

Jim McMahon OBE MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Dr Carolyn Wilkins
Chief Executive
Oldham Council
Civic Centre
West Street
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6 July 2018

Ref: JM22287

Dear Carolyn

Further to my previous correspondence of the 21 May with regard to the housing crisis. I have received the attached reply from the Minister of Housing in response to the concerns raised on the council's behalf.

The reply in my view is disappointing in that it fails to fully respond to the difficulties council's have when dealing with developers who have no interest in building affordable homes. The additional funding may help slightly but it falls far short of what is required to make a real difference.

If the council would like to respond to the reply please don't hesitate to get back in touch with me.

Best wishes

A handwritten signature in cursive script that reads "Jim McMahon".

Jim McMahon OBE MP
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Oldham West & Royton

Serving the Communities of Chadderton, Royton and Oldham

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28 June 2018

Dear Jim,

Thank you for your letter of 21 May about housing delivery in Oldham.

The Prime Minister announced our package of planning reforms on 5 March. As she said in her statement, to stop the seemingly endless rise in house prices, we must build more homes, particularly in the places where unaffordability is greatest. Making sure we plan for the right number of homes in the right places is the crucial first step.

I understand Oldham Council's concern that housing delivery is not entirely within their control. However, tackling the challenges of housing delivery requires a partnership between all the actors in the market: developers, local authorities, central government and its agencies, and utility providers. The housing white paper included a package of measures to tackle under-delivery, including the *Housing Delivery Test*, which is about holding local authorities to account for their role and encouraging joint working to address the issues through an action plan. The Housing Delivery Test is set out in our draft revised National Planning Policy Framework, which we consulted on earlier in the year. We will publish the revised Framework in the summer.

You also raise concerns about housing affordability. We are providing an additional £2bn funding for affordable housing, increasing the Affordable Homes Programme 2016-21 budget to over £9bn to deliver a wide range of affordable housing, including social rent homes, by March 2021. The new funding will support councils and housing associations to build more genuinely affordable homes, in areas of acute affordability pressure, where families are struggling with the costs of rent, and some are at risk of homelessness. Our expanded programme will now provide a wider range of homes to meet the housing needs of a range of people in different circumstances and different housing markets.

Thank you again for your letter. I hope that you find this information helpful.

DOMINIC RAAB MP