

Attn.: Ms Kerry Kerry Trueman, Programme Officer

Examination of the Horsham Local Plan

9 April 2026

Matter 3: Thursday 23 April: Homes to meet the needs of the community: a, c, e, and f.

CPRE Sussex asks that the provision of social rent homes should be a priority for the delivery of affordable homes in the district, that the problem of finding registered providers be addressed as a matter of urgency, and that consideration be given to the following:

1. Social rent homes: Shelter advise in their ‘The problem we're facing’:

https://england.shelter.org.uk/support_us/campaigns/social_housing/what_is_social_housing

“The term social housing has been legally broadened to include homes many people cannot afford, such as affordable rent and even low-cost ownership products. Although ‘affordable’ and ‘social’ housing are often used interchangeably”.

“Social rent homes are the only genuinely affordable type of home because their rents are set by a formula tied to local incomes. On average, the weekly rent for a genuine social home is around £89 compared to £196 for private renters – around half the cost.

We see too little investment in social rent homes because funding and policy have been directed at less affordable tenures. Only 11,400 social rent homes were delivered last year, and 23,000 were lost due to sales, demolitions and the conversion of long-term empty homes.

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2. Shared ownership: findings of The Shared Ownership House of Commons Levelling Up, Housing and Communities Committee’s Fifth Report of Sessions 2023-24 (26 March 2024)

<https://publications.parliament.uk/pa/cm5804/cmselect/cmcomloc/61/report.html>

included:

“Shared ownership schemes are drastically failing to deliver an affordable route to homeownership for too many people and subject buyers to rising rents, uncapped

service charges, complex leases and a disproportionate exposure to repair and maintenance costs”.

“The main issue faced by most shared owners is uncapped service charges levied by the provider or landlord. These increasing costs inhibit the ability of shared owners to increase their share (“staircase”) over time and achieve their ambition of 100% homeownership. This is exacerbated by the fact that shared owners are unfairly liable for 100% of the repairs and maintenance costs of their property despite owning only a proportion of it. Many of the repairs and maintenance services shared owners then receive are not done in good time and are often of poor quality”.

“There is a significant and concerning data gap when it comes to shared ownership which hinders this assessment and which must be addressed”.

2.1 The report called for the Government to take urgent and significant action to reform how shared ownership schemes currently operate so they can deliver an affordable route to homeownership.

2.3 The findings of this report are reinforced by the subsequent National Audit Office (NAO) Investigation in to shared ownership report (published 23 March 2026).

<https://www.nao.org.uk/reports/investigation-into-shared-ownership/>

2.4 Sir Geoffrey Clifton-Brown, the chairman of the public accounts committee, which worked closely with the NAO, said shared ownership was wholly unsatisfactory for those who relied on the scheme to get a foot on the property ladder.

3. Research by the Home Builders’ Federation (HBF) by means of FOI requests to Local Authorities in England and Wales in June 2025, report published 1 October 2025: <https://www.hbf.co.uk/news/uncontracted-section-106-affordable-homes-october-2025/> found that:

“Across a sample of 105 Local Authorities, there are 302 completed Section 106 Affordable Homes that currently remain unsold due to the absence of a contract with a Registered Provider.

There are at least 2,254 Section 106 Affordable Homes across 84 Local Authorities that are either under construction or due to commence construction within the next 12 months that are not currently under contract with a Registered Provider”.

3.1 Finding Registered Providers is a significant problem in Horsham District.

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Trustee CPRE Sussex