

Social Housing Green Paper - New Deal for Social Housing Report for Bristol Homes Board, 13th Sep 2018

Purpose of report

Opportunity for the Homes Boards to discuss the Social Housing Green Paper, and share their views on the opportunities and challenges it presents

Summary of the Social Housing Green Paper (SHGP)

The SHGP 2018¹ offers a 'land mark to reform Social Housing for the future' concentrating on the 5 key principal:

1. Ensure homes are safe and decent
2. Swift way to deal with disputes
3. Empower residents to ensure their voice is heard
4. Address the stigma that social residents face and
5. Boosting the supply of social housing and supporting home ownership

A number of previously proposed policies have are been dropped, these include; plans to introduce a high value levy, plans to phase out life-time tenancies and proposals to cap social rents at Local Housing Allowance rates.

There are also new policies and proposals, those of particular note include²:

- Develop a set of key performance indicators, reportable to the Social Housing Regulator, for publication in a set of league tables
- Canvas views on several proposals to reform arrangements for handling residents' complaints, scrapping or reducing the waiting period before a complaint can be escalated to the Housing Ombudsman and raising residents' awareness of how to make and escalate complaints
- A commitment to tackling the stigma attached to social housing, proposals for a 'best neighbourhood' competition and steps to improve the customer service and neighbourhood management by social landlords.
- The potential re-introduction of stock transfer for council housing to 'community-led' housing associations
- A question as to whether the Decent Homes Standard needs to be revised or updated in light of Grenfell and other developments since 2006
- The potential introduction of 'debt funding' and longer term 'strategic partnerships' to help housing associations develop affordable housing
- The further promotion of shared ownership by allowing tenants to purchase as little as 1% share in their home.

It would be helpful if Board members are able to read the paper in advance of the meeting, details of where this can be found are available at the foot of this page.

¹ <https://www.gov.uk/government/consultations/a-new-deal-for-social-housing>

² List from the ARCH Housing Green Paper briefing