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## Housing: Facts and stats

### Facts:

#### **Fact no. 1: There is a serious lack of move-on housing options for people in temporary accommodation**

- For young people facing life on the street or spent moving from sofa to sofa, a place in supported accommodation is a valuable lifeline and chance to get themselves back on track, however for many, this move can end in frustration as growing housing pressures leave them trapped and unable to return to independent living
- 4 in 5 (81%) of supported accommodation residents surveyed confessed to worrying about being able to find somewhere to live when they are ready to move on
- Over half (56%) of residents feeling ready to move on but unable to do so
- One in five (20%) left waiting for over six months
- People's inability to find housing to move into when they are ready to leave supported accommodation also limits opportunities for those who are newly homeless and need somewhere to stay
- 9 out of 10 YMCAs have had to turn away individuals in need of accommodation in the past year due to lack of capacity

#### **Fact no. 2: The lack of affordable housing options prevent people in temporary accommodation from moving on**

- Over two thirds (70%) of supported accommodation residents felt it was this lack of available housing that was very likely or likely to prevent them from being able to move on
- Many of those currently living in supported accommodation are also being increasingly priced-out of moving on into the private rented sector
- Nearly all residents (99%) said affordability was important when they were looking for somewhere to move on to, and this was closely followed by the length of time they were able to stay in a property (96%) and its condition (93%)
- Nearly three quarters (72%) of residents felt the cost of rent was very likely or likely to prevent them from moving on from supported accommodation and this cost is proving an increasing challenge.

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### **Fact 3: There are too few new houses being built in England**

- Despite having needed between 240,000 and 245,000 new homes each year to meet the increasing demand, the number of new homes completed has not reached this level in England since 1989.

### **Fact no. 4: Most people in supported housing are unable to save up to a deposit**

- Being able to afford a deposit was identified by residents surveyed as being the most significant barrier they face when they are ready and looking to move on from supported accommodation.
- Over three quarters (78%) of those surveyed suggested that not being able to afford a deposit was very likely or likely to prevent them finding somewhere to move on to.
- The challenge of saving while in supported accommodation is demonstrated by less than a third (30%) of those questioned saying they had been able to save any money during their stay.

(Source: Delayed until further notice, YMCA England report, 2015).

### **Stats:**

#### Housing in England:

- We need 4 million new homes in England – 250,000 per annum<sup>i</sup>.
- Since the 1990s, when council house building tailed off, we have been building circa 150-175,000 per annum.
- The maximum we built - 460,000 houses - was in 1976.
- In 2013, following the credit crunch, we built only 110,000 homes in England and the last time we built so few was in 1922<sup>ii</sup>.

#### Cost of rent:

- Private rented households are paying an average of 40% of their gross incomes on their rent, which is double the average among households with mortgages (Source: Shelter).
- Two thirds (66%) of private renters in England are not saving anything towards a deposit<sup>1</sup> This has increased from 53% two years ago
- Of those renters in England who are planning to buy their own home, more than a third (35%) think it will take them over a decade to save enough for a deposit

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- The lack of affordable housing to buy or rent is by far the main reason that people aged 20 – 34 and in work give for living at home with their parents
  - Among this group 67% said housing affordability was a factor in their living arrangements, and nearly half (48%) said it was the one main factor.

(Source: Census 2011, Crown copyright, commissioned table. Full report [here.](#))

Households in temporary accommodation in England:

- In England, more than 59,000 homeless households were living in temporary accommodation at the end of June 2014.
- In England, the number of homeless households living in temporary accommodation has increased by 16% in two years. (Q2 2014, compared to Q2 2012).

(Source: DCLG Homelessness Statistics, table 775)

(Sources: YMCA England: Delayed until further notice, report 2015;

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<sup>i</sup> Government projections indicate increase of 2.2 million 2011 to 2021 (*Household Interim Projections 2011–2021, England*, DCLG Statistical Release, April 2013). Shelter suggest 250,000 per annum based on comparing this to other projections suggesting 280,000 or more (*Building the homes we need*, KPMG/Shelter, 2014).

<sup>ii</sup> KPMG/Shelter, as above.