- Socially responsible **stewardship of private rented housing**
- **Social lettings agencies** preserving some elements (but not security)



# Positively Hybrid – more social housing alongside market on high value land in Poplar, East London



# Re-establish the support base for social housing

An investment not a cost

The business benefits of tenant involvement



A Genuinely Tenant- led housing sector would be much harder to undermine



# Rebuild grass roots housing

Just as council housing did, HA scaling – up and consolidation has led to gaps and need for new inspiration

Who will work on **street properties** now?

**Asset disposals to PRS** fits sector logic but not housing logic

Need **socially responsible stewardship**



# Inspiration for the Future is already here



Self-help housing - grass roots action  
**Inspiration for the Future**



Community Land Trusts  
**Socially responsible stewardship**



# Socially Responsible Stewardship of PRS

We need a Social Steward for **HA asset management disposals**

- **Social Lettings Agencies**  
The 'new social housing' or making the best of it?
  - Quality
  - Cost
  - Security? (requires tenancy changes)



# Discussion Points

- is this the end of social housing ?
- where will the inspiration for rebirth come from?
- could housing associations use hybridity positively and protect public value?
- can we rebuild grass roots housing?
- is socially responsible stewardship of private rented sector feasible?
- better futures for older people and homeless people?