

Understanding the challenges and opportunities for rural affordable housing delivery

Kevin Garvey, Head of Member Relations, National Housing Federation

About rural housing associations

- Around 300 NHF members own and manage more than 1.7 million homes in village and market towns across the country.
- The Rural Housing Alliance pledges to ensure there are high quality, low carbon affordable homes with great services in rural areas.

The scale of the housing crisis in rural England

- The number of rural households on local authority waiting lists in England increased by 31% between 2019 and 2022, far exceeding the increase in predominantly urban areas of 3%.
- Renting and home ownership are increasingly unaffordable.
- Rising homelessness in rural areas.

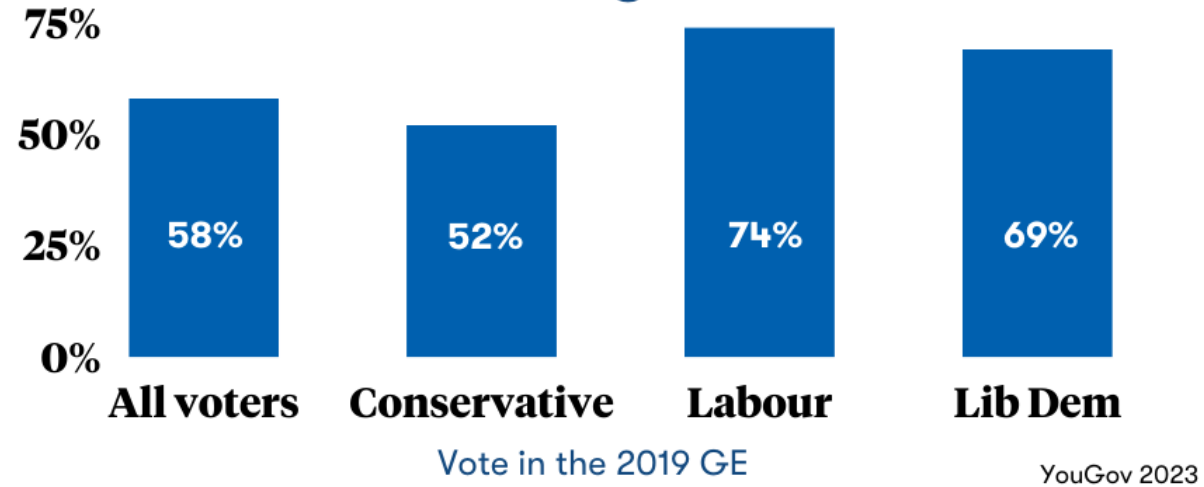
Other challenges for rural housing providers

- Quality of existing homes and decarbonization.
- A range of land and planning challenges which are particularly acute for rural housing developers.
- Resources becoming increasingly squeezed.

Why we should increase the supply of rural affordable housing

- It boosts the economy.
- It's cost effective.
- Improves quality of life.
- It's popular with the public!

Voters from all parties agree the government IS NOT building enough social housing in the UK*



* Question: Do you think the UK government is, or is not building enough social housing in the UK, or is the current amount about right?

housing.org.uk/long-term-plan

NATIONAL
HOUSING
FEDERATION

NATIONAL
HOUSING
FEDERATION

A long-term plan for housing

The NHF is calling on the party that forms the next government to be ambitious and transformative in its approach to housing – to develop a long-term plan built around a tangible set of outcomes.



How can it be that we have a national strategy for space exploration, but no strategy for homes back here on earth?

It's time for politicians to catch up and make meaningful commitments that will solve the housing crisis and ensure everyone has access to a safe secure and affordable home.

Kate Henderson

Chief Executive of the National Housing Federation

**NATIONAL
HOUSING
FEDERATION**

**NATIONAL
HOUSING
FEDERATION**