

**Until there's a home for everyone**

## **RTPI Planning Convention**

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Shelter

# Content

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- **Where we are now**
- **The challenges**
- **What next?**

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# Housing Need: Underlying drivers

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## Household growth

- Population level (migration, fertility) 74%
- Household formation 18%
- Age structure 12%

## Empty Homes

- 697,000 in 2008 (HSSA);
- Up from 680,412 in 2005

## Second Homes

- 310,000 households in England have a second home in Great Britain (2007/08);
- Up from 227,000 ten years previously

# Housing Need: Numbers of new houses needed

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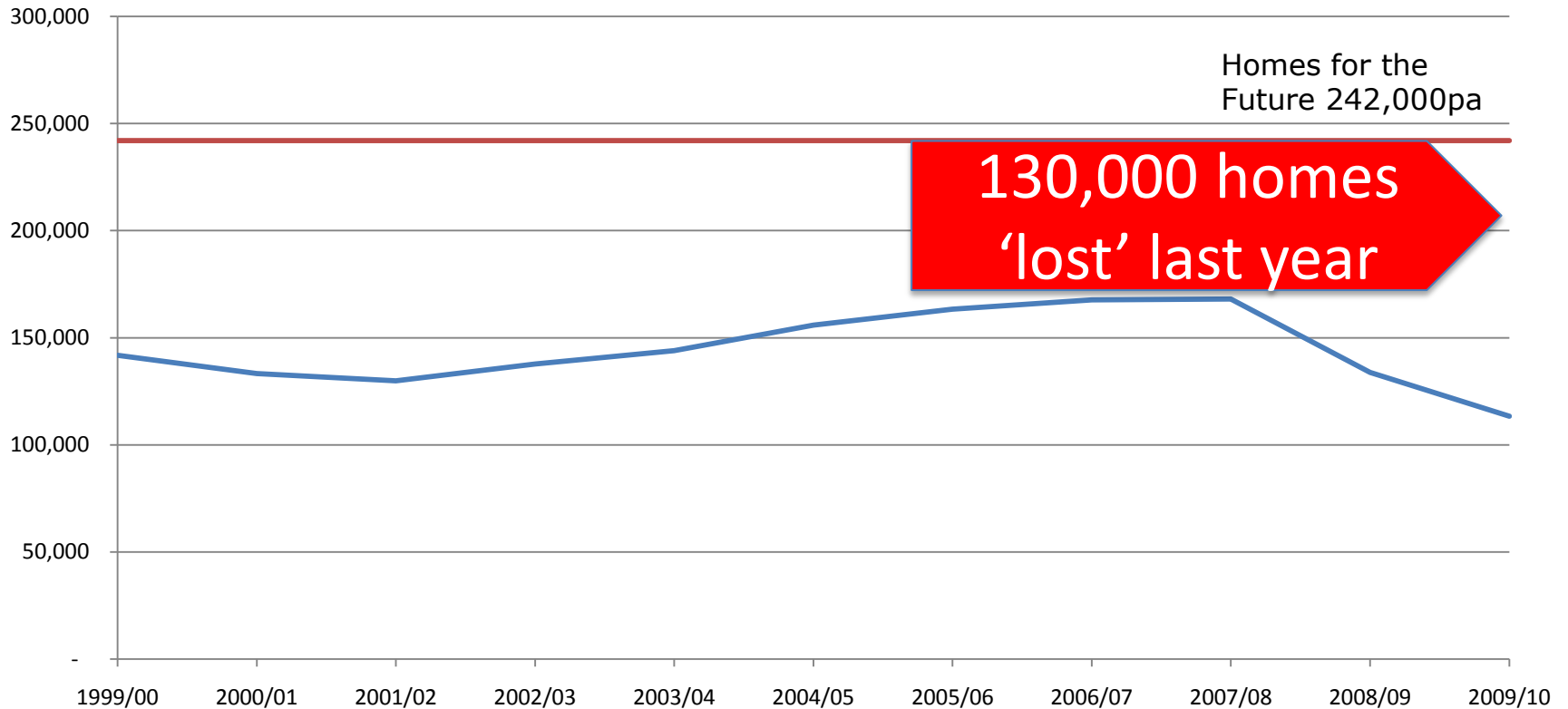
→ 242,000 per year  
40% affordable



→ 237,800 – 290,500 per year

# Current supply versus demand

## New build completions vs identified need



# The social and economic consequences

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Fertility



Relationships



Labour mobility



Home owning aspiration

# Old world to new world



**"Localism,  
localism and  
localism....But  
we may not  
deliver our  
priorities in  
that order."**

**Eric Pickles**

# Housing Need: Locally

## Shelter Local Housing Watch

How good is your council at getting affordable homes built?

See the  
2010 table

About  
this site

Delivery  
solutions

Join the  
campaign

Contact us

Enter full postcode or council name



### Solihull Metropolitan Borough Council

Region: West Midlands

Tell your councillor what you think of your council's record. [Take action now](#)



You would have to earn **£54,137** per year to afford to buy an average-priced house in your area.



There are **8,875 households** on the waiting list for affordable housing in your area – at current letting rates this will take **12.38 years to clear**.



Independent experts say your area needs to build **904 homes** per year. Your council **planned for 72 new affordable homes** to be provided in your area last year.

This was **less** than the number of **new affordable homes needed**.

An average of **83 new affordable homes were provided** in your area in each of the last three years, **meeting** your council's plans, but **failing** to match the annual level of **affordable homes needed**.

<http://localhousingwatch.org.uk/index.php>

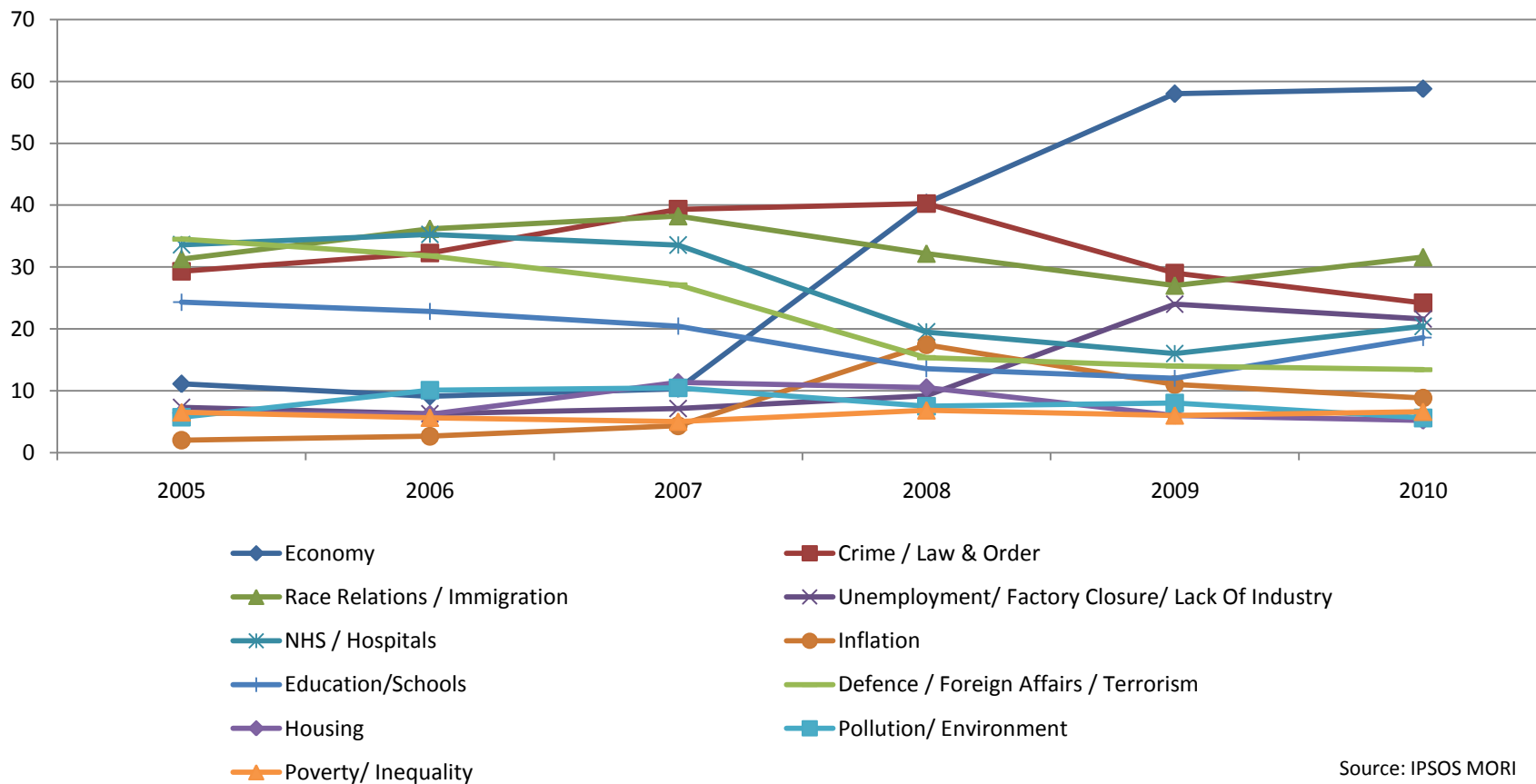
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# What gets ringfenced and what doesn't

## What are the most important issues facing the country?



Source: IPSOS MORI

# Why is it not an issue for people when it so obviously is an issue for people

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## ■ Rational reasons

- Political behaviour
- Individual behaviour

## ■ Emotional reasons

- Fear / mistrust / resentment of 'them'
- No one 'us'

# Current policy challenges

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- **Capital spend for growth – housing v transport v ?**
- **Impact of reduced welfare spend – on markets, on people**
- **Vision for Private Rented Sector**
- **Localism – needs assessment, accountability and transparency, community engagement, funding**

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# Quick poll

**Given everything you have heard so far what are your predictions for the next 5 years?**

# Poll: Tenure mix

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A

More private  
renters



B

More social  
renters



C

More  
homeowners



# Poll: Community engagement

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A

More  
NIMBYS



B

More  
MIMBYS



C

More  
YIMBYs



# Poll: Investment

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A

More  
Government  
money



B

More private  
money



C

Less  
money



# Poll: Housing Supply

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A  
Stalled  
sites



B  
A nation of  
homebuilders



# So how do we feel?

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# What next?

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Tuesday, 29 June 2010

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