

Shelter

# The Future of Social Housing in London

Current Issues and ways forward

*London School of Economics, 19<sup>th</sup> 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

*Households on housing registers and social housing lettings in London, 1997/98 to 2007/08*

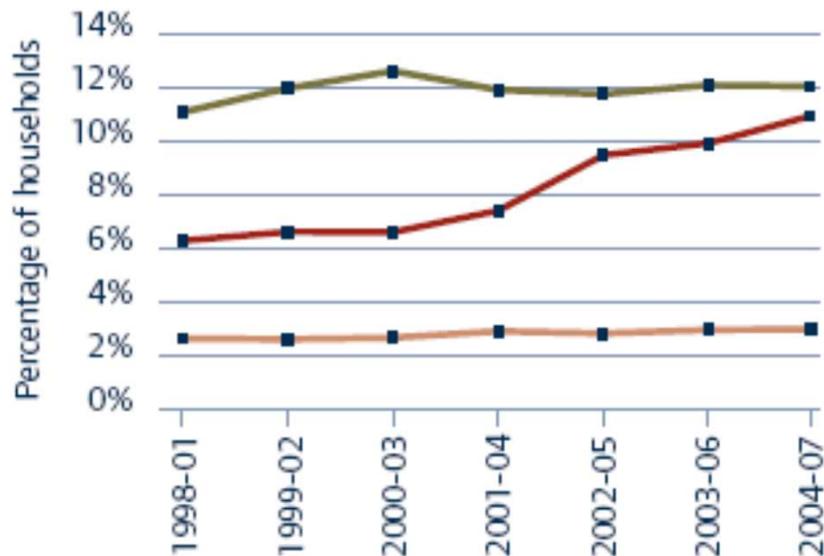


Source CLG

This puts allocations under even more pressure

## Overcrowding

*Overcrowded households in London, 1998 to 2007*

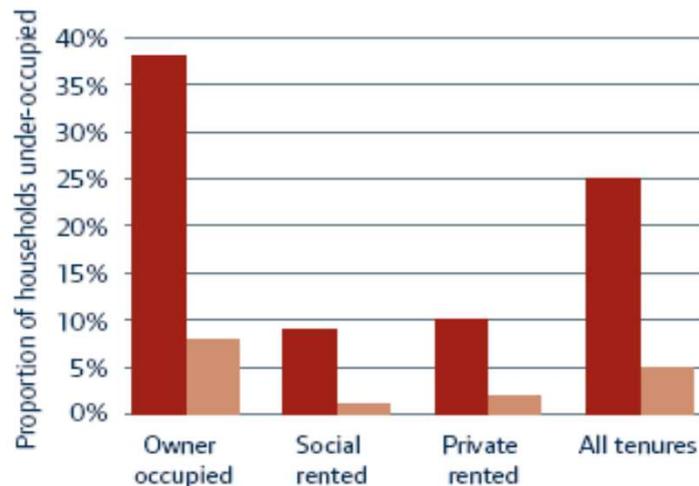


■ Social tenants  
■ Private tenants  
■ Owner occupiers

- 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

*Under-occupation and extreme under-occupation by tenure in London, 2008*



Source GLA

- Extremely under-occupied
- Under-occupied

- 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?