

Topic Paper

THE HOUSING CRISIS

June 2023



The Housing Crisis

As a country we face a severe shortage of housing, which is stifling aspiration, productivity and opportunity. Far too many people are unable to get a decent home near family, friends and jobs. Young people are facing increasing insecurity. Rents have risen 44.5% since 2010 which has left millions of people in their 20s and 30s living with their parents well past the ages deemed standard for earlier generations.*

*Centre for Policy Studies –
The Case for Housebuilding, 2023



Watch our video on the housing crisis, featuring perspectives from local people.

northbarnesfarm.co.uk/faqs

“...it is about providing millions of people across our country with hope for their futures. With housing comes security, foundations, identity, space to flourish, the ability to build relationships and, for many, a family.”

Unlocking the gridlock,
Social Market Foundation, 2021

4.3 million homes are missing from the UK housing market.

Based on calculations by
Centre for Cities in 2023

The average house price has **increased by 87.9% since 2004** in the South East.

Centre for Policy Studies –
The Case for Housebuilding 2023

£412,974
|
The average house price in Lewes.

The Argus,
May 2023

When looking at solutions for building more homes, there are often calls to focus construction on previously developed sites. However, it's simply not true that brownfield land alone can meet housing needs. It can't even come close.

While 88% of the land in the UK remains undeveloped (with less than 12% of the south east outside of London having been built on), 22 million adults and children across the country continue to be impacted by the housing emergency.*

*Shelter –
Denied the Right to a Safe Home, 2021

Housebuilding is slowing

“If the Government wants to meet its target of building 300,000 homes each year, no source of land can be ‘off the table’. ...there is simply not enough brownfield land in any part of the country to meet housing needs alone.”**

Yet, across the country, housing delivery is slowing when it should be accelerating, even when the established evidence shows there is significant support for more housebuilding across the population.

**Lichfields – Banking on
Brownfield, June 2022

Despite local support

In 2018, two thirds of people said they wanted more housebuilding in their local area.***

So while small groups of opposers continue to make the loudest noise when it comes to local development, there's a silent majority who support new housing to help deliver security and opportunity in their communities.

***Centre for Policy Studies,
The Case for Housebuilding

Brownfield land

Only **31%** of national housing need over the next **15** years can be met on Brownfield sites.

*Lichfields –
Banking on Brownfield, June 2022

HOUSING NEED



“If you’ve got a whole generation of young people screaming out that they can’t afford to own their own home, you have to acknowledge that it is a fact and there actually is a big issue.”

Millie Dodd

Campaign Manager
Just Build Homes



Hear more about Millie’s story in our video on the housing crisis.

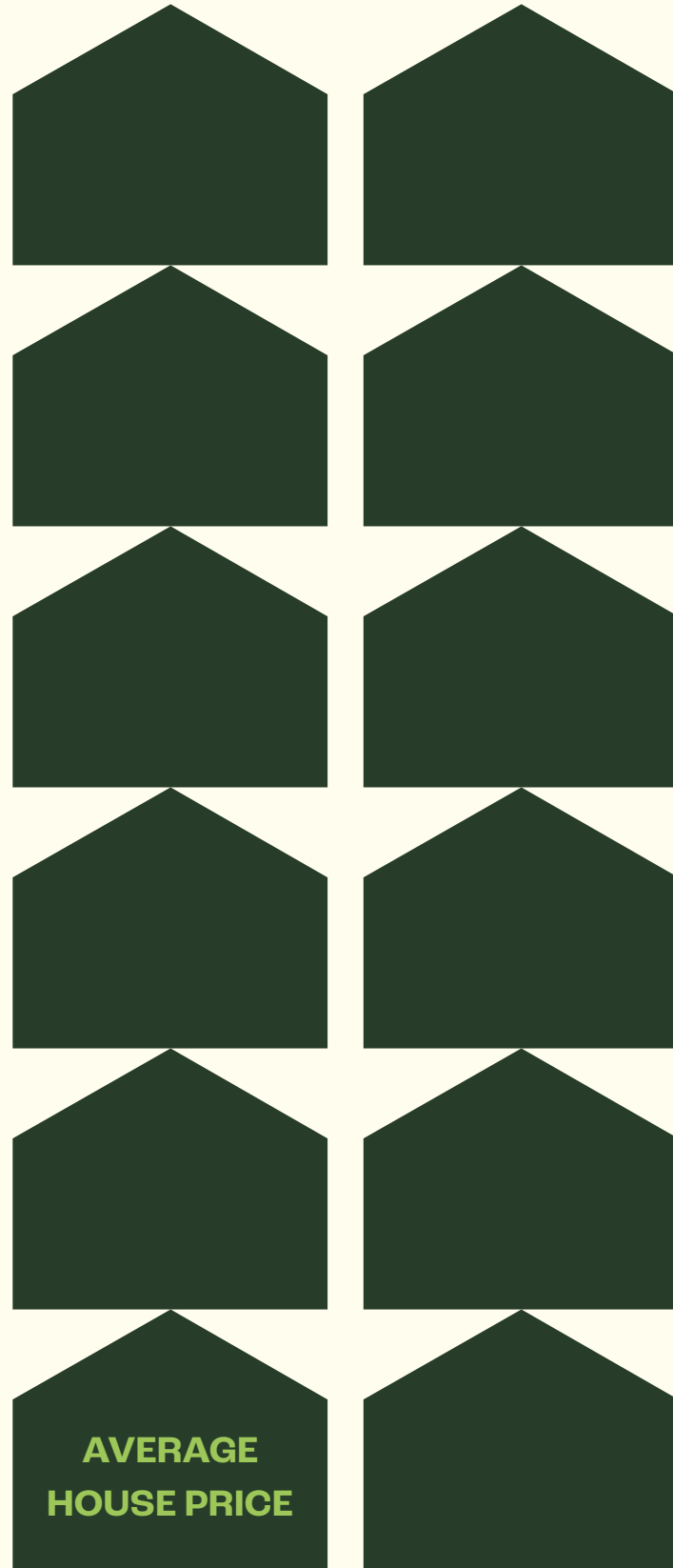
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HOUSING NEED MET ON BROWNFIELD SITES

The situation in Lewes

Average house prices in Lewes District are **12.4** times the average income – far out of the reach of ordinary people.*

*ONS Data –
Affordability Ratio, June 2023



Based on the Government’s standard methodology, Lewes District Council has calculated that the local housing need figure is 12,040 new homes up to 2040 to meet the local demand for housing. In March 2019, there were 829 households on the Council’s Housing Register. But in 2020/21, only 72 affordable homes were completed in the district. In the same period, only 13% of major residential planning applications met the 40% affordable housing target.

This shortage of housing is restricting opportunities and quality of life for people of all ages.

Case study

Kevin, Local Lewes Resident and Grandad

Kevin, a Lewes resident, has been living in a first floor, two-bedroom flat with his daughter and two grandchildren for years.

Living in crowded accommodation is affecting all three generations of his family. He worries for his grandson whose behaviour is suffering in and out of school while he grows up in low quality housing. Meanwhile, Kevin dreams of having access to a garden that he can enjoy after a day at work.

Not once has Kevin been given the opportunity to view a house that meets the needs of his family in Lewes.



“I live in a first floor flat and once I get indoors I shut the door and that’s it, I don’t go out. If I had a garden I could just sit out there and just relax.”

Kevin

Local Lewes Resident and Grandad



Hear more about Kevin’s story in our video on the housing crisis.

[**northbarnesfarm.co.uk/faqs**](https://northbarnesfarm.co.uk/faqs)

North Barnes Farm is the best option to meet housing needs and tackle the housing shortage in Lewes.

The North Barnes Farm Partnership believes that our plan is the best option to deliver homes of all types and tenures to tackle the housing shortage in Lewes District.

It is a proposal for a sustainable small market town where residents' everyday needs are met within walking and cycling distance from their homes, including schools, workplaces, GP services, new shops and green open spaces.



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Tackling the housing crisis

By delivering up to 3,250 new homes alongside infrastructure at North Barnes Farm, we can make a major contribution towards tackling the housing crisis locally.

Affordable homes

At least 40% of the homes at North Barnes Farm will be affordable, giving local people the security and opportunity, they need to thrive. We can guarantee this because we have a legacy landowner, committed to long-term wellbeing for the widest group of people, and not just making short-term profit.

Needs of the community

We'll build the mix of homes necessary to meet the needs of an entire community. This includes homes for first time buyers, family homes, affordable housing and properties for downsizing.

A place people want to live

Our stewardship model will underpin the delivery and management of North Barnes Farm, safeguarding our commitment to creating a small market town that can play a major part in fixing the local housing crisis and deliver a place where people truly want to live.

Contact and further information

We're happy to talk through our plans with any local representatives or other organisations across Lewes District and East Sussex who want to find out more.

info@northbarnesfarm.co.uk

northbarnesfarm.co.uk