

**The RT Hon Angela Rayner MP**  
**Deputy Prime Minister**  
**20 September 2024**

Copy sent to Minister for Housing and Planning Mathew Pennycook MP, Minister for Local Government and Devolution Jim McMahon OBE MP and Lords Minister for Housing and Local Government Baroness Taylor of Stevenage.

**Dear Angela Rayner,**

Congratulations on being appointed Secretary of State for Housing, Communities and Local Government.

Following Labour's landslide election on 4 July, you are now able to take the actions needed to fix the housing crisis faced by residents, communities, local authorities and housing associations in the East of England.

Nine of the 20 local authorities that provide the highest number temporary placements to families from the capital are in the East. This places additional pressure on an already overheated housing market.

[The East of England Local Government Association](#) (EELGA) represents all 50 local authorities across Bedfordshire, Essex, Cambridgeshire, Hertfordshire, Norfolk and Suffolk, which collectively spent £64.4m on providing temporary accommodation in 2023 – a four-fold increase on the £15.4m spent 12 years earlier in 2011.

As outlined in our **Act Now, Before it Gets Worse Reports** for the [Medium to Long Term](#) and [Short Term](#), there are several immediate actions you can take to alleviate the pressures felt across our region:

- 1. Rebase the temporary accommodation subsidy rate paid to local authorities to 2024 levels, to better ensure that councils retain the 90% intended by the policy when it was instigated.**
- 2. Reform of government fiscal rules to incentivise long-term public investment in social housing.**
- 3. Provide funding for local authorities and partners to be innovative in the acquisition and development of land for affordable housing.**
- 4. Provide a multi-year and continuous settlement for the provision of social rent, so Registered Providers can plan and invest with certainty.**
- 5. Reform the Infrastructure Levy to ensure it does not compete with affordable housing funding, maintaining a dedicated stream for local housing needs. Revert to the existing CIL and S106 system; the previous Government's Infrastructure Levy will cut the amount of affordable homes built if you go ahead with it.**
- 6. Invest in key infrastructure, adapt and mitigate against climate change and support better skills, health and housing.**

- 7. Reinvigorate the focus on preventing and tackling homelessness and rough sleeping which has waned in recent years.**
- 8. Reduce the PWLB rate when it is for investment in new housing and allow any discount to apply to all councils not just stockholders.**
- 9. Allow Councils to acquire land at prices that does not include 'hope value'.**

We urge you to act decisively to help councils and housing associations in the East of England to manage increasing population pressure, while also working to reduce the number of families being housed away from their communities.

We also urge you to address the issue of poor-quality homes and growing impact of the national housing crisis on children in the East of England, as set out in our recent EELGA position paper viewed [here](#)

Urgent short-term action must be taken while you work on a long-term plan to address the national housing crisis.

We would appreciate the opportunity to meet with you to discuss our concerns and would be grateful for guidance on how to proceed with organising this.

**Yours sincerely,**

**Cllr Stephen Robinson**

Vice Chair, East of England LGA and Leader Chelmsford City Council

**Joanna Barrett**

Executive Director of Strategy, Governance & Assurance, Eastlight Community Homes Ltd.  
Co-Chair East of England Levelling Up Delivery Partnership