

The 'real social housing waiting list'

# WHAT YOU NEED TO KNOW

Research by the National Housing Federation reveals that more than 8 million people across England are directly hit by the broken housing market. **That's one in every seven people.**

The Government publishes social housing waiting list figures each year, but these are known to be inaccurate and inconsistent. Our research shows that the actual scale of need for social housing is twice that shown by the Government's figures – in effect, the 'real social housing waiting list'.



  
  
**One in every seven**  
 people are directly hit  
 by the broken  
 housing market

## THE SCALE OF THE PROBLEM

The broken housing market is affecting people in every part of the country, of all ages and backgrounds, and in a multitude of ways.

In total, there are

# 8.4m

people across England directly affected by the broken housing market. The following figures explain how people are affected.

It's important to note that people may experience more than one of these problems, so the total does not add up to 8.4 million.



**3.6m**  
 people are living  
 in overcrowded homes.



**2.5m**  
 people are unable to afford  
 their rent or mortgage.



**1.4m**  
 people are living in properties  
 that are in poor condition.

# 400,000

people are either homeless or at risk of homelessness, including:

People sleeping rough or in shelters.



People in temporary accommodation or sofa-surfing.



People discharged from hospital or other institutions with nowhere to go.



# 2.5m

people live in 'hidden households', such as:

People forced to live in house shares or with friends.



People who can't afford to move out of their parents' homes.



People living with ex-partners who are unable to move out.



# 1.7m

people are living in unsuitable housing, such as:

Older people with physical disabilities stuck in homes they can't get around.



Families in inappropriate properties, such as those with no outside space.



A nationwide problem

The broken housing market is affecting every region in the country:

1.6 million people in the Midlands

2.5 million people in the South



## WORK WITH HOUSING ASSOCIATIONS TO SOLVE THE PROBLEM

Almost half (43%) of these 8.4 million people – **that's**

# 3.6m

people – can't afford a suitable, decent home on the open market. Instead, they need a social rented home.



The country needs 340,000 new homes every year to address this crisis. This needs to include

# 145,000

new social homes a year.

Of these new social homes, there need to be:



# 90,000

new homes for social rent a year.



# 30,000

new homes at intermediate affordable rent a year.



# 25,000

new shared ownership homes a year.

**Social rents are on average 50% cheaper**

than private rents, contracts are more secure and many properties are designed specifically for older people or those with mobility issues.



We're calling on the Government to invest

# £12.8BN EACH YEAR FOR THE NEXT 10 YEARS



in building these new homes.

**Housing associations are important partners to deliver the homes the country needs to fix this problem.**

### Read the research and find out more

This research was carried out by Heriot-Watt University for the National Housing Federation, based on earlier work for the Federation in partnership with Crisis.

You can read our briefing on the research here: [www.housing.org.uk/housingcrisis](http://www.housing.org.uk/housingcrisis)



To find out more about the problem and how we propose to solve it, please get in touch: [research@housing.org.uk](mailto:research@housing.org.uk)



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