

Why we need a long-term plan for housing

There are 8.5 million people in England living in some form of housing need.

For 3.3 million people who could afford to buy a home with some help, this would be the best solution. They have been shut out of home ownership by an unaffordable private market and need new routes in.

A further one million people could afford an intermediate rent, at slightly lower than market prices, but for the largest group – 4.2 million people – would have their needs best met in social housing.

We need 90,000 social rent homes every year to keep pace with demand, but we currently build only 5-6,000 annually. What's more, in lots of places homes have reached the end of their intended life and are no longer of a good quality.



Scan the QR to read the report,
or visit housing.org.uk/long-term-plan

3.4 million

Three million people are pushed into poverty by their housing costs.

£1.4bn

Poor quality housing costs the NHS £1.4bn each year (1% of its total budget) in treating health problems directly caused by issues with the home.

48%

In nearly half (48%) of overcrowded homes, children struggle to do their homework because of the lack of space.

x2

Homeless children are two to three times more likely to be absent from school than other children.

4 in 5

Almost four in five young people said that the uncertainty surrounding their housing future is affecting life decisions, such as what jobs they will apply for.

£58.2bn

Over the five years from 2021 the government is expected to spend £58.2bn on housing benefit to private landlords compared with just £11.2bn in capital funding for social housing via the Affordable Homes Programme.

The impact of the housing crisis

The lack of a national plan for housing over many decades has led to the housing crisis we are living through today. Ahead of the next general election, we would like to see all parties make a long-term commitment to ensuring that everyone has a decent home that they can afford.

A national long-term plan for housing would drive investment in our existing homes and the new ones we need. It would feed in to cross-government policy change on housing, planning, health, skills, net zero and much else. And it would deliver widespread benefits across the country.

More than three quarters of the public think living in a decent quality, affordable home should be a right for everyone in the UK, and more than 70% think that the government should do more to house people on very low incomes, and people with disabilities.

The government estimates that every £1 of government grant invested in new social housing delivers at least £2.70 of economic benefits. This only includes the most easily monetisable benefits and the impact extends well beyond this. A national long-term plan for housing would capitalise on and enhance this positive economic impact further.

How we could measure success

The long-term plan should focus on key outcomes that could be measured across one, five and ten years:

- Every child lives in a good quality, secure home with enough space to play and learn.
- Everyone lives in a home they can afford, and that makes work pay.
- Everyone lives in a healthy and safe home, which meets their needs.

- Everyone lives in a warm and zero carbon home.
- Housing underpins local growth and economic stability.

Over the summer, the NHF will be working with our members, partners and researchers to develop a clear and ambitious set of indicators for each of these outcomes.

How you can help end the housing crisis

- Raise our call for a long-term plan for housing in Parliament during debates and department questions.
- Write to the government or your party's housing teams to call for a long-term plan for housing.