

News from around the sector

Thursday 26 July 2018

In the headlines

Social housing green paper goes back to September – unless released over recess

Fears of a summer 'slip out' after days of speculation over publication come to nothing.

[24 Housing](#)

Labour criticise government's housing plan delay

Labour has accused the government of being in "disarray" after it was confirmed long-awaited proposals for social housing would not be published before Parliament's summer break.

[BBC](#)

MHCLG promises green paper 'shortly' amid criticism for missed recess deadline

A spokesperson gave no reason for the delay in the publication of the document which was originally intended for release in the spring. Various sector sources had been briefed by officials to expect publication over the past few days and it is not clear why the government has opted against doing so.

[Inside Housing](#) (register)

May's housing cash pledge is not enough, council leaders warn

Councils have warned that a £2bn funding pot finally made available to them will not be enough to deliver the new generation of council homes promised by Theresa May. Their message comes as the first ever social housing green paper by a Conservative government is expected to be published this week.

[The Observer](#)

More than half of families in temporary accommodation are in work

Charity Shelter says the numbers have shot up by 73% over the last five years, thanks to a combination of the lack of social housing, unstable tenancies and the housing benefit freeze.

[Channel 4 News](#)

Policy, regulation and legislation

Government publishes revised National Planning Policy Framework

New rules published by the government as part of a revised National Planning Policy Framework will make it easier for councils to challenge poor quality and unattractive developments, and give communities a greater voice about how developments should look and feel.

[MHCLG](#)

View the revised framework [here](#).

Homes England Annual Report and Financial Statements

These annual reports set out the activities of Homes England, including that of predecessor organisation Homes and Communities Agency.

[Homes England](#)

Local government finance settlement 2019 to 2020: technical consultation

The consultation paper sets out the government's intended approach for the final year of the multi-year local government finance settlement.

[MHCLG](#)

Construction sector needs overhaul to meet housing and infrastructure needs

The report published by The House of Lords Science and Technology Committee says that off-site manufacture (OSM) can help to increase productivity in the construction sector while reducing labour demands, improving the quality and efficiency of buildings, and reducing the environmental impacts associated with traditional construction.

[House of Lords Science and Technology Committee](#)

Latest Regulatory Judgements published

The latest regulatory judgements from the RSH have been published, and can be viewed at the link below.

[RSH](#)

Funding from EU programmes guaranteed until the end of 2020

UK organisations that secure funding through EU programmes, from now until the end of 2020, will be guaranteed by the UK government even in a no deal scenario.

[HM Treasury](#)

Up to five years in prison for criminals who use UK property market for money laundering

Foreign companies owning UK properties will have to reveal their ultimate owners on the world's first public register.

[Department for Business, Energy and Industrial Strategy](#)

Downgraded provider praised for 'openness and transparency'

Social Housing Regulator tempers critical ruling with recognition for an association's approach to identified issues.

[24 Housing](#)

Housing statistics and intelligence

Manchester once again tops annual city house price growth

Manchester and Liverpool lead property market growth in the latest index covering 20 cities across the country with prices up 7.4% and 7.2% in the 12 months to the end of June.

[Property Wire](#)

Grey renting: the rising tide of older private tenants

New statistics from the most recent edition of the government's [English Housing Survey](#) suggest a big tide of older private tenants is fast approaching.

[Shelter](#)

Private Renters' Customer Journeys: qualitative research for Which?

Ipsos MORI publishes in-depth qualitative research exploring the customer experiences of households renting privately for Which?

[Ipsos MORI](#)

Selling a shared ownership property in London has become a nightmare

Last week, property portal Rightmove said that average asking prices in London, across all property types, are down 1.7 percent (or £11,040) in July, compared to a year ago— the largest year-on-year fall since January when there was a 3.5 percent decline.

[City A.M](#)

Welfare reform and benefits

Universal Credit IT system 'broken', whistleblowers say

Universal Credit is so riddled with design flaws and process faults that it is practically guaranteed to generate mistakes and delays that would push vulnerable benefit claimants into hardship, according to whistleblowers.

[The Guardian](#)

Universal Credit claims falter due to complicated application process and lack of support

More than a third of people helped by Citizens Advice struggle to provide the evidence needed to complete their Universal Credit claim, new research from the charity finds.

[Citizens Advice](#)

Universal Credit will 'inflict pain on Nottingham families' says council leader

Jon Collins has called for the government's controversial new benefits scheme to be halted amidst "fundamental problems" and delays.

[Nottinghamshire Live](#)

Finance

Northamptonshire issues second section 114 notice

In a letter to councillors outgoing finance officer Mark McLaughlin identified a budget shortfall of £70m and indicated that the spending limit could remain in place for the "foreseeable future".

[Public Finance](#)

West London housing association secures £190m deal with three banks

A west London housing association has secured £190m of debt finance in a major deal involving large Irish, Japanese and Australian banks.

[Inside Housing](#) (register)

The "double whammy" hitting the UK housing market

Things haven't been going too well for the past two years... This is partly because of the uncertainty created by the referendum result, but the rise in stamp duty on second homes to 3% hasn't helped either, dealing a "double-whammy" to demand.

[Money Week](#)

Government 'should repay' £31m to Birmingham City Council for post-Grenfell fire safety changes

A housing committee report said there should be 'funding available' for sprinklers in local authority blocks.

[Huffington Post](#)

More affordable options attracting more people to property investment

A rise in the number of affordable properties coming onto the market in the UK and the growing power of the digital property market is giving rise to a new breed of property investors, it is claimed.

[Property Wire](#)

Human Resources

EU citizens in UK at risk of 'devastating consequences' on housing and jobs, MPs warn

Ministers accused of ignoring dangers that have wrecked the lives of the Windrush generation by failing to provide physical documents

[The Independent](#)

Public sector workers: Pay rises announced for a million people

It includes 2.9% extra this year for the armed forces, 2.75% for prison officers and up to 3.5% for teachers. Police will see a 2% rise, the same increase seen by GPs and dentists.

[BBC](#)

Increases in public sector pay announced today could cost around £800m per year

Paying public sector workers costs £180bn per year – about 9% of GDP. It is the second largest item of government spending after social security payments. Each 1% increase in pay for the public sector workforce costs the government about £1.8 bn per year.

[Institute for Fiscal Studies](#)

How your neighbourhood's regeneration can impact your mental health

Regeneration can cause distress for tenants, even if it's welcomed, but it doesn't have to if processes built on empathy, accountability and patience are created.

[City Metric](#)

Energy and environment

Survey suggests most UK home owners want environmentally sound buildings

The vast majority of British people, some 78%, believe that the environmentally sustainable performance of a building is important when choosing a new home, according to a new survey.

[Property Wire](#)

Heat-related deaths set to hit 7,000 a year by 2050

MPs say the UK is unprepared for more frequent extreme weather events and call for more long-term environmental planning.

[Sky News](#)

All new homes in the UK to get super-fast digital connections

Digital connections to new homes in the UK are not as good as it should be so the Government has announced it will introduce legislation which will require all new builds to be connected to fibre networks.

[Property Wire](#)

Useful reports

Fixed Term Tenancies: Social housing at a cross-roads

A new I-SPHERE report reveals how housing associations and local authorities in England are using Fixed Term Tenancies. Beth Watts shares the main findings and reflects on their implications for the social housing sector.

[I-SPHERE](#)

Making ends meet: are households living beyond their means?

UK households have seen their outgoings surpass their income for the first time in nearly 30 years, our data have shown. On average, each UK household spent or invested around £900 more than they received in income in 2017; amounting to almost £25bn.

[ONS](#)

The Living Standards Audit 2018

The Resolution Foundation estimates that typical incomes increased by just 0.9 percent (after housing costs) in 2017-18. This is extremely weak, representing less than half the average annual growth rate recorded between 1994 and 2007.

[The Resolution Foundation](#)

Briefing Note: Forecasting 2017/18 Housing Supply

Delivery of new homes in England for 2017/18 is unlikely to be significantly higher than the previous year, despite planning permissions reaching record levels. Our forecast model predicts that net additional dwellings for the year to March 2018 will be around 218,000 homes, compared to 217,000 for the 12 months prior.

[Savills](#)

Blogs and opinion

How politics prevented the chance of stopping Grenfell

The publication of new 'clarified' guidance on building regulations shows the scale of the missed opportunity after the Lakamal House fire, explains *Peter Apps*.

[Inside Housing](#) (register)

Social housing used to be a national asset. Let's rebuild that attitude

Jim O'Neill and Ed Miliband: Our commission has revealed the scale of working people who cannot get a home. This shame on Britain is entirely avoidable.

[The Guardian](#)

Solving the housing crisis means using the empty houses we've already got

By bringing empty homes back into use, we can help regenerate struggling communities

[Huffington Post](#)

A history lesson wouldn't hurt – at least when it comes to child poverty

A few years back there was an outbreak of national angst about [no one studying history](#) any more. The House of Lords even managed a [debate](#) on it... But a history lesson or two for policy makers wouldn't go amiss over the summer break, because amid the growing Brexit-related chaos something else is on the rise, but receiving far too little attention: child poverty.

[The Resolution Foundation](#)

Other news

Manchester housing providers reveal 'ambitious' plans to build 16,000 homes in the next five years

The Greater Manchester Housing Providers (GMHP), a group made up of 25 housing organisations, have set out how they plan to help meet the city region's housing need of providing 227,000 more homes over the next 20 years.

[GM Housing](#)

Research reveals gender gap among residential landlords in Britain

The average rental income for male landlords is £24,050 a year compared to an average of £22,550 for women, the data from property investment firm Knight Knox's annual survey of landlords shows.

[Property Wire](#)

Live in a playground for the super rich: plan for 'affordable' homes at controversial Chelsea Barracks development

A third of flats at the £3bn super-luxe development will be available at reduced prices, with 41 of the 440 homes for "social rent".

[Homes & Property](#)

Why are cities so much hotter than the surrounding areas?

In cities, the air, surface and soil temperatures are almost always warmer than in rural areas. This effect is known as the Urban Heat Island – a term which first came into use in the mid-20th century.

[City Metric](#)