



# FUNDAMENTUM

PROPERTY

## What did we learn from the Autumn Budget? 2 November 2018

The much-anticipated Autumn Budget on Monday covered an array of topics, including extra funding for schools, an increase of the National Living Wage, and an extra £500m for Brexit preparations, as well as many others. Various aspects of housing were also pledged by the Chancellor, key headlines as follows;

- From Monday, the **Government lifted the cap** on the amount of money **Local Authorities can borrow** in England, to deliver a new generation of council housing and affordable homes, up to an estimated 10,000 homes a year.
- There was extra help for first-time buyers in the form of **stamp duty relief of shared ownership homes** up to £500,000 (previously £300,000), including purchases backdated to last year's Budget.
- The Chancellor also pledged an additional **£500m for the Housing Infrastructure Fund** for councils, to promote the building of 650,000 more homes.
- Further funding of **£653m for partnerships with nine Housing Associations** to build another 13, 000 affordable homes, starting by March 2022.
- The Government also announced an increase in the **NHS budget by £20.5bn** by 2023/24, as well as increase mental health spending by more than £2bn a year by the same period.
- A further **£650m of grant funding** for English Local Authorities to spend on **adults and children's social care**.



## NHF, 'Budget didn't go far enough'

Since the Budget announcement, various communities have voiced concerns that it did not deliver on certain topics. Kate Henderson, Chief Executive of the **National Housing Federation** has said, 'The Chancellor's announcements on housing are not the wholesale changes needed to fix our broken housing market; the government has **missed a real opportunity to overhaul how land is sold**. More of this profit must be used for building social housing. The housing crisis will never be solved until the price of land radically changes.' Furthermore, Melanie Rees, Head of Policy and External Affairs, **Chartered Institute of Housing**, 'Despite the Prime Minister stating that, after Brexit, housing is her number one priority, you wouldn't have picked that up from Monday's statement.'

### Summary

There were positive announcements in the Budget, which will certainly assist the Supported Housing sector. However, Hammond alluded to 'difficult choices' for making our 'social care system sustainable into the future'. No doubt **private funding** however, will continue to facilitate and deliver the homes, **on the scale and timeframe** which is so desperately needed, despite the Government's best efforts.

*Signatory of:*



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