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Right-to-buy has made a 'leaking bucket' of efforts to replenish social housing stock

Local authority housing companies added almost 2,000 new properties to their stock in 2018 – yet this was only enough to replace 69% of right-to-buy sales, a report published today reveals.

The annual survey conducted by the National Federation of ALMOs, which represents 31 council-owned housing companies across England, shows a net loss of more than 800 properties over the last 12 months.

Launching this year's report, NFA Managing Director Eamon McGoldrick said:

"This year's annual survey of the ALMO sector shows how important our members are in the communities where they work. They have continued to build new homes, deliver services on behalf of their parent local authorities, and contribute to the wellbeing of communities.

"However, the survey also shows the impact that Right to Buy is having on the stock of council housing, with ALMOs only able to replace 69% of the RtB sales this year.

"Whilst we welcome the recent changes to local authority finance which will support the building of a new generation of council housing, unless the Government implements the flexibilities to RtB that we have been calling for, it is like a leaking bucket; the sector will continue to lose more council homes than it can replace."

In his spring statement this month, Chancellor Philip Hammond announced a [£3bn scheme to fund 30,000 affordable homes](#). The chancellor said the government was on track to reach its target of building 300,000 new homes a year in Britain.

However, back in January, a cross-party commission led by the housing charity Shelter argued for a government-backed housebuilding programme to construct 3.1m new social homes in the UK over the next two decades to meet the needs of those who are unlikely to be able become home owners.

Background:

The 2018 NFA annual survey, published at 9am on 5 April 2019, and all previous years' surveys are available online on the ['NFA publications'](#) section of our website.

- The survey shows the shape and extent of the ALMO sector. ALMOs – council-owned housing companies - support parent local authorities to deliver high quality housing management, add to council housing stock and support tenants to improve their life chances.
- ALMOs are duty-bound to make sure tenants have a say in how their homes and communities are run. Tenants are at the heart of their governance structures.
- Approximately a third of ALMO board members are tenants, and this is just part of wider approach to tenant engagement that puts tenant scrutiny at the top of the agenda.

For further information, contact:

Cheryl Stonehouse
NFA Press and Communications Officer
07944 458294
cheryl.stonehouse@almos.org.uk