

Policy Process 2023: Housing



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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**%



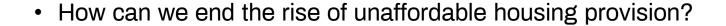
Existing Co-operative Party housing policies

- 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%





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?



