

**PRESS RELEASE**

## **Housing crisis worse where young people live**

New research suggests that the housing crisis is much more acute in areas where more young people live and politicians are failing young voters by opposing new building.

The non-party-political Intergenerational Foundation ([www.if.org.uk](http://www.if.org.uk)) investigated the severity of the housing crisis on local authority areas in England and found that children and young people are much more impacted by the housing crisis than older generations.

The research analysed the age of people who live in a local authority in relation to: the cost of buying or renting a home; the supply of new housing across all tenures; the sale of social housing stock via Right to Buy; the decline in social housing; under-occupation and overcrowding; rises in homelessness; and the dramatic increase in temporary accommodation needs; and finds that children and younger people are being impacted the most.

Conversely, local authorities with higher median ages are more likely to have: higher levels of under-occupation; lower levels of overcrowding; lower levels of homelessness; and a smaller private rental sector as home-ownership levels are higher.

“Housing is the most visible form of intergenerational unfairness in the United Kingdom today. There is an increasing generational fault line with younger generations much more likely to view housing as a national issue than retirees. We owe it to our children and grandchildren to provide safe, affordable housing and urge younger voters to vote for those political candidates who pledge to deliver new local housing across all tenures including a commitment to build genuinely affordable social-rented homes,” comments Liz Emerson, IF CEO.

Paul Brocklehurst, Chairman of the Land, Planning and Development Federation, which supported the research adds, “the private sector stands ready to play its part in delivering the homes we need for children and young people but we need the new government to step up to the challenge. That means investing in affordable housing, including HMT redefining such use of public funds as essential national infrastructure, whilst ensuring there is a step change in the delivery of housing across of all types and tenures.”

The report argues that the nation is currently spending £31 billion a year in Housing Benefit with an eye-watering £68 billion in Housing Benefit likely to be paid to private landlords over the next five years.

Investing in the rapid creation of new, genuinely affordable, social housing could save the taxpayer billions while helping to alleviate the crisis facing younger generations.

To that end, IF calls for a future government to: rapidly increase supply across all tenures; build 90,000 new social rent homes a year; reform right to Buy; allow housing development on Green Belt areas close to transport links and low in biodiversity; increase Local Housing Allowance until a new supply of social rent homes come on stream; disincentivize under-occupation through progressive property taxation; and restrict over-speculation in the buy-to-let market.

Alec Haglund, report author concludes, "This report demonstrates a strong correlation between the ages of residents in local authority areas and their experience of the housing crisis. We must do more to help younger and future generations to access safe, secure, truly affordable housing and that means a return to building local authority-owned social housing."

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**Note to Editors:**

- The Intergenerational Foundation is a non-party-political charitable think tank that exists to protect the interests of younger and future generations in policymaking. For further press information or to arrange an interview with Liz Emerson, please email [liz@if.org.uk](mailto:liz@if.org.uk) or call on mob: 07971 228823. For interviews with Paul Brocklehurst, LPDF, please email Eve McQuillan [evem@lpdf.co.uk](mailto:evem@lpdf.co.uk) and 07594 828420.
- Housing Benefit £68 billion statistic – DWP benefit expenditure and caseload tables (2023)
- A record 3.6 million 20–34 year-olds lived with their parents in 2023 (Labour Force Survey, 2024)
- The ratio of median earnings to median house prices in 2023 stood at 8.26 for England (up from 3.5 in 1997) and 11.95 for London. (English Housing Survey, 2023)
- Since the introduction of Right to Buy in 1980, 1.9 million social homes have been sold off.
- New supply of social rent homes as a proportion of total new affordable housing supply has dropped from 60% in 2002/03 to 41% in 2012/13 to just 15% in 2022/3, at 9,561 units (DLUHC)
- The number of people in temporary accommodation almost doubled to over 100,000 households from 2013 to 2023. (DLUHC Rough Sleeping Snapshot, 2023)
- 64% of households in temporary accommodation are households with children. 150,000 homeless children lived in temporary accommodation in 2023. (DLUHC Rough Sleeping Snapshot, 2023)
- First-time-buyers need an average income of £60k - £15,000 more than 5 years ago (Zoopla – based on 20% deposit and 3.3 x income)
- The proportion of the population living in the social housing sector has halved from 31.4% in 1980 to 16.4% in 2022/23. (English Housing Survey Headline Report, 2023)
- 18.8% of the English population live in the private rented sector, up from 10% in 2000. (English Housing Survey Headline Report, 2023)
- Rents in London rose 29% between 2020 and 2022 (Greater London Authority, Housing Research Note 9, 2023)
- Only 50% of renters have sufficient assets to cover a 25% loss of income over a three-month period. (ONS Financial Resilience of households, 2023)
- Overcrowding by private renters has increased by 62% since 1995 (English Housing Survey)