



Improve **S**tandards

Reduce **H**omelessness

Increase **A**ffordability

Support **P**rivate Rented Sector

Improve **E**nergy efficiency



FOREWORD BY
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Chair, Chartered Institute of Housing, London Regional Board

I hope the information provided here will help **SHAPE** the thinking of politicians and influencers in the lead up to the 2015 General Election and the 2016 London Mayoral election.

I believe we have made the case for the need for a clear and strategic approach to providing housing that is not just called 'affordable' but is actually affordable for Londoners.

The argument is no longer about what kind of housing is needed; it is about having housing that ordinary people can afford to live in, whether it is social, 'affordable' home ownership, or private renting.

The London Board of the Chartered Institute of Housing (CIH) would like all political parties to include realistic and achievable ways to do this in their manifestos and policies.

The London Board works tirelessly to promote the role of housing in the economic, social and environmental success of the region. We are proud to be able to present this information so that those who can make a difference can understand the issues.



A handwritten signature in black ink that reads "Lynda Hance".

Chair, CIH London Regional Board



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Improve Standards



A one bed flat in London averages 46msq – the size of a tube carriage

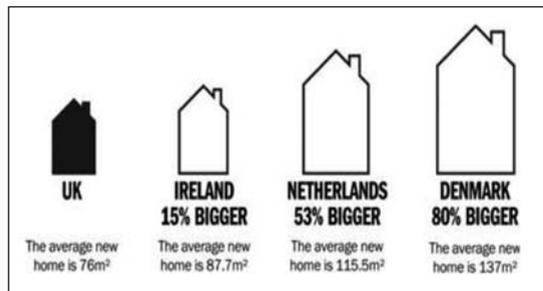
- Children in poor housing are twice as likely to suffer ill health and leave school without GCSEs
- Safe, warm homes help older people stay healthy and independent for longer
- London had the highest level of winter-related deaths in 2011-12

Call for action:

- Improve minimum standards for all new homes
- Build homes that are fit for our diverse population/environment and to Lifetime Homes Standards
- Improve standards in the Private Rented Sector (PRS)

We will:

- Build alliances to call for more investment to raise standards
- Promote innovative design and improve standards in the capital
- Promote building and housing maintenance sensitive to environmental needs



Children in poor housing are twice as likely to suffer ill health ...



Reduce Homelessness



74% or 43,310 of all statutory homeless households in England in temporary accommodation are in London

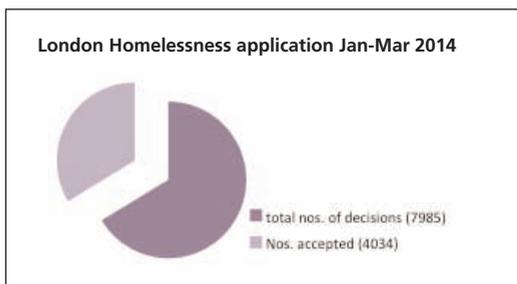
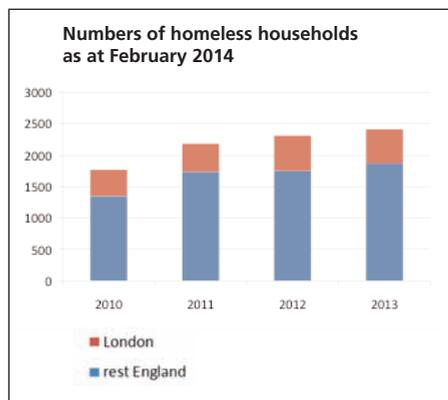
- London accounts for 32% of all statutory homeless acceptances in England
- 36% result from the end of assured shorthold tenancies

Call for action:

- Increase house building, through incentives / guarantees
- Increase government capital investment for social rented homes
- Provide more support to homeless households
- Reform policies to unlock more land for affordable housing

We will:

- Build alliances to influence decision makers
- Share best practice and strategic approaches to preventing homelessness and supporting vulnerable



Increase **A**ffordability



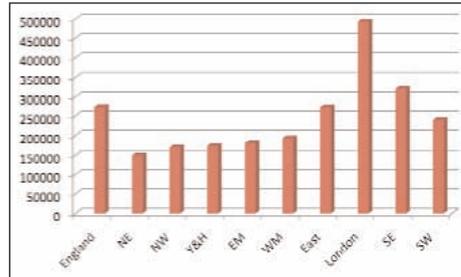
London is the most expensive and least affordable region; house prices averaged £492,000 at May 2014 compared to England's average of £274,000

- Average London rent is £1,400 a month – with private rents expected to rise by 32% by 2020
- 25% of households are in the PRS, further increase in rents is squeezing affordability
- Households need to earn between £43k and £54.5k to rent in the PRS without welfare benefits
- Home ownership fell to below 50% in 2011, and shared ownership was only 1.3% of all homes

Call to action:

- Increase the number of social rent homes
- Increase delivery of low cost home ownership / shared ownership properties
- London Mayor to review affordability in London to match mixed incomes
- Maximise use and supply of public land to deliver more homes

Average house prices, May 2014



Source: ONS House Price index, mix adjusted average house price, May 2014

We will:

- Develop partnerships with business to highlight the impact on staff and London's economic contribution and competitiveness
- Bring partners together to explore additional funding sources to increase the supply of affordable housing
- Build alliances to raise awareness



Support PRS



1 in 4 Londoners live in private rented homes

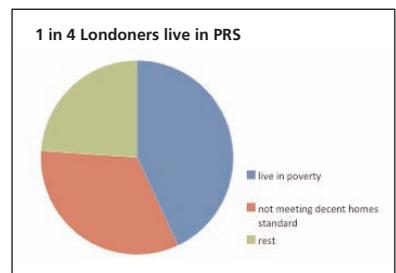
- The main reason for homelessness is the end of PRS tenancies
- 43% (830,000) live in poverty
- Over 280,000 homes in the PRS fail the decent homes standard

Call for action:

- Use London's Rental Standard to improve stability and quality
- Better targeting of tax allowances for landlords to drive improvements
- Tackle rogue landlords and issues with Houses in Multiple Occupation
- Highlight finance initiatives supporting development of PRS homes
- Encourage build to let developments that match London's mixed incomes

We will:

- Work with private landlord organisations to make the case for improvements in management and quality of homes
- Support and highlight schemes developing affordable rental accommodation with long term tenancies
- Encourage development of housing with more rental stock



The main reason for homelessness is the end of PRS tenancies ...



Improve Energy efficiency



We need to reduce carbon emissions by 60% by 2025

- 80% of our existing inefficient homes will still be in use by 2050, so driving retrofitting to improve energy efficiency is critical for London's future growth
- 32% of London's greenhouse emissions come from housing
- 1.6 m homes have solid walls
- 14% of fuel-poor homes are in London, contributing to 2,500 winter-related deaths
- Only 5% of previous improvement schemes were delivered in the Capital

Call to action:

- Work to deliver zero carbon homes
- Increase the drive for retrofit of existing homes

We will:

- Make the business case for investment: estimated at £950m for social homes alone
- Encourage greater funding for retrofit
- Work with partners to maximise take up of available grants and funding
- Work with planning to resolve tensions, especially in conservation areas

*32% of London's
greenhouse
emissions come
from our homes ...*



SHAPE information has been sourced from:

RIBA Homewise campaign

Rice (2006) Against the Odds, Shelter

ONS statistical bulletin release 29 Nov 2012, Excess Winter Mortality in England and Wales, 2011/12 (Provisional) and 2010/11 (Final)

CIH developing your local housing offer for health and care: targeting outcomes:

Kings Fund: safer, warmer homes

DCLG housing stats live table 777 and Housing statistical release on statutory homelessness Jan-mar 2014, issued 19 June 2014.

DCLG live tables on homelessness

Homelessness statistical release on rough sleeping, issued 25 Feb 2014

ONS house price index May 2014

NHF Home truths

Household earnings to avoid benefits: CIH modelling

NHF Home ownership data

London assembly stats and reports on PRS (Bleak Houses and PRS review papers)

Trust for London's poverty profile

Acknowledgements

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