

Housing: What do the numbers say?

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STRATEGIC LEADERS' BOARD ● SOUTH WEST COUNCILS ● SOUTH WEST EMPLOYERS ● IMPROVEMENT & EFFICIENCY PARTNERSHIP

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Presentation

- What are we trying to do?

Policy context

- What's going on now?

Trajectories out of recession

- Back on track?

Key issues and challenges for delivery

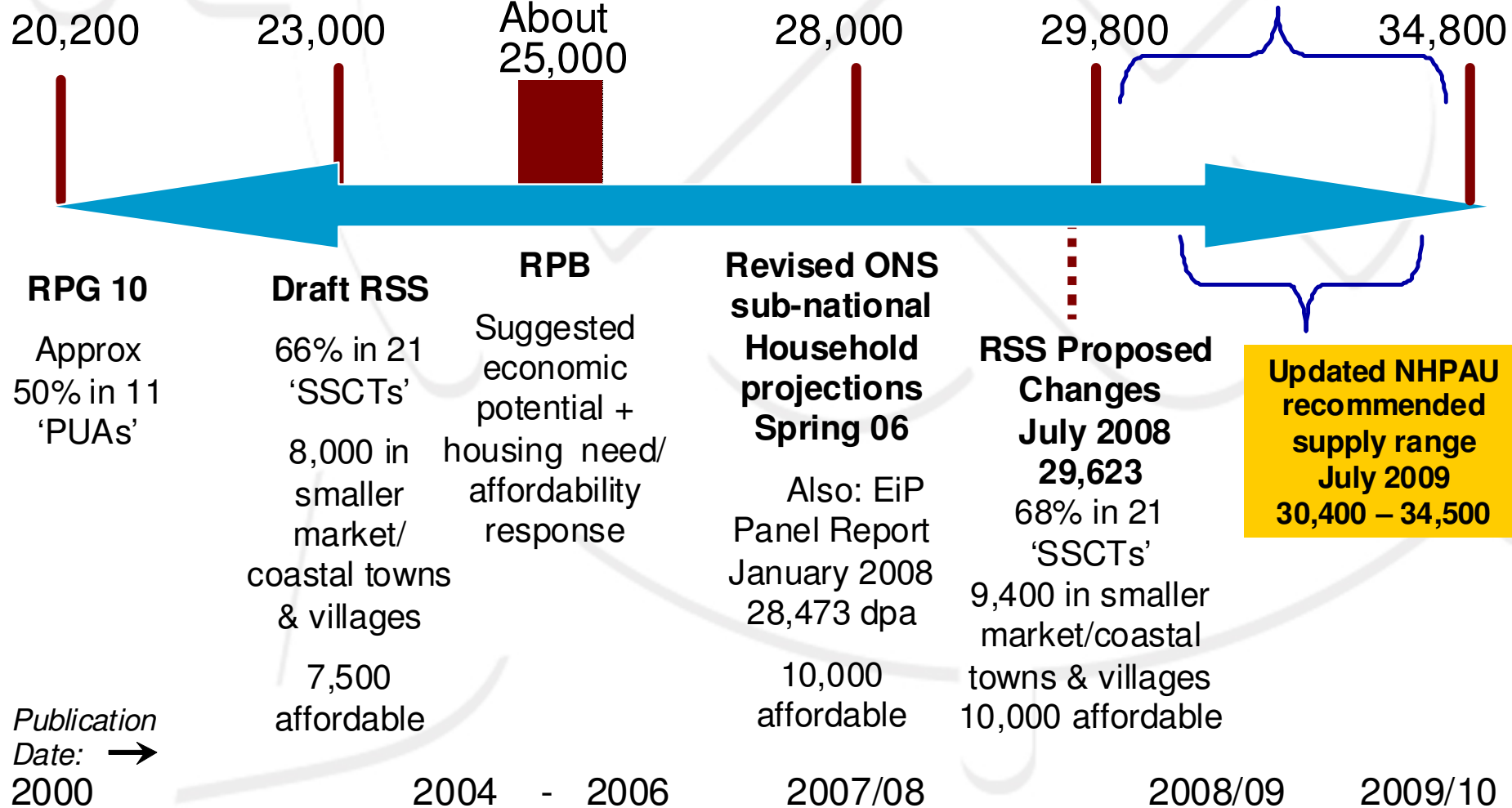
What are we trying to do?

Housing is just one of the South West's wicked policy issues

- Poor housing affordability
- Rapid population growth (35,000+ migrants pa)
- Maintaining high quality environment
- Dealing with a legacy of dispersed housing growth
 - And increasing concentration of jobs and services
- Infrastructure investment deficit
- Maintaining infrastructure resilience (Peninsular problem)
- Reducing energy and other resource inputs in a competitive world
- Cutting greenhouse gas emissions

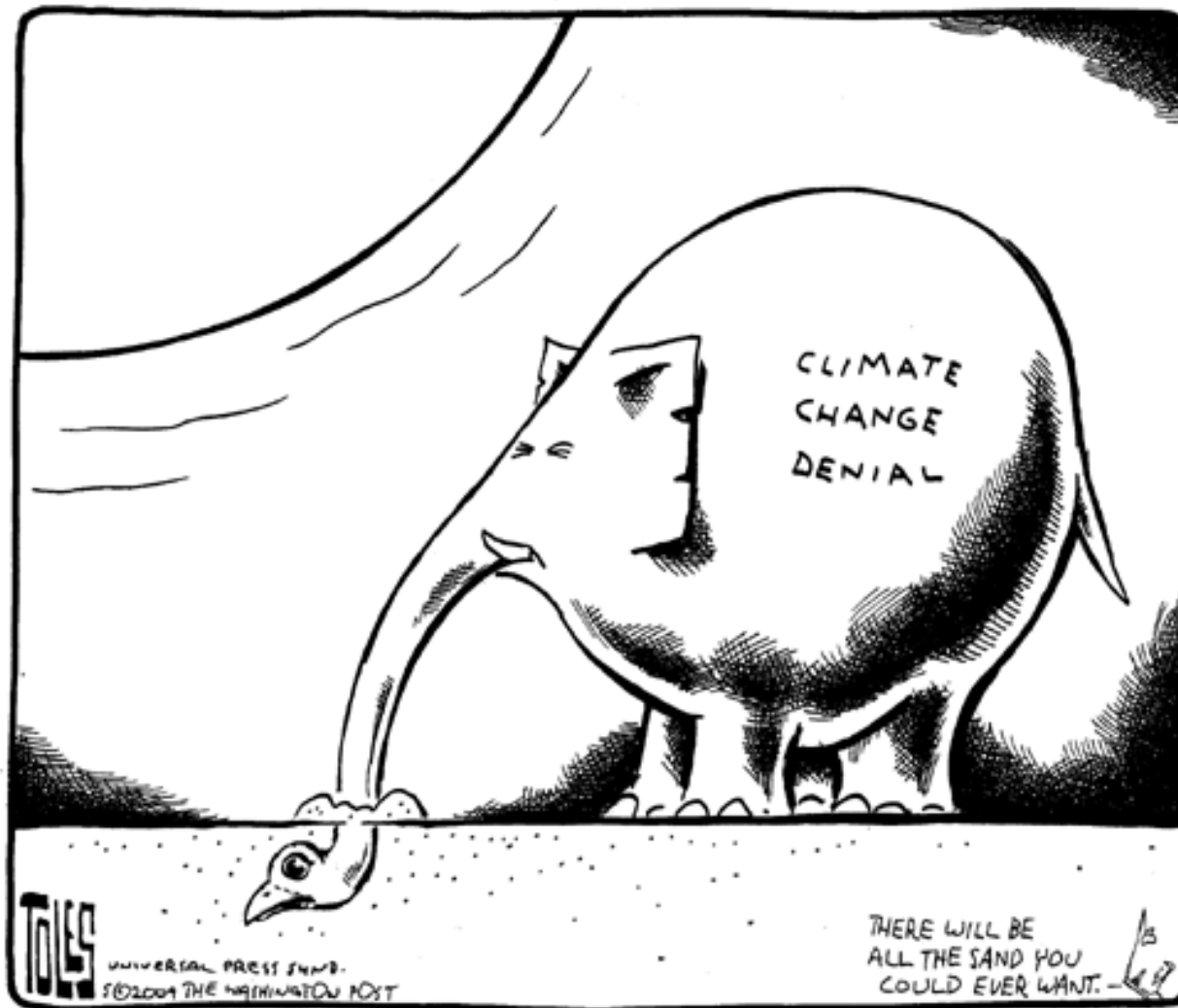
Provision of Housing: The journey from RPG 10 to the RSS proposed changes....and beyond

Dwellings per annum (average)



.... And the wickedest issue?

NIMBY



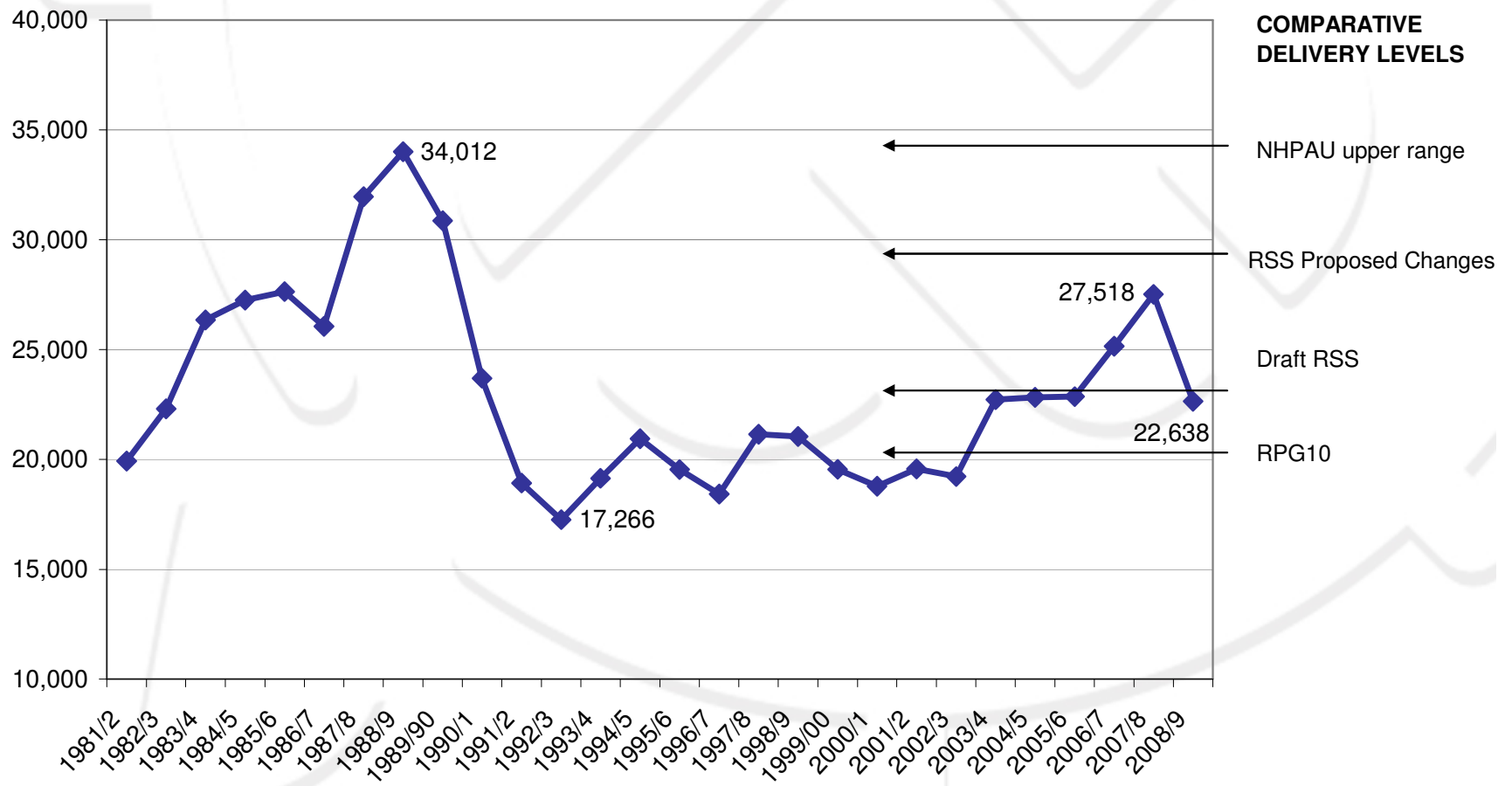
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What's going on now?

Trajectories out of recession

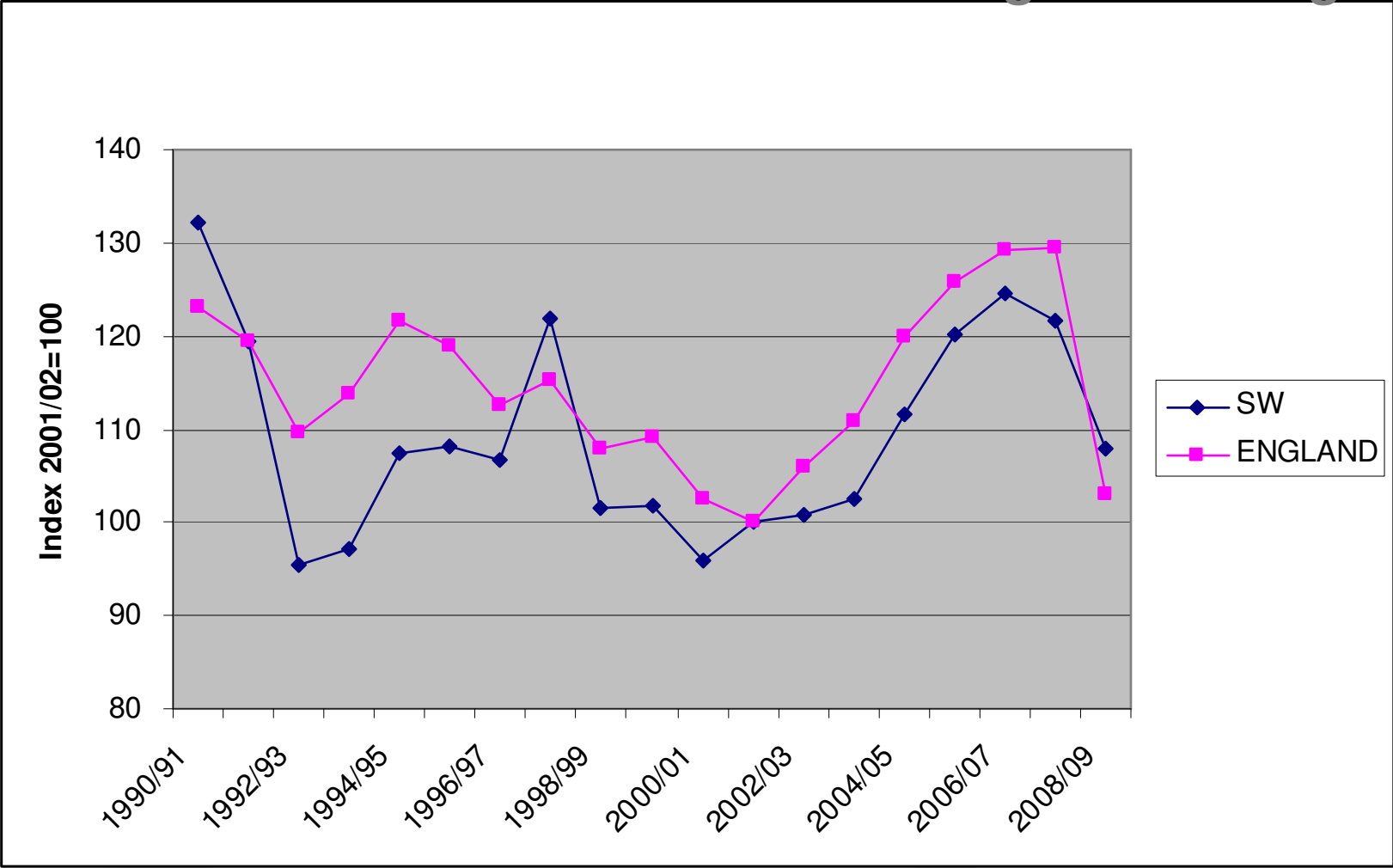
South West Net Dwelling Completions 1981-2009

Source: RPB Annual Monitoring Reports



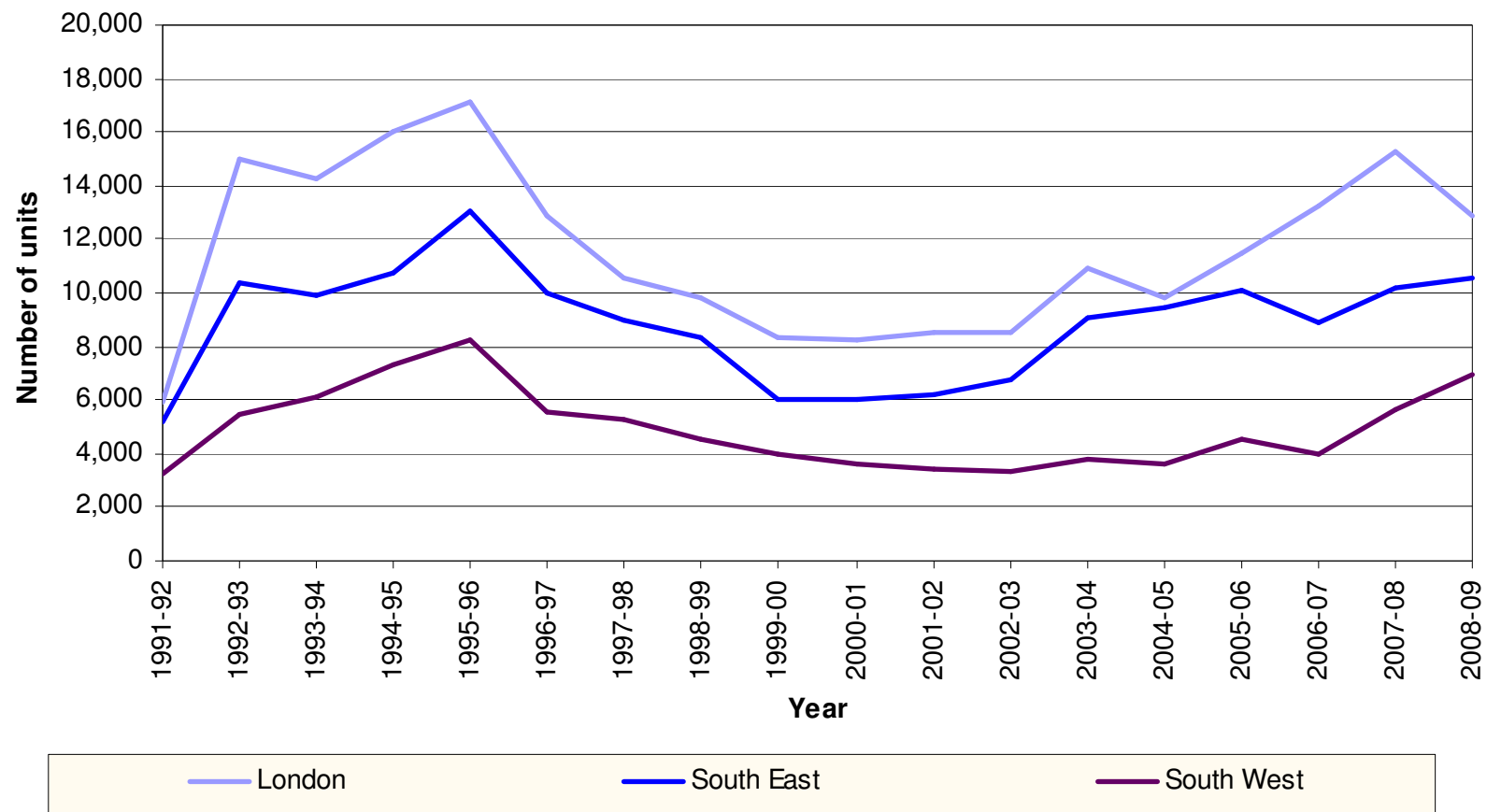
Total housing construction performance SW and England

SW Performs a little worst than the England average



But we're doing a little better delivering affordable housing

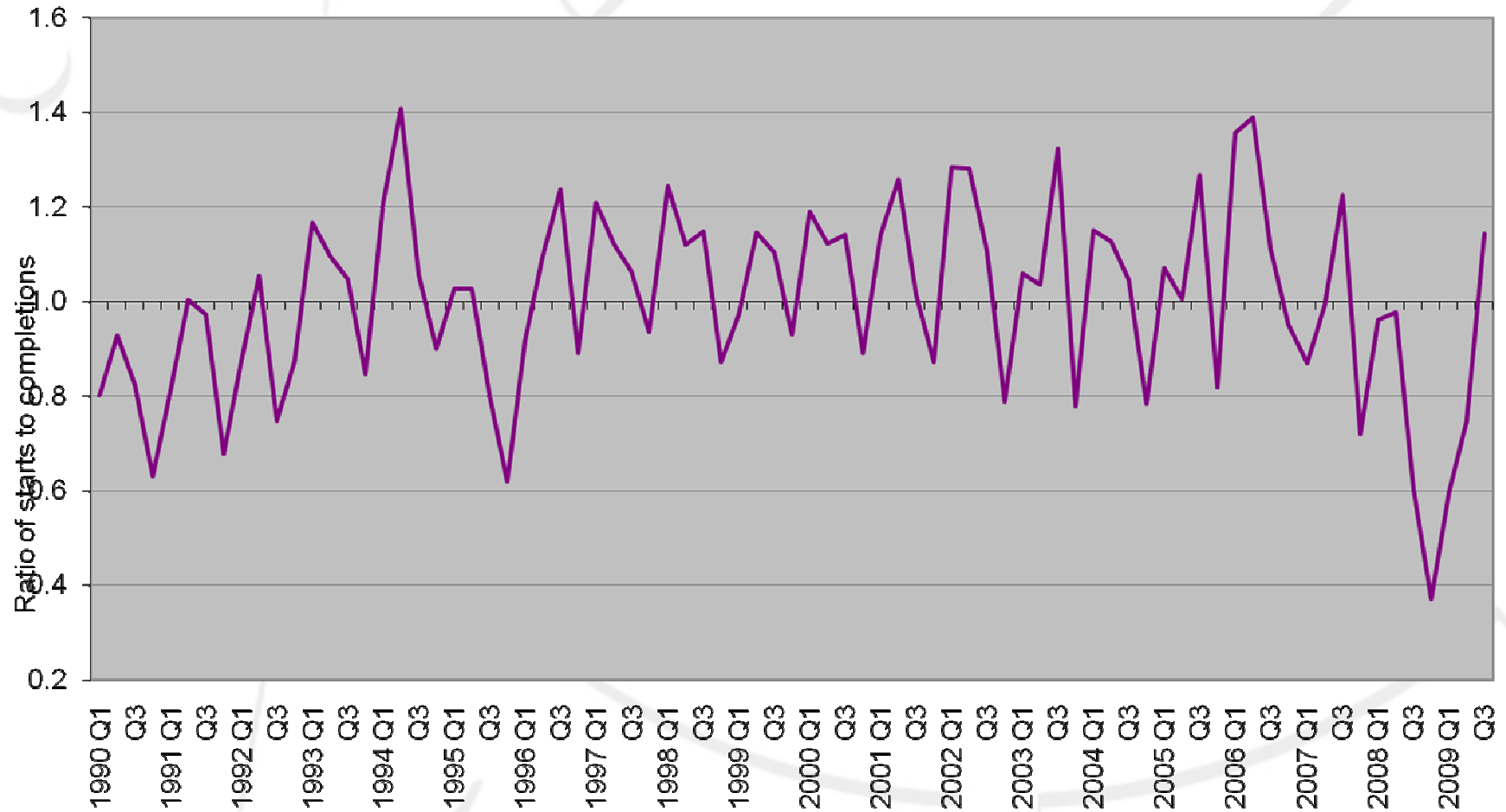
Additional affordable homes provided by region: SW, London, SE



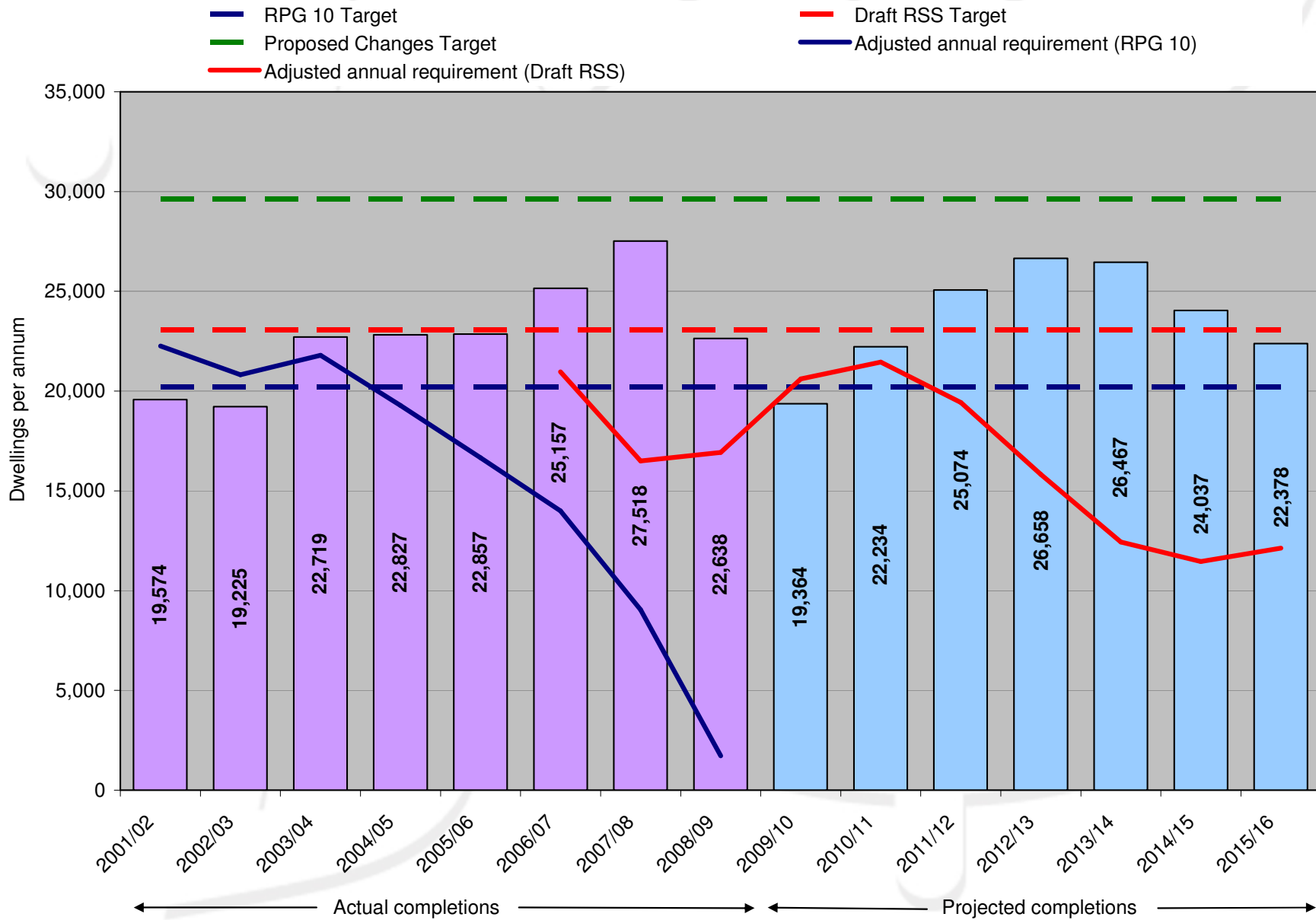
Source: DCLG

Early signs of recovery?

Ratio of housing starts to completions SW



South West Housing Delivery Trajectory to 2016



Back on track?

Key issues and challenges for housing delivery

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Context

- Strategy delays
- The 'R' word!
Public sector funding
Investment / borrowing
- Politics
- Standards / requirements not reducing

The issue

- Falling investment / funding resulting in...
 - Less housing and on smaller, low risk sites
 - Piecemeal development?
 - Implications for larger, investment hungry sites, especially urban extensions
 - Less infrastructure
 - Difficult to deliver to highest quality
 - Loss of “softer” elements e.g. social, sustainable...
 - Rationalisation and cutbacks
 - Reduced capacity
 - Loss of skills
 - Overall lag in delivery

Challenges

- Strategy direction and fit?
- Market's ability to deliver?
- Capacity and skills?
- Can we achieve desired outcomes with less funding?
- What's the impact between neighbouring sub-regions and urban areas?
- Reprioritisation?
- Difficult decisions: trade-offs?

Responding to challenges

- Different approaches to prioritisation?
- Improve alignment
- Economies of scale: think bigger and longer-term?
- Strategic phasing of delivery investment?
- Business planning approach
- Larger sites: longer term?
- Smaller sites: capitalise, cumulative impact
- Public sector – front foot

Responding to challenges

- Innovation – ABVs, CIL / tariff, RIF, community trusts, TIF, Total Capital, Total Place...
- Partnership – cross LA, cross public sector, public-private (more market facing, work with)
- Planning Protocols
- Alternative strategy approaches in the future?
- Ground visions and future strategies – test scenarios
- Empty homes back into use and improve quality of private rented sector
- “Smarter” about delivery

Our 'offer'

- Co-ordination, convening and facilitation
- Technical strategic planning research
- Monitoring and analysis of delivery
- RIEP – Housing, Local Economy....
- Planning for Infrastructure Advice Note
http://www.swcouncils.gov.uk/nqcontent.cfm?a_id=4391&tt=swra
- Technical Support: Events, Supported Learning Workshops, Resource Packs

http://www.swcouncils.gov.uk/nqcontent.cfm?a_id=4736&tt=swra

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