

The Future of Social Housing

Results from Shelter's Mass Consultation on Social Housing

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Summary

About the consultation

- Shelter ran an accessible online consultation on social housing over the spring of 2018.
- The consultation used a mix of multiple choice and long form questions and was designed in collaboration with a panel of current and former Shelter service users and with Shelter's Social Housing Commission.
- The sample was naturally self-selecting, so the results are not representative of the population. However, it allowed individuals who wished to, to feed in their views and experiences to our social housing commission. It allowed us to gather wide insight into these issues that we could use to design further primary research and analysis.
- In total **31,236 people took part in the consultation**. A high proportion of those responding lived in social housing - 7,681 (25% of all respondents).
- The consultation had a three-part structure. Firstly, we asked people to identify the biggest issues facing social housing, and how they feel these issues should be resolved. We then asked people about what they saw were the positives of social housing, over other forms of renting. Finally, we asked people to share their experiences – whether as a social tenant, or as someone who works for a social landlord

Results at a glance

- Three quarters of respondents feel that the single biggest issue facing social housing in England is that there is not enough of it. Over nine in ten (94%) felt that this was one of the top three issues. Other issues included who is able to access social housing, and the affordability of social rents.
- We asked respondents how they would address these issues.
 - The most popular way to raise money to build more social housing (chosen by four in ten respondents) was through taxation.
 - The group that the most respondents said should be prioritised for getting new social housing was people on low incomes with a need to live in the local area due to caring responsibilities or children in school.
 - The most popular way of making social housing affordable was to match rents to local incomes.
- The biggest advantage that social renting was perceived to have over private renting is the cost of rent. Over three quarters of respondents also felt that stability and the ability to be part of a community were amongst the top advantages of social housing
- Throughout the consultation many people shared their positive experiences of living in social housing, including how the stability it offered had allowed them to establish a firm foundation.
- Despite the many positives, many social tenants report feeling quite powerless around their housing. For example, only 11% of social tenants who responded said they feel able to influence the decisions made by national or local government about their home and local community, and just a fifth (19%) feel they can influence the decisions made by their landlord about their home.
- Respondents who work in housing report pride in their work and share a belief that they are making a difference to people. However, they were concerned about the future of social housing. Just a quarter (28%) of respondents who work in housing say they feel optimistic about the future of social housing.

About the consultation

About the consultation

Shelter ran an accessible online consultation on social housing over the spring of 2018. This allowed people who wished to, to feed in their views and experiences to our social housing commissioners. It allowed us and the commission to gather vast amounts of insight into people views and experiences, that we could follow up with primary research and analysis.

The consultation was open between the 26th of March and the 11th of June 2018. It was hosted on the online platform Typeform, and promoted through Facebook, and in a small way through Outbrain. We also shared it through our social media channels, wider networks and hubs and services. The sample is naturally self-selecting, so the results are not representative of everyone in a given group.

The consultation comprised a mix of multiple choice and long form questions. This allowed us to analyse thousands of responses, and for respondents to give longer answers where they wished. The questions were designed in collaboration with an advisory panel of current and former Shelter service users and with Shelter's Social Housing Commission. Once the consultation closed, the responses to the closed form questions were analysed quantitatively¹, and the long form answers were coded, and analysed thematically.

We were particularly interested in the views of people who live in social housing. We designed some specific questions for social tenants. We also drew out the responses from this group to each question.

In total 31,236 people took part in the consultation. A high proportion of those responding lived in social housing - 7,681 or 25% of all respondents.

What did we ask people about?

We asked people to identify the biggest issues facing social housing, and how they feel these issues should be resolved. This was to allow our commissioners to understand people's views on where social housing was facing challenges, and for them to consider people's priorities for reform.

We then asked people about what they saw were the advantages of social housing, over other forms of rented housing. This was so that the commissioners could hear views on the strengths of social housing and think about ways of building on these strengths.

Finally, we asked people to share experiences they have had with social housing. We asked social tenants to share their experiences with their housing, and everyone about their neighbourhoods. We also asked people who work in social housing to share their thoughts on the sector, and its future. This is so that the people coming to the consultation with this experience, had an opportunity to share their perspectives with the commissioners. This allowed the commissioners to hear from a wide range of people, and to ensure that this expertise was fed into their thinking.

¹ Percentages may not sum to 100% due to rounding.

What are the biggest issues facing social housing?

We asked respondents to select what they felt the top issue is facing social housing, along with the second and third top issues facing social housing.

Most important issue facing social housing

The main 'issue' with social housing identified by respondents was that there was not enough of it. Three quarters (74%) of respondents felt this was the top issue facing social housing.

We also analysed responses from social tenants to this question. This group had direct experience of social housing, and already had a social home. Yet the vast majority also identified that the biggest issue with social housing is that there isn't enough of it (69%).

This could be because many social tenants have friends or family members who would be able to benefit from social housing, or that they feel that the day to day issues they experience would be best resolved by there being more social housing. It could be because they feel (influenced by their experience) that it is a good thing, and that there should be more of it. Social tenants were generally no more or less likely to identify the other issues with social housing as a priority. However social tenants were twice as likely to select 'the condition of social homes', suggesting that their experience makes them see this as a bigger issue than is perceived by others.

	All respondents	Social tenants
Not enough social housing	74%	69%
Who gets new social housing	9%	8%
Affordability of social rents	6%	7%
Anti-social behaviour by residents	4%	3%
The condition of homes	3%	6%
How long tenants can stay in their home	2%	1%
Too much social housing	1%	0%
Fire safety	1%	1%
Amount of tenant control over decisions to do with their home	0%	1%
Maintenance of surrounding areas	0%	0%
Don't know	0%	3%

Which of the following, if any, do you think are issues facing social rented housing in England? (Please rank 1 – 3) Proportion of respondents who ranked the issue '1'.

One of top three issues

Almost all (94%) of respondents listed this as one of their top three issues facing social housing. Other key issues were who gets new social housing, and the affordability of social rents.

Like all respondents, almost all (94%) of social renters responding felt that one of the top three issues facing social housing was that there wasn't enough of it.

	All respondents	Social tenants
Not enough social housing	94%	94%

Who gets new social housing	47%	46%
Affordability of social rents	40%	38%
The condition of homes	31%	32%
Anti-social behaviour by residents	23%	22%
How long tenants can stay in their home	19%	15%
Fire safety	9%	8%
Amount of tenant control over decisions to do with their home	8%	10%
Maintenance of surrounding areas	8%	7%
Too much social housing	2%	1%

*Which of the following, if any, do you think are issues facing social rented housing in England?
(Please rank 1 – 3) Proportion of respondents who ranked the issue '1', '2' or '3'.*

What should be done about these issues?

If a respondent said that they thought that a issue was one of the top three facing social housing, they were asked a follow up question asking them what they feel should be done about it.

Issue: Who gets new social housing?

Question: Who should be prioritised for new social housing?

People who need to live in an area due to caring responsibilities were rated as important to prioritise by the most respondents, followed very closely by people who are currently homeless.

	All respondents	Social tenants
People who are on a low income and who need to live in the area, as they have children in local schools, or provide social care for a friend or relative	45%	47%
People who are currently homeless	44%	43%
People who are on a low income and who need to live in the area, as they have a job nearby	38%	32%
People who are in overcrowded or unsanitary housing	26%	27%
People who have served in the armed forces	24%	26%
People who demonstrate a commitment to the local area by living, working or volunteering there for at least two years	23%	22%
Don't know	1%	2%

You've chosen: Who gets new social housing. Here are some of the households who might like to live in public housing. Please select the 3 groups who you think should be prioritised. (Percentage who chose each group as one of the top three priorities)

Issue: How long tenants can stay in their home

Question: How long should tenants be able to stay in their home?

The majority of respondents felt that tenants should be able to stay in their home for as long as they wish. Social tenants were twice as likely to say that tenants should be able to pass their home to a family member, although this was a minority overall. Results ranked by time-period.

	All respondents	Social tenants
As long as they wish, and they can pass it on to a family member	23%	46%
As long as they wish	35%	39%
(NET) as long as they wish	58%	85%
Five years	24%	6%
One year	5%	1%
Other	12%	7%
Blank	1%	0%

You've chosen: How long tenants can stay in their home. How long do you think tenants should be able to stay in their home, before their need for social housing should be reassessed? (Assuming they pay their rent, and don't break the terms of their lease)

Issue: Not enough social housing

Question: How should we fund more social housing?

The most popular way to raise money to build more social housing (chosen by four in ten respondents) was through taxation. Social tenants who responded were slightly more favourable towards money being given by private developers or raising money through cross subsidising developments.

	All respondents	Social tenants
Money raised through general taxation	42%	32%
Money given by private developers in return for being able to develop land	24%	28%
Money raised by building and selling private housing alongside social housing	20%	24%
Other	7%	6%
Don't know	5%	7%
Blank	3%	3%

You've chosen: Not enough social housing. Which of the following best matches your view of how we should fund more social housing?

Issue: The affordability of social rents

Question: How should we set social rents?

The most popular way of making social housing affordable was to match rents to local incomes (this is similar to the way that 'social rent' is calculated currently).

Social tenants tended to agree, although the solution that the biggest group of them selected emphasised the need for social housing to be below market rents in an area. The idea that tenants who could afford to pay more should pay more, was less popular with social tenant respondents.

	All respondents	Social tenants
Social rents should be the same for all households, and set in line with local wages	37%	36%
Households who earn more should pay more, if they can afford to	30%	19%
Social rents should be the same for all households, and set below the market rate for the area	29%	39%
Don't know	0%	0%
Other	2%	2%
Blank	2%	

You've chosen: Affordability of social rents. Which of the following best matches your view of how we should set social housing rents?

Issue: Amount of tenant control over decisions to do with their home

Question: How could the government increase tenants' control over decisions to do with their home?

We asked respondents to share their thoughts on how they think the government could increase tenants' control over decisions to do with their home. They gave three key recommendations.

Involve tenants with decision making

The most common recommendation was to involve tenants in decision making processes. The most common suggestion for how to do this was to have tenants sitting on landlords' management boards. However, there was a strong feeling of mistrust about this, and a sense that this form of involvement needs to be formally or even legally enforced so that landlords cannot avoid a commitment to it. One respondent suggested that this could be enshrined in a tenancy agreement:

Tenants should be actively involved with running their estates and decision making, part of tenancy agreements could include participating in decision making processes.

Others suggested that the government should mandate this change:

*pass legislation to make sure tenant groups are represented on management boards
make tenant roles on boards compulsory for social landlords*

Another idea was to introduce ballots so that tenants can vote on changes to their homes, particularly in terms of regeneration plans. One respondent wrote that government needs to:

Give all affected residents a ballot to decide what should happen to their homes. The mayor should respect this and not let councils... wriggle out of offering ballots

Give tenants better rights over their home

The second broad theme that emerged from the open-ended responses is to give tenants better rights over their home, so that they could make the decisions themselves. This was mainly in the context of decorating and having pets

allow long term tenants a choice in their décor... let them treat their house as a home.

However, it also extended to issues like having the right to remain after regeneration has been completed. One respondent suggested:

If councils and housing associations want to redevelop areas including social housing... Tenants should have a legal right to equivalent or better housing under any such redevelopment.

Let tenants own and manage housing

The third most common theme was around letting social housing tenants own and manage their homes, such as through community-led housing. Rather than tenants sitting on management boards or being able to adapt their homes, social housing would be managed autonomously by social housing tenants. As one respondent shared, the government should:

Develop and encourage more housing cooperatives where tenants are shareholders and actively take part in decisions regarding the management of their homes.

What are the perceived advantages of social rented housing?

Participants were asked what they felt were the advantages of social housing, in comparison to other rented housing.

Top advantage of social housing

Respondents felt that the lower cost of rent, and the greater security of tenure offered were the most valuable advantages of social renting when compared to private renting. Social tenant respondents were also most likely to list the cost of rent, or the security of tenure offered as the best aspects of social renting.

	All respondents	Social tenants
Low or more affordable rent	48%	44%
More secure tenancy agreement	24%	28%
More responsible landlords	9%	8%
Being a member of a community	4%	2%
Better condition of accommodation	4%	3%
Option to purchase	3%	3%
More space	0%	0%
Don't know	1%	1%
Blank	9%	11%

One of top three advantages

When asked to list the top three advantages, the opportunity to be a member of a community was listed by the greatest proportion of people. Social tenants responding also were most likely to list the opportunity to be a member of a community as one of the top three advantages of social housing, suggesting this could be something they've found to be the case.

	All respondents	Social tenants
Being a member of a community	81%	78%
Low or more affordable rent	74%	74%
More secure tenancy agreement	48%	46%
Better condition of accommodation	33%	27%
Option to purchase	10%	12%
More responsible landlords	7%	6%
More space	3%	4%

Which of the following (if any) do you think are the main advantages of renting social housing, compared to renting from a private landlord? (Please rank 1 – 3)

Similar themes emerged when we asked people if they had further thoughts about the main advantages of social housing. Responses focused on three themes: security, community, and as a way to address wider social issues.

Safety and security

The main theme that reoccurred throughout the responses to this question was that social housing created a feeling of safety and security.

Knowing that you are secure, your children don't have to move schools; support can be given and received to a relative; adapted and custom built housing for people with mobility problems; affordability and reasonable maintenance standards.

Many of the respondents saw social housing as an antidote to the precariousness of the private renting sector.

The insecurity of private rental is horrendous and the security of tenure within social housing gives you a sense of belonging and sense of community.

People talked about the impact of this also – with social housing providing security for children to grow up in a stable environment, being good for the renters' health (both mental and physical), giving the opportunity for social mobility and redistributing some of the power from the landlord back to the tenant. Some examples of this from respondents were:

By providing a home, you can start to move your social position from one of crisis, unemployed etc. to one of stability.

Sense of community

Many respondents mentioned social housing's role in building communities. Many thought that social mixing, equality and social cohesion were positive outcomes from social housing.

Social housing builds mixed communities, more interesting communities.

Some people particularly mentioned the role of social landlords in cultivating this community through checking in on people, and organising events.

There is a social safety net with Housing Officers, so that if you are sick, old or vulnerable, it gets picked up by the neighbours and then the landlord. This won't necessarily happen in isolated private rent situations, especially in big cities.

Some estates have hubs that provide community support & offer activities for both young people & adults. Community events such as clean ups & gardening making the community a nice place that tenants respect.

Solution to homelessness

Other people highlighted the impact of social housing on reducing or eradicating homelessness. Many of the respondents saw it as a way of providing those who are most in housing need with a sustainable place to live, for example:

more social housing should reduce homelessness.

Ending (the) curse of homelessness.

Other reoccurring themes were around people feeling that social landlords were more responsive than private landlords. It was felt to be quicker, easier and cheaper to get repairs done by a social landlord rather than a private landlord, and that it is easier to hold social landlords to account. Lots of people also shared their view that the advantages of social

housing had been diminished over time, in particular by the shrinking of the social housing sector caused by policies around right to buy.

What were respondents' experiences of social housing and neighbourhoods?

Wider experiences

Many social tenants shared their experiences. Many of these were positive, with people sharing how it had made a big difference to their lives. This could be on an ongoing basis, for example:

For me as a single parent, and for many people with young children, stability is very important. Social housing gives you more chance of being able to stay in one place without disrupting your family/small children. Having to move schools/make new friends etc is traumatic for children (my son is also Aspergers so this was very difficult for him). The security of an affordable rent reduces the stress of each month of whether you will be able to make the rent payments.

That I'm safe in the knowledge that I can stay here as long as I need to without worrying about whether my tenancy is going to be renewed, and without the worry of wondering if I will have the adaptations or repairs done that I need... With social housing, as long as you follow the rules, you don't need to worry about being moved on.

The security of knowing you have a home that isn't about to be ripped from under you at someone else's whim

People also shared more long-term perspectives, about how they felt living in social housing had shaped their lives

I lived in a council flat for 13 years from when I was in my early 20's and that enabled me to make a secure life for myself. I was quite an immature person with some mental health issues but it gave me a safe space in my life to grow and develop and develop a career and eventually have a child, exchange my flat for a scheme whereby I eventually bought my home and could give my daughter a good place to grow and develop her life in. I think everyone should have the opportunity but if there had been no social housing available for me I would never have got to where I am now.

My family were raised in social Housing, and it saved us. We are all successful and well educated. This would not have been possible without social housing.

When I was born in 1968 my family lived in a very small house with no indoor toilet and the only form of heating was one coal fire. Shortly afterwards we moved to a council estate to live in a semi detached house with three bedrooms, central heating, gardens front back and side. It improved the quality of life for my family in so many ways. Sadly these chances are much less available nowadays... I live in the private rented sector and my accommodation is a tiny attic flat with no outside space. Even this is barely affordable on my income. It affects my whole outlook. I also worry that I will end up homeless.

Other people shared their experiences on the outside looking in, describing how they believed social housing would change their experiences

I have had to move three times since my daughter was born 3.5 years ago as I have to rent privately and rely on housing benefit to afford the extortionate rent. I face discrimination

from prospective landlords as I rely on housing benefit and therefore am left with very little choice of places to live. Social housing gives people the chance to have a stable and good quality home where they can put down their roots.

Power and control

One of the key issues that came up from our initial conversations with social tenants, and with our service user involvement panel who helped us to design the consultation, was about control over their home. We asked two questions exclusively to social tenants to understand how they felt about their ability to exert influence over their housing, and their communities.

Many social tenants reported feeling quite powerless around their housing: only 11% of social tenants who responded say they felt able to influence the decisions made by national or local government about their home and local community, and just a fifth (19%) felt they are able to influence the decisions made by their landlord about their home.

I feel able to influence the decisions made by national or local government about my local community

	Social tenants
Strongly disagree	42%
disagree	24%
neither agree not disagree	24%
agree	8%
strongly agree	3%

I feel able to influence the decisions my landlord makes about my home

	Social tenants
Strongly disagree	31%
disagree	22%
neither agree not disagree	27%
agree	16%
strongly agree	3%

We also asked social tenants if they would like to say more about the level of control they feel about decisions made by their landlord over their home or government about their community.

Firstly, we looked at the responses from social tenants who felt that they cannot influence decisions (those who disagreed with the statement: I feel able to influence the decisions made by national or local government about my local community).

These respondents shared a general feeling of powerlessness, and a feeling that both the government and landlords do not listen to social housing tenants' views. One respondent wrote:

Government, local or otherwise, listens to no one.

This sense of powerlessness, or disdain could manifest itself in everyday experiences around repairs, customer service or general landlord relations:

Reported repair issues need to be taken seriously. I gave up trying to get damaged, cracked and stained plaster repaired following a major roof leak, as I couldn't bear the persistent mansplaining, accusations of being untruthful and downright incompetence. The housing association simply doesn't want to spend money.

I have to ask permission, like a child, to put in a dishwasher. It doesn't feel like own home and they make sure you know it too

Some respondents felt that landlords organise consultations that are tokenistic and fail to truly empower residents. Some referred to landlords consulting with their tenants as 'lip service'. Other respondents shared that they felt that:

A lot of money is wasted by consultations, just looks good on paper. They take no notice of local residents. Do what they want in the end anyway.

I have no influence at all. The council make decisions in 'closed' meetings.... Any meetings that may be 'open' are usually during the day when ordinary people are working or a 15-minute window in an evening, that is poorly advertised. They don't want you to have a say.

We then looked at (the minority of) tenants polled who felt that they are able to influence decisions made about their homes. For these tenants, there was a common feeling that getting involved in local tenants' groups is the best way to influence decisions. For example, survey respondents wrote:

I work voluntarily in [the] community, chair disabled groups, run groups for people with hearing loss and have actively been involved in Council housing meetings and actively worked in regeneration.

I belong to the board on my estate we organise youth clubs and other clubs for all ages any resident has a problem they can say without fear of it being a problem my housing association are willing to listen to all their tenants.

There was also a common view that by ignoring tenants' views, national and local government make the wrong decisions because they do not have lived experience of social housing. As one survey respondent suggested:

They never ask the community view so, therefore, they get it wrong, time and again.

We asked all respondents about how they feel about their neighbourhood

Social tenants who responded were more likely to say that they felt people looked down on them because of where they lived, and slightly less likely to feel that other people in their area work to improve it.

People in my neighbourhood work hard to improve the local area

	All respondents	Social tenants
Strongly disagree	5%	10%
disagree	9%	13%
neither agree not disagree	32%	32%
agree	31%	26%
strongly agree	11%	8%
Don't know	11%	11%

People look down on me because of where I live

	All respondents	Social tenants
Strongly disagree	29%	19%
disagree	15%	15%
neither agree not disagree	30%	30%
agree	10%	16%
strongly agree	4%	9%
Don't know	12%	11%

What do people who work for social landlords think about social housing?

Eighty-two respondents to the survey worked for a social housing provider. We asked them some tailored questions about their experience, and their reflections on social housing.

Respondents who work in housing report pride in their work, and a belief that they are making a difference to people. However, respondents were concerned about the future of social housing.

I feel proud to work for a social landlord

Strongly disagree	2%
disagree	3%
neither agree not disagree	15%
agree	28%
strongly agree	52%

I feel I can make a difference to people's lives through my work

Strongly disagree	1%
disagree	3%
neither agree not disagree	8%
agree	34%
strongly agree	54%

I feel able to influence the strategy of my employer to the extent that I would like to

Strongly disagree	13%
disagree	18%
neither agree not disagree	29%
agree	25%
strongly agree	16%

I feel optimistic about the future of social housing

Strongly disagree	17%
disagree	29%
neither agree not disagree	26%
agree	20%
strongly agree	8%

We also asked these respondents if there was anything else they would like to add about their experience of working in social housing.

Some people left very positive responses, reflecting how the majority of people said they were proud to work in social housing, and felt they made a difference through their work.

Every day I help someone to either maintain or improve their lives through supporting them to maintain their tenancies. It's an honour.

I feel proud to work for an organisation that is doing such great work in the face of an adverse political and financial climate.

I love my job.

I am proud to work to provide social housing... I am from a family who have lived in social housing for at least 5 generations and whilst I do not, my sister currently does. Truly affordable and decent housing is a right not a luxury. Good housing provides the base for everything else and I'm pleased to see social housing becoming a more prominent political issue. I am cautiously optimistic that, whilst there is a long way to go, there is more campaigning and discussion around the importance of social housing.

Even though people said they were proud to work in social housing, some people did identify problems with it that made them wary about the future. Key themes included concerns around the what the felt of as the commercialisation of the sector, the lack of adequate funding and negative stereotypes around social housing, and social housing tenants.

Commercialisation of social housing

Many people shared how they were concerned that social housing is being run more like private housing. Respondents thought that housing authorities are putting profit above people, and they were concerned about some of the attitudes of their colleagues towards their clients.

I used to work for a local authority housing department which successfully provided a service and solved problems. Following a stock transfer to housing association the emphasis is more on making money and social good is largely image over substance.

Housing associations are becoming businesses and are far less focused on tenants' rights. There is little empathy for the plight of many of the people that are housed in social housing and associations are not good at tackling stigma within own staff about the status of those they house. Sometimes I wonder why some people work in housing when that such little respect or insight into the inequality in society and the poor rates of social mobility that is now apparent.

I think there is a dangerous shift where some RSLs [registered social landlords] are becoming a bit too 'corporate' and I feel losing the essence of social housing.

Lack of government funding

Another common theme was a lack of government funding hurting the work that landlords could do. Some people reported some of the impacts they felt this had had on communities.

It is getting harder to deliver a good service. Staff numbers cut, repairs to the bare minimum. Investment in communities at an all-time low. ASB is increasing as are drugs related incidents. Affordable rents make properties unaffordable.

It has been significantly affected by rent cuts and funding cuts to local services. Staff care and work hard to support communities, but the cuts have made it more challenging to be proactive.

As well as funding cuts to housing services, respondents also talked about the impacts of cuts to welfare benefits, including the bedroom tax and the switch over to Universal Credit. A few respondents mentioned cases of young people and families who are unable to keep up with rent and council tax bills, even in work:

It's tragic how much poverty there is resulting in families struggling to manage even with cheaper rents. Universal Credit and welfare cuts are hurting our most vulnerable.

Neglectful tenants

A minority of respondents also highlighted issues with tenants they had worked with. This included feeling that there were flaws with the system that allowed tenants who they didn't feel deserved housing to exploit it, or social tenants who did not respect their property.

Only a small percentage take pride in looking after the property and area, a high percentage do not and expect the housing agency to sort out their mess because they couldn't be bothered.

I think the justice system is shocking as tenants seem to know how to play the system and the legal system lets them stay in a house where they refuse to pay rent, cause asb and damage the property

Other issues mentioned included social exclusion on housing developments caused by the residualisation of social housing and the unfairness of negative portrayals of social housing within the media.

Who took part in the consultation?

We asked some basic demographic and attitudinal questions at the end of the consultation to help us to understand who responded. A breakdown is below. Overall, the sample was older, more likely to be female and more likely to live in social housing than the general population.

Age

	All respondents	Social tenants
18-24	1%	1%
25-34	6%	6%
35-44	10%	12%
45-54	26%	27%
55-64	32%	30%
Over 65+	20%	16%
Not shared	4%	10%

Sex

	All respondents	Social tenants
Male	23%	19%
Female	75%	79%
Prefer not to say	2%	2%
Prefer to self-describe	0%	0%

Region

	All respondents	Social tenants
East Midlands	9%	7%
North East	5%	6%
East of England	9%	8%
North West	14%	13%
South East	20%	20%
London	12%	17%
West Midlands	9%	9%
Yorkshire & Humber	9%	8%
South West	14%	12%

Housing tenure

	All respondents	Social tenants
Rent from a housing association	14%	55%
Rent from a local council/authority	11%	45%
<i>Total social housing</i>	25%	
Rent from a private landlord	15%	
Own my own home	55%	
Staying with family or friends	2%	
Homeless (staying in a car, tent or outside)	0% (n=34)	

Homeless (in temporary accommodation)	0% (n=106)	
Property guardian	0%	
Other	2%	

Which of the following types of housing do you currently live in?

Attitudes of the sample

How much do you support or oppose the building of more social housing in England?

	All respondents	Social tenants
Very little	2%	1%
	2%	0%
Neither	4%	3%
	10%	8%
Very much	71%	76%
Don't know	12%	12%

How much do you support or oppose the building of more social housing in your community?

	All respondents	Social tenants
Very little	3%	2%
	3%	2%
Neither	6%	5%
	12%	10%
Very much	65%	70%
Don't know	12%	12%