

CANNOCK CHASE COUNCIL

HOUSING POLICY DEVELOPMENT COMMITTEE

10 JANUARY, 2012

BRIEFING NOTE FROM THE HEAD OF HOUSING

“LAYING THE FOUNDATIONS” – A HOUSING STRATEGY FOR ENGLAND

1. Purpose of Briefing Note

- 1.1 To introduce a proposed report to Cabinet on 19 January, 2012 regarding the Government’s revised national housing strategy for England “Laying the Foundations”.

2. Recommendations

- 2.1 That the Housing Policy Development Committee note the contents and implications of the Government’s revised national housing strategy for England, “Laying the Foundations”.
- 2.2 That the Housing Policy Development Committee determine their views on the national housing strategy for incorporation into the final report to Cabinet on 19 January, 2012.
- 2.3 That further reports are considered by the Housing Policy Development Committee and/or Cabinet following the publication of consultation papers by the Department for Communities and Local Government on the matters stated within the report.

3. Summary

- 3.1 The Government on 21 November, 2011 published a revised national housing strategy for England entitled “Laying the Foundations”. The Housing Policy Development Committee on 23 November, 2011 were advised of the publication of the strategy and noted that a report regarding its implications for the Council would be considered at a future meeting.
- 3.2 A proposed report to Cabinet on 19 January, 2011 regarding the national housing strategy is attached as Annex A. The Housing Policy Development Committee are requested to consider this report and determine their views on the national housing strategy for inclusion in the final Cabinet report.

ANNEX A

CANNOCK CHASE COUNCIL

CABINET

19 JANUARY 2012

**JOINT REPORT OF THE HEADS OF HOUSING, ENVIRONMENTAL HEALTH, POLICY AND
PLANNING AND REGENERATION**

RESPONSIBLE PORTFOLIO LEADER: HOUSING

“LAYING THE FOUNDATIONS” – A HOUSING STRATEGY FOR ENGLAND

KEY DECISION – NO

1. Purpose of Report

- 1.1 To consider the Government’s revised national housing strategy for England, “Laying the Foundations”.

2. Recommendations

- 2.1 That the contents and implications of the Government’s revised national housing strategy for England, “Laying the Foundations” are noted.
- 2.2 That further reports are considered by the Housing Policy Development Committee and/or Cabinet following the publication of consultation papers by the Department for Communities and Local Government on the matters stated within the report.

3. Summary (inc. brief overview of relevant background history)

- 3.1 The Government on 21 November 2011 published a revised national housing strategy for England entitled “Laying the Foundations”. As the strategy is some 90 pages in length it has not been appended to this report but can be viewed on the Department for Communities and Local Government website www.communities.gov.uk. A hard copy is also available in the Members’ Room, whilst the executive summary is attached as Annex 1.

- 3.2 In a joint foreword to the document the Prime Minister and Deputy Prime Minister state:-

“This is a radical and unashamedly ambitious strategy – and it has two main aims. First, to help drive local economies and create jobs. Unblocking the (housing) market will provide a much needed boost to employment. Second, these plans are designed to spread opportunity in our society. For too long, millions have been locked out of home ownership. We want to build an economy that works for everyone, one in which people who work hard and play by the

rules can expect to own a decent home of their own. This goes right to the heart of what this Government is about”.

- 3.3 The revised housing strategy will impact on all of the Council’s four housing roles as:-
- (a) The strategic housing authority for the Cannock Chase District.
 - (b) An enabler of additional “affordable” accommodation.
 - (c) The largest social housing landlord in the Cannock Chase area.
 - (d) A regulator and facilitator with regard to the improvement of housing conditions in the private sector.
- 3.4 The strategy will therefore influence both the further development of the Council’s housing policies and will necessitate certain existing policies to be reviewed. As a result, reference to the national strategy will be made in many of the future housing reports which are to be considered by the Council.
- 3.5 This report presents an overview of the strategy and a preliminary assessment of its implications for the Council. A more detailed analysis of specific policies and initiatives will be the subject of further reports.
- 3.6 The Housing Policy Development Committee have also considered the revised strategy and their views are set out in section 5.

4. Key Issues and Implications

- 4.1 Whilst the Government state the strategy to be “radical” many of the policies and initiatives are already in place as a result of the Localism Act 2011 and budget announcements. The strategy does, however, explain the rationale behind these measures and sets them within the context of the Government’s strategic housing aims.
- 4.2 Many of these existing policies and initiatives have already been the subject of previous reports to Cabinet or Policy Development Committees and as a result are not therefore repeated in this report. The implications of the Localism Act 2011 (for both housing and other matters which impact on the Council) will however, be considered through a separate report to a future meeting.
- 4.3 A summary of the new policies and initiatives which are presented within each of the 7 chapters of the national housing strategy, together with an initial assessment of their implications is therefore presented in the paragraphs below.
- 4.4 Chapter One (“Housing: The need for a new approach”). This presents the Government’s “new approach” which:-
- (a) “respects local communities and gives them a greater say over decisions on new housing”;
 - (b) works with, not against, the grain of the market;

- (c) “seeks to provide the stable, long-term increase in housing supply which the country needs”.

4.5 Chapter Two (“Increasing supply: More homes stable growth”). This sets out the Government’s immediate actions to “get the housing market moving” and long-term, strategic changes to the way housing is planned.

- (a) A new build indemnity scheme. Led by the Home Builders Federation and Council of Mortgage Lenders to provide up to 95% loan to value mortgages for new build properties, backed by a house-builder indemnity fund. House-builders will deposit 3.5% of the sale price in the indemnity fund, with the Government providing additional security for the loan in the form of a guarantee. The scheme will be open to all house-builders and will enable home buyers to secure mortgages with a 5% deposit. Provision has been made for the Government to support up to 100,000 households.

Implementation. Scheme to be launched in spring 2012.

Implications. Whilst no details of the scheme are available, it is considered that the national house-builders who are active in the Cannock Chase area will choose to participate in the scheme. Although house prices will continue to be a barrier to owner-occupation for many households in the Cannock Chase area, the reduced deposit need will enable some households to access a mortgage.

- (b) A New £400 million Get Britain Building Investment Fund. To support builders to progress “stalled” housing sites which have planning permission and are ready to proceed. It is estimated that this will “unlock” some 16,000 new dwellings.

Implementation. Prospectus to be issued in December 2011.

Implications. No details of the scheme are again available. There are two large sites in the District where development is stalled because of the impact of the recession, a 150 unit site at Main Road/Armitage Road Brereton and a 90 unit site at Girton Road Cannock.

- (c) Allowing Developers to require local authorities to reconsider Section 106 Agreements agreed in prosperous market conditions prior to April 2010 to further encourage development on stalled sites.

Implementation. Consultation Paper to be issued in January 2012.

Implications. Depending on the detail in the consultation this could involve having to accept a reduction in the %age of affordable units on sites including the 2 examples mentioned above and potentially the 330 unit site at Pye Green Valley. The Council is currently able to make its own judgements on whether to re-negotiate agreements, balancing the prospect of short term delivery of some affordable housing against the prospect in the longer term of construction of what was originally agreed, on a site by site basis.

- (d) Up to £30 million of new funding to encourage additional Custom Build Homes, through “self build” schemes. The Government’s aspiration is to create 100,000 additional dwellings over the next decade.

Implementation. Plans to be published early in 2012, following consultation with local authorities.

Implications. The Council will be required to establish the demand for Custom Build Homes and take “positive steps” to facilitate it.

4.6 Chapter 3 (“Social and affordable housing reform”). This sets out the Government’s proposals for reforming social housing and “reinvigorating” the Right to Buy, with a “one-for-one replacement of homes sold”. The replacement housing will, however, be provided at affordable rents (up to 80% of market rents) rather than at the social rents which are currently charged for the additional properties to be sold. It is also clear that only new properties at affordable rents (not social rents) will be supported from the National Affordable Homes Programme.

- (a) Extending the Social Housing Register to “for profit” providers - the Social Housing Regulator is in advanced discussions with a number of publicly quoted companies who wish to set up a social housing subsidiary. (Note: Despite the use of the word “social”, new housing will be provided at affordable rents).

Implementation. Not stated.

Implications. Unknown.

- (b) Increasing Discounts for the Right to Buy - in order that the average discount is up to half the value of the property which is sold. This would equate to approximately double the average discount.

Each additional sold property would be replaced by a new dwelling at an affordable (rather than a social) rent. Replacement dwellings would be provided with the assistance of a grant (estimated to be approximately 20% of the cost), funded from the balance of sale receipts after both the local authority debt on the sold property and Treasury and Council forecast receipts have been met.

The Government are to consult on three models for the delivery of the replacement housing:-

- (i) Local Delivery – receipts remain with the Council for reinvestment locally.
- (ii) National Delivery – receipts are allocated through a national programme by the Homes and Communities Agency.
- (iii) Combined Approach – Councils who secure good value for money commissioning replacement housing retain the receipts, whilst others surrender the receipts for national distribution.

Implementation. Consultation Paper to be issued December 2011.

Implications. Increased discounts will result in additional Council properties being sold under the RTB and are likely to focus on the most popular properties which are in high demand. Whilst the sold properties will be replaced by a new rented dwelling this will be at an affordable rather than a social housing rent, the delivery mechanism for the replacement housing has yet to be determined (following consultation) but could be allocated through a national programme “to secure wider efficiencies”.

The sale of additional properties will also impact on the HRA Business Plan and this is considered in a separate report elsewhere on your agenda.

- (c) Increasing rents for high income households. Consideration is to be given to increasing rents for households living in social housing who earn over £100,000, although this may require primary legislation.

Implementation. Consultation Paper to be issued in December 2011.

Implications. It is unlikely that the proposed change will have any implications for the Council.

- (d) Introducing new measures to tackle Tenancy Fraud. Consideration is to be given to strengthen powers in relation to tenancy fraud which are likely to involve primary legislation.

Implementation. Consultation Paper to be issued December 2011.

Implications. The Council will have additional powers to tackle tenancy fraud.

4.7 Chapter 4 (“A Thriving Private Rented Sector”). This sets out the approach to increase institutional investment, together with “tough enforcement” against rogue landlords. No new measures are presented within the strategy which reiterates the Government’s intention to reform the Real Estate Investment Trust regime through the Finance Bill 2012. Whilst the strategy states that measures to deal with rogue landlords are being examined, no timescale is given for any further action and local authorities are encouraged to make full use of existing “robust powers” to tackle poorly maintained private rented homes.

4.8 Chapter Five (“Our strategy for empty homes”). This chapter presents measures to reduce the number of empty homes.

- (a) An additional £50 million of investment to tackle concentrations of empty poor quality homes in areas of low demand during 2012-15. This funding supplements the £100 million included in the Affordable Homes Programme and is expected to be matched by a further £50 million from Registered Providers.

Implementation. Funding plans for the additional £50 million to be announced in spring 2012.

Implications. As there are no particular concentrations of empty homes in the Cannock Chase area, the additional £50 million is unlikely to be of any benefit. Discussions with Housing Associations who have been allocated funds from the initial £100 million will seek to commit funding to bring empty homes back into use in the Cannock Chase area.

- (b) Changes to Empty Dwelling Management Orders. A number of changes are to be made to limit EDMO’s to properties which have been empty for over two years (rather than 6 months) and to provide property owners with a minimum notice period of three months. In addition, local authorities will need to demonstrate to the Resident Property Tribunal that there is “community support” for a local authority to take control of the empty home.

Implementation. Changes will be introduced in spring 2012.

Implications. It is considered that the changes will have a limited impact on the Council's proposed use of EDMO's as agreed by Cabinet on 17 November 2011. The proposed changes are already incorporated into the agreed arrangements.

4.9 Chapter 6 ("Quality of housing experience and support"). This presents measures to provide support to vulnerable households, families on low incomes and those "looking to meet their aspirations through work". The strategy primarily reiterates previously introduced measures which include homelessness prevention, family intervention and a tenant cash-back scheme for housing repairs, together with the reform of the social security system through the Welfare Reform Bill. As a result only the following "new" measure is proposed:-

- (a) Increased priority for the allocation of accommodation to service personnel. The Government are to consult on legislative change to ensure that service personnel with urgent housing needs receive high priority in allocation schemes and issue further guidance on the use of "local preference criteria".

Implementation. Consultation Paper to be issued in December 2012.

Implications. The proposed changes may necessitate amendments to the Council's current allocations policy.

4.10 Chapter 7 ("Quality, sustainability and design"). This chapter outlines measures to encourage the provision of high quality energy efficient homes. The strategy primarily reiterates measures which have previously been announced including the "Green Deal" which will be launched in late 2012. As a result, only the following "new" measure is proposed.

- (a) A revision of Building Regulations to require high levels of fabric energy efficiency in new homes. A further review of Building Regulations is to be undertaken with a view to introducing further energy efficiency requirements in 2013, as part of the Government's commitment to all new homes being zero carbon from 2016.

Implementation. Consultation Paper to be issued in December 2011.

Implications. There are no particular implications which will be applicable to the Cannock Chase District as these are national building standards that are implemented via the Building Control system.

5. The Views of the Housing Policy Development Committee

5.1 The Housing Policy Development Committee considered the revised national housing strategy on 10 January 2011 and their views are set out below.

6. Conclusion(s) and Reason(s) for the Recommendation(s)

6.1 The Government have published a revised national housing strategy for England entitled "Laying the Foundations". This strategy will impact on the Council's strategic housing and enabling role and its role as a social housing landlord.

- 6.2 Many of the policies and initiatives are, however, already in place as a result of the Localism Act 2011 and budget announcements, whilst others will be subject to further development through consultation papers to be issued by the Department of Communities and Local Government.
- 6.3 This report therefore presents an overview of the strategy and a preliminary assessment of its implications for the Council. A more detailed analysis of specific policies and initiatives will be the subject of further reports.
- 6.4 The Housing Policy Development Committee have also considered the revised national strategy and their views have been set out in section 5.

7. Other Options Considered

- 7.1 There are no other options in relation to this report.

8. Report Author Details

Ian Tennant (Head of Housing) Ext. 4210

SCHEDULE OF ADDITIONAL INFORMATION

INDEX

Contribution to Council Priorities	Section 1
Contribution to Promoting Community Engagement	Section 2
Financial Implications	Section 3
Legal Implications	Section 4
Human Resource Implications	Section 5
Section 17 (Crime Prevention)	Section 6
Human Rights Act Implications	Section 7
Data Protection Act Implications	Section 8
Risk Management Implications	Section 9
Equality and Diversity Implications	Section 10
List of Background Papers	Section 11
Report History	Section 12
Annexes to the Report i.e. copies of correspondence, plans etc.	Annex 1, 2, 3 etc.

Section 1

Contribution to Council Priorities

The national housing strategy has implications for the service aims to “increase the supply of affordable housing” and “maintain the Council’s housing stock to the decent homes standard” which form part of the agreed 2011-12 “Place” Priority Delivery Plan.

Section 2

Contribution to Promoting Community Engagement

The Chase Tenants and Residents Federation have been informed of the implications of the national housing strategy.

Section 3

Financial Implications

There are no direct financial implications arising from this report. The financial implications in respect of specific policies and initiatives will be addressed in future reports when additional information is available.

Section 4

Legal Implications

There are no direct legal implications arising from this report.

Section 5

Human Resource Implications

There are no identified Human Resource implications arising from this report.

Section 6

Section 17 (Crime Prevention)

The national housing strategy outlines proposed changes to the possession powers for social housing landlords which were considered by the Housing Policy Development Committee on 10 October 2011.

Section 7

Human Rights Act Implications

There are no Human Rights Act implications arising from this report.

Section 8

Data Protection Act Implications

There are no identified implications in respect of the Data Protection Act arising from this report.

Section 9

Risk Management Implications

The risks associated with the Government's proposed changes to the Right to Buy are addressed, in relation to the HRA Business Plan in a separate report elsewhere on your agenda.

Other risks in respect of the specific policies and initiatives within the revised national housing strategy will be addressed in future reports.

Section 10

Equality and Diversity Implications

The national housing strategy has been the subject of an equality impact assessment by the Department for Communities and Local Government.

Section 11

List of Background Papers

HM Government - "Laying the Foundations" – A Housing Strategy for England

Section 12

Report History

Housing Policy Development Committee	14 December, 2010	Local Decisions – a Fairer Future for Social Housing
Housing Policy Development Committee	15 August 2011	Department for Communities and Local Government Consultation Paper – Implementing Social Housing Reform
Housing Policy Development Committee	10 October 2011	A New Mandatory Power of Possession for Anti-Social Behaviour – Consultation Paper

Annexes

Annex 1: National Housing Strategy Executive Summary

Laying the Foundations: A Housing Strategy for England (November 2011)

Executive summary

The case for change

1. A thriving, active but stable housing market that offers choice, flexibility and affordable housing is critical to our economic and social wellbeing.
2. The Government is clear that we need to get the housing market – and in particular new house building – moving again. This is central for our plans for economic growth – but more importantly, it is essential to the hopes and plans of young people, families and older households across the country.
3. But we will not achieve this by attempting to control the market from Whitehall. The system of setting top-down targets for housing, vast amounts of planning guidance and excessive regulation did not deliver the homes we need nor the places that people want to live in. This Government is doing things differently – freeing up local areas to provide the homes needed for their communities and enabling the market to work more efficiently and responsively.
4. We know that the current housing market is not working. We inherited a housing market where:
 - buyers can't buy – with the average age of an unassisted first time buyer continuing to rise and families struggling to 'trade up';
 - lenders are not lending enough – with high deposit requirements excluding young people and families from home ownership;
 - builders are not building – without consumers ready to buy and without enough land for development or access to finance;
 - investors are not investing – without the right framework or incentives in place;
 - affordable housing can do more – to deliver new homes and support the social mobility and aspirations of tenants and communities;
 - tenants are struggling – as pressures increase in the private rented sector.
5. The problems we face are stark – we have not built enough new homes for more than a generation and the impact of the credit crunch has simply compounded this challenge.
6. In 2009/10, there were 115,000 new build housing completions in England.¹ Meanwhile, the latest household projections suggest that the number of households will grow by 232,000 per year² (average annual figure until 2033).
7. While house building starts in 2010/11 were 29 per cent higher compared with 2008/09, and 17 per cent higher compared with 2009/10, there is still more to do.³
8. Without urgent action to build new homes, children will grow up without the same opportunities to live near their families, young people will struggle to get a place to call their own and older people will not have the choice and support they need. Some 60 per cent of projected growth in households to 2033 will be aged 65 and older.

9. Housing is crucial for our social mobility, health and wellbeing – with quality and choice having an impact on social mobility and wellbeing from an early age, and our homes accounting for about half of all household wealth. Social housing should provide support for those who need it, when they need it, and should help vulnerable people to live independently. And opportunities for wealth must be open to all, with housing choices helping rather than hindering people’s ability to build assets and find employment.

10. Housing is inextricably linked to the wider health of the economy, the financial markets and consumer confidence. The current challenging economic and financial circumstances make action on housing even more important – both to tackle immediate pressures now and to lay the foundations for stronger growth and stability in the future.

11. Getting house building moving again is crucial for economic growth – housing has a direct impact on economic output, averaging 3 per cent of GDP in the last decade.⁴ For every new home built, up to two new jobs are created for a year.⁵ Without building new homes our economic recovery will take longer than it needs to. The construction workforce has fallen from 2.35 million just before the credit crunch to 2.1 million today and is likely to have been mostly in house building. This 10 per cent fall is around four times greater than the decline in the overall workforce.⁶

Support to deliver new homes and support aspiration.

12. We are taking immediate action to get the housing market moving through:

- supporting a new and innovative new build indemnity scheme led by the Home Builders Federation and Council of Mortgage Lenders to provide up to 95 per cent loan to value mortgages for new build properties in England, backed by a housebuilder indemnity fund;
- consulting on a proposal to allow reconsideration of those planning obligations agreed prior to April 2010 where development is stalled;
- the establishment of a new £500 million Growing Places Fund which will support infrastructure that unblocks housing and economic growth;
- launching a new £400 million ‘Get Britain Building’ investment fund, which will support building firms in need of development finance, including small and medium-sized builders. This will help to unlock progress on stalled sites which have planning permission and are otherwise shovel ready;
- freeing up public sector land with capacity to deliver up to 100,000 new homes – with Build Now, Pay Later deals on the table, where there is market demand and where this is affordable and represents value for money, to support builders who are struggling to get finance upfront;
- supporting and encouraging more individuals to build their own homes through a Custom Homes programme, including making available up to £30 million of new funding to support provision of short-term project finance on a repayable basis.

13. As well as taking action to get house building moving now, we are also laying the foundations for a more responsive, effective and stable housing market in the future.

14. We will provide more support for local areas that want to deliver larger scale new development to meet the needs of their growing communities – through locally planned large scale development – with a programme of support for places with the ambition to support new housing development on various scales.

15. We are putting in place strong new incentives for housing growth through the New Homes Bonus, Community Infrastructure Levy and proposals for local business rates retention.

16. We have consulted on simplifying planning policy through the draft National Planning Policy Framework (NPPF).

17. We are giving communities new powers to deliver the development they want through Community Right to Build.

Supporting choice and quality for tenants

18. To help tenants and to deliver more rented homes, we are supporting growth and investment in the private rented housing market, as the key to increasing choice, access and standards in the sector. The private rented sector is continuing to grow in size and importance⁷ – that is why we are supporting landlords and investors to invest – building on measures announced at Budget 2011. There will be an independent review of the barriers to investment in private homes to rent. We are also supporting new Build to Let models of development, where homes are built specifically for the private rental market, with funding from investors with a medium to long term interest. Our work includes pilot projects to develop this approach. This is alongside work with local authorities to tackle the worst properties.

19. We are giving more freedom to local authorities which have retained their housing stock. Local authorities will have, for the first time in generations, direct financial and strategic responsibility for the 1.7 million council homes – and we expect them to grasp the opportunity of self-financing to provide a better deal for current and future tenants.

20. We have introduced a radical programme of reform of social housing through the Localism Act 2011, changing the way in which people access social housing, the types of tenancies which are provided and the way that the homelessness duty is discharged. Social housing must both provide the support that people need, when they need it, and be a springboard for social mobility, rather than trapping people into patterns of worklessness and benefit dependency. And we are doing more to tackle fraud and tenancy abuse – we propose to give social landlords the tools to identify and recover properties that are being used unlawfully; to charge more reasonable market orientated rents from people earning very high salaries; and to prevent people who already own a suitable home from seeking social housing too.

21. And we are considering how we can encourage more affordable housing – supporting greater innovation and competition between social landlords – including encouraging new private entrants into the social housing market, and considering innovative new approaches to funding affordable housing in the medium term.

22. We are reinvigorating the Right to Buy – to support social housing tenants who aspire to own their own home, by raising the discounts to make it attractive to tenants across England. And to support tenants and help build more affordable housing, we are matching this with a commitment that, for every additional home bought under Right to Buy, a new affordable home will be built. Our firm intention is to increase the caps on discounts substantially and hence the average discount received by buyers in England would be up to half the value of their homes – which would be roughly double the current average discount.

Tackling empty homes

23. We are bringing more empty homes and buildings back into use – we are providing £100 million of funding to bring empty homes back into use as affordable housing and are announcing £50 million of further funding to tackle some of the worst concentrations of empty homes. We are also consulting on changes to Council Tax to help tackle empty homes and bring them back into productive use.

Better quality homes, places and housing support

24. We are committed to providing appropriate support, protections and opportunities to struggling households and to making the best use of social housing to provide stable homes for those who need them most. We prioritised protection for the vulnerable in last year's Spending Review and have established a Ministerial Working Group to tackle the complex causes of homelessness. We are also setting out a new deal for older people's housing, with a better offer to support older people to live independently for longer.

25. This strategy is not about building more homes at any cost. We know that the quality, sustainability and design of housing are just as important as how many new homes are built, and that getting this right is crucial if communities are going to support new homes.

26. People want to live in a home and a place that they can be proud of. We are committed to improving the design and sustainability of housing in ways which give communities a say over the design of new homes and neighbourhoods. We are funding the Design Council to support communities in shaping development in their area, improving the energy efficiency of both new and existing homes, and ensuring protection of the green belt and protected areas as part of our commitment to sustainable development.

27. At the heart of this is our commitment to delivering the Zero Carbon Homes standard for all new homes from 2016, which will mean that all the carbon emissions covered by Building Regulations – such as from heating, lighting, hot water and other fixed building services – will need to be abated.

28. This strategy sets out the actions taken across government to support communities (including current and prospective owners and tenants), local authorities, landlords and developers to work together to meet the housing needs of the country – now and in the future.

The Rt Hon Eric Pickles MP
Secretary of State for Communities and
Local Government

The Rt Hon Grant Shapps MP
Minister for Housing and Local Government

Notes

1 See:
www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/. Net additions over the past ten years (2000/01–2009/10) have been around 160,000 per annum on average. See:

www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/netsupplyhousing/

- 2 Average annual figure until 2033. DCLG (2010) Household Projections, 2008 to 2033, England. See: www.communities.gov.uk/publications/corporate/statistics/2033household1110
- 3 103,750 starts in 2010/11, 88,690 in 2009/10 and 80,550 in 2008/09. DCLG (2011) House Building: September Quarter 2011, England, Table 1a. See: www.communities.gov.uk/publications/corporate/statistics/housebuildingq32011
- 4 Office for National Statistics (ONS) Construction Output. See: www.ons.gov.uk/ons/publications/reference-tables.html?edition=tcn%3A77-224276
- 5 DCLG analysis (based on Scottish Government estimates of construction employment multipliers and previous English Partnerships guidance). See: www.scotland.gov.uk/Topics/Statistics/Browse/Economy/Input-Output/Multipliers
- 6 ONS Labour Market Statistics
- 7 From 8 per cent in the late 1980s to 16 per cent in 2010. Rugg, J and Rhodes, D (2008) The Private Rented Sector: its contribution and potential. Centre for Housing Policy, University of York; English Housing Survey (2010/11)