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RTPI-CIH Planning for Housing Network





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today's agenda

- Issues from Network activities to date
- Widening the debate
 - Where next for the Network?
- **Andrew Matheson**: Network Manager, RTPI
- **Sarah Webb**, CIH CEO
- **Andrew Matheson**



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Issues from Network activities to date

Andrew



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The Network has been debating....

- with NHPAU:
 - are current number targets realistic?
 - can more land improve affordability?
 - does buy-to-let disrupt traditional markets?



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The Network has been debating....

- with HCA:
 - can pipeline housing be sustained?
 - can the renegotiation of planning obligations help?
 - can the adaptations to meet climate change still be afforded?
 - will the draft PPS4 help with community sustainability?



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The Network has been debating....

- with Knight Frank:
 - can profitability for house-building be restored?
 - is the present funding model for social housing broken?
 - will the urban fringe be the only 'attractive option' for housebuilders?
 - who will pay for the climate change obligations?



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The Network has been debating....

➤ with Knight Frank:

PPS3:

“Policies which place unduly restrictive ceilings on the amount of housing that can be accommodated on a site, irrespective of its location and the type of housing envisaged or the types of households likely to occupy the housing, should be avoided”.



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The Network has been debating....

- with Local Authorities:
 - is PPS3 guidance sufficient and helpful?
 - are flexibilities with planning obligations – old and new - helping?
 - Can eco-towns make a helpful contribution?



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The Network has been debating....

- with think-tank Localis:
 - can 'broken neighbourhood' obligations be passed to social landlords?
 - can capital subsidies be replaced by more effective personal ones ?
 - would more empowered consumers drive a more responsive supply chain?



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Widening the debate

Sarah



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Critical Issues

- Responding to the impact of recession:
 - Sustaining pressure on Government
 - Using HCA intervention
 - Spreading awareness of what works
(especially on planning obligation reviews)
 - Brokering of cross-sector support
 - Building professional skills



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Critical Issues

- Planning for the upturn:
 - Sustaining appropriate land supply
 - New delivery/obligation models
 - New routes to affordability
 - Improved infrastructure planning
 - Partnership working across sectors



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Widening the Debate ⁽¹⁾

- We have an important opportunity to ‘rethink’ housing:
 - paradigm shift around:
 - credit crunch/recession
 - demographic change
 - climate change
 - political volatility
 - public mood for change?



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Widening the Debate ⁽²⁾

- We need to agree a new objective for ‘housing’:
 - for everyone to have access to a decent, affordable, carbon neutral home in economically and environmentally sustainable community that provides the opportunity for them to fulfil their potential
 - one that proactively seeks to avoid a repeat of the last boom-and-bust



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Widening the Debate ⁽³⁾

- We need a new approach to demand:
 - that puts customers first – & offers real choice
 - that is tenure neutral and is based on flexible tenure as the norm
 - that assumes a mixed economy of providers
 - separating ownership, development and management
- What does this mean for planning?



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Widening the Debate (4)

- And a new approach to supply:
 - objectives:
 - secure more land supply for housing (under-supply remains the key issue)
 - and ‘control’ price increases (via taxes?) land represents too high a proportion of housing cost
 - secure enough supply to cope with demographic change (including migration)
 - including bringing empty homes into use
 - outcomes:
 - the planning system delivers sufficient land/houses but not necessarily of a particular tenure (mix is key)
 - government has affordability rather than tenure targets
 - we take the right decisions at the right spatial level
 - national/regional or local determined targets?



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Widening the Debate (5)

- We also have to rethink:
 - retrofitting for climate change – aim for a carbon neutral housing stock
 - creating environmentally sustainable communities
 - does the Greenbelt make things worse?
 - adaptations for an aging population
 - maintaining quality and density?
 - who owns and controls land/buildings?
 - CLTs, community ownership etc



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What next for the Network?

Andrew



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Future Offerings

- Land for Affordable Housing paper from CIH will be the subject for Member discussion
- A joint website with Shelter and the Government Office for the South East promoting case studies of successful responses to the housing downturn
- Website continuing the work of the RTPI Collaborative Working Group on the Code for Sustainable Homes
- **Suggestions from this Meeting**



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The Network

- Approaching 550 Network members
- Monthly events offered in 2009
- Fortnightly Member Bulletin
- Membership across public, private & voluntary sectors
- Interactive website at www.planningforhousing.org.uk



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...and now today's debate opens

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