

## Script for AgInt03.7b.mp3

**Host (man):** Thank you. Our next question?

**John Stevenson:** John Stevenson. 24% rising house prices last yr. How will the next generat° be able to afford their own house? Has home ownership policy backfired?

**Host:** ? Campbell?

**Woman 1:** Yes, it has, I mean, for all sorts of reasons, not least that people who live in our biggest city, who are, U know, ordinary workers, can't afford to buy their own houses. But stg very sick, I think, has happened to the way in which we thk ab. the thing we live in: our home. It's become stg which isn't just a home, it's an investment, it's stg that U expect to make capital from and meanwhile we've disinvested in what used to be a very important part of our landscape: social housing, where unlike most of the countries in Europe, we use housing as stg which is, U know, there for profit, not for living in & we've produced a market that has become unsustainable, unendurable & is making our biggest & best cities impossible to live in.

**Host:** Thank U. (*Loud applause.*) We're told—Dave Evan (?) in London, for instance—that U have to have..., now to get home to the housing ladder\*, that U have to have twice the national average to get the mortgage to pay for the bottom-end-of-the-market house.

**Man 2:** Well, there are very serious issues about the provision of affordable housing but I'm reticent, or reluctant, to agree that the home ownership has backfired 'cause I think it has been an enormous source of liberation for many people to have their own house. I think we shd actually be seeking ways to have more people have the opportunity to own their own house rather than less.

**Host:** Thank U. And Joan Womsey?

**Woman 2 (Joan Womsey):** I think it's a major pb, particularly for people working in the social ser..., in the public services, that are not extremely well-paid, particularly in London & in some parts of the country but ... to give U a little fact: there are 750,000 empty houses in this country & 600,000 homeless families. Well, U don't need to be a rocket scientist to work *that one* out! I think we have to be a lot more creative than how we provide homes for people.

**Host:** Adam Dampler?

**Man 3 (Adam Dampler):** Let us be a warning to the gvt but what goes up so far & so fast is bound eventually to come down. We have the lowest interest rates for decades, I admit, but once the level of borrowing we've got & the house prices which are sustained on it... is changed by a tweak in interest rates, this gvt is going to be in great pbs but at least when they have their pbs, people will be able to buy a house which is less expensive than it is now!

\* *get home to something* = reach sthg, manage to get sthg or somewhere + *the housing ladder* = the process of becoming a homeowner → *get home to the housing ladder* = get a foothold on the property ladder, become a homeowner (starting low & working your way up, usually).