

Operating Environment & Policy update

Accuity Conference 2023

CIH intro



Professional body for housing – UK

 Supporting housing professionals to create a future where everyone has a place to call home

 Registered charity with Royal Charter – social purpose





Economy



 Autumn Statement & Budget – degree of stability

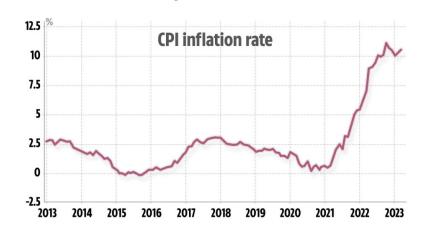
Recovery of £

 At cost of higher interest rates for longer – Bank Rate 4.25%

Inflation – 10.4% February 2023



HOW PRICES HAVE RISEN OVER TIME
January 2013 to March 2023



Politics



- It's been quite the year...
- 2024 General Election
- Where does Housing feature?
- Where are Labour on Housing?
- An expect to see focus on housing increase as we enter GE campaign





Policy

Existing Homes



Quality

Social Housing Decarbonisation
 Fund

Better Social Housing Review

Building Safety

Decent Homes 2

Regeneration

Welfare



- Gap between benefit levels & living costs
- We should...

- Working age benefits lost 8.8% of value since 2014 – no uprating
- Restore LHA and return to annual uprating

- State pensions have increased 10% over same period
- Remove shared accom rate of LHA

Remove benefit cap & two-child

limitRemove bedroom tax

LHA – frozen until at least 2024

• Benefits to cover life's essentials

Regulation



Bill at Report Stage

Introduction of TSMs

Professionalisation

 level 5 for directors of housing and level 4 for "senior housing managers"

 Need clarity on 'Senior Managers', transitionary and implementation periods.

Not a panacea

New Supply & Regen



205k built last year

• AHP - £11.5bn

 c7k social rented homes completed last year 122k social rent built in last 11 years

Regen – focus on additionality

 Social stock declined in that time by 218k – RTB/conversions

Rents



• 7% maximum increase

Catch up mechanism?

 Impact on tenants & business plans Long term sustainability of CPI+

• Post 2025 – what next?

Investor confidence

Homelessness



 70k households require prevention or relief duty Rough Sleeping – ended by 2024?

 99k households in TA – set to double over next 20 years Autumn 2022 has risen by 26% to over 3k people

Councils spending £1.6bn on TA

Questions & Debate



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