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Housing

Operating Environment & Policy update

Accuity Conference 2023

CIH intro



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- 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



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- 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



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- 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





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Policy

Existing Homes



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- Quality
- Better Social Housing Review
- Decent Homes 2
- Social Housing Decarbonisation Fund
- Building Safety
- Regeneration

Welfare



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- Gap between benefit levels & living costs
- Working age benefits lost 8.8% of value since 2014 – no uprating
- State pensions have increased 10% over same period
- LHA – frozen until at least 2024
- We should...
- Restore LHA and return to annual uprating
- Remove shared accom rate of LHA
- Remove benefit cap & two-child limit
- Remove bedroom tax
- Benefits to cover life's essentials

Regulation



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- 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’, transitional and implementation periods.
- Not a panacea

New Supply & Regen



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- 205k built last year
- c7k social rented homes completed last year
- Regen – focus on additionality
- AHP – £11.5bn
- 122k social rent built in last 11 years
- Social stock declined in that time by 218k – RTB/conversions

Rents



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- 7% maximum increase
- Catch up mechanism?
- Impact on tenants & business plans
- Long term sustainability of CPI+
- Post 2025 – what next?
- Investor confidence

Homelessness



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- 70k households require prevention or relief duty
- 99k households in TA – set to double over next 20 years
- Councils spending £1.6bn on TA
- Rough Sleeping – ended by 2024?
- Autumn 2022 has risen by 26% to over 3k people

Questions & Debate



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