



**Securing  
the Future  
of Council  
Housing**

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OF COUNCIL  
HOUSING**

# WHY DID WE START THIS? A BROKEN FINANCIAL MODEL

## 2012 HRA SETTLEMENT

### 2012 HRA SELF-FINANCING AGREEMENT ASSUMPTIONS

Rental income would increase with inflation.

Management and maintenance costs would rise with inflation.

Major repairs and investment expectations based on the Decent Homes Standard.

No changes to rules around Right to Buy.



### WHAT ACTUALLY HAPPENED

Rents policy repeatedly changed, including four years of rent cuts and a costly rent freeze.

PWLB rates and repayment terms constantly changed.

New regulatory requirements that require significant investment.

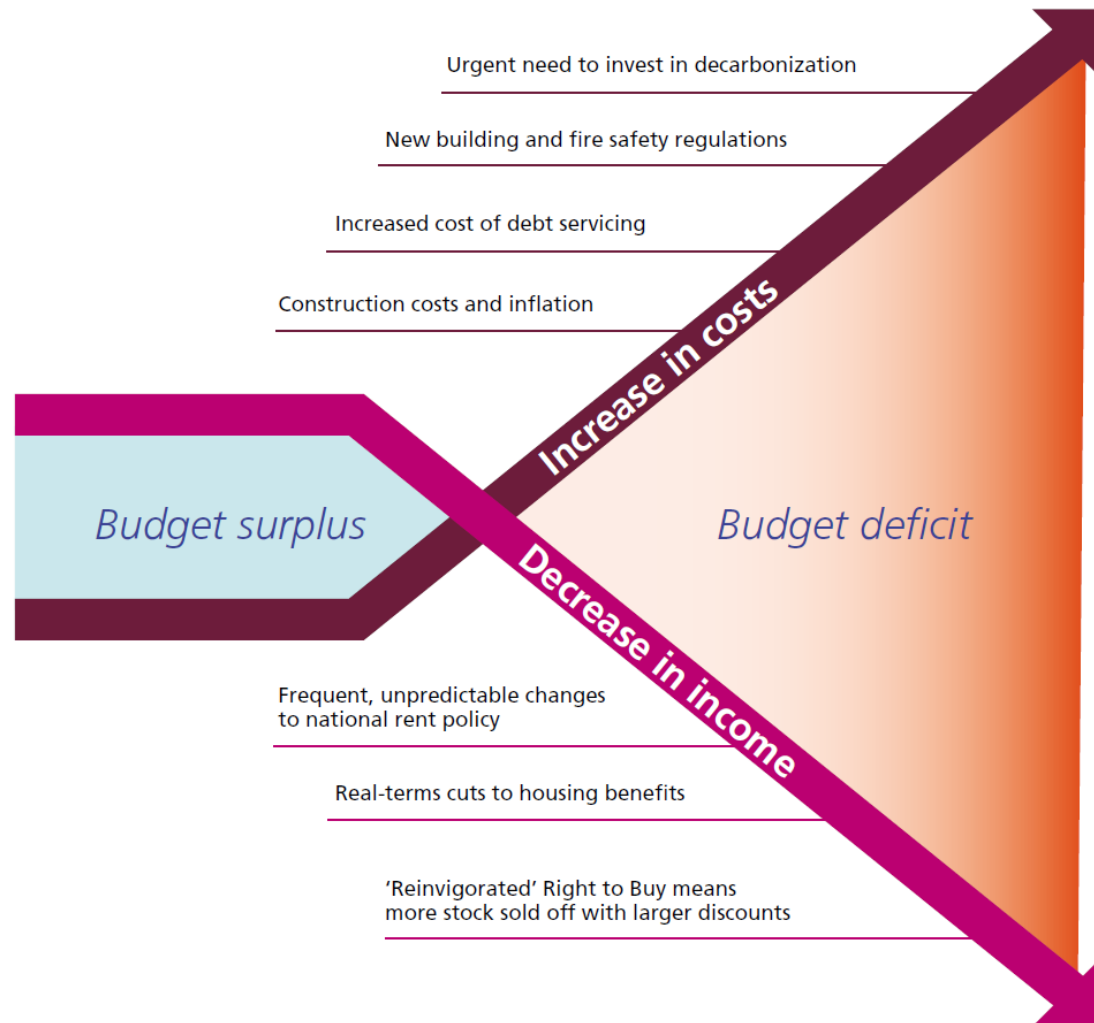
Significant stock loss through the reinvigoration of the Right to Buy scheme and higher discounts.

Cuts to housing benefits.

- Council housing could be 'self-financing' – because of stability and certainty of long-term asset.
- Deal was undermined by government.
- Also no longer fit for purpose.



# WE CAN'T BUILD OR MAINTAIN COUNCIL HOMES



- HRA is ring-fenced.
- So we have limited options when our income is cut and our costs go up.



# CAMPAIGN RECAP

To ensure councils can properly maintain and modernise existing homes—and build the new council housing residents need—Southwark Council, along with **112 other councils**, have been calling on the government to fix England’s broken council housing system. Our campaign is grounded in the **five key solutions** and **23 recommendations** set out in the *Securing the Future of Council Housing* [report](#). It aims to shape the national debate, raise the profile of council housing among key policy influencers, and ultimately drive government action to adopt our proposed solutions.



Establish a fair and sustainable financial model



Put the plug back in – reform Right to Buy



Remove red tape on existing funding



Ensure existing houses are green and decent



Deliver new and replacement council homes



## Build public and media pressure

Elevate and raise the profile of council housing through national, local and social media to highlight the urgency of the council housing crisis and the solutions we are calling for.



## Evidence the urgency and impact

Align our messaging with political priorities, promote our report and surveys, and collaborate with partners to demonstrate the social, economic, and environmental case for council housing.



## Promote our solutions

Coordinate with our coalition of councils, MPs, think tanks, and allies to promote the 23 pragmatic recommendations and five key solutions from our *Securing the Future of Council Housing* report.

# OUR JOURNEY SO FAR...

Jan 2024

June 2024

Sept 2024

UK General Election

Invited 22 of the largest council landlords

Hosted a summit in March to discuss proposed solutions.

Drafting of five solutions

Roundtable with Deputy PM

Think tank roundtable

Full report launch

Commissioned "On Place" to write a report

Joint media statement from councils raising alarm about HRA.

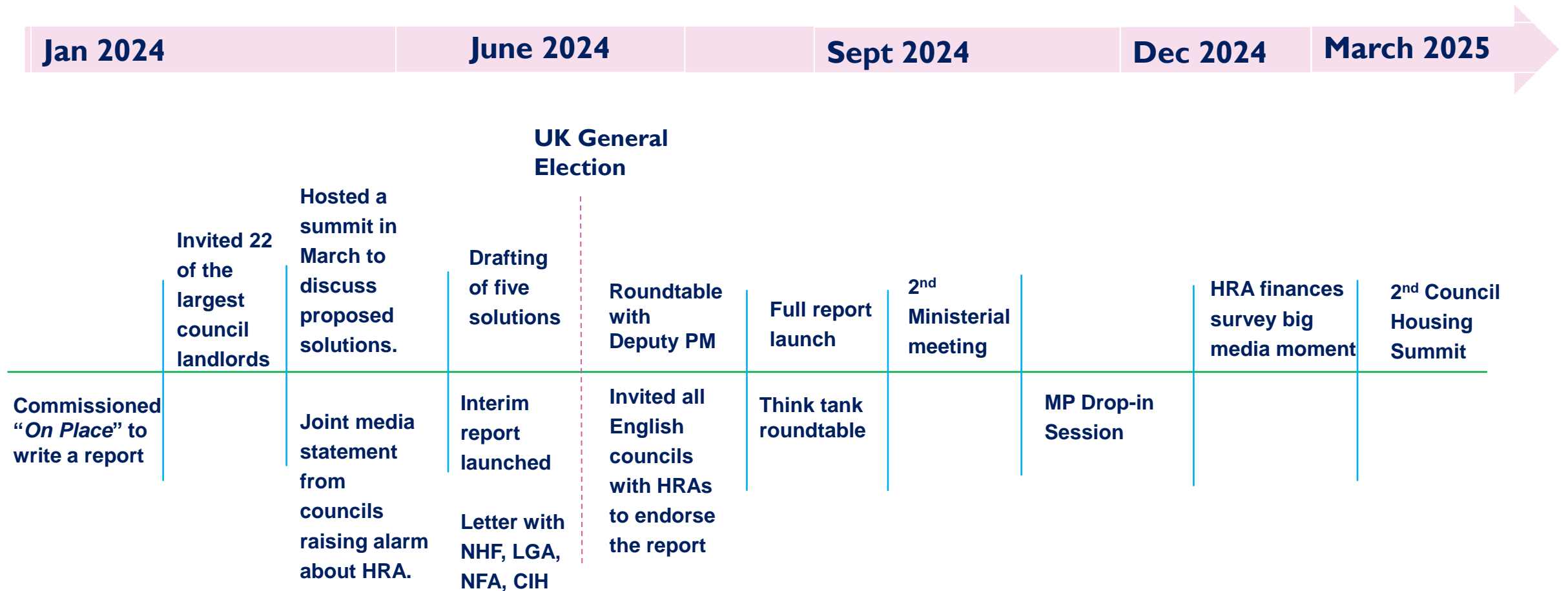
Interim report launched

Letter with NHF, LGA, NFA, CIH etc.

Invited all English councils with HRAs to endorse the report

2<sup>nd</sup> Ministerial meeting

# OUR JOURNEY SO FAR...



## PROGRESS SO FAR

- ✓ A new 5-year social rent settlement proposal.
- ✓ Significant reduction of Right to Buy discount
- ✓ (Further Right to Buy reforms in consultation)
- ✓ Allowing councils to keep 100% of Right to Buy receipts
- ✓ AHP grant increase £2.8 billion

**3.5 recommendations implemented. 19.5 to go!**

(Detailed breakdown in 'Report Recommendations Scorecard' on SharePoint)



# OUR CSR & LTHS PRIORITIES

- 1. A new, sustainable Housing Revenue Account agreement** – a reset to our broken council housing financing deal with government.
- 2. A Green & Decent Homes Programme** – a new, bold national programme for all social homes to reach one clear standard, backed by sufficient funding.
- 3. Funding for new council homes** – a sufficient and flexible capital funding programme that prioritises council homes.





# SUMMIT OVERVIEW

[HTTPS://LNKD.IN/EA35SHJS](https://lnkd.in/Ea35shjs)

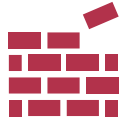


# SUMMIT PLEDGES



## **Include resident voices**

- Engage tenants and those with lived experience.
- Involve tenants in reports, findings, and recommendations—identify and amplify their key concerns.



## **Strengthen the coalition**

- Build more partnerships with other councils to grow the coalition and specifically help collectively raise standards and housing supply.
- Include civil society, Housing Associations and resident champions to create a united front for the campaign.



## **Sustain political pressure**

- Keep the council housing coalition active and visible.
- Lobby the Combined Authority Mayors, MPs, and engage local political leaders across parties.
- Work closely with MPs to secure ongoing support.



## **Share impact and build evidence**

- Showcase success stories and best practices from councils.
- Focus on developing and using robust data collection and an evidence base to support our advocacy.



## **Convene a summit in 2026?**

- Use the next summit as a focal point to consolidate efforts, share progress, and drive future action

# THE CASE FOR A GREEN AND DECENT HOMES PROGRAMME

## Why it's needed:

- Urgency to tackle the intersecting crises of housing quality and homelessness.
- Council housing is at breaking point—rising costs, falling income, and unfunded regulations.
- Poor-quality homes worsen health, increase NHS/social care costs, and undermine climate goals.
- Current funding to raise standards and modernise existing council homes is fragmented, short-term, and inadequate.
- Further regulations and policy incoming from central government.
- Time to build on the lessons learned from the Decent Homes Programme and introduce a better standard

## The benefits for a Green and Decent homes programme:

- Improve the health and lives of residents
- Save at least £4bn/year in health and care costs
- Accelerate progress toward net zero
- Protect and increase social housing stock
- Create green jobs and skills
- Deliver better value for public money

# Green and Decent Homes: Our Proposal

The Green and Decent Homes Programme proposal sets out a bold set of core principles that should form the foundation of a national programme to upgrade all social homes to a single, integrated standard—covering safety, energy efficiency, decency, and climate resilience.

A vision to improve the lives, social, health and economic outcomes of council and social housing residents and strengthen the communities they live in.

There was unanimous backing of the core principles from summit workshop attendees.

**The Proposal:**  
A fully funded, long-term national programme to:

Retrofit and modernise existing homes

Set a clear, outcome-focused standard for all social housing

Back councils with flexible, multi-year capital funding

Link housing to health, climate, and economic recovery

Build skills and workforce capacity to deliver at scale

## **Summit workshop feedback:**

- Tenants, residents and local communities in programme design & delivery
- Local delivery procurement partnerships with social housing providers
- Supply chain and market activity, job creation and local economic growth
- Stock viability and ability to regenerate – climate & economic case-making
- Role of academia to measure impacts of retrofit on tenants and residents

# THE KEY PRINCIPLES OF OUR GREEN AND DECENT HOMES PROGRAMME PROPOSAL

## 10 Principles for Green and Decent Homes

1. One single integrated standard
2. A progressive and ambitious benchmark
3. Regularly updated to reflect innovation and best practice
4. Strategic investment by landlords focused on clear outcomes
5. Funding allocated based on need
6. Long-term, multi-year capital funding commitment
7. Transparent, outcomes-based reporting
8. Flexibility for landlords – no arbitrary restrictions
9. Realistic delivery timelines
10. Investment in replacement homes as part of the standard

# FUTURE INFLUENCING PLANS



Further engagement with the Minister for Housing & Planning



Influencing the upcoming Comprehensive Spending Review and long-term housing strategy



Launching our *Green and Decent Homes* proposal setting standards for quality housing that our residents need



Hosting and participating in upcoming housing summits and conferences to drive action



Providing expert evidence to the HCLG Committee



Expanding our network of partner councils and allies

## Key moments influencing moment in 2025

Launch of Green and Decent Homes Proposal on 15<sup>th</sup> May in House of Lords

Conference Season, September

Comprehensive Spending Review and Long-Term Housing Strategy

Autumn Statement, October