

# What housing associations need from the Autumn Budget and Spending Review

Housing associations are well-positioned to be mission-delivery partners of the government. The recommendations in our submission, taken together, would create the conditions for housing associations to help deliver the biggest increase in affordable housebuilding in a generation, accelerate decarbonisation and future-proof homes, and play a critical role in supporting public services to rebuild.

## **Mission: Kickstart growth - how housing associations can help deliver 1.5m new homes**

### **We are asking for:**

- A 10-year rent settlement with annual increases capped at CPI+1% and a fair and consistent approach to rent convergence for those homes below formula rent is needed to rebuild housing association capacity.
- A rapid boost to the Affordable Homes Programme, extending the current programme by one year, with a funding boost, a shift towards social rent, and greater flexibilities around grant rates and regeneration.
- A new long-term Affordable Homes Programme from 2026 for social rent and shared ownership, with minimum funding of £4.6bn per year on average for the first Parliament, on a minimum five-year rolling basis.

**For every £1 of public grant housing associations unlock £4 of private investment.**

**Housing associations save the government £6bn annually through reduced welfare spending.**

**They save residents £9bn every year compared to if they were living in the private rented sector.**

## **Mission: Break down barriers to opportunity through safe and decent homes**

### **We ask that the government:**

- Provide equal access to the Building Safety Fund and Cladding Safety Scheme to social landlords.
- Underwrite buildings insurance risk for buildings with safety defects.
- Remove VAT from building safety works, extend and expand the relief on Energy Saving Materials and review VAT for all refurbishment works.
- Ensure that the funding commitment to support people to evacuate residential buildings in an emergency supports the most vulnerable.
- Review and prioritise the timeframe for introducing additional regulatory requirements.
- Work with our sector to develop building safety, decency and decarbonisation funding into a new long-term £2bn per year Social Housing Investment Fund.

## **Mission: Clean energy superpower – housing associations can underpin the Warm Homes Plan**

### **To get the Warm Homes Plan underway we recommend the government:**

- Quickly roll out Wave 3 of the Social Housing Decarbonisation Fund (SHDF) with a funding boost in line with Labour's Warm Homes Plan.

- Develop a new round of the Energy Company Obligation and review social housing's access to it.
- Implement the recommendations of the National Infrastructure Commission's Second National Infrastructure Assessment, to ramp up the delivery of heat pumps and heat networks alongside a social energy tariff.

## **Mission: Build an NHS fit for the future – housing associations' role in rebuilding public services**

### **We recommend the government:**

- Provide emergency revenue funding for housing-related support to local authorities in financial crisis, roll over support contracts for one year, and extend and uplift the Rough Sleeping Initiative and Homelessness Prevention Grant, to ensure vital homelessness and supported housing services can continue to operate.
- Commit to long-term, ring-fenced and increased funding for housing-related support which is held nationally but distributed locally and is at least £1.6bn per year to ensure the continued viability of vital supported housing provision.
- Reinstate the £300m Housing Transformation Fund, or an equivalent, to integrate health, social care and housing and deliver supported housing strategically.
- Commit to 167,000 more supported homes by 2040 and ensure the AHP and rent settlement covers the costs of achieving this.