

Briefing Paper

The Housing Green Paper - Homes for the Future: More Affordable, More Sustainable

August 2007

Introduction

On his appointment as Prime Minister, Gordon Brown gave a short speech in Downing Street in which he spoke mainly about his values, but made one reference to public services:

“As I have travelled around the country and as I have listened... I have heard the need for change: Change in our NHS; change in our schools; change with affordable housing.”

He later described affordable housing as:

“One of the great causes of our time.”

On his appointment as Leader of the Labour Party a few days before Gordon Brown set out his vision for the nation. This included a number of important references to public services. It appears that the three priorities of Education, Education, and Education have been replaced by the three priorities of Housing, Education, and Health. Gordon Brown said:

“Half a century ago, housing became a national priority and there was a promise of a property owning democracy, but then unfortunately it was just for the few. Now in 2007 housing will be a priority.

“The Housing Minister will attend cabinet and will lead the national debate on the homes we must build. And this time the promise of a property owning democracy must be open to all those wanting to get on the housing ladder for the first time.”

Gordon Brown also stated that local authorities would join housing associations and private developers as builders of new social housing. He has previously announced his intention to create more ‘eco-towns’ and ‘eco-villages’.

In his statement to the House of Commons in July 2007, Gordon Brown stated with regard to housing:

“Putting affordable housing within the reach not just of the few but the many is vital both to meeting individual aspirations and a better future for our country, so for housing and planning in the 2007-08 session there are three proposed bills.

“Let me tell the House the scale of the new opportunities for home buying and to rent that we are proposing. In two eras of the last century - the interwar years and the 1950s onwards - Britain made new housebuilding a national priority. Now through this decade and right up to 2020 I want us - in environmentally friendly ways using principally brownfield land and building eco towns and villages - to meet housing need by building over a quarter of a million more homes than previously planned, a total by 2020 of 3 million new homes for families across the country.

“So for England we will raise the annual housebuilding target for 2016 from 200,000 to 240,000 new homes a year.

“We propose a new Housing Bill which will support and encourage initiatives on the ground by local authorities and other authorities and to do this will bring together English Partnerships with the Housing Corporation to create a new homes agency charged with bringing surplus public land into housing use to deliver more social and affordable housing and support regeneration. This will include new partnerships with local authorities, health authorities and the private and voluntary sectors to build more housing made affordable by shared equity schemes and more social housing responsive to individual needs.

“The Planning Bill will implement the Eddington and Barker reports to speed up the development of the major infrastructure projects that Britain needs to facilitate economic and housing growth, and to speed up planning generally.

“The Planning Gain Supplement Bill - to ensure the public receive benefit from planning gain - is provisional because if prior to the Pre-Budget Report a better way is identified of ensuring local communities receive significantly more of the benefit planning gain to invest in necessary infrastructure including transport - and it is demonstrated that these are a better alternative - the Government will be prepared to defer next session's legislation.

“To move housing supply forward, English Partnerships is negotiating a new deal with the Ministry of Defence to acquire at least six major redundant sites to build over 7000 new homes. Similar discussions are being undertaken with the Department for Transport, the Highways Agency and the British Railways Board Residuary Body. And the Department for Health is undertaking an urgent review of surplus land owned by NHS organisations and trusts to explore opportunities for its transfer and development to provide additional homes.

“So I can announce that in total over 550 sites owned by central government are now being examined for housing development with the potential for up to 100,000 new homes.

“In addition we estimate another 60,000 homes can be built on brownfield land currently owned by local authorities.

“The Minister for Housing will publish further details next week in a green paper.”

Following this, 'Communities and Local Government' published the Housing Green Paper 'Homes for the Future: More Affordable, More Sustainable' on 23rd July 2007. In her ministerial foreword, Yvette Cooper MP, the Minister for Housing said that:

"This Housing Green Paper outlines our plans for delivering these homes. More homes – backed by more ambitious building targets, increased investment, and new ways of identifying and using land for development. More social housing – ensuring that a decent home at an affordable price is for the many, not the few. Building homes more quickly – by unblocking the planning system and releasing land for development. More affordable homes – by increasing the options for low cost home ownership and more long term and affordable mortgage products. And greener homes – with high environmental standards and flagship developments leading the way."

The Housing Green Paper has been welcomed as the most comprehensive review of housing policy since the 1970s, and covers the full range of housing issues faced in England:

- Progress and Challenges
- More Homes to meet Growing Demand
 - Delivering homes where they are needed
 - Delivery without needless delay – continuing planning reform
 - Public sector land use
 - Recycling homes and land
- How we can create Places and Homes that People want to live in
 - Infrastructure
 - Well designed Homes and Places
 - Greener Homes
- Making Housing More Affordable
 - More Social Housing
 - Helping first time buyers
 - Improving the way the mortgage market works
- Delivery: How we will make it happen
 - Skills and construction
 - Implementation: A shared endeavour

The Green paper describes the government's vision for housing as follows:

"We want everyone to have access to a decent home at a price they can afford, in a place where they want to live and work. Good quality, affordable housing enables stable and secure family lives: we are all healthier, happier and wealthier when we have decent homes close to schools, healthcare and transport links."

"But this is not just an issue for families. Good housing can improve our social, environmental and economic well-being. It helps create better communities that can attract investment and skilled workers. And getting the design right can also improve the environment and reduce our carbon footprint."

New Build

The Green Paper promises 'more homes to meet growing demand' as the number of households is growing at 223,000 a year while the housing stock is growing at only 185,000 a year.

The government proposes to deliver two million new homes by 2016 and three million new homes by 2020. This projection is based on house construction rising to 240,000 a year by 2016 and then being sustained at that level. The two million new homes that will be delivered by 2016 will include:

- 1.6million homes that are already in regional spatial strategies including 650,000 homes in growth areas
- Between 150,000 and 200,000 additional homes in the new round of regional spatial strategies
- 100,000 extra homes in the 45 towns and cities in the 29 growth points
- 50,000 new homes in additional growth points
- 25,000 to 100,000 new homes in the five new eco-towns
- 60% of new homes are to be built on 'brownfield' sites and 40% on 'greenfield' sites
- 100,000 new homes to be built on surplus central government land and 60,000 homes on surplus local government land

The Green Paper commits the government to providing £3billion more for housing during the period of the next comprehensive spending review than was provided during the current review period. This brings total funding to £8billion that the government calculates will be sufficient to meet its increased target for new house building.

The Green Paper proposes to unlock more land for development. This will be done through reviewing all spatial strategies by 2011. Alternatives are suggested to the proposed Planning Gain Supplement including a new Housing and Planning Delivery Grant. This system will be used to give financial rewards to local authorities with a good planning record in identifying a supply of sites for at least a five year period as part of their fifteen year planning policy statements. Councils that fail to do this will not only fail to receive the Housing and Planning Delivery Grant but will also face planning inspectors with powers to overturn any refusals of planning permission that have been made. There are fears that this approach could disadvantage urban authorities with limited potential to identify sites. There are also concerns that insufficient funding is available for the infrastructure that will be required to support the planned additional homes.

The government has raised its target to 200,000 new homes to be delivered on surplus public sector land by 2016. This compares with the previous target of 130,000 included in the pre-budget report. The target of using 'brownfield' land for 60% of new development remains. It is proposed that the new Homes Agency will work with local authorities on the use of local authority and disused land to lever in private investment.

Campaigners are concerned that the pressure on local authorities to allocate land in advance may force them to move from the 'opportunistic' use of 'brownfield' sites when they become available to the use of more 'greenfield' sites.

The Green Paper proposes increased standards of design which developing housing associations see as having the potential to increase development costs.

While the plans for increased housing construction have been widely welcomed, the level of construction is not high by historic standards. In the 1950s Harold Macmillan, first as Housing Minister and then as Prime Minister, presided over the building of 300,000 new homes a year and this high level of building was continued in the 1960s by Harold Wilson's government. However, the Green Paper proposes a larger programme, especially of affordable housing, than has been seen in England since 1979.

The Green Paper says little about the private rented sector. Ideas for tax incentives for private landlords to offer accommodation to vulnerable households have not found favour with the government.

Better Homes

In addition to building more homes, the government wishes to ensure that better homes are built. This means building homes to high standards, both in terms of design and environmental impact and homes that are part of mixed communities with good local facilities.

The government plans to continue funding new infrastructure in growth areas, including the use of the £300million Community Infrastructure Fund, with the announcement of future levels of funding being included in the 2007 comprehensive spending review. Infrastructure is anticipated to arise from planning gain with the government prepared to consider alternatives to the planning gain supplement that is proposed in the Planning Gain Supplement Bill. The government also wants all new homes to be zero carbon by 2016.

Affordable Homes

The Green Paper states that house prices have doubled in real terms over the last ten years and that the average house now costs over £210,000 – over eight times the average salary. The Green Paper states:

“While we have focused on improving the quality of social housing since 1997, we now need to develop more affordable homes both to rent and to buy, including increasing provision of family housing. Local authorities will have new opportunities to build and manage new houses as well as Housing Associations and the private sector.”

It is intended that a significant proportion of the new homes that will be built will be affordable homes. To achieve this, the government plans to allocate £8billion to affordable housing from 2008 to 2011 compared with £5billion for the previous three years. It is calculated that this will deliver at least 180,000 new affordable homes over the next three years and more than 70,000 affordable homes a year by 2010/11 with an ambition to increase this further in the next spending review.

It is intended that, of these 70,000 homes, 45,000 will be for rent and 25,000 will be shared ownership or shared equity homes.

The Green Paper sets out proposals for 'Local Housing Companies' that local councils can establish (in partnership with the new Homes Agency) in particular to deliver shared ownership homes and homes for first time buyers built on local council land. The government believes that these have the potential to deliver tens of thousands of shared ownership homes over the next five years. The government also wishes to use public owned land to deliver additional shared ownership homes without grant.

Market Renewal

The Green Paper identifies a number of 'growth points' many of which are in the North and the Midlands. This raises the question of whether the Housing Market Renewal Pathfinders will continue and what level of funding they will receive. It is expected that the pathfinders will have to re-focus their work on providing new supply with renewal work focused on areas with 'deep seated structural problems'. The government considers that the new challenge for the pathfinders is to 'balance growth alongside regeneration (as) the larger cities are now experiencing significant market uplift'.

While progress has been made by the pathfinders and property values have increased in many areas, it is considered that problems associated with low demand and over supply still persist in some areas.

Home Ownership

The Green Paper proposes helping more people into home ownership. The government wishes to facilitate long-term low-interest mortgages and securitised mortgages for high-risk borrowers. Shared ownership is seen as important. Methods to achieve this include extending the options available to first time buyers by offering them a 17.5% government equity loan for use with any mortgage. However, the Green Paper stops short of re-introducing the Open Market Homebuy scheme that offered people a 25% government loan with the freedom to 'shop around' for a lender for the remaining 75%.

The Green Paper envisages Local Housing Companies delivering tens of thousands of shared ownership homes over the next five years. These will act as 'master developers' sponsored by local authorities that will provide development land with public and private partners assisting with delivery. However, it is not clear what level of financial support the government will provide. Fourteen such companies already exist. An example is in Leeds where it is known as the 'Strategic Affordable Housing Partnership' and involves the Housing Corporation, English Partnerships, Communities & Local Government and private developers as well as the City Council. The partnership builds new homes and brings previously private rented homes back into use.

The Green Paper proposes to discourage developers from delaying development by shortening the time that they are allowed between the granting of planning permission and the start of development.

Local Government

The Green Paper is clearly linked to the 2006 White Paper on Local Government that proposes an important role for local government in 'place shaping' based on the conclusions of the Lyons enquiry. The Green Paper states:

"Local authorities have a critical role to play in achieving a major increase in new homes and their strategic housing role is at the heart of achieving our ambitions for housing supply. We want to see local authorities step up to play a stronger role in addressing the housing needs of all their residents, as part of their strategic housing role."

One of the aspects of the Green Paper that has attracted most comment has been the proposal to give local authorities an enhanced role in housing including the provision of 'new build'. It is also proposed to allow local authorities to retain all the rent and capital receipts from homes built in this way. However, it is envisaged that Councils will use Special Purpose Vehicles for new build. The Green Paper refers to a wider delivery of affordable housing in mixed communities and states that:

"We also want councils to play a greater role in facilitating the supply of affordable housing through:

- *Enabling new affordable supply to be built*
- *Influencing the decisions that are made*
- *Having a direct role in the building of new homes where it provides value for money*

"For the last few years, government has directed its capital support to Housing Associations... We now want to test whether some council-backed schemes could bring in other benefits, not least when linked to council-owned land, which could offer good value for money in comparison with traditional Housing Association development.

"Alongside access to capital subsidy, a viable new build scheme needs to retain the rental income and capital value from the investment. At present if new social homes are built within the housing revenue account, around one quarter of the rent... is recycled nationally through the housing revenue account subsidy system. If the homes are subsequently sold under right to buy, 75% of the capital receipt is also pooled and redistributed nationally.

"By developing through a local authority company or arms length management organisation, the new properties are held outside the housing revenue account. This means that the full rents can be used to finance the development costs and if a property is sold to a tenant, the Council gets its capital investment back.

"The first ten arms length management organisations and other local authority companies have pre-qualified to bid for social housing grant, and more will have an opportunity to pre-qualify next year. We are setting out new ways for councils to use their land and resources to build homes, and are seeking views on changes to the treatment of rents and capital receipts from additional homes which would incentivise this."

The Councils that have had their bids approved are: Ashfield, Brent, Derby, Hillingdon, Hounslow, Kirklees, Knowsley, Norwich, Sheffield and Westminster.

Yvette Cooper, the Minister of Housing, said:

“For councils, we know that some of the rules around building have been too restrictive, which is why we want to look at ways they can keep the rent from new homes that they build and also the receipts for new homes.”

Any new home built by a local authority through an arms length management organisation, special purpose vehicle or local housing company, will be accounted for outside the housing revenue account. One effect of this is that rents and capital receipts received with regard to these homes will not be affected by the housing subsidy or housing capital receipts pooling mechanism. In addition, the Green Paper proposes that new homes built directly by a local authority and therefore falling within the housing revenue account should be similarly be excluded from housing subsidy and housing capital receipts pooling. However, the government is awaiting views on the implications of this.

In the long-term the Green Paper envisages Councils without arms length management organisations or other vehicles could apply for grant from the Housing Corporation, but the government considers that there would need to be a rigorous selection process in which councils would need to demonstrate their capacity to deliver new homes that represented value for money.

However, it is anticipated that the scale of building by local authorities will be relatively small. It is expected that initial building will be carried out on land that is already owned by local authorities using arms length management organisations, local housing companies and special purpose vehicles. The number of new homes constructed by Councils is expected to be 1,000 in 2008 and 3,000 in 2009. This is a small proportion of the total number of homes envisaged and the proposals in the Green Paper can therefore be seen as being a modest extension to existing partnership arrangements and a symbolic gesture to show confidence in local authorities.

The government is currently considering the results of a study into the effects of local authorities leaving the housing subsidy system and an announcement is expected as part of the 2007 comprehensive spending review. The idea is to give local authorities more freedom to carry out long-term planning and to invest in improvements to housing and additional housing. This proposal would further enhance the position of a local authority as a provider of new social housing. The Green Paper states:

“A group of councils has shown potentially significant benefits by modelling this approach. They believe it would assist long-term planning and improve asset management. It could also lever in more private sector investment to support estate transformation, mixed communities and an increase in supply.

“Further work is needed to establish the affordability of self financing schemes both to the councils and to government. This work should establish the viability of a self financing business plan with a level of resources that reflects the transfer of risk, but also maintains fairness for those councils who remain within the housing revenue account subsidy system. Subject to this being demonstrated, we see the next stage as a pilot of the self financing approach.

“The self financing work will help us understand the potential benefits and risks of wider reform of the housing revenue account subsidy system. The case for more local control over income and investment decisions has been strongly made. But dismantling a redistributive system would risk creating winners and losers. This is a sensitive issue and we will need to understand how changes could protect those who depend on subsidies generated by the surpluses of others within the current system.”

Some Councils have expressed reservations about the proposed use of ‘Special Purpose Vehicles’ and fears that most funding may be allocated to a small number of high performing councils.

Arms Length Management Organisations

The Green Paper promises Arms Length Management Organisations £2billion over the next three years. Eight Arms Length Management Organisations have already been approved to bid for funding from the National Affordable Housing Programme and the Green Paper proposes that two-star Arms Length Management Organisations will also be eligible to bid.

However, the Green Paper is silent on the bids that have been made for funding by the round six Arms Length Management Organisations. The decision was originally expected in autumn 2006, but as the programme is over subscribed a decision is now expected as part of the 2007 Comprehensive Spending Review.

The 2007 Housing Green Paper contains commitments that are specific to arms length management organisations to deliver:

- More flexibility for councils and arms length management organisations to be able to build homes on council land where it delivers sufficient value for money, either alone or in partnership
- The first ten councils approved to bid for Housing Corporation funds to build new council homes through their arms length management organisations or other vehicles, with another qualification round next year. Eligibility extended to two star arms length management organisations
- New ways for councils and arms length management organisations to build homes on council land – including keeping the rent and capital receipts from the new homes
- Continuation with the successful decent homes programme which has already reduced the number of non-decent homes by over one million with at least £2billion investment in arms length management organisations
- The first ten councils approved to bid for Housing Corporation funds to build new council homes through their arms length management organisations or other vehicles, with another qualification round next year. Eligibility extended to two star arms length management organisations
- New ways for councils and arms length management organisations to build more homes on council land – including keeping the rent and capital receipts from the new homes
- Continuation with the successful decent homes programme which has already reduced the number of non-decent homes by over one million with at least £2billion investment in arms length management organisations

Housing Associations

Housing Associations are expected to continue to be the main providers of new affordable housing. However, the Green Paper makes it clear that the government expects them to deliver new homes at lower grant rates through becoming more efficient and making more use of private loans and their own resources.

The 2007 Housing Green Paper contains commitments on more affordable homes that are specific to housing associations to deliver:

- At least £8billion government investment in affordable homes over the next three years (a 50% increase)
- 70,000 affordable homes a year provided by 2010/11
- 45,000 of those will be social housing – an increase of 50%, and more than doubling the level of new social housing in six years
- A goal of 50,000 new social homes a year in the next spending review
- At least 25,000 new shared ownership and shared equity homes provided each year funded mainly by the Housing Corporation
- Expansion of shared equity mortgages
- Continuing the existing decent homes programme to increase the quality as well as the quantity of homes
- Additional social housing and shared ownership housing for rural areas

The 2007 Housing Green Paper contains commitments on more social housing that are specific to housing associations to deliver:

- At least £6.5billion government investment in social housing over the next three years
- At least £850million savings from greater efficiencies and better use of housing association assets to deliver major expansion in housing association delivery
- 45,000 new social homes a year by 2010/11 and a goal to reach 50,000 in the next spending review

Comment

David Butler, Chief Executive of the Chartered Institute of Housing, commented on the Green Paper in 'Inside Housing' as follows:

"Now we have all had a chance to reflect, what conclusions can we draw following publication of the government's green paper?"

First, whatever view you take, the key issue in the green paper is clear. For anyone who is still unsure, it's about supply. The shift from Communities England to a new homes agency is more than just semantics. For the last decade, housing has been regarded as a means towards an end – wrapped up in the wider language of communities or regeneration. That has now been replaced by a single minded determination to increase new housing supply as an objective in its own right.

"Second, that in focusing on supply ministers will neither be constrained by existing institutional relationships nor producer interests. The proposed abolition of regional assemblies will remove potential obstacles to plans for new housing.

“Future provision will be based on a mixed economy in which a wide variety of providers work to produce a variety of solutions for what will be an equally diverse client group. This, combined with the implications of the post-Cave review world, will surely mark the point when we seriously begin the process of blurring both the distinctions between different providers and those between tenures.

“Developers will increasingly access public funding, associations will increasingly create private development arms and each could join with arms length management organisations and local authorities to create new local delivery vehicles – all of which will be looking to provide a greater choice of tenure options for prospective customers.

“Third, while ‘efficiency’ has been stamped on our collective foreheads for a while now, the future must also be based on a far more robust assessment of value for money.

“The solutions that count now will be the ones that make the best use of scarce public resources. An extra £3billion in advance of a predicted ‘tight’ spending review settlement is good going, but it’s how we use that subsidy to create even more resources that is the key – whether that’s in the form of cheap land, developer contributions, private finance or any other combination of initiatives. The political imperative is to make this money work as hard as it possibly can. That means giving it first to those who can maximise its value.

“Finally, new partnerships between social landlords and local authorities, arms length management organisations and developers are likely to bring both added value and additional expertise. To borrow a phrase from the Blair years, what matters will be what works. Those partnerships which can share skills and expertise are likely to be able to deliver more quickly, and the gap between these and other providers will grow. There are obvious benefits, and potential dangers, from this approach; particularly if it reduces development capacity to a smaller group of larger providers who may come to dominate the market – and be less responsive to local needs.

“In the short-term we will be judged on our ability to increase supply. But the real test will be whether the new focus on housing numbers will create the sustainable communities that we have spent the last decade arguing for.”

David Orr, Chief Executive of the National Housing Federation, commented in ‘Inside Housing’ as follows:

“It was a big step in the right direction, with the green paper setting out significantly higher targets for new social homes – raising the prospect of help for those trapped in temporary accommodation and on waiting lists.

“Advance press coverage on the green paper claimed that ministers were set to announce an increase in the annual number of social homes to 70,000 per year, and that this would be supported by £8billion of public money.

“The Federation has consistently called for an annual programme of 70,000 new social homes and it seemed that we had successfully persuaded the government on this point. However, we were very concerned that the £8billion would be insufficient to help us meet the target.

"In the end, ministers did indeed commit themselves to 70,000 social homes a year – and publicly thanked the Federation for providing them with the figure! However, there was a sting in the tail.

"For 70,000 is only the final year's target, in a three-year package. Our assessment of the green paper is that in the first year there would be 50,000 new social homes built, in the second 60,000 and only in the third would there be 70,000. This would be 180,000 social homes in total. This would be supported by £8billion investment. Therefore, from 2008/09 to 2010/11, there would be 30,000 fewer social homes built than we recommended in our comprehensive spending review submission.

"Initially, it appeared also that the funding announced in the green paper was around £2billion short of what we considered necessary to build 180,000 new social homes.

"However, following our public response to the green paper we have had intense discussions with officials from the Communities and Local Government department. These have established that the level of funding for housing associations to deliver new social homes through the Housing Corporation's national affordable housing programme should be sufficient. This is because we believe a proportion of the 180,000 new social homes will be delivered through routes outside the national affordable housing programme.

"The green paper also recognises the need to ensure that we improve the environmental performance of our new housing supply and we support this – especially as housing is responsible for more than a quarter of UK carbon dioxide emissions.

"However, the government has missed the opportunity to require private developers to build to the same tough environmental standards as housing associations, and help tackle climate change.

"Overall, the green paper is clearly good news. But we will continue to fight for increased provision of much needed new social homes so that together we can tackle our nation's housing crisis."

Alan Walter, Chair of 'Defend Council Housing' commented on the Green Paper in the 'Local Government Chronicle' as follows:

"Council tenants, trade unions, councillors and MPs supporting the 'fourth option' will welcome the housing green paper at least cautiously.

"We now need to get around the table to clarify issues and find formulas to deliver a lasting solution. People want to know how many council homes will be built and be certain they are the real thing – with 'secure' tenancies, lower rents and a council landlord you can hold to account. In the meantime, let's not have any 'irreversible' decisions to sell valuable council land.

"We also need to sort out enabling authorities to improve all existing council homes and estates and solve the housing revenue account problems that otherwise will prevent many councils maintaining homes.

“But is the best solution for individual councils to ‘opt out’ of the national housing revenue account? Why not adopt a transparent and fair approach of allowing councils to keep all their income to spend on improving existing council homes and building new ones and then pool any surplus?”

“Councils should start with all their homes meeting modern standards. That will require some additional investment by ministers to help authorities with a funding gap.

“In the meantime there must be a moratorium on all further transfers, private finance initiatives and arms length management organisations, sale of council properties and land. Councils can’t continue to bully tenants that no alternatives exist to improve their homes when it is clear that government policy is in the process of change.”

Conclusions

The government sees the achievement of its housing objectives as requiring a ‘shared endeavour’ stating that:

“Everyone needs to take responsibility and account for the part they play in delivery... If we are to build these much needed homes we must join in a shared endeavour – with political leadership and delivery support shared between national, regional and local levels; with private, public and third sector providers all playing full roles; and involving local communities.”

The Housing Green Paper refers only to England. However, in Scotland and Wales, housing is also considered an important priority and statements on housing policy are anticipated from the Scottish Government and the Welsh Assembly Government.

Copies of the Green Paper can be downloaded from the ‘Communities and Local Government’ website at:

http://www.communities.gov.uk/pub/967/HomesforthefuturemoreaffordablemoresustainableHousingGreenPaper_id1511967.pdf

Briefing papers on housing, including the Green Paper are available on the ‘AWICS’ website at: www.awics.co.uk/briefing/housing.asp.

The Housing Green Paper seeks views on the Government's proposals. Responses are invited by 15th October 2007 which should be sent, if possible by e-mail to: housinggreenpaper@communities.gsi.gov.uk or by post to: Graham Knapper, 2nd floor, Communities and Local Government, Eland House, Bressenden Place, London. SW1E 5DU.

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20th August 2007