

Heaven or Hell? Navigating the Pre-Election Political Landscape

Build to Rent Forum



Ian Fletcher

Director of Property (Real Estate)

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Which one are you?



1/2 FULL?



1/2 EMPTY?

Agenda



1. Current policy challenges
2. The political scene
3. Rent controls – where next?
4. BPF engagement

Current policy challenges



- Housing numbers
- Other planning changes and lack of resource
- Nutrient neutrality
- Building safety regulation
- Second staircases
- Selective licensing

And against the current economic outlook

Renters' Reform Bill

- Section 21 goes – indefinite tenancies - court – improved grounds
- Court reform
- PRS Ombudsman
- A portal (register)
- Various other measures – pets, decent homes standard.....

BPF priorities

- Purpose-Built Student Accommodation (PBSA) remains on fixed term tenancies
- Deliver on court reform
- Minimum tenancy length

King's Speech – 7th Nov

Planning for housing



Sunak to scrap housebuilding targets after pressure from Tory MPs

PM caves in as up to 100 Tory MPs threaten to rebel, leading Labour to accuse him of putting party before country



Keir Starmer said the Tories had left the economy in 'second gear' by failing to sort out planning rules (Image: PA)

NEWS

POLITICS

FOOTBALL

CELEBS

TV

ROYALS

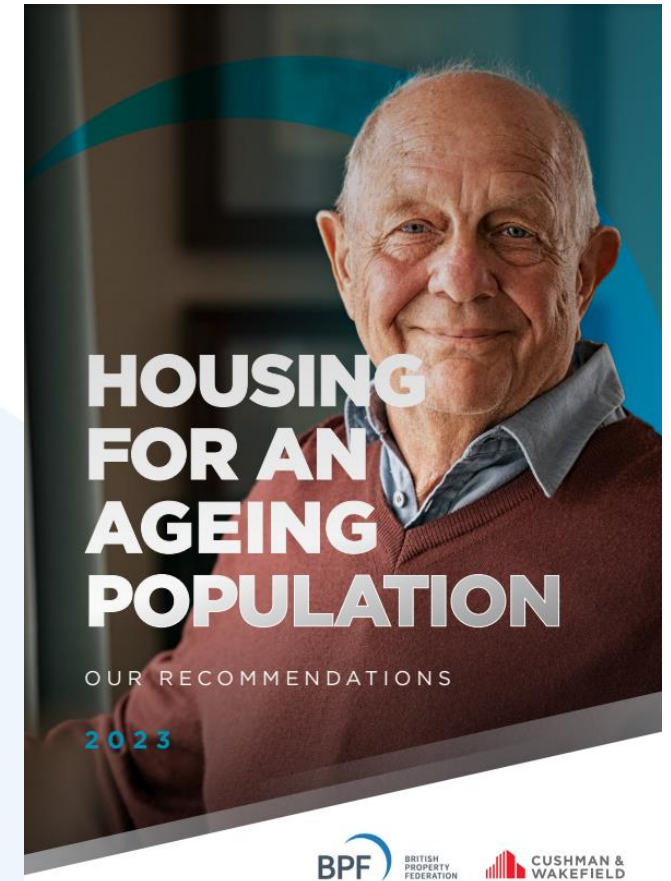
MONEY

Keir Starmer vows to back 'builders not blockers' with planning rules shake-up

The Labour leader will attempt to capitalise on Tory failures over the housing crisis after Rishi Sunak bowed to pressure from his own MPs to scrap house-building targets last year

Older peoples' housing

- There are **12.9 million people over 65** in the UK, this is expected to increase to **16.9 million by 2040**;
- **24.1%** of the total UK population will be over 65 in 2040;
- **87%** of seniors housing stock in the UK was built pre-2021 and only **13% built post 2010**;
- At the end of 2022 there were **602,633 seniors housing units** for older people in the UK;
- If the UK can deliver **50,000 senior housing units per annum**, **628,000 standard homes** could be released back into the housing market;



Affordable Housing



Annual Capital Funding

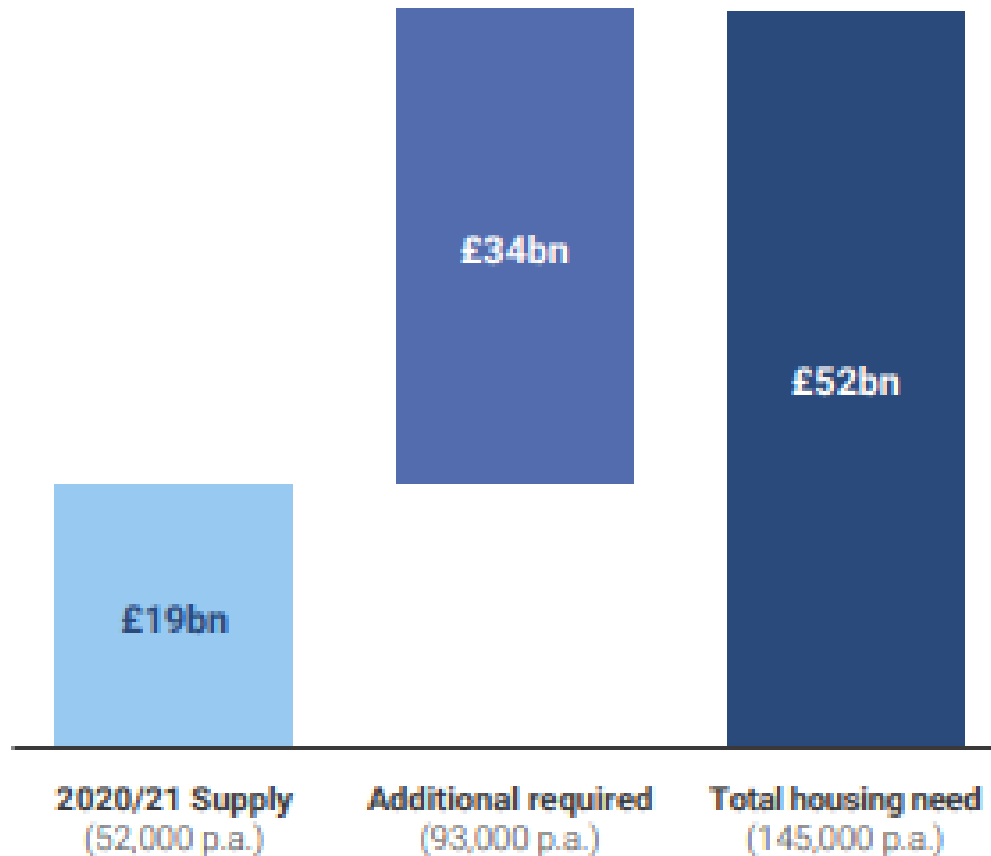


Table 1000, DLUHC, 2021



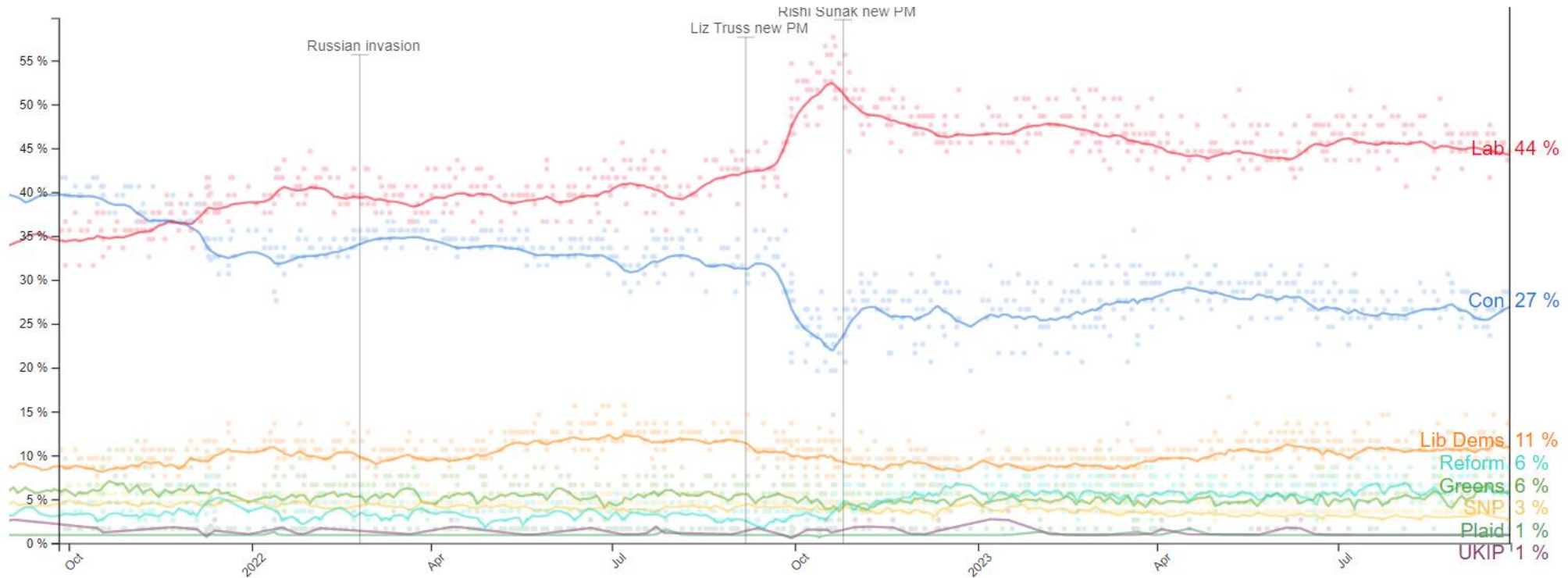
**Delivering a
Step Change
in Affordable
Housing
Supply**



March 2022



Poll of Polls - voting intentions



 **Labour Party**
Labour Party
Leadership: Keir Starmer

 **Reform UK**
Brexit Party (relaunched as Reform UK in 2021)
Leadership: Richard Tice

 **Conservative and Unionist Party**
Conservative and Unionist Party
Leadership: Rishi Sunak

 **The Green Party of England and Wales**
The Green Party of England and Wales
Leadership: (England/Wales) Carla Denyer & Adrian Ramsay

 **Liberal Democrats**
Liberal Democrats
Leadership: Ed Davey

 **Scottish National Party**
Scottish National Party
Leadership: Humza Yousaf

Election odds



Next UK General Election Most Seats

Labour	1/6	Conservative	24/5
		Liberal Democrat	250/1

Government after the Next General Election

Labour Majority	1/2	Labour Minority	7/2
Labour - Lib Dem Coalition	7/1	Conservative Minority	8/1

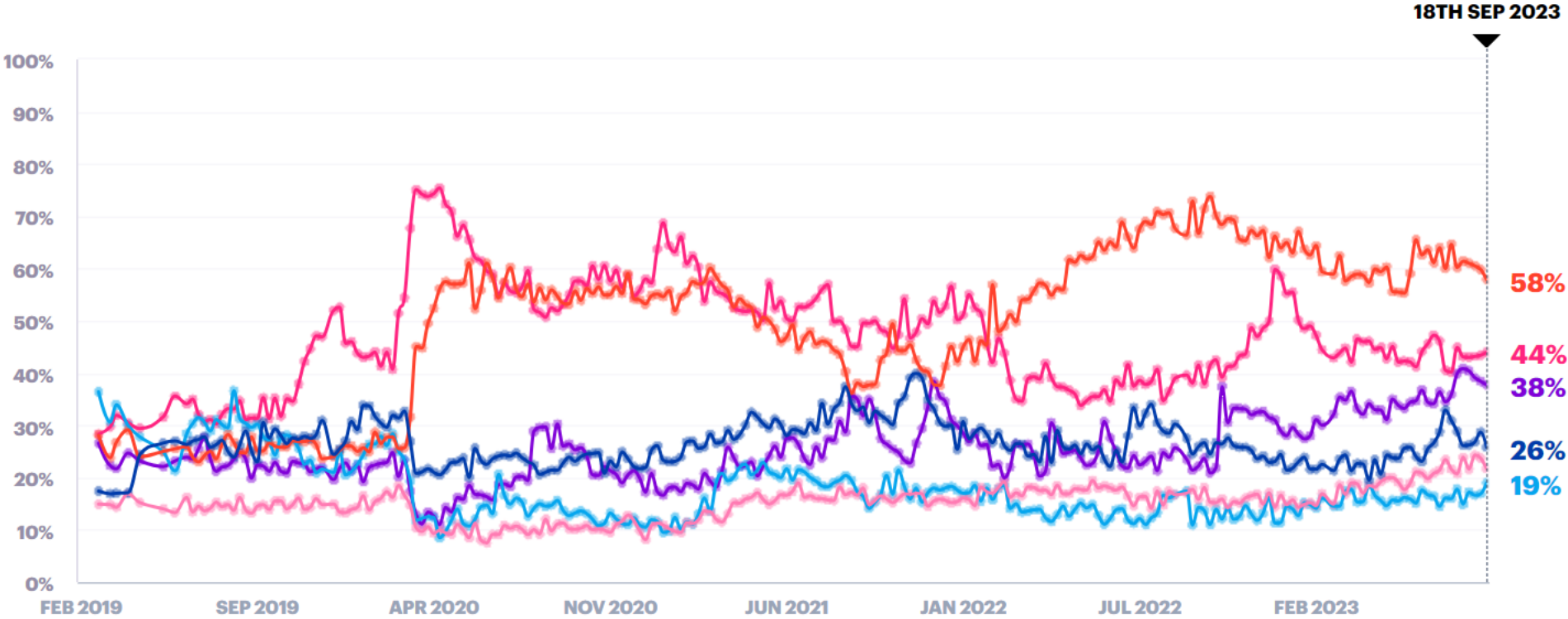
Overall Majority

Labour Majority	1/2	No Overall Majority	11/4
Conservative Majority	9/1	Liberal Democrat Majority	1000/1

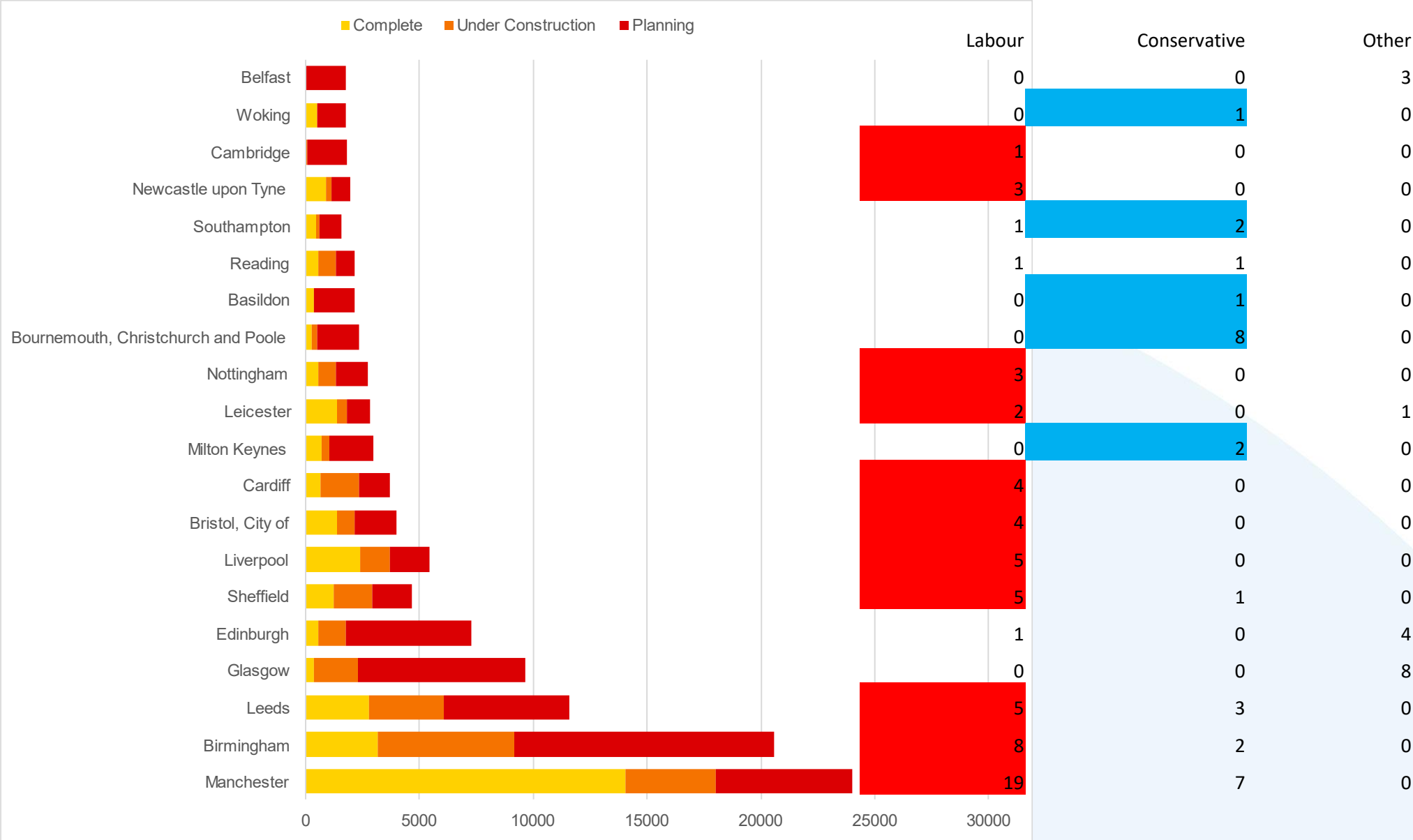
The most important issues facing the country (Yougov)



- Health
- Immigration & Asylum
- Crime
- The economy
- Tax
- Pensions
- Education
- Family life & childcare
- Housing
- The environment
- Britain leaving the EU
- Transport
- Welfare benefits
- Defence and security
- None of these
- Don't know
- Afghanistan
- Defence and Terrorism
- Don't know / None of these



BTR Politics – Top 20 cities excl London (Savills), and parties of MPs



2024 – a political year



	Previous mayor	
East Midlands		<i>New position</i>
Greater Manchester		Andy Burnham (Labour Co-op)
Liverpool City Region		Steve Rotheram (Lab)
London		Sadiq Khan
North East		<i>New position</i>
North Yorkshire		<i>New position</i>
Tees Valley		Ben Houchen (Con)
West Midlands		Andy Street (Con)
West Yorkshire		Tracy Brabin (Labour Co-op)

- Meet their manifesto commitment to build 1 million homes over this Parliament.
- Target housing growth in urban brownfield areas.
- New measures to unblock the planning system.
- Build more homes in places where there is local consent.

All three parties are committed to renters' reform.



- The Labour Party have committed to introducing mandatory housebuilding targets for local authorities, as well as updating planning laws to help local authorities have greater autonomy in what is built where.
- Sir Keir Starmer has set a target of 70% home ownership and the Party has also committed to restoring social housing to the second largest form of tenure.
- A focus on planning resource, and strategic planning.

All three parties are committed to renters' reform.

Where next?

Property sector + Add to myFT

Labour set to reject Sadiq Khan's demand for London rent controls

Sir Keir Starmer is not exploring rent freeze or devolving powers in spite of soaring prices in capital



London rents on newly let properties rose 17.2 per cent in the year to April © Peter Summers/Getty Images



(Under discussion last week):

- 150,000 per year target delivery of Affordable and Social Homes by the end of the Parliament including binding delivery targets on all local authorities. But a national target of 380,000 homes per annum remains.
- A “fairer land market” by reforming the Land Compensation Act and extending the Commercial Landowner Levy to land which has planning permission.
- Higher minimum building standards and Modern Methods of Construction to improve environmental performance.
- Locally designed and implemented “Environmental Improvement Areas”.

All three parties are committed to renters’ reform.

Engagement with Politicians

- Critical year to 18 months
- Present at three main party conferences
- Have employed a Public Affairs agency - Inhouse
- Seeking to feed into manifesto input - housing, planning, regeneration, affordable housing, business rates.
- Recent meetings with Michael Gove MP, Rachel Maclean MP, various backbenchers
- Lisa Nandy MP and her SPAD, Alex Norris MP, James Murray MP. Meeting set up with Angela Rayner MP



Reasons to be optimistic



1. Difference, means housing is a battleground
2. Time – Not trying to squeeze five years into two
3. Lack of public sector capital – greater reliance on private capital
4. Planning policy and resource – More allies, and resource constraints recognised
5. One of the most innovative parts of the sector



Thank you

ifletcher@bpf.org.uk

www.bpf.org.uk

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