



Sector Update – September 2022

Political Landscape

We now have a new Prime Minister, Liz Truss, constituency MP for South West Norfolk. She has appointed Therese Coffey as Deputy Prime Minister, also constituent MP for Suffolk Coastal. Simon Clarke MP has been announced as Secretary of State for the Department of Levelling Up, Housing and Communities. Lee Rowley MP has been appointed Housing Secretary.

Rent Consultation

Housing associations can increase rents by up to CPI+1%. Government has issued a consultation seeking to cap rent increases next year to 5%, but seeking views on 3%, 5%, and 7% increases. We will prepare a response by 12 October 2022.

Homes England

The National Audit Office (NAO) has released a [report](#) on the Affordable Homes Programme since 2015. Findings include the opportunity for greater definition of the wider outcomes it wants from the Programme, such as reductions in fuel poverty and the creation of mixed communities. There is a forecast shortfall of 32,000 in the number of homes to be delivered compared with published targets for the 2016 and 2021 programmes, and the Programme is not delivering a high proportion of affordable homes in areas that DLUHC assesses have high general housing need.

According to its annual performance report, Homes England missed its affordable homes completion targets citing reasons such as limited access to materials and labour and no capacity to stockpile, nutrient neutrality and inflation.

New housing supply in England

The Department for Levelling Up, Housing and Communities has published statistics on **new housing supply in England** from April to June 2022. In 2020-21, there were 216,490 net additional dwellings. This is an 11% decrease when compared to 2019-20.

Select Committee (RSH) has published its report with recommendations for Government

The Levelling Up, Housing and Communities (LUHC) Select Committee has published the first report on its inquiry into the regulation of social housing. Findings include:

- Most social housing is of a decent standard but some homes have deteriorated so much they are no longer fit for human habitation impacting tenants physical and mental health
- They recommend that the focus should be on existing properties and existing tenants
- They have concerns about Right To Buy as it reduces the number of social homes available.
- They call on the regulator to require us to undertake routine audits of stock

Resident Opportunities and Empowerment Grant

The Resident Opportunities and Empowerment Programme Grant is new funding for the next 3 years to inspire and enable social housing residents to restore a sense of community, local pride and belonging especially in those places where they have been lost and drive delivery of higher quality landlord services that are focussed on their needs through provision of a training, capacity building and access to independent information support programme. There may be the opportunity for the grant to be extended for a further period from 1 April 2025, subject to funding availability.

You can apply [here](#)

Cost of Inflation for Housing Associations

The Centre for Economics and Business Research Ltd have published a report in to the cost of inflation on housing associations. Click [here](#) to read.

New Tenant Satisfaction Measure Standard

The final Tenant Satisfaction Measures have been released by RSH, see Appendix 1 of the Workstream Update Report. As a result, from 1 April 2023 all registered providers will need to collect and publish a range of comparable information such as repairs, safety checks and complaints.

Rough Sleeping Strategy

The Government have published a refresh of their rough sleeping strategy which was originally published in 2018. The new strategy introduces an unprecedented definition of rough sleeping: *“rough sleeping is ended if it is prevented or is otherwise rare, brief and non-recurring.”* It is underpinned for the first time by a data-led framework that was collaboratively designed with the CHI and five local area partners in London, Greater Manchester, the West Midlands, Newcastle and Bournemouth, Christchurch and Poole. The Centre for Homelessness Impact (CHI) called this a “key moment as it is the first time the UK Government has adopted a meaningful definition of ending rough sleeping.” You can read it [here](#).