

East of England Housing Crisis

ACT NOW BEFORE IT GETS WORSE

A plea for housing - medium
and long term



East of England
Local Government Association

Eastlight
Community Homes



East of England
All Party Parliamentary Group

THE IMPACT

The East of England faces a housing crisis, severely impacting residents and communities due to housing undersupply. Current plans fall short of addressing the backlog and future housing demand. This crisis also strains the region's infrastructure and economy, highlighting the need for more effective housing solutions to support sustainable growth and community well-being.

INSUFFICIENT HOMES TO MEET EITHER THE BACKLOG OR FUTURE DEMAND

- The East of England faces a housing crisis. The supply of homes, particularly affordable ones, has not met demand.
- The number of homes for social rent built per year in the East of England fell by 79% between 2007/08 and 2022/23, from 4,329 to 906.
- In 1988 SME housebuilders contributed to 40% of all homes, however by 2020 this fell to 10%.
- Overcrowding is leading to physical and mental health issues.



THE IMPACT ON OUR ECONOMY

- Poor housing growth limits economic prosperity.
- Building new social homes supports economic activity among businesses and organisations involved in the construction and their wider supply chain.
- The National Housing Federation predicts that £1.3bn could be added to the East of England economy, and 18,161 new jobs could be made, if 11,000 new social homes were built in the region.



THE IMPACT ON OUR INFRASTRUCTURE

- If we want to build neighbourhoods people want to live in, they need to be supported by amenities and infrastructure.
- However, within the region there are infrastructure challenges relating to transport, digital, energy and water management, as well as climate change.
- By 2040, East Anglia is expected to have an average daily rainfall of 2.14mm and temperatures of 11.4 degrees, both drier and hotter than the national averages of 2.85mm and 11 degrees.
- Despite facing drought, the East of England also struggles with flooding, with one fifth of the region below sea level and 1.2% of properties at high flood risk, surpassing the national average.



WE URGE GOVERNMENT TO:

1

Provide funding for local authorities and partners to be innovative in the acquisition and development of land for affordable housing.

2

Provide a multi-year and continuous settlement for the provision of social rent, so Registered Providers can plan and invest with certainty.

3

Reform the Infrastructure Levy to ensure it does not compete with affordable housing funding, maintaining a dedicated stream for local housing needs.

4

Invest in key infrastructure, adapt and mitigate against climate change and support better skills, health and housing.

THE IMPACT OUR “ASKS” COULD HAVE ON THE EAST OF ENGLAND

1. A supply of homes that meet identified local housing need by creating a churn in existing homes and by providing new homes.
2. Provide a sustainable supply of homes which support local people to remain in their communities and support the region's economy.
3. Ensure a sustainable housing supply that enables local residents to stay in their communities and bolsters the local economy.
4. With stronger infrastructure we will not only achieve higher, sustainable and inclusive growth - and drive forward productivity nationally - but also support the UK's goals around innovation, technology, net zero and food security.

The East of England's housing crisis in numbers

Nearly 90,000 households in the region were overcrowded according to the 2021 census.



40% of those in overcrowded accommodation say that it's causing them stress.

Aggregate impacts of building 11,000 new social homes per year in the region (National Housing Federation)

Gross Value Added
£3,106m

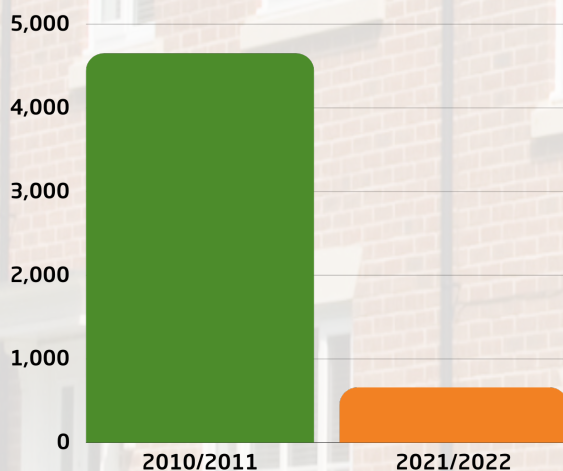


Employment
42,063 jobs



Employee Compensation
£1,481m

Social Homes Built



28,000
open market homes were built in the region last year,

39%
below the requirement of 46,100 per year.



35,000
homes are needed in the East of England per year.
(BuildEast)



The **Housing Ombudsman**, the **Chartered Institute for Housing** and the **National Housing Federation** are all calling for a long-term housing strategy or a Royal Commission in Social Housing.



Without action, Bedfordshire, Cambridgeshire, Essex, Norfolk and Suffolk will face 800 million litres per day in water shortages by 2050, a third of current usage.



Scan to read our latest report, **Opening the Door: Good Quality, Available and Affordable Housing in the East of England.**