CAUSES

- Increased Life Expectancy
- Single Occupancy Flats
- Split Families
- Second Home Ownership
- Increased In-Migrations
- Reduced Council House Building

THE NEED FOR 3 MILLION NEW HOMES

CONSEQUENCES

- Housing shortages, affordability Issues, locational issues

But building new homes raises serious questions

Sustainability Issues

Green Field
- Floodplain problems
- Increased commuting
- Loss of farmland
- Increased infrastructural demands – transport, water, services

Brown Field
- Costly de-contamination
- Limited job opportunities
- Increased urban densities
- Community dislocation
- Environmental Impacts