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Introduction

The inadequate housing has broad socioeconomic impacts in any society, particularly when it comes to keeping up with the increasing demand. The analysts are observing it since last two decades that the housing supply is imbalanced in relation to the emerging demand for housing units in the United Kingdom. The main reasons behind the increasing housing needs include enhanced life expectancy ratio, as well as the collapse of the family system giving a rise of single-person households in both England and Wales. (Goodridge, P., 2006)

At present, there are more than 1.8 million households living in permanent accommodations in the UK while social housing and private housing units are heavily overcrowded all over the country. Because of substandard housing arrangements, resident's overall health is being affected; literacy ratio is coming at the lowest day by day and complications in accessing housing facilities also limiting the employment opportunities.

Discussions

There is a dire need to have a housing policy to establish affordable housing schemes all over the land. Nevertheless, despite knowing the socioeconomic significance of housing, this critical issue has never been such importance as given to other social areas, e.g. education and health. The question is that how much affordable housing units do we need in the UK? In 2007, then UK government decided to increase the annual housing supply to 240,000 newly built homes by the end of 2016. At committed in 2007, the overall goal was to arrange 70,000 new housing units annually for the middle and low-income people by 2010-11. Out of 70,000 housing

units, 45,000 were supposed to be new social housing units. (Thomson H1, Thomas S, Sellstrom E, Petticrew M., 2013)

Many experts perceived this plan as optimistic as meeting the rising demand for newly built housing units was impossible, and it was difficult to sort out the extended backlog of impending housing needs. In effect, the beginning of the credit crisis in 2007 made it difficult to achieve set housing goals. Despite increasing demand, the collapse of the mortgage advances led private builders to reduce the supply of new homes. In simpler terms, builders are not willing to build which cannot be sold after completion. Rather decreasing housing costs have not resolved the issue pertaining to the affordability, as general people had to abide quite a harsh lending conditions, especially the condition related to depositing a large amount of money in advance.

The National Housing and Planning Advice Unit have also acknowledged this fact that the recession has multiplied the demand for affordable housing throughout the land. The real estate experts also point it out that almost 290,500 newly built housing units may be required each year by 2031. Swift recovery in the housing market appears to be a daunting task as lenders and investors remain watchful, and builders confront many obstacles in accessing available finance on a commercial basis. While both Conservative and Labour manifestos commit to extending the culture of home ownership, the Labour manifesto contained no information on how many additional homes to be delivered by 2011.



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