

# Young Planners' Conference

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**Connecting Town and Country:  
Planning for Urban and Rural Areas**

**11 – 12 October 2024 #YPCConf2024**

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**RTPI**

Royal Town Planning Institute

# BREAKOUT 1

## How do we deliver affordable housing?

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Peter Canavan - Partner, Carter Jonas

Paul Morrish - Chief Executive, LandAid

Lewis Herbert - Manager, Allia Future Homes

Chair: Emily Grapes - Planning Consultant,  
Carter Jonas



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# Delivering Affordable Housing

Through legislation and planning

Carter Jonas



**Carter Jonas**  
Simply better property advice

- 17 years as a Planner (in public and private practice)
- Specialise in strategic planning and policy
- Appeared at several examinations, hearings, and inquiries.

## Peter Canavan MRTPI

Partner, Carter Jonas

# Carter Jonas

# The origins...

The philanthropists



- The Royal Housing Commission (1885)
- The Housing of the Working Classes Act (1890)
- The Housing and Town Planning Act (1909)

The carnage of the First World War led Lloyd George to announce that on their return there should be homes fit for heroes

Councils obliged to provide “decent homes for the working class” by the Raymond Unwin and the Tudor-Walters report (1918 )

**Carter Jonas**

# Council housing...

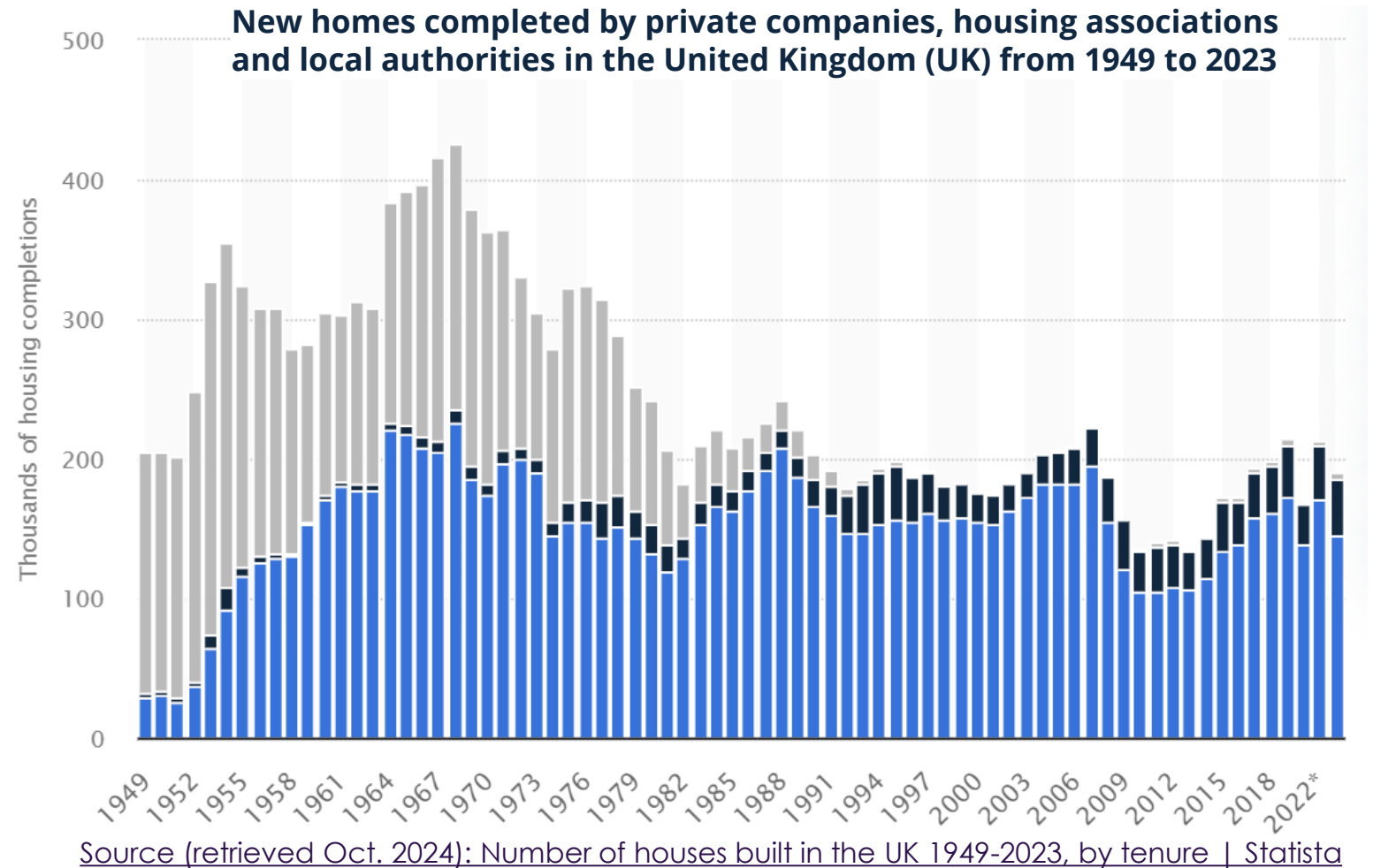
Interventionist politics.

The Beveridge Report  
and the Welfare State (1942)

Nye Bevan, removes  
“working class” from the  
Housing Act

Over 2 million people lived in  
‘new towns’ in council owned  
housing by 1970.

By the mid 1970s one third  
of the population of the  
UK were living in  
Council Housing



Carter Jonas

# The break-up of council owned stock



1977: The Rent Act (and the later Housing Act of 1988) included 'need' as a fundamental part of gaining access to Social Housing.

1980: Infamously, the Thatcher Government introduced the 'Right-to-buy (RTB)

RTB and the rising cost of maintenance renewed social divides in the community: those who could afford to own their homes bought, and those that could not remained tenants.

## The emergence of Association Housing

Housing Act of 1980 that created RTB also outlined how Councils might transfer their housing stock to associations. 1985 Housing Act (stating that Councils could dispose of buildings and land)

1988: the first council to transfer their entire stock was Chiltern in Buckinghamshire



Carter Jonas



# A new approach: Reviews and targets

Prime Minister Tony Blair declared in 1998: *"Over the last two decades the gap between these worst estates and the rest of the country has grown - it shames us as a nation, it wastes lives and we all have to pay the costs of dependency and social division"*

1999: Government permits the transfer of some 200,000 council houses to associations, and 50,000 RTB sales

2004: The Barker Review of Housing Supply

2005: The Government's response... **Housing Targets**... 150,000 to 200,000 net additions per year.

Regional Spatial Strategies (RSS) were produced by regional bodies to set affordable housing targets for sub-regions.

Local affordable housing targets would be retained, however, and separate targets for social-rented and intermediate would then be introduced.

**Carter Jonas**

# Whatever the target, delivery is still the challenge

Cross party agreement that more than 300,000 new homes are now needed per year...

July 2024: Deputy Prime Minister Angela Rayner announced a nationwide housing target of 370,000 homes per year to get "Britain building"

## Policy HOU3 – Affordable housing

	Market	Affordable			
		To rent		To buy	
		Social rent	Affordable rent	First homes	Intermediate home ownership
South Oxfordshire	50%	25%	2.5%	3%	19.5%
Vale of White Horse	60%	25%	3%	6%	6%

Carter Jonas



Shillingford in Oxfordshire

Standard Development  
90 Dwellings  
36 Affordable... (40%)



Wheatley in Oxfordshire

Cross subsidised  
51 Dwellings  
38 Affordable... (75%)

Exception sites – 100% Affordable.



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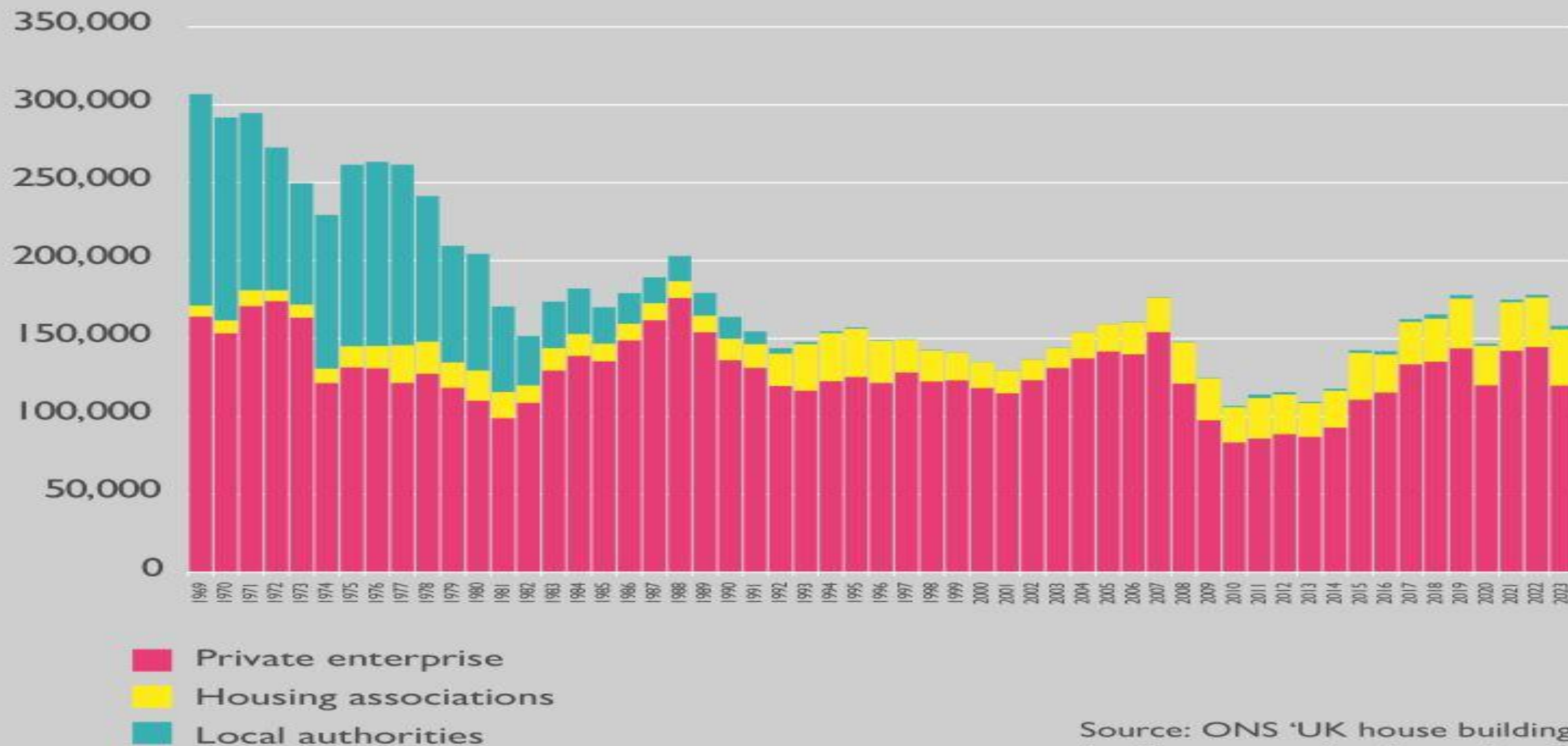


# ***How Allia Help Homeless Charities Build “Supported Modular Home Communities” for homeless people AND how planners can help?***

*Lewis Herbert   Manager, Allia Future Homes   RTPI Conference Oct 2024*

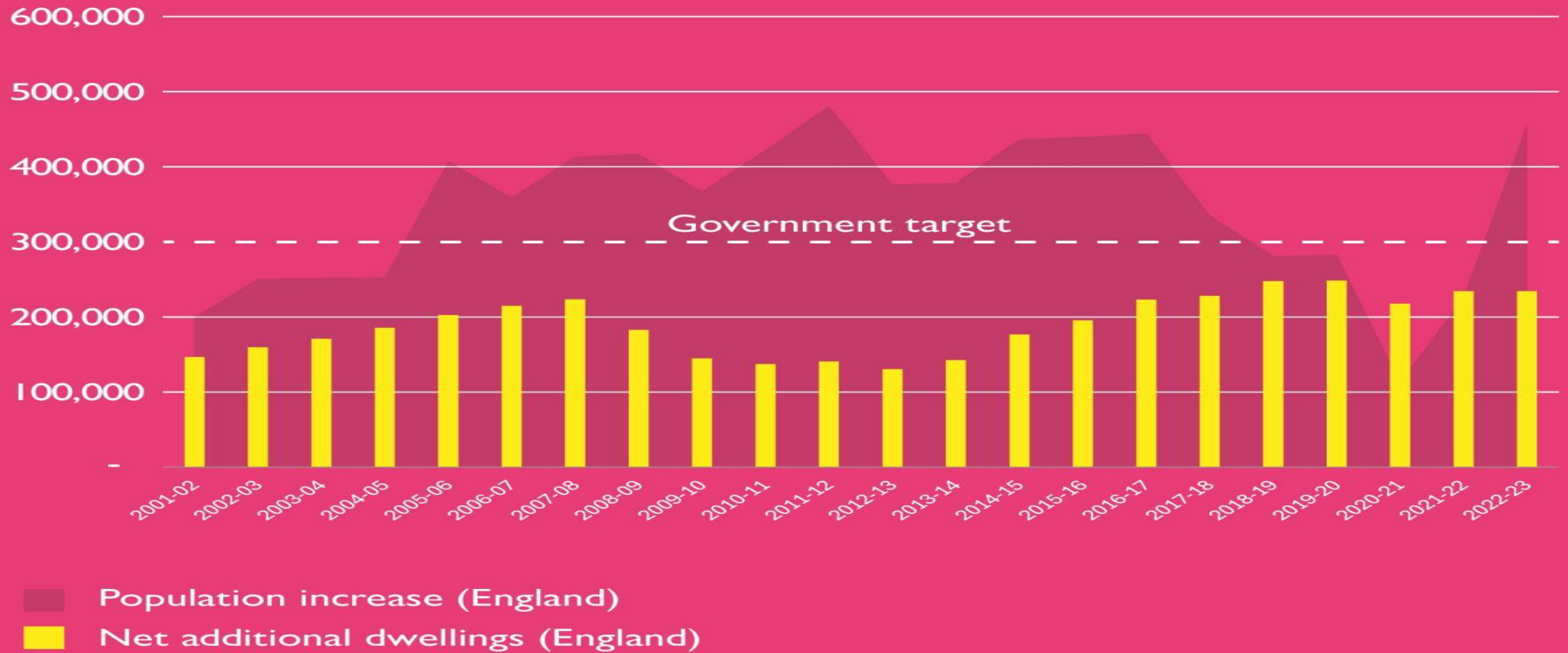


# Housebuilding completions by developer 1969 - 2023



Source: ONS 'UK house building permanent dwellings started and completed'

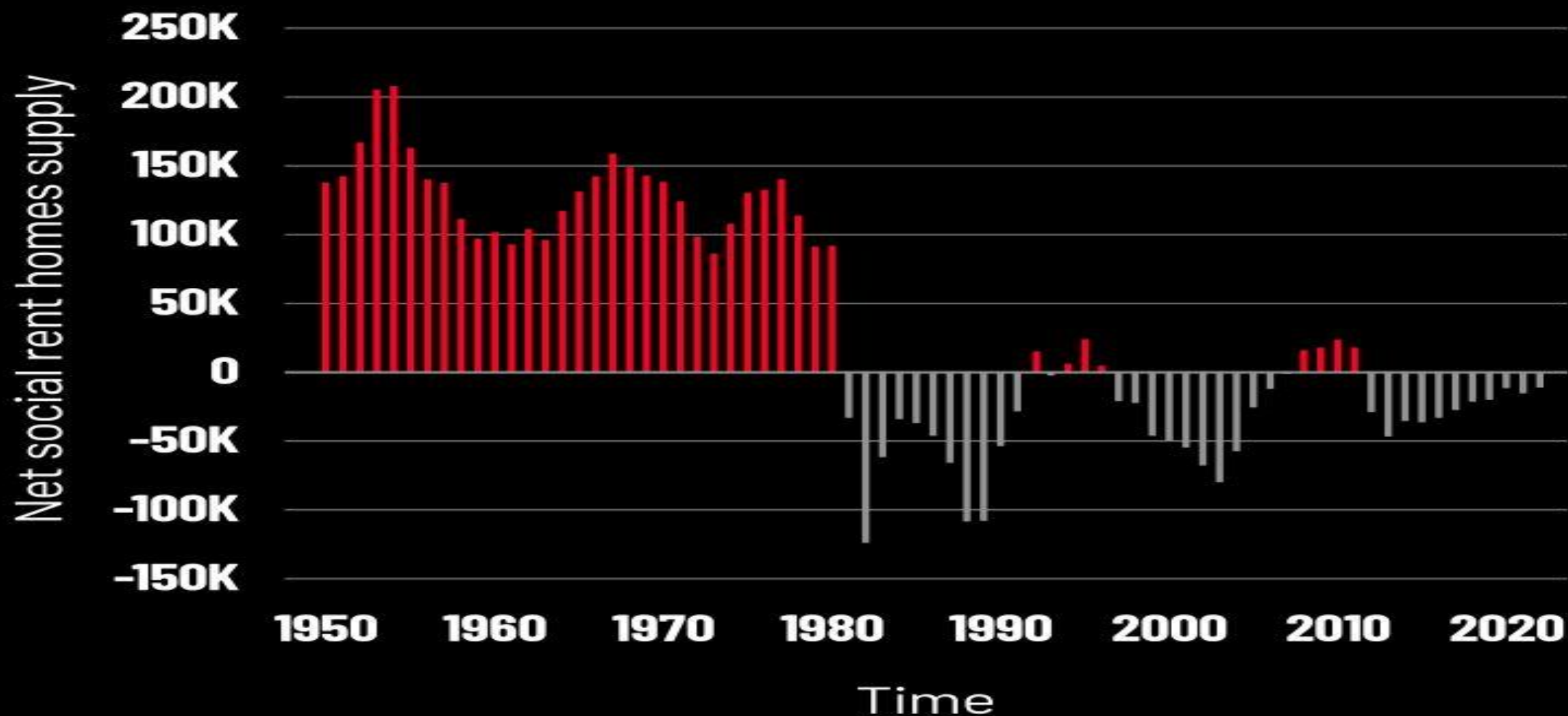
# Net additional dwellings 2001 - 2023



Source: ONS and DLUHC



# NET GAINS AND LOSSES OF SOCIAL RENT HOMES OVER THE LAST 70 YEARS





# Small Offsite Homes Not New - 1940s & 1950s Pre Fabs.



# Partly Fitted Out - including (then) modern kitchens.





**How many in England  
are homeless?  
+ young homeless?  
+ sleeping rough?**



**Over 116,000 households and 250,000 adults and children** are currently living in temporary accommodation, too often second-rate, and out of neighbourhood.

Over **135,000** 16 to 24s are homeless.

**3,898** people sleeping rough in England **any night** in 2023. UP 27% on 2022.

The number of people sleeping rough has **more than doubled** since 2010.

# Higher/Lower Rents and Local Housing Allowance LHA

IMPORTANT IF DEVELOPMENT IS PLANNED TO BE FULL/PART REVENUE FUNDED

*LHA 2023 → increased in April 2024*

## HIGHEST

Central London £295 → £331

Outer London £240 → £276

Guildford £195 → £209

Cambridge & Oxford £178 → £207

Bristol £160 → £207

Chelmsford £150 → £183

## LOWEST

Scunthorpe £60 → £94

Hull £80 → £88

Derby £91 → £104

Nottingham £108 → £127

Norwich £114 → £136

Leeds & Peterborough £120 → £155

# Allia's first modular community - 2020 Cambridge

Turning urban infill sites, some meanwhile, into “transitional” modular communities

Converting spare church land...

...into high quality low-cost housing





# How Allia Future Homes Help Charities Build?

**Eamonn Kelly hosting William and Kate in 2022.**

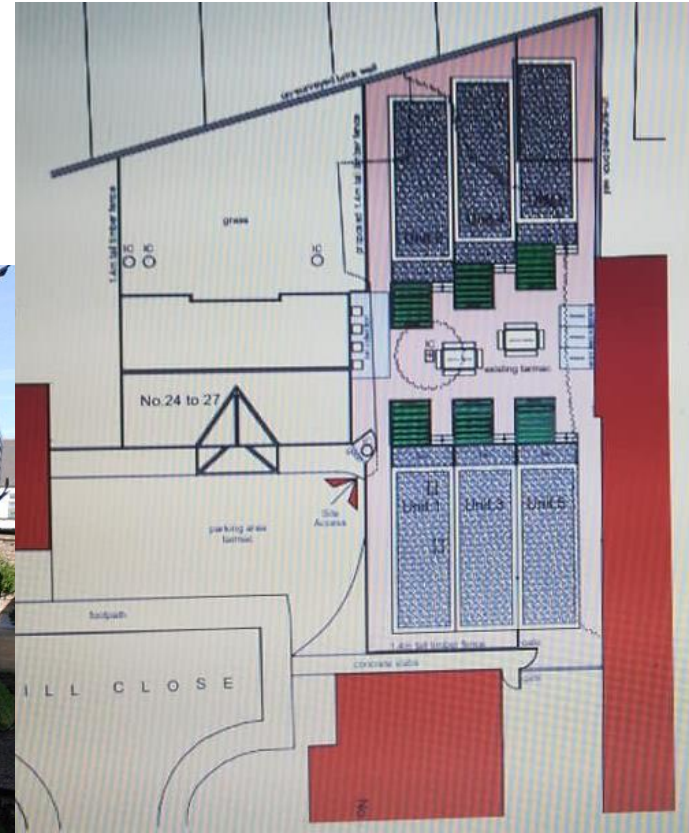
**We help charities at every stage -**

- Securing and surveying sites
- Creating partnerships & funding
- Design supported communities
- Select the best quality homes
- Secure planning permission
- Manage the build - and more
- Fully furnish the homes
- Add activity and landscape
- Hand over to charity - finished.



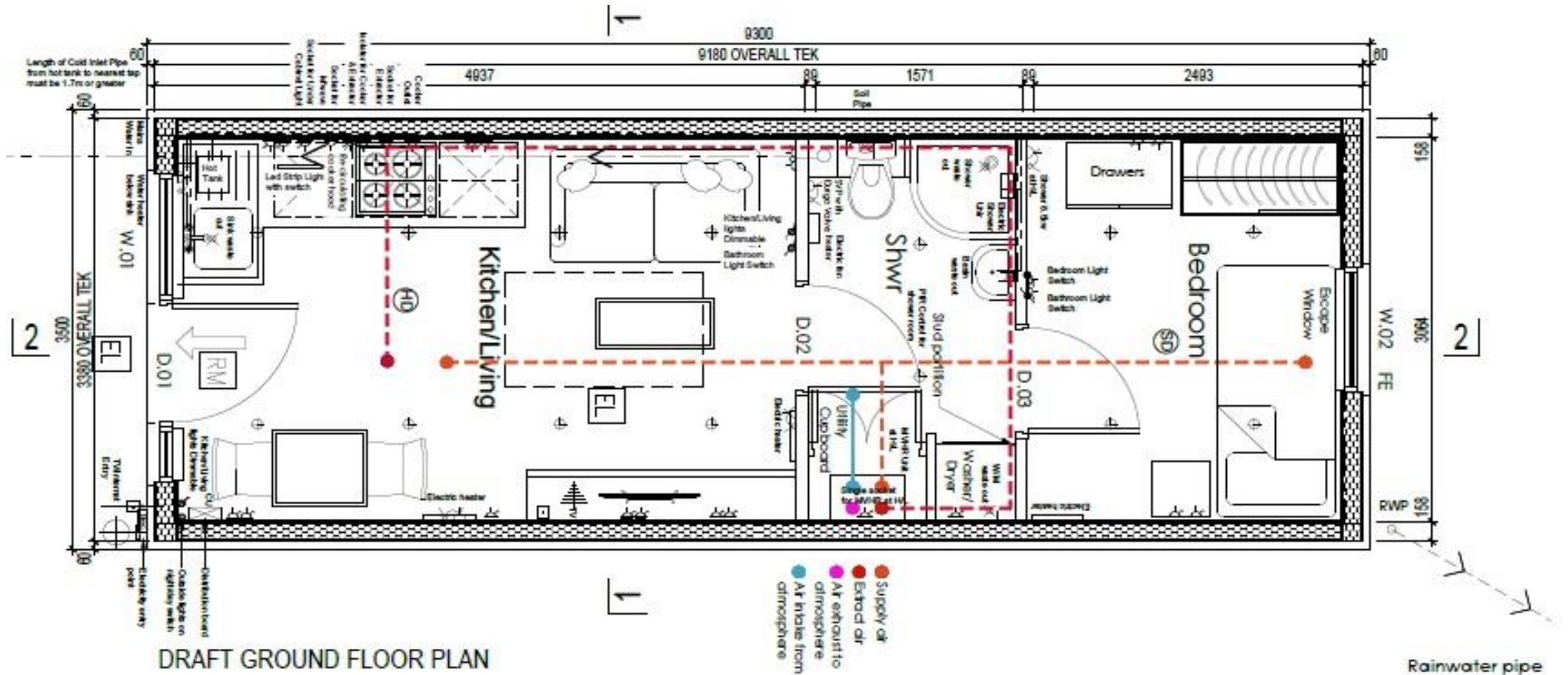
# Allia's second modular home community - 2022 Wisbech

- Six home community with Places for People, Ferry Project and Fenland Council
- Homes built locally by New Meaning, training teenagers in construction skills
- Winner of 2023 national Innovative Modular Building award in October





**Original Allia/New Meaning modular homes  
are fully fitted, energy efficient, and easy to maintain.  
26 square metres - we now focus on 30sqm+.**







# Care with site design plus skilled design and planning

Focused on achieving a quality community, addressing site opportunities and constraints:

- Secure environment and privacy
- Shared space/community feel/on-site activities
- Layout linked to site survey/utility connections
- Winning support from local neighbourhood.

Creating compelling scheme for site owners, funders and neighbours/partners/councils.



# Six Volumetric homes - Emmaus Cambridge community. One of 31 across UK - donated by Hill Foundation.





# 3<sup>rd</sup> Allia project in 2024 - 24 homes for Chelmsford CHESS





# 25 Ecosystems Nest homes for young homeless communities Built for Social Bite charity - visited Aug 24 by Angela Rayner



# Success confirmed by Cambridge University research

*2021 research confirmed again in second report published March 2023*

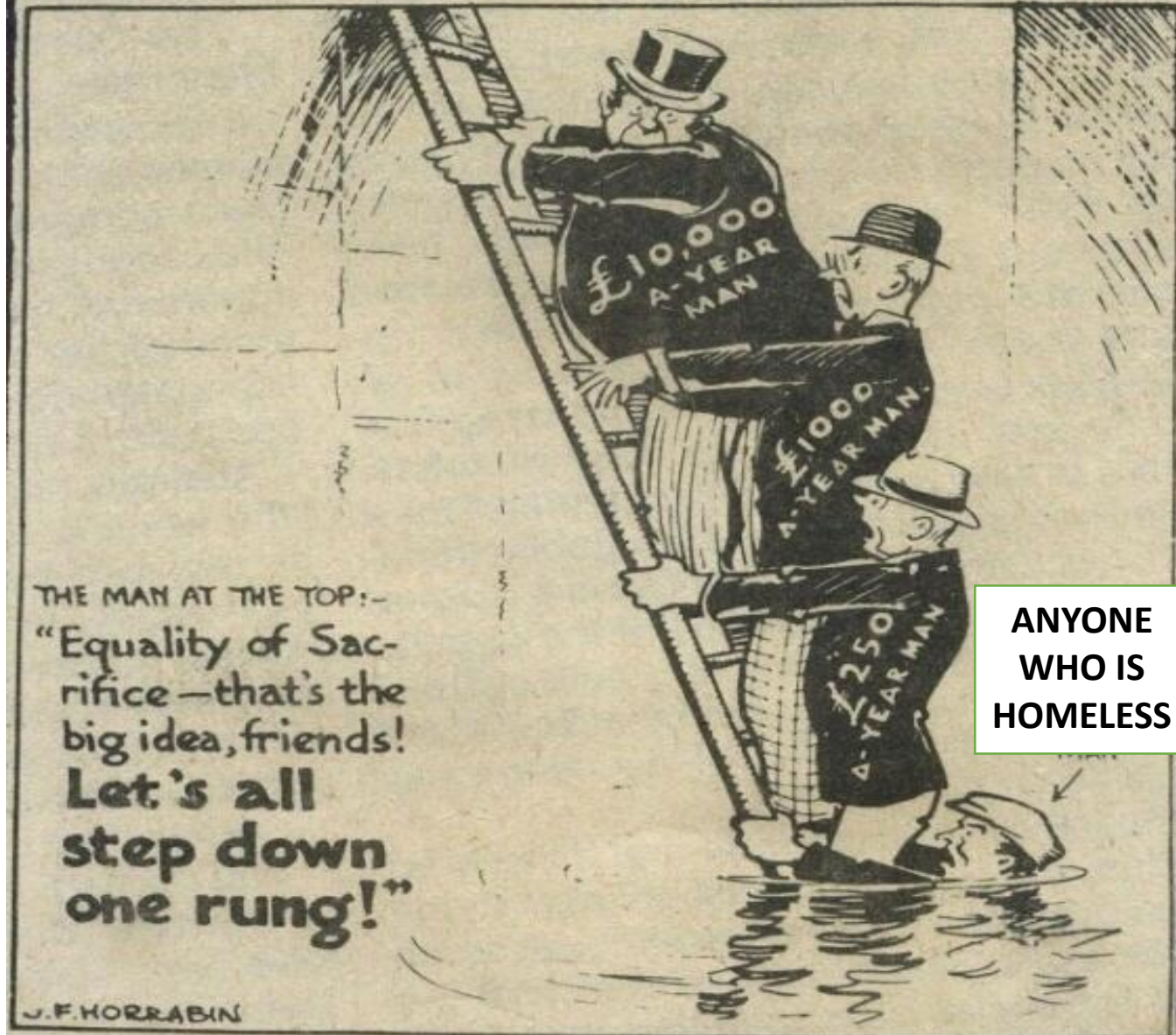
- 1. People experiencing homelessness provided with small self-contained modular homes with front-doors, coupled with on-site support, make positive progress in different aspects of their lives.*
  - 2. Not everyone is able to progress to long-term independent housing. For some, the modular housing community is “as good as they want”.*
- “Modular homes are a cost-effective and flexible stepping-stone that help rough sleepers in desperate situations transition into permanent homes and settled lives. Evidence suggests providing modular homes in tandem with robust support services has potential to improve outcomes for people experiencing homelessness.”***

Source: University of Cambridge Centre for Housing and Planning Research, 2023

[http://www.cchpr.landecon.cam.ac.uk/files/media/cape\\_report\\_final\\_150323.pdf](http://www.cchpr.landecon.cam.ac.uk/files/media/cape_report_final_150323.pdf)



# SACRIFICE?



ANYONE  
WHO IS  
HOMELESS

What it's like  
to be on the  
bottom rung  
of the UK  
housing ladder?

... no different in the 2020s  
to when Frank Horrabin MP  
drew this cartoon in 1920s.



# Contact us for more

Short video how we help projects  
<https://youtu.be/ORP6R-bEu1s..>

Walk around our modular homes  
<https://youtu.be/j0KdYEjB54A.>

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