



INTRODUCTION TO SOCIAL HOUSING

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The Origins of Social Housing



Outline

1. Origins – Churches & Almshouses
2. Philanthropists
3. Octavia Hill
4. World Wars
5. 1960 – 1990
6. Current reality
7. Summary & Conclusions





- King Athelstan
- York - 986



Winchester 1136 - "England's oldest and most perfect almshouse"



1. Origins



- 1,000 years ago - almshouses
- monasteries





2 Philanthropists



- Philanthropists - Joseph Rowntree (1836-1925) and George Cadbury provided good quality housing at low cost
- "High quality housing for the working classes" by trusts - Edward Guinness, George Peabody, William Sutton, Samuel Lewis





3. Octavia Hill



- Octavia Hill 1838 – 1912
- 5% profit
- Pioneered theories of Hsg Mgmt
- Social Work + L/L = Hsg Mgmt
- Rewards & nature – green space
- Green belt, National Trust

to bring "the healthy gift of air and joy of plants and flowers"





4. World Wars




- WW1
- Lloyd George – Homes fit for hero's
- 1919 Hsg and Town Planning Act empowered LA's to build and maintain hsg out of local rates





WW2

- Properties destroyed on large scale
- Post war govt's task - build 200,000 units a year for 5 years





5. 1960 - 1990



- Housing Corporation set up 1964
- Cathy Come Home – Shelter formed
- Social hsg channel not controlled by LA
- 1974 Hsg Act - Development grants and revenue funding



5. 1960 - 1990



- Right to Buy Act 1980 – 1.7m units lost
- Hsg Act 1988 - HA's to borrow private money, & no more major repair or 100% revenue deficit grants



5. 1960 - 1990

- Hsg Act 1988 - 100 LA's have transferred stock – LSVT's & ALMO's
- Rents have increased
- Assured and Shorthold tenancies – Security of Tenure
- 1990's - Best Value and increased competition



6 Current Reality

- 2000's - Mergers – rent and decent homes standard challenges
- Sanctuary Group – 90k units
- Regulation and Inspection - £200 b
- HA's turnover £10b pa



6 Current Reality

- 2008 - Goodbye Hsg Corp – Hello HCA & TSA
- RP's for and not for profit organisations
- Proposals 2010 - Cuts to NAHP, HB, SP...
- End of TSA & Audit Commission
- Rent Increases up to 80% of market rates



Summary



1. Origins 1000 years ago – Churches
2. Philanthropists – Rowntree, Cadbury, Guinness
3. Octavia Hill – 5% profit, rewards, Hsg Mgmt
4. World Wars – ½ m units lost, 2 ½ m built
5. 1960 – 1990 – Cathy to HA 1988
6. Current reality – Mergers, HCA & TSA, Cuts
7. Conclusion



Regulation The Process



- Regulatory Code - [Perf Stds]
- Desktop monitoring - RSR1 & compliance statement
- Annual Accounts & Self-assessments
- Inspections & Visits - ongoing
- Intervention & Statutory Notices, Enforcement
- Mergers?



THE REGULATORY FRAMEWORK

| Standard | Containing requirements relating to the following areas |
|---------------------------------------|--|
| Economic standards | |
| 1. Governance and financial viability | <ul style="list-style-type: none"> • Governance • Financial viability |
| 2. Value for money | <ul style="list-style-type: none"> • Value for money – must deliver a comprehensive and strategic approach to achieving value for money in meeting organisation's objectives |
| 3. Rent | <ul style="list-style-type: none"> • Maintain pattern of "target rents" • Affordable rents only apply where a delivery agreement for new supply of SH agreed with HCA - no more than 80% market rent |
| Consumer standards | |
| 4. Tenant involvement and empowerment | <ul style="list-style-type: none"> • Customer service, choice and complaints • Involvement and empowerment • Understanding and responding to diverse needs of tenants |
| 5. Home | <ul style="list-style-type: none"> • Quality of accommodation • Repairs and maintenance |
| 6. Tenancy | <ul style="list-style-type: none"> • Allocations and mutual exchange • Tenure – can be assured or fixed-term tenancies (min 5 yrs) |
| 7. Neighbourhood and community | <ul style="list-style-type: none"> • Neighbourhood management • Local area co-operation • Anti social behaviour |