

National Housing Federation

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What I'll cover

- The links between housing and inequality
- Housing need in Brighton and Hove
- What housing associations do
- Housing associations' plans to provide low cost housing
- Challenges and opportunities in the new political environment and how housing associations are overcoming them
- Our recommendations to the Fairness Commission

Housing need in Brighton and Hove

- In the South East, 19,180 fewer homes built than were needed from 2014-2015
- 819,000 new households by 2037
- Average house in 2014 was 12.4 times average salary (£26,718)
- Average private rent £1,103
- 27.5% of housing benefit claimants are in work
- Higher costs and lower earnings compare to region and nation

What do housing associations do?

- Provide homes across all tenures
 - House 5 million people
 - Build new homes, including 50,000 last year – 40% of all new homes
 - Invest in communities
 - Aim to do even more
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- For every £1 invested by the taxpayer, housing associations put in £6 of their own funds

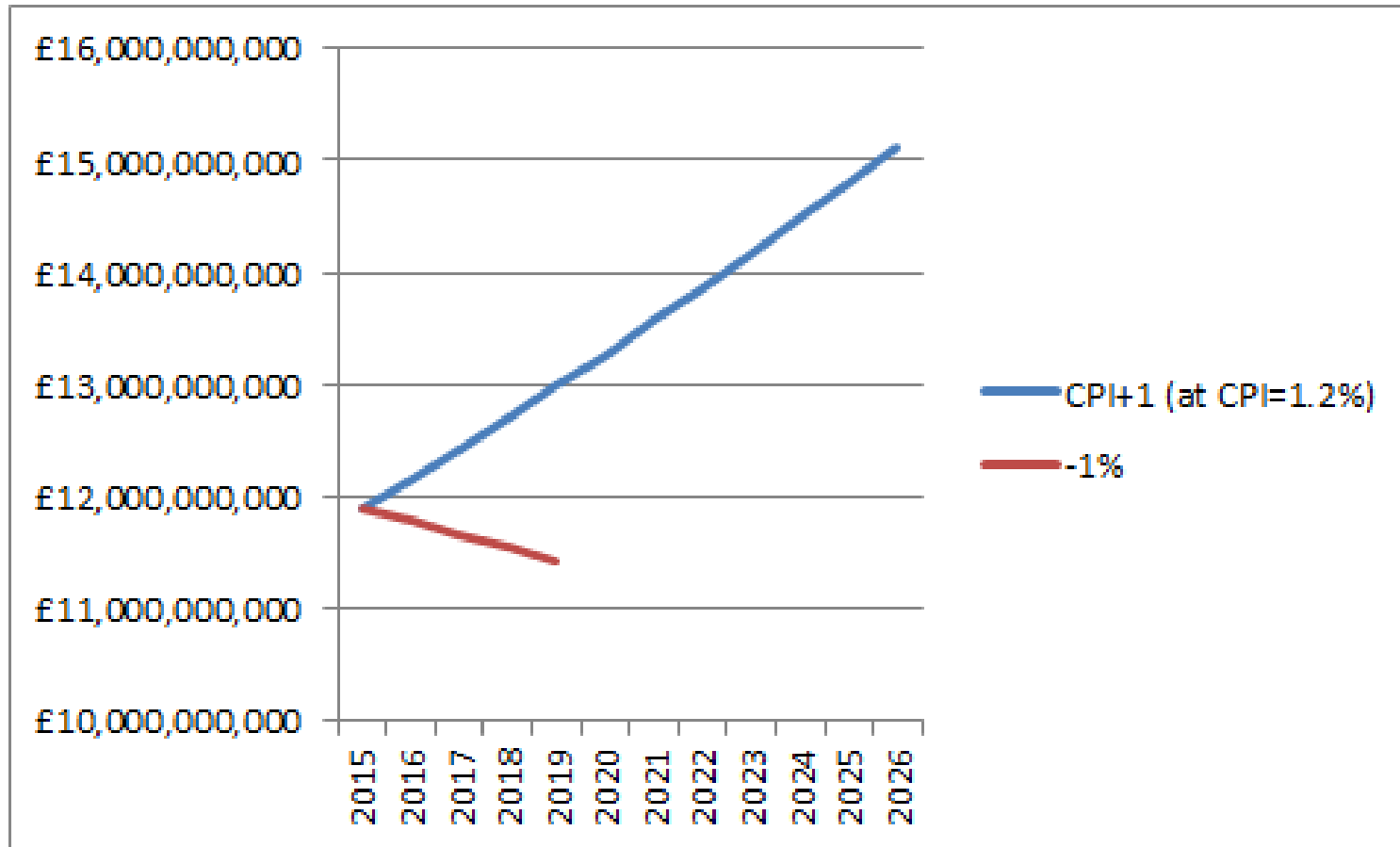
Housing associations in Brighton and Hove

- Low cost rented housing – 7,446 homes
- Low cost homeownership options
- Homes for market rent and sale
- £28m contributed to local economy
- 537 full time equivalent jobs in the area
- Community projects and healthcare provision

Challenges in the new political environment

- Cuts to social rents
- Extending the Local Housing Allowance to social housing providers
- Office of National Statistics' ruling

Cuts to social rents



Opportunities in the new political environment

- Funding for shared ownership properties - £4bn for 135,000
- Funding for 100,000 for homes at 'affordable rent' and 'rent to buy'
- Public land to be released for 160,000 homes

Responding to the opportunities and challenges

- Changing strategies
- Offering innovative housing products
- Implementing the Voluntary Right to Buy
- Calling for deregulation

Our recommendations to the Fairness Commission

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- Work with housing associations as strategic partners