

Maximising Affordable Housing

By

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Essex Planning Skills - affordable housing workshop
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How Housing Association have changed

- Explain How Housing Associations are changing:-
- The Impact of Quality
- Impact of Brexit
- The use of public sector land



Policy environment

- ‘Building Better, Building Beautiful’ Commission (Nov 2018)

Chair: Sir Roger Scruton

1. To promote better design and style of homes that communities want.
2. Greater community consent in new settlements.
3. Make planning system work in support of better design and style.



Policy environment

- ‘Building Better, Building Beautiful’ Commission (Nov 2018)

Timetable:

- Dec 2018 – May 2019: gathering evidence
- July 2019: interim report
- Dec 2019: final report

Scruton has asked for examples of good rural development.

Protecting the climate and addressing rural fuel poverty

Passivhaus

- Carbon emissions approx 10% UK average
- Fuel bill 3 bed house £125 pa
- Highly insulated, high performance doors/ windows, minimal thermal bridging, reduced water usage
- Mechanical ventilation with heat recovery



Straw bale homes

- 60% reduction CO2 emissions
- Insulation 3x more than building regs
- Fire resistance 2x required



Burnham Overy Staithe, Norfolk, church land with overage on market unit (Passivhaus)



Homes England spend

<u>£M</u>	2016/17	2017/18	Variance
Help to Buy	2,301.7	3,048.1	746.4
Private market	396.5	730.3	333.8
Land	398.2	414.6	16.4
Affordable	318.0	545.6	227.6
Total	3,414.4	4,738.6	1,324.2

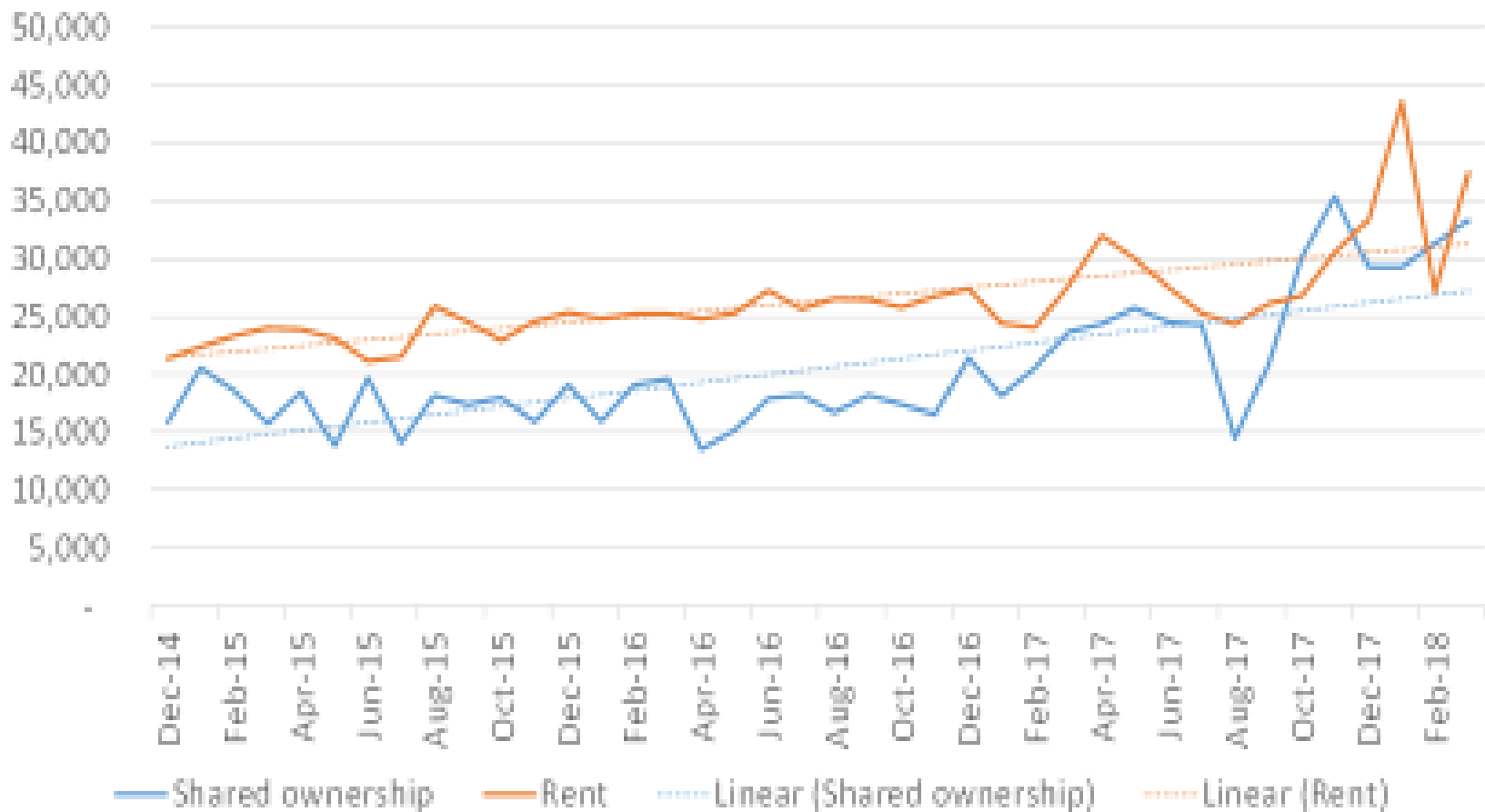
Rent challenges



Rental levels



Trend of grant rates



Methods Housing Associations are involved in the deliver of Community housing

- Rural Exception schemes
- Rural Exception schemes in partnership with CLT's
- Almshouses
- Community Housing in partnership with Community Benefit society.
- Co - Housing

Will section 106 address need?

Growing gap what happens next

England (10 years to Sept 2018) sales price and 12-month volume



South East



East of England



South West



London



Co-housing

- Currently growing in numbers



Community Benefit society

- Southwold Community Hospital is an example
- 9 homes (exchanged Feb 2018)
- Community group – Farm to folk café, library, Crèche, Starter business unit
- Getting 125 year lease



Almshouses

- Housing Associations have acquired failing Almshouses
- Examples of working with existing groups to deliver a hybrid scheme
- Housing Associations are talking to major land owners to deliver joint schemes

CLT schemes

- Currently on site to deliver 18 homes in Lavenham having taken 125 year lease.
- This is a growing sector - Cambridge



CLT – scheme – Former Depot off Melford Road Harwood Place Lavenham



Examples of using public sector land

- Housing Associations are working Suffolk County Council - Examples
- Middleton – Rural exception scheme plus self build – being replicated
- Barton Mills – Rural exception scheme
- Stock by Nayland – Almshouses
- Southwold Fire station



Use of Public Sector Land

- ❖ Share a vision
- ❖ To deliver Affordable housing where its needed
- ❖ To ensure its good design
- ❖ To ensure built to high sustainable standard
- ❖ Delivers homes that are needed and delivers income to public body – everyone a winner!

Any Questions?

Please be kind - only easy ones

Thank you

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