

# What housing associations need from the 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 homes and end the temporary accommodation crisis**

## **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. Convergence is needed to rebuild housing association capacity.
- A new, ambitious and long-term Affordable Homes Programme (AHP) from 2026, prioritising social rent and shared ownership homes, and aligned with the outcomes set out in the long-term housing strategy.
- The new AHP should be designed to enable delivery of more supported and older persons' housing. It should also give sufficient flexibility to build larger family and accessible homes, housing in rural areas, and incorporate regeneration of currently uninhabitable homes and those reaching the end of their life.

**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:**

- Work with our sector to develop building safety, decency and decarbonisation funding into a new long-term £2bn per year Social Housing Investment Fund.
- 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.

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

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

- 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.

- Ensure supported housing and older persons’ housing are part of a strategic vision in a long-term housing strategy, aligned with local plans, to meet housing need.
- Make a long-term commitment to Housing Benefit continuing to meet housing-related costs in supported housing.

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

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

- Boost the funding allocation for the Warm Homes: Social Housing Fund in line with Labour’s Warm Homes Plan manifesto commitments, and the recommendations of the National Infrastructure Commission.
- Develop a new round of the Energy Company Obligation and review social housing’s access to it.
- Bring forward dedicated funding to support housing associations to adopt Ofgem heat network regulation, and meet the requirements of the forthcoming Heat Network Technical Assurance Scheme.
- Remove levies from electricity bills and introduce a social energy tariff to tackle fuel poverty and supercharge the clean heat transition.