

Press Release: Housing Forum

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Housing Forum sets out '15 for 15' game changing policies to boost supply of low cost homes

The Housing Forum this week put forward a sweeping set of game changing policies - '15 for 15' - to bring about a much needed step change in housing supply and the delivery of more low cost homes in London and other high value areas.

In Making a Place for Low Cost Housing, the cross industry housing body says that current mechanisms will fall short of the delivery of homes in all tenures and the delivery of low cost homes will be even harder hit.

Amongst the '15 for 15' game changers called for in the report, which will be launched by Lord Best in the House of Lords this week (March 13) is for the setting up of a Housing Investment Bank, new development corporations, the creation of an asset class that widens the definition of affordable housing and also calls for greater freedoms to housing associations to set rents.

Mike De'Ath, a partner at HTA Design and chair of The Housing Forum Working Group which authored the report said: "Although house building is picking up again, we are moving from historically low levels of delivery, at just over 100,000 new homes a year. Of these homes a decreasing proportion is available which is affordable to many. The lack of supply is making it difficult for those on low incomes to buy or rent. Unless there is a rebalancing of strategy there will be an exodus of low paid people, including young professionals and service providers away from urban centres. We may well be resetting the foundation stones of future communities and of our towns and cities in high value locations like London."

In a forward to the report Tony Travers, director of the London School of Economics says: "We have the space; building to the same density as we have in desirable Islington could create 20 million homes in London for instance."

As well as presenting its '15 for 15' policy game changes, the report highlights 10 case studies of new ways of funding and delivering low cost housing. These include how Legal & General plans to invest £1 billion in low cost homes, how Greater Manchester using its pension fund to provide new homes in the North West and how London boroughs of Southwark and Islington plan to use new HRA freedoms to deliver thousands of affordable homes.

Shelagh Grant, chief executive of The Housing Forum added: "The purpose of this report is to make the case for greater political determination to ensure that the delivery of low cost housing is seen as a necessary and enduring part of a functioning

housing system and highlight the range of options being explored to ensure that genuinely low cost homes continue to be part of the development mix.”

Full copies of the report [“Making a place for low cost housing”](#) can be downloaded

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NOTES TO EDITORS

The Housing Forum is a unique network of leaders and their supply chains from all sectors in housing development and construction. For almost a decade, we have developed a track record of providing timely advice to help our members maintain their position at the forefront of best practice. At the same time we have been able to present, at short notice, cross sector industry views to government on innovation to be encouraged, or on barriers to continuous improvement.

The Housing Forum is open to all in the housing sector and includes developers, housebuilders, contractors, housing associations, ALMOS, suppliers, manufacturers, housing specialists and housing consultants.

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