

## OVERVIEW

A warm, safe, affordable home is the foundation for a good life.

Unless we have somewhere to call home, we will never reach our potential, and neither will our children.

Good housing is a prerequisite for good health, for a productive economy and for succeeding at school.

Precarious, insecure and unsafe housing not only ruins lives, it costs the NHS money it can't afford. Temporary accommodation is bankrupting local authorities and stripping families of their dignity.

Labour will turn the tide and begin to build a housing system where everybody has a place to call home.

# Doorstep Housing Briefing 2024

## Problem

### Get Britain Building Again

Between 2010 and 2020, fewer new houses were built than in any other decade since the Second World War.

The housing shortage is making the options of owner-occupation and private renting unaffordable to millions of UK citizens.

Even within the limited amount earmarked by the Tory Government for increasing the supply of new homes, the Tories have underspent the budget by £2bn.

### New Social and Affordable Homes

Between 1946 and 1980 the average number of social homes built per year was 126,000. In 2022/3 only 9,561 social homes were built.

In the last 13 years more social homes have been demolished or sold than built. At least 40% of former council homes are now privately rented.

### Damp and Cold Homes

We have amongst the least energy efficient homes in Europe.

Net zero can only be achieved if we make our housing stock more energy efficient, but the current Government has no plan about how to do this.

## Description

## Labour's Solution

Build 1.5m new homes during its first term by reforming the National Policy Planning Framework to include mandatory housing targets; funding more planning officers; and strategic planning, with regional authorities playing a greater role.

Establish a Golden Rule for developers to ensure that local communities benefit from and input into housebuilding.

Protect the green belt by prioritising brownfield and grey belt sites.

Build the highest number of social rent homes since the 1970s.

Strengthen planning obligations to achieve more affordable and social rent homes.

Support councils and housing associations to increase their capacity to deliver new homes.

As well as increasing the quantity of new homes, Labour wants to improve their standard, in particular thermal comfort.

Insulate 5m homes and tackle fuel poverty through the Warm Homes programme.

# Doorstep Housing Briefing 2024

## Problem

### Homeownership

Homeownership is unaffordable to an increasing section of the population, especially the young. The rate of homeownership has fallen to 66%. The average age of people owning their first home has risen to 36.

The ability of a young person to own their own home is increasingly determined by whether they get help from the bank of mum and dad. This reinforces inequality.

### Public Money

Without any reforms, dealing with the symptoms of the housing crisis will cost the taxpayer £80bn over the next five years: £70 bn on housing benefit, and £10bn on temporary accommodation for homeless families.

### Leasehold

Leaseholders are often forced to pay additional costs to building owners, including ground rents, service charges, and repairs to common areas.

## Labour's Solution

Work with local authorities to prioritise first time buyers for new developments

Introduce a permanent, comprehensive mortgage guarantee scheme

Reform the planning system, including requiring more new homes to be affordable to local people.

Offer a deposit guarantee scheme so that people without access to the bank of mum and dad can still buy their own home.

Invest in the future by building new social rent homes and reduce the on-going cost to the taxpayer.

Reduce the burden of the huge costs to councils of providing temporary accommodation.

Reduce the costs of bad housing that fall upon the health service.

End the 'feudal' leasehold system.

Make the right to manage and commonhold an easier option.

# Doorstep Housing Briefing 2024

## Problem

### Rights for Private Tenants

The Tories haven't ended Section 21 no fault evictions despite repeated promises for at least the last 5 years.

26,311 families have been forced out of their homes by court bailiffs through no fault of their own since the Tories pledged to abolish Section 21 no fault evictions in their 2019 General Election manifesto but then reneged on that promise.

As well as denying private tenants security, Section 21 means that tenants cannot push their landlords to do essential repairs without fear of eviction.

Between 1946 and 1980 the average number of social homes built per year was 126,000. In 2022/3 only 9,561 social homes were built.

In the last 13 years more social homes have been demolished or sold than built. At least 40% of former council homes are now privately rented.

### Homelessness

Homelessness has rocketed since 2010. The number of families in emergency accommodation has reached a record high: 109,000

There are more people sleeping rough than at any time: 3,898. Rough sleeping has more than doubled since 2010.

## Description

## Labour's Solution

Introduce a Renters' Charter that will end Section 21 evictions

Introduce a Decent Homes repairs standard

Ban landlords from refusing to rent to those with children or receiving benefits

Provide a longer notice period

Introduce a national landlords register

Clamp down on rogue and criminal landlords.

Build social rent homes, and end Section 21 evictions.

Set up a cross-governmental Ending Homelessness Unit.