Delivering the Homes we Need: Accelerating Supply and Getting Councils Building

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Homes England Board 2012-2020

Context

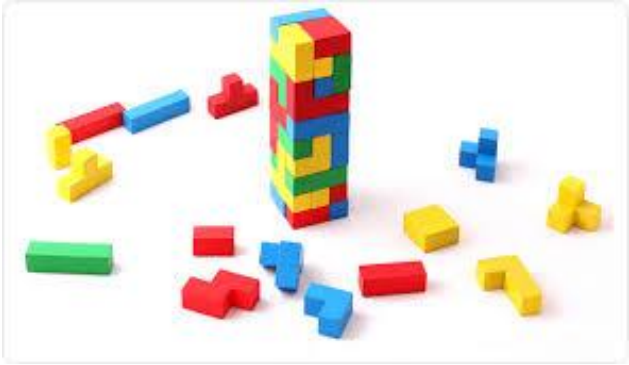
- Under supply of housing for nearly 40 years
- Accepted need now at 300,000+ allowing for catch up
- Current supply typically 150,000 – but next housing recession due

- Government target to achieve 300,000/year (ave)
- Requires doubling housing delivery everywhere

What can councils do?

It's not just about issuing planning permissions

- Understand what is needed to speed development
- Talk to developers and agents
- Re-examine underused land
- Use any HRA capacity
- Setting up a housing company
  - Directly invest for market sale and rent
- Forward-fund infrastructure
- Buy and develop land
  - Partnership or self-delivery
- Work with Homes England



Finance Matters

Myth - *"There's a shortage of money"*

- Borrowing powers – HRA and PWLB
- Unlock the private sector
- Use Joint Ventures

Doing What?

- Social and Affordable Rent
- New Market Rental Stock
  - Improves quality of sector
  - Income to Council
  - Speed up delivery
  - Family-friendly lifetime tenancies
- Shared Ownership
- Advancing Infrastructure with JVs
- Lending to Developers
- Buying land in partnership to increase supply
- Unblocking stalled sites

Completed Projects: Partnerships and First Self-Delivery

- 2016-2020 – 200 homes at **Woodside Avenue** (1/3 social rent, 2/3 market rent) and **Hatch Farm** (1/3, 1/3, 1/3) – council owned land, with RSLs
- 2018-2021 – Worked with Taylor Wimpey for 146 homes at the **Bursledon Windhover Sale** site with early release of access moved from Hamble Lane and new Country Park – with EBC homes for market-rent and accelerated delivery
- 2017-2025 – **Stoneham Park** working with Highwood and an RSL with forward purchase of stock (approx 200 units) and lending to deliver new school as part of 1100 homes scheme
- 2018-2024 – JV with Galliford Try at **Pembers Hill Farm** – securing S106 and council profit
- 2018-2024 – Eastleigh **Town Centre 49 Romsey Road** market rent flats – full self-delivery
- 2021-2024 – additional town centre sites including 28 apartments at the **Old Post Office** – full self-delivery

And continued intervention to unblock stalled sites
– **our job is to deliver new homes, not just permissions**.

Current Projects: 4-2850 homes and Self-Delivery

- 2020-2029 - **Sunday's Hill, Hedge End** working with Foreman Homes on council owned land for 100 homes, on site this autumn
- 2018-2027 - Eastleigh **Town Centre** small regeneration sites, on site/complete
- 2020-2027 – **Netley** 20-unit social rent flat regeneration scheme, almost complete
- 2017-2036 - Major acquisition of land **west of Horton Heath** with outline planning permission for 2850 homes – all self-delivered by the Council –
  first major infrastructure complete, first 400 homes in build – see https://www.onehortonheath.co.uk/, on site, now with first completions this autumn
- 2023-2029 – site acquisition from Hampshire CC for 200 homes at **Kings Copse, Hedge End** self-delivery, tendering now after full pp
- 2025-2029 – **Arch Theatre** Chandler's Ford flatted regeneration scheme, pp early 2027

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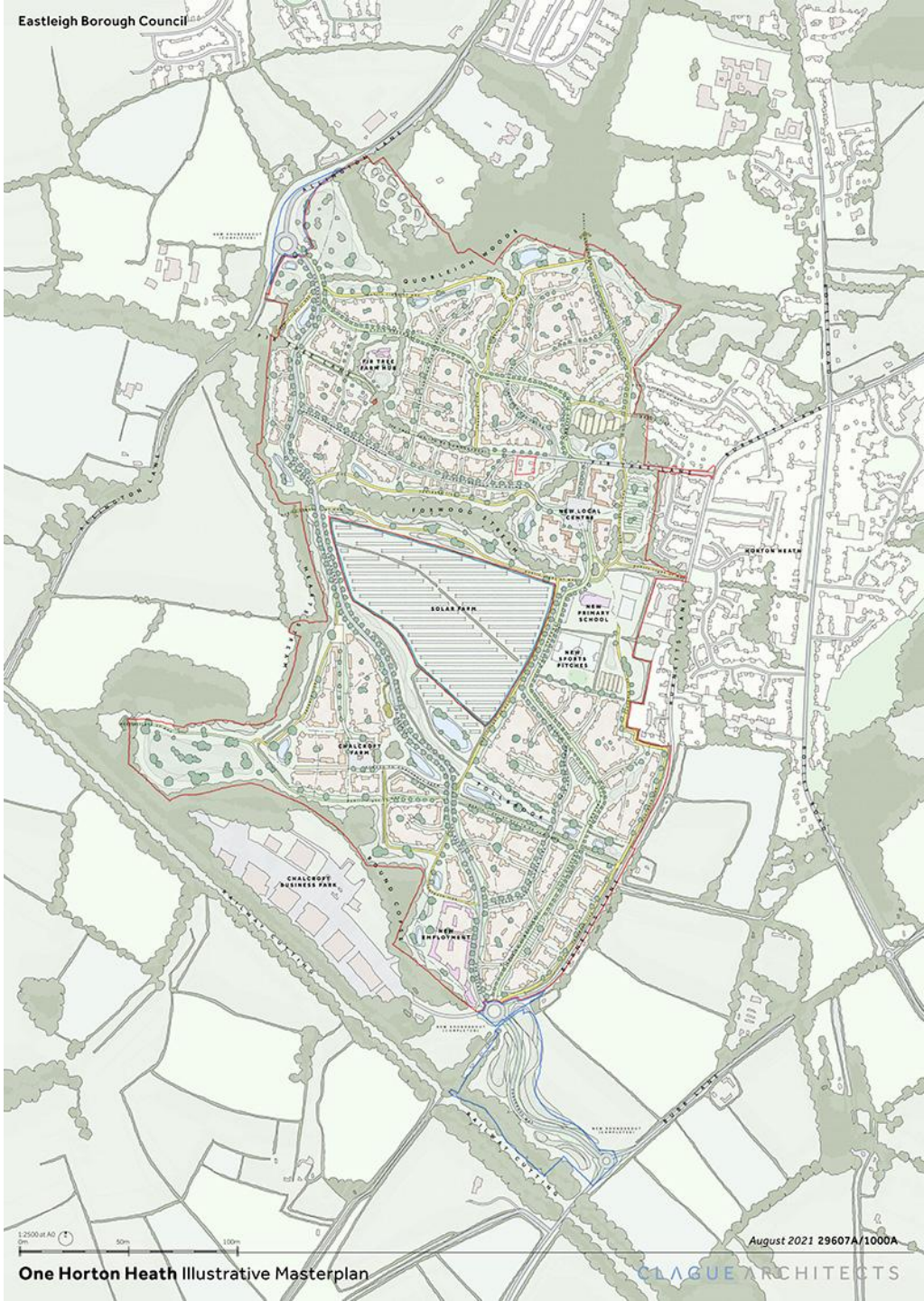
One Horton Heath

www.onehortonheath.co.uk



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Accessibility

An Active Council? – One Example

- 1/3 – 1/3 – 1/3 – Sale / Market Rent / Affordable
- Market rent
  - Improve quality of sector
  - Tenure diversity
  - Insatiable forward demand
  - Income to council
  - Increase supply as avoids absorption issues
- Market sale
  - Direct commissioning as part of business case
  - Cash-flow assistance for viability
  - Market sale

Leadership Matters

- Political and managerial leadership
- Own the problem
- Identify solutions
- Deliver them

The Elphicke-House Report

From statutory provider to Housing Delivery Enabler:

Review into the local authority role in housing supply

The Lyons
Housing Review

Questions / Discussion

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