The Future of Social Housing in London

Current Issues and ways forward

London School of Economics, 19th Feb 2010
Access to social housing through the homelessness safety net

- TA numbers down 18% 06/09
- New social housing supply has risen and right to buy sales have fallen
- Homelessness acceptances down 15% 06-09
The bigger picture

This puts allocations under even more pressure
Overcrowding

- About 2% of households in the social rented sector (12,000) are severely overcrowded.
- 200,000 children living in the social rented sector are overcrowded.
... and under-occupation

- Need for more family sized social homes
- Space standards also important
- Scope for more effective incentive based approaches?
Living in social housing

- Almost half social tenants in London are workless
- 31% of social tenants in England falling behind with their rental payments
- Levels of dissatisfaction with the local neighbourhood are high
Some challenges

• How can we develop a better understanding of the profile and characteristics of current and would-be social tenants?

• How can we improve the private sector to better cater for people’s housing needs and aspirations?

• What role do we want social housing to play in meeting London’s housing need?