



The Chartered Institute of Housing

HOUSING 2011 CONFERENCE



Housing 2011 Session Information

Jump-starting housing supply

With the new regime of HCA funding, a top level panel will debate the framework, allocation, funding models, flexibilities and delivery of affordable homes.

The panel will consider issues such as:

- **The effects of the new Affordable Homes Programme, for providers to access HCA funding, and affordable rent on new supply**
- **The impact of the New Homes Bonus**
- **The potential for increased use of private finance.**

KEY FACTS

- The number of new homes completed in 2010 was 102,570. The figure for 2009 was 118,160, a fall of around 14%.
- In 2010 Housing Associations completed 21,350 new homes for rent and local authorities delivered 540.
- House prices fell 2.3% between March 2010 to March 2011. However there are significant regional variations, for example in London prices have fallen by less than 1% while in parts of the North & Wales the fall has been more than 5%.



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BACKGROUND

The UK is facing a crisis in housing supply. Projections from 2008 forecast an average annual increase of 232,000 households for the period between 2008 and 2033, significantly more than the number of new homes than have been built over recent years. As a result housing has been expensive, with more people needing new homes than are being built and demographic changes meaning that we have not always built the right homes to meet future needs.

Affordable housing in particular is in short supply. In 2010 there were 1.75m households in England waiting to be allocated a council or housing association home, a figure that has increased by 75% in 13 years.

Now the government is challenging housing providers to consider radical changes to the way new homes are funded to enable continued development in an era of reduced public funding. Do these new approaches have the potential to finance much-needed new homes?

OTHER INFORMATION

Useful resources available to download from the CIH website include:

A briefing paper on the HCA's Affordable Homes Programme:
www.cih.org/policy/papers31.htm

A new report, The Local Authority Role in Housing Markets, discussing the part local authorities play in shaping housing markets and setting out some priority actions for local authorities and their partners in the face of a rapidly changing environment: www.cih.org/policy/free-publications.htm

Appreciating Assets, a new CIH report, exploring the potential impact of housing associations having and using greater freedoms to manage their assets: www.cih.org/policy/papers20a.htm

UPDATE

The Coalition Government has made significant changes to the way the development of new affordable homes will be funded. With public funding constrained, providers are being asked to request only the minimum funding necessary to make development viable from the HCA and are expected to supplement any funding they do receive with other sources of revenue, including use of the new affordable rent product.

In addition, the Government intends to incentivise local authorities to support new developments in their area with a New Homes Bonus. The bonus will reward the local authorities that are the largest developers by matching revenue from council tax on the new properties for six years, with an additional bonus for new affordable homes.

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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