

KEY MESSAGES FOR THE NORTH

Northern housing associations have come together to set out a number of policy asks ahead of the next General Election.

In the first 100 days, we will ask Government for a package of measures that will cost the taxpayer nothing but will boost regeneration, housebuilding, and growth early in a new government. This includes:

1

Extend flexibilities around net additionality to the new Affordable Homes Programme, giving us the confidence and continuity to unlock stalled schemes.

2

Introduce new flexibilities for Recycled Capital Grant Funding, enabling housing associations to use existing resources for place regeneration.

3

Undo recent planning reforms by reintroducing local housing targets and the requirement for local authorities to maintain a 5-year housing land supply.

A long-term plan for the North should:

1

Boost Northern Growth

Proportion of development and retrofit grant funding that comes to the North should be sufficient to meet ambitious economic growth targets.

2

Define Properly Affordable Homes

Definition of affordable housing should be revisited and aligned with the realities of the cost of living.

3

Create Strategic Place Partnerships

A single pot, place-based approach to building new homes and improving existing ones, under local control.

The above would enable housing associations across the North to address our current challenges, help deliver more and better homes, and work with the next government to fix the housing crisis.