

Social value frameworks in development: Lessons from Lambeth

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The UK housing crisis

Is the housing crisis now a housing emergency?



277,000

people are **homeless**
in England



1.1 million

households on national
housing **waiting list**



3 million

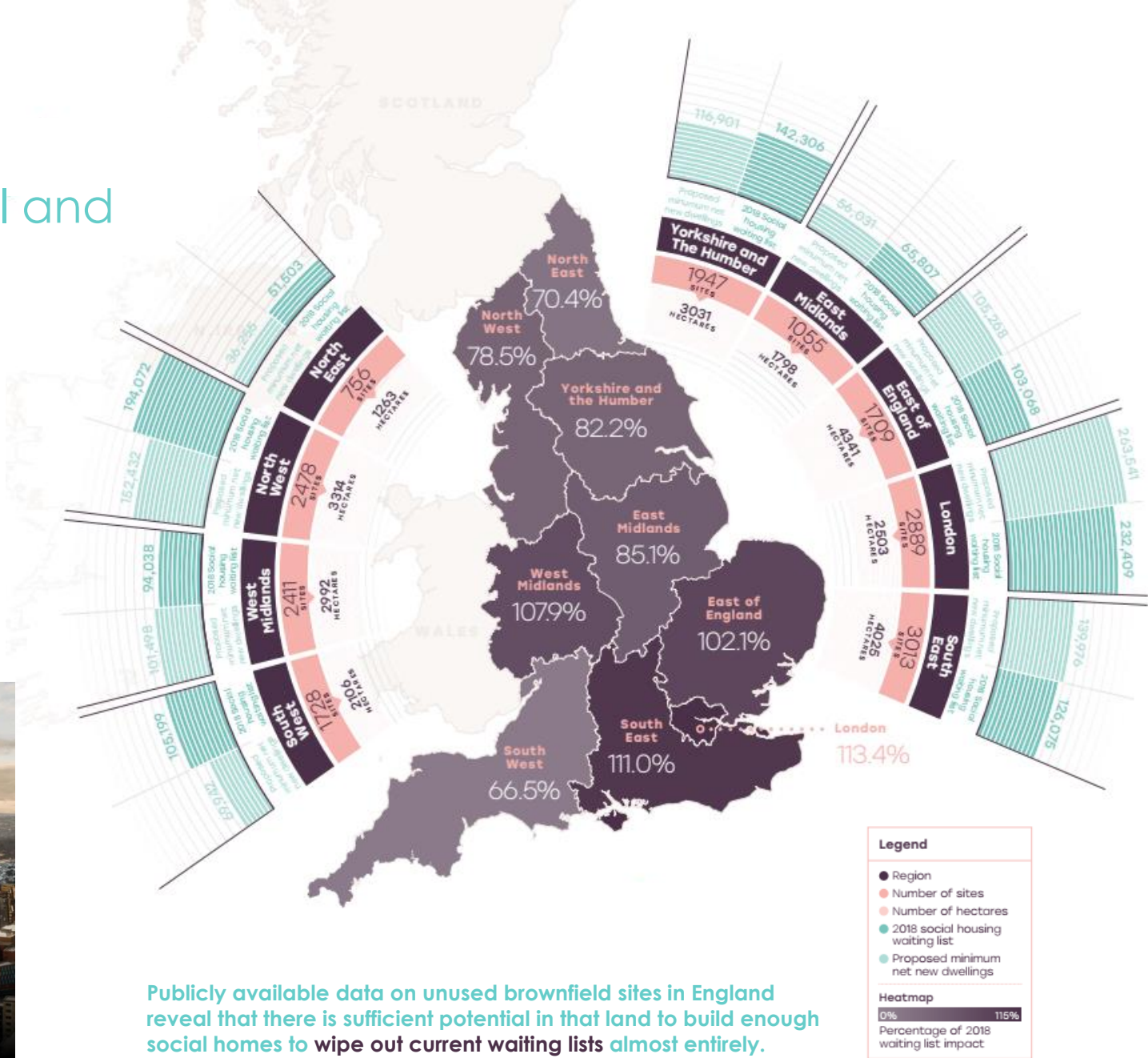
new social homes are needed
in the next **20 years**



It's time for a revolution
to deliver social housing

Brownfield land

A new way to tackle the social and affordable housing challenge



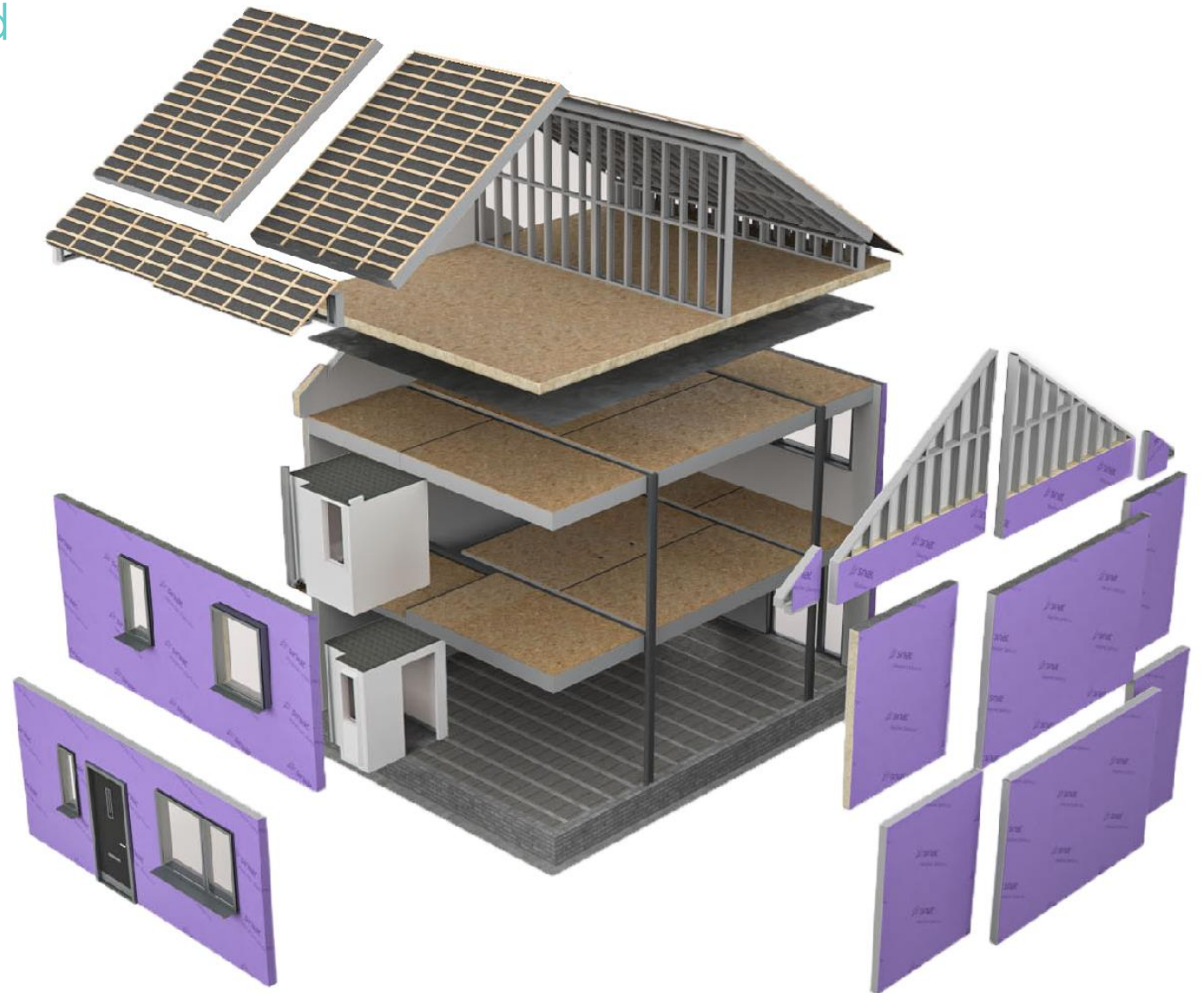
Publicly available data on unused brownfield sites in England reveal that there is sufficient potential in that land to build enough social homes to wipe out current waiting lists almost entirely.



Modern methods of construction

A new way to tackle the social and affordable housing challenge

- > Access challenging infill and brownfield sites
- > Create new jobs and additional capacity
- > Reinvigorate UK manufacturing capability
- > Minimise impact on existing residents
- > Improve quality and outcomes for residents



The Sustainable Development Goals

Housing is central to delivering the SDGs





Case study:

Hillside Gardens

Delivering homes that enhance and strengthen existing communities





Case study:

Hillside Gardens

Unlocking value and
delivering homes using
modern methods of
construction





Case study:

Hillside Gardens

Providing high quality homes for families on the council's housing waiting list





A proven
solution



Case study:

Hillside Gardens

Engaging with HACT and the importance of the social value frameworks



Hillside Gardens

Pilot scheme evaluation





Hillside Gardens

Staged analysis:

- **Preliminary analysis** by EDAROTH:
 - **Staged post-occupancy evaluation and engaging with Lambeth Council**
 - **Switchee dashboard analysis** of internal environmental conditions
- **Further analysis and workshops** by HACT and EDAROTH

Hillside Gardens Social Impact Framework

James Williams

January 2021



Hillside Gardens

The **Social Impact Framework** is:

- Aligned with **all relevant industry national literature, guidance and good practice**
- Presented as **4 layered approach** to capture the **additionality** and **social outcomes** in the development
- Incorporating the **post-occupancy evaluation** and **information received from Lambeth Council**
- Summarising **good practice from the experience and findings**

Social Impact Framework

The categories



Social Impact Framework

The outcomes

- Reduced temporary/overcrowded accommodation
- Improved accessibility to houses
 - Reduced risk of fuel poverty
 - Reduced perception of being a victim of crime
- Improved health & wellbeing
- Continuous house performance monitoring
- Improved energy efficiency **EPC A**
- Improved apprenticeships, training and employment
 - Land assets retained in public ownership





So what have we learned?

- > **Additive solutions** drive greater social value
- > **Social impact analysis** is an ongoing process
- > It is **not about generating the largest monetary proxy**
- > New housing can generate **ripples of social value**
- > Social value is **comparative not absolute**
- > Understanding social value informs **continuous improvement**

Q&A and Thank you

