



RTPI
Royal Town Planning Institute

RTPI Perspectives on Delivering Housing. Welsh Spring Conference

8th March 2018

John Acres, RTPI President
@rtpiplanners

Welcome to
Holly Hobbs

Our 25,000th
Member!!



Welsh Planning Policy

Breaking new ground

- Wales Spatial Plan
- Clear and concise Policy Statements
- New Health & Wellbeing Act
- A clear focus on affordable housing
eg. Abolition of Right to Buy
- Measures for helping young people to get onto the housing ladder, Rent to Buy



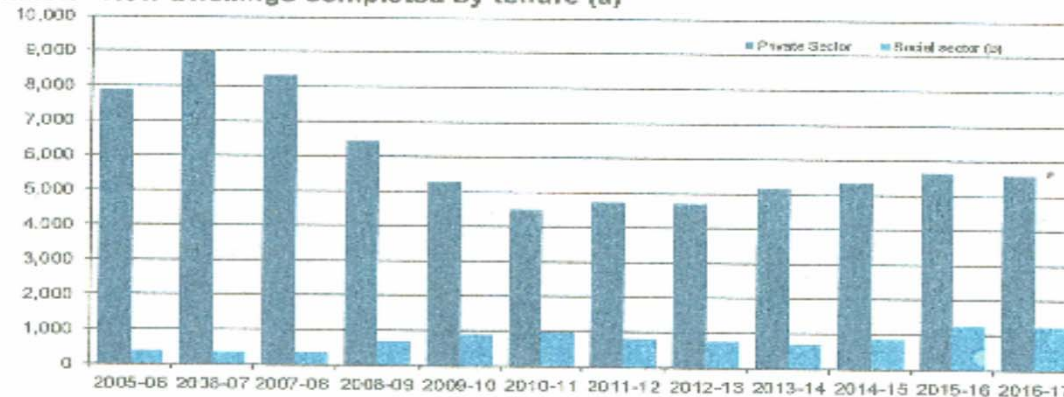
So what's
different
about Wales?



Recent housing completions

Welsh Government figures

Chart 2 - New dwellings completed by tenure (a)

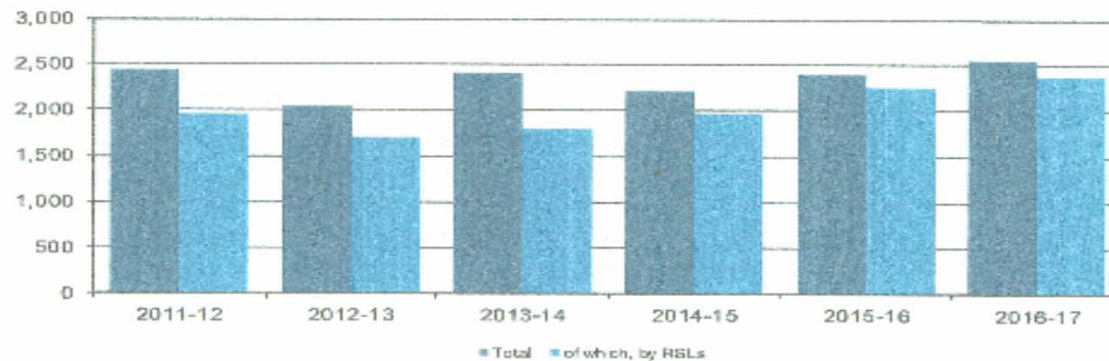


Source: New house building collection from local authorities & NHBC

(a) Figures include all dwellings inspected by the National House Building Council. Excludes acquisitions and hostel bed spaces.

(b) Includes all new dwellings completed by registered social landlords and local authorities.

Chart 1 - Additional affordable housing delivered in Wales



Source: Affordable Housing Provision data collection, Welsh Government

Rising number of housing permissions

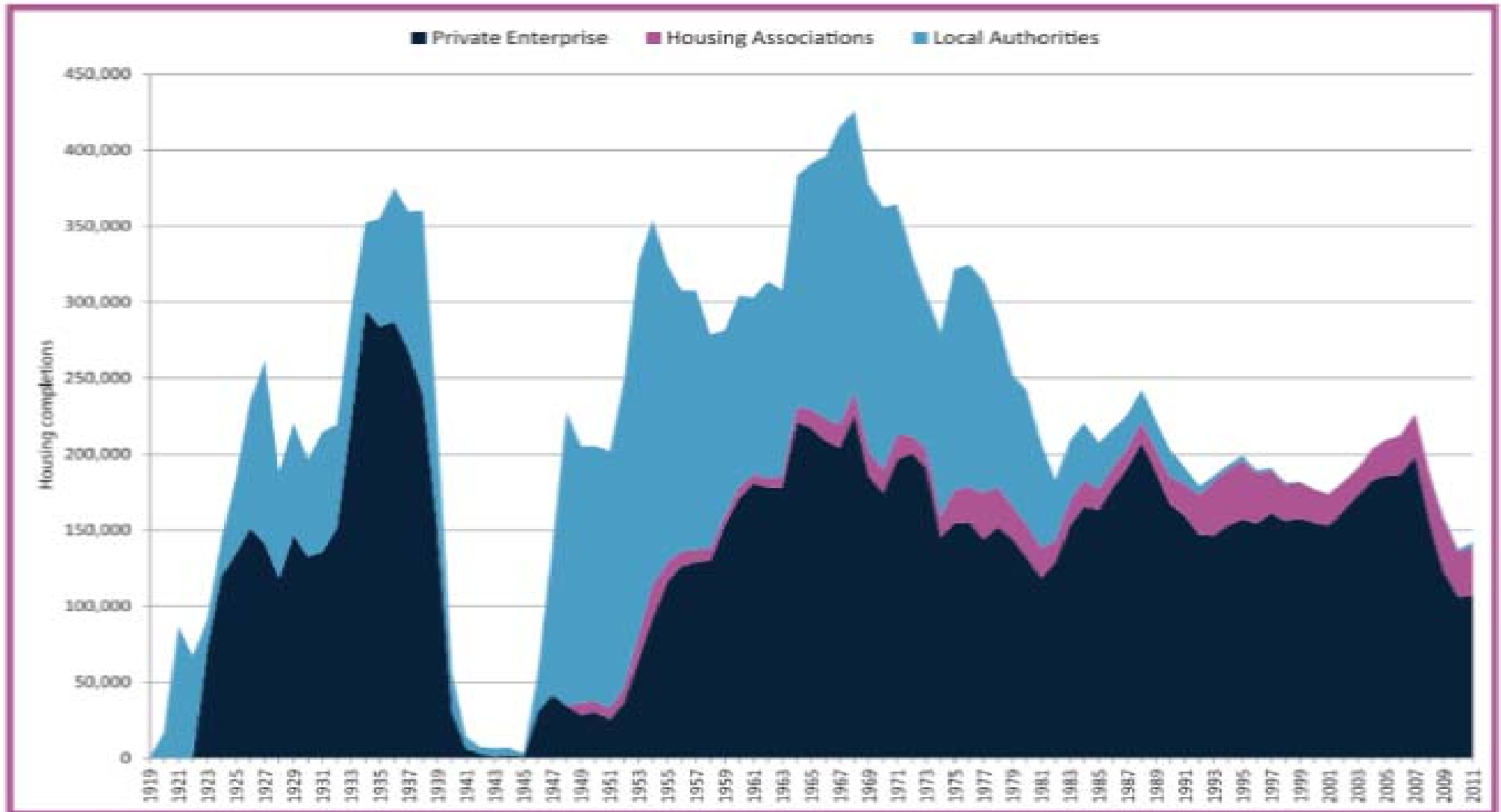
Table 1: Number of residential units approved

	North of England	Midlands	Southern England	England - All	Wales	Scotland	Great Britain
2011	40,188	29,283	106,738	176,209	9,235	16,701	202,145
2012	48,947	26,369	119,984	195,300	6,457	15,349	217,106
2013	53,500	41,117	122,871	217,488	7,821	15,852	241,161
2014	58,241	42,120	138,949	239,310	9,690	17,812	266,812
2015	66,842	48,792	145,144	260,778	8,270	19,300	288,348
2016	83,034	44,464	165,629	293,127	9,020	20,914	323,061
<i>Change on a year earlier</i>							
2011	-6%	-1%	0%	-2%	37%	-20%	-2%
2012	22%	-10%	12%	11%	-30%	-8%	7%
2013	9%	56%	2%	11%	21%	3%	11%
2014	9%	2%	13%	10%	24%	12%	11%
2015	15%	16%	4%	9%	-15%	8%	8%
2016	24%	-9%	14%	12%	9%	8%	12%

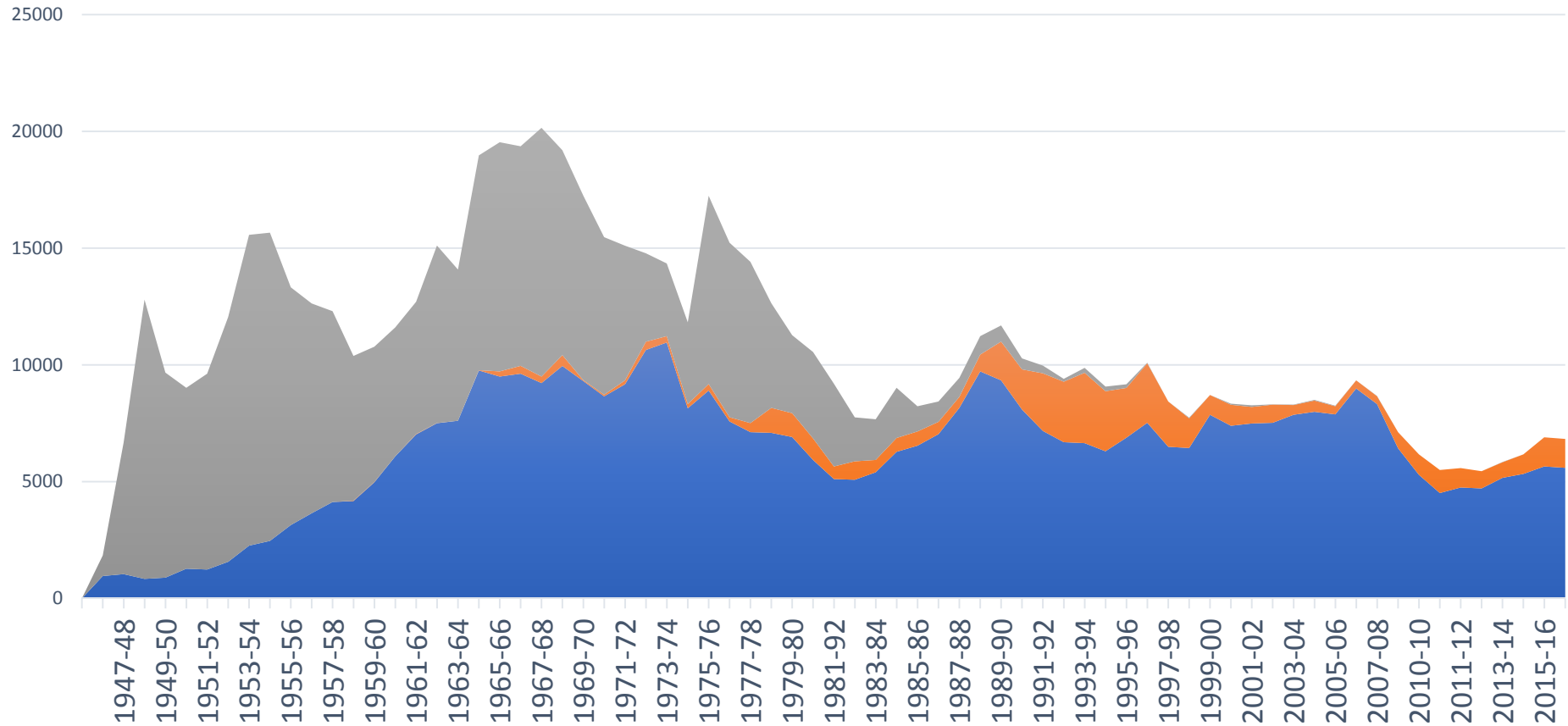
N.B. Residential projects of all sizes and residential units on non-residential projects and conversions.

Source: HBF (2017), New Housing Pipeline Q4 2016, (<http://bit.ly/hbf-permissions>)

Long term trends in housebuilding (GB)

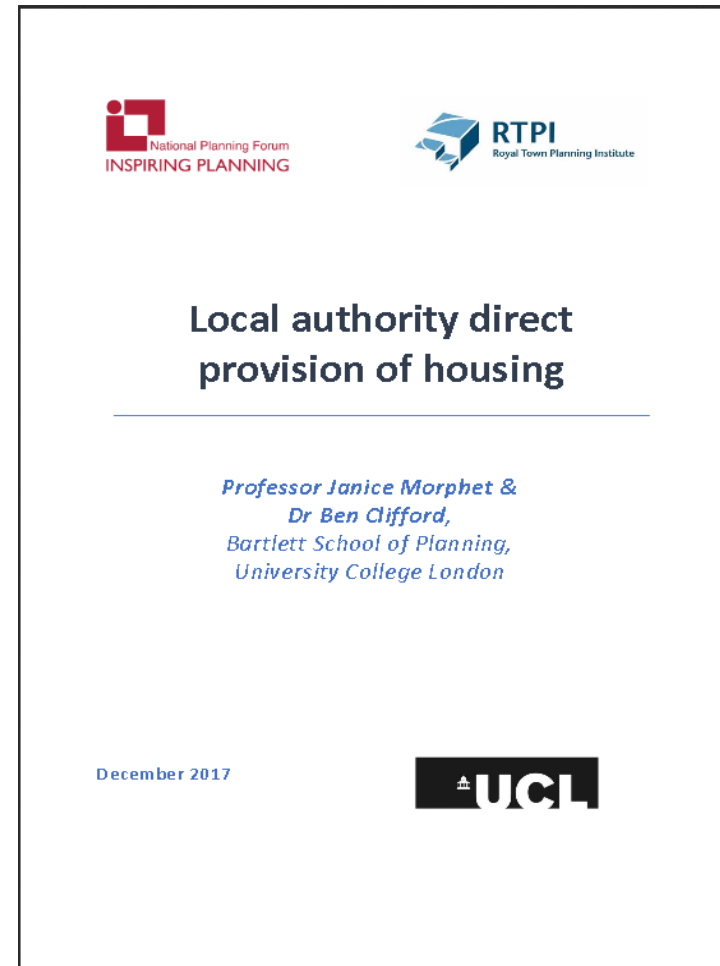
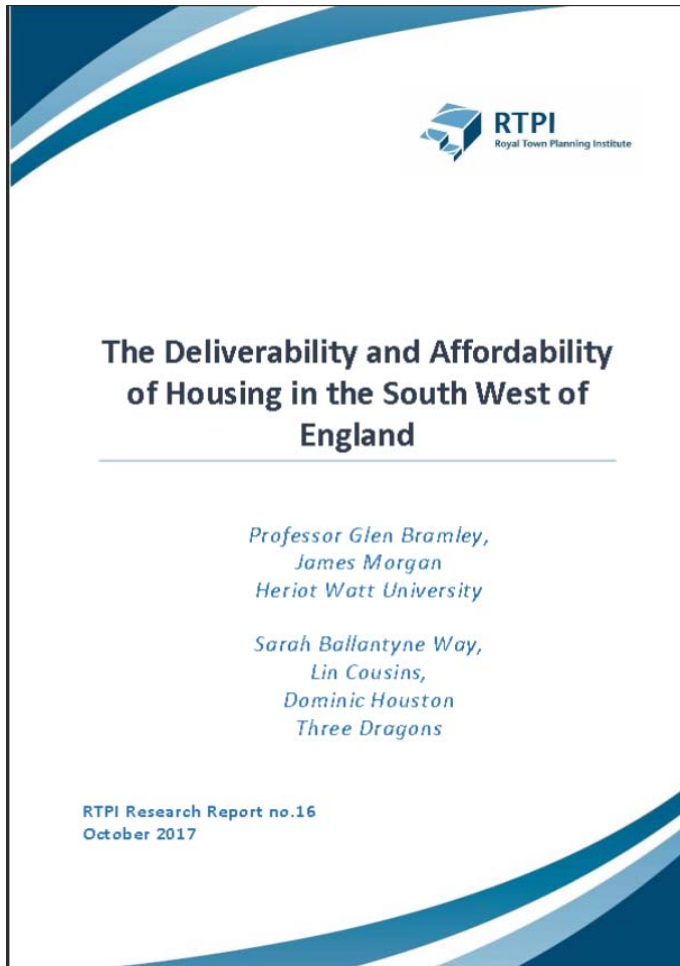


Housing Delivery trends in Wales



■ Private sector ■ Housing Assn ■ Local Authority

Delivering more affordable housing



Developing policy for better planning



Better Planning for Housing Affordability

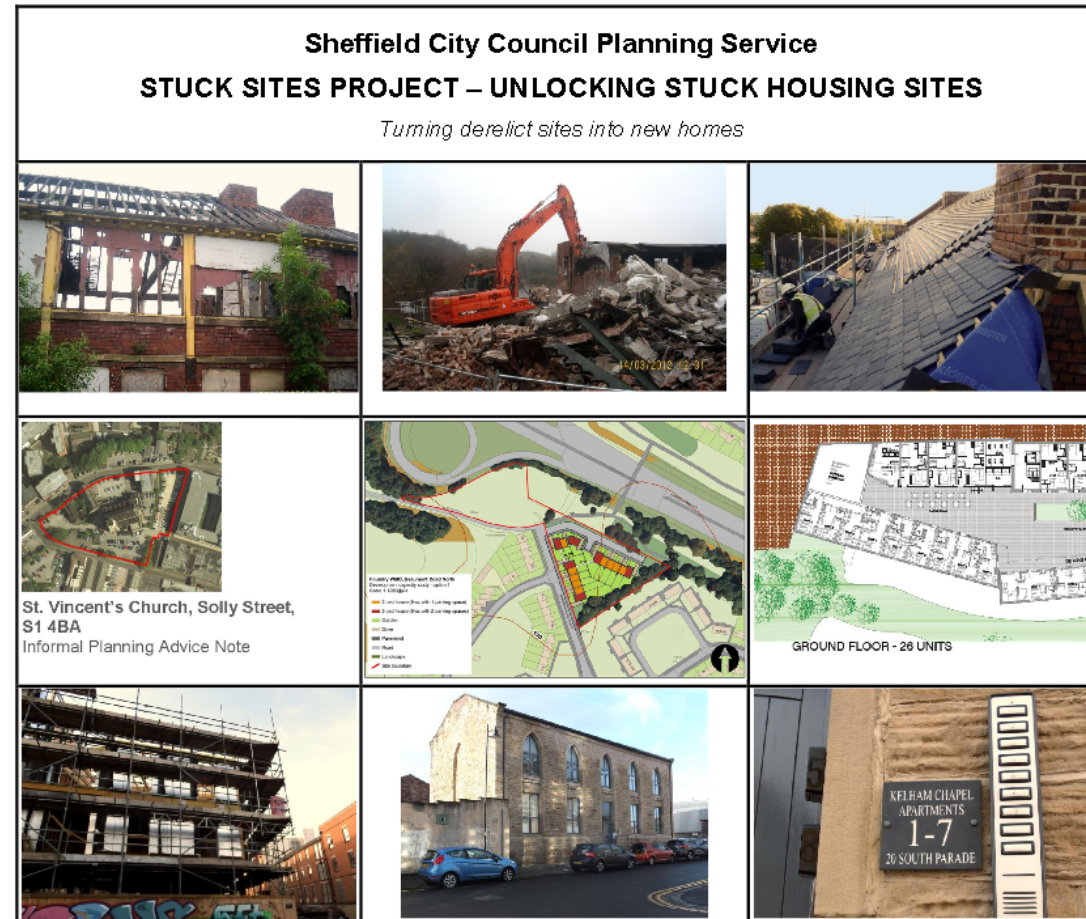
Position paper (February 2017)

Why better planning is part of the solution to the housing crisis

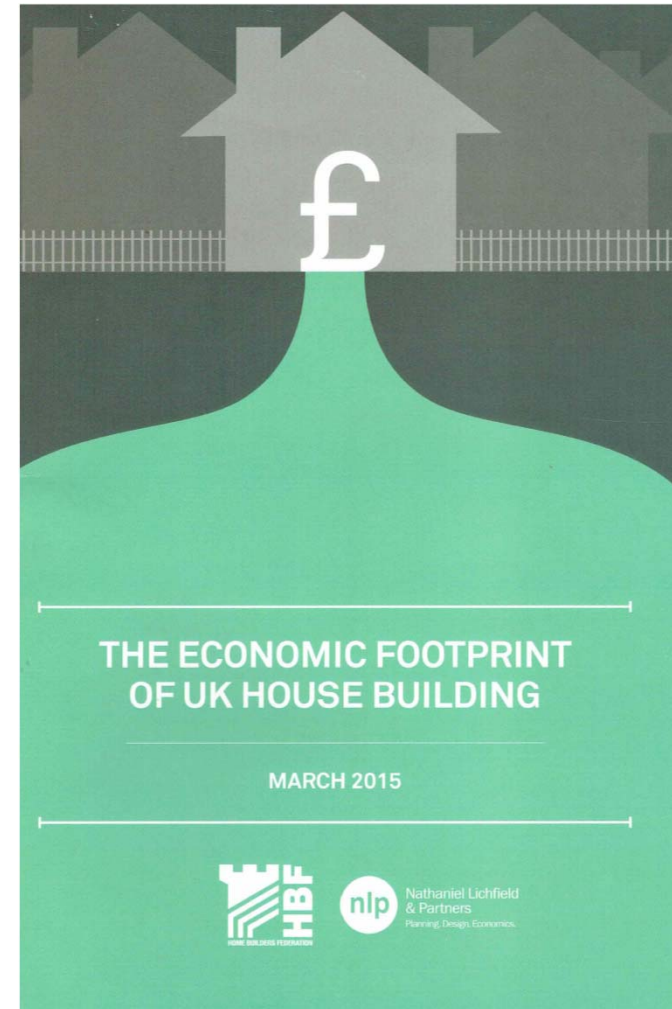


Highlighting examples of better planning

RTPI Awards for Planning Excellence 2017 - Projects
Category Entering - Excellence in Planning to Deliver Housing



The value of additional housing



Planning is not the cause of the housing crisis

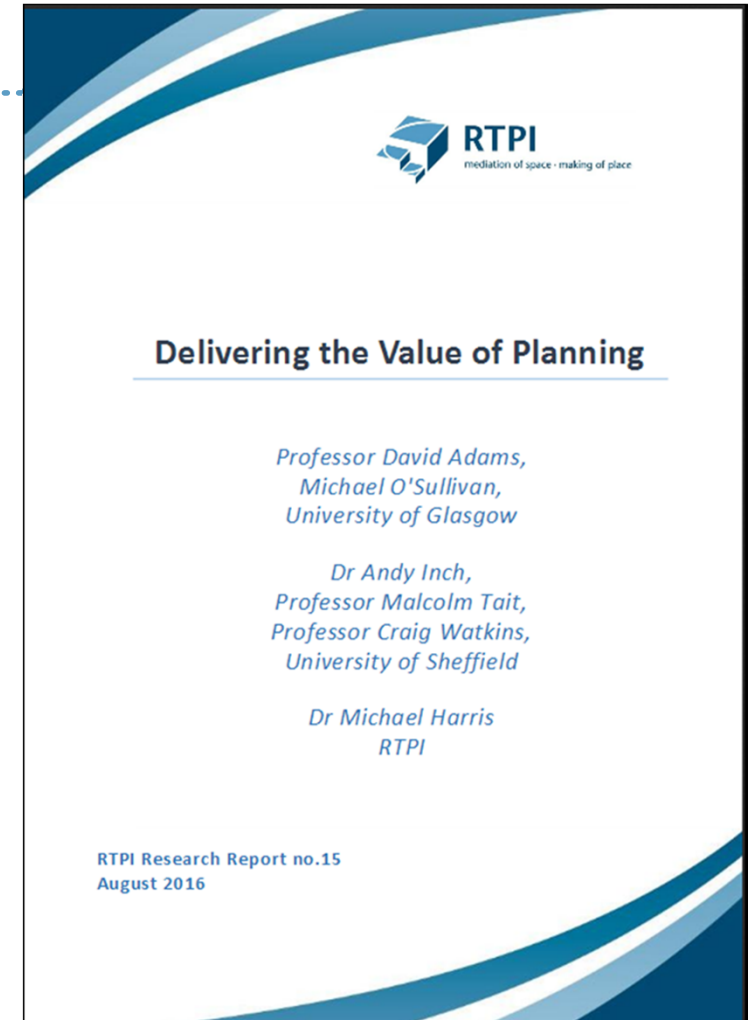
But it can help to provide part of the solution – but there is no silver bullet, as they say.

Delivering the Value of Planning

By the same token, Planning also adds value to both society, the economy and the environment. It is critical to providing clarity and confidence for investors and business.

But above all planning is about creating high quality development and places where people want to live.

Planning creates added value.



Media coverage

the guardian
Planners could build a better Britain - given the chance
Rowan Moore

the times
Homes crisis and gridlock in planning system
August 17 2016, 13:01am
The Times

CityMetric
Place-making sounds woolly - but it's the key to fixing a divided Britain
By Michael White

LocalGov
Changes to planning system hindering delivery, planners say
The majority of planners in England think consistent changes to the planning system have hindered their ability to deliver good places, survey reveals.

Prospect
Let's fix planning
"When local authorities work with private developers, they can deliver results that the market cannot achieve alone"

PLANNINGJOBS
Technical Director - London
Infrastructure Planning Team Manager
Senior Planning Officer & Planning Officer
Strategic Land Regional Director (London & South East)

PLANNING EVENTS
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THE IED ANNUAL CONFERENCE 2016
INTEGRATED PLANNING AND ECONOMIC DEVELOPMENT CONFERENCE
NATIONAL PLANNING SUMMIT 2017

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Ready sites for SMEs



Keep housing associations building



Innovate to mitigate climate change



Find local plans partially sound



Get the public sector building



Let LAs charge planning fees



Better use of existing stock



Intervene in the land market



Devolution Deal = Housing



Innovative funding of affordable housing



Proactive land assembly by LAs



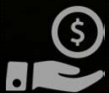
Encourage Build to Rent



Invest in the next generation



Align transport and planning



Open up the Land Registry



Identify land for housing

#RTPI 16 Ways

Three potential solutions

To make housing more affordable we should:

1. Adequately resource planning and take a pro-active, approach to delivery of housing.
2. Take positive steps to diversify the housebuilding market – 20% small sites, promote SME's, self-build
3. Explore how we might intervene in the land market to get more affordable housing from consented sites

1. A strong, well resourced & pro-active, plan led process

Creating and supporting
positive planning

Making the case for investing in planning

- Cuts are impacting on delivery and development
- Planning services are surviving on goodwill and professional integrity of officers, but not sustainable
- Lack of proactive plan-making likely to result in fewer projects, particularly public-private partnerships and regeneration



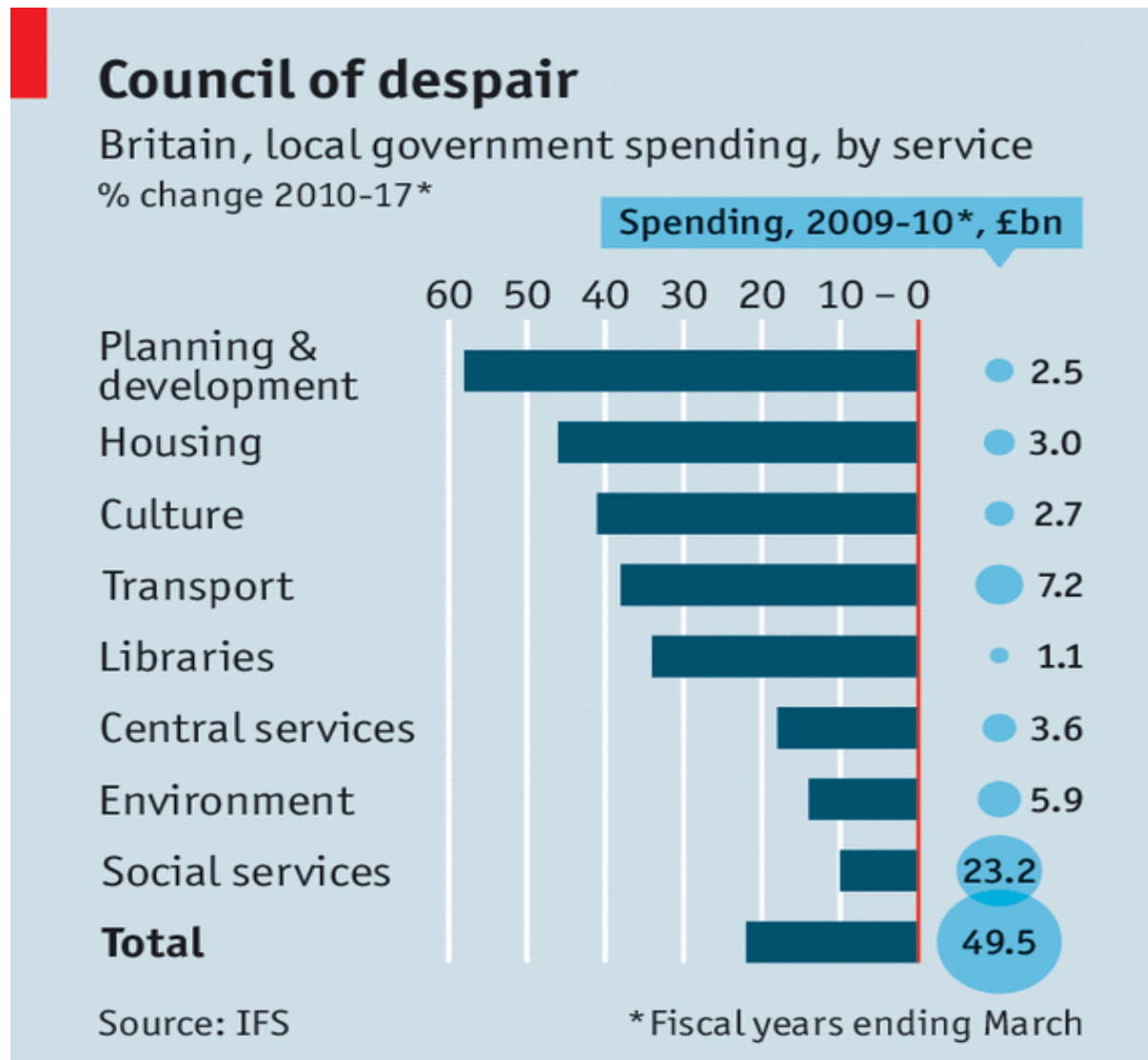
Good planning involves a whole range of positive functions

Key functions

- Housing
- Heritage
- Regeneration
- Environmental
- Greenspace
- Local transport
- Air quality
- Economic growth



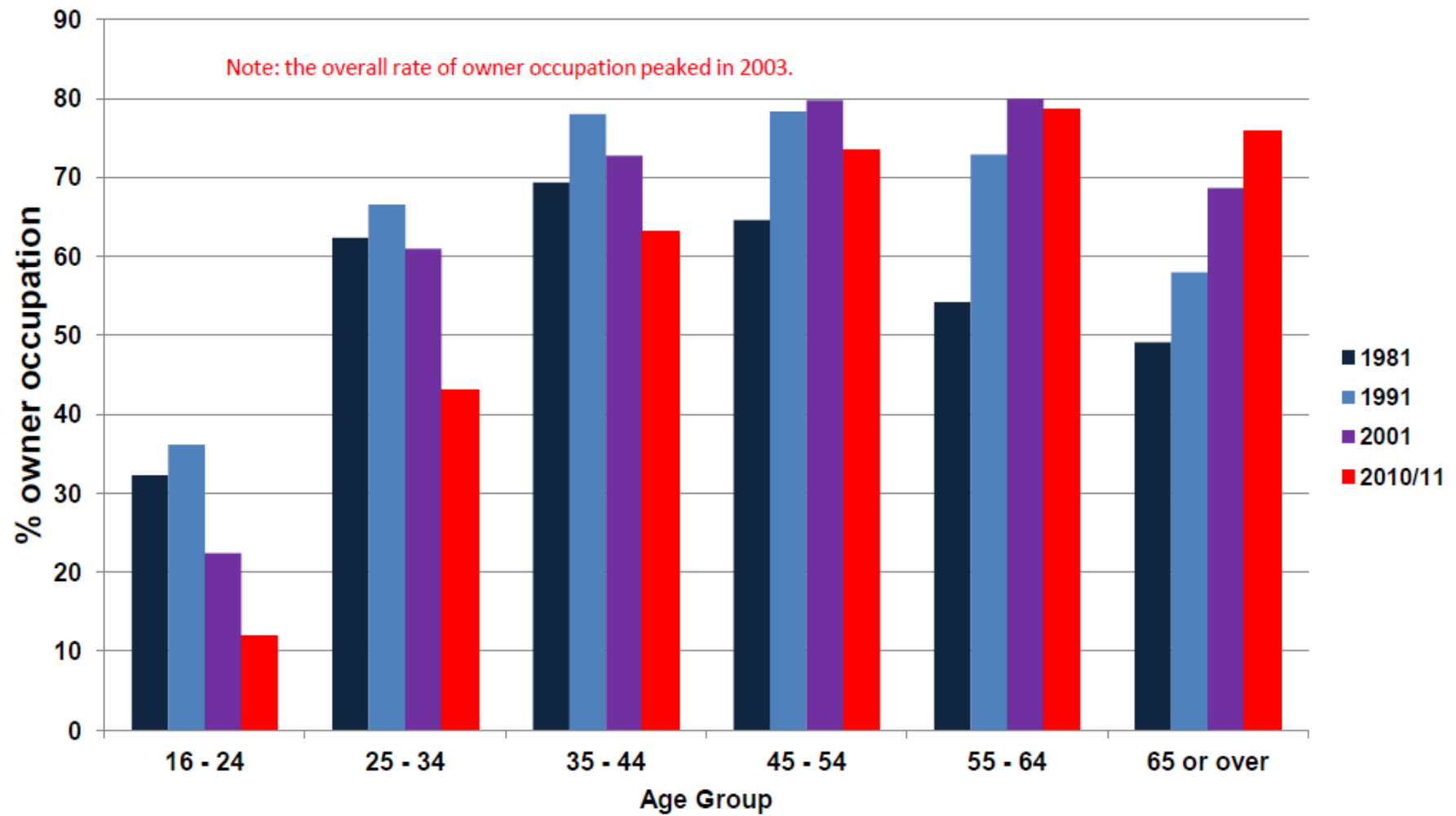
Planning is severely under-resourced



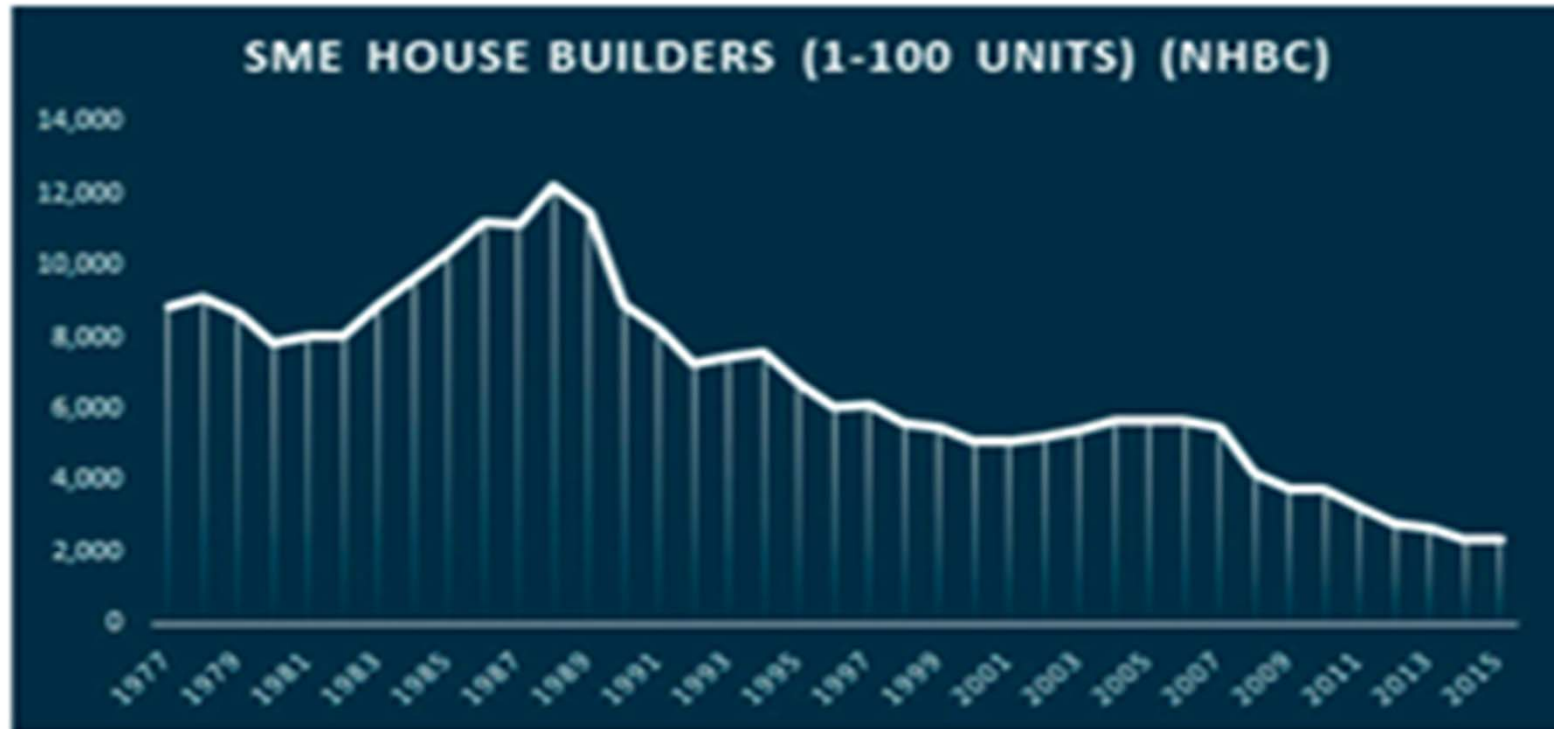
Economist.com

2. Diversifying the housebuilding market

Greater flexibility of delivery
and giving people more choice

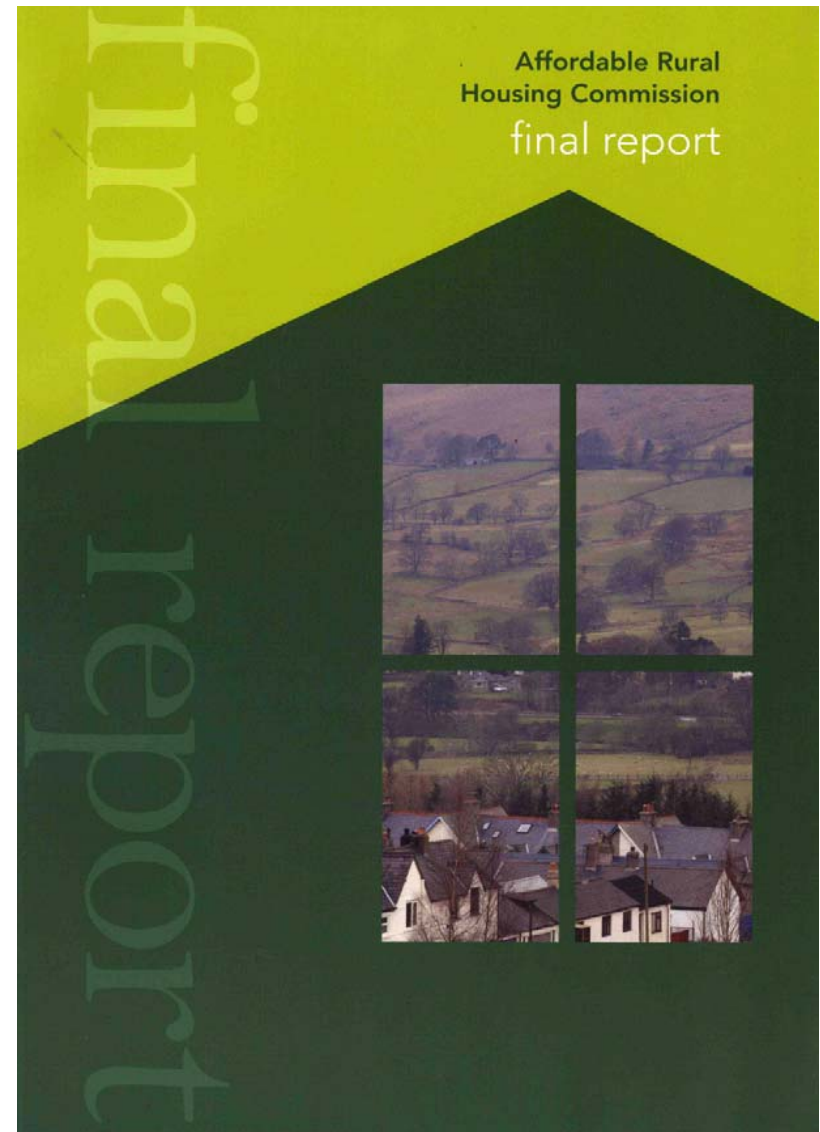


The decline in smaller builders



Rural Housing has a clear role in Welsh communities

- Smaller communities need new homes where the need arises
- Diversification of tenure is more important in rural villages
- Second home ownership can limit supply for local people
- Creating Community Land Trusts
- Delivering cross subsidy in smaller communities



3. Intervening in the land market

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Capturing a greater proportion of
land value for the community

Intervening to help the housing crisis

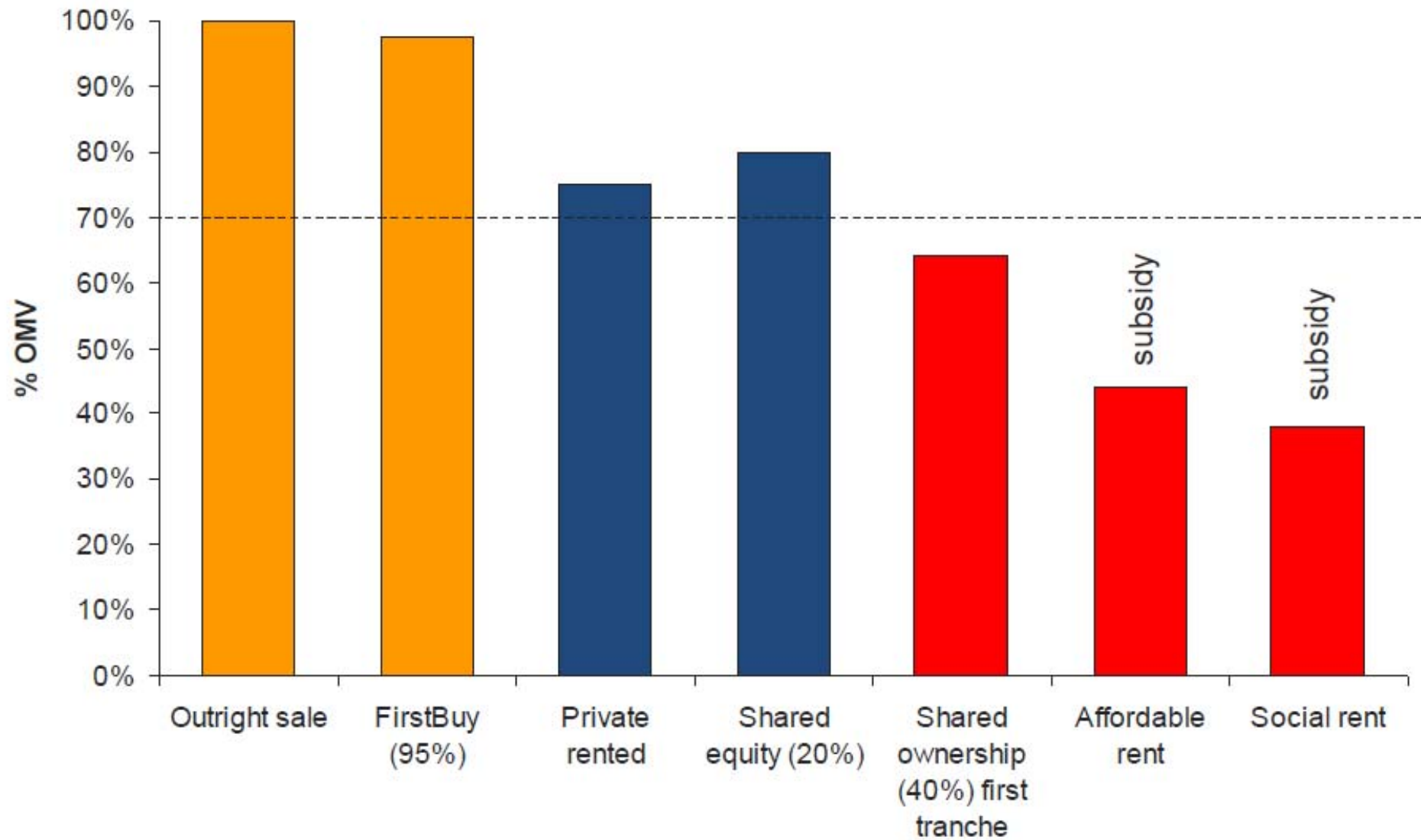
Ideas are being explored to intervene in the market to reduce land speculation and make it easier to plan strategically and fund infrastructure.

- Different approaches to land value capture
 - Improving s106 & CIL
 - Tax Increment Financing,
 - Land value tax,
 - Impact fees??
 - more research needed...
- New settlements have re-introduced New Town powers to enable site assembly including CPO at near EUV



Changing tenures impact on GDV and viability

Indicative value of tenures as % OMV





RTPI Better Planning





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Thanks for listening

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