

The Planning Convention 2009

Planning in a Changing Social Environment

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The Challenge

- To create sustainable communities...
- within challenging economic conditions...
- that are balanced and mixed...
- that feature good design...
- and ultimately thrive without the need for public sector funding



Hanham Hall, near Bristol, England's first large-scale Code for Sustainable Homes Level 6 scheme, 195 homes

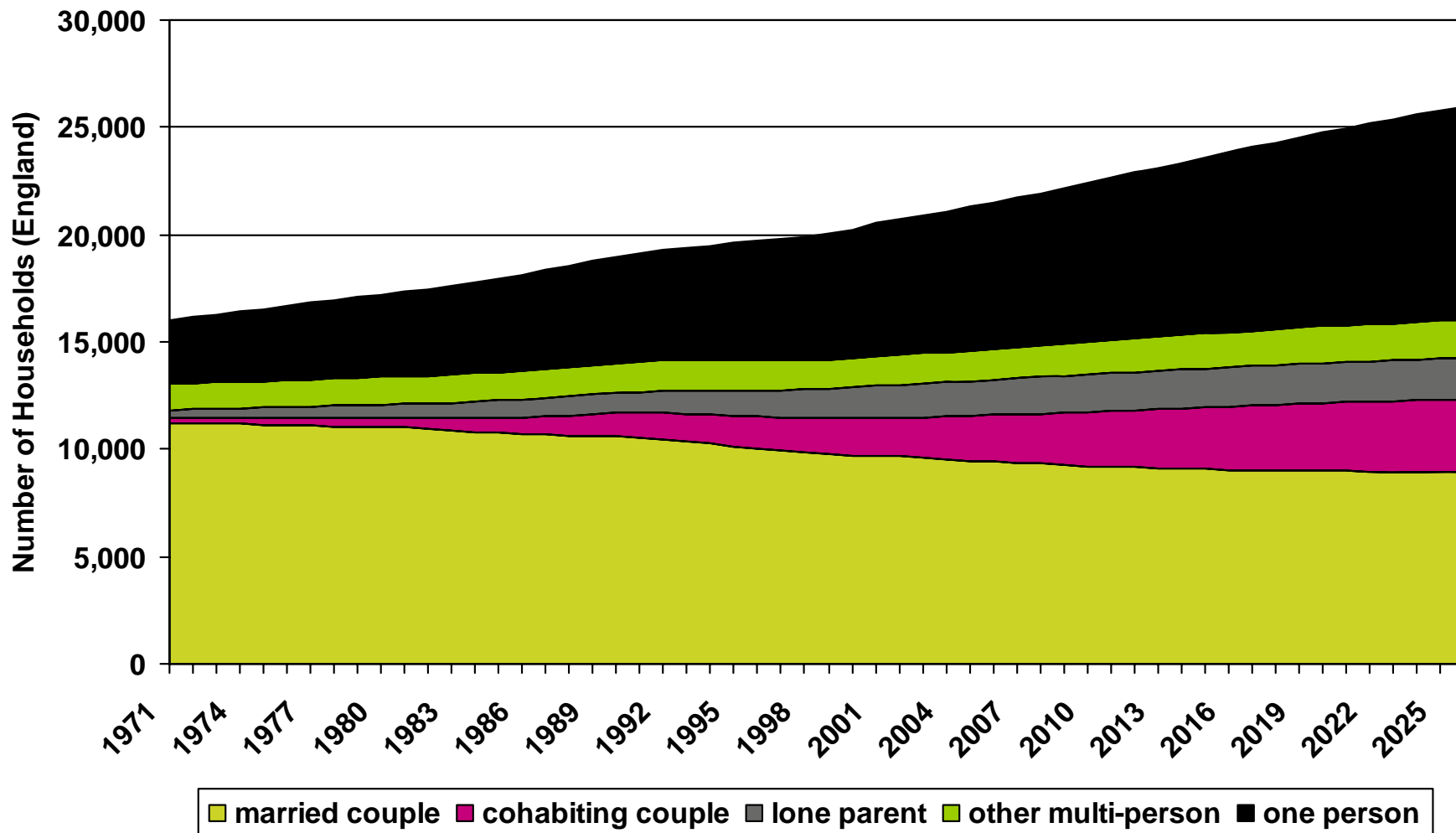
The Pressures

- Ambitious growth targets
- Changing demographics
 - ageing population
 - increased single households
- Changing economic landscape
 - housing market crash
 - reduced finance availability
- Rising unemployment



Carnavan Place, Newbury – Sovereign Housing Association, 85 apartment sheltered housing scheme for older people

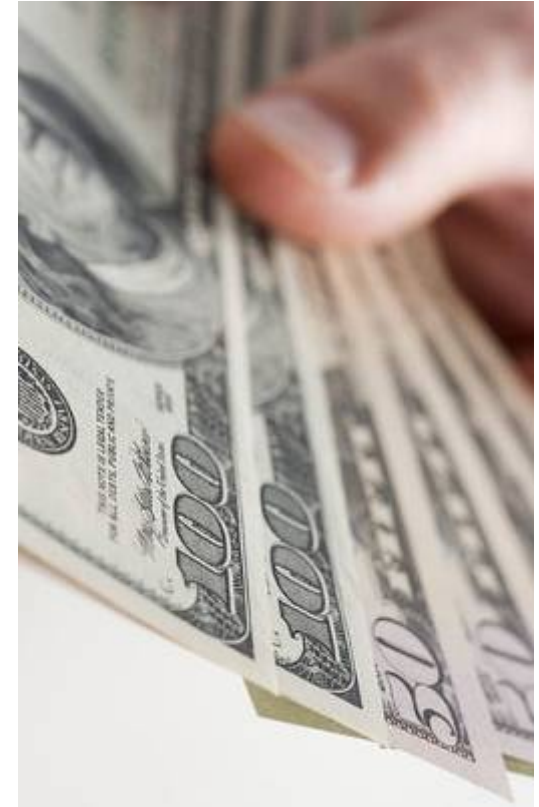
Demographic pressure



The 'old' model

- Housebuilder commercial goals Vs community needs
- S106 for provision of affordable homes
- Grant funding to meet gaps in provision

These ways may no longer be viable or sustainable



Should we be worried?

- Delivering local, regional and national strategies relies on growth
- No development means lack of new infrastructure
- No residential development means no affordable housing
- How we will build new places considering:
 - Housebuilders: problems with low market and low values
 - Housing Associations: also have less access to credit
 - Local authorities: own financial pressures



Lawley Village – the HCA supporting a 3,300 home sustainable urban extension in Telford

So what's required?

- New models of investment
- New collaborations between developers and housing associations
- Creativity and flexibility with resources
- Focusing on place and sharing a vision
- Decision making based on best value for place and people
- No compromise on quality



City Waterside, Stoke – Before



City Waterside, Stoke – After

The HCA's role

- The Single Conversation - working with local authority ambitions
- Aligning priorities and strategies, maximising public and private sector input
- Managing the regional supply of housing land
- Helping people to access mortgages



Telford Millennium Community – new community of environmentally efficient new housing

The HCA – moving from grant to investment

- Sharing risk and reward with partners
- Leveraging public & private investment
- Encouraging new players – new tenure mixes
- Long term commitment to quality and place



City Waterside – investing with partners to create new residential, leisure and business hub



Homes and Communities



Case Study - Birmingham



Case Study - Birmingham

Significant challenges:

- Biggest LA in Europe
- Growing multi-cultural population
- Unemployment rising - manufacturing industry hit hard



Case Study - Birmingham

Significant opportunities

- Demographic change – rising population among certain groups
- Ambitious growth targets: 50,000+ new homes by 2026
- Infrastructure guaranteed, e.g. BSF programme
- Local authority land assets and ambition to build
- BCC social house building ambition



Park Central – HCA supporting high quality, mixed tenure city centre development

Case Study - Birmingham

A planned partnership approach:

- New Housing, Infrastructure & Growth Board – BCC, HCA, AWM
- 4 intervention areas identified
 - HCA leading on East Bham: 3000-4000 new homes in next ten years
- Planning, housing and regeneration – but planning led
- Lead RSLs and other development partnerships for each area of intervention



Longbridge development plan,
Birmingham – potential 1,500
new homes

Conclusions - working in a new way

- Public and private sector working closer together
- Understanding the value in each others roles in regeneration
- Sharing risk and reward and collaborating on a vision
- Housing associations
 - moving away from grants to place-based investment approach
 - maximising local expertise and stewardship skills
 - developing closer relationships with housebuilders



North Solihull regeneration project – 15 year programme to change the lives of 20,000 people, including 8,000 new homes and 10 new schools

Conclusions – recognising the importance of planning in a brave new world

- Planning at the heart of the Single Conversation
 - Growth, Renewal, Affordability, Sustainability
- Managing the development process, enabling development, brokering opportunities
- Spatial planning and place making – the new mantra for public and private endeavour
- Flexibility and innovation is key



Rocksgreen, nr Ludlow – planning exception site creating 91 high quality affordable homes for the rural community

Thank you for listening

Any questions?



Homes &
Communities
Agency