



My future home: the challenges for future housing provision

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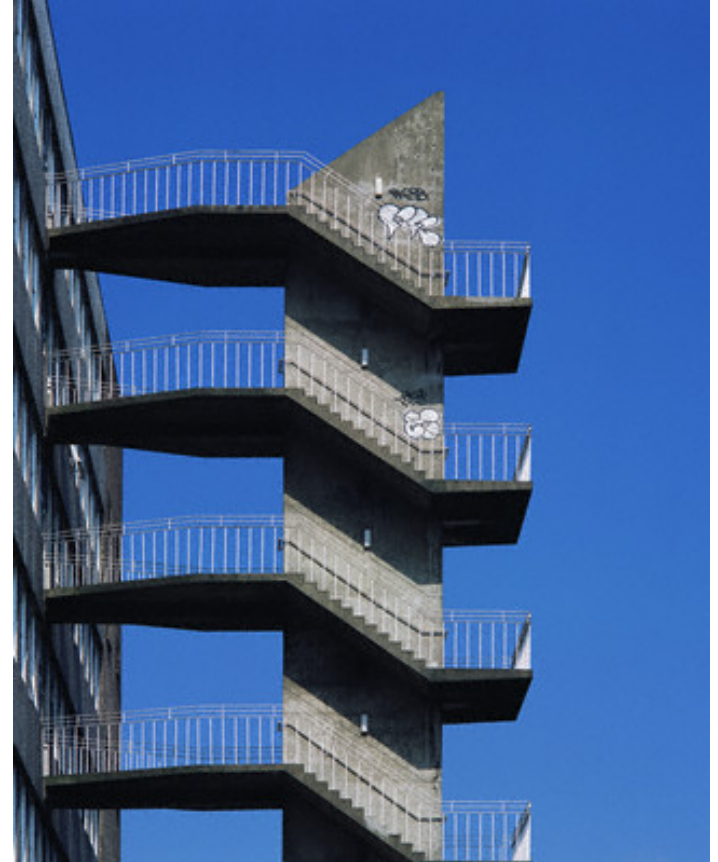
What is a home?

Shelter

- **Who** we live with
Refuge or prison?
- **Where** it is
Decent neighbourhood
or vile estate?
- **What** it is like
Secure or temporary?
Warm, safe, well maintained or
dangerous and uncomfortable?

It is also

- an investment?
- a status symbol?
- an extension of who we are?



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Future of housing

- Too few homes
- Not affordable homes
- Changing demographics
 - family breakdown, longer lives, single households, immigration
- We therefore need
 - More homes
 - Cheaper homes
 - More variety: tenure price and type
 - Flexible tenure
 - Mobility between homes



Low cost home ownership

- Notting Hill invented “shared ownership”
- First time buyers start at low cost
- Uses less grant
- Very popular
- For people who don’t qualify for social housing
- It’s intermediate housing



Looking forward- grow the middle

- Lower cost private rented
- Shared housing
- Homesteading/ self build
- Intermediate rent
- Secure market rent
- Rent to buy
- Micro-share
- Right to part-buy



UK debate on security of tenure

- Tenants' needs change throughout their lifetime
- Grown up families leave large, empty nests
- Implies young people will never become self sufficient
- Many tenants could consider ownership or private sector rental



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