

12<sup>th</sup> July 2017

Ms. Emma Maier,  
The Editor,  
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Sent by e-mail to: [emma.maier@insidehousing.co.uk](mailto:emma.maier@insidehousing.co.uk)

Dear Ms. Maier,

## **Building New Affordable Housing**

The loss of the government's overall majority at the general election last month has led to the shelving of many policies including several on housing.

However, it would be a pity if everything was put 'on hold' as it appears that everyone is agreed that there is an urgent need to build more 'affordable' homes. The 'balanced Parliament' may also provide an opportunity to seek some cross-party consensus on at least some aspects of housing policy.

The Conservative manifesto contained an interesting proposal to build more 'affordable' homes through a series of bespoke 'deals' that would be struck between the government and individual local authorities and housing associations. These 'deals' would provide local authorities with more 'borrowing headroom' and all landlords with greater flexibility around rents in return for building more affordable homes, possibly supported by grant.

Many commentators pointed out that the details did not appear to have been thought through, and criticisms were made of the policy when Gavin Barwell (then Minister for Housing) divulged that the new homes would be for 'affordable' intermediate rent housing rather than social housing as the original announcement had implied.

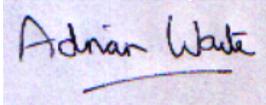
However, the Conservatives are still in office and something still needs to be done to build more 'affordable homes'. Very little was said about housing in the Queen's speech, but it appears that these ideas could be developed without primary legislation.

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Building more 'affordable' homes would not only provide new homes but would also promote economic growth and mitigate the effects of austerity.

A month after the election result was declared, I think an announcement from Ministers about how they now intend to ensure that more 'affordable' homes are built is now overdue.

Yours sincerely,

A handwritten signature in blue ink that reads "Adrian Waite". The signature is written in a cursive style and is underlined with a single horizontal line.

Adrian Waite  
Managing Director