

Homes for all – ensuring councils can deliver the homes we need

APSE Seminar, Leicester, 8th July

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About the TCPA

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planning out poverty

the reinvention of social town planning

www.eco-development-group.org

eco-development group **newsletter**

Issue 9 August 2011

Welcome to the ninth issue of the TCPA's Eco-Development Group (EDG) Newsletter. In each issue of the Newsletter we will update you on the latest training, events and opportunities. We will also use the Newsletters to highlight key issues that need to be taken into account as eco-developments are brought forward. This issue of the Newsletter includes an update on the draft National Planning Policy Framework and an article on how the AIMC4 project is helping to make eco-homes the norm, as well as information on upcoming TCPA and EDG events in 2011.

collaborative working for climate change policies

By Alex House

town & country planning

The journal of the Planning Institute of Great Britain

January 2011 Vol. 80 No. 1

brian hague, emma carlaga, hugh ellis, peter chris, on the...

policy analysis of housing and planning reform

Town and Country Planning Association

March 2011

Your place, your plan

Town & Country Planning Association

planning for a healthy environment - good practice guidance for green infrastructure and biodiversity

Town and Country Planning Association
Wildlife Trusts

the lie of the land!

England in the 21st century



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Ensuring councils can deliver the homes we need

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theguardian

Most councils would not class starter homes as affordable, survey finds

Four in five local councils do not believe that discounted starter homes should be classed as affordable housing, and only 7% feel that they will address the need for affordable homes in their area, according to a survey.

BuzzFeed

The Government's Starter Homes Are Not Affordable, Say Councils

Starter homes won't solve the chronic lack of affordable housing, according to four out of five senior local government leaders.

FT
FINANCIAL TIMES

Councils set to receive greater powers to boost UK housebuilding

A large majority of councils are unhappy with [the planning regime](#), according to researchers. Nearly three-quarters of councils said it hinders the construction of affordable housing, while just 7 per cent said the government's flagship policy of starter homes would help to address the housing shortage, the research by the Association for Public Service Excellence and the Town and Country Planning Association found. Some 96 per cent of the 116 councils surveyed said there was a "moderate or severe" need for more affordable housing in their area.



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About the project

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1. Policy review

2. Case studies

3. Online survey

4. Recommendations

1. Policy review

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

Benefits for Councils

- Develop at a lower cost (smaller profit margins)
- Design and deliver housing solutions to match their own values and address local patterns of need
- Hold the asset and secure the value increase for future investment
- Choose the pace of development and control the marketing

Selection of results:

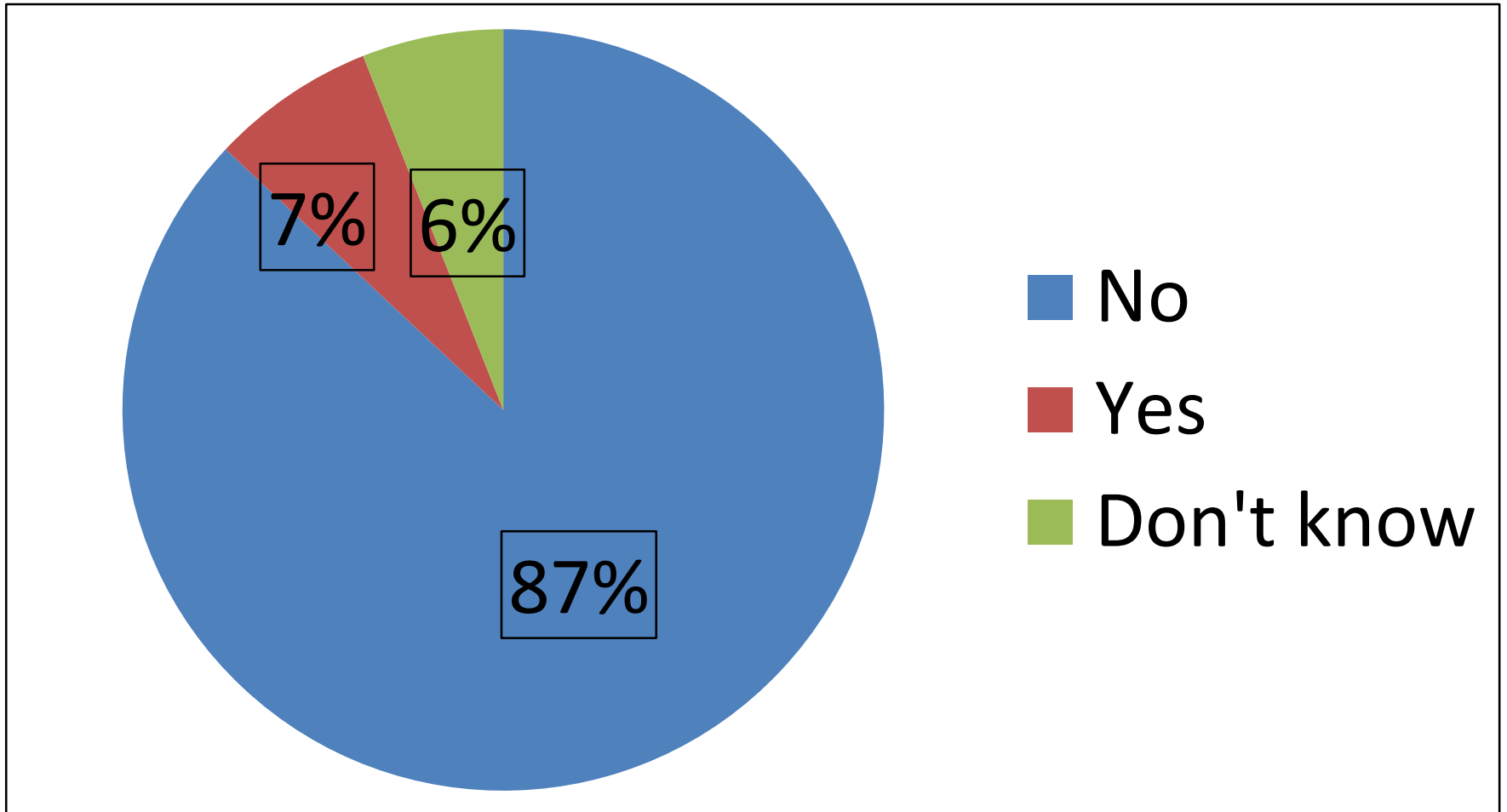
- Do you think Starter Homes will address affordability in your Local Authority area?
- What is the dominant model for delivering social and affordable homes in your LA area?
- Are you considering or are you in the process of setting up a local housing delivery company?
- Has the viability test helped or hindered the delivery of affordable homes?
- Do building regulations/housing standards secure accessible and inclusive housing?



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Do you think the Starter Homes policy will address affordability in your local authority area?

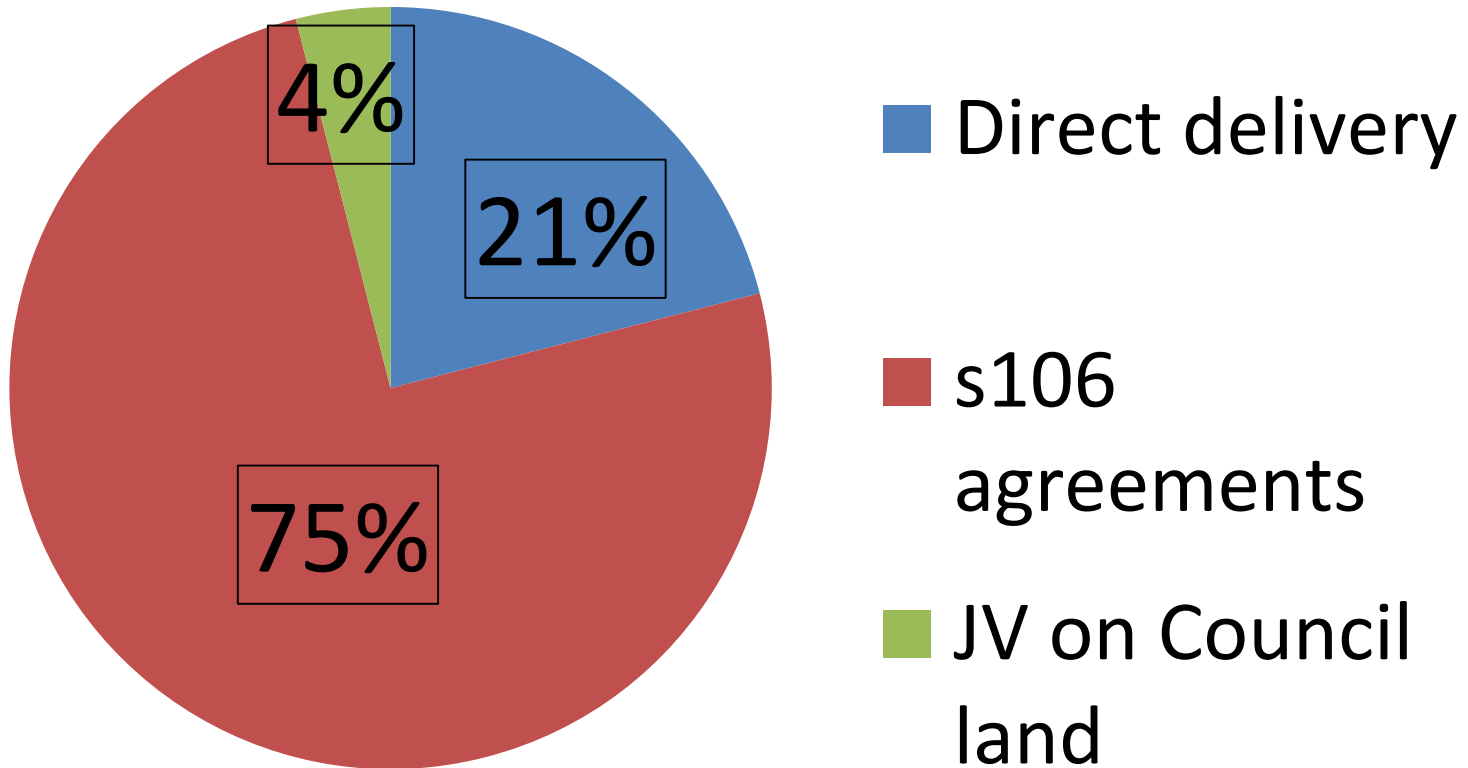
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What is the dominant model of delivering social and affordable housing in your LA area?

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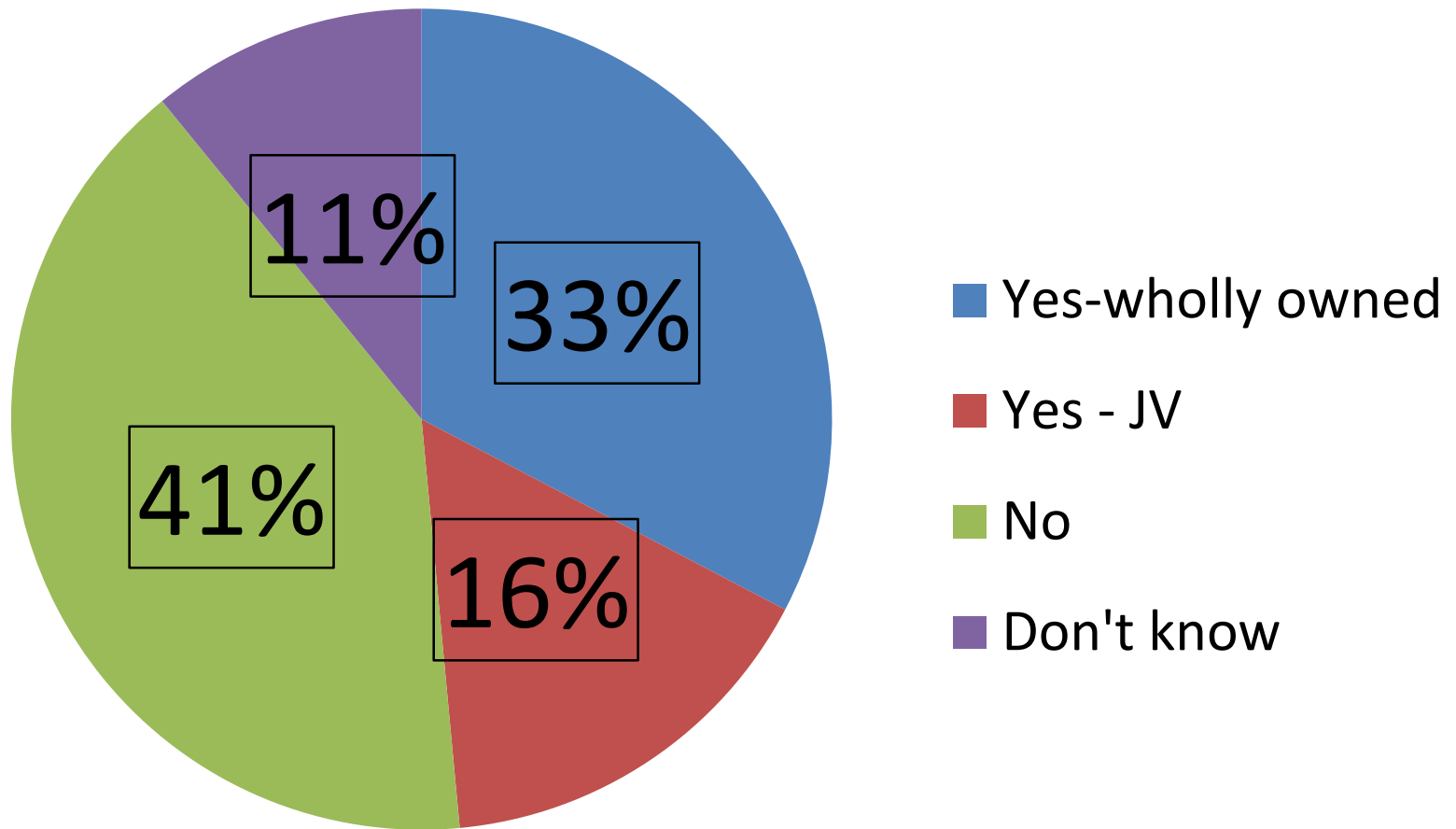




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Are you currently considering or have you already set up a local housing delivery company?

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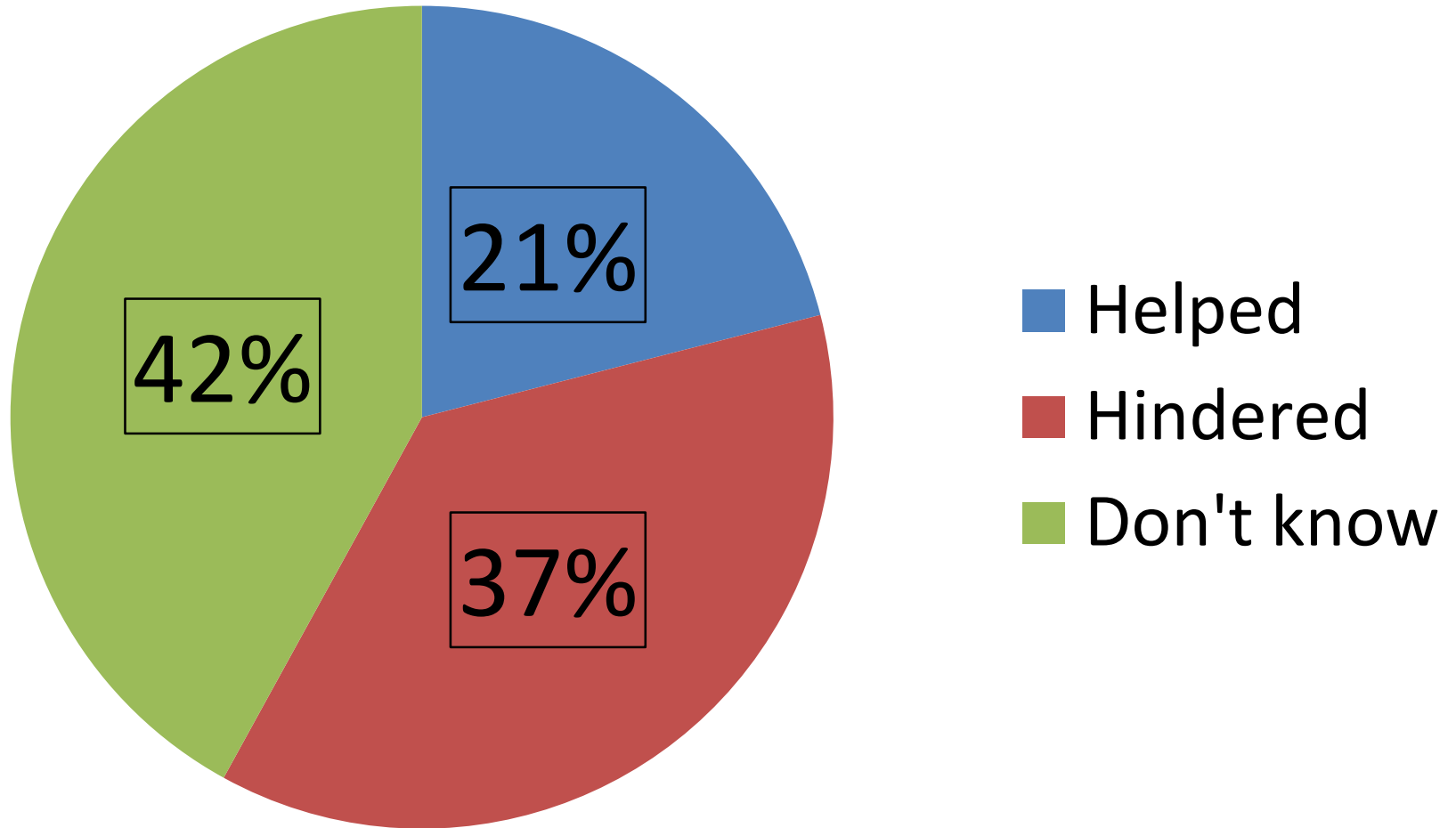




Has the viability test helped or hindered?

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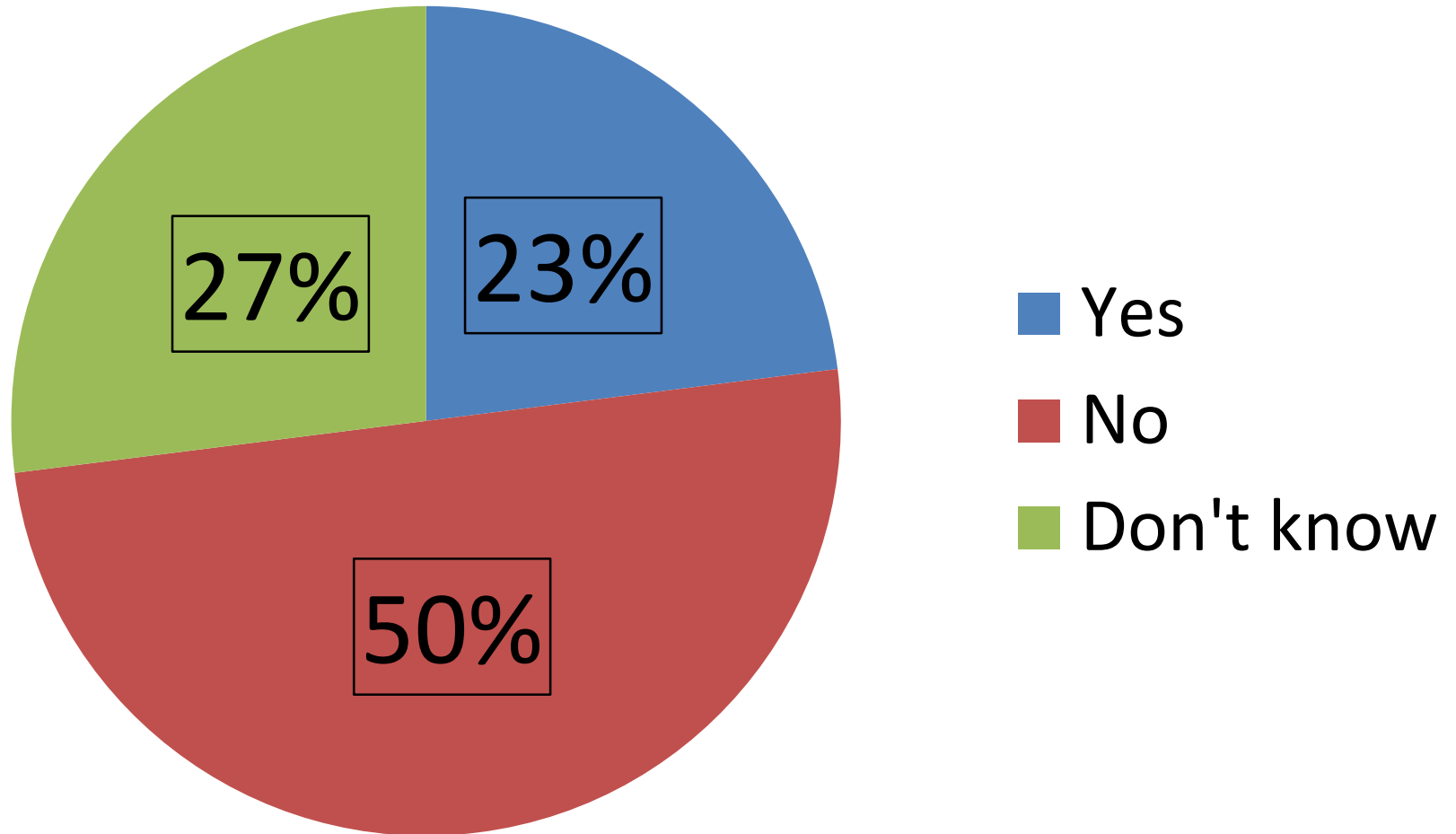




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Do current building regs/housing standards secure accessible/inclusive homes?

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4. Recommendations

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Housing strategy

Definition of affordable homes

Need for social homes

Clarity on developer contribution model

Skills and resources



What next from government?

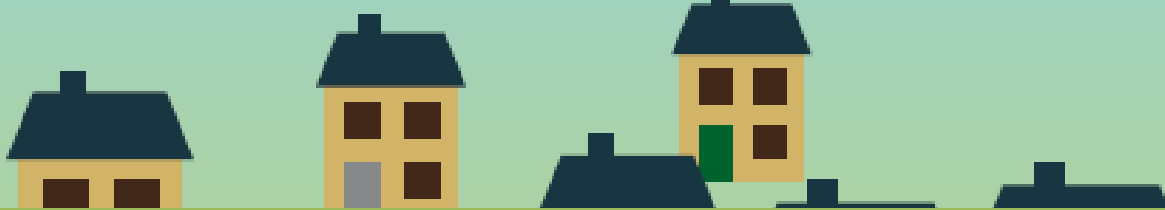
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What will be the implications of the Housing and Planning Act?

Neighbourhood Planning and Infrastructure Bill

Will Local Authority innovation be supported?

Starter homes and the future of affordable housing?



THANK YOU

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