




Building Homes, Creating Communities

Findings from a joint APSE/TCPA project

APSE & TCPA Research partnership

Housing the nation
Ensuring councils can deliver more
and better homes



apse

This panel features a vibrant illustration of a diverse housing community. It includes a tall grey apartment block, several colorful houses with blue roofs, and a row of red brick terraced houses. The background is a light blue sky and green ground.


Homes for all
Ensuring councils can deliver
the homes we need



apse

This panel shows a housing community with a mix of house types. It features a tall grey apartment block, a row of white houses with red roofs, a row of red brick terraced houses, and a row of grey houses with red roofs. There are also several green trees scattered throughout the scene. The background is a light blue sky and green ground.

**Building homes,
creating communities**
Ensuring councils provide innovative solutions to
meeting housing need



apse

This panel depicts a housing community with a mix of house types, including a tall grey apartment block, colorful houses, and red brick terraced houses. The entire scene is framed within a light green circular area. The background is a light blue sky and green ground.

About the project

Policy review

Case studies

Online survey

Stakeholder roundtable

Policy Review



Diverging policy approach between the nations and regions in the UK

England: Analysis of the Housing White Paper with sections on:

- Funding social and affordable housing
- Structural changes to planning
- Policy changes to planning – NPPF
- Planning service and capacity

Case studies

www.tcpa.org.uk @thetcpa

About the survey

166 local authorities from across the UK took part in the survey

147 from local authorities in England (out of a total of 353 local authorities in England) with a roughly proportional representation of political parties

Survey took place between the 1st and 24th February...before the Housing White Paper was published

Key themes and analysis

Leadership, vision and confidence

Funding social and affordable housing

New models of delivery

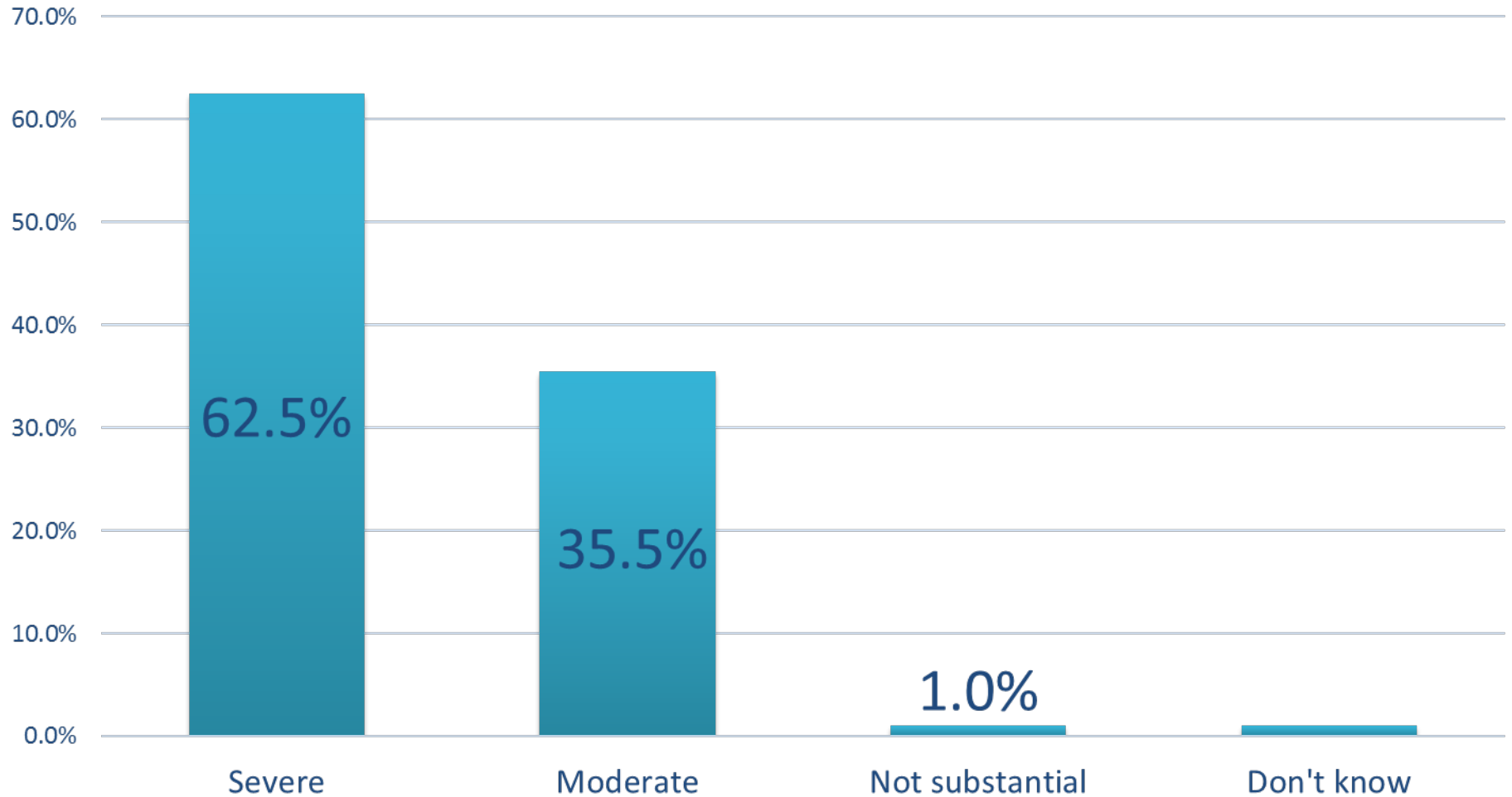
Planning

Housing quality and standards

Boosting local authority capacity and capability to deliver

Brexit and construction skills

How councils describe the need for affordable homes

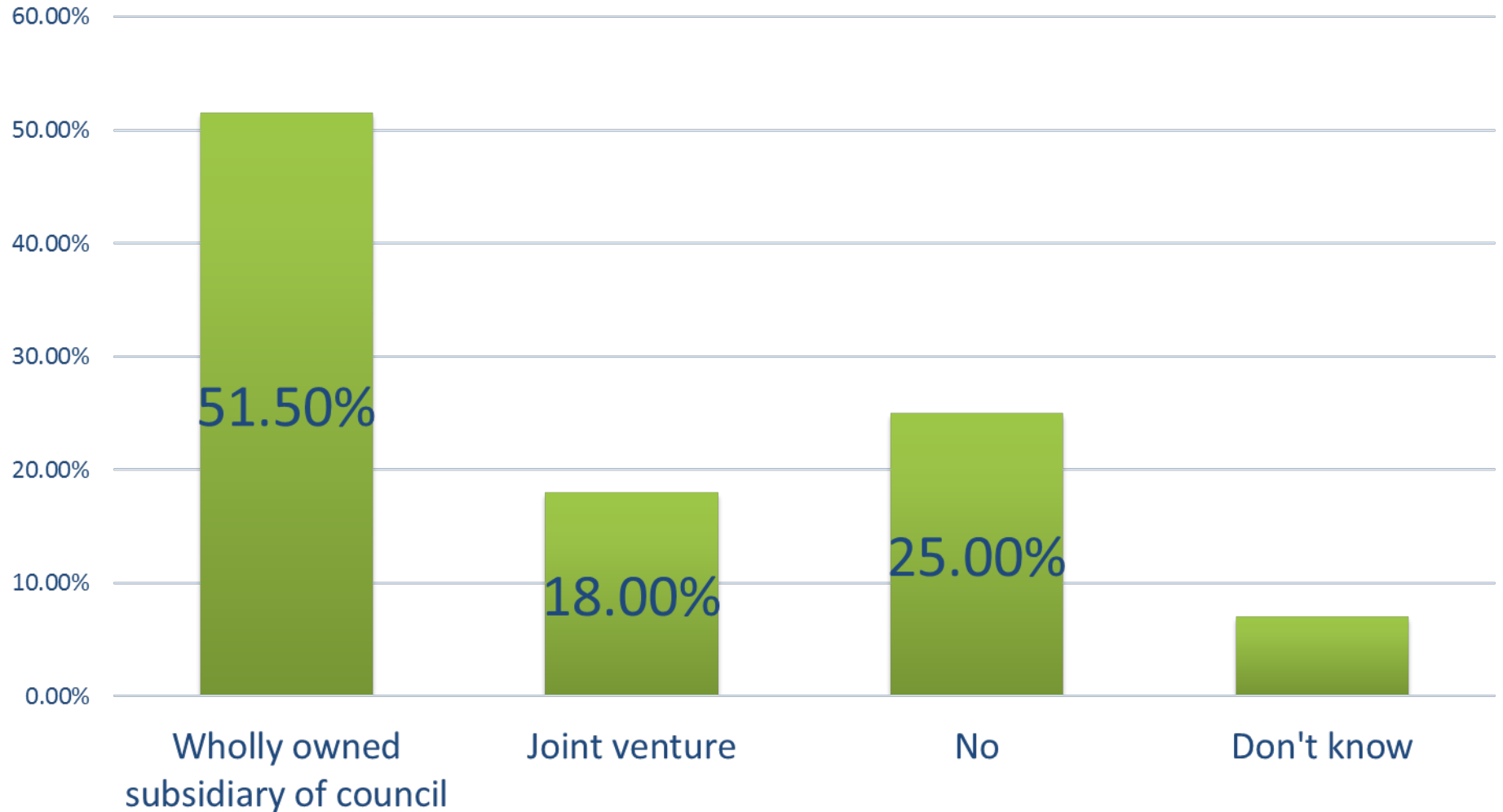


Leadership, vision and funding

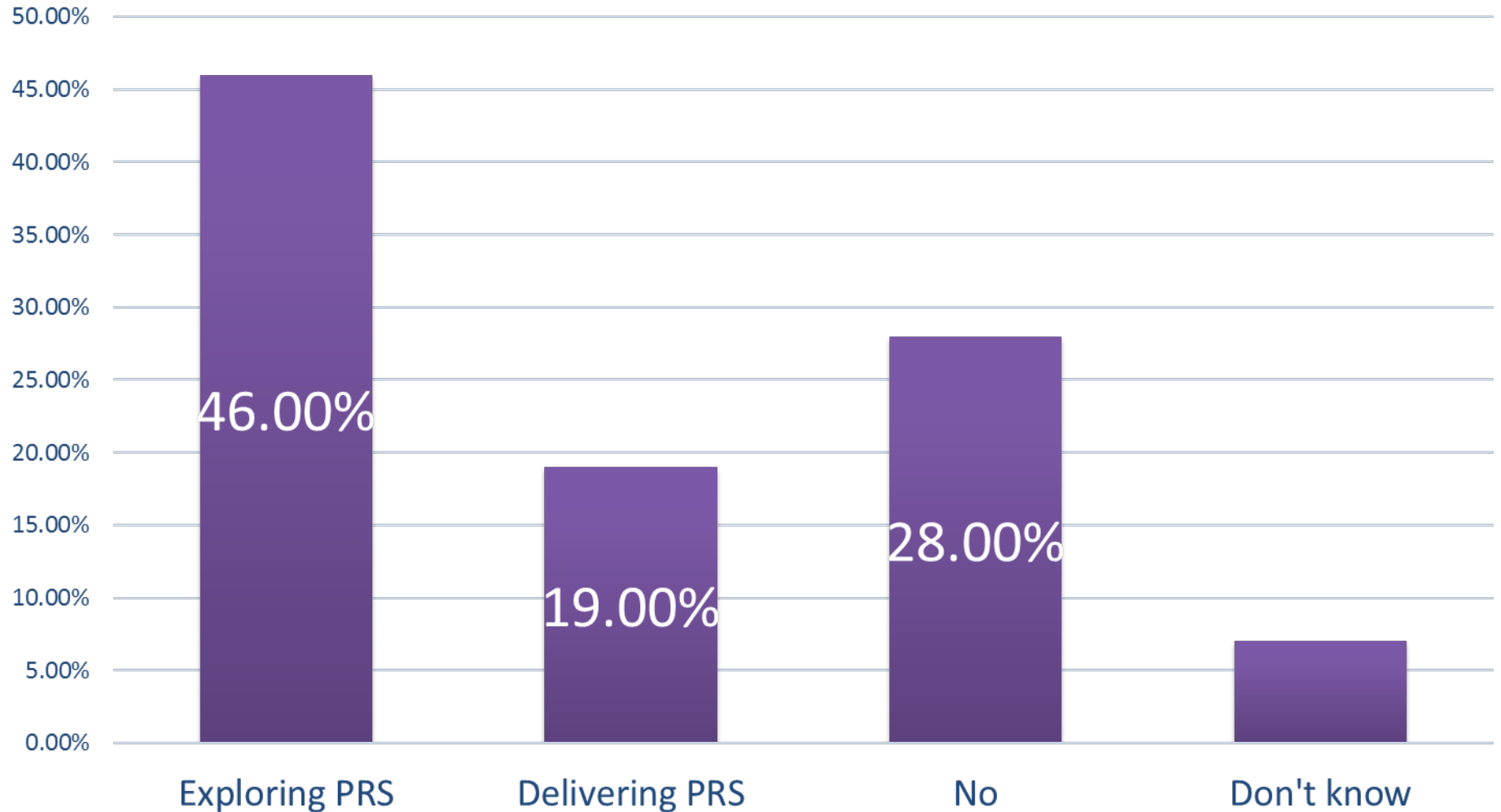
Recommendation 1: The new Government must match an ambition to increase housing numbers with a commitment to specific measures to ensure quality outcomes including social mixed communities, good design and space standards.

Recommendation 2: The new Government must invest in building new homes available for social rent.

Local authority housing companies: councils either considering or established



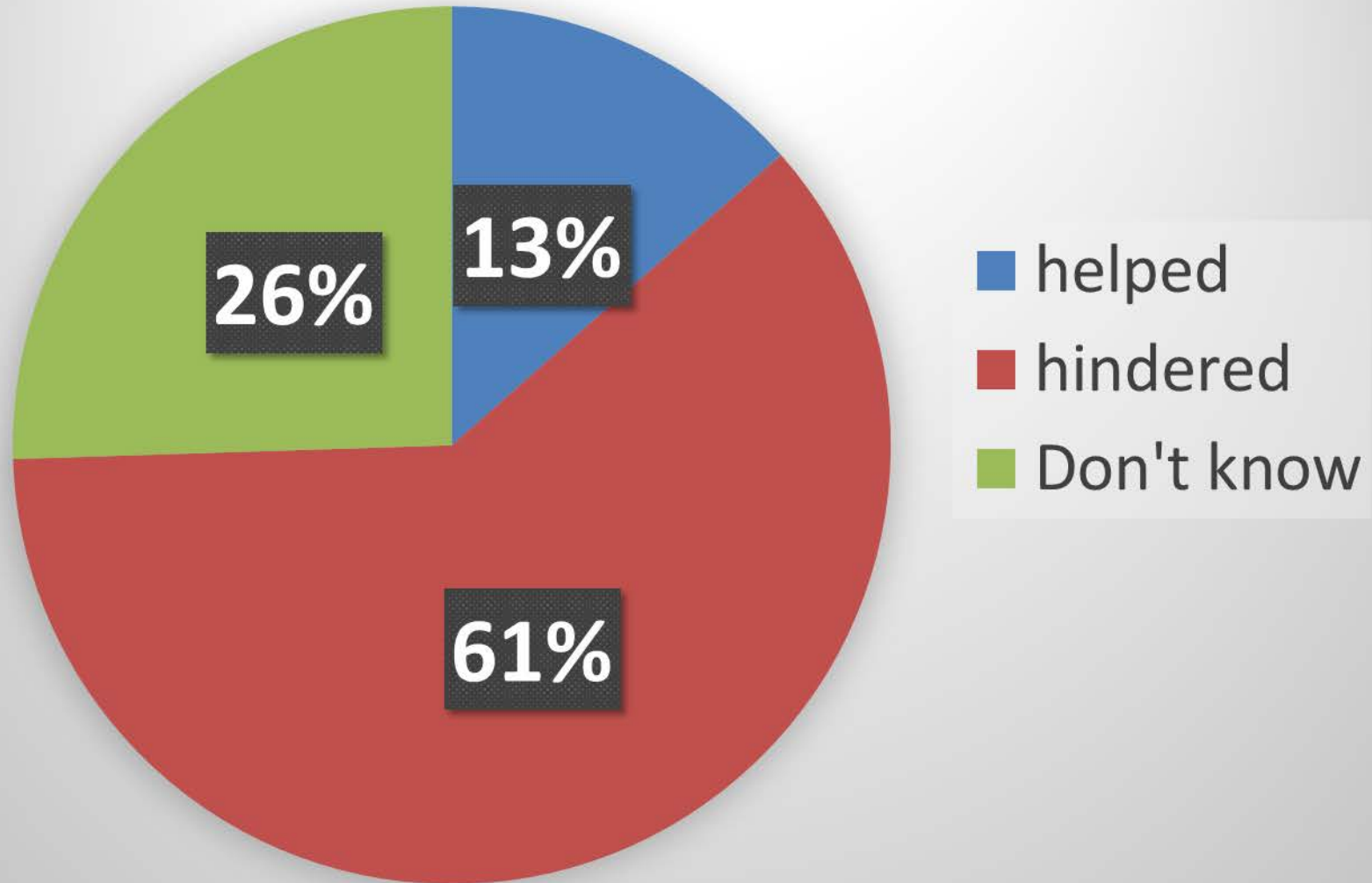
New tenures – Private Rented Sector



New models of delivery

Recommendation 3: To ensure that local government innovation flourishes, resulting in more homes of all tenures, the new Government should make clear that Right to Buy rules do not apply to local authorities housing companies.

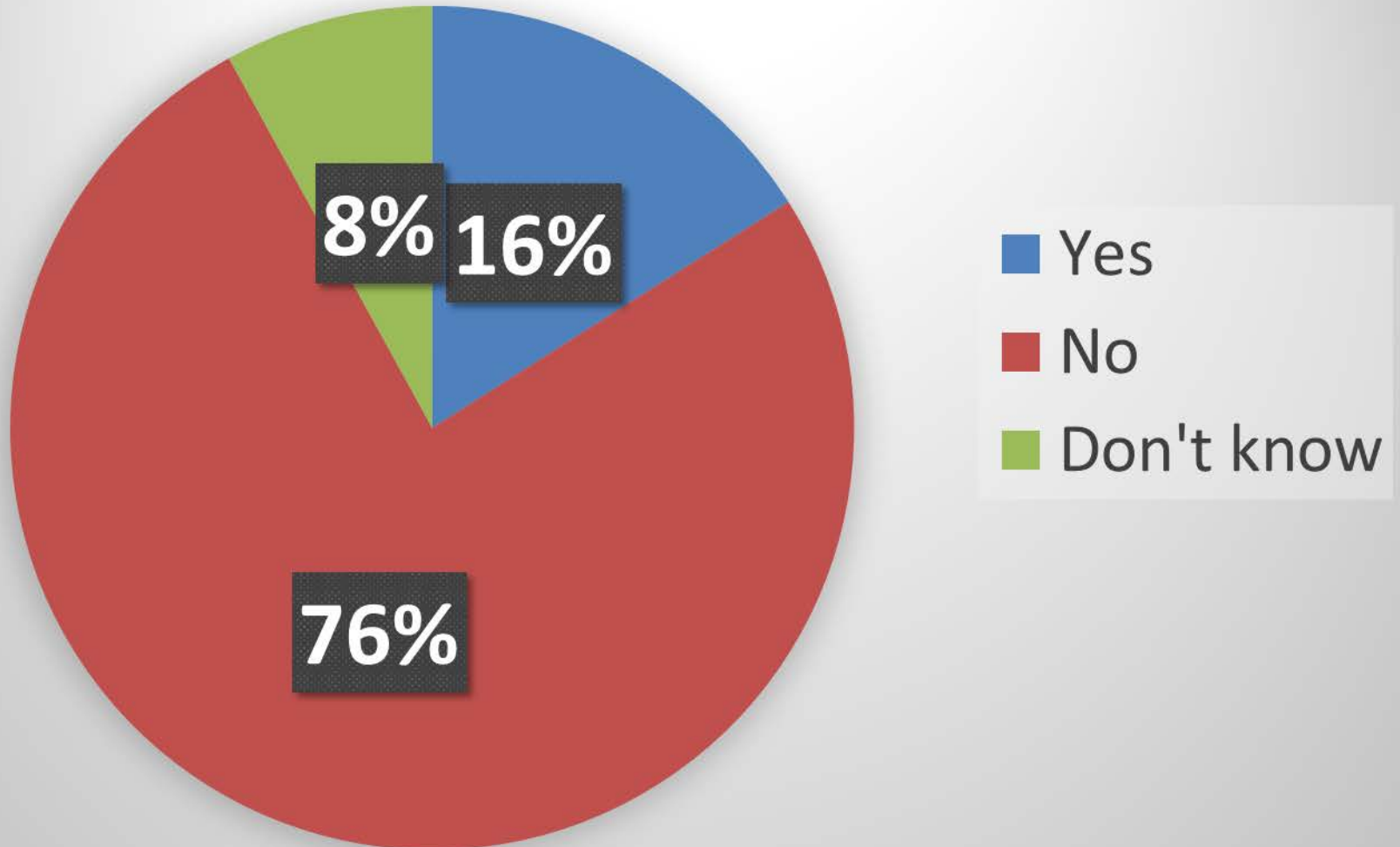
The viability test in the NPPF: Does it help or hinder councils?



Recommendation 6: The new Government should revise the viability test in the NPPF to ensure that it is not ‘...used to compromise the ability of local authorities to meet housing need, including affordable housing need, as determined through development plans’ as recommended by the House of Lords Built Environment Committee

Recommendation 7: The new Government should remain committed to redrafting of NPPF to set out the future direction of planning and place-making. In updating the NPPF the new Government must make sure that the final draft version is open to public consultation.

Will starter homes help address affordable housing need?

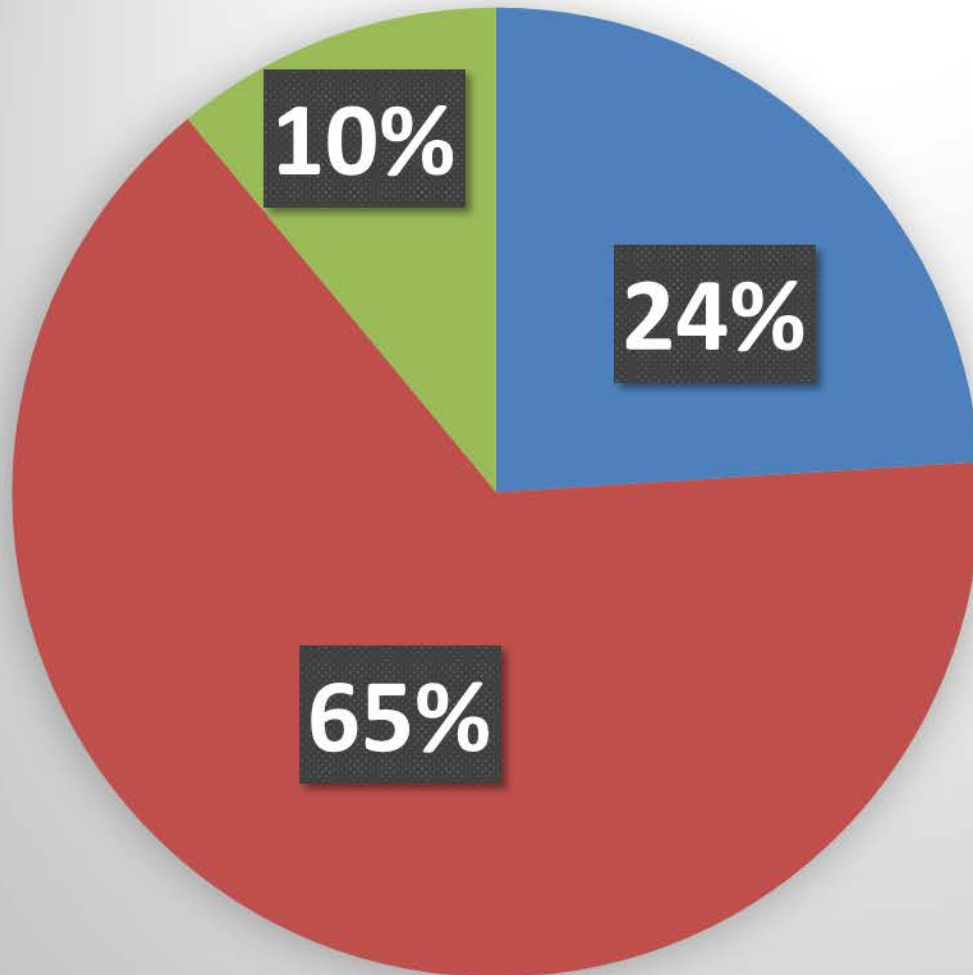


Starter homes

Recommendation 8: While the changes made to the implementation of the starter homes policy in the Housing White Paper are welcome they still do not constitute genuine affordable housing options for many people on low and moderate incomes. The new Government should ensure that the definition of an affordable home set out in the NPPF is based on a measure of income and not pegged to an arbitrary proportion of market price.

Dominant model of delivering social and affordable housing

www.tcpa.org.uk @thetcpa



■ Direct delivery

■ Through the planning process via Section 106 agreements

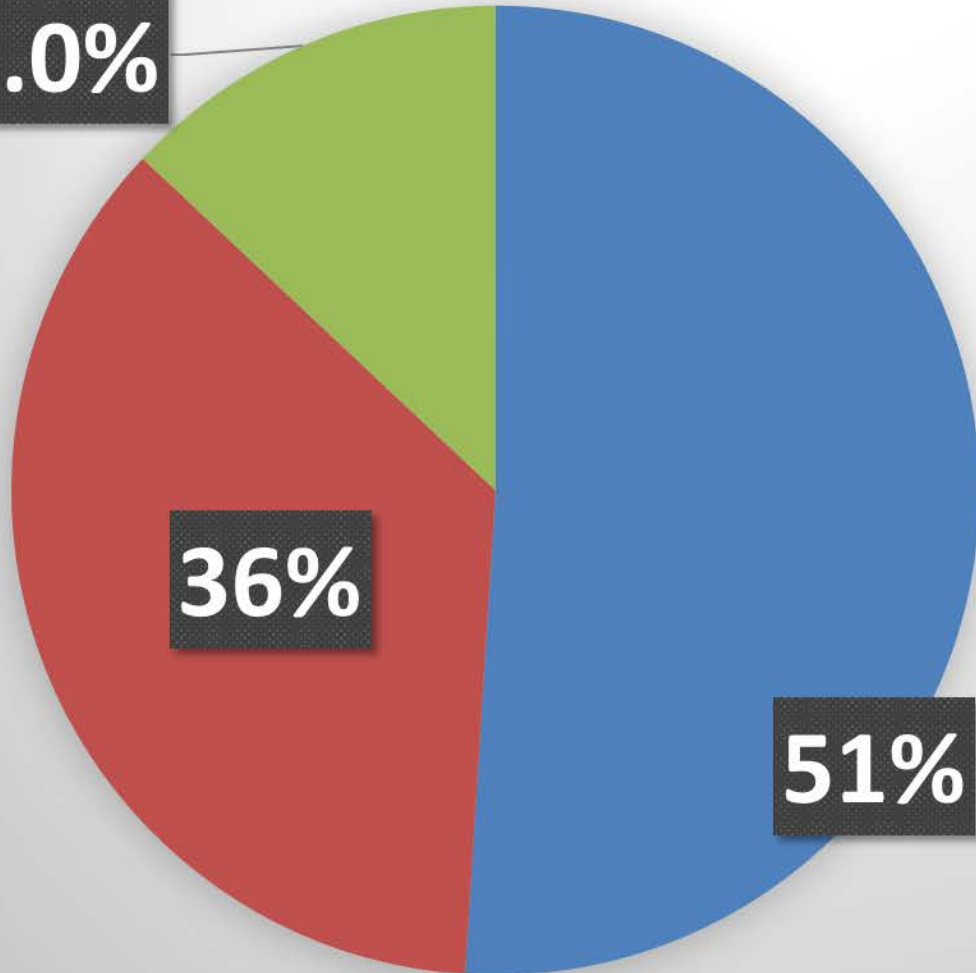
■ Joint Ventures on council-owned land

Planning obligations

Recommendation 10: The new Government needs to clarify whether the developer-contribution model of funding social and affordable housing, via planning obligations, remains a policy objective, and if not, where the replacement investment is going to come from.

Do housing standards help meet the needs of older & disabled people?

13.0%



36%

51%

■ Yes

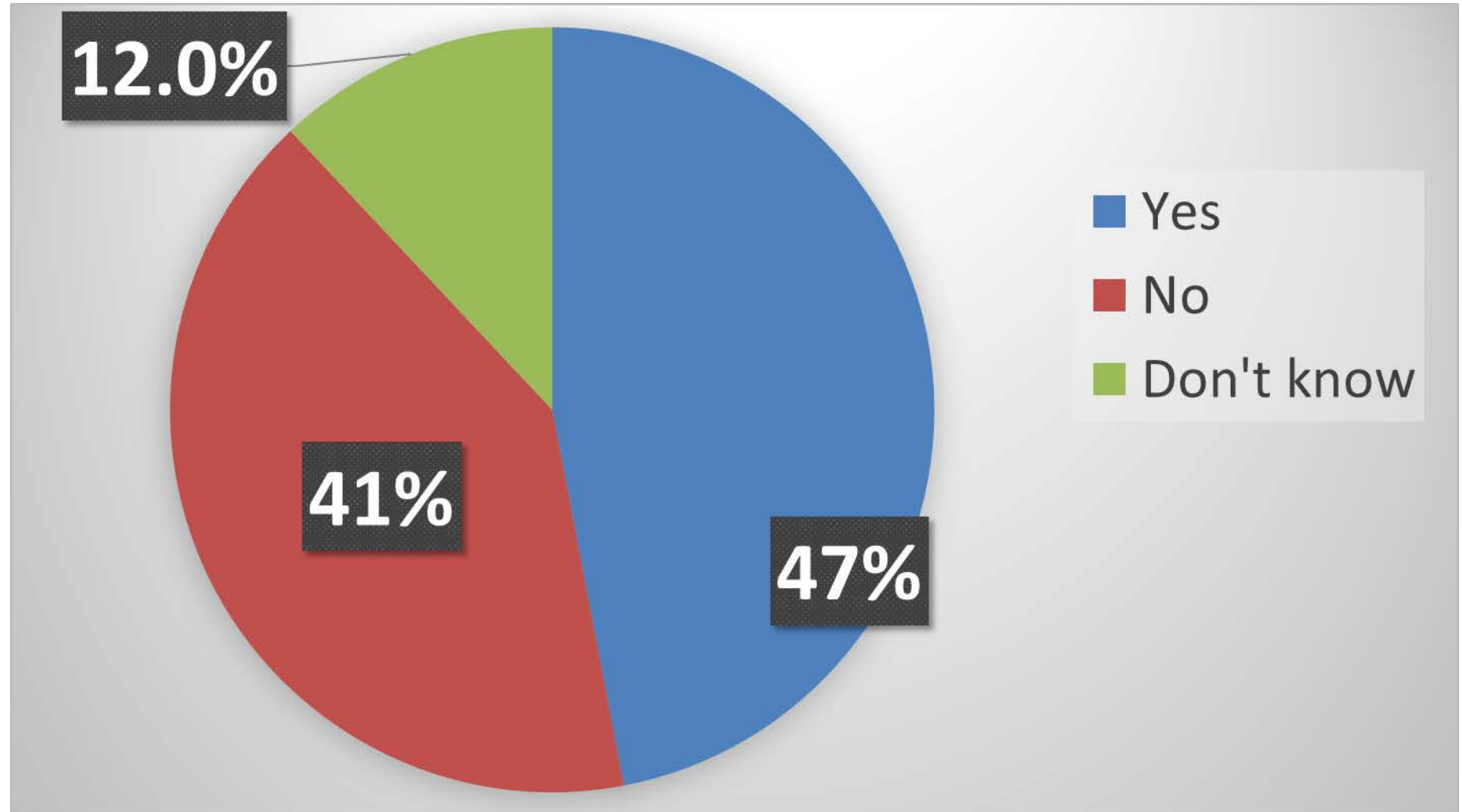
■ No

■ Don't know

Housing standards: meeting the needs of older & disabled people

Recommendation 12: While guidance to estimate the need for accessible homes for older and disabled people is a welcome commitment in the Housing White Paper, it is vital that the new Government ensure the policy to implement these needs is not subject to the NPPF viability test.

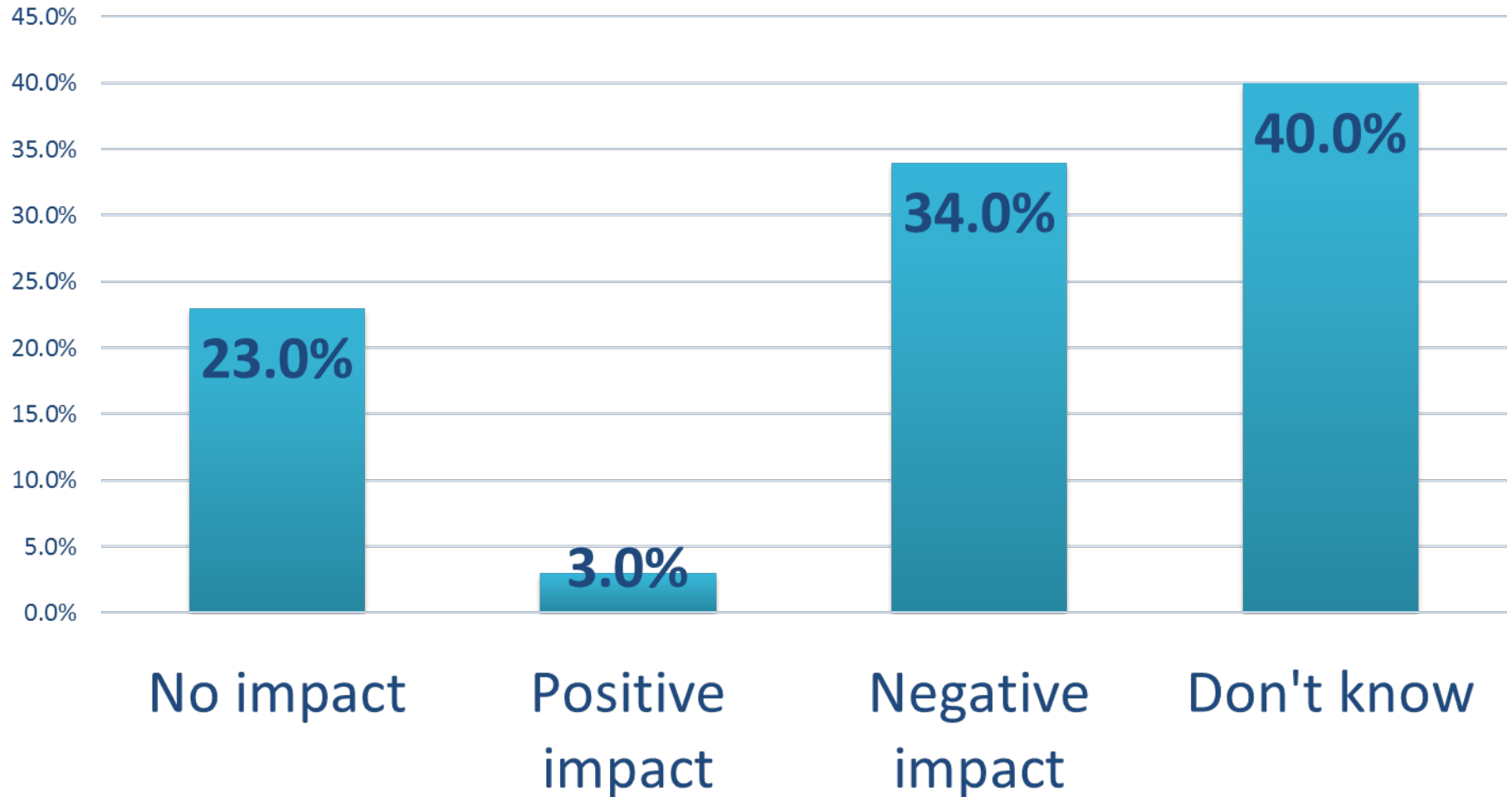
Do housing standards ensure sustainable and low carbon homes?



Housing standards: sustainable and low carbon

Recommendation 13: The new Government should re-commit to low carbon homes to reclaim the opportunity to be a world-leader in sustainable development. This will not only help safeguard the environment for future generations and help protect consumers from fuel poverty, it is crucial to driving innovation in the development industry and providing a firm foundation for planning decisions.

Impact of Brexit on councils' ability to meet housing need



Brexit and construction skills

Recommendation 16: The new Government needs to support the expansion of the construction industry, recognising the current capacity constraints on delivery due to factors such as the availability of skilled and unskilled workers, equipment and raw materials. Councils can also play an important role in expanding the construction skills sector through apprenticeships.



Thank you

Slides first shown at the APSE/TCPA launch of *Building Homes, Creating Communities* on 23.05.17, delivered by Kate Henderson, Chief Executive, TCPA