



**RTPI**

mediation of space · making of place

Royal Town Planning Institute  
General Assembly  
University of Liverpool  
14-15 July 2009

## **SUMMARY NOTES OF THE PLENARY DEBATE**

This document contains summary contemporary notes taken during the general assembly debate. They are not intended to form an accurate minute of the debate and will be replaced by a formal minute in due course.

### **GROUP RESPONSES**

#### **Group A:**

- Market has failed
- Partnership is the new model
- Greater regulation of standards, quality, affordability, tenure... required
- Public sector investment (not just funding – generates return)

#### **Group B:**

- Demographics – overblown projections are not valuable – demystify and get good long term view
- Need a delivery system – HCA ‘single conversation’ has the right characteristics and is about spatial planning
- One size does not fit all – so top down is not a good approach. North is different from south. Locality A is different from locality B.
- Projections that don’t deliver are damaging. Need 5 yr LDF delivery plan. Stop land banking.
- Meet the needs of the poorest using smart new measures – using existing stock, RtB, using LAs own land etc...

#### **Group C:**

- Loose fit – proper use of sequential test approach should ensure that new build supports renaissance. Hold our nerve
- Understand the performance and limits of the existing stock
- Use new build to do what the existing stock can’t do
- So new build and manage...
- Make retro-fitting attractive to the development sector – build big market and reduce costs
- Understand the need for life stage relevant accommodation

#### **Group D:**

The existing stock is not just bricks and mortar – great variation of quantum of households, quality, community and infrastructure service provided  
New investment is needed in existing stock to achieve decent housing – but likely to be more costly than new-build unless done properly. But - only clear if it can't be mended  
Better data needed on nature/quality of existing stock. Detailed data not available to planners at present. Improve skills and ICT  
Develop cross-funding mechanisms for existing stock improvement  
Housing scrappage – allow choice for individuals  
Eco-neighbourhoods

#### **Group E:**

Deliver proper plan, manage and monitor (in that order) around regeneration as well as land release  
Simplistic targets cause perverse outcomes, land-banking, delay, mismatch of production to need  
Use functional regions to underpin managed release and appropriate phasing mechanisms  
Public sector must have key role in pump-priming and serving and tax system has a role in funding this  
Empowering communities – are we about supporting the housing market or delivering housing? Fund communities to deliver the housing they need – reconsider top down approach

#### **Group F:**

More emphasis on delivery when plan is developed  
Wider range of agencies in delivery plan  
Make private sector deliver when market is not working – eg PFI, Institutional Investment, TIF, CLTs...  
Councils with a proactive role to deliver, not just a regulator  
Existing affordable housing delivery model does not work  
Reform tenure – move to stock management  
Develop skills to understand housing market performance – up-skilling  
Planning system must focus much more strongly on existing stock

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### **PLENARY DEBATE POINTS**

Partnership models  
Multi-tenure models  
Betterment tax difficult to use  
Need for caution with s106

Need a funder

Public grant is an investment and seeks a return (but this may not always be possible)

Need a clear delivery system – HCA approach is attractive

? roll out to other areas

Plan making needs investment and delivery process

Pair greenfield with brownfield

Existing stock has a critical role to play – eco neighbourhoods

Skills

HCA process could diminish the role of the LDF – important that empowering communities and single conversation emerge through plan-making

HCA should facilitate local vision – not dominate. Chief Exec must corporately own LDF process and understand it's contribution

Support/mentor Chief Planners in that process. Should RTPi provide this service?

Evidence of developers doing deals with HCA directly

Don't want to get the market back on track on an immediately pre 2008 model

Need wheels on the cart – but brakes too

Use NSPF to drive at govt level

Kerslake did this in Sheffield

Intelligent about what we build, where we build it as well as how much we build

Engage communities to develop understanding of need

Deconstruct divide between perceptions of housing need and opposition to housing provision

Getting legitimacy for action that is not popular – talk to the public about the issues and the trade-offs: communication is key

Emphasise the need to understand markets spatially. Aspirations as well as needs drive housing market