



City of Westminster

Housing Policy & Practice in Westminster

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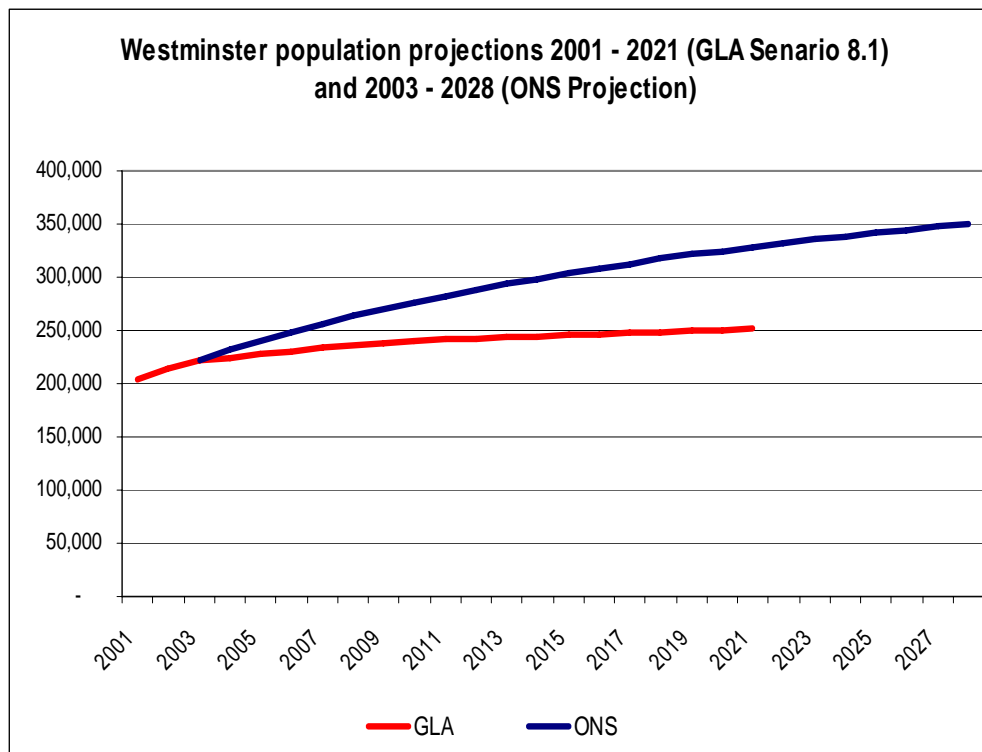
Some Context

- Government policy
 - Sustainable Communities Plan (Feb 2003)
 - Housing 5-year plan (Jan 2005)
 - Homelessness strategy (Mar 2005)
- London Housing Strategy 2005-2016
- Sub-regional partnership

Demand-side Pressures

- Growing population

Population Growth

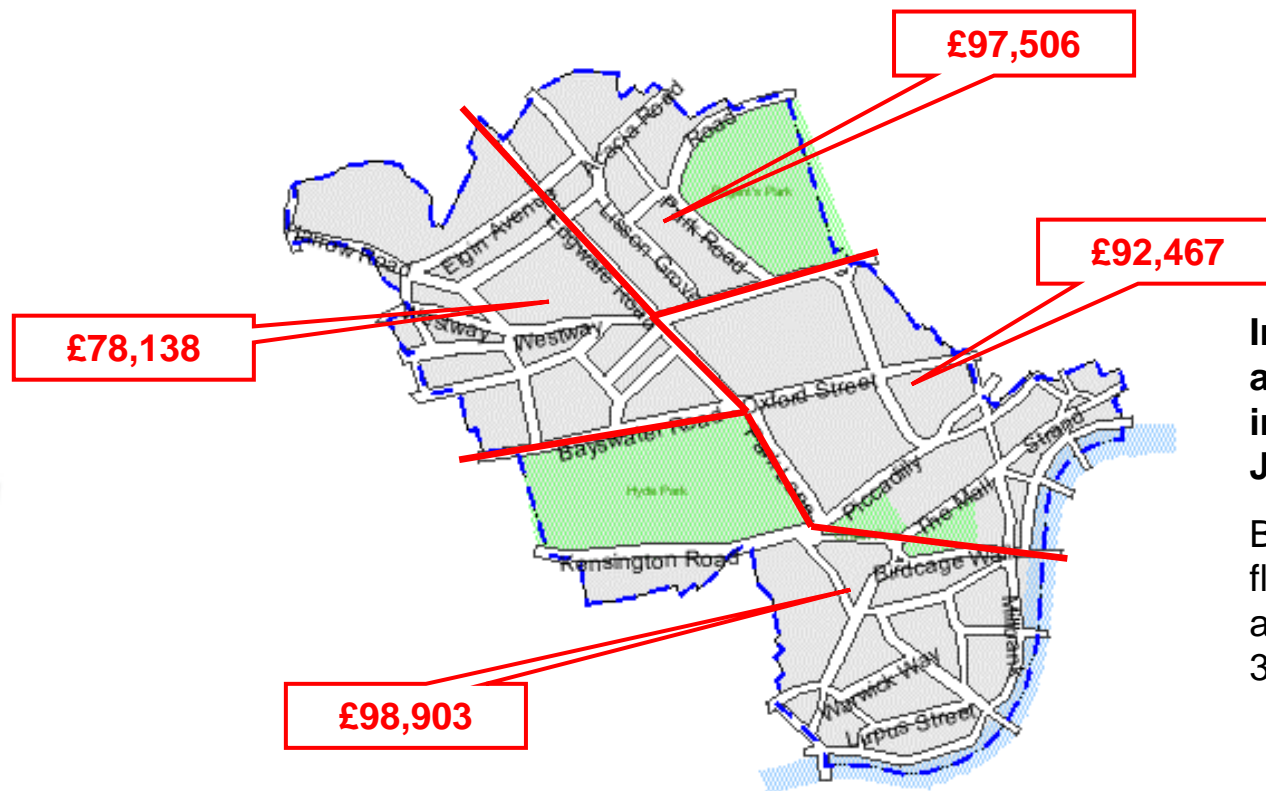


- Differing projections, but still a sizeable population to house in the future.

Demand-side Pressures

- Growing population
- Affordability

Affordability of housing



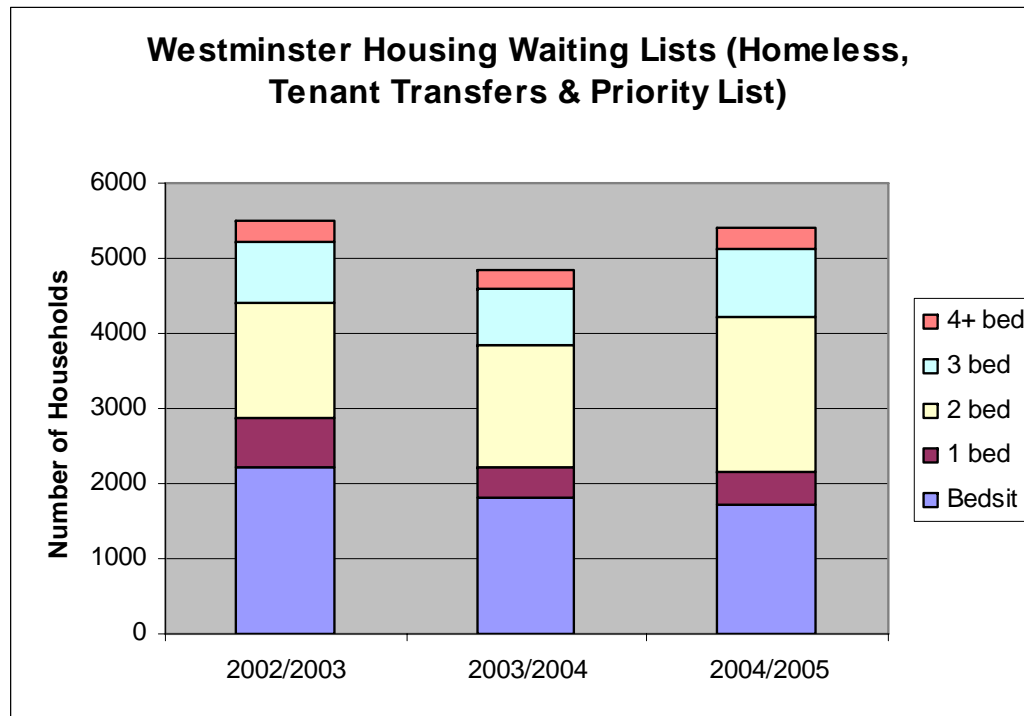
Income required to purchase average entry-level property in Westminster sub-areas, June Quarter 2005.

Based on average price for a flat in the cheapest part of each area, using 95% mortgage and 3 times salary.

Demand-side Pressures

- Growing population
- Affordability
- Demand for social housing

Demand for social housing

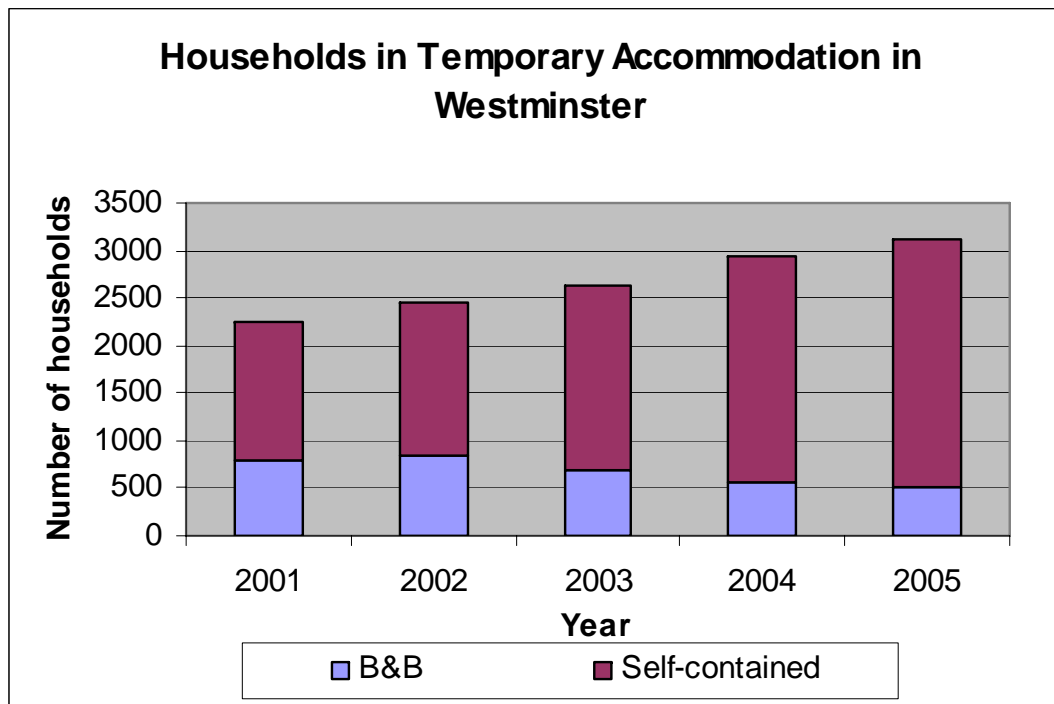


- Over 5,000 households in priority need for social housing.
- Households on the general waiting list are rarely re-housed.

Demand-side Pressures

- Growing population
- Affordability
- Demand for social housing
- Homelessness

Homelessness

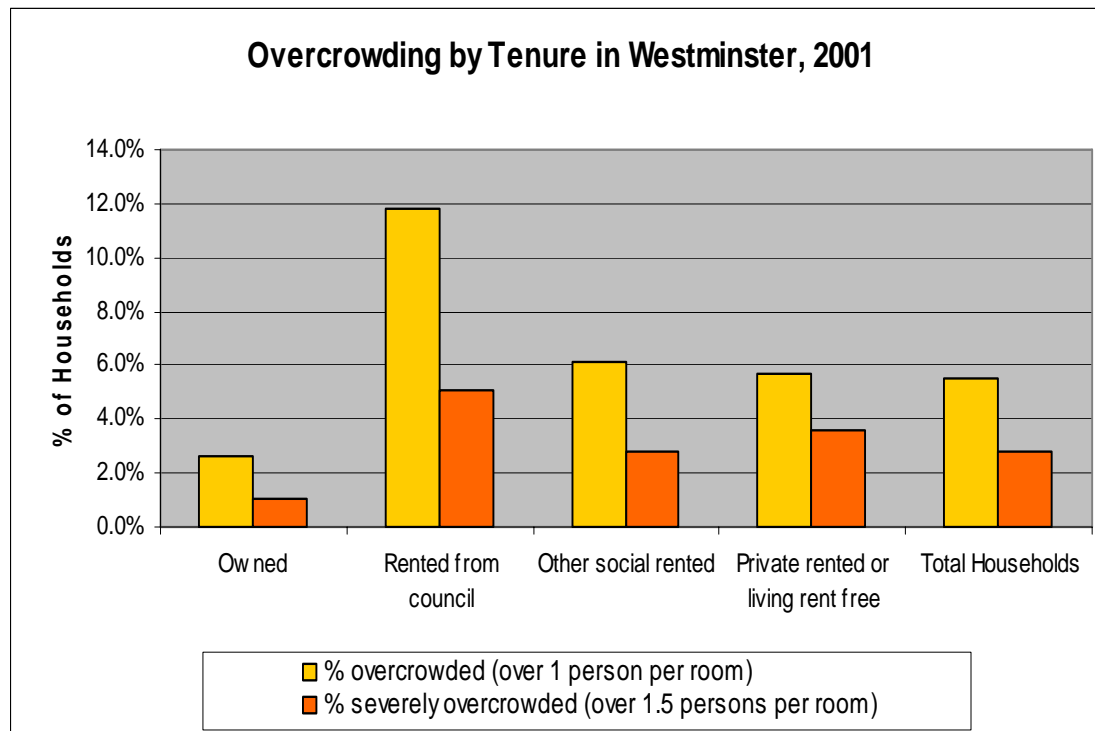


- Central London magnet effect.
- Target to halve TA by 2010.
- Focus on prevention; improving access to the private rented sector as settled accommodation.
- 130 rough sleepers, plus 1,300 hostel bed-spaces

Demand-side Pressures

- Growing population
- Affordability
- Demand for social housing
- Homelessness
- Overcrowding

Overcrowding

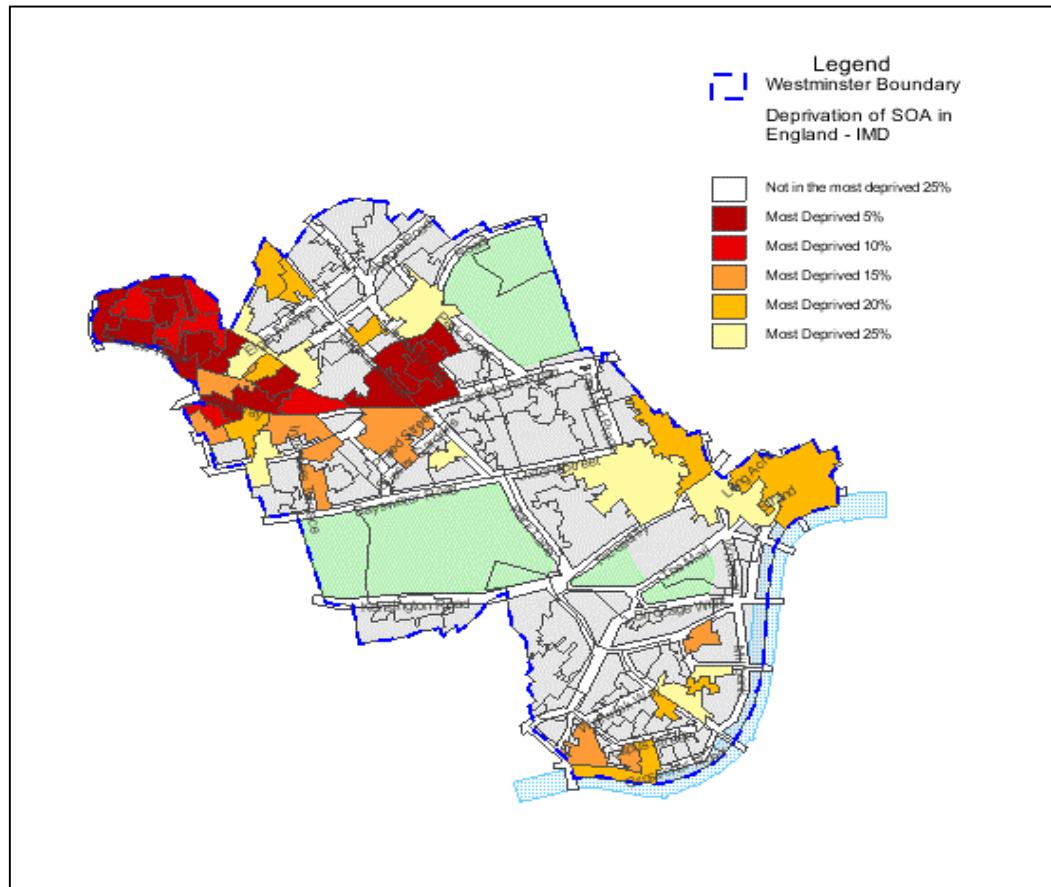


- Overcrowding most severe in council and private rented accommodation.
- Looking to ways to provide larger accommodation, eg conversions, extensions, funding support for larger units etc.
- Also providing people with alternatives, eg out of London.

Demand-side Pressures

- Growing population
- Affordability
- Demand for social housing
- Homelessness
- Overcrowding
- Deprivation

Deprivation



- Deprivation very closely linked to the location of social housing
- Neighbourhood Management Pathfinder in Church Street; Housing taking the lead.
- 5 other Local Area Renewal Partnerships.

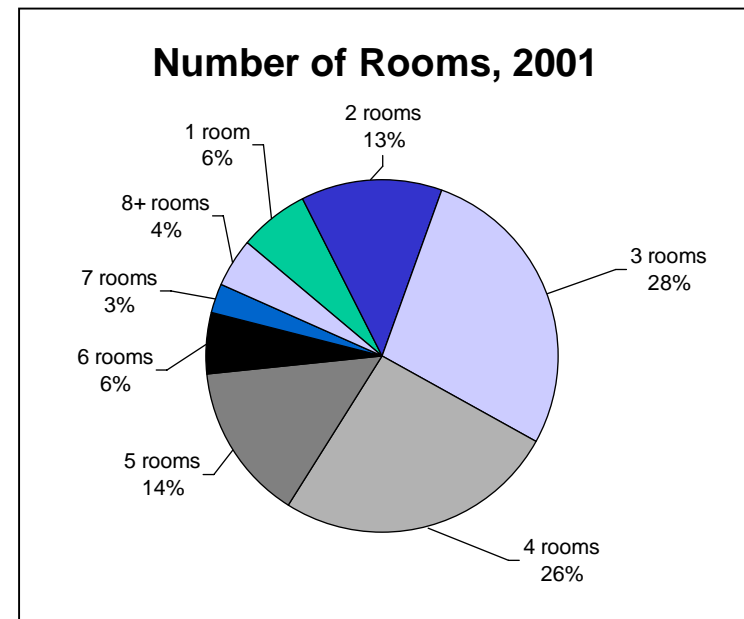
Supply-side Pressures

- Nature of existing stock

Existing housing stock



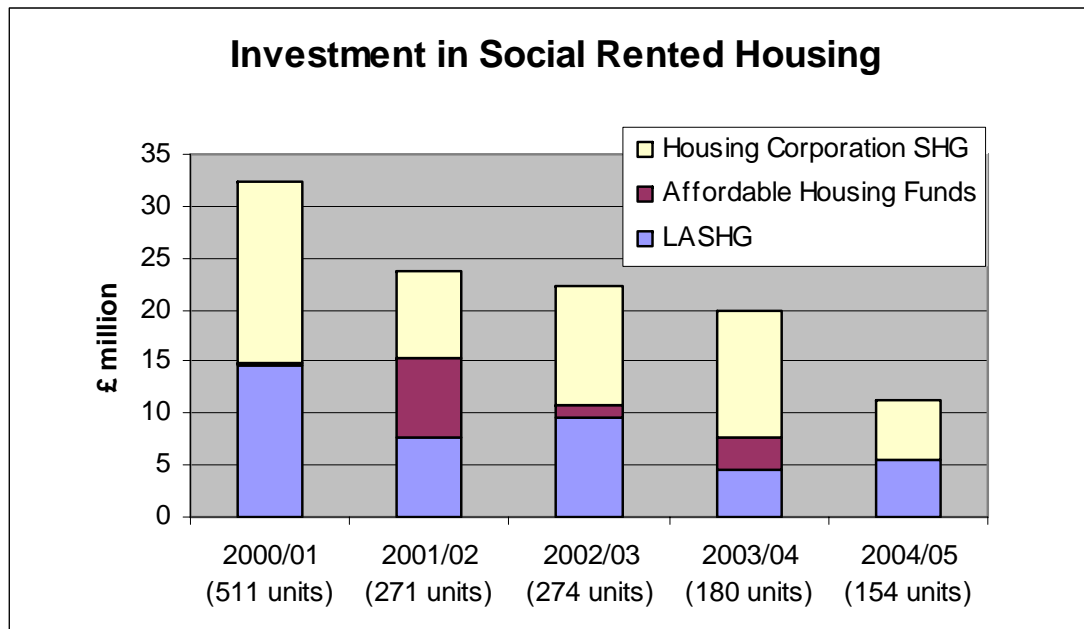
- 88% of the City's housing stock is in the form of flats.
- Nearly three-quarters of the stock has 4 rooms or less (assumed to be 2-bedroom or smaller)



Supply-side Pressures

- Nature of existing stock
- Sites for new housing
- Cost of development
- Funding for subsidised housing

Funding for subsidised housing



- Loss of LASHG
- Sub-regional funding allocations - less development in Westminster, but access to units elsewhere.
- Mobility & Choice
- Affordable housing fund.

Supply-side Pressures

- Nature of existing stock
- Sites for new housing
- Cost of development
- Funding for subsidised housing
- Intermediate market products

Intermediate housing

Westminster "Key Worker Living" Approved Applicants (@ end May 2005)				
Category	Homebuy	Shared Ownership	Intermediate Rent	Total
NHS	190	47	40	277
Education	140	32	22	194
Police	186	31	12	229
Prison	2	1	0	3
Probation	4	1	0	5
Local Authority	21	5	5	31
Total	543	117	79	739

- Nearly three-quarters of applicants want Homebuy products, rather than shared ownership or intermediate rent.

Conclusions

- The Westminster context:
 - high demand
 - supply constraints due to high costs and availability of sites
 - influence of central and regional government policies
- Opportunities:
 - Dolphin Square Trust
 - large private rented sector
 - high value assets and planning opportunities
- We hope the Commission will help us address these challenges.