

Home: The Foundation of our Lives

Kate Markey, CEO, Nationwide Foundation



Decent and Affordable Homes

At the Nationwide Foundation, our vision is simple: for everyone in the UK to have access to a decent home they can afford.

We are taking a systemic approach to make the housing system work for all, while leaving a legacy that will benefit generations to come.

We're an independent charity, funded by Nationwide Building Society.



Our key impacts 2013 – 2024

Phase one 2013 - 2016

Delivery of three programmes to establish early knowledge on delivering change in the housing system: **Bringing Empty Properties into Use / Improving the Private Rented Sector / Alternative Housing Models.**



Phase two 2016 - 2021

Focus on root causes of the lack of decent, affordable homes through funding, research and influence that assesses the whole housing system across three programmes: **Nurturing Ideas to Change the Housing System / Backing Community-Led Housing / Transforming the Private Rented Sector.**



Phase three 2021 - 2025

Established as a leading investor, researcher and voice for policymakers, government, charities and academics. Phase two programmes are continued alongside greater investment in external and public affairs. Phase three focuses on **using evidence generated to effectively influence change** through funding alongside our expertise.

"Nationwide Foundation is funding groundbreaking work. The seminal Affordable Housing Commission and Homes for All are two initiatives that have had a significant influence on policy."

Lord Best, House of Lords

2013

Spring 2013
Establishes **Generation Rent:** England's first national private tenants' voice organisation.

December 2016
£1.7m **Empty Homes Programme** creates 106 homes for people in need.

Spring 2016
£200k **Community Land Trust (CLT)** early-stage development fund establishes 21 CLTs.



"What makes the Foundation different is its steadfast commitment to addressing systemic housing issues through building evidence and strengthening the voices of people in housing."

Matt Downie, CEO, Crisis

Autumn 2018
The Evolving Private Rented Sector: its Contribution and Potential launched a detailed, independent analysis with recommendations for change.

March 2019
Six-year partnership announced with the Welsh government to grow community-led housing, creating a 1,000+ pipeline of genuinely affordable homes.

July 2019
Healthy Homes Principles launched to transform regulation of the built environment, in partnership with the Town and Country Planning Association.

April 2020
The Affordable Housing Commission publishes landmark report calling on the Government to rebalance the housing system as a national priority.

"This is my housing bible. I don't go anywhere without it."

Thangam Debbonaire MP
Former Shadow Housing Minister

Spring 2020
England's first **renters' coalition** established with 20 organisations to influence the Renters Reform Bill.

Dec 2020
National Custom and Self Build Taskforce leads to the creation of 7,000 homes.

April 2021
Community and Trust Network secures £4m revenue funding for the community-led housing sector.

June 2021
Secretary of State approves We Can Make: new social rented homes on microsites in Bristol. Two homes and pipeline of 25 developed.



June 2022
Tenants' Voice Programme directly influences private rented sector policy in Scotland, Greater Manchester and Northern Ireland.

June 2022
Housing Justice partnership unlocks new land from faith organisations, creating largest pipeline of 400+ affordable homes in Wales.

"You get the sense that everything is being done with a lot of planning and consideration around how it can plug gaps in evidence or strengthen the case for policy change."

Centre for Regional Economic and Social Research,
Sheffield Hallam University

Spring 2023
Community-led housing sector wins change to planning policy allowing house builds on small parcels of land after a long campaign.

June 2023
From Wealth to Health: Shifting Public Mindsets on Homes launched with the Joseph Rowntree Foundation. A new framing strategy to change how the nation talks about housing.

July 2023
£600k three-year funding partnership announced with Scottish Government to grow community-led housing.

November 2023
Evidence given on behalf of the Renters (Reform) Bill Scrutiny Committee.

April 2024
Homes for All: A vision for England's housing system launched with the Church of England to influence system-wide housing policy strategy.



Summer 2024
Conclusion of five-year longitudinal research on Scottish private sector reform, influencing English and Scottish legislation.

Autumn 2024
New Housing Minister joins Nationwide Foundation panel at the Labour Party Conference.

Autumn 2024
New Renters' Rights Bill includes key asks from Renters' Reform Coalition.

2024

Homes for All: A Vision for England's Housing System

- Importance of Vision
- Seeing the System + Outcomes
- Coalition of experts
- Roadmap



What do we want to achieve?

25 outcomes to deliver:

- Better homes
- Effective housing market
- Better systems
- Better policy and policymaking



Better homes

- High minimum standards - energy efficiency, security
- Choice and access to genuinely affordable homes across all tenures
- People don't need to spend more than an agreed percentage of income on housing that meets their needs



Effective housing market

- Enough homes to meet needs today and tomorrow
- Homes meet needs related to ageing and physical infirmity
- Communities play a key role in design and development
- Thriving high quality private rented sector that gives tenants security
- Home ownership is accessible to those who want to own a home
- Temporary accommodation is for emergency situations and rare



Better systems

- Different parts of the system work together not against each other
- Homelessness is all but eradicated - rare, brief and non-recurring
- House prices and rents rise only in line with inflation
- Housing contributes to economic growth and complements health, social care, finance and social security
- Housing market structures do not create or amplify social divisions



Better policy and policymaking

- Thoughtful and thought through using evidence where available
- Reflects regional differences
- Land and planning restructured so easier to assemble land cheaply and timely, and provide infrastructure
- Focuses on creating successful places and sustainable communities as well as great homes
- Recognises interconnections with health, social care, finance, climate change - and works across departments
- Effective monitoring and evaluation mechanisms built in



Today: The Roadmap

- Agree a shared vision of what a well-functioning housing system looks like
- Commit to a long-term housing strategy to achieve the vision (20 - 30 years)
- Future-proof a long-term housing strategy by establishing a statutory Housing Strategy Committee to hold government(s) to account



Open Letter to Government

“ We urge you to consider establishing a Statutory National Housing Committee to create a mechanism to both inform government housing policy development and hold government to account ... The Climate Change Committee provides a useful model of a non-political, statutory body that provides expert advice to government on its progress ... Establishing a new National Housing Strategy Committee in law would hold future governments to account and ensure work continues to deliver the housing ambitions. ”

Brian Berry, Federation of Master Builders

Lord Richard Best, House of Lords

Tom Chance, Community Land Trust Network

Matt Downie, Crisis

Dr Carole Easton, Centre for Ageing Better

Guli Francis-Dehqani, CoE lead bishop for housing

Shelagh Grant, The Housing Forum

Kate Henderson, National Housing Federation

Fiona Howie, Town and Country Planning Association

Melanie Leech, British Property Federation

Ian McDermott, Peabody

Melissa Mean, Director, WeCanMake

Jim Reed, People Powered Homes

Duncan Shrubsole, St Martin-in-the-Fields Charity

Gavin Smart, Chartered Institute of Housing

Danny Sriskandarajah, New Economics Foundation

Ben Twomey, Generation Rent

Bonnie Williams, Housing Justice



Homesforall.org.uk



Join the campaign: hannah.slater@nationwidefoundation.org.uk



Thank you

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