

- The pandemic has reemphasised the need for new social homes
- Investment in social homes is needed to boost the economy
- We can't level up without social homes
- The investment we need to build our way out



The pandemic has reemphasised the need for new social homes

- Some homeless households now spending their third lockdown in temporary accommodation
- 42% of private renters now claiming housing benefits
- Private renters most likely of tenures to say housing made lockdown harder to cope
- Part of a broader picture of widening inequality over lockdown, and very unequal experiences

Case study: the pandemic has reemphasised the need for new social homes

In Wolverhampton, growing reliance on private renting makes it more vulnerable to the pandemic and economic downturn



- Estimated 62% private renters receiving housing benefits (May 2020) chasing 30% of the market
- JRF put Wolverhampton 11th for places where recovery from the pandemic will be hardest

Investment in social homes is needed to boost the economy...

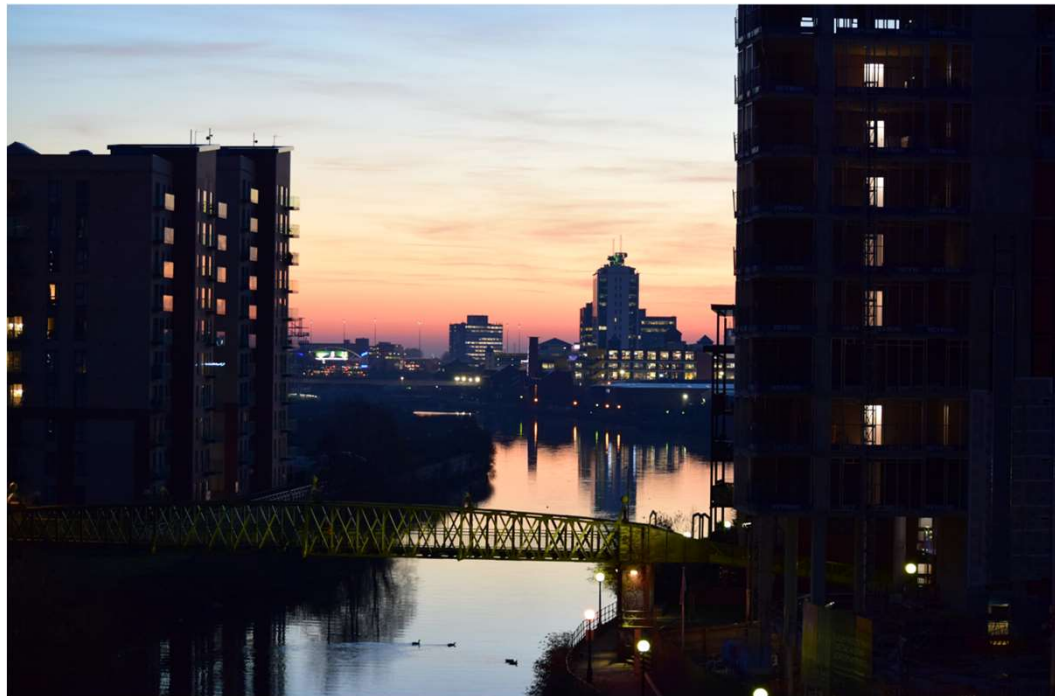
- Widely expected to be downturn in demand for market homes
- Research by Savills suggested the loss of >300k new homes over five years and 244k jobs
- Investment in social housing expected to support 718,000 job years in construction and the supply chain and add £29.5 billion to the economy
- But... hasn't yet happened
- Question is whether this is a downturn avoided or deferred, e.g. what will happen once furlough and Stamp Duty cut withdrawn?

We can't level up without new social homes

- Need for coordination between levelling up and social rent
- Growing economies increases rents and can lead to putting settled population under pressure or displacement
- Risk that local people are left behind when the place is levelled up
- But most of districts in areas that are subject of levelling up agenda aren't building significant social rent and delivery alongside infrastructure not a serious consideration
- And many face additional geographic restrictions on the grant they can access

Case study: we can't level up without new social homes

In Manchester, economic success has come with growing housing need raising questions about who benefits from levelling up



- 53% increase in private rents in last 5 years
- Pressures on the waiting list and concerns about displacement
- Only 10 grant funded social rent homes delivered last year

Case study: we can't level up without new social homes

In Cheshire East, HS2 is set to bring a major new investment to Crewe, but the opportunity to coordinate with social rent is being missed



- Site of new HS2 station, but grant for social rent restricted since 2018
- Not putting in the social homes now that are needed as part of infrastructure for a growing place and economy
- Restrictions on grant don't recognise different housing markets in the same area

**Putting the investment in to build our
way out**

Shelter

Putting the investment in to build our way out

We need...

- £12.2 billion 2 year rescue package, then a decade of investment for 90,000 social homes a year
- Increase the share for social homes, increase grant rates and remove geographic grant restrictions

To deliver (over just the CSR period)...

- **Tackle the housing emergency** – Build 185k grant funded social rented homes and house an additional 73,600 homeless people
- **Boost the economy** – Support 718,000 job years in construction and the supply chain and add £29.5 billion GVA to the economy
- **Level up across the country** – deliver social rent where it's needed

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Until there's a home for everyone