

NFA Calls for Rethink on Right to Buy Extension

Housing body responds to Conservative manifesto pledge to extend Right to Buy policy

Press release

Date: 15th April 2015

The National Federation of ALMOs (NFA) – the trade body whose members manage more than 650,000 council homes across England has called for the Conservative party to rethink plans to extend the Right to Buy policy.

The Conservative Party Election Manifesto launched this week unveiled proposals to extend the Right to Buy policy to include all housing association tenants. The proposals also outlined plans to pay for the policy by forcing councils to sell off higher value council homes.

According to the NFA the policy is unfair, impractical and likely to further worsen the country's housing crisis.

NFA Chair, Sue Roberts MBE, said:

"The extension of Right to Buy to include all housing association tenants will place enormous strain on the housing sector by reducing both the size of the available housing stock and local authorities' rental income.

"Whilst we support the aspiration of home ownership by many across the country, we do not believe this is the best way of helping people achieve it. Sadly the evidence, including our own research published last month, suggests that Councils are already struggling to adequately replace the homes sold under the current Right to Buy scheme, leading to a net reduction in the total housing stock."

"There is already a serious shortage of affordable homes in this country and we should be focused on building more homes for all instead of forcing local authorities to sell off higher value homes to help pay for this scheme.

"We also believe that forcing local authorities to sell off their larger properties to pay for Right to Buy discounts is fundamentally unfair on councils and their tenants and goes against the spirit of the recent self-financing reforms. The policy could adversely affect the financial sustainability of council housing business plans and councils' ability to properly maintain and improve the remaining lower value housing stock."

The NFA recently published research with the Local Government Association and the Chartered Institute of Housing that found that most local authorities do not believe they can replace homes lost to Right to Buy on a 1:1 basis.

According to the research 11,260 homes were sold under the scheme between 2013 and 2014, but 73 per cent of councils said that they would only be able to replace half or fewer of homes sold. Twelve per cent said they will not be able to replace any at all.

The National Federation of ALMOs is the trade body that represents the interests of the 42 arm's length management organisations (ALMOs) across England.

ENDS

For further information please contact Rebecca Jackson or Simon Baylis on RebeccaJ@acceleris-mc.com or 0845 4567 251

The National Federation of ALMOs is the trade body that represents the interests of the 42 arm's length management organisations (ALMOs) across England.

To download a copy of the joint report 'Keeping Pace – replacing Right to Buy sales' click:

<http://bit.ly/1fbKkAb>