



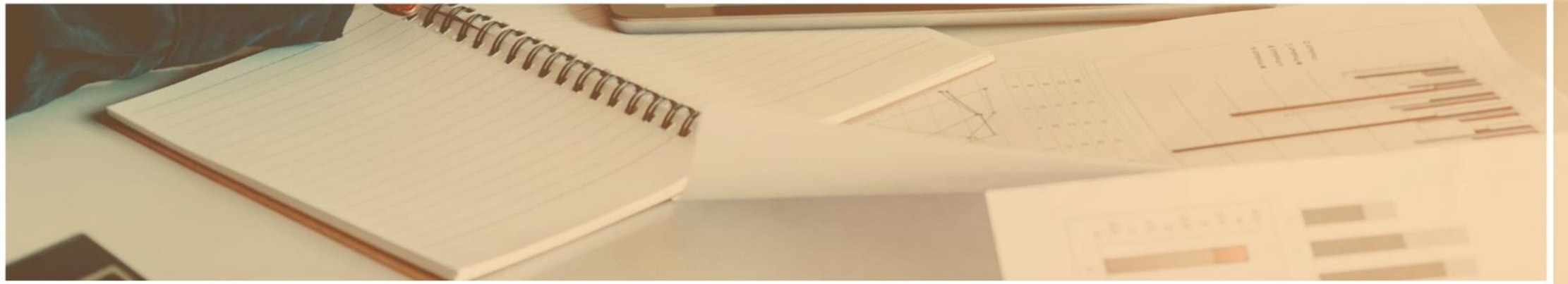
NHC Housing Strategy Seminar: Growth and Community

Feb 13, 2020 | The Media Centre - Huddersfield



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#NHChousingstrategy2020



Chair's Welcome and Introduction

Maggie Rafalowicz, Director, Campbell Tickell

Housing Strategy Conference

Maggie Rafalowicz | 13 February 2020

Key issues

Supply

Quality

Affordability



CT's northern experience

- Granular evidence
- Breadth of linkages
- Older people
- Stock condition
- Inclusive growth



- Starting point different depending on stock ownership

Big current issues

- Funding sources
- Rising demand – homelessness, affordability
- For councils – want to build but expertise and funding challenges
- Devolution
- Regulatory challenge – understanding and managing risk



Big issues *(continued)*

- Compliance – fire risk; other health and safety
- Construction costs – slow growth in offsite
- Climate change
- Labour for construction, maintenance, social care
- Weakness of property maintenance sector – trend to insource
- Customer services



The new government's housing priorities

- Back to focus on home ownership
- New homes target – 1m by 2025, then 300k a year
- Building beautiful – infrastructure before new homes
- End rough sleeping by 2025
- PRS – end 'no fault' evictions; lifetime rental deposits
- Regulation of building safety and consumer standards
- Housing White Paper, Planning Green Paper expected



Thank You

Maggie Rafalowicz

- Maggie@campbelltickell.com
- 07802 187867

Setting the Scene:

Understanding Local Authority Housing and Planning Capacity in an Era of Austerity

Liam Gregson, Senior Member Engagement Officer, Northern Housing Consortium

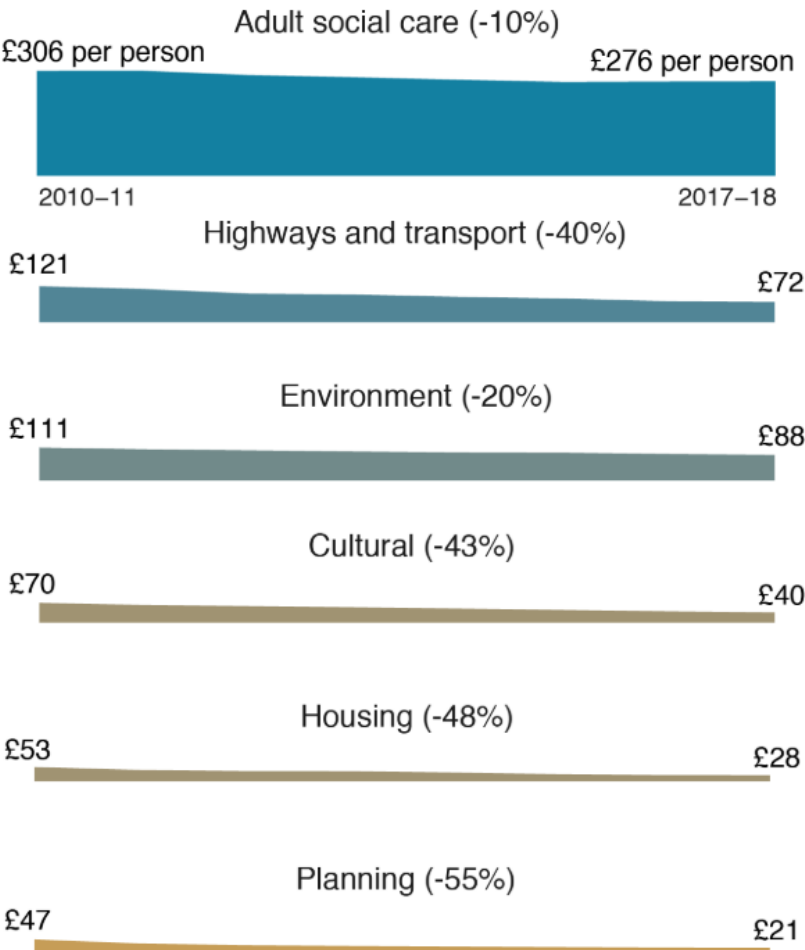
Understanding Local Authority Housing and Planning Capacity in an Era of Austerity

Liam Gregson,
Senior Member Engagement Officer

Context 1: Council cuts have 'hit cities and north hardest'

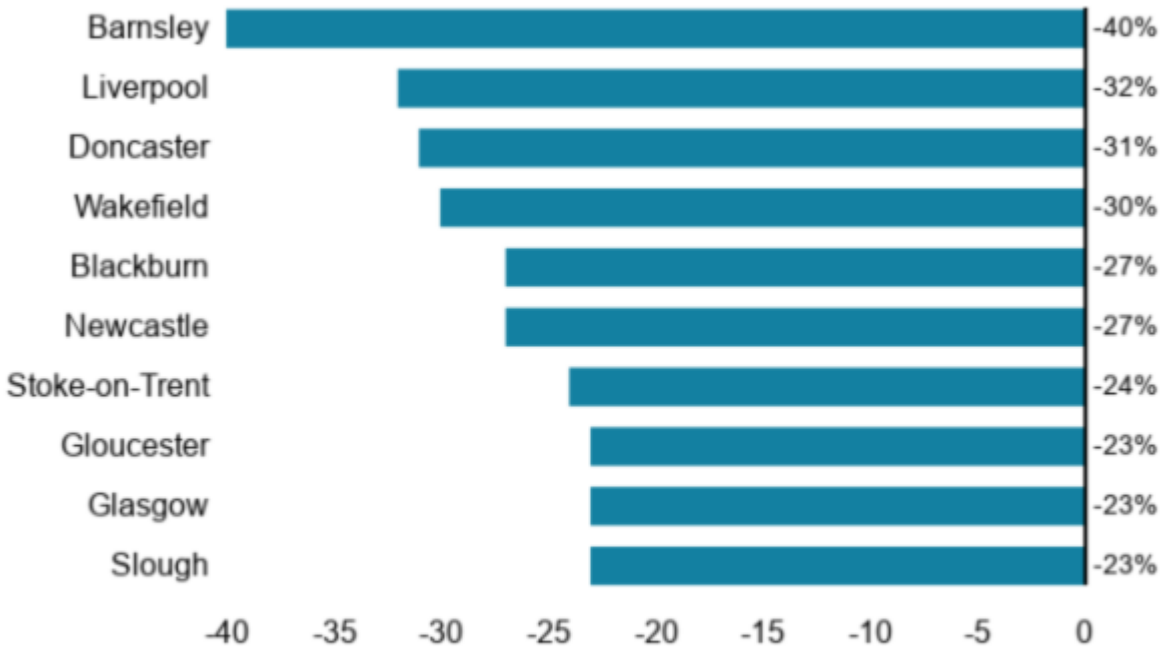
The council spending squeeze

Inflation-adjusted spending has fallen in most areas...



Cuts to council spending

Percentage (%) change between 2009-10 and 2017-18



Note: Figures for Liverpool, Newcastle, Stoke and Glasgow also include neighbouring urban areas

Source: Centre for Cities

BBC

...except **Children's social care**, where it's risen (+12%)



Context 2: Commission for Housing in the North

A New Framework for Housing in the North

Report of the Commission
for Housing in the North



“The Commission would like to see the establishment of a Capacity Fund for local authorities to draw from where they can clearly show this will make a tangible difference to local housing supply.

This would be complemented in new ways across the North by drawing on the willingness to practically collaborate and to share best practice that has been so clearly shown during the work of the Commission.”

Methodology

1. Analysis of change in local authority expenditure (proxy for capacity)

- MHCLG Local Authority Revenue Expenditure and Financing statistics for the financial years 2010-11 (baseline) to 2018-19 covering Housing (GFRA only) and P&D Services
- Time-series analysis, binary logistic regression modelling and GIS analysis

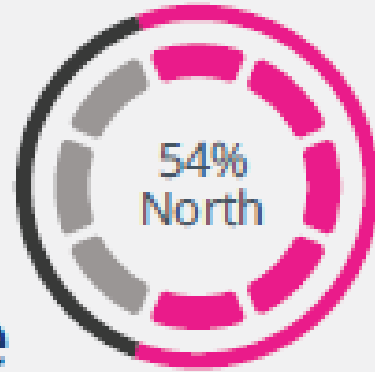
2. A series of semi-structured interviews in three case studies (NW, NE, YH)

- Local authority actors and partner organizations including housing associations, landlord groups and developers
- Case Study:
 - Current Capacity in Housing, Planning and Development Services
 - Changes in Housing, Planning and Development Capacity Since 2010
 - Experiences of Fees and Capacity Building in the Delivery of Planning, Housing and Development Services Since 2010

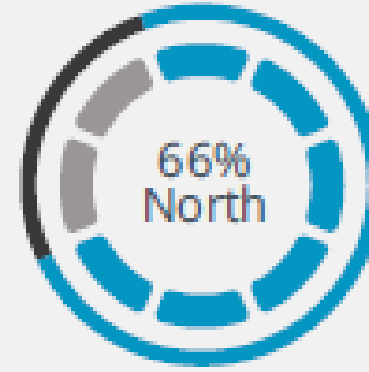
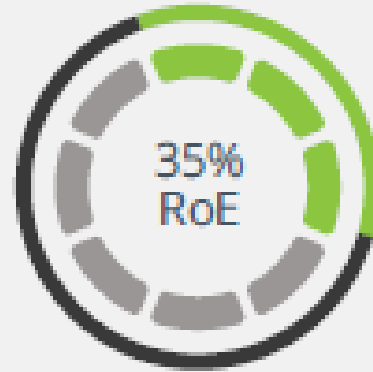
*“Housing, planning and development services have experienced some of the **deepest and most sustained contractions in capacity of any local authority service area** in relative terms between 2010-11 and 2018-19”*

What the Research Shows

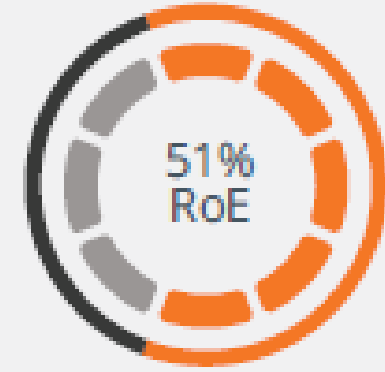
How spend
has changed:
in the North
and elsewhere



Housing Services

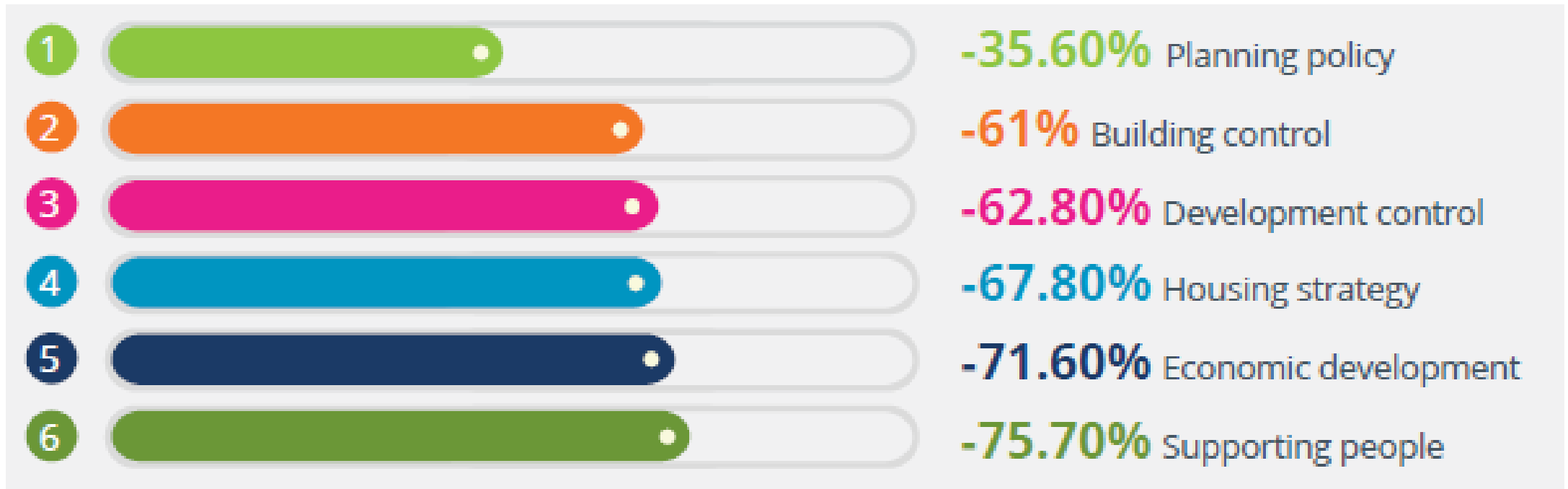


Planning & Development



- The average net spend on **housing** in Northern councils has **fallen by 54%** since 2010/11, compared to a reduction of 34% in the rest of England
- The average net spend on **planning** in Northern councils has **fallen by 65%** since 2010/11, compared to a reduction of 50% in the rest of England.

Reduction in spend, selected Northern services



Councils now spend less on services that help people stay in their homes, and far more responding to homelessness

In planning, all areas of spend have declined in the North, but economic development has been particularly badly affected

Consequences

WHAT NORTHERN COUNCILS SAY ABOUT THEIR CAPACITY

"STRETCHED" **"UNDER STRAIN"** "JUST ABOUT MANAGING"

"OPERATING ON A SKELETON MODEL"

"ONLY MEETING ITS STATUTORY OBLIGATIONS"

"YOU ALWAYS FEEL LIKE YOU'RE LIVING ON BORROWED TIME, IT WILL ONLY TAKE ONE MORE TASK TO ROCK THE BOAT QUITE A LOT"

**"WHAT COULD HAVE BEEN SWALLOWED
A FEW YEARS AGO CAN'T NOW"**

LOCAL AUTHORITY OFFICERS INTERVIEWED FOR OUR STUDY.

Consequences: Expectation vs. Reality



News ▶ Greater Manchester News ▶ North-South Divide

Power Up The North: It's time for a revolution in the way we're treated. It's time for real change



ITV REPORT

20 November 2019 at 11:57pm

Tories pledge 'at least' a million more homes in next five years

Budget 2020: councils call for extra cash to make homes more eco-friendly

NEWS 10/02/20 10:00 AM BY JAMES WILMORE

Underutilised

**“an unbelievable capacity to adapt
when many thought we’d buckle.”**

So What?

80%

of Northern local government capacity is
now going into statutory services.



A three-point plan is required to set a new course for housing and planning services in the North:

- 1. A sustained real-terms increase in local government funding**
- 2. A national centre of specialist expertise, located in the North, and open to all**
- 3. Place-based outcome-focused deals that rebuild local capacity.**

Town Centre Regeneration and Land Led Housing

Suzanne Jones, Assistant Director – Strategic Area Lead Greater Manchester, Cities and Local Growth Unit (BEIS / MHCLG)

Maggie Rafalowicz, Director, Campbell Tickell



Ministry of Housing,
Communities &
Local Government



Department for
Business, Energy
& Industrial Strategy

Cities and Local Growth Unit

North West –
Piccadilly Gate, Piccadilly Train Station, Manchester

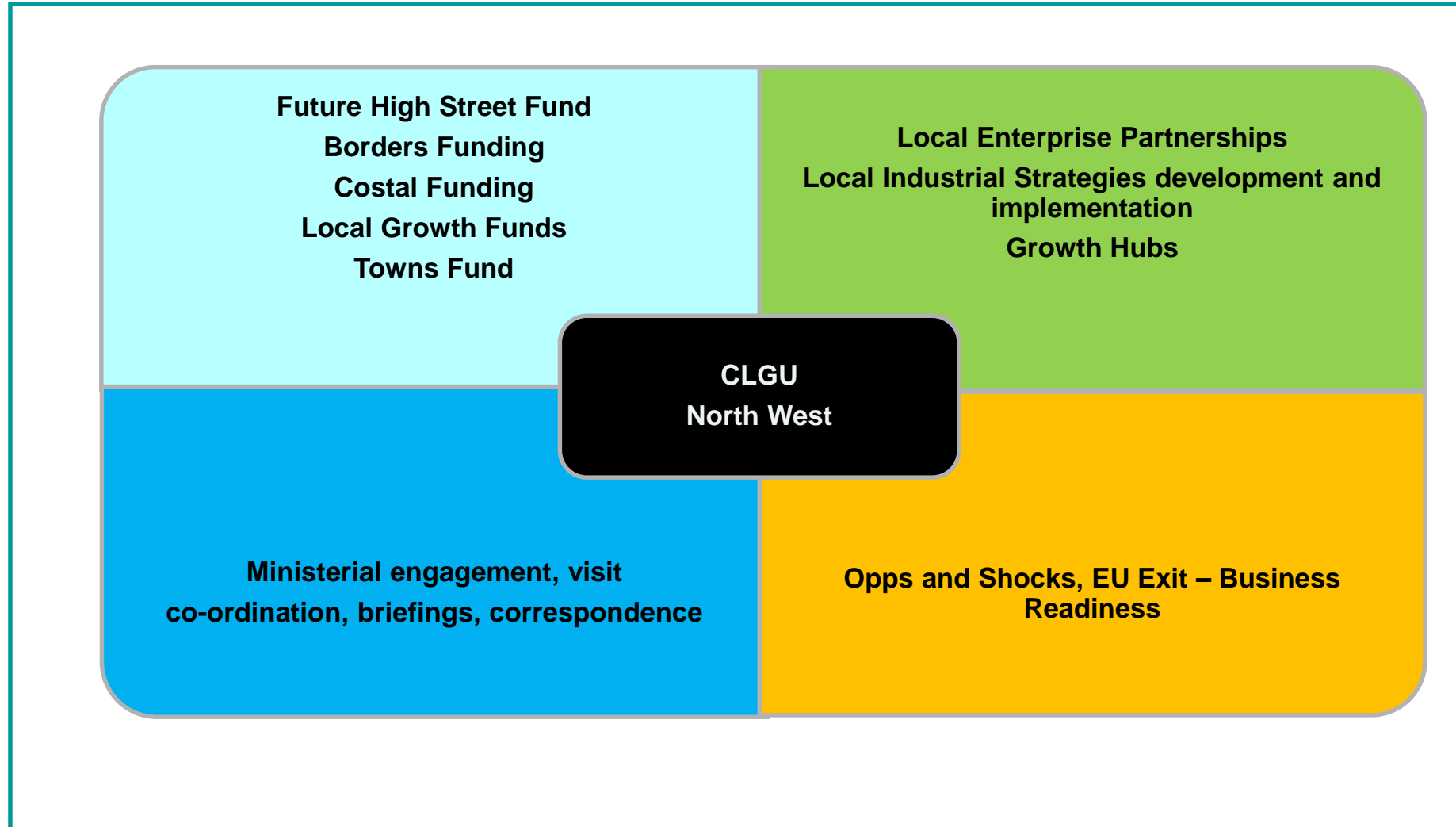


Ministry of Housing,
Communities &
Local Government

Joint Cities & Local Growth Unit - Remit and Responsibilities



Department for
Business, Energy
& Industrial Strategy





Ministry of Housing,
Communities &
Local Government



Greater Manchester Local Industrial Strategy

**Launched with GM and
Government – June 2019**

**Key Ambitions:
Carbon Neutral – 2038
Leading Digital City
Work and Skills Agenda
Advanced Manufacturing**

**Foundations of the
strategic vision for the 4
Town Boards across
Greater Manchester**



Towns Fund

- On 27 July 2019 the Prime Minister announced that the £3.6 billion Towns Fund would support an initial 100 Town Deals across England.
- The Government will work with these places to agree proposals to invest up to £25 million in each place over 5 years.
- The Fund is part of the Government's plan to level up our regions and create a more united country, one where people throughout the UK can benefit from our shared prosperity.
- Many towns have not benefited from city-focused investment and we know that for the country to succeed, every place must play its part.
- The government has committed to a competitive round of funding for the Towns Fund. Details of this competitive element will be announced in due course.



Ministry of Housing,
Communities &
Local Government

Towns Fund Prospectus



- The Towns Fund will provide the core public investment in Town Deals, although additional funding may come from other sources or parts of government. The objective of the Fund is to drive the economic regeneration of towns to deliver long-term economic and productivity growth through: urban regeneration, planning and land use; skills and enterprise infrastructure; and connectivity.
- Substantial public investment is already going into towns. There is an opportunity, through Town Deals, to align this investment alongside other activity to further improve the ability of towns to realise their growth ambitions.
- Lead authorities are tasked with convening a Town Deal Board (TDB) through which the vision and the strategy of the town is defined. Membership of the TDB must comply with government rules to ensure it is representative of the public, private and third-sector organisations in the area. In order to move to the next stage, the TDB is to produce a Town Investment Plan (TIP) which will set out investment priorities.



Town Investment Plans

Delivery

- A high-level outline of the delivery model is included in the prospectors
- All lead councils received capacity funding in December to convene a TDB and to produce a TIP
- Through a central tender, further capacity support is available to advise places on the production of the TIP and on the development of business cases for their interventions
- MHCLG will assess the Town Investment Plans and these will then be approved by Ministers.
- This will include a selection of project(s) from the TIP to take forwards, along with a budget envelope/amount, and other conditions and requirements.
- Will then be offered to towns and either agreed or changes made. Following this an announcement will be made.



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Key links

<https://www.gov.uk/government/publications/towns-fund-prospectus>

Towns Fund prospectus

The Towns Fund will invest £3.6 billion into over 100 towns, as part of the government's plan to level up our regions.

<https://www.gov.uk/government/publications/greater-manchester-local-industrial-strategy>

Greater Manchester Local Industrial Strategy

The Greater Manchester Local Industrial Strategy sets out long-term priorities to increase productivity in the region.

Bolton Delivery Plan

Maggie Rafalowicz | 13 February 2020

CT

- Housing strategies, policy and research
- Options appraisals
- Regeneration and resident engagement
- Viability assessments and development capacity studies
- Financial plans and validation
- Brixx modelling and stress testing
- Governance, regulatory support, IDAs
- Reviewing, inspecting and procuring housing services
- Positioning place within the business
- Mergers, stock acquisition and swaps

Bolton Delivery Plan



Bolton
at Home

Bolton
Council



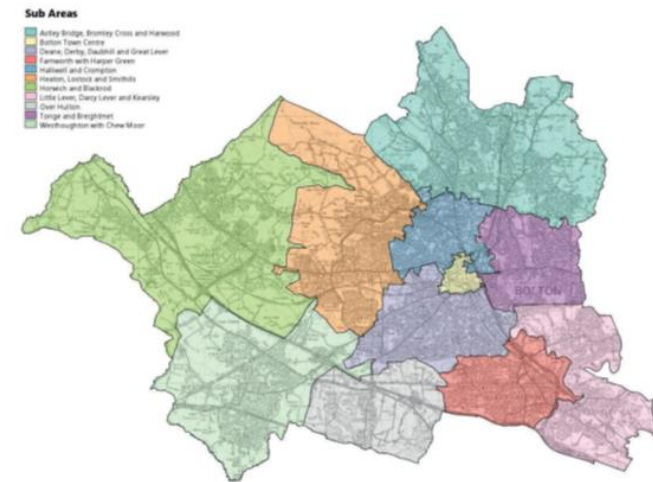
Ten year plan

- Support Bolton's ambitions for housing supply, balanced communities and economic growth
- Housing evidence takes into account needs, aspirations, expectations, demographic changes - to get to the right supply
- Review land capacity based on brownfield, planning status, council owned, empty (best use or existing)
- Barriers and interventions
- Town Centre excluded – as plans were progressing



What did we do?

- Housing evidence base
- Housing preference
- Meeting the demand
- What prevents development?
- Interventions
- Site proposals
- Recommendations
- Action plan

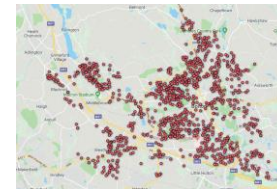
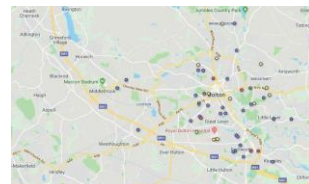


Evidence and preference

- Evidence based on secondary and primary sources
- Borough level and defined sub-areas (12)
- Mismatch between existing house and household sizes
- Impact of ageing population and low birth rate
- Shift from owning to renting
- Part of Manchester but with distinctive self-contained housing market
- Affordable housing requirements
- Take into account need, preference and behaviour to arrive at homes people want and are willing to live in at different stages of life

Meeting demand

- Target of 726 homes p.a. of which 604 require intervention
- Brownfield sites with and without planning permission; council owned greenfield; empty homes
- Capacity for several thousand homes with opportunities in all areas
- But will require interventions – some prohibitively expensive, but a good number could deliver with correctly targeted interventions
- Enough for six years of supply – need to keep granting planning



What prevents development?

- Phasing of works and expenditure
- Size of development and pace of delivery
- Market values Paying more than a site is worth
- Construction costs
- Capacity and interest of developers
- Other



Interventions – stimulate development (D)

- D1 – Homes England funding
- D2 – developer guarantee (underwrite costs)
- D3 – developer guarantee (off-plan sales)
- D4 – review S.106 agreements
- D5 – older people (build specific homes: residential care with revenue; extra care; retirement housing; design with older people in mind; downsizing homes)
- D6 – design advice and construction risk assistance service
- D7 – sites in low value areas – establish fund to support
- D8 – construction capacity and cost (MMC, construction centre)

Interventions – assist purchasers (P)

- P1 – Bolton shared ownership (flexibility)
 - P2 – deposit assistance
 - P3 (plus D9) – customer build assistance service
 - D10 – community led development
-
- Interventions designed to encourage, promote and accelerate.
 - Sometimes need more than one intervention

Site proposals and recommendations

- Phased implementation
- Quick wins
- Action plan – 20 steps
- Appendices



What has happened since?



- Launch in July 2019
- Approved Extra Care Strategy developed jointly with ASC
- Five new schemes over next ten years in areas with high concentration of older people so they can remain in their communities. First one is under way.
- Working with Homes England and GMCA to deliver phase one of council owned sites.
- 25 sites identified but will require infrastructure and remediation

Thank You

Maggie Rafalowicz

- Maggie@campbelltickell.com
- 07802 187867

Refreshment break

Resuming at 11.20am

Housing Development - From Strategy to Action

Stuart Sage, Director, Hive Land & Planning

Housing Development – From Strategy to Action

Stuart Sage, Director, Hive Land and Planning



Introduction

Hive & Preston City Council (PCC) – strategy into delivery

- Background and Context
- Delivery Challenges
- PCC Strategy
- Tailored Delivery Solutions
- Conclusions

Questions

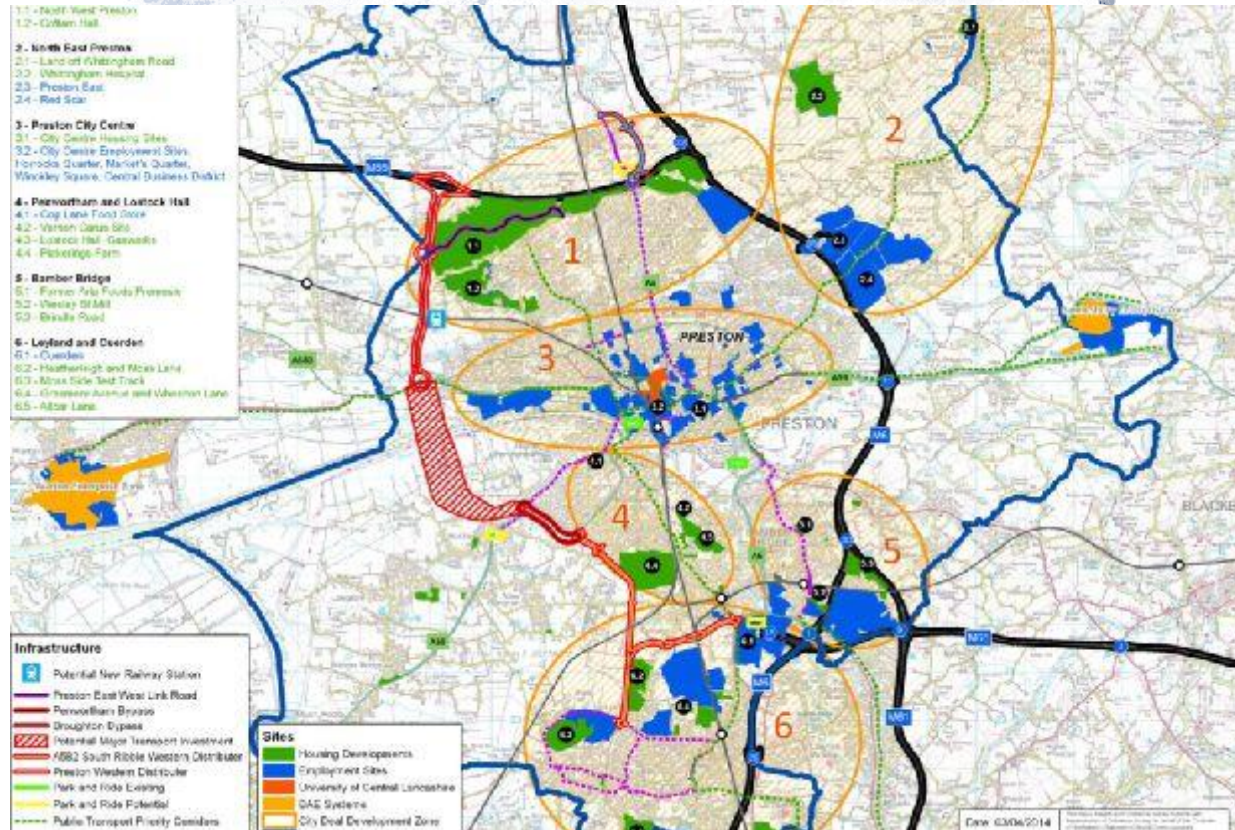
Background and Context

- Hive Land & Planning instructed by Preston City Council in 2018
- To provide external capacity, planning and surveying expertise, strategic advice on delivery around inner Preston stalled sites
- Working as an arms length extension of the city development team on specific projects aimed at unlocking housing growth

Background and Context

- Planning policy laying the foundation
 - Central Lancashire Local Plan
 - Preston Local Plan
 - North West Preston Masterplan
 - City Centre Area Action Plan
- Robust evidence and policy base, weaker on implementation....
- Preston, South Ribble and Lancashire City Deal
- Key drivers – the Preston Model, regeneration and affordability

Preston City Deal



In three years
City Deal has helped:



CITY DEAL
Preston, South Ribble & Lancashire

A Lancashire Enterprise Partnership initiative

create more than
11,489
jobs



deliver more than
2,614
new homes



Invest
nearly
£46m

of public
and private
sector capital

progress major road projects

Broughton Bypass complete early 2018

Penwortham Bypass planning application submitted

Preston Western Distributor planning application submitted

A582 South Ribble major junction improvements complete

deliver improvements in
**Bamber Bridge and
New Hall Lane
in Preston**



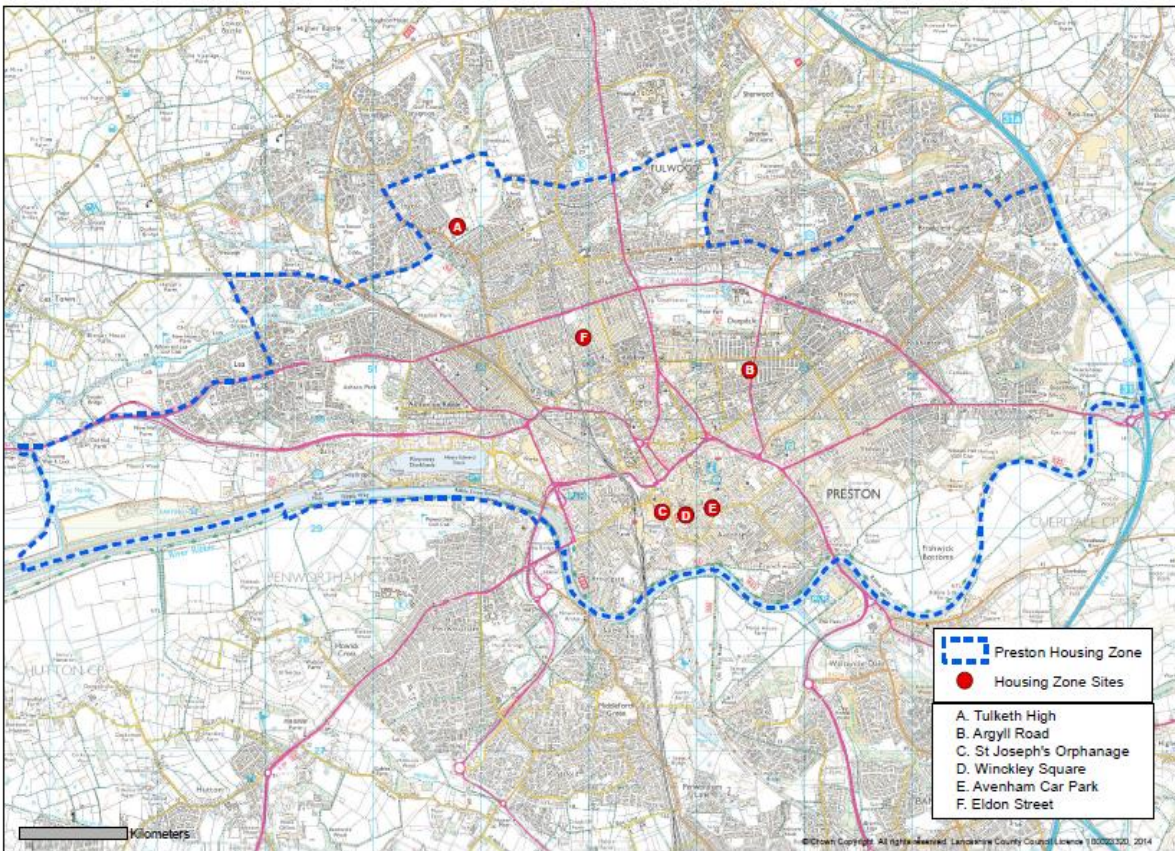
create
45,957 sqm
of new commercial space



Delivery challenges remaining....

- The emergence of a 'doughnut effect' with the operation of the market
- Inner Preston not benefiting from housing growth
- Stalled sites, viability issues, no real housing market
- Proactive response from PCC, with Homes England as key partner
- Tailored Interventionist approach
- Different challenges / tactics in different areas

National Housing Zone Allocation



- One of twenty designated NHZs focused on delivery and implementation
- £165k awarded from Central Government, as well as HE technical advice
- Critical for PCC to bring in external expertise and capacity

Delivery Strategy

- PID to frame vision, aims & objectives, targets, resources and governance
- Clear rationale around selected sites
- Key tools / interventions identified:
 - City Living Strategy
 - Stoneygate Masterplan
 - Local Authority Accelerated Construction programme
 - New delivery vehicle
 - Site related technical work, landowner and developer engagement, City Living prospectus and site promotion material

City Living Strategy

- The City Living Strategy evolved from the NHZ and aims to kickstart the delivery of brownfield sites within inner Preston & the city centre
- PID – site identification and analysis of barriers build market confidence and motivate the private sector to invest
- The original strategy included 7 sites with a capacity for 932 dwellings. This has now expanded to 42 sites, circa 2,500 units
- Key evidence base for future HE or other programmes
- Less interventionist approach at this stage, identifying issues, signposting and working with landowners and investors, along with active marketing

City Living Prospectus

- Initial prospectus & launch – built the brand and generated market interest
- PCC open for business and to working with investors
- New prospectus with more targeted investment opportunities
- Highlights bigger picture for the City, aimed at investors
- Will be launched at MIPIM



Preston Sorting
Office: Heaton
Group

Stoneygate Masterplan

- Largest regeneration opportunity in Preston City Centre. 25 ha directly south of the city centre.
- Run down area, long term decline with high vacancy rates
- Working with the Council, Hive worked up a brief and commissioned a consultancy team to create the Stoneygate Masterplan.
- After adoption in Summer 2019, Hive are now working with Preston to implement the masterplan.



UCLAN

Bus Station

Area Boundary

Preston Flag Market

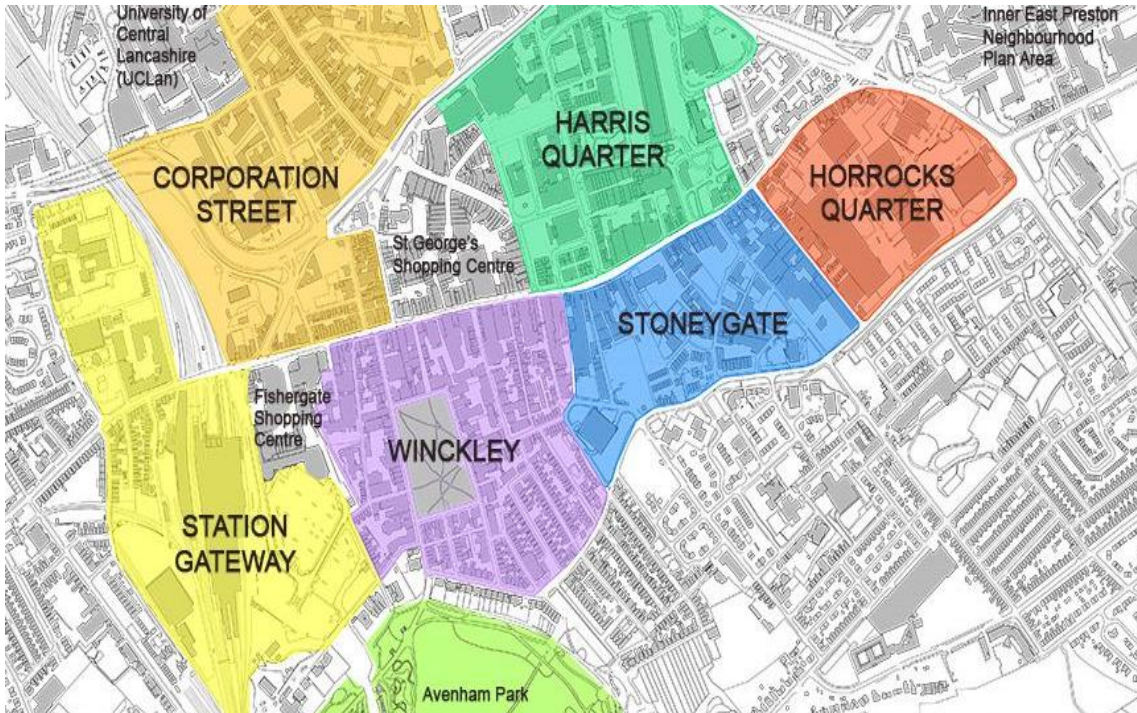
London Road

Fishergate

Winckley Square

Preston Train Station

Masterplan Objectives



- Creation of a mixed-use urban village
- Improve connectivity
- Attract investment
- Grow city centre resident and business population
- Enhance green infrastructure



Stoneygate Regeneration Framework

An architectural rendering of a modern multi-story building, Bhailok Court, featuring a mix of light and dark grey facades, large windows, and balconies. The building is situated in an urban environment with other buildings and a street with cars visible in the background. A large white circle is overlaid on the left side of the image, containing text.

Bhailok Court: Heaton Group / Eric Wright Group

- Approval on December 6th for a six to fifteen storey building comprising 176 apartments with offices on the ground floor

Local Authority Accelerated Construction

- Government housing initiative administered by Homes England
- Provide LAs with funding to de-risk local authority owned land for residential development
- Targets sites in LA ownership that wouldn't otherwise come forwards
- Three sites were shortlisted in Preston and two are being progressed: Moor Park Depot and Moor Park Tennis Courts.
- Grant funding offer based on estimated costs of capital site-prep works

Local Authority Accelerated Construction

- Funding to be spent on capital works to de-risk the site (demolition, new services, remediation, ecology etc.)
- Can be used for consultant support
- Money must be expended by the Government's March 2021 deadline
- All money in excess of the greenfield valuation figure is repaid as grant (PCC keep the greenfield value)

Housing Delivery Vehicle

- PCC are exploring alternative ways of delivering housing within areas of the city that have suffered historic under investment.
- Initial options and feasibility report has been undertaken by Hive. Options include
 - Site Disposal – Dispose to market, reliant on commercial incentives
 - Development Agreement – PSP to deliver sites.
 - Joint Venture with PSP – Establish 50:50 JV
 - Direct Delivery by Council – Appoint contractor directly
- The Council are considering the findings and their preferred way forward
- Exploring pilot project with JV with RP on Council owned land

Conclusions

- Strong evidence base and planning policy framework
- Diverse approach adopted to tap explore multiple interventions
- Working with Homes England key – ready to exploit new programmes
- Little publicly owned land
- Detailed technical analysis of sites – good platform to engage and promote
- Big challenges around existing use values and residential values
- A less interventionist approach, working in collaboration with landowners and investors
-but will it work?



Thank you
any
Questions

Effective Engagement in the Planning Process

Ben Glover, Senior Researcher, Demos

Ian MacKay, Neighbourhood Planning Manager, Leeds City Council

Better involving people in planning to build more homes

Ben Glover

DEMOS



Demos

We listen to
people, from all
walks of life

We're
authentically
cross-party

We innovate and
look forward

Research questions

Who is engaging
with
housebuilding
and do people
feel engaged?

What drives
opposition to
housebuilding?

How can we
better involve the
public in
housebuilding?

What did we do?

Interviews with
those that have
opposed housing
developments

Focus groups with
younger and
older people

Polling

Engagement with the planning system

56%

of people have never engaged with the planning system

54% feel not at all involved;
just 10% feel well involved

Older people and men are
slightly more likely to have
engaged

Homeowners and those from a
higher social class are
significantly more likely to have
engaged

“We young people we wouldn’t go ourselves. It would be middle-aged people going on their own time. We wouldn’t get a say.”

Male participant, aged 25

Londoners are significantly **more**
likely to have engaged (75%
versus 46% average), North East
least likely (29%)

47%

support new homes in their local area, with a quarter
opposing

60%

of renters support new homes, compared to 42% of homeowners

57%

of 18-34 year olds support new homes compared to 39%
of 55+

Engagement is dominated by those –
e.g. older homeowners – often most
opposed to new homes: this needs to
be addressed

Opposition often driven by a failure to properly involve local people, leading to developments that do not fit the needs or wishes of local people

“It doesn’t ever come from community it comes from a developer... It doesn’t have any relation to what the community wants or needs. It’s just being imposed rather than it’s been fed up from the community voice.”

Female participant, aged 29

Involving local people must happen earlier in the development process to build legitimacy and reflect local needs

“There’ll be public displays of their plans and meetings and so on, the developers go through all the right motions, but by that stage in a way, it’s too late, you’re going to now be talking about the colours of the front doors.”

Male participant, town, Hampshire

It won't be easy: low engagement is often driven by a strong perception that the public will be ignored

“I’m very sceptical about it. I get letters saying they’re planning this, planning that. I throw them in the bin because I don’t think no one’s going to bother listening.”

Female participant, aged 65

Key findings – summary

People do not
feel they have a
say over
housebuilding in
their local area

Planning largely
captured by those
opposed to new
homes

This drives
opposition to
new homes,
creating conflict

Policy recommendations

Policy objectives

Engage a more
representative
swathe of
population in
planning

Engage local
people earlier in
the planning
process

Give local people
more power

Recommendation

1

Make pre-application
consultation mandatory

Recommendation

2

Use deliberative methods in
local plan making process

Recommendation

3

Fund local authorities to
develop better digital
engagement tools

Recommendation

4

Continue to develop
Community Land Trusts and
other alternative development
models

Collaboration in Planning – good practice in neighbourhood planning



Contents

1. What is a neighbourhood plan?
2. Where are neighbourhood plans being prepared?
3. Neighbourhood planning in Leeds
4. Holbeck Neighbourhood Plan
5. Walton Neighbourhood Plan

What is a neighbourhood plan?



A Neighbourhood Plan is...

- A plan that is prepared by the local community, with support from the Council
- A statutory planning document, meaning it has real legal weight (must be used by the Council to help determine planning applications)

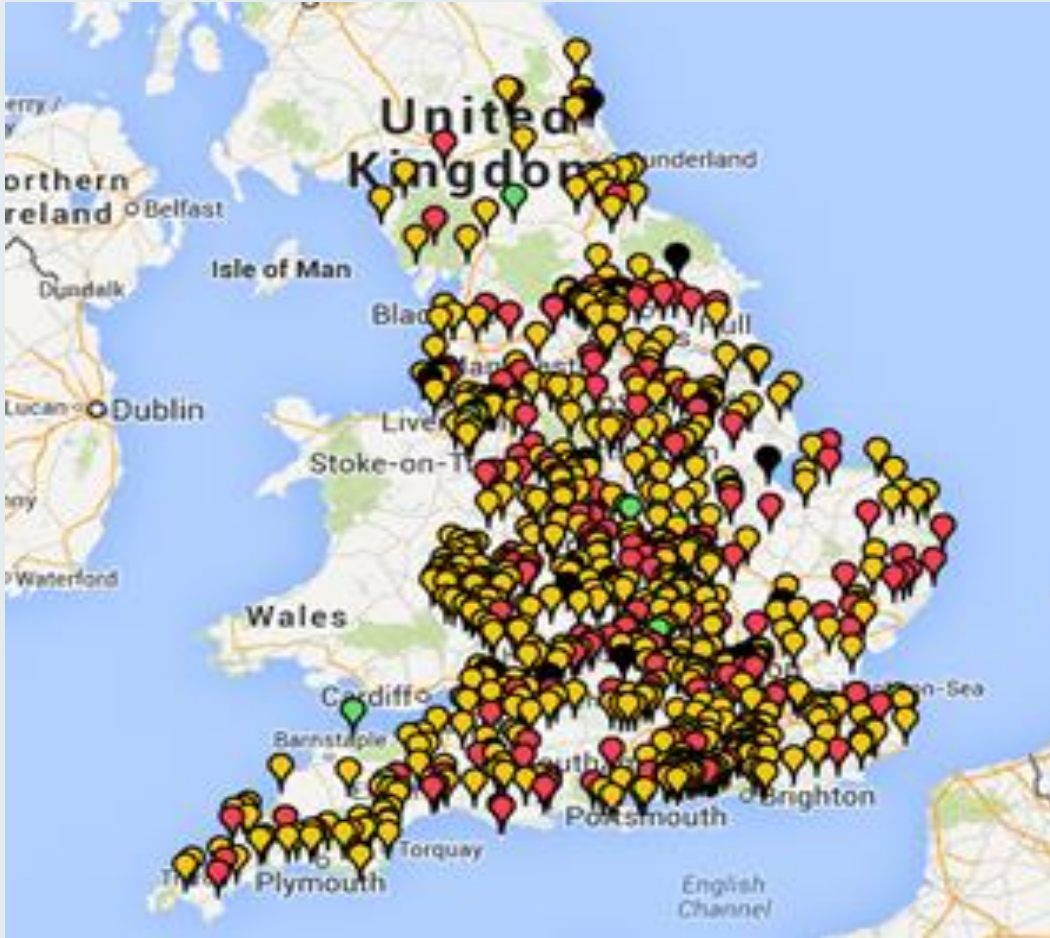
That could:

- Decide where new development takes place
- Decide what new development should look like
- Protect local greenspaces and heritage assets
- Set out local policies to help with climate change
- And more...

Where are neighbourhood plans being prepared?



Neighbourhood planning



>3,000+ communities

>75% local authorities

>Over 10m people

>800+ referendums

99.5% voting yes

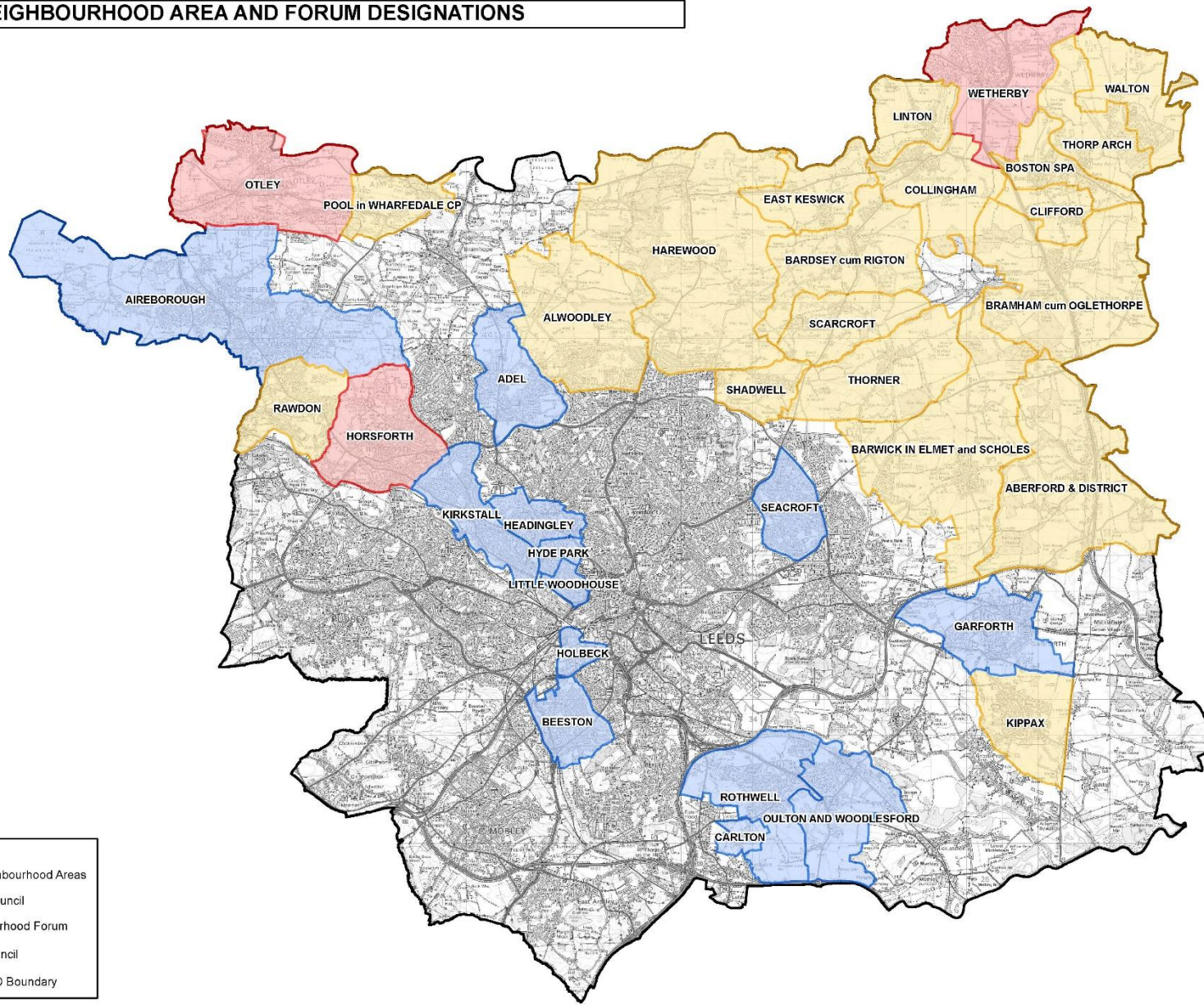
Average yes vote >85%

Average turnout 35%

Neighbourhood planning in Leeds



NEIGHBOURHOOD AREA AND FORUM DESIGNATIONS



KEY

Designated Neighbourhood Areas

	Parish Council
	Neighbourhood Forum
	Town Council
	Leeds MD Boundary

Holbeck Neighbourhood Plan – an enabling neighbourhood plan



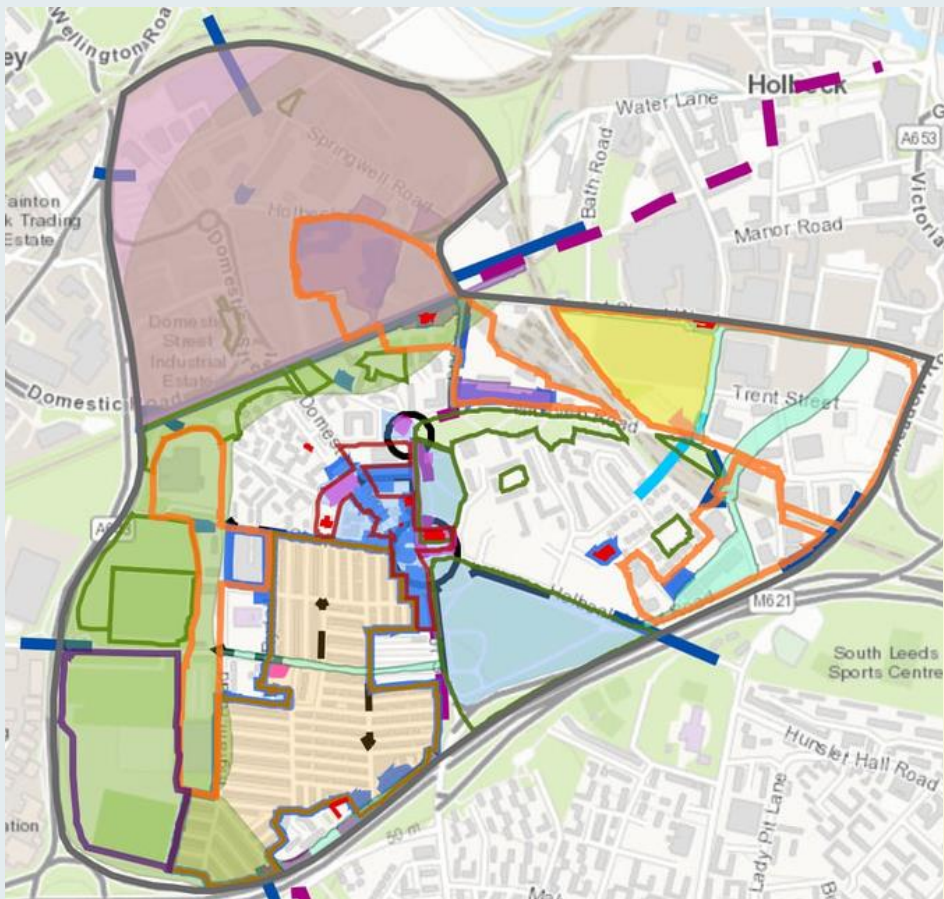
HOLBECK

NEIGHBOURHOOD PLAN

Holbeck Neighbourhood Plan

- Inner-city community, and identified as 1 of 4 “frontrunner” areas in 2012
- 34 policies in the made plan
- 13 Local Green Spaces designated and 30 non-designated heritage assets identified
- Policies aimed at supporting ongoing regeneration, a thriving local centre, a range of community facilities, a choice of quality but affordable housing, a variety of local job opportunities, a green environment, and a well-connected neighbourhood.
- Comprehensive delivery plan, currently under review
- Key partners identified, including links to city-wide priorities (Leeds 2023, South Bank Regeneration)
- The Vision for Holbeck:

To make Holbeck a more attractive and healthier place for everyone, it will have a thriving local centre with a range of community facilities, a choice of quality but affordable housing, a variety of local job opportunities, all set in a green environment, respecting the heritage and local character of the area, and well connected to the city centre and adjoining neighbourhoods.



NEWS

HOLBECK VOTES YES IN THE HOLBECK NEIGHBOURHOOD PLAN REFERENDUM

The Holbeck Neighbourhood Plan has been approved by voters by a margin of 266 to 68. Despite seeing some of the worst weather in years, the vote went ahead and has secured the plan's role as part of the wider Development Plan for Holbeck. It will enable the community to shape the development and growth of the local area and has been in development since 2012, with a number of local residents contributing to its development.

The principles outlined include the desire for:

- Good quality and affordable housing
- A wide range of shops and services that suit local needs
- A safe attractive environment
- Thriving local businesses
- Better connections for pedestrians cyclists & public transport in the area between Holbeck, the City Centre & adjacent neighbourhoods.

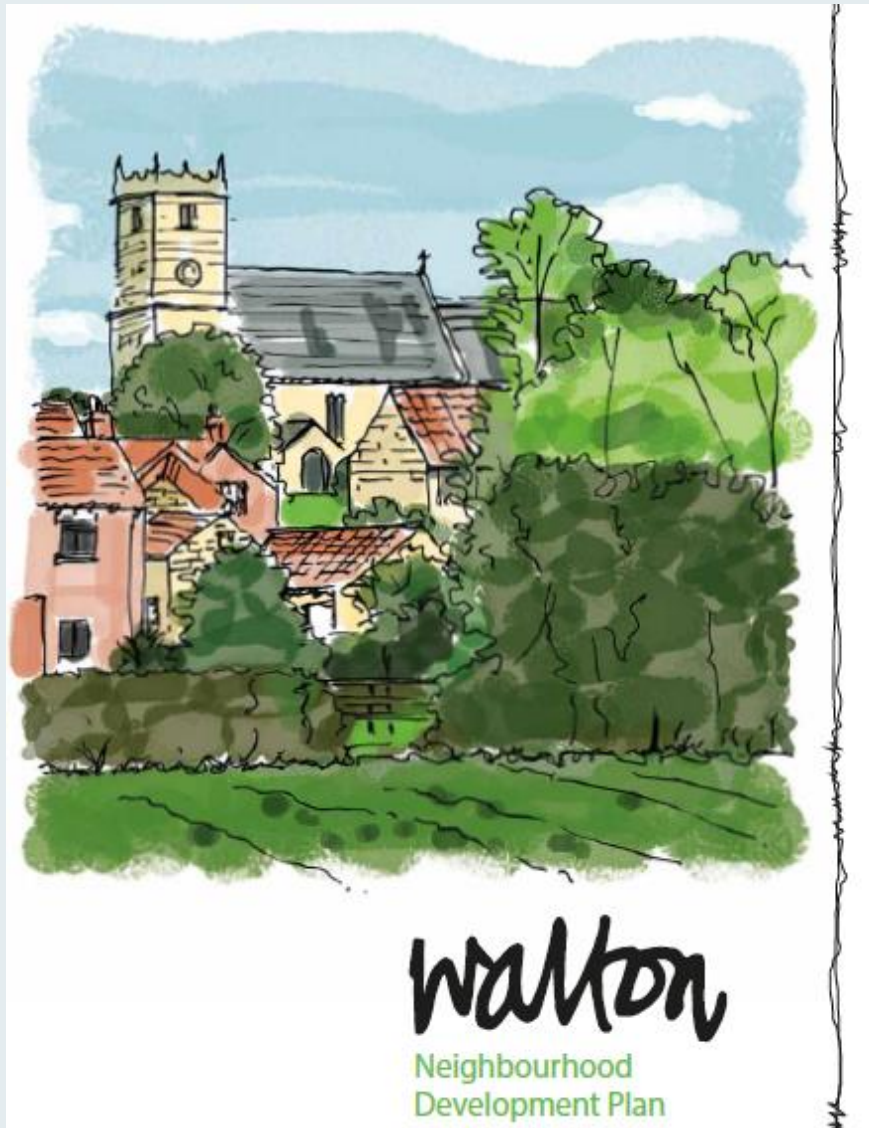
To read more about the referendum, visit South Leeds Life: <http://www.southleedslife.com/holbeck-vote-makes-peoples-plan-part-leeds-planning-policy/>

To read more about the Holbeck Neighbourhood Plan and download an online version, visit <http://www.holbeckneighbourhoodplan.org.uk/>



Walton Neighbourhood Plan – using the neighbourhood plan to deliver local housing needs





Vision and objectives

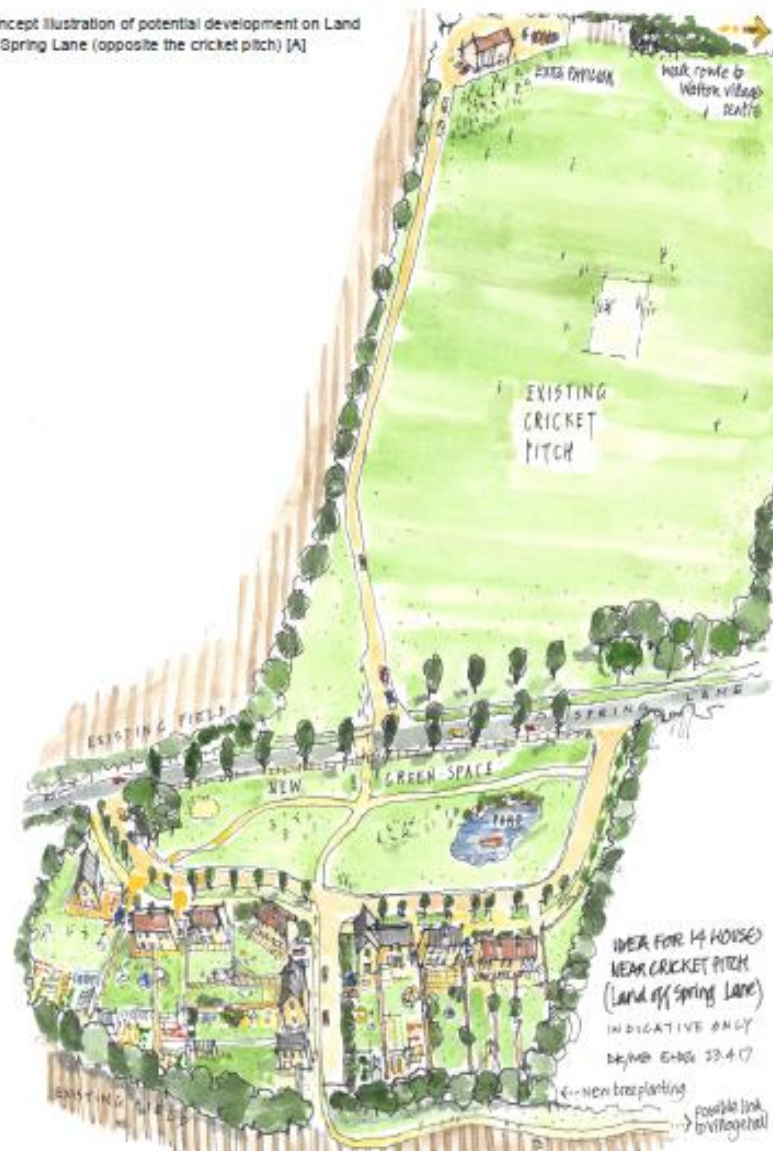
“

By 2033 Walton will have maintained its unique identity, its beauty and charm as well as enjoying an enhanced community spirit, resulting from investment in new and existing facilities. New homes will have attracted new residents as well as enabling existing residents to remain in the community. Transformed transport and communications infrastructure will have made Walton an even better place to live and work in than today.

”

-  1. To support future development that will ensure parish sustainability and a thriving community.
-  2. To recognise, respect and enhance the historical prominence and distinctive character of the parish.
-  3. To have good access to community facilities.
-  4. To be a welcoming community which promotes the interest of all.
-  5. To support businesses and local employment that contributes to the vitality and sustainability of the parish.
-  6. To mitigate the adverse impacts of traffic.

▼ Concept illustration of potential development on Land off Spring Lane (opposite the cricket pitch) [A]







Contact

Ian Mackay

Neighbourhood Planning Manager

Policy and Plans Group, Planning Services

City Development

Leeds City Council

0113 378 7653

Ian.Mackay@leeds.gov.uk

www.leeds.gov.uk/np

Lunch

Resuming at 1.20pm

Creating Mixed Tenure Communities – Securing the Delivery of Affordable Homes

Marie Bintley, Assistant Director Growth and Housing Places: Economy and Environment, Wigan Council

Creating Mixed Tenure Communities Securing the Delivery of Affordable Housing

Marie Bintley

Assistant Director Growth and Housing

A pink ribbon banner with the text 'Our People' in black.

Our People

A yellow ribbon banner with the text 'Our Place' in black.

Our Place

A purple ribbon banner with the text 'Our Future' in black.

Our Future

- Population – 326,100 (mid-year estimate, 2018)
- Number of households 145,627 (March 2019)
- Historic industrial, mill and mining towns – polycentric, 14 towns
- Legacy: brownfield land, challenging ground conditions, low market values, viability
- Two-thirds of the borough is open land

A pink ribbon banner with the text 'Our People' in white.

Our People

A yellow ribbon banner with the text 'Our Place' in black.

Our Place

A purple ribbon banner with the text 'Our Future' in white.

Our Future

Our Role - Strategic Housing and Planning Authority



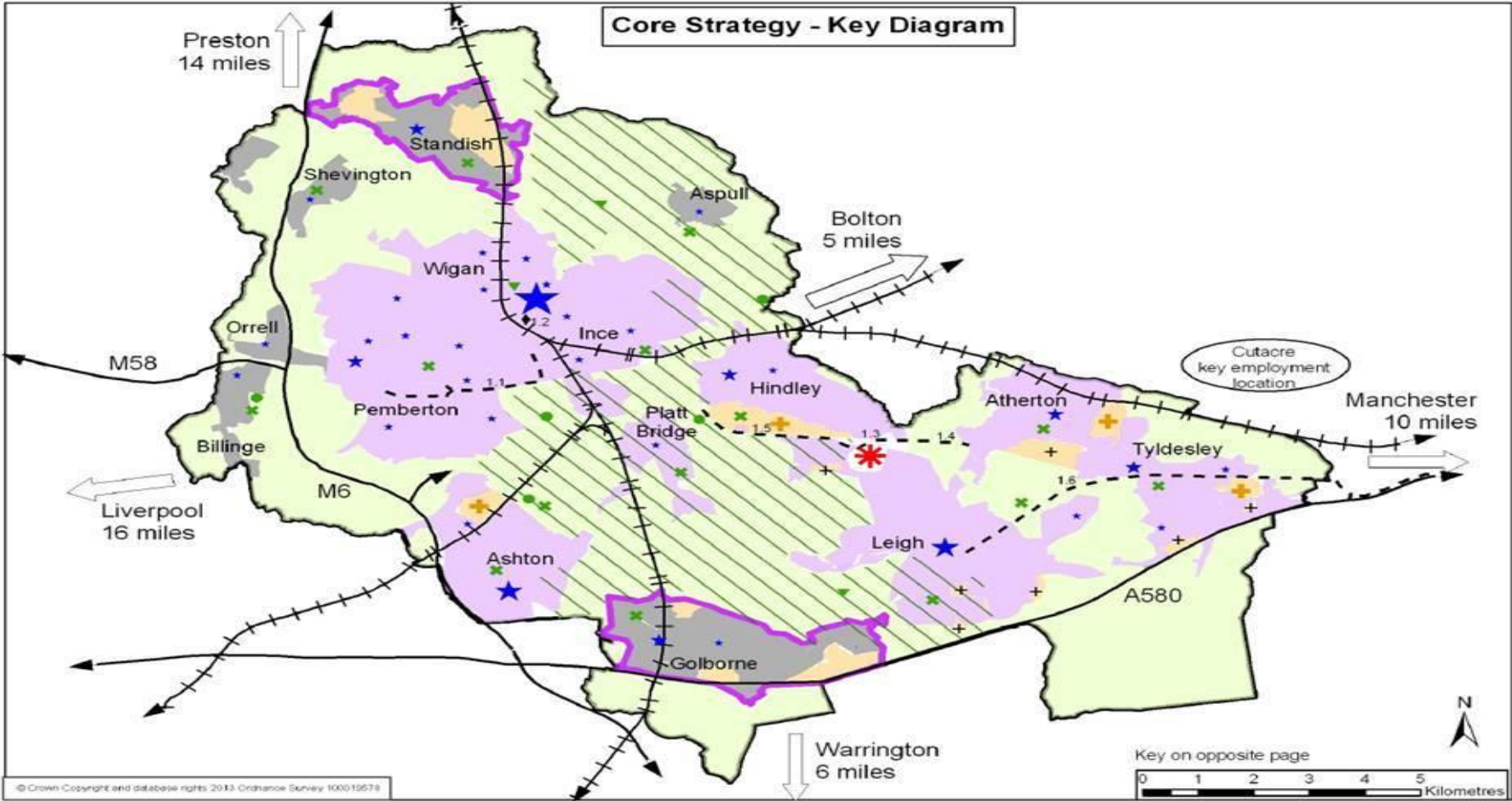
- Wigan Local Plan Core Strategy – spatial vision for the borough to 2026
- Adopted September 2013: statutory basis for developer activity
- 1,000 net additional homes required per annum
- 2017- did not have 5 year supply of housing land –
- Planning permission granted for 13,000 new homes since 2011
- However, not enough homes are being built

Our People

Our Place

Our Future

Key diagram



Our People

Our Place

Our Future

Ratio of Median House Prices to Median Gross

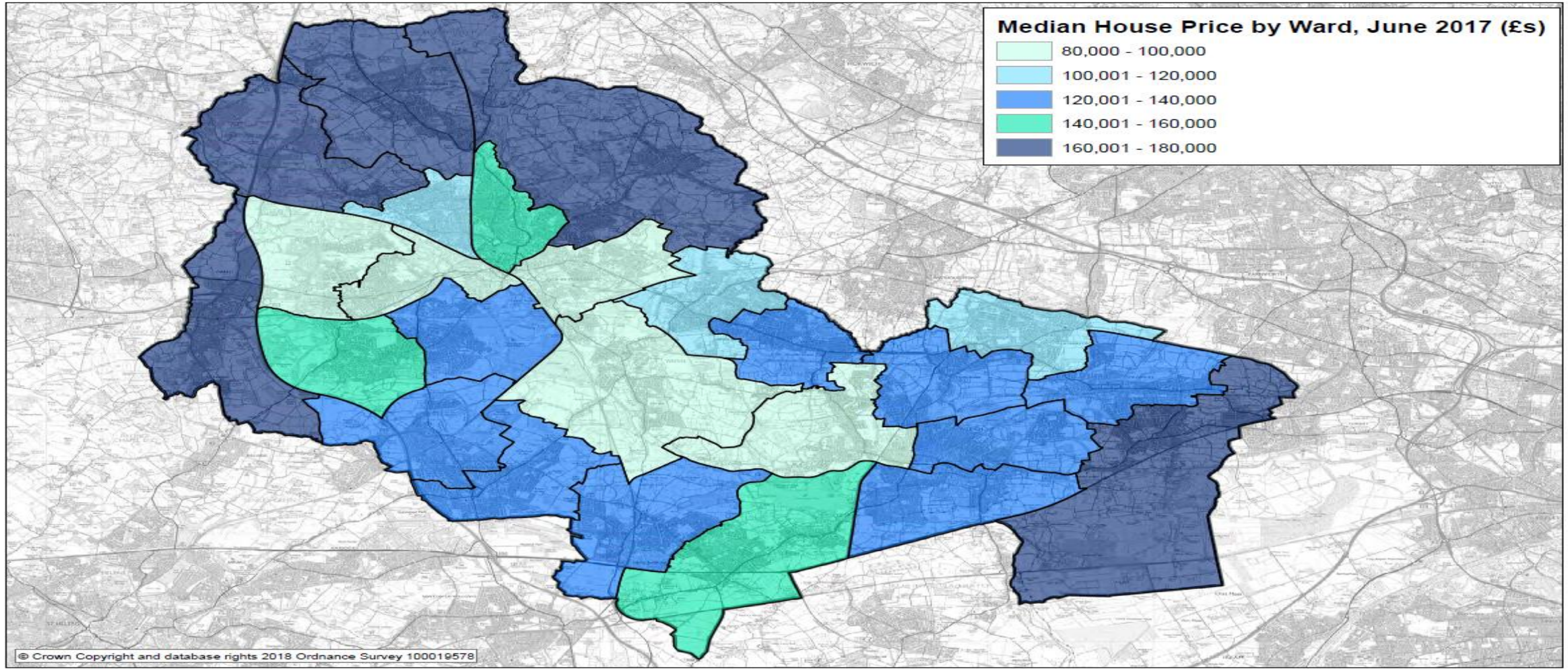
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Wigan	5.23	5.41	5.18	4.75	4.79	4.58	4.62	4.28	4.70	4.70	4.56
North West	5.67	5.85	5.55	5.21	5.42	5.28	5.23	5.14	5.41	5.54	5.62
England	6.95	7.14	6.94	6.39	6.85	6.79	6.77	6.76	7.09	7.53	7.72
England and Wales	6.95	7.16	6.89	6.35	6.82	6.73	6.76	6.73	6.95	7.37	7.58

Our People

Our Place

Our Future

House Price by Ward



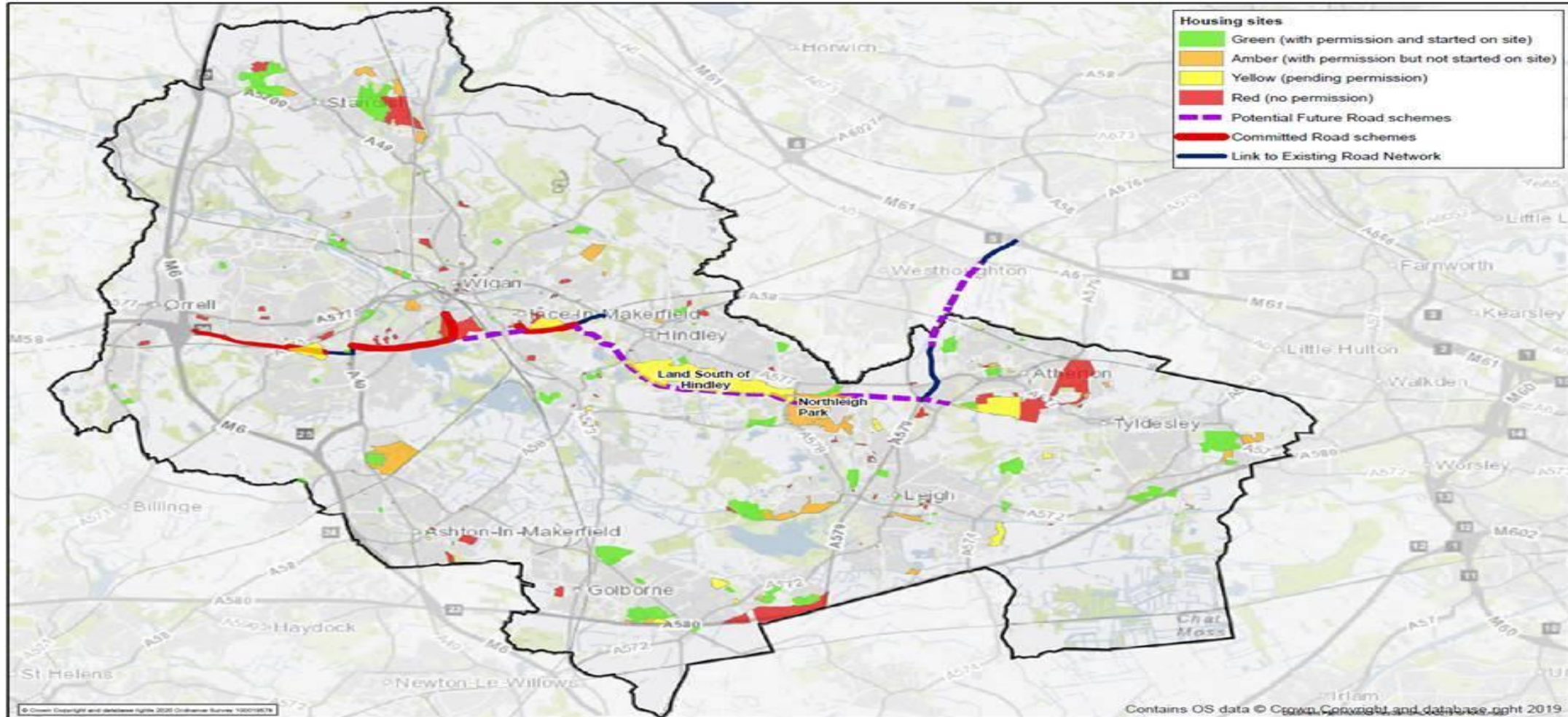
Our People

Our Place

Our Future

- Increasing demand affordable housing
- 9000 cases registered
- 59% of applicants aged 25 - 54
- 25% aged 55 or above
- Two thirds of applicants have a requirement for 1 or 2 bedroom accommodation

Strategic Housing Land Availability



Our People

Our Place

Our Future



Our People

Our Place

Our Future

- Reform of Planning Process and Service
- Closer working between Planning and Housing
- Estate Regeneration
- Direct Delivery
- Working with Partners
- Strategic Sites
- Housing Infrastructure Bid
- Town Centres- stepped up following Deal 2030 “Our Town”

A pink ribbon banner with the text "Our People" in white.

Our People

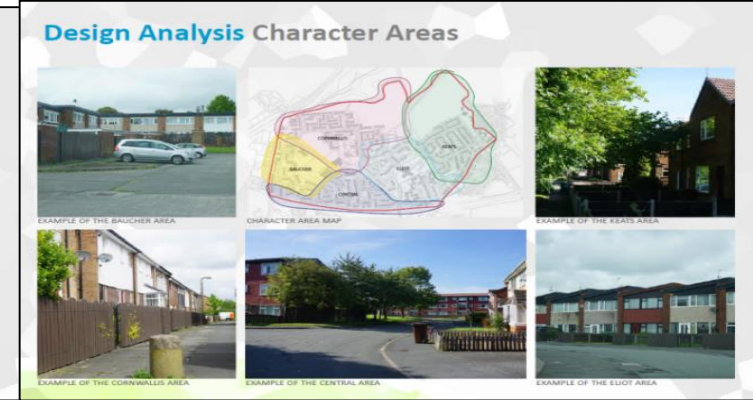
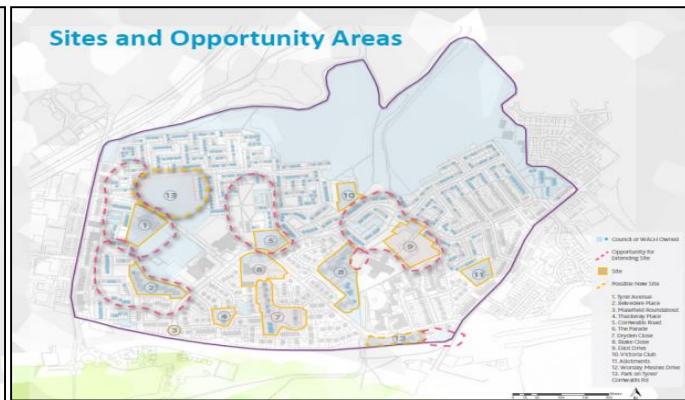
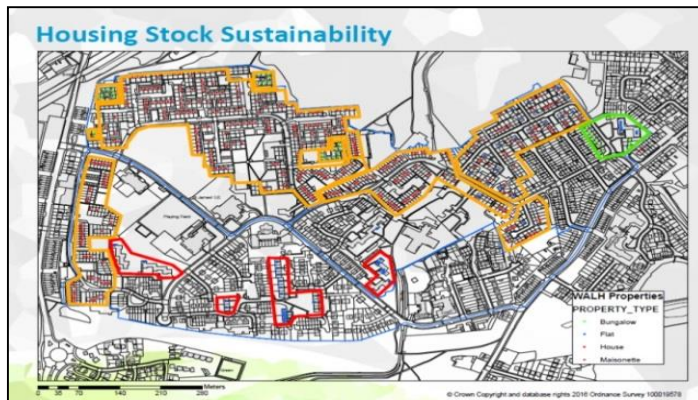
A yellow ribbon banner with the text "Our Place" in black.

Our Place

A purple ribbon banner with the text "Our Future" in white.

Our Future

- Aims to address the need for major intervention in an area that is suffering from social, economic and environmental deprivation.
- To 'make a new place' taking on board a whole area approach to improve the physical environment and remedy poor urban design
- To diversify the tenure and property mix on the estate



Our People

Our Place

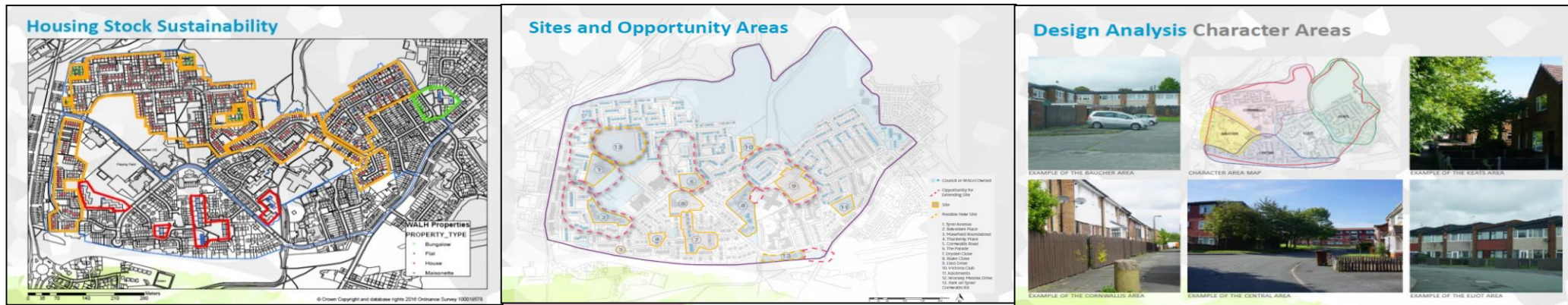
Our Future

Worsley Mesnes Estate Regeneration



Work done to date:

- Cushman & Wakefield - Masterplan Options Paper
- High Level Plan - Phase 1 Sites identified
- Market Engagement – place positioning
- Phase 1 sites for marketed- developer partner to be appointed
- Secure development partner with a view to start on site 2020

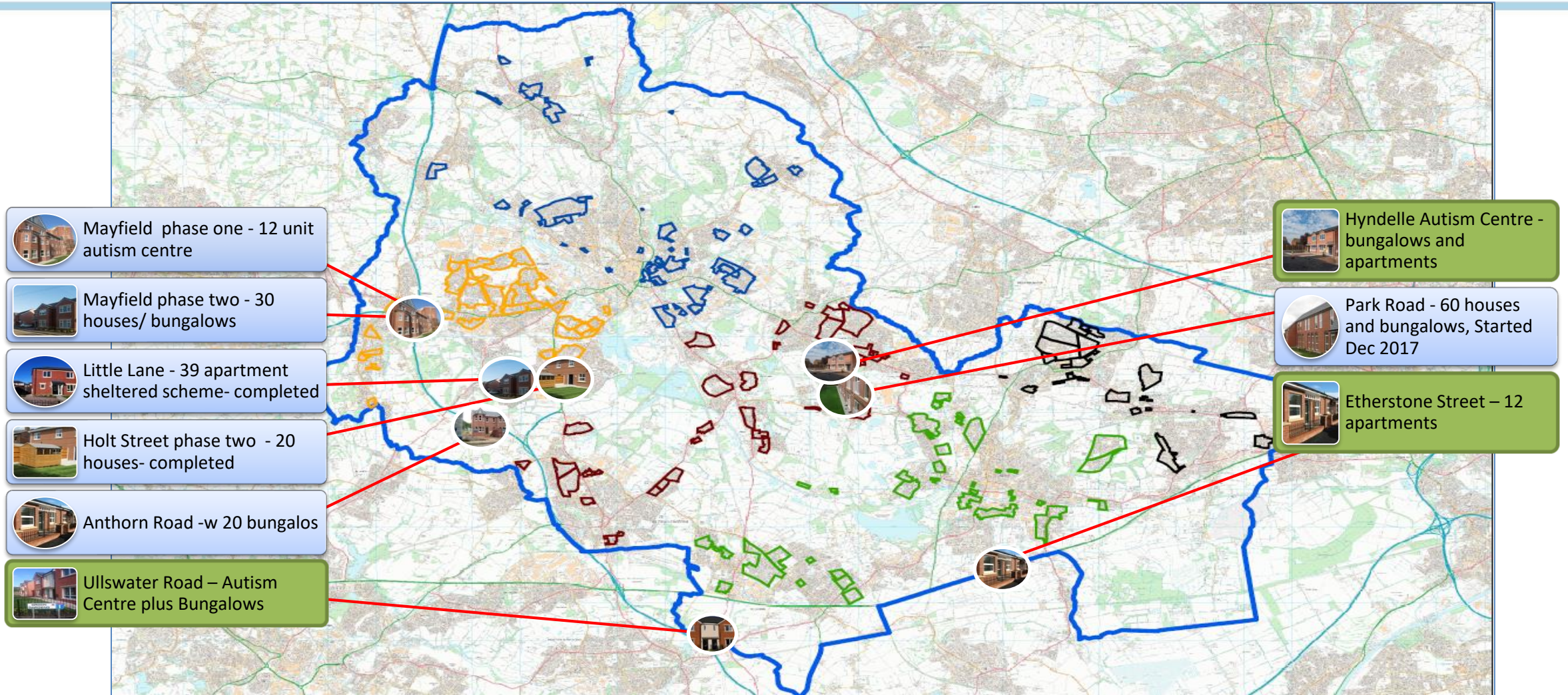


Our People

Our Place

Our Future

Council Direct Programme

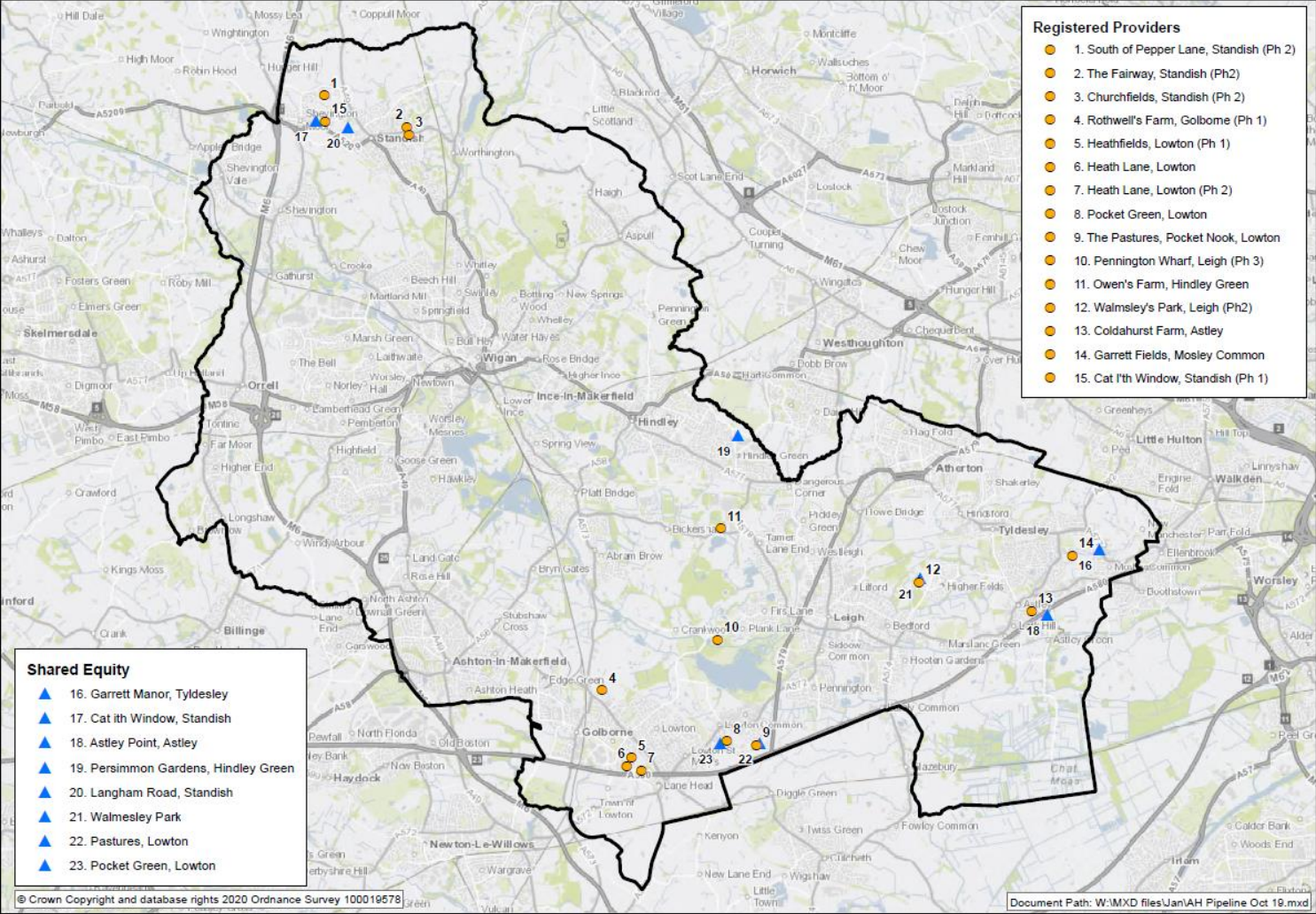


Our People

Our Place

Our Future

Section 106 Sites

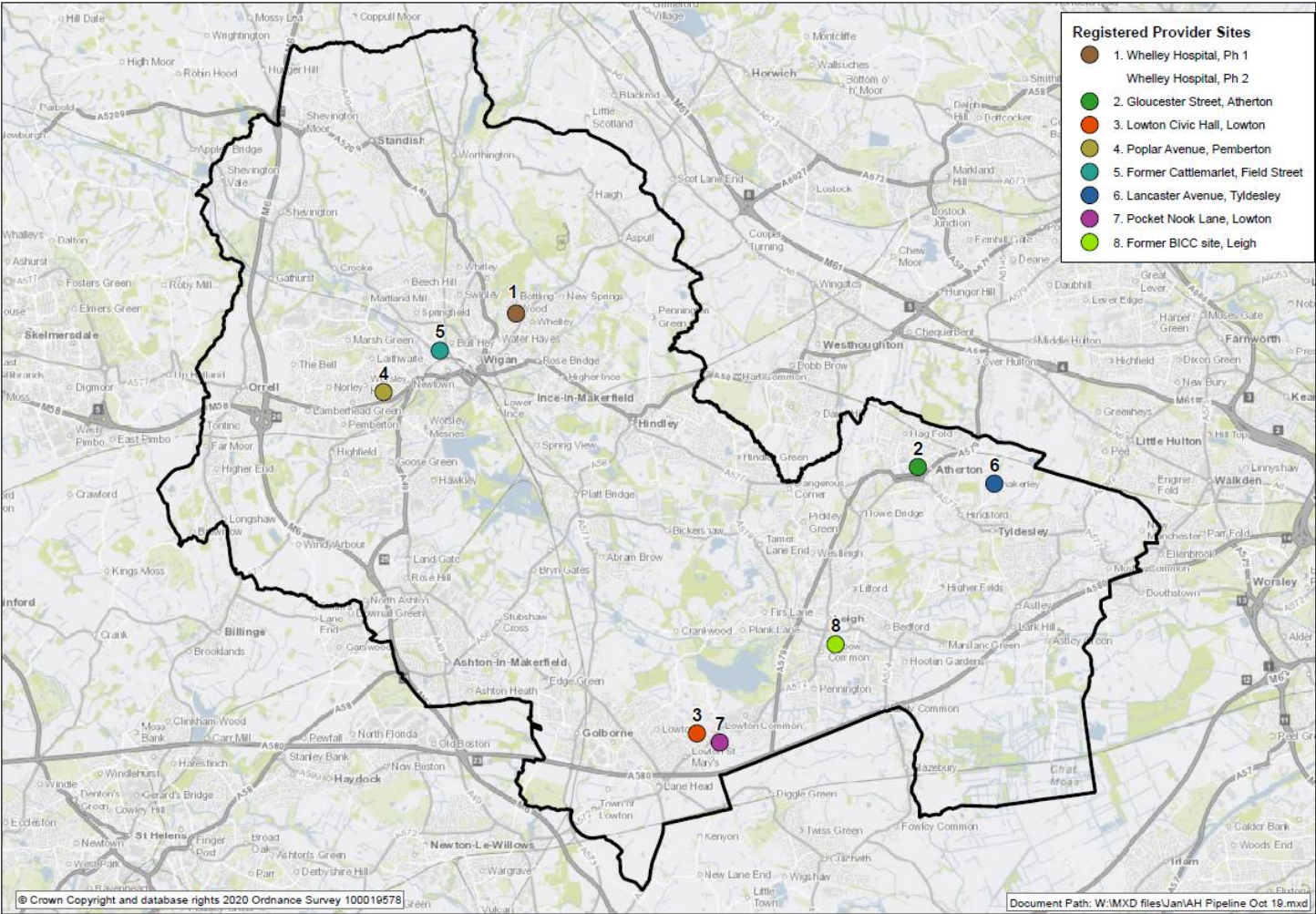


Our People

Our Place

Our Future

Registered Provider Sites

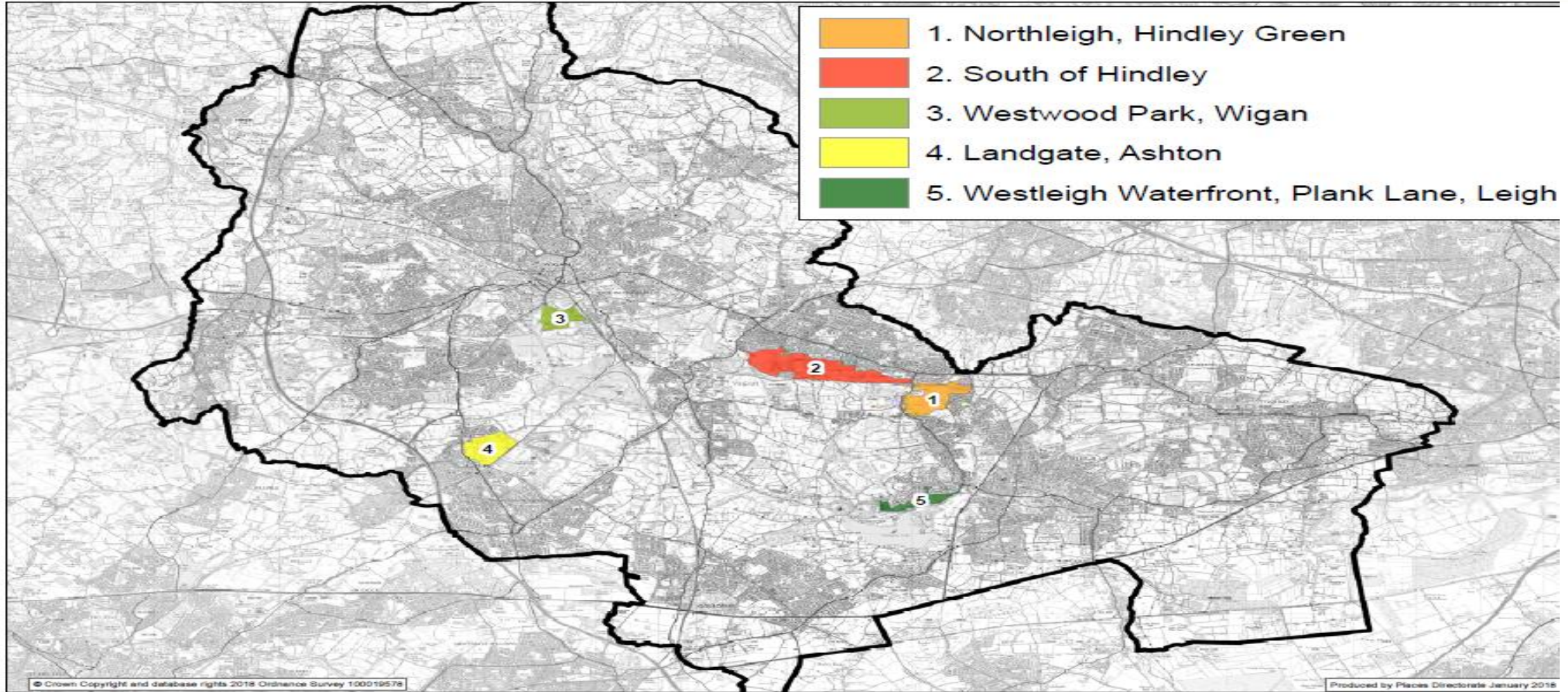


Our People

Our Place

Our Future

Partnership Sites



Our People

Our Place

Our Future

Partnership Sites



Bellway - Landgate



Northleigh Park –
Phase 1a Approval



Westleigh Waterfront – Pre-App Concept Stage



Our People

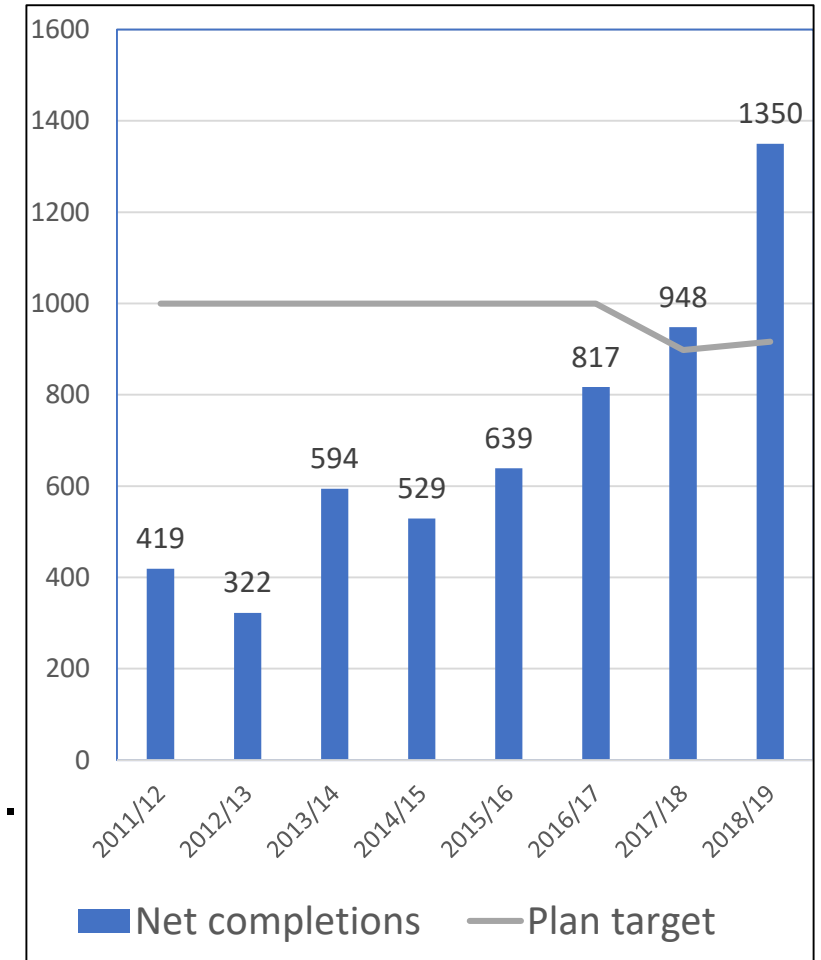
Our Place

Our Future

Housing Delivery



- 1,350 net additional homes built in 2018/19, the highest rate since 2006/07
- Completions have exceeded annual requirement since 2017/18
- Current housing requirement is 916 homes per year (calculated using Government standard methodology).



Our People

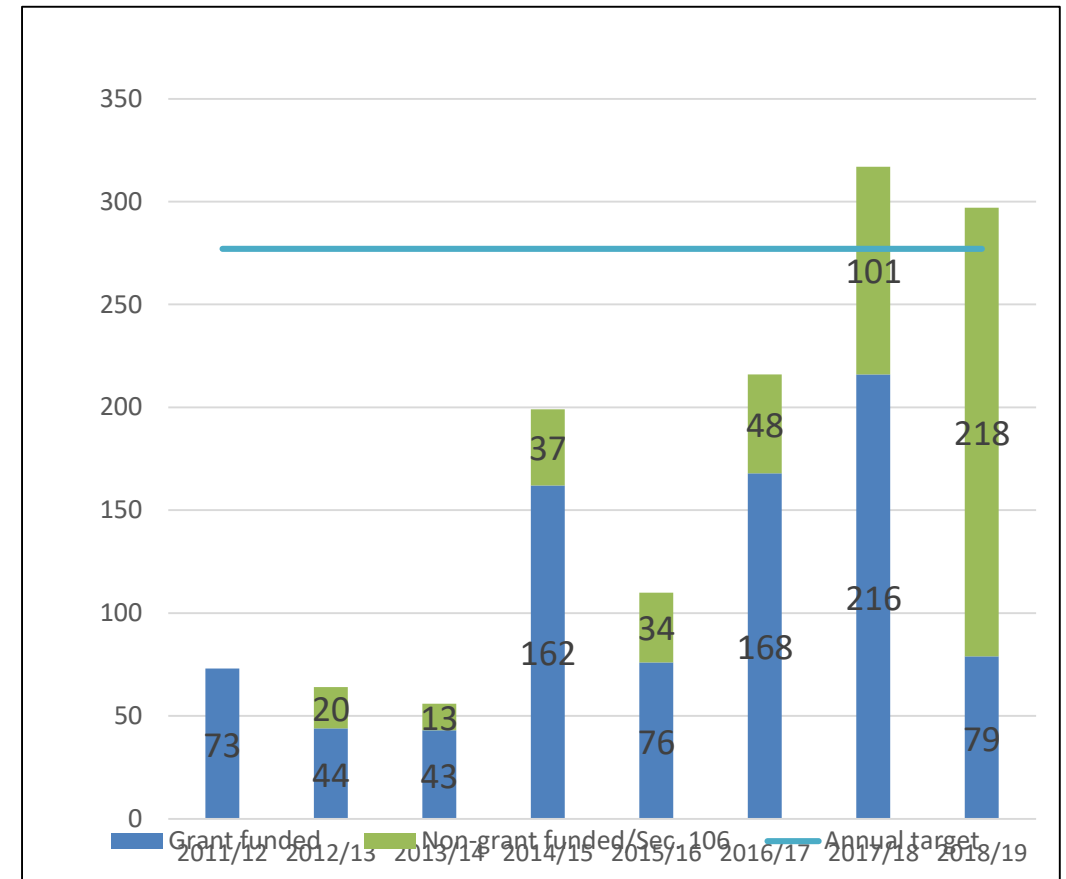
Our Place

Our Future

Affordable Housing Delivery



- Target: 277 homes per year
- Significantly below from 2011-2017
- Target met 2017-2019
- Factors:
 - Increased delivery through s106
 - Registered Provider investment
 - Council's Direct Delivery Programme
- Average 167 affordable homes per year
- 2011-2019 - 40% below the plan target.

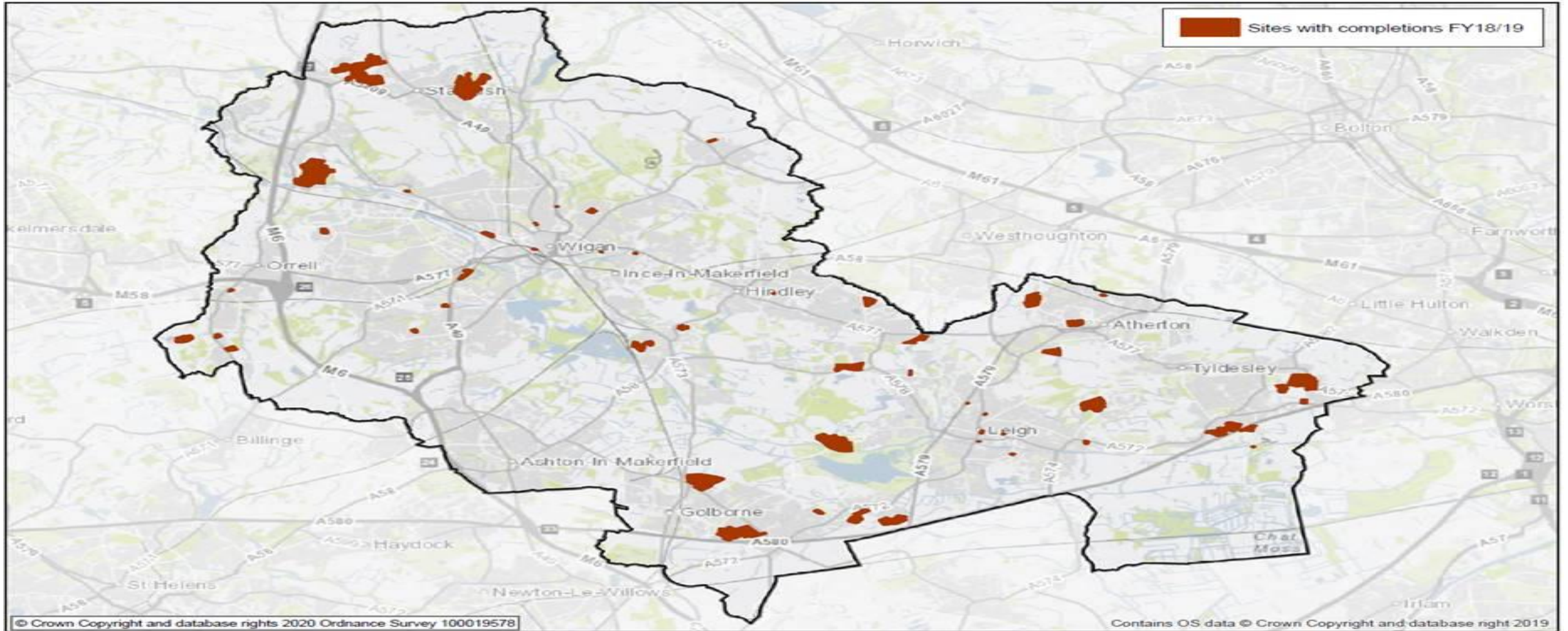


Our People

Our Place

Our Future

Completions 2018/19



Our People

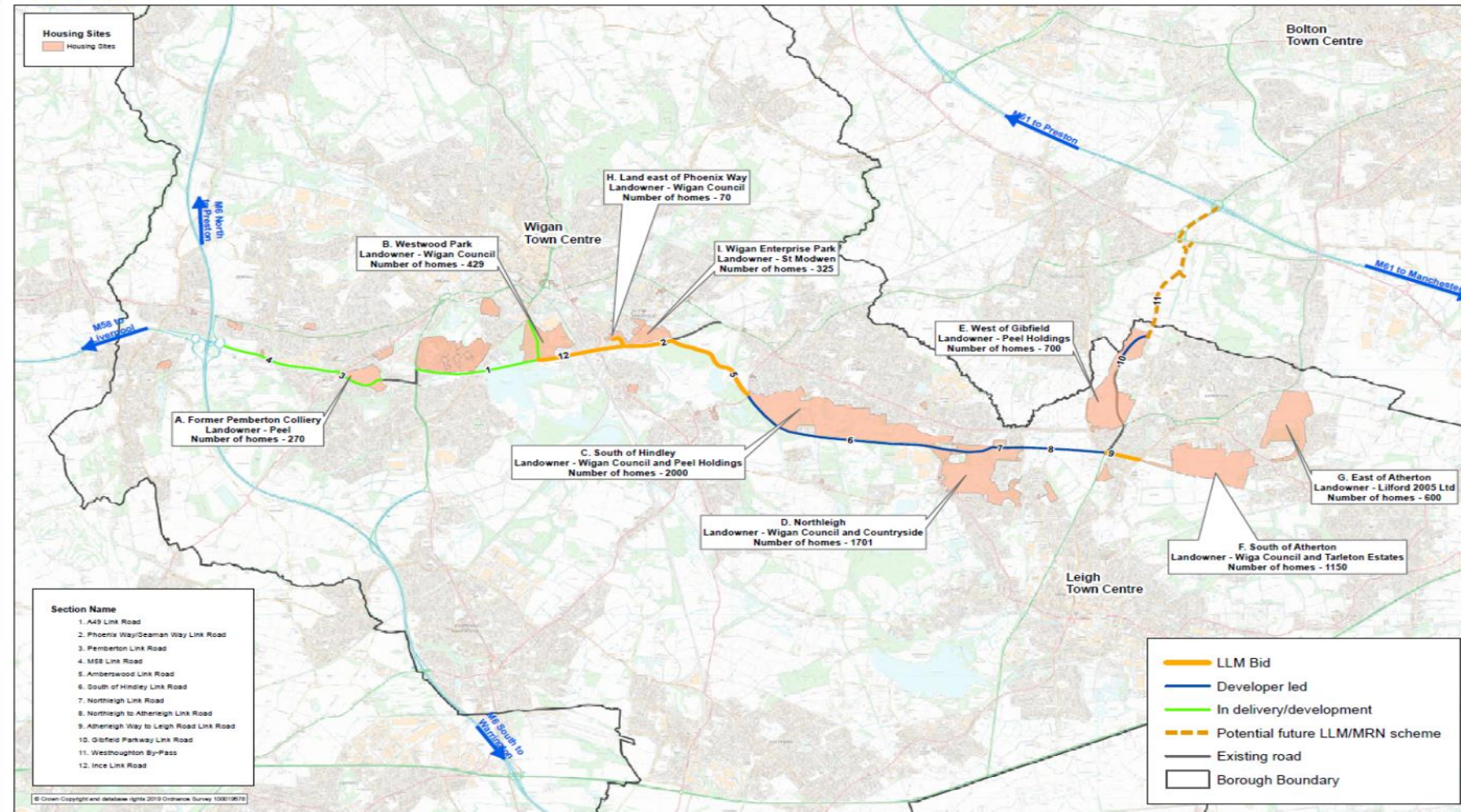
Our Place

Our Future

Investing in our road network



£186M bid submitted to the **Housing Infrastructure Forward Fund (HIFF)** to deliver a full east-west link from J26 M6 to J5 M61, supporting the development of circa 13,000 new homes and 180,000 sqm employment space



Our People

Our Place

Our Future



Our People

**Together we
feel happy, safe,
included and
look out for
each other**

- > Best start in life for children and young people
- > Happy healthy people
- > Communities that care for each other



Our Place

**Together we
are proud of
our towns and
look after our
environment**

- > Vibrant Town centres for all
- > An environment to be proud of
- > Embracing Culture, Sport and Heritage



Our Future

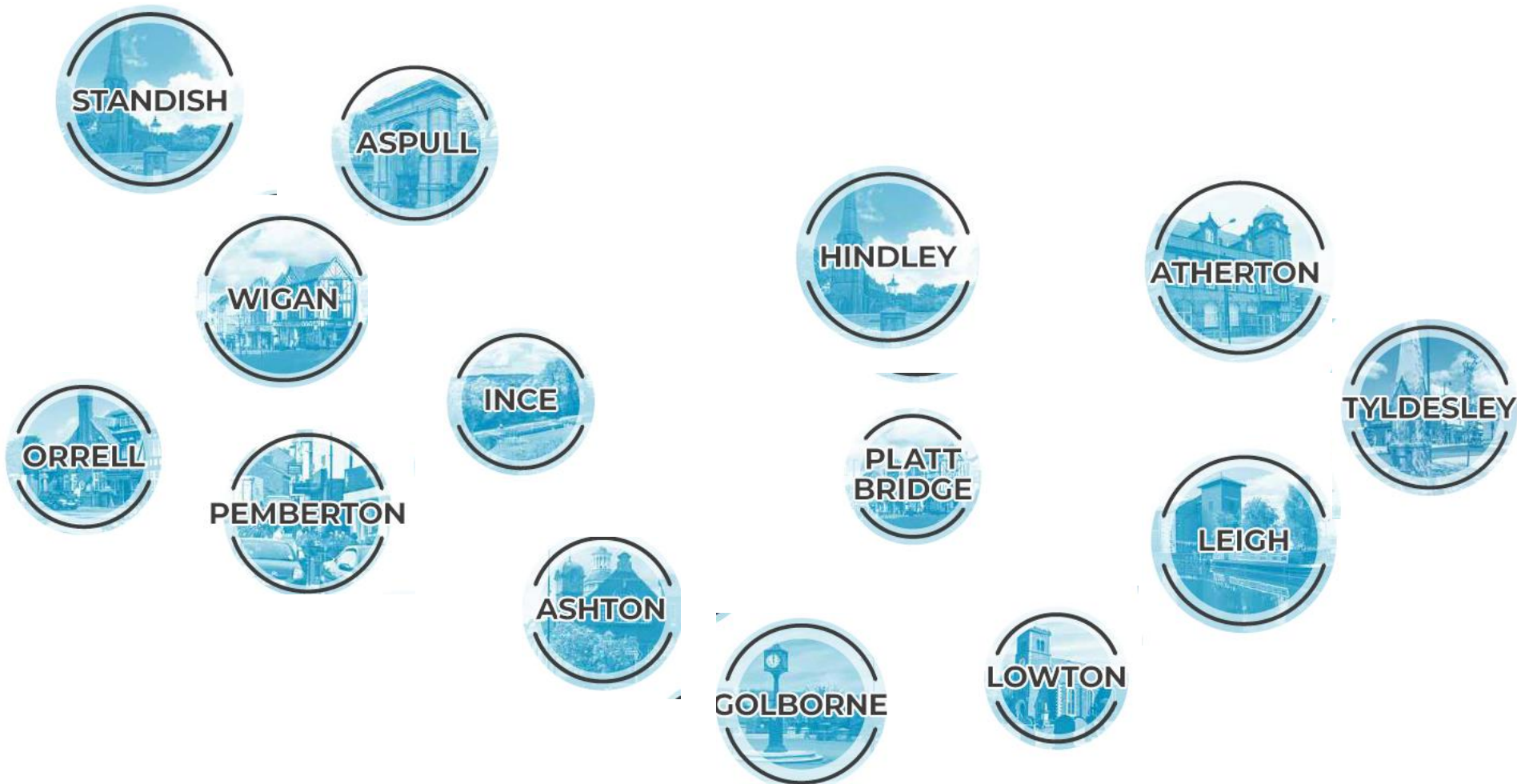
**Together we
will build a future
where everyone
has the opportunity
to thrive**

- > Economic growth that benefits everyone
- > A well connected place
- > Confidently digital
- > A home for all

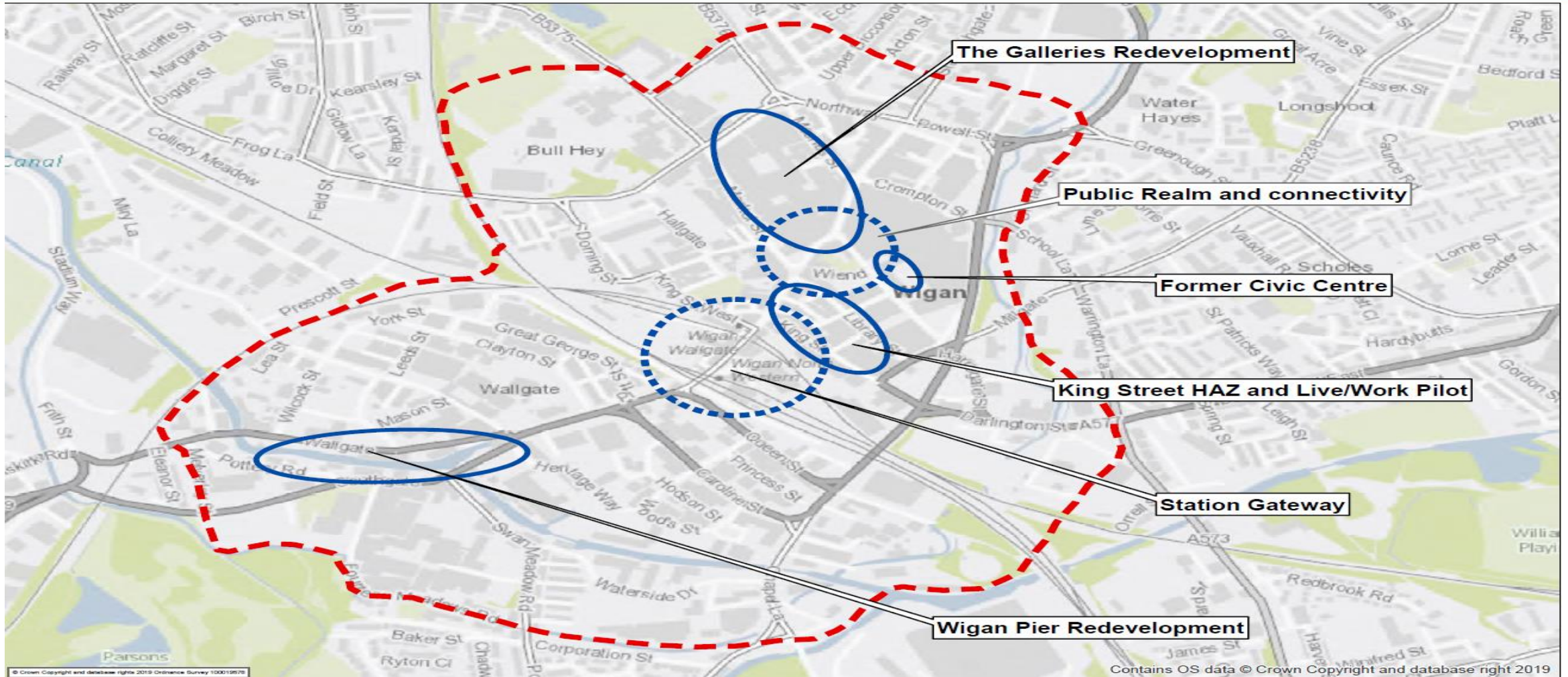
Vibrant town centres for all

Wigan Borough

many brilliant towns
making up
one great place.



Proposed Town Centre Developments



Our People

Our Place

Our Future

Wigan Pier Development



Our People

Our Place

Our Future

The Galleries Redevelopment



- A 3.2ha site - the largest development opportunity in Wigan
- Ownership provides the opportunity to transform the site – and drive wider growth and regeneration objectives for the town centre
- The redevelopment will deliver a mixed use scheme
- “Competitive Dialogue” procurement process now underway to select a strategic development partner



Our People

Our Place

Our Future

Heritage Action Zone (King Street)



- £1.27m secured
- Key focus on King Street
- Bringing heritage assets back into use - including the Royal Court theatre
- Primary objective to diversify the cultural, leisure and evening offer
- Working with Heritage England on programme design



Our People

Our Place

Our Future

King Street Redevelopment

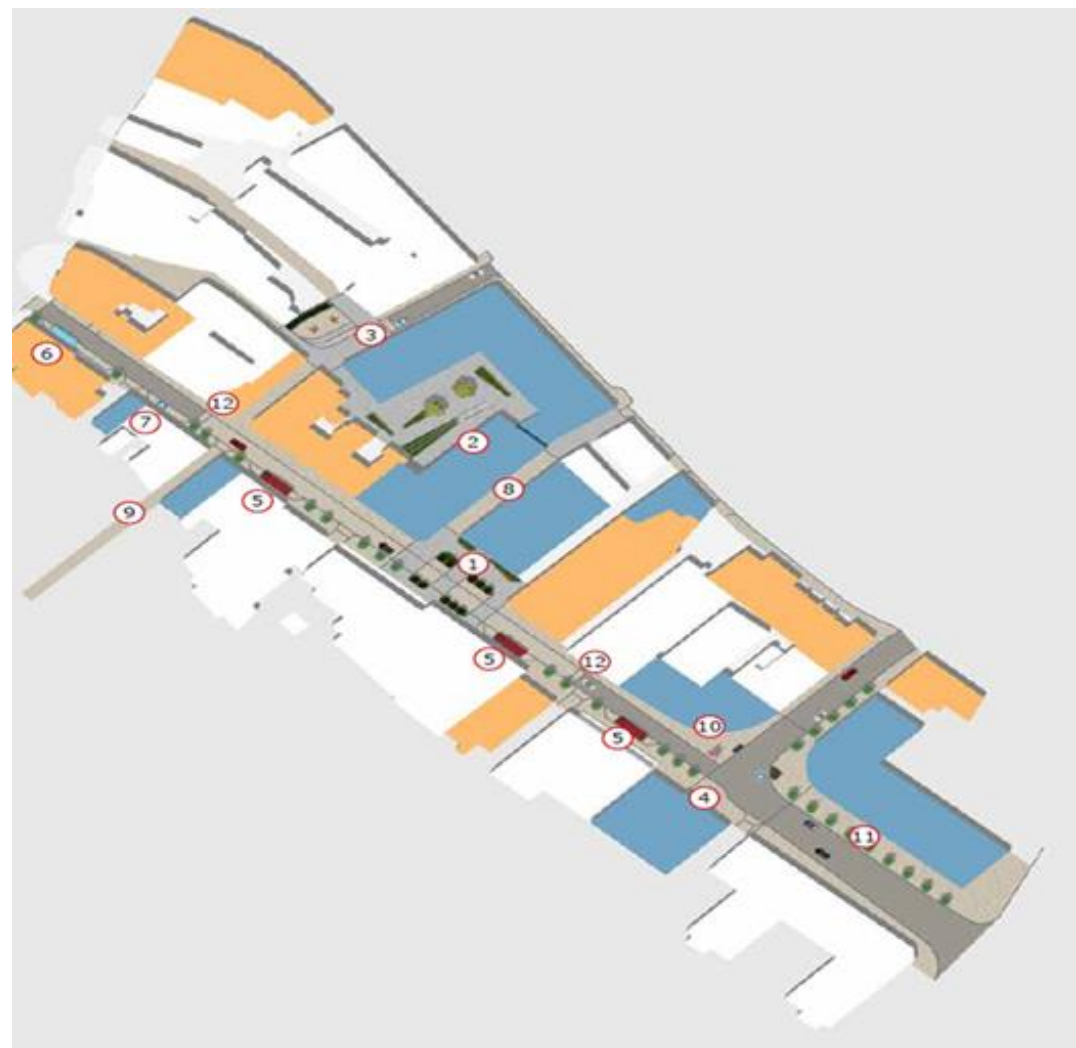
The Deal
2030

Our People

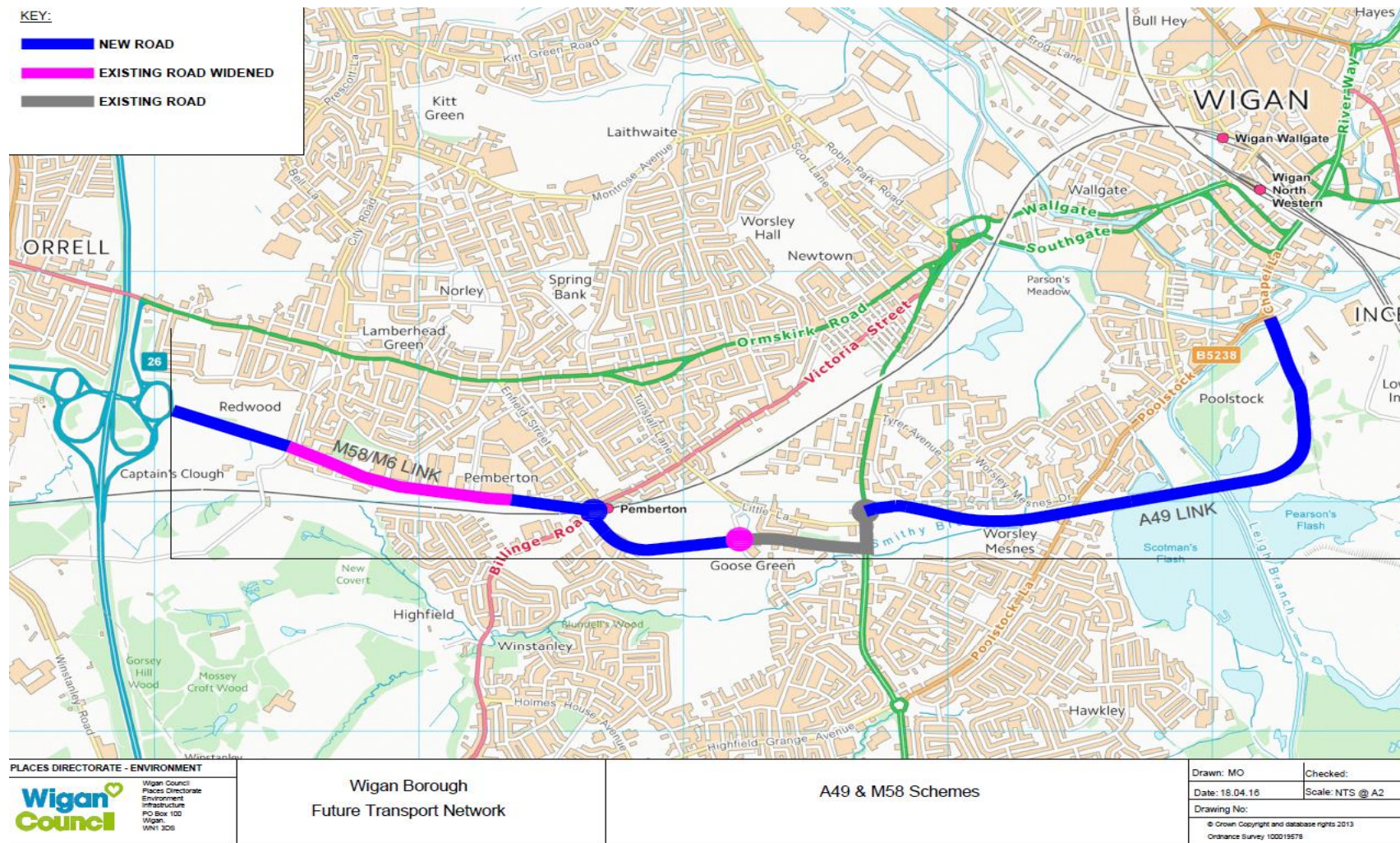
Our Place

Our Future

Wigan Council



Investing in our Road Network



A49 Link Road
£15.5M scheme
Currently under construction, due to open Spring 2020

M58 Link Road
£22M scheme
Currently in development, construction scheduled for 2021

Our People

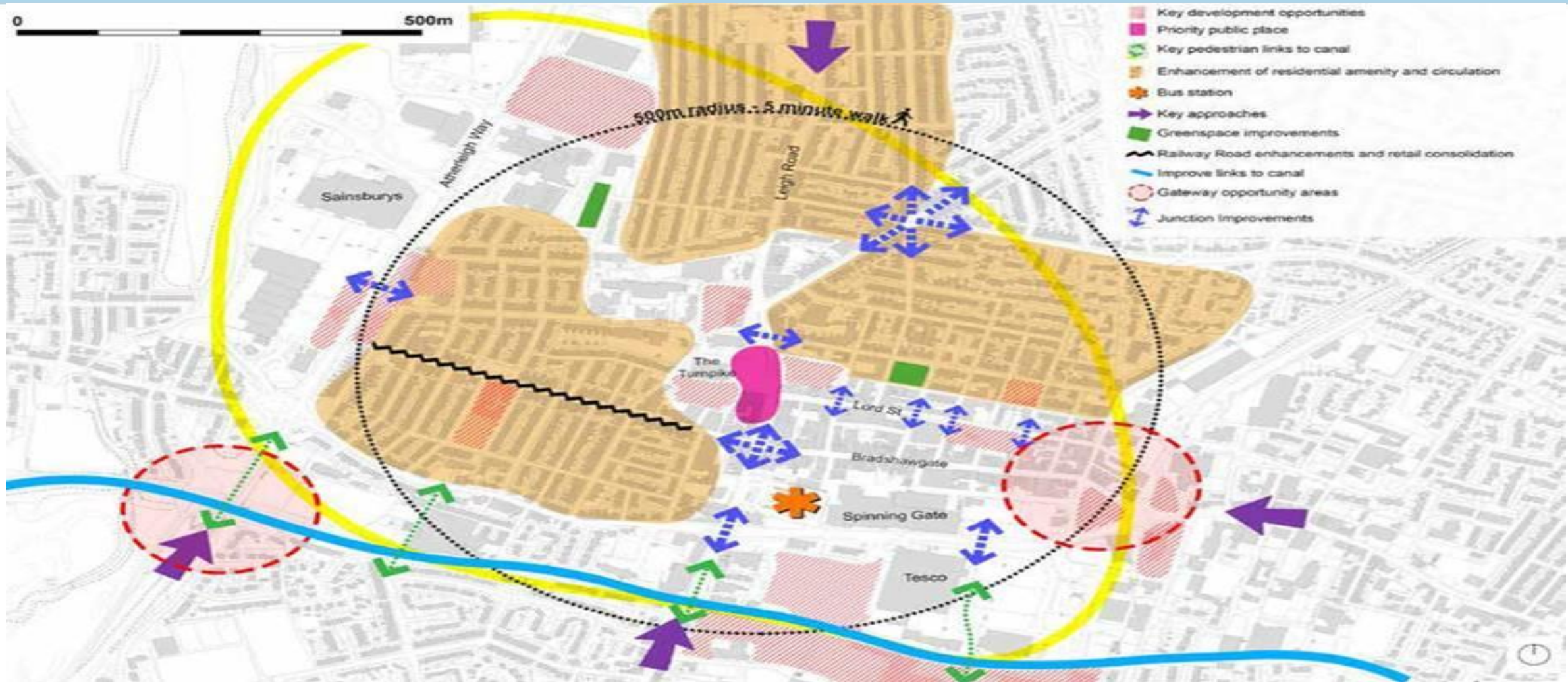
Our Place

Our Future

Leigh Town Centre Strategic Regeneration Framework

The Deal

Wigan Council



Our People

Our Place

Our Future

- Maximising benefits from investment in our housing stock
- 2015-2020 - £110m invested in the housing stock
- Bathroom Replacement Programme – 2014-2020 – 40 apprentice posts
- Social value benefits on all contracts – most benefit from long-term relationships on large planned programmes
- Strengthening planning framework increase local jobs and training



Our People

Our Place

Our Future

Climate Emergency



- July 2019 – Wigan Council announces a Climate Emergency
- Council resolution to be 'carbon neutral' by 2038, or sooner

Current Approach:

- Newbuild programme – fabric first
- Existing Stock - retrofit renewables - 1425 PV Solar Panels, 350 Air Source Heat Pumps

Moving towards zero carbon and decarbonisation

- Newbuild – continue with 'fabric first', pilot use of Ground Source Heating in communal blocks on two schemes, future use of MMC
- Existing Stock - planned programme of retrofit – fabric first and renewables



Our People

Our Place

Our Future

- Continued delivery- meeting need and growth
- Housing Needs Assessment
- Tailor to need
 - wider blend tenures
 - maintaining supply
- Greater focus town centres- “Our Town”
- Greater focus on low carbon – sustainable development and community wealth building

Our People

Our Place

Our Future

Community Approaches to New and Existing Homes

Marianne Heaslip, Associate Principal, URBED (Urbanism Environment and Design)

Steve Hoey, Co-Founder and Director, Leeds Community Homes

PEOPLE POWERED RETROFIT



Improving comfort and lowering carbon in existing housing

Marianne Heaslip
URBED (Urbanism Environment and Design Ltd)

CarbonCo-op









What is retrofit and why
should we do it?



Housing sector accounts for **29%** of final energy consumption (2/3 of this is for heating)

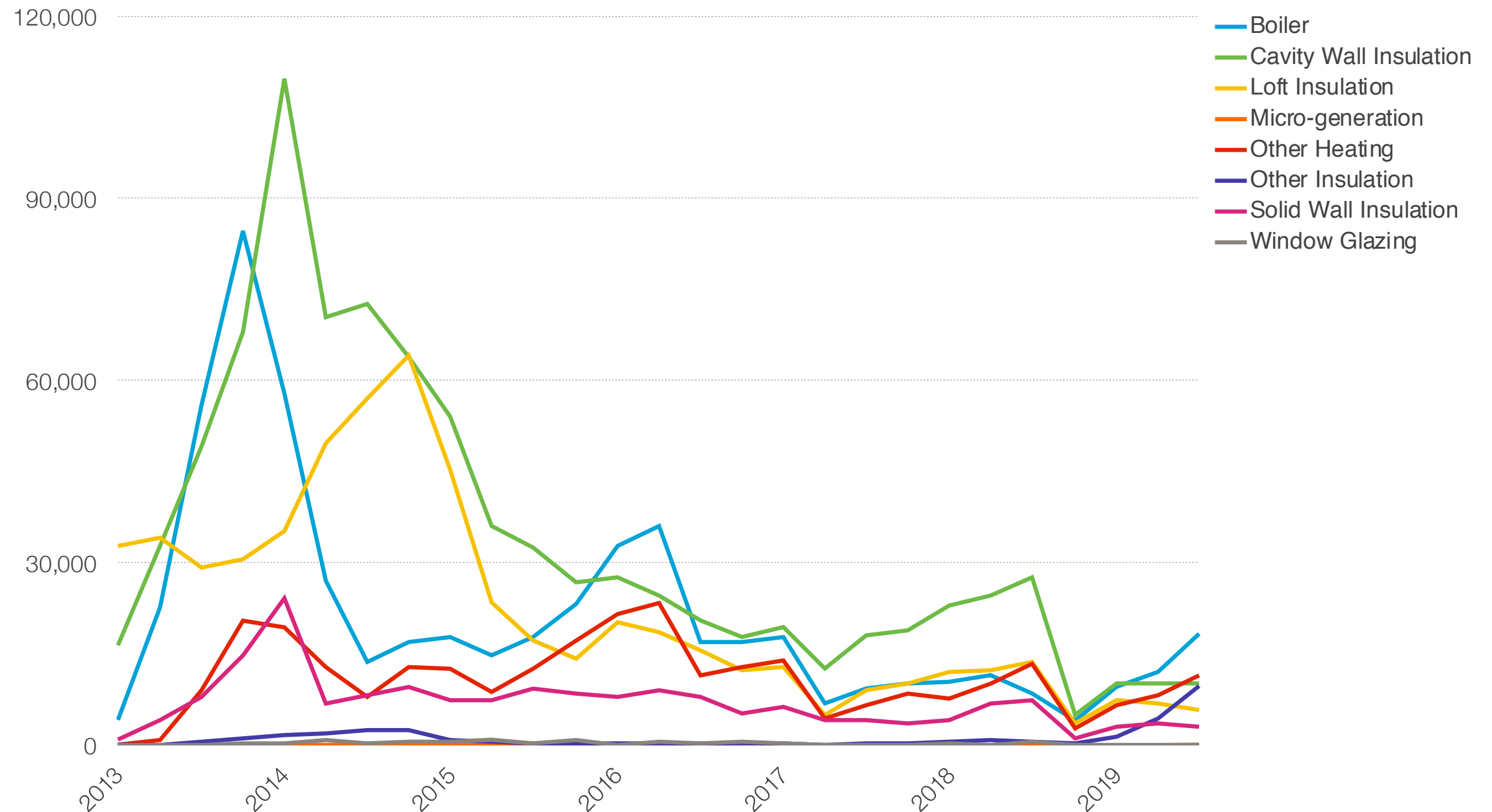
27 million homes in the UK, **80%+** will still be here in 2050

Excess winter deaths almost **three times higher** in coldest housing

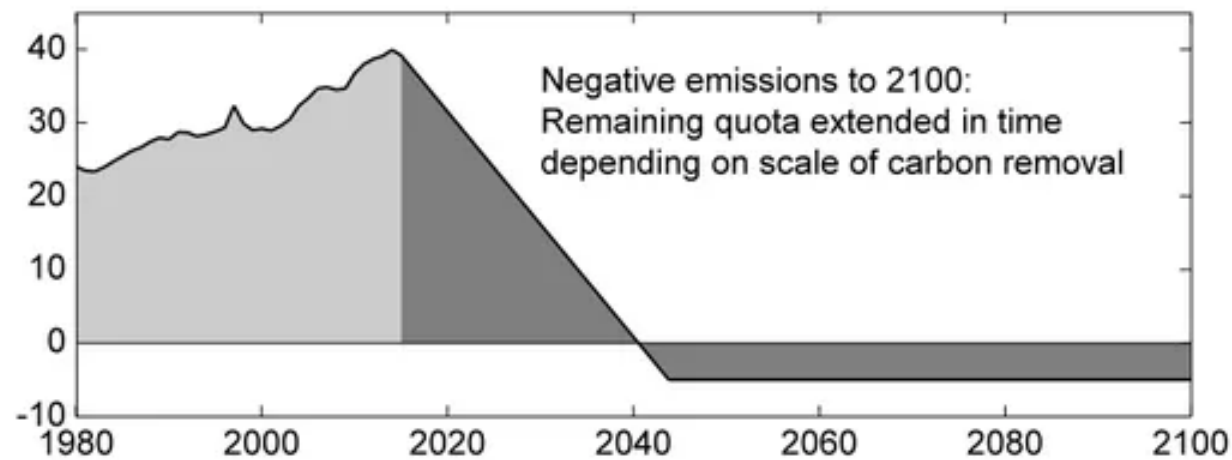
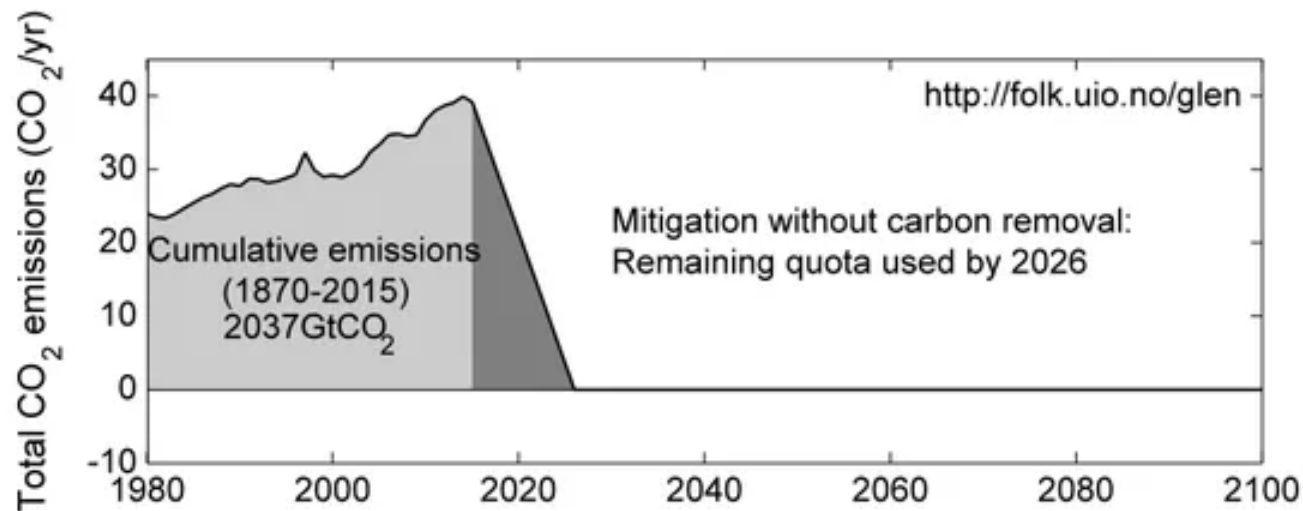
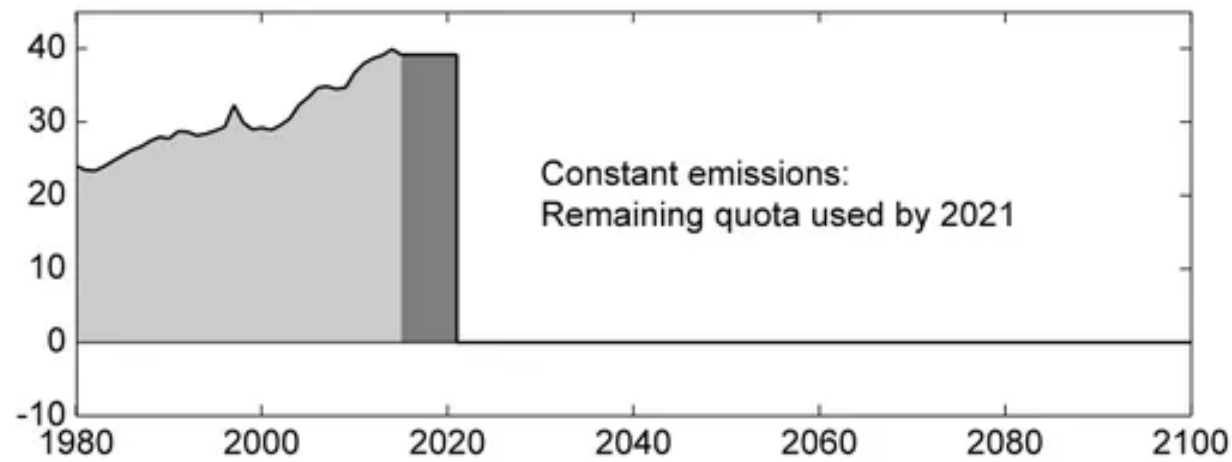


A SUCCESSFUL POLICY FRAMEWORK?

Installations under the Energy Company Obligation (ECO)



Can emit about 210GtCO₂ from 2016 for a 66% chance at 1.5C




After Paris -
 Graphs: Glen Peters, based on IPCC projections
 via <http://www.vox.com/2016/10/4/13118594/2-degrees-no-more-fossil-fuels>

Is 100% renewable energy realistic? Here's what we know.

Reasons for skepticism, reasons for optimism, and some tentative conclusions.

By David Roberts | @drvoy | david@vox.com | Apr 7, 2017, 9:10am EDT

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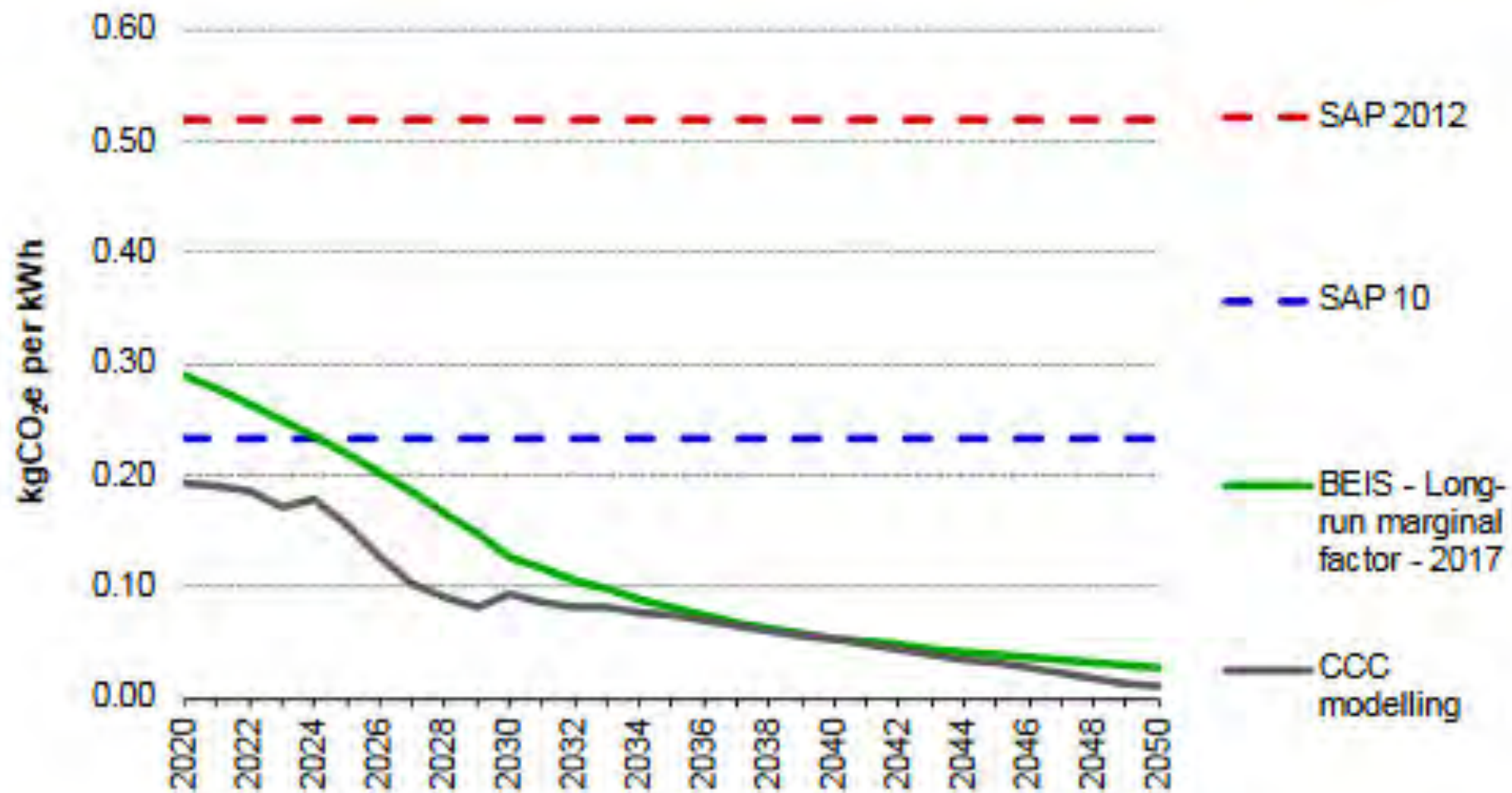
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Zero carbon operation of Great Britain's electricity system by 2025



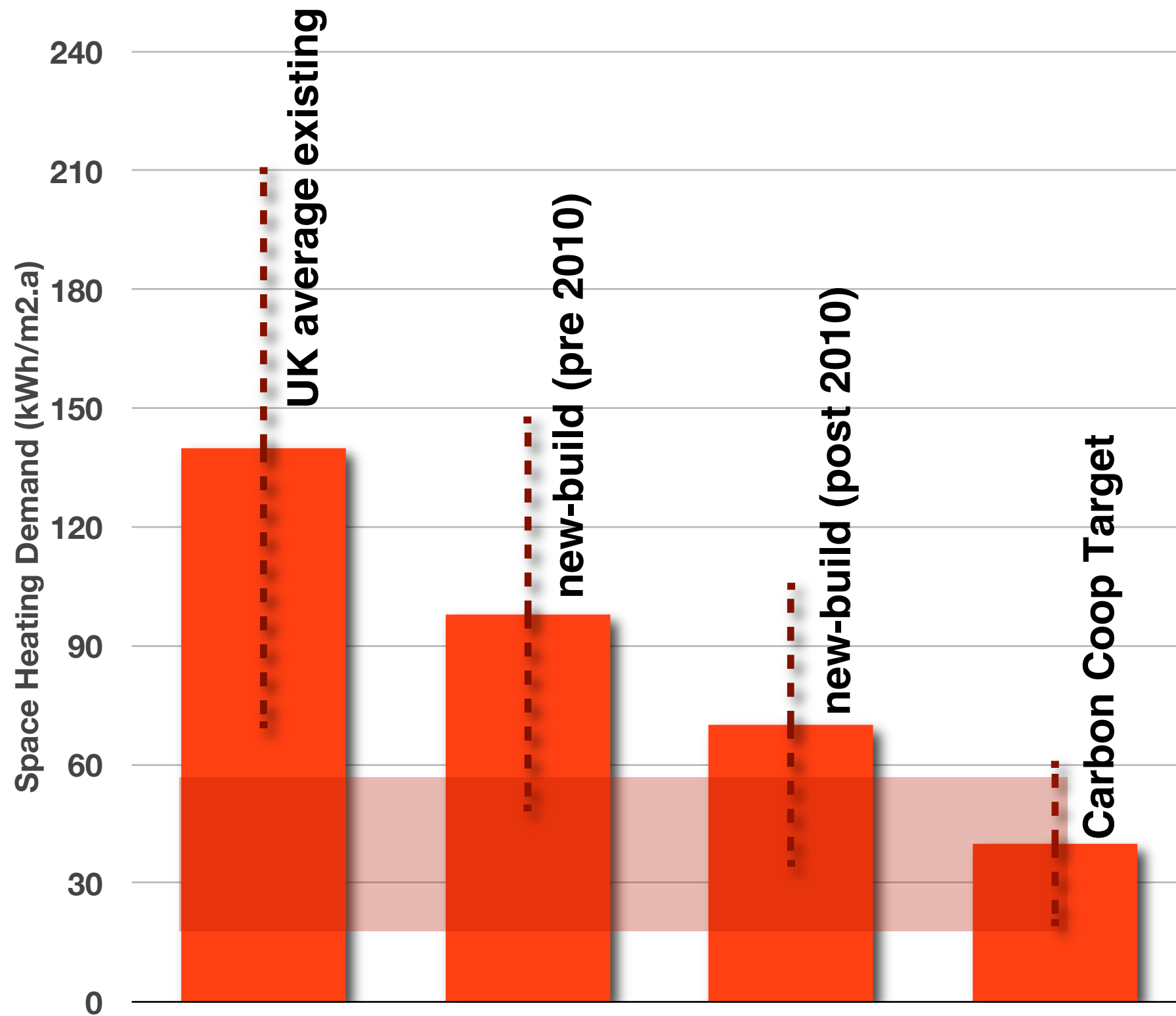
It is happening – and regulations are slowly catching up!

Figure B2.3 Comparing assumptions on the trajectory of electricity carbon intensity



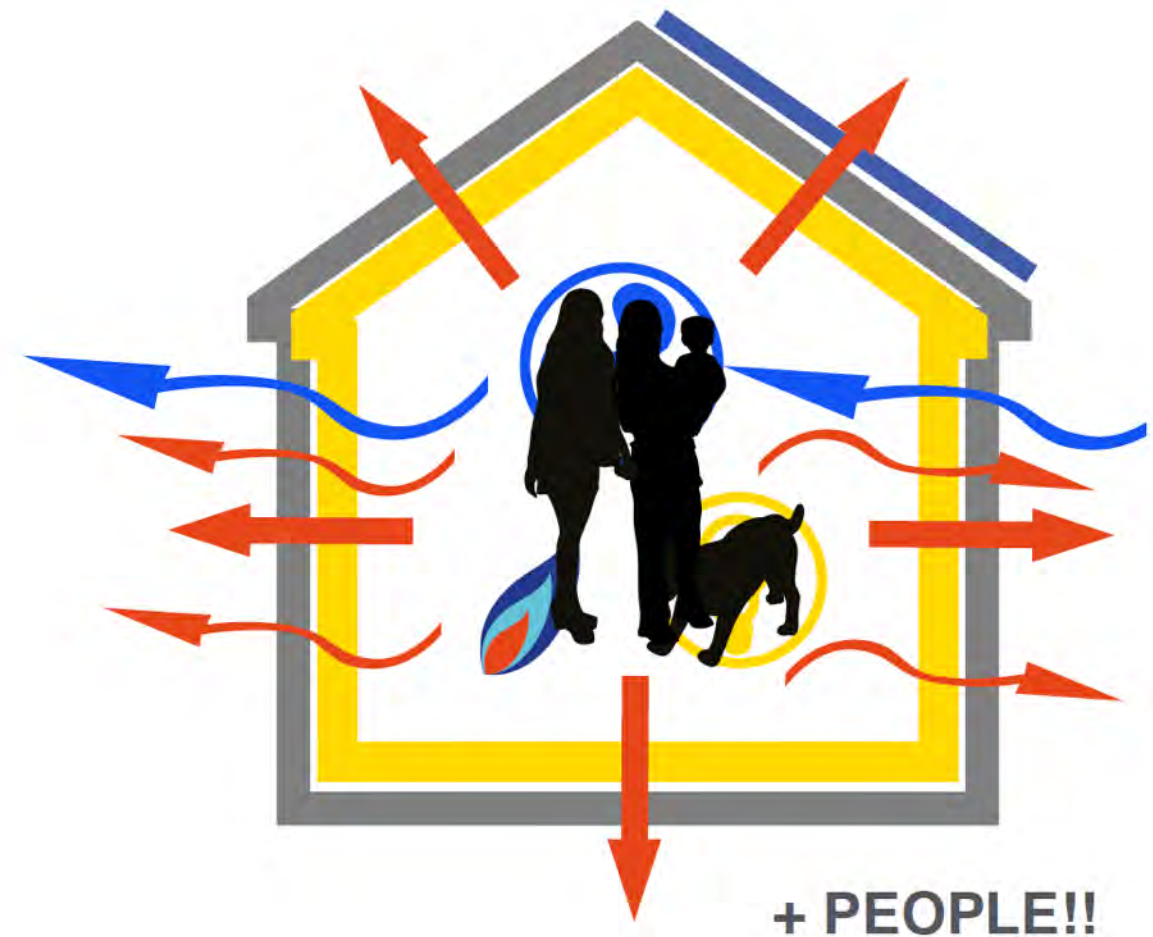
SAP 10.1 = 0.136kgCO₂e per kWh!!

....but electricity is an expensive fuel



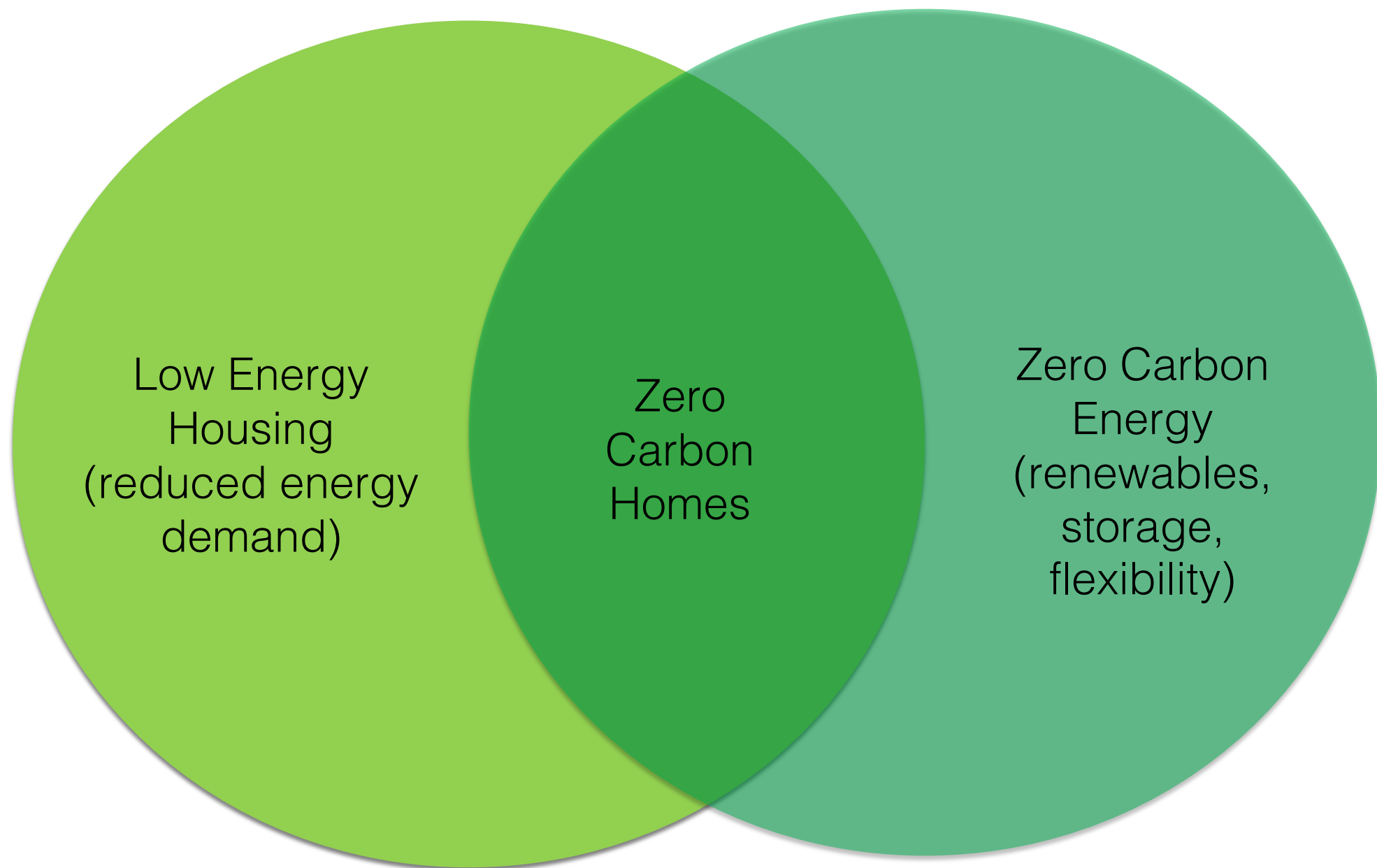
Reduce space heating demand!

Fabric First*, Whole House, High Quality



*includes carrying out repairs to make homes 'retrofit ready'

Whole Systems Thinking





How?



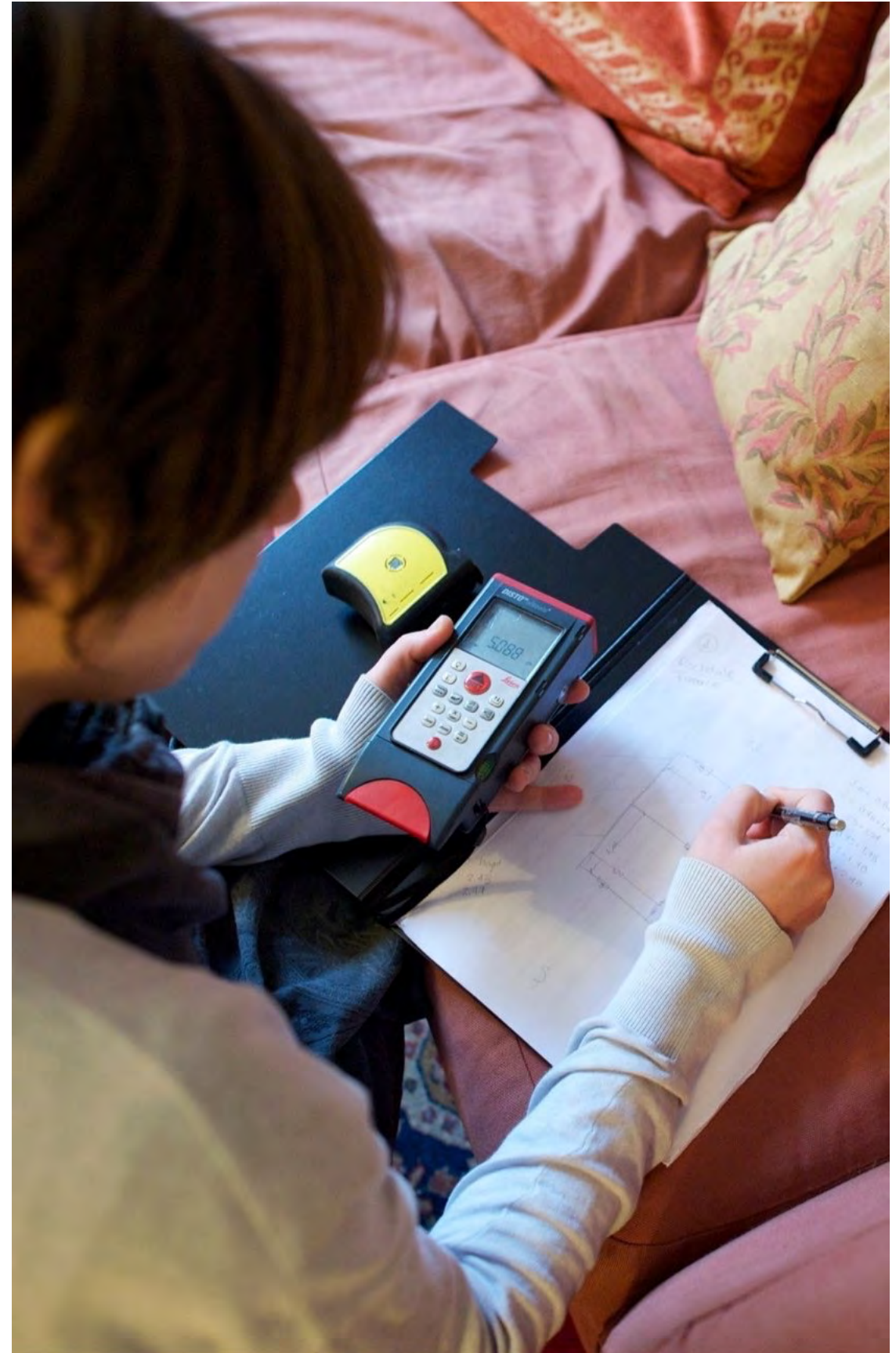
Figure 24 Note large areas of exposed building elements



Figure 25 Large thermal bridge created by lamppost

Community Green Deal

- **Assessment**
- Architectural **design**
- **Procured** by Carbon Co-op
- Zero interest **loan**, access to **ECO**
- Average cost **£40k**

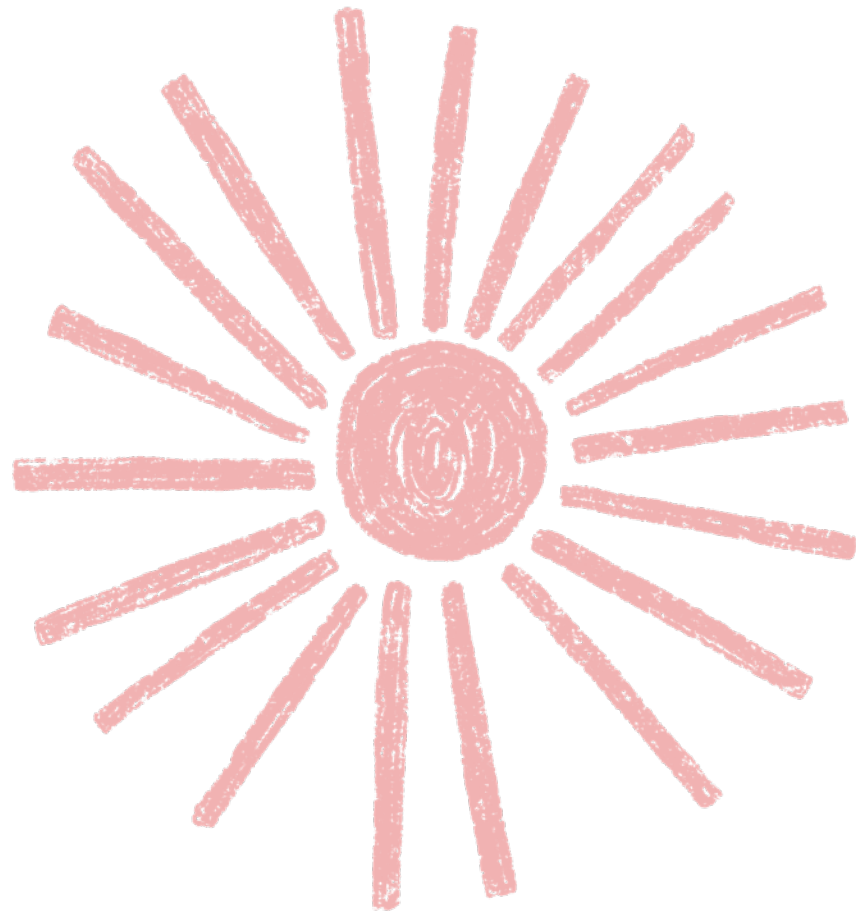




Community Green Deal: Evaluation

On average

- **£1,000** net bill savings per year (inc. FIT)
- **50%** gas demand reduction
- **60%** CO₂ emissions reductions
- 16kgCO₂/m².year
- Significant improvements in comfort and Indoor Air Quality

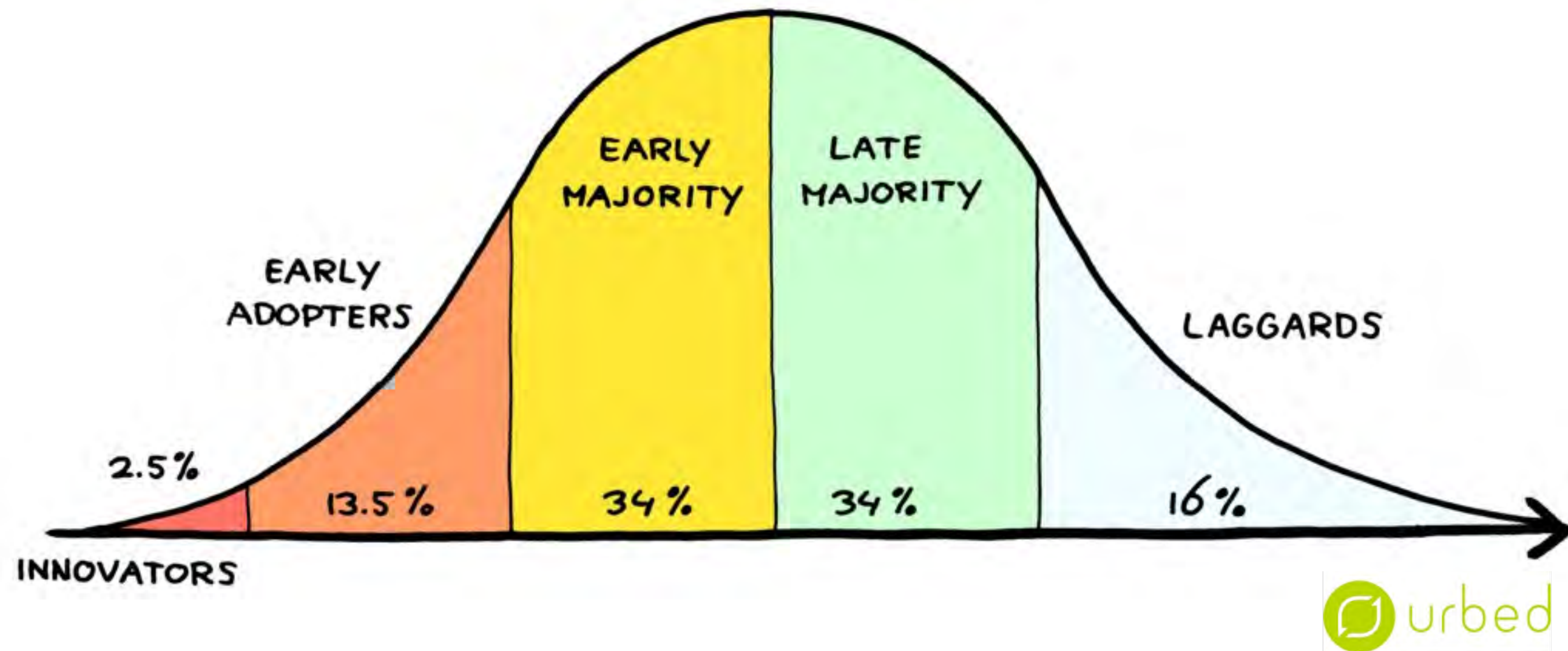


Our approach



CarbonCo-op

Theory of Change



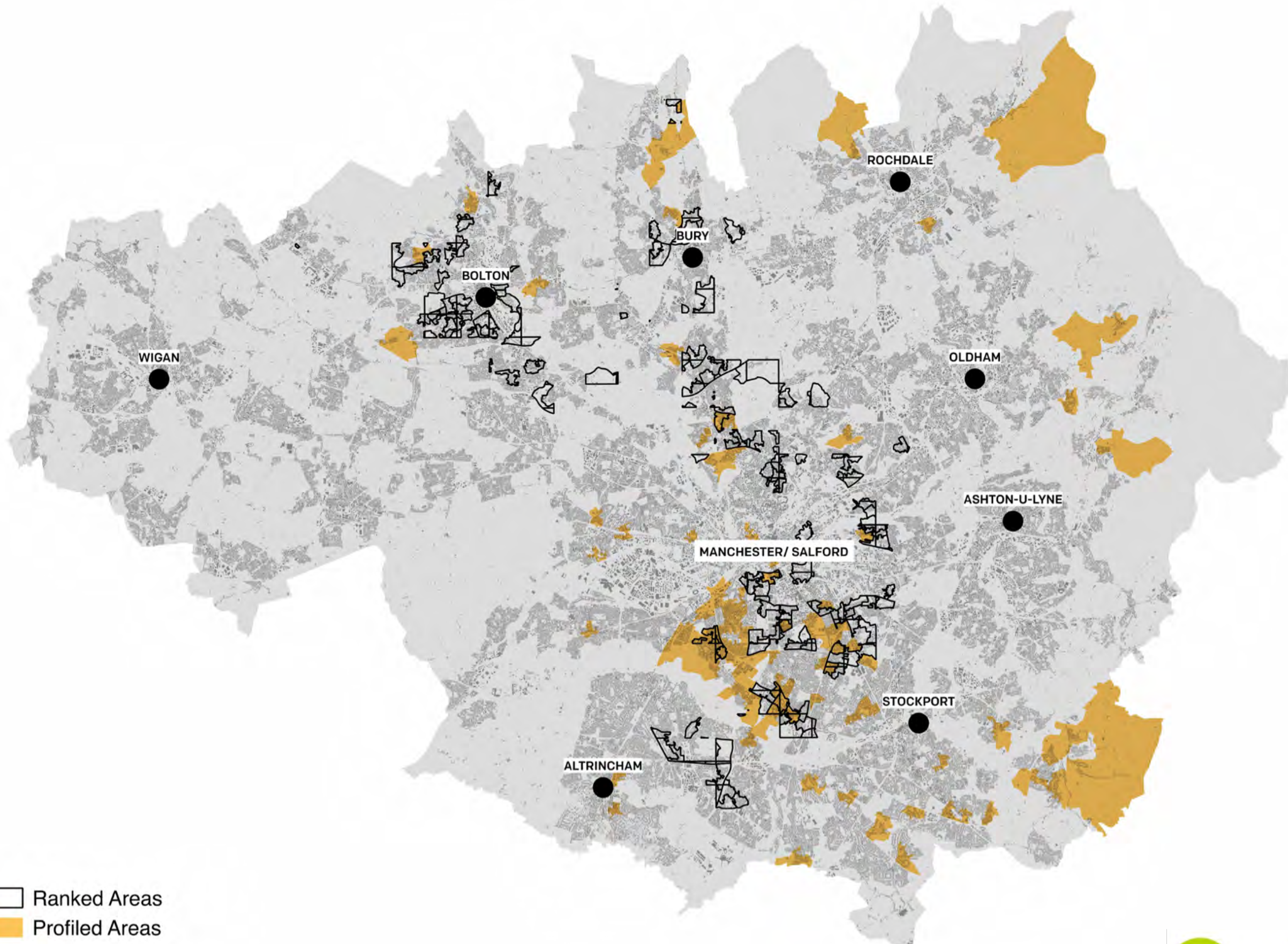
PEOPLE POWERED RETROFIT




Biggest challenges faced by owner-occupiers interested in retrofit:

- Knowing what to do – lots of options and sales pitches.
- Fear of getting it wrong and causing damage.
- Finding advice they can trust.
- Finding trades they can trust - who are willing to do the work!
- (Finding the money)

- Mapping householders and developing retrofit 'personas'
- Developing a householder service to offer support and expertise
- Exploring finance options
- Supply chain engagement and support
- Broad group of partners:
Great Places Housing Group, GM Growth Hub, CITB, Cumbria Action for Sustainability, Arc4, Quantum, Fieldwork, Local Authorities



Ranked Areas
Profiled Areas



**I'M A
WARM
COSY HOME**

PEOPLE POWERED RETROFIT

FIND OUT MORE: WWW.CARBON.COOP

PEOPLE POWERED RETROFIT



**HOME
ENERGY
PARTY
HERE!**

FIND OUT MORE: WWW.CARBON.COOP




**HOMES
FOR A
LOW
CARBON
FUTURE**


PEOPLE POWERED RETROFIT

FIND OUT MORE: WWW.CARBON.COOP

PEOPLE POWERED RETROFIT

**TRANSFORM
YOUR HOME**





PEOPLE
POWERED
RETROFIT

FUTURE HOMES FOR A
LOW CARBON


FIND OUT MORE: WWW.CARBON.COOP

PEOPLE POWERED RETROFIT

**GREEN
HOMES
FOR
ALL**



FIND OUT MORE: WWW.CARBON.COOP




**SAVE
ENERGY
SAVE
CARBON**

PEOPLE POWERED RETROFIT

FIND OUT MORE: WWW.CARBON.COOP

PEOPLE POWERED RETROFIT



**SAVE
ENERGY
SAVE
CARBON**

WWW.CARBON.COOP



Householder engagement





Supply chain engagement

1. Advice
2. My Home Energy Planner
3. Development and Options
4. Procurement and Contracting
5. On site support and quality assurance
6. Handover and monitoring

Householder service

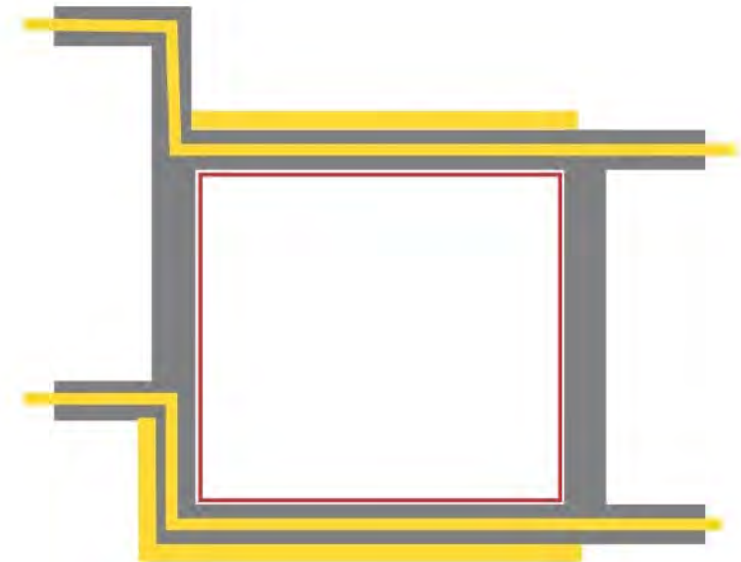
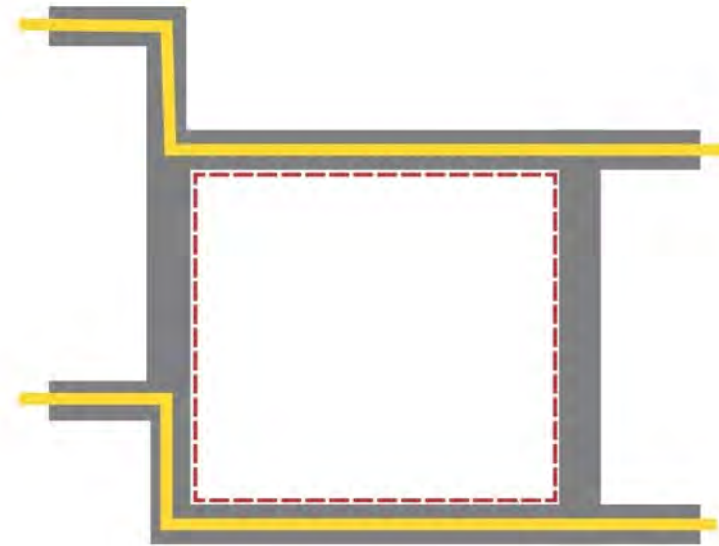
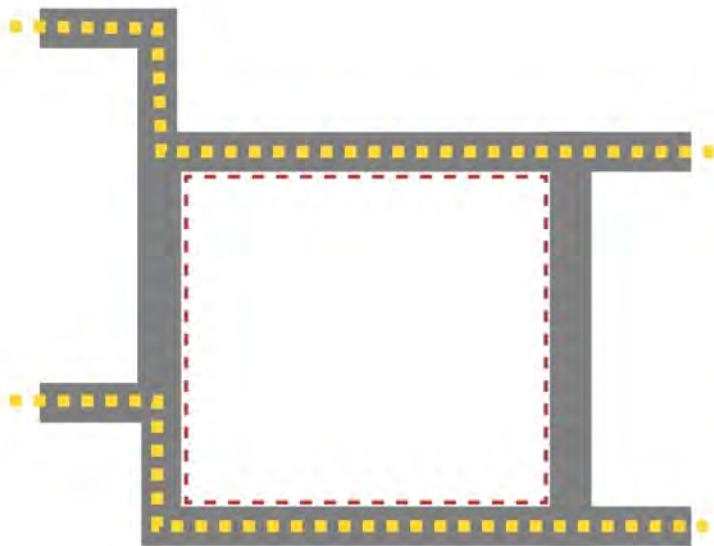
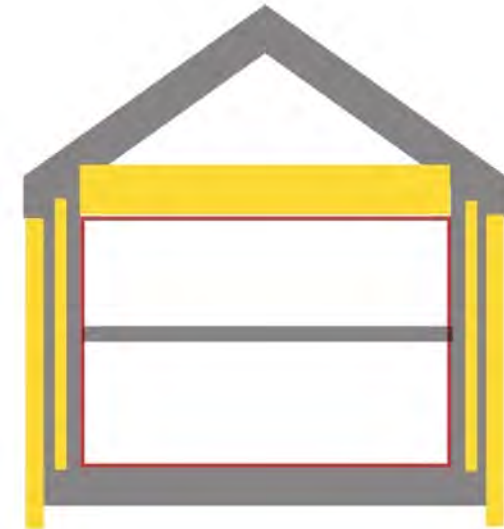
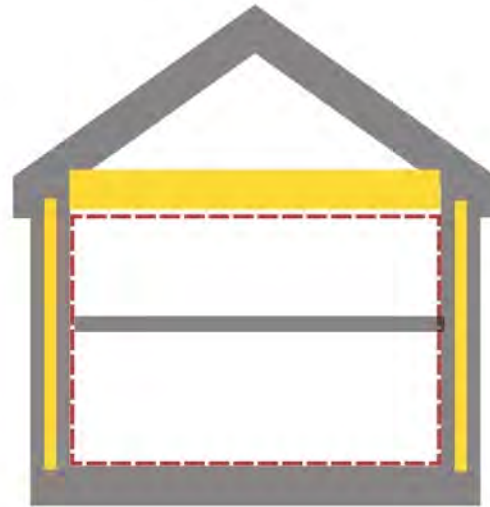
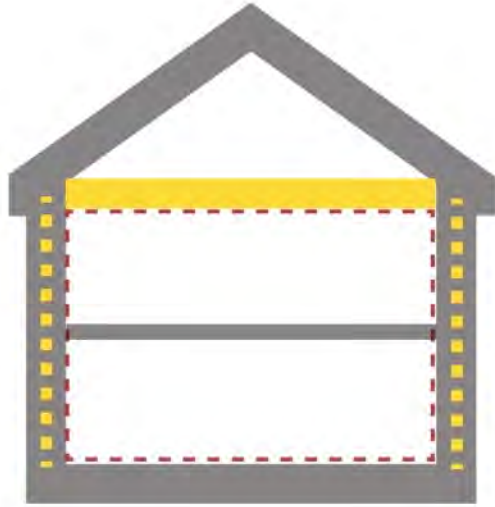
- an end-to-end service from early stage decision making to handover and monitoring.
- flexible and scaled to needs.
- Independent, trusted advice.

Role of LAs and Housing Associations

Retrofit as local economic development....

- Planning – rules around PD e.g. External Wall Insulation and Heat Pumps
- Building Control – Quality Control?
- Skills and Industrial Strategy: Training and business support (CITB, Growth Hub)
- Repurposing 'Group Works' lending (?)
- Procurement and supporting supply chain development

Retrofit investment planning....



Existing Condition:

- Failing (?) CWI
- High bills
- Poor comfort
- Poor IAQ (closed vents) due to poor comfort
- Windows - metal spacer, 10+ years old.

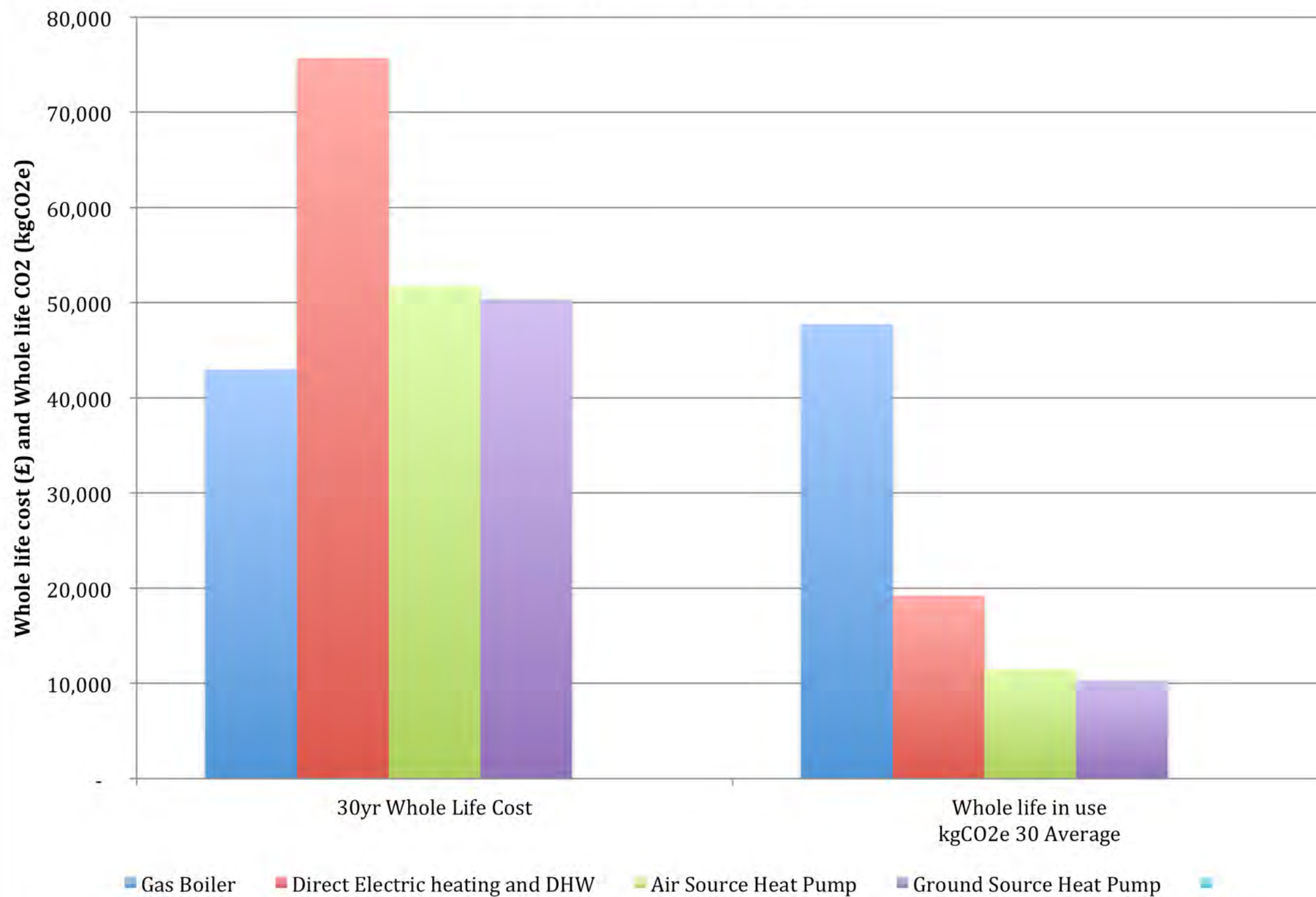
Business as usual:

- Repair CWI
- Top up loft
- Improve hot water system
- Add heat pump and PVs to reach SAP 'C'

Fabric First:

- Repair CWI + EWI
- Top up loft
- Improve hot water system
- Insulate floor at perimeter
- New windows and doors
- Add PVs to reach SAP 'C'

Unit A 2 Bed Flat



For more information

www.urbed.coop
www.carbon.coop

marianne@urbed.coop

**PEOPLE
POWERED
RETROFIT**





#PEOPLE POWERED HOMES





OUR NEW COLUMNIST

**DAVID PRUTTON
ON THE BUTTON!**



Why the Whites should target Magpies: **P44**

PLUS...

CRISIS IN THE NHS

Doctor Angela on why GPs aren't to blame **P27**



City Buzz



**HELPING STUDENTS
GET AHEAD** PAGES 18-19

PLUS: PLANS FOR CITY'S BIGGEST LAP DANCING CLUB: PAGE 5

PEOPLE POWER

Hundreds back affordable housing bid

Joanna Wardill

joanna.wardill@yep.co.uk
www.yorkshireeveningpost.co.uk

THEY DID IT!

Hundreds of kind-hearted supporters have pledged more than £360,000 between them to make the first af-

fordable housing project of its kind in Leeds a reality.

More than 300 people backed Leeds Community Housing's mission to raise the cash to buy 60 city flats which will be let out to those in need at a low cost.

Business at the not-for-profit enterprise called the success 'a miracle' as

the target was smashed in just over a year - meaning supporters were donating at a rate of almost £1,000 per day.

Cliff Coupland, co-director of LCH, said: "It's incredible for Leeds that people have put this money into creating great affordable housing. We're hugely grateful."

"We've done this in a year. We've done it and people have believed in us. I just think it's absolutely incredible."

The enterprise will buy the apartments - which are situated in the city centre's newly-formed Climate Innovation District on the south bank of the River Aire - from Leeds-based

eco-friendly developer CITU. The community share scheme, believed to be a first for affordable housing in Leeds, offered investors a two per cent return by 2020 on a minimum stake of £100.

Full story on page six.

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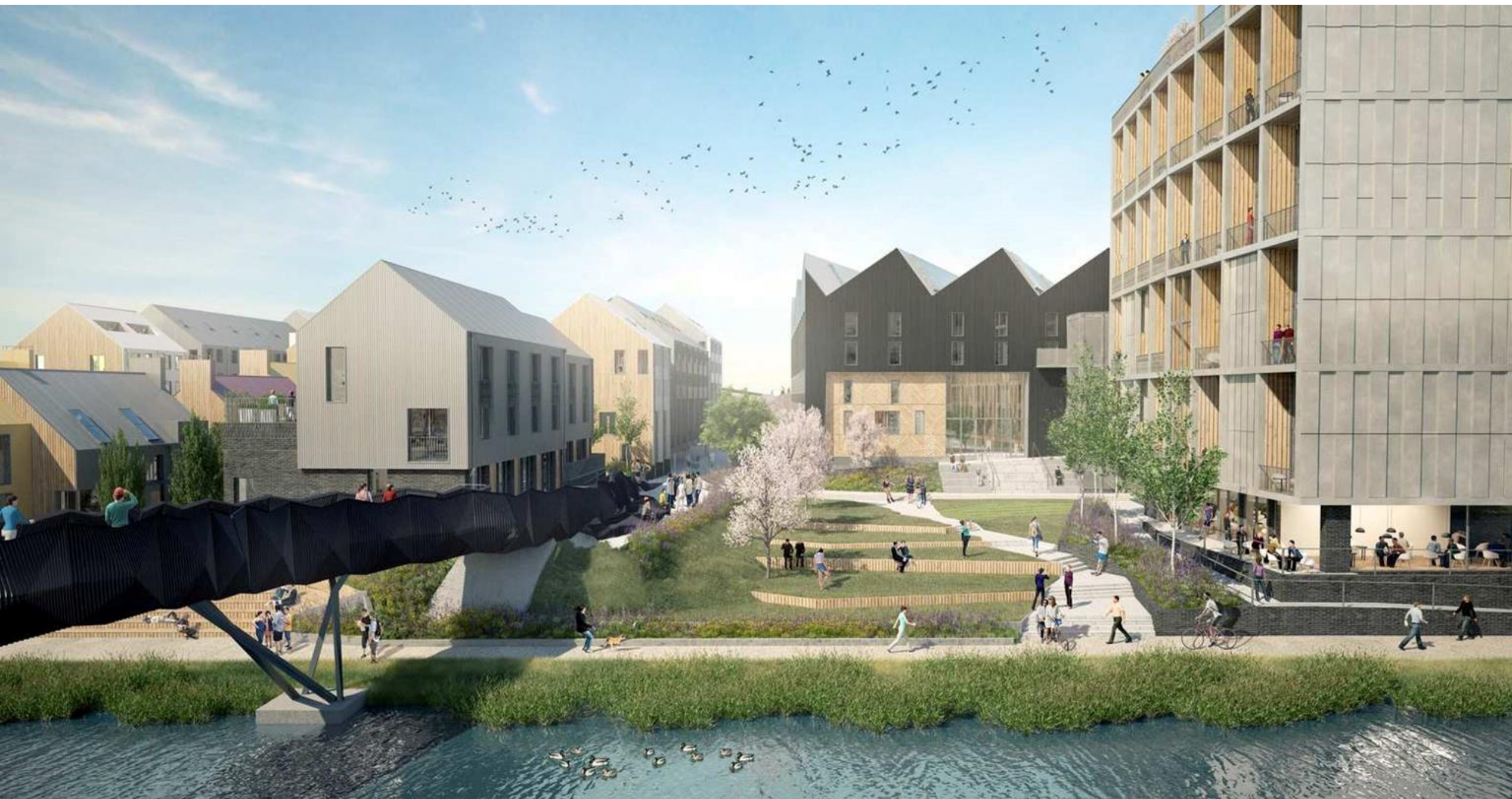
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**SOMETHING
NEW TO CHILTERN
MILLS**







150m² common house with
3x 2-bed duplex above

5 self-build plots

- affordable
- low energy
- rent or buy
- community-led
- co-operative

Private homes with
shared facilities:

- laundry
- guest rooms
- big hall and kitchen
- garden
- workshop etc

Justine Lloyd
2017



GOOD PLACES LEEDS

JANUARY 14TH | 10.00 AM
NEXUS, UNIVERSITY OF LEEDS



Leeds Community Homes



Turley



An Introduction to Community-Led Housing for Housing Professionals

A stylized orange house icon with a thick outline, positioned to the right of the main title text.

Wednesday 26th February, York
Details on Eventbrite

Steve Hoey

Phone/text: 07788 99 45 46

Twitter: @steve_hoey

Housing Supported Health and Ageing in Place

Merron Simpson, Chief Executive Officer, New NHS Alliance

*Claire McMullen, Housing Policy and Commissioning Manager,
Newcastle City Council*

Housing and Health

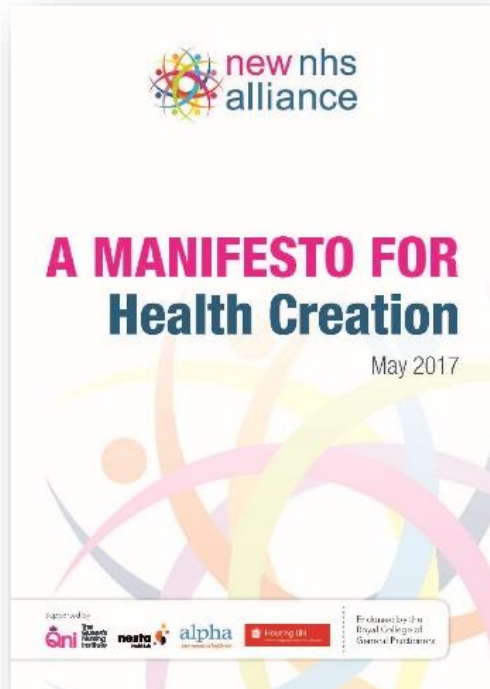
from a strategic housing perspective

Merron Simpson

Chief Executive New NHS Alliance and Director New Realities

Northern Housing Consortium 13 Feb 2020

What is the New NHS Alliance?



... **a movement** of professionals (cross-sector) and local people working as equal partners to address and reduce health inequalities

... **a learning provider** to develop a Wellness Workforce across sectors and multi-disciplinary teams

... **a vehicle for people with lived experience to have a strong voice** and to influence policy, systems and practice – shifting power

... **an influencer of policy** so that Health Creation becomes BAU

... **a Community Interest Company**, The Health Creation Alliance C.I.C.

Our mission: *To increase the number of years people live in good health in every community*

What is New Realities?

New Realities
People Places Housing



- Sector leadership: housing, health, LAs
- Organisation leadership
- Collaboration: sectors, organisations, individuals
- Health Creation, asset-based working
- Programme management
- Policy development/influencing – national, local
- Strategic planning and advice
- Housing strategies
- Service review and redesign
- Constructive challenge, problem solving

Commitment:

to reduce the gap between theory and practice, to bring congruence between services and the reality of people's and communities' lives to improve their health and quality of life.



Housing and health: many, many touch points

- Supporting older people
- People with dementia
- Homeless people
- Family health, young people, children
- Children leaving care
- People experiencing domestic violence
- People with complex needs/behaviours
- People with mental health problems
- People with alcohol/drugs dependencies
- Diseases of inequality – diabetes cardiovascular
- Reducing hospital use
- Health inequalities
- Health creation
- Social prescribing
- End of life care
- Property and premises
- Prevention and early intervention
- Healthy lifestyles
- Healthy places

New Models of Care .. Transfers of Care .. Prevention .. STPs .. Healthy New Towns

There is too much choice?





There are many barriers

- Unfamiliarity
- Workforce reluctance
- Financial impediments
- Risk issues
- Bureaucracy
- Language
- Logistics
- Work pressures
- Evidence
- Lack of time ...



Health is complicated



And housing is complicated too ...





Housing-health integration



www.housingforhealth.net

Housing:
just what the doctor ordered



MiAA
Improve the outcome

Some lenses that resonate with health



- Reduced hospital use
 - Reduced A&E attendances, patient flow, Better Care Fund, hospital discharge
- Prevention (and early intervention)
 - DHSC Prevention Green Paper – Rt Hon Matt Hancock’s pet agenda
- ‘Heart sink patients’ / complex needs and behaviours
 - High Intensity Users (HIUs), Dual diagnosis (MH and alcohol)
- Health inequalities
 - Austerity has increased demand on NHS – ‘DeepEnd’ GPs self-organising to lobby
 - Social Prescribing ... not a panacea (also Health Creation and social determinants)
- Multi-disciplinary teams
 - ‘Anticipatory Care’ and early diagnosis, Personalised Care
- Older people and medical priority
 - GPs worry about older patients’ housing + letters for patients to gain points
 - But NHS is obsessed with ‘enhanced health in care homes’ (extra care less so)



And a new focus on place and populations

- STPs/ICSs footprint – 44 in England
 - A focus on place, rather than organisations
- Healthy New Towns – joint NHSEI and PHE
 - A focus on new homes and places
- New ‘service geographies’
 - Populations of 30-50,000 – GP clusters/Primary Care Networks
 - Some LAs also considering these geographies
- Health and economic development
 - “A healthy economy needs a healthy, happy population to power it”
 - NHS (e.g. hospitals) as ‘anchor institutions’

Healthy New Towns (place level)



Healthy place-shaping principles

- Plan ahead collectively
- Assess local health care needs and assets
- Connect, involve and empower people and communities
- Create compact neighbourhoods
- Maximise active travel
- Inspire and enable healthy eating
- Foster health in homes and buildings
- Enable healthy play and leisure
- Develop health services that enable people to stay well
- Create integrated health and wellbeing centres



Loads of case studies ...

Heatherstones Court, step down

- Calderdale Council, CCG, Foundation Trust, Connect Housing, BCF funded

Lancaster Warm Homes Service

- Warm homes + injuries reduction in <5s
- Lancaster HIA, funded by PH, CCG, RoSPA

Derby Healthy Homes Hub

- When home conditions are affecting health
- Referrals from many places

Nottinghamshire Hospital/Home

- Supported discharge
- Admissions prevention



Health Creation happens...

...when local people and professionals work together as equal partners and focus on what matters to people and their communities

People need



The 5 features of health creating practices

- Listening and responding
- Truth-telling
- Strengths-focus
- Self-organising
- Power-shifting



Professionals can create the conditions for people to be well. They can:

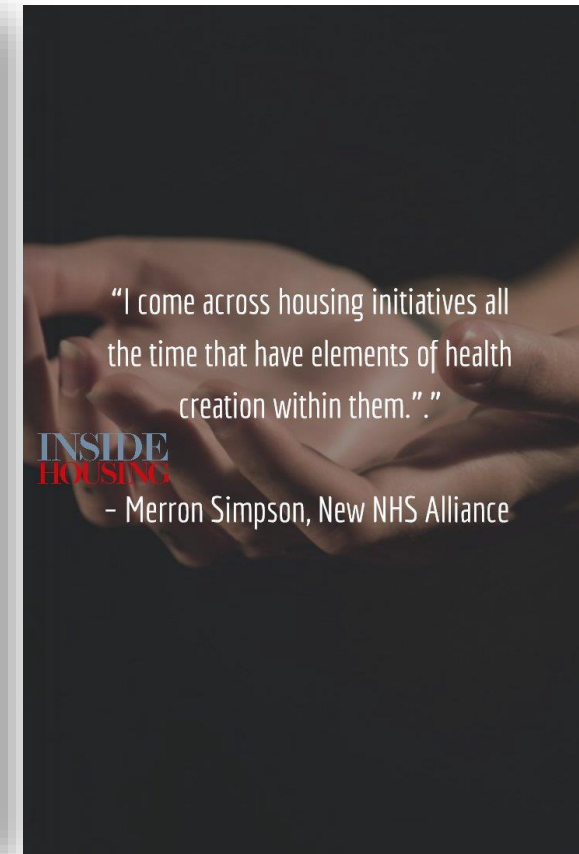
- **Adapt** their current practices to embrace the 5 features
- **Adopt** whole new practices that include the 5 features
- **Disrupt** by working with communities to produce whole new solutions

Become a partner in Health Creation: <https://www.nhsalliance.org/associate-members/>

Health Creation (asset-based, community-based)



- Some LAs are more into 'asset-based approaches' than others – most are doing something
- From Service to Village: a health creating approach to sheltered housing – focus on self-organising
- Materials for Great Community Leadership (GM H&SCP) – focus on power-shifting





What are the opportunities to spread and embed through strategic housing?



A smorgasbord of
opportunity ...

... not a 3 course meal



Opportunities⁽¹⁾ – framings

- Macro-policy level
 - E.g. Inclusive economic growth
- Place level
 - E.g. Healthy homes, attractive places, housing mix
- Individual and population level
 - E.g. Health, wellbeing, personalised care & support, suitable housing (esp. older people)
- Asset-based approaches
 - E.g. to build people's Control Contact and Confidence
- Community-level
 - E.g. 'thriving communities', coproduction, community-led problem solving and visioning

Opportunities ⁽²⁾ – the housing



- Potential for greater focus on Private Rented Sector
 - Selective Licensing, Empty Homes, Ethical lettings, Proactive Enforcement etc
 - More poor people living in poor quality PRS ... and GPs know it!
- Warm homes and climate change – NICE Guidance (NG6)
 - E.g. Oldham Affordable Warmth >1000 homes per year, retrofit etc
- Right-sizing across tenures
 - Up-sizing (overcrowded households) and downsizing (across tenures)
 - Step down accommodation
- Healthy Homes programmes – joint with health
 - Focusing on hidden people



Opportunities ⁽³⁾ – routes to multidisciplinary

- Multi-disciplinary Teams (MDTs) for individual cases
 - Usually health and social care staff
 - Actively question ‘what is housing’s role, how might housing fit?’
- Making Every Contact Count
 - Cross-sector training, referrals, leading to service integration
- Increasingly data-driven
 - Combining health ‘risk stratification’ and housing ‘stock condition’ data is a good place to start – need to overcome data-sharing ‘governance’ issues
 - More sophisticated arrangements could enable targeting and predictive approaches to emerge



Final points

- Every local authority is different
- Must be able to step back and ask questions, find the best 'route'
- Relationships with health are critical (but NHS doesn't value 'relationship building')
- Housing strategies need a 'Health and Wellbeing' section



Thank you for listening

Merron Simpson

merron@newrealities.co.uk



Housing Supported Health and Ageing in Place



Claire McMullen

Housing Policy and Commissioning Manager

Claire Alder

Service Manager Adults and Older People's Services

Our ambition -

“Creating a city that is a ‘great place to live’ with desirable neighbourhoods that offer’s a range of affordable and quality homes to meet the needs of the city.”



- An 'Age Friendly City', helping to achieve a good quality of life to assist in maintaining independence, health and wellbeing
- Older Person's Housing strategy 2013-2018 developed to set out the councils comprehensive approach to widening housing choices for older people
- Ageing population, particularly with an increase in older people with dementia
- Newcastle recognises that older age covers two to three generations, with no 'typical' older person, the need for housing offers therefore needs to be diverse to manage demand
- Alternative models required to move long term care beds into community based housing models

Alternative models?

- **Maintaining independence longer for vulnerable adults within the city**
- **What should the alternatives to traditional residential care models look like?**
- **Consultation particularly with the cities older people – their view counts!**

Assisted Living Housing



Funding

- Dedicated capital funding programme (25 million) to support delivery of new housing through the Future Homes fund
- Specific allocation of Grant funding achieved through the HCA (Homes and Communities Agency) to support the housing strategy
- Innovative Annuity Lease Back model to create further funding opportunities
- Working with all partners to achieve goals
- Managing budgets that allows affordable schemes to meet life changes moving through older age
- Real outcomes that make a difference including adaptations and assisting people to remain within their own homes

Case Study



What have the alternate options meant for the city?



Boost to the economy &
Job creations



Partnership working/multi
agency initiatives and
sharing of good practise



Adult social care revenue
savings



Average saving per
person per scheme



Better quality of life

Lessons Learnt

- Each scheme reviewed by project delivery team with resident feedback
- Allocations process reviewed by external agency
- Review of viability for savings and costs
- Currently understanding the customer journey

- **We need to promote our offer better**
- **Internal partnerships and relationships are critical and need time to embed.**
- **New build is not the only answer!**

Next steps...



Promoting our offer and delivering for the customer



New schemes focusing on ageing well



Continued partnership approaches to specialist needs



specialist housing strategy to ensure planning for the future as priority

Stakeholder Update: Homes England

Steve Modric, Strategy and Information Manager, Homes England



Homes
England

OFFICIAL - SENSITIVE

Making homes happen

NHC Housing Strategy Seminar

Huddersfield, 13 February 2020

@HomesEngland

Introducing Homes England

We were launched in January 2018 to play a major role in fixing the housing market

1,026 employees at September 2019 – and still expanding

Work in collaboration with ambitious partners



Ambitious

We always strive for more and believe in better.



Collaborative

We work together to get things done.



Commercial

We're professionals who achieve value for money.



Creative

We're always thinking up new ideas and disrupting the status quo.



Diverse

We value everybody as an individual, and in their thoughts and ideas.



Learning

We can always do better, share what we know, and admit our mistakes.

Our Strategic Plan

Strategic Plan **launched** in October 2018

We will invest **over £27bn** by 2023

Our **five-year plan** sets out the steps we'll take, in partnership with the sector, to achieve our commitments



Our mission and objectives

Our mission is to intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability.

We will make this sustainable by creating a more resilient and diverse housing market.



Unlocking land



Unlocking investment



Improving construction productivity



Driving market resilience



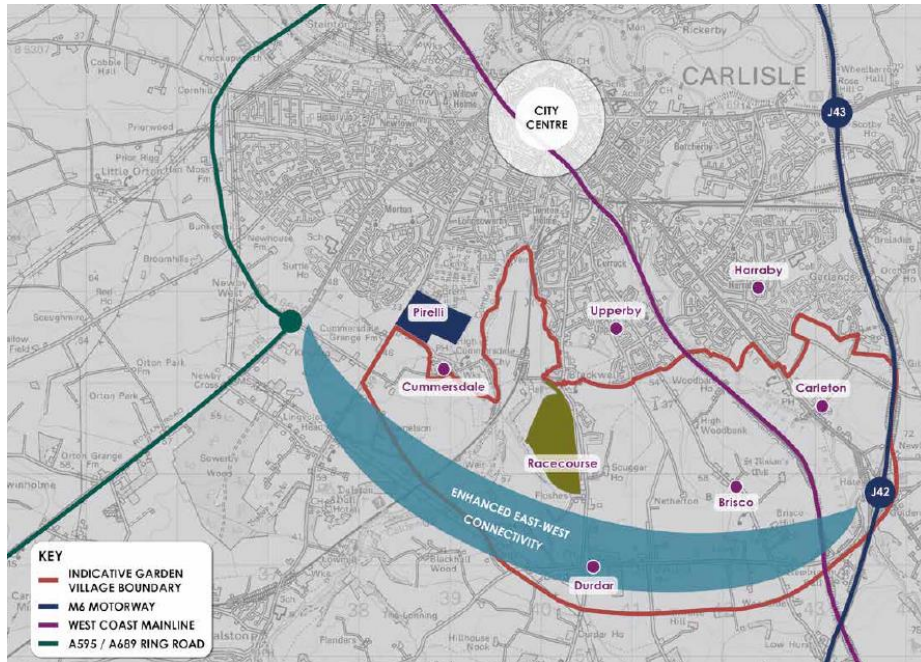
Supporting local areas



Delivering home ownership products

Unlocking new homes through land and infrastructure

Our acquisition and leaseback of the King's School, Macclesfield is funding the construction of a new school and will free up their existing estate to create 500 new homes



We're providing £102m to fund a new link road that will unlock a new 10,000 home Garden Village in South Carlisle



Supporting local growth



We are supporting the remediation and re-development of the former Liverpool Garden Festival site with £10m grant funding to realise 1,500 new homes

#makinghomeshappen

In Stockport we are helping to deliver the first Mayoral Development Corporation in Greater Manchester with £11m already committed in project finance and site acquisition.



Working towards a more resilient and diverse housing market



We're investing £30m into a £90m partnership with Sekisui and Urban Splash to boost modular building in the UK

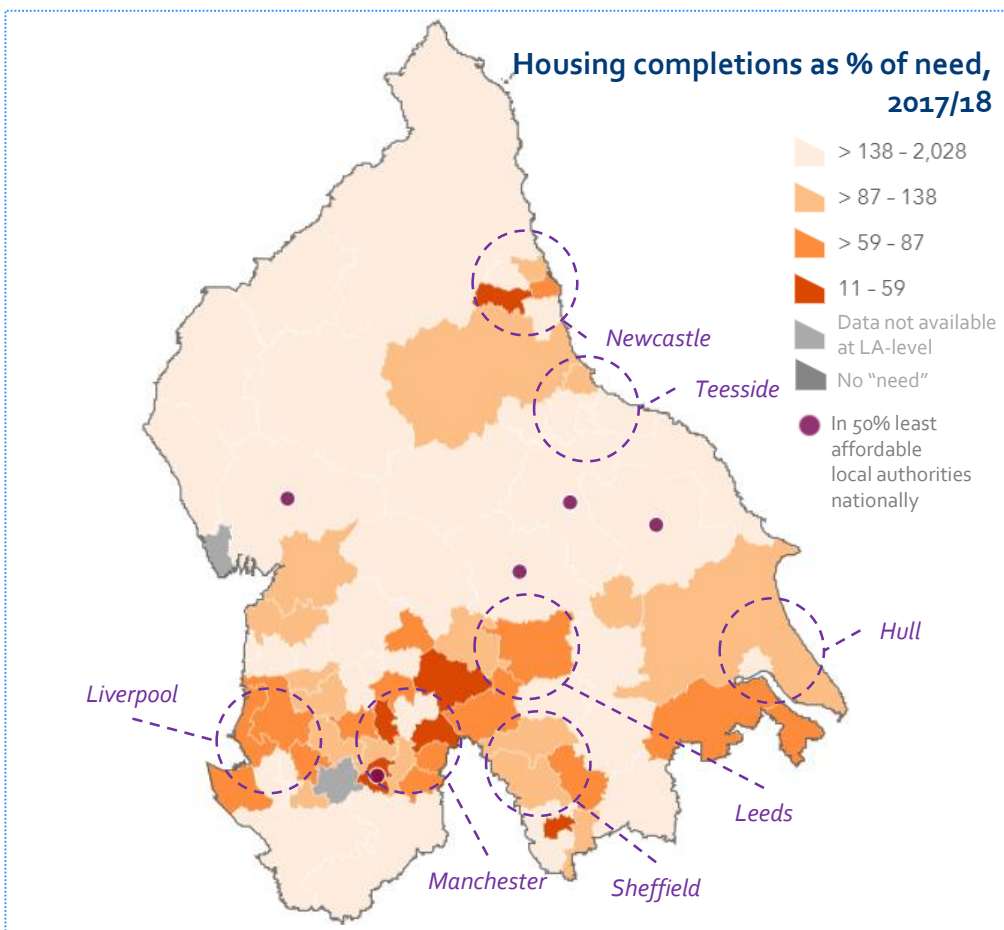
We've struck Strategic Partnership agreements worth £1.74bn with 23 housing associations to realise an additional 40,000 multi-tenure homes and provide longer-term funding certainty



Meeting the North's Housing Supply needs

Supply met need in most local authorities in the North in 2017/18, but to a notably lesser extent in the major conurbations

Map of 2017/18 housing completions as % of need



Key facts

- Around 45,000 net additional homes are required in the North per year from 2016 to 2026 to meet need; around 17% of the total need in England.
- In 2017/18:
 - Supply in the North was 57,000; 26% of the total supply in England, and 126% of need;
 - Supply exceeded need in 66% of local authorities in the North (vs. 40% in England overall);
 - 6 local authorities were in the lowest quartile nationally for supply as a % of need in 2017/18, with supply in Bury, Calderdale, Chesterfield, Gateshead, Oldham and Trafford all delivering less than 50% of need.

Source: Contains OS data © Crown Copyright and database right 2019; "Application of proposed formula for assessing housing need, with contextual data" and "Table 122: Net additional dwellings by local authority district, England 2001-02 to 2017-18" (MHCLG)

Looking ahead

- Repurposing town centres
- Strategic planning (transport, economy, housing)
- Housing design and quality



Our commitment, our expectations

We cannot deliver the homes England needs alone. We must work together across the sector.

- New **site opportunities** to build the regional pipeline
- **Strategic projects** that will generate homes at scale
- **Innovative ideas** to improve the housing market and broaden choice





Homes
England

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Making homes happen

Thank you

Steve.Modric@homesengland.gov.uk



Chair's Closing Remarks

Maggie Rafalowicz, Director, Campbell Tickell

The background of the entire image is a photograph of several people's hands working together at a table. One person is holding a pen over a document, another is holding a tablet, and others have their hands clasped or resting on papers. The scene is dimly lit, with a blueish tint. Overlaid on this is a white rectangular box containing the text.

THANK YOU

FOR ATTENDING THIS EVENT



@NHC



Northern Housing Consortium

www.northern-consortium.org.uk