

Homes & Communities Agency #ShapeHomesEngland

RICS CPD EVENTS

AUTUMN 2017

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CONTENTS

RICS requested:

- Planning for Affordable Housing: calculating local need and supply
 - The challenges of allocating enough land
 - The impact of the NPPF and Presumption in Favour of Sustainable Development
 - Ensuring a viable development and the importance of AH in S.106

The Future

- Housing White Paper: key planning changes
- Standardizing the way housing requirements are calculated
- Flexibility in plan making
- More emphasis on delivery and challenge to LAs and Applicants

The role of Homes England (HCA)

- Government supporting affordable housing supply through land release and investment

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WHAT GOVERNMENT WANTS...


- A country that works for **everyone**
- More of the **right homes** in the **right places**
- Housing that suits **everybody's needs**
- Improved **growth** and **productivity**



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BUILDING MORE HOMES

- Housing is a **priority** for Government
- For too long we **haven't built enough** homes
- Housing White Paper suggests current build rates need to be **250,000 homes** per year to meet demand
- **Key issues:** lack of clear plans, pace of development too slow, and poor structure of housing market



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HOUSING WHITE PAPER



We are setting out ambitious proposals to help fix the housing market so that more ordinary working people from across the country can have the security of a decent place to live.

The only way to halt the decline in affordability and help more people onto the housing ladder is to build more homes. Let's get Britain building.

We will lead the government's drive to increase the scale and pace of construction and promote new approaches to housebuilding. We will actively bring new players into the market, pioneer exciting new methods of construction and work with existing housebuilders to ensure that many more people have a home of their own.



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'FOR TOO LONG, WE HAVEN'T BUILT ENOUGH HOMES'



The White Paper identifies 3 main factors behind the failure to build enough homes:

- **Lack of clear plans** - over 40 % of local planning authorities do not have a plan that meets the projected growth in households in their area
- **Pace of development is too slow** - more than a 1/3 of new homes that were granted planning permission between 2010/11 & 2014/15 have yet to be built
- **Structure of the housing market makes it harder to increase supply** - Britain's 10 largest house-building firms build around 60 % of our new private homes

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PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACES


- Consultation on a **new standardised way of assessing housing need (NOAN)** taking account of market signals and ensuring more transparent and consistent plans
- Making sure **every part of the country** has an up to date, sufficiently ambitious **local plan** so that **local communities decide** where development should go
- Complete the **registration of land** and increase **transparency about land options** held by developers
- Make more surplus land available and make it **easier to reuse brownfield land**, and build homes on small sites and in villages
- Encourage **higher densities** and give communities a **stronger voice** in design of development



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BUILDING THE HOMES WE NEED

- Introduce changes to the way that land supply is assessed, **providing greater certainty** for authorities that have planned for new homes
- **Improve the co-ordination** of public investment in infrastructure
- Give local authorities **the tools** they need to get homes built
- Boosting **capacity and capability** of planning authorities
- Giving planning authorities **stronger powers** to ensure sites with permission are built on
- **Hold planning authorities to account** for their role in ensuring development proceeds as planned by **introduce a Housing Delivery Test**



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DIVERSIFYING THE MARKET

- Help small-and medium-sized builders **access the loan finance** they need
- Consult on range of measures to support more Build to Rent developments, including **more affordable private rental homes**
- **Boost productivity, innovation and skills** by encouraging modern methods of construction in house-building
- Partner with smaller- and medium-sized builders, contractors and others through **the Accelerated Construction programme**
- Support custom-build homes, giving **greater access to land and finance**, giving more people more choice over the design of their home
- Increase the use of **modern, efficient, factory-built homes**



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HELPING PEOPLE NOW

- Help people on low incomes find a decent home that is right for them through **investment in affordable housing**
- Extend the **Right to Buy to 1.3m Housing Association tenants**, fund the extended Right to Buy through the sale of expensive vacant council homes from 2018/19
- Publish a **statutory, technical consultation paper** this spring setting out the methodology for calculating local authorities' Higher Value Assets payments
- Take action to **promote transparency and fairness** for the growing number of leaseholders, and make renting fairer for tenants
- Encourage further **supported housing development** to meet future demand
- Work with local authorities and the voluntary sector to **strengthen our response to homelessness**, shifting the focus from crisis to prevention

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OUR ROLE

- **Investing** our land, funding and expertise to **improve supply and quality** of housing
- **Accelerating** the delivery of new homes and helping more people to **own** a home of their own
- **Diversifying** the market by attracting new entrants
- Encouraging **modern methods of construction (MMC)**; bridging the skills gap and improving quality and sustainability of homes
- Supporting **devolution** and local growth



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OUR OFFER



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ACCELERATED CONSTRUCTION


- £2 billion fund to accelerate delivery of homes on public sector land
- Programme requires additional sites to be identified and made available for early development
- Increasing the pace of development on public sector land via partnerships with private sector developers



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AFFORDABLE HOUSING

- Additional £1.4 billion over 4 years to deliver up to 40,000 homes based on realigned programme
- Flexibility to adjust existing programme to include affordable rent as well as shared ownership and Rent to Buy
- £1.28 billion funding through the AHP 2016 - 2021 announced in 2017 to support the building of 46,534 new affordable homes across 1,920 schemes



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GARDEN VILLAGES, TOWNS AND CITIES


- 14 New Garden Villages and 3 Garden Towns announced in January 2017
- HCA is providing £7.1m to help Local Authorities develop Garden Village projects
- Scale of projects ranges from 1,500 – 10,000+ homes



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HOUSING INFRASTRUCTURE FUND


- £2.3bn fund to unlock housing which will deliver up to 100,000 new homes by 2020/21
- To support infrastructure projects including transport and utilities
- Allocated on a rolling basis to local authorities with greatest housing need



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HOME BUILDING FUND

- £3billion fund to support housebuilding in England, targeting small and medium-sized builders
- Diversifying the market
- Supporting development finance to build more homes, infrastructure to unlock housing, and innovation through Modern Methods of Construction (MMC)



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TRANSFORMING THE HOUSING MARKET

- Government is committed to **transforming the housing market** – reinforced through Housing White Paper
- The HCA is **leading the drive** to increase the scale and pace of housebuilding
- We have a **strong track record** of delivering housing, but we know we need to do more
- **Talk to us!**
 - How can we deliver more homes?



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Later this year, we will launch as Homes England, with a mission to create a better housing market and change places.

We're inviting the industry to help shape our priorities – get involved and let us have your views on [Twitter](#) and [LinkedIn](#).

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QUESTIONS

