



**co-operative
party**

Policy Process 2023: Housing



   [coopparty](https://www.coopparty.org)

Policy Process 2023

Our policy platform sets the agenda for our party and its representatives, and puts forward our to-do list for Parliament. In the tradition of co-operation, our policy process is member-led and this is your opportunity to shape the ideas we'll take to all levels of government.

Your contributions will be collected and considered by the NEC's policy sub-committee, who use your ideas and feedback to shape policy proposals. These will be brought to the Co-operative Party annual conference in the Autumn for delegates to debate and vote on.



Why housing?

- The UK is currently in the midst of a chronic, long-term housing crisis. This has had a substantial impact on all forms of housing provision – from home ownership to private rental.
- The housing crisis has seen social housing provision decline; people priced out of home-ownership and deprived people of stable, affordable rent.
- New solutions are required to improve affordability, availability, tenants' rights, energy efficiency and planning.
- We want to explore how to co-operative and community-led housing can play a role in relieving the housing crisis.



Housing & Devolution

- Housing is devolved issue – with different policies, housing provision and planning regulations in England, Scotland, Wales and Northern Ireland.
- As a result of the different systems governing each of the UK's nations, different solutions will be required to achieve an equitable housing system which delivers good quality, affordable homes for a variety of different occupier needs.



Housing in Scotland, England, Wales and Northern Ireland

England

England's housing system is demarked by a larger private rental sector and a low availability of social housing. There is an acute housing affordability crisis in major cities, including London and Manchester.

- Home Ownership: **62.3%**
- Social Rented: **17.1%**
- Private Rented: **20.6%**

Scotland

Scotland is not currently building enough new homes. Due to unaffordable rent, Scotland has introduced temporary rent controls.

- Home Ownership: **58%**
- Social Rented: **23%**
- Private Rented: **15%**



Wales

The Welsh Labour Government has been leading efforts to improve energy efficiency, but many homes are of substandard quality at present.

- Home Ownership: **66.4%**
- Social Rented: **16.5%**
- Private Rented: **17.1%**

Northern Ireland

The Northern Ireland Housing Executive (NIHE) delivers public housing in NI. Northern Ireland has the smallest social housing and private rented sector

- Home Ownership: **70%**
- Social Rented: **15%**
- Private Rented: **14%**



Existing Co-operative Party housing policies

- The Co-operative Party has previously called for the introduction of a co-operative housing strategy and a new legal definition of co-operative and community-led housing tenure. We want to see greater access to funding for co-operative housing provision.
- We have advocated for changes to the land-use and development system, including a new Land Value Tax, support for co-operative housebuilders and new powers on land assembly to deliver greater housing stock.
- Supported the introduction of a National Tenant Voice and co-operative management in social housing.
- We want to see the introduction of minimum standards in rented housing, the promotion of private renters' voice and an end to Section 21 – which enables no fault evictions.



Challenges Facing Housing: Affordability

- At the local level, housing affordability worsened in 300 out of 331 (91%) local authorities.
- Average house prices increased over the year to:
 - £316,000 in England (up 14.3%)
 - £220,000 in Wales (up 14.6%)
 - £195,000 in Scotland (up 9.7%)
 - £169,000 in Northern Ireland (up 9.6%)
- Since 2012, housing prices in England have gone up 76%
- Housing price inflation has far outstripped the rise in earnings. Workplace-based earnings to house price ratios have increased by a huge amount since 1997:
 - London – 224.3%
 - East of England – 186.1%
 - North West – 113.6%
- How can we end the rise of unaffordable housing provision?



Challenges Facing Housing: Quality & Energy Efficiency

- The UK's housing stock has one of the worst rates of energy efficiency in Europe – considerably behind many of our Western European counterparts. UK's homes lose around 5 degrees in temperature after 5 hours on average – causing the need for additional energy expenditure by households.
- In England, the ageing housing stock has been shown to be a health risk to occupiers, with damp and mold being left untreated. The English Housing Survey found that 22% of private renter's homes were classed as non-decent, with the 14% of homes overall being non-decent.
- More than a third of homes in England were built before 1945, including a fifth before 1919. Age and deterioration has therefore become a substantial issue across the country – with many of these homes built without any modern regulation or safety standards.
- How can we boost efforts to improve energy efficiency and high-quality housing provision?





For more information on anything, please contact the
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[Click here](#) for further details on submitting to the Policy Process 2023