

# Looking to the Future

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# A few “Home Truths”

- New homes built in 2012/13 :106,500 (in 97 to 07 about 148,000 per annum)
- Demand for homes in 2012/13 : 240,000
- Average house price in 2013 : £245,879
- Average annual private rent in 2013 : £8,691 (around half of average disposable income)
- Gov’t now spending £24bn of taxpayers money on housing benefit
  - An increase of 104% in just four years

## A few more...

- By 2030 1 in 6 in England aged 70+ (55% increase from 2011)
- The “jilted generation” 80’s baby boomers - 3 million 20 to 34 living at home
- Noughties baby boomers births grew by 22%, could add 700,000 by 2020
- In South East only 12.2 % of the land (outside London) is developed
- Housing associations provide over 2.5 million homes for over 5 million people

# Where are our children going to live?

- Lack of vision and ambition - building on the very green fields most important to local communities – gives impression of huge amount of development – politically becomes unacceptable.
- The people who vote say no- but other voices aren't always heard
- England is a green and pleasant land but most rural communities understand the need for more affordable homes to support a vibrant future - for businesses, for young and old, keeping the local schools, pubs and services open

# The need is now... we can't continue to wait

- Get experienced housing associations and new players to work together
  - Landowners, older farmers and local residents convert existing buildings - remain in the community, Holiday lets that could be changed to residential use etc.
- Provide local sustainable solutions – development to meet local need - homes for ageing rural population and affordable homes for young people to help attract, retain and contribute to the communities they know and love
- Need to keep S 106 – but need more

# To the Future

- Issue of housing should be above political point scoring
- Banish complacency – it won't happen by accident
- Optimistic- we have the chance to make a difference – housing associations can be the catalysts for change for communities around the county – help drive a more balanced economic recovery
- Need conversations and real debate – the YIMBYs and the NIMBYs
- Yes to homes campaign

# Take control and embrace diversification

- Need a long term plan – solve the housing crisis within a generation- a great ambition
- Locally different needs – supply and demand
- Drive up standards, improve efficiency
- Continuing our “Hot House” debates
- Our vision – “An ambition to deliver- housing associations unbounded”