



**Kelley Green**  
for  
**North East Hertfordshire**



## **PRESS RELEASE**

**North East Hertfordshire Constituency Labour Party**  
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### **LABOUR WILL DEAL WITH THE HOUSING CRISIS**

**Nearly 2000 people are waiting for a council home in North Hertfordshire and over 2000 in East Hertfordshire - but not a single socially rented home was built in either District last year. Labour pledges a "housing revolution" with the biggest council house building programme for decades.**

Both districts were Tory controlled last year, but you have now elected a new joint administration in North Herts, with a Labour and Co-operative leader of the council. However, unless the cuts to council funding are reversed by a new Labour government, even this new administration will not be able to deal with this dire lack of social housing provision.

Labour's manifesto includes new plans for the biggest council and social housing programme in decades to transform the lives of millions of people struggling to afford a decent home because of the housing crisis.

The new plans will be paid for with funding from Labour's Social Transformation Fund. Half of Labour's Social Transformation Fund - around £75bn over five years - will be allocated to housing.

Unlike the privately built homes going up all over the constituency, these homes will be built to cutting edge design and green standards, with Labour citing the new, award winning Goldsmith Street council development in Labour-led Norwich as an example of what Labour's modern council housing could look like.

Labour's plans will mean:

- scaling up council house building so that we are building 100,000 council homes a year by the end of the parliament – 35 times as many as now.
- building at least 50,000 additional genuinely affordable homes a year through Housing Associations by the end of the parliament.
- at least 150,000 new council and social homes a year within five years, delivering the biggest council housebuilding programme since the years immediately after the Second World War, and the biggest overall affordable housebuilding programme since the 1960s.

Despite more than a million households in the whole country being stuck on council waiting lists, affordable housing was one of the first and deepest cuts the Conservatives made after 2010, and Government figures show that last year the number of Government-funded affordable homes for social rent built fell by 90%, to fewer than 1,000, while Government figures suggest fewer than 3,000 council homes were built.

Last week, the Office for National Statistics (ONS) said that over the last two decades, there has been a 46% increase in the number of young people aged 20-34 living with their parents.

The scale of Labour's building programme will mean that homes will be available in every area for families, trapped younger renters, and older people in sub-standard homes.

As part of the new programme, Labour will scrap the Conservatives' bogus definition of 'affordable' housing. It will replace it with a new Labour criterion for social rent - which works out at around half the level of market rents - alongside a new living rent set at a third of average local incomes, as well as homes for low-cost ownership, with mortgages linked to one-third of local incomes.

**Jeremy Corbyn, Leader of the Labour Party**, said:

"Housing should be for the many, not a speculation opportunity for dodgy landlords and the wealthy few.

"I am determined to create a society where working class communities and young people have access to affordable, good quality council and social homes."

**Kelley Green, Labour's parliamentary candidate for North East Hertfordshire**, said:

"The cost of homes in North East Hertfordshire is greatly affected by its proximity to London and many of the new privately built homes will attract more London commuters.

"The effect has been that young local people are priced out of continuing to live where they have been brought up. The housing list figures, bad as they are, under-estimate the problem, because these young people often do not register for housing, but just move away. So I very much welcome the drive to build homes so that they can stay.

"Just as important is that these homes will be built to a very high standard. At one time people were proud to live in council houses. We can restore that pride."

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More information: Kelley Green 07519 269626

#### **Notes to editors**

- The attached picture shows Kelley in Letchworth with Cllr Martin Stears-Handscomb, (Labour and Co-operative, Hitchin Oughton), leader of North Herts District Council.
- Labour's new homes will be built to cutting edge design and green standards, as seen with the award-winning Goldsmith Street council housing development in Labour-led Norwich, which won the Royal Institute of British Architects' prestigious Stirling Prize: <https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-stirling-prize>.
- Labour's plans are for the biggest overall affordable housebuilding programme since the 1960s. The last time that England built more than 150,000 council and housing association homes together was 1967. It will be the biggest increase in council housebuilding under any party in Government since the years after the Second World War when Clement Attlee's 1945-51 Labour Government got Britain building again. [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/835896/LiveTable244.xlsx](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/835896/LiveTable244.xlsx).

Labour would scrap the Government's definition of 'affordable' which can be set at up to 80% of market rents, and pledge a new definition, which all homes would have to meet to qualify for funding:

- social rent homes, with rents set by an established national formula at around half the cost of market rents
- living rent homes, with rents linked to a third of average local incomes
- low-cost ownership, including discount homes for sale, where mortgage costs are linked to a third of average local incomes
- The programme will be paid for with funding from Labour's Social Transformation Fund. Half of Labour's Social Transformation Fund - around £75bn over five years - will be allocated to housing.

- Despite the scale of the crisis and the need for more low-cost homes, the Conservatives have slashed funding for low-cost homes. The National Housing Federation say: “Last year the Government spent £1.27bn on affordable housing, making housing one of the smallest government budgets, down 70% on 2010 levels.” <https://www.housing.org.uk/press/press-releases/128bn-needed-every-year-to-end-the-housing-crisis/>.
- The number of Government-funded homes for social rent fell to fewer than 1,000 last year: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/809387/Live\\_Table\\_1012.xlsx](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/809387/Live_Table_1012.xlsx).
- More than a million households are stuck waiting for affordable housing on council waiting lists: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/773079/Local Authority Housing Statistics England year ending March 2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/773079/Local_Authority_Housing_Statistics_England_year_ending_March_2018.pdf)
- Record numbers of young adults in UK living with parents <https://www.theguardian.com/uk-news/2019/nov/15/record-numbers-of-young-adults-in-uk-living-with-parents>

Labour’s bold plan for housing is exactly what experts say is needed to fix the country’s housing crisis:

- The major housing industry bodies, the Chartered Institute for Housing and the National Housing Federation say 145,000 affordable homes a year are needed [http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/British\\_public\\_tells\\_new\\_government\\_dont\\_stop\\_talking\\_about\\_the\\_housing\\_crisis](http://www.cih.org/news-article/display/vpathDCR/templatedata/cih/news-article/data/British_public_tells_new_government_dont_stop_talking_about_the_housing_crisis)
- The housing charity Shelter’s expert housing commission concluded that the country needed to be building an average of 155,000 social homes a year over the next 20 years [https://england.shelter.org.uk/\\_data/assets/pdf\\_file/0005/1642613/Shelter UK - A vision for social housing full interactive report.pdf](https://england.shelter.org.uk/_data/assets/pdf_file/0005/1642613/Shelter_UK_-_A_vision_for_social_housing_full_interactive_report.pdf)

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