

# Strange New World ... ?

The policy landscape as of 2017

John Bryant

*April 2017*

2015 ...

**NATIONAL  
HOUSING  
FEDERATION**



2016 ...

**NATIONAL  
HOUSING  
FEDERATION**



2017 ...

**NATIONAL  
HOUSING  
FEDERATION**



2018?

**NATIONAL  
HOUSING  
FEDERATION**



# From Cameron to May: Still Tory but -

- Less

- liberal
- metropolitan
- austere
- globalist
- *laissez-faire*
- patrician

- More

- traditionalist
- populist
- pragmatic
- nationalist
- Interventionist (relatively)
- bourgeois

# Everything in play

(in no particular order)

- New funding for rented housing
- Right to Buy
  - (and how to fund it)
- Welfare reform
- Life beyond the rent cut
- Pay to stay and ending lifetime tenancies
  - (mandatory for LAs only)

# Right to Buy for HA tenants

- Promised in 2015 Conservative manifesto
- Voluntary offer by sector
- Discretion whether to sell ...
  - But presumption to do so
- Full compensation for market value ...
  - Sooner or later
- Needed: A funding mechanism
- Watch the 2017 manifesto



- Universal Credit grinds on
  - ... with direct payment to tenants
- LHA cap
  - Future funding for supported housing?
  - The ‘regulation’ of the future?
    - Constraining landlords’ income streams
    - Limiting realistic options
- Rent cap
  - Electoral implications
  - Rents after 2020
  - Rent freedom or rent certainty?

# Deregulation arrives at last (mostly)

- Abolition of HCA consents regime
- New notification requirement
  - Wholly *post facto*
  - Certain disposals only
- Mergers, restructuring, &c
- DPF abolished
  - ... but RCGF retained
- Board appointment powers reined in

- Are you a registered charity?
  - Charity Commission disposals regime
    - Most disposals possible without permission
      - (But take care...)
  - Some disposals potentially a problem
    - ‘Connected person’
    - Transactions within groups
- Charities are charities (even if exempt)
  - Focus on achieving aims of charity

# Forthcoming attractions

- LA influence
  - LA nominees on boards
  - ‘Golden share’ arrangements
- Reclassification by ONS
  - Late 2017?
- Change of use of stock
- Deregistration
- EU procurement

# Where does all this leave us?

- Finding our way through unexplored territory
- Opportunities as well as threats

**John Bryant**  
**Policy Leader**

020 7067 1082

[john.bryant@housing.org.uk](mailto:john.bryant@housing.org.uk)

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