



## Raising the Roof

Building houses is easy ... right?

Why don't we build more houses? Why is there not enough houses; how do we fix the housing market?

Would you believe it, some people would suggest the housing market is not broken; some may think the housing system in England is working just fine for them. How loud is anyone shouting this? Perhaps not very loudly; perhaps they do not want to stand out from the growing crowds, as the demands and shouts for more (affordable) housing increase and rise up the political agenda. The Prime Minister has made a personal commitment:

*"We must get back into the business of building the good quality new homes for people who need them most"*

*"That is why I have made it my mission to build the homes the country needs and take personal charge of the Government's response"*

You are probably interested in knowing who thinks the housing system is ok for them ... is it the nurse, the plumber, the graduate, the teacher, the child minder, the clerical assistant, shop assistant, the call centre operator? I suspect probably not. When these people look they see a broken housing system, they are struggling to find affordable housing and they see friends and family struggling to find a home they can afford to live in, in their local area. These are the people, as housing professionals and people working in the housing sector, we meet and speak to every day; providing advice and support to find a home, explaining why we haven't got enough houses and how someone else is more desperately in need than them.

The housing system is complex and many different arguments would be put forward to identify the cause of the housing shortage and the reasons why more property is not available. Not enough type face here for that!

One positive for a start to build more homes ... at the 2018 National Federation of ALMOs conference on 3<sup>rd</sup> and 4<sup>th</sup> May in Birmingham, I will be drawing attention to the Government's announcement to increase the HRA borrowing caps available to councils and will be encouraging ALMOs, with their councils, to bid for funding and raise the roof.

In the housing sector we always know where the keys to open the door are. I will be sharing some of the keys NSHomes have on its keyring which have been cut to enable council owned housing companies to unlock our potential and raise the roof; by delivering as many houses as current HRA capacity and increased capacity will allow.

One essential key on our keyring is having the right people and the right skills to create an accurate forecast, inform decisions and deliver effectively. We are delivering a development programme which will increase the council's housing stock by 7% by 2021/22.

If you would like to chat about the keys you will need, how to get them, any short cuts or ... if you want to find out who thinks the housing system in England works for them, please get in touch:

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