



# *Is social housing on the critical list?*



Greg Campbell

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# Direction of government policy



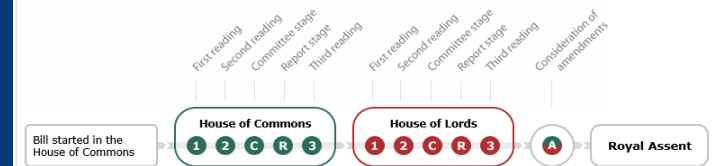
- Supply and home ownership - *national crusade to build 1m homes built by 2020; transform 'generation rent' into 'generation buy'*
- Reduce social housing – *a temporary solution only*



## Housing and Planning Act 2016

**Type of Bill:** Government Bill  
**Sponsors:** Greg Clark  
Department for Communities and Local Government  
Baroness Williams of Trafford  
Department for Communities and Local Government

### Progress of the Bill



### Last events

- RA** Royal Assent (Hansard) 12 May, 2016 | 12.05.2016
- RA** Royal Assent (Minutes of Proceedings) 12 May, 2016 | 12.05.2016

# Starter Homes



- Replace affordable rent - *squeeze out shared ownership?*
- Lenders' concerns
- Concessions - *repayment of discount, can be resold to first time buyer at a discount (for a time), rural sites exemption*

## Planning

- Speed up planning system
- Permission in principle - *no need for outline consent*
- LA readiness - *brownfield register, SHLAA*
- Affordable housing – *starts with Starter Homes*



# Pay to stay

- Impacts LAs not HAs – *unless they choose to implement it*
- Concessions –
  - *Based on taxable income*
  - *Increase in line with CPI*
  - *Taper reduced to 15p (from 20p)*
  - *Exempt households HB and UC*
- Onerous implementation



'Pay to stay could discourage social housing tenants from increasing their earnings or finding work'

Terri Alafat Chief Executive of CHA

**Pay to Stay!  
Have your Say**

## Fixed term tenancies

- Replace secure tenancies with 2-5 year fixed term tenancies
- Concession – *longer tenancies for families with children at school*





# Housing Association Right to Buy

- Rationed - *pilots in progress*

Organisation	Tenants marketed to	EOI as of April 2016	Applications
L&Q	19,000	2,083 (11%)	136 (7%) (0.7%)
Riverside	20,000	1,427 (7%)	225 (16%) (1%)
Saffron	1,600	122 (8%)	45 (37%) (3%)
Sovereign	6,800	430 (6%)	74 (17%) (1%)
TVHA	954	119 (12%)	16 (13%) (2%)
Overall	48,345	4,181 (8%)	496 (12%) (1%)

## Sale of higher value properties

- Treasury requires LAs to find assumed receipts
- Concessions - *replace on 1:1 basis, rural exemptions*

