“Are showing signs of distress with their housing costs [I have most of this now I think]”

To do: Make sure LIPR FRS research is checked and verified (pooling ok?) *2 days \*\*\*\*\**

Household income on LA level AHC compared to MIS? Gives % LAs where households under MIS but not specific to renters *½ day \**

Introduce time element; change over last 10 years. *2 days* \*\*\*\*

“Are unable to access homeowership in the short term [ditto]”

To do: double check shared ownership results, write up some for wider group (i.e. not just working private renters?) *1 day* \*

And are unlikely to access social housing due to:

* + Shortage of supply and allocation policies
  + Their own dislike of social housing

To do:

How many people need low rent homes?

* How many are currently struggling with their housing costs in the PRS? *See above*

What is the shortfall in units of rented social housing?

* How do the current numbers of people needing low rent homes and number of social/affordable rent homes compare? (turnover \* stock?) *2 days* \*\*\*\*\*
* How is this likely to change in the future? (RtB? RtB extension?) *1 day* \*

What is the shortfall in genuinely affordable rented homes?

* What % of new lettings are genuinely affordable to those on low incomes ( LIPR compared to CORE/housing return rents? Use CORE micro dataset to see % rents affordable to LIPR family?) *1 day* \*\*
* How is this likely to change? Graph showing rent, affordable rent, wages change over time*1 day* \*\*
* How many LIR are struggling in social housing? Council vs HA? *1 day* \*

Who will be excluded due to allocation policies?

* Who is currently receiving general needs social housing? *2 days* \*\*\*\*
  + Family size/type, income (banded), work status, disability status, age
* How does this compare to low income private renters? *1 day* \*

Data sets:

CORE tables 2015-16: <https://www.gov.uk/government/statistics/social-housing-lettings-in-england-april-2015-to-march-2016>

LA housing returns 2015-2016: <https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2015-to-2016#history>

What rents should low rent homes be set at?

Conservative Living Rent/LIPR update *1 day* \*\*

How to fund and who could own?

Assuming ‘typical’ illustrative land costs, what is the subsidy needed to build? *3 days* \*\*\*\*

Assuming lower land costs, what is the subsidy needed? *1 day* \*\*\*