



The Chartered Institute of Housing

HOUSING 2011 CONFERENCE



Housing 2011 Session Information

Who should social housing be for?

In addition to meeting housing need, social housing providers are key community anchors supporting social and economic goals. Proposals contained in the Localism Bill and accompanying consultation paper suggest new approaches to: allocations, flexible tenure, affordable rent, homelessness and mobility. In the light of these proposals, this session will discuss who should be allocated social housing and how this system fits in with wider housing and support options locally.

KEY FACTS

- There are 3.7 million (17.0 per cent) households in the social rented sector. Between 2005 and 2009 the number of private rented households rose from 2.4 million to 3.4 million¹.
- There were 1.8 million households on local authority housing registers across England in 2008, that's nearly 4 million people in total and this figure is rising².
- In the social rented sector, 20 per cent of household reference persons are aged under 35 and 29 per cent are aged 65 or over³.
- Median household income in the social rented sector is £10,900, compared to £20,400 in the PRS and £29,200 in the owner occupied sector⁴.
- Unemployment is 9% in the social sector, 7% for private renters and only 1% for owner occupiers⁵.
- 62% of social renters and 24% of private renters receive housing benefit to help pay their rent⁶.



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BACKGROUND

Social housing provides accommodation for the most vulnerable people but also supports broader objectives such as regeneration, community cohesion, enterprise and employment. Between 2003 and 2008 housing associations invested over £200m on almost 900 education, employment and social projects⁷. Meeting these broader social and economic needs creates tension with the need for new supply whilst an allocations process based on 'need' continues to concentrate the poorest and most disadvantaged people within the existing limited stock.

The consultation paper *Local decisions: a fairer future for social housing* set out the government's reform proposals which include: a new flexible local authority affordable rent tenancy with a minimum term of two years; reforms to the allocations system; a nationwide social home swap programme; the full discharge of homelessness duties in the private rented sector; addressing overcrowding; and the focusing of regulation on economic issues together with a stronger role for tenants to hold landlords to account for service delivery. The Localism Bill will provide the legislative changes required to enact many of these proposals.

UPDATE

CIH has long argued that a more flexible approach to social housing could help the system to work better and allow wider groups of people to access the sector. CIH believes that the role and purpose of social housing need to be made clearer, taking into account but thinking beyond existing statutory duties. We have also called for a robust discussion about who is allocated social housing, how lettings are prioritised; and how the overall system interfaces with support and housing options.

The Localism Bill completed its House of Commons Committee Stage on 10th March 2011 and is scheduled to receive Royal Assent in November 2011.

¹ DCLG (2011) *English Housing Survey: Headline report 2009-2010*, London, DCLG

² DCLG (2010) *Statistical Release*, 2010, London DCLG

³ DCLG (2011) *English Housing Survey: Headline report 2009-2010*, London, DCLG

⁴ DCLG (2009) *Statistical Release*, 22nd January 2009, London DCLG

⁵ DCLG (2011) *English Housing Survey: Headline report 2009-2010*, London, DCLG

⁶ DCLG (2011) *English Housing Survey: Headline report 2009-2010*, London, DCLG

⁷ For example, see CIH HouseProud 2010 Campaign: <http://www.insidehousing.co.uk/pictures/index/e/kg/14012010143823House-Proud-stats-1000.gif>

OTHER INFORMATION

Thornhill J (2010) Allocating social housing: opportunities and challenges, CIH. www.cih.org/policy/fpp-AllocatingSocialHousing-July10.pdf

CIH (2010) CIH briefing on Local Decisions: a fairer future for social housing. www.cih.org/policy/CIHBriefing-Housing-ReformNov10.pdf

CIH (2011) Chartered Institute of Housing's response to the Department for Communities and Local Government consultation: Local decisions – a fairer future for social housing. www.cih.org/.../CLGLocalDecisionsafairerfutureforsocialhousing-Jan11.pdf

CIH (2010) CIH Briefing on Social Housing Reform: Local decision: a fairer future for social housing. www.cih.org/socialhousingreform

CIH (2011) CIH Response to Social Housing Reform: Local decision: a fairer future for social housing. www.cih.org/socialhousingreform

This is a Pact session

Developing the Housing Pact 2011 – Our commitment to deliver the best possible outcomes for communities



Building on the successes of the 2010 Pact, we will:

- Identify the priorities we want local and national government to address
- Make commitments to specific housing practice

Through four main themes which reflect the challenges and opportunities being faced:

- The housing advantage
- New ways of working
- Setting our own course
- Money

To be presented to the Housing Minister at the end of the conference.

Be part of the session, vote on the CIH Stand, or tweet to [#housing2011](https://twitter.com/housing2011).



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