

I wish to submit the following as evidence to the Inquiry.

1. The housing stock in the UK is getting older and needs urgent renewal especially in the inner cities. This is best done by the private sector without any subsidy from Government.
2. There is no shortage of housing in general in the UK. There is a heavy oversupply of housing in the North and in the South there is little housing of the sort required by the population.
3. The indigenous population is decreasing and in general are adequately housed. It is the immigrant population which is increasing and have expectaions of being housed by the State which is causing the problem.
4. In general the population at large has an expectation of housing which is higher than they or the Nation can afford. This is especially true of the immigrant population who expect to have large houses with several bedrooms for their large families.
5. Social housing tenants expect to have high standard housing and to have it paid for by the State through housing benefit. Housing Benefit payments are increasing and will continue to increase unless some strong steps are taken to stop this process.
6. There should be some mechanism through which tenants in social housing can be moved on when once their income has risen to a point when they can afford to buy or rent in the Private Sector.
7. All new social housing should be at a standard which is noticeably lower than the private sector, this is so that tenants are encouraged thereby to move into the private sector. social housing should be by way of high rise flats. There is nothing wrong with flats - look at the high rise flats in the private sector in central London and other cities.
8. Local authorities should be compelled to produce a banking scheme for future housing supply.
9. Local authorities should be compelled to set up and maintain a register of brown field land which is available for regeneration or likely to become so or is currently underused.
10. The use of private gated developments should be encouraged in the inner city areas. This will enable the private sector to play a fuller part in regeneration of the inner cities.
11. Local authorities should be required to maintain childrens playareas and sports grounds to a higher standard. A statute should be passed to forbid the use of parks and play areas by dogs. This will also encourage redevelopment of the inner cities.
12. The requirement that part of all housing development should be for social housing should be as being against human rights in that the purchasers of the private housing make a compulsory cross subsidy to the social housing landlords and tenants.