

The Role of Developers in Unlocking Delivery

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Increasing and sustaining housing completions

Many vocal critics of the housebuilding industry

e.g. unbuilt-out consents or land-banking

Right that we are scrutinised given government demand side measures such as Help to Buy

However, performance record is good and improving

Completions are increasing

- Problem of official under-recording of housing completions
- Discrepancy between the House Building Statistics (125k) and the Net Supply of Housing Statistics (172k). The annual Net Supply figures are more reliable
- These Net Supply figures (172k) plus the Local Authority Council Tax Base statistics (186k) indicate much healthier levels of completions

Completions are increasing

- The DCLG Net Supply of Housing series shows 171,690 net additions to the housing stock for 2014-2015 compared to just 125,520 in the House Building Statistics

Statistical series	Year to	Geography	Outturn
House Building Statistics	March 2015	England	125,520
New Build completions (Net Supply of Housing)	March 2015	England	155,080
Net additions to housing (Net Supply of Housing)	March 2015	England	171,690
Local Authority Council Tax Base	September 2015	England	186,000
Energy Performance Certificates issued for new dwellings	June 2016	England and Wales	198,189

Completions are increasing

- DCLG June quarter 2017 housebuilding statistics show a 15% increase in completions compared to same quarter last year
- Means that industry and local authorities are doing better than expected!
- Other measures to improve delivery

Housing White Paper

- Housing Delivery Test
- Annual audit of five year land supply
- Agree build-out rate with local authorities
- Track record of companies
- Small sites provision – 10% of units



New Homes Bonus

New Homes Bonus – new national baseline

Only completions above 0.4% of the existing housing stock will be eligible for the bonus

Analysis indicates that had this been in operation in 2015-16 some 40 LPAs would not have received the bonus (including Southend, Brentwood and Castle Point)

Local Plans

- Production of local plans is critical to reflect:
 - a) new demographic projections;
 - b) test land supply needs;
- Only 41% local plans coverage post NPPF
- Plan coverage poor around the green belt
- St Albans and Epping Forest not had a plan since early 1990s – since the inception of the plan-led system



CIL Review

- Infrastructure provision challenging
- CIL Review: proposes replacing CIL with LIT and SIT
- Restriction on pooling lifted
- Ability for combined authority areas to copy the London Crossrail CIL



Accelerated Construction Programme

Aim: funding for local authorities to build homes on surplus public land (plots for 50 or more homes or a portfolio of smaller sites)

£1.7bn to fund 15,000 homes (starts) by 2020

Supports market diversification

Local authority selects SME partner

Share profits

Will it be used in the East of England?

Cambridge – MK- Oxford Corridor

NIC due to report to government in October

Ambitious project
23,000-30,000 dpa across 22 LPAs compared to current level of provision of 15,000 dpa

Governance challenges

Is there the political will?

