



Ministry of Housing,
Communities &
Local Government

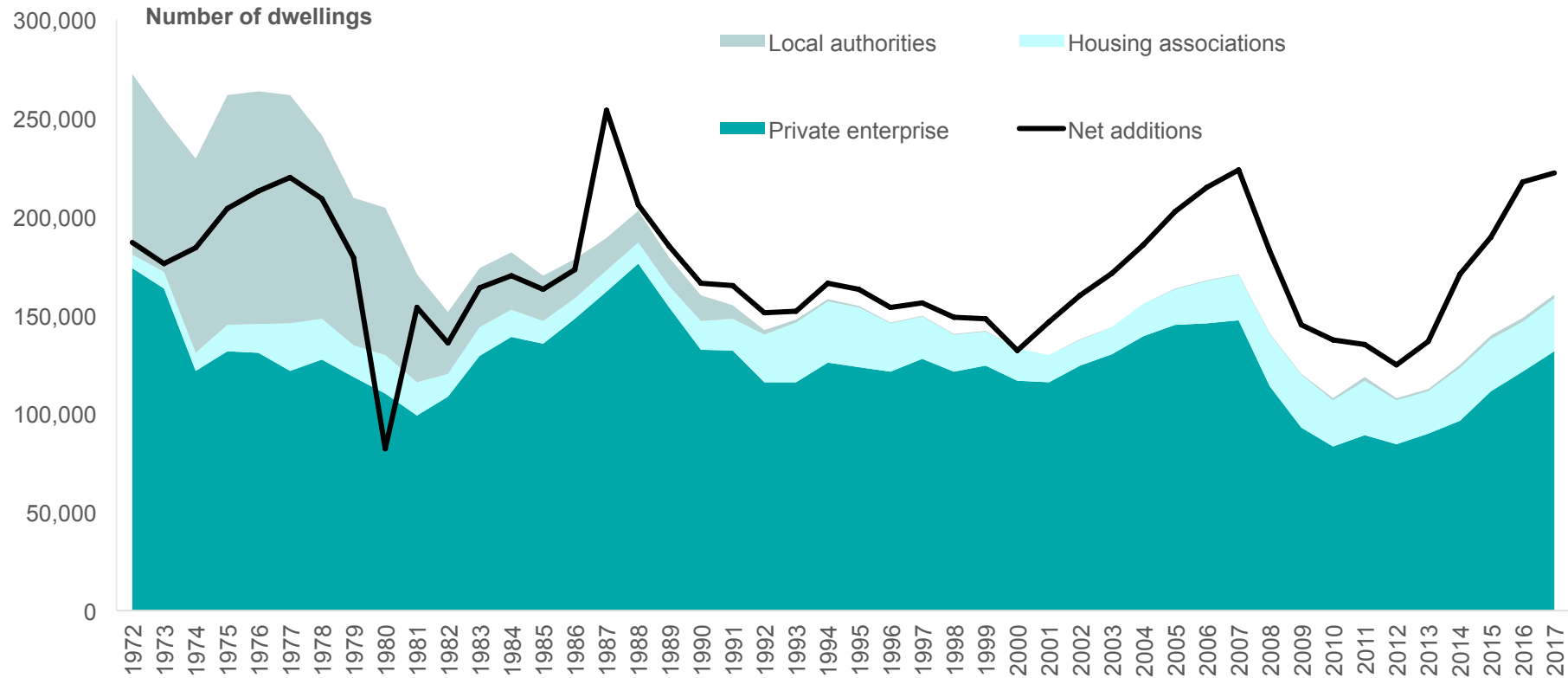
Opportunities and challenges facing the UK housing sector

Charlotte Baker

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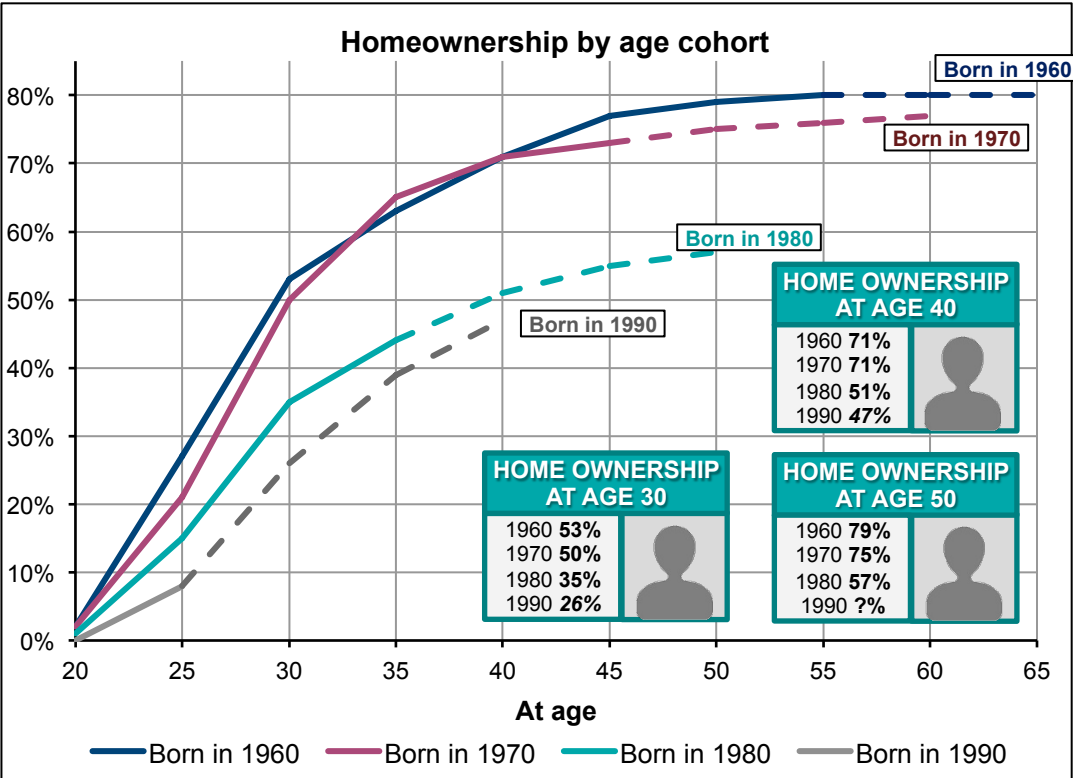
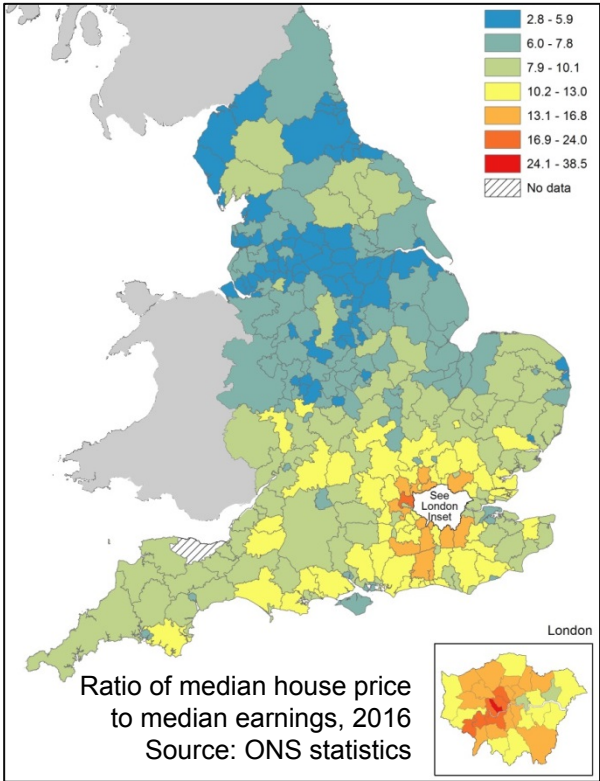


Net housing supply has never consistently been over 200,000 homes annually over the last 40 years





Housing and home ownership has become increasingly unaffordable





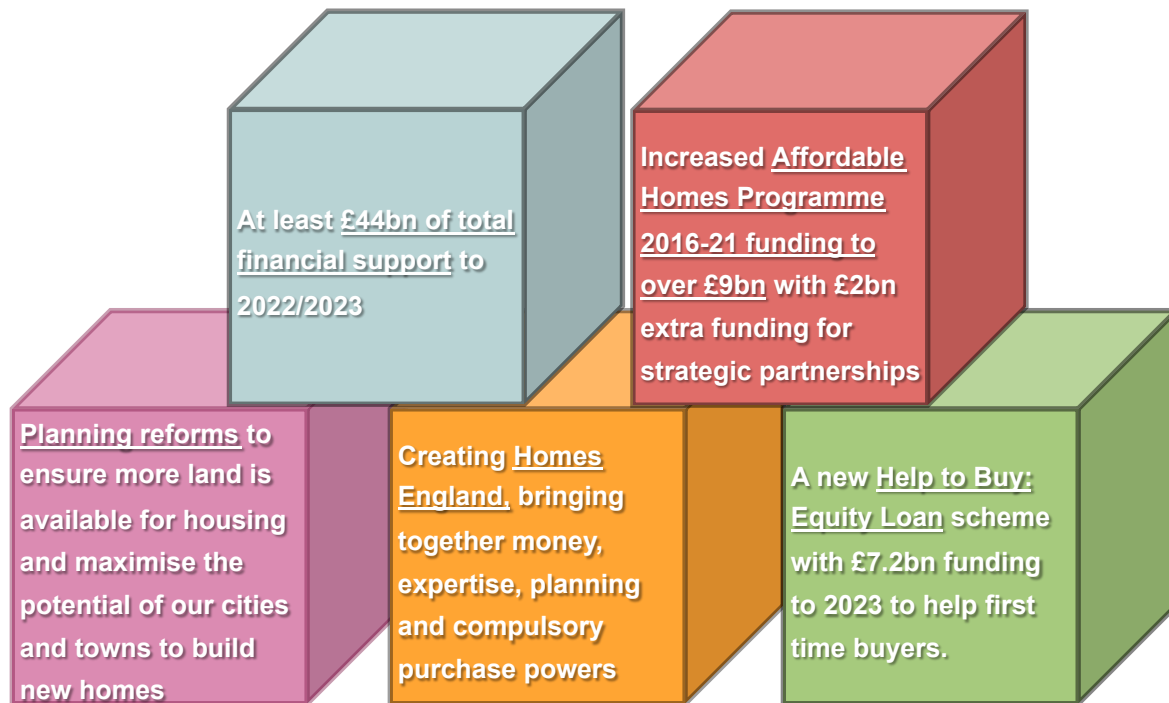
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In 2017, we published our strategy in the Housing White Paper





And our new commitments provide unprecedented opportunities for developers and future homeowners



Taken together with the reforms in the Housing White Paper, our new commitments put us on track to create, fund and drive a housing market which delivers **300,000 homes a year** on average by the mid-2020s.



While putting quality and fairness at the heart of our agenda



Design quality

- Revised NPPF to emphasise good design
- Held two Design Conferences – one here in Birmingham
- Established a Building Better Building Beautiful Commission to advise on how to increase high-quality design for new build homes and neighbourhoods.



Consumer redress

- A New Homes Ombudsman to be underpinned by legislation
- Setting up a Housing Complaints Resolution Service to help consumers navigate the redress landscape
- Filling in the gaps in redress: all PRS and leasehold landlords, new build home developers, park home operators to be members of a scheme



Driving out unfair practices

- Cracking down on poor leasehold practices
- Banning unfair letting fees for PRS tenants and capping tenancy deposits from 1 June
- Introducing banning orders for PRS landlords



The tragedy at Grenfell Tower highlighted the need to focus on social housing and safety



The Building Safety Programme was set up immediately, June 2017, to ensure that residents of high rise buildings are safe and feel safe from the risk of fire both now and in the future

Identify
immediate fire
risks

Monitor &
remediate
fire risks

Review the
system

Implement
changes

The Government accepted the diagnosis of Dame Judith Hackitt's Independent Review that fundamental reform of the system is required.

In December 2018 we set out how we intend to take forward the Review's recommendations for achieving system reform in our implementation plan.

And last summer, we published a Social Housing Green Paper setting out 'a new deal for social housing'.



The Social Housing Green Paper outlines our proposals for a new deal for social housing

Chapter one: Ensuring homes are safe and decent

A safe and decent home which is fundamental to a sense of security and our ability to get on in life

Chapter two: Effective resolution of complaints

Swift and effective resolution so that when residents have concerns about the safety or standard of their home, they get swift and effective action

Chapter three: Empowering residents and strengthening the Regulator

Empowering residents and ensuring their voices are heard so that landlords are held to account

Chapter four: Tackling stigma and celebrating thriving communities

Tackling stigma and celebrating thriving communities, challenging the stereotypes that exist about residents and their communities

Chapter five: Expanding supply and supporting homeownership

Building the social homes that we need and ensuring that those homes can act as a springboard to home ownership



The Midlands are leading the way in housing delivery



LoCaL Homes, Accord Group, Walsall

- Part funded by Government, this timber frame homes factory produces homes that are good quality, well insulated and at lower cost than traditional house building.
- The first timber factory opened by a housing association.
- Winner of the Excellence in Planning for Homes award, and the Abercrombie Award for demonstrating design excellence and innovation.

Chelmsley Lane, Marston Green

- Use of modern methods of construction
- Part of a wider innovative industry model; a joint venture between Homes England, Kier and Cross Key Homes to deliver up to 5,400 homes across England over the next 10 years
- Shows Homes England's new powers and commitment to forming new commercial partnerships

