

# Uniting a Global Housing Community

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# About the CIH

- The Chartered Institute of Housing (CIH) is the professional body for people involved in housing .
- We exist to maximise the contribution that housing professionals make and to help them be the best they can.
- A registered charity with a membership of over 22,000 people - over 20 countries on 5 continents.



# Why housing matters

- Housing central to:

Social policy

Economy

Affluence –deprivation

Status and stigmatization

Social exclusion



Focus for family life.

It is the place of residence,

A home and significant

source and store of wealth.



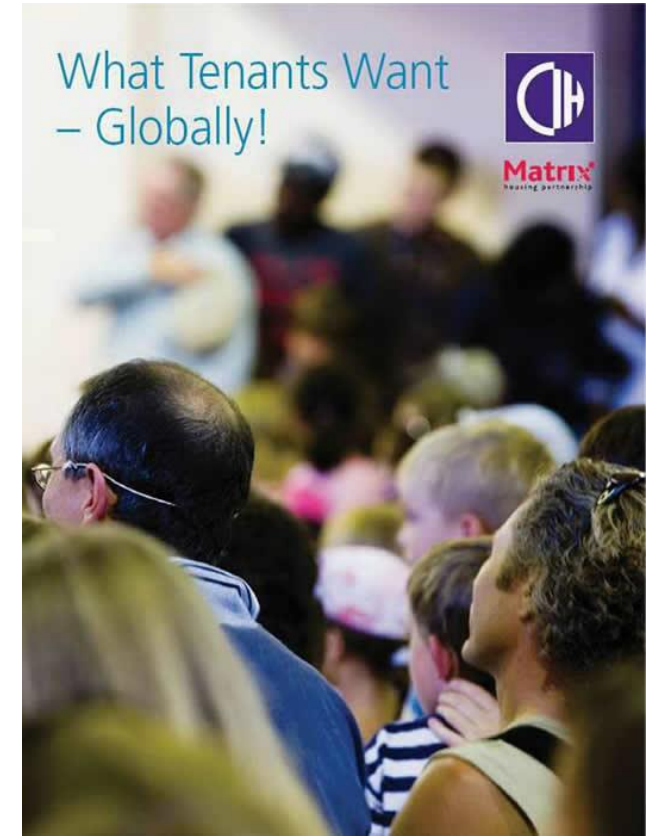
# Why does global matter?

- A key issue in almost every Western country.
- Affordability, access, choice, defines social policy( by design or default) financing, methods of provision in the spotlight in many different countries.
- Many countries are at a crossroad in their approaches to delivering housing, in particular non-market housing.
- A global community can share experience.
- There are different paces of change – but surprising amount of common ground.



# Key common issues

- Choice of housing - type, tenure, location, price.
- Finance - reduced supply of “cheap” debt, housing consumers under pressure
- More than housing – sustainable and mixed income communities, especially against a backdrop of urbanisation
- New approaches and ideas around sub-market or social housing on the cards.
- Growing appreciation of housing’s contribution to wider economic stability/volatility
- Meeting future needs of an ageing population and the links between housing and care
- The green elephant in the room - housing and environmental sustainability - 27% of all Co2 in England from housing

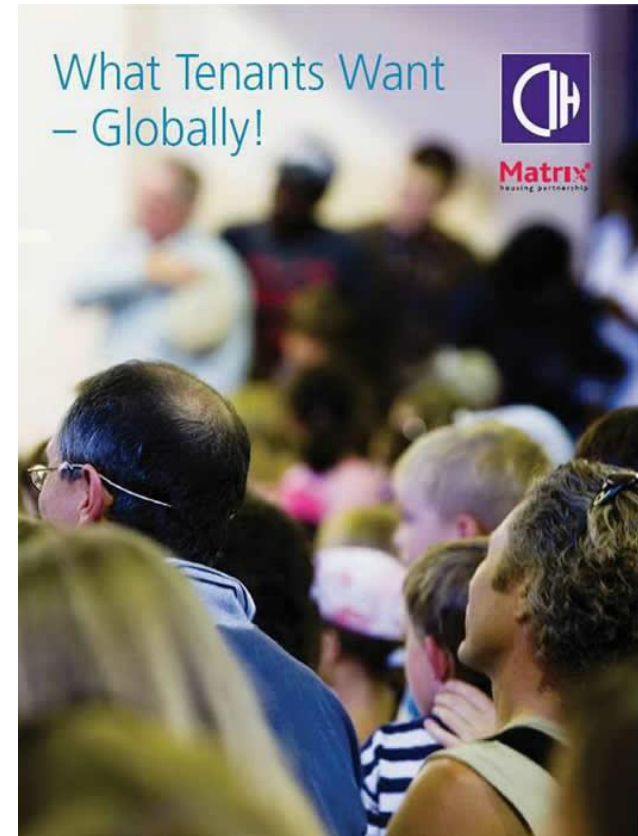


# What this means

- Tenant involvement and empowerment has business benefits
- UK likely to move more responsibility to tenants
  - Local not national standards
  - Personalisation agenda
- Challenging but gives better results

# International comparisons

- **New Zealand has a strong central social housing provider something like the Northern Ireland Housing Executive in the UK. What lessons can be learnt from the recently concluded NI Housing Commission?**
- Holland and Sweden social housing systems most like U.K.
- Australia and the USA provide social housing through local authorities and some 3<sup>rd</sup> sector, but with much smaller sectors than is the case in England.
- Hong Kong also has a strong central provider as well as a second, smaller provider modeled on British housing associations.



# Northern Ireland Housing Executive

- Proposal to transfer stock to existing NI Housing Associations
- New associations
- New Localisation
- Moving control to Non-Public body enabling private finance off balance sheet –UK raised £35 billion for refurbishment

# Challenges this raises

- New Gov. Role – rent, regulation
- Tenant buy in
- Political buy in
- Capacity of receiving organisations
- Product is more commercial and transition for executive and governance needs to be managed

# Finally - why I believe in supporting a skilled, global housing profession

- Learn with us.
- Improve with us
- Influence with us.
  
- Excellence in Housing Management
- Development and New Supply
- Ownership and Asset Management
- Care and Support Services
- Leadership and Governance
- Organisational models and options
- Treasury and Financial Viability
- Public Policy - new ideas and solutions
  
- The better we are at our jobs, the better placed we will be to make a difference in communities.

