

Delivering sustainable housing and sustainable neighbourhoods



APSE Annual Seminar

10 September 2008

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Context: beyond housing and regeneration

- Global financial uncertainty
- Slower economic growth
- Climate change and environment
- Insecurity
- National politics
- SRs 2000/2002/2004 all delivered big real terms increases – where is delivery?
- “Education, education, education” to “housing, education and health”

Context: local government

- Era of devolution
- New performance framework
- Tough financial settlement
- Empowerment agenda



- Housing:

- Ø Pressure on capacity, eg strategic housing

- Ø Nothing stopping it featuring in local priorities, but no guarantee either

Context: housing

- Government's ambitions:
 - ∅ More housing generally
 - ∅ More social housing
 - ∅ Continued delivery of decent homes
 - ∅ Social purpose: mixed communities, worklessness
 - ∅ Low carbon

BUT

- Housing market and response of private sector

Policy instruments

- Homes and Communities Agency
- Infrastructure investment and Community Infrastructure Levy
- PPS3 and LDF reforms
- Zero Carbon Commitment and new planning guidance
- Investment in new social housing
- Continued decent homes and HMR investment
- New housing regulator

Challenges to be overcome



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- National ambition, local leadership
- Homes in Communities
- Infrastructure: “not by CIL alone”
- Low carbon homes, low carbon lifestyles
- Existing stock
- Housing finance
- Slowdown: threat into opportunity

LGA's position

- 'Places you want to live'
- Housing finance reform
- Consistent regulation but as a backstop to local problem-solving
- Greening the existing housing stock

Implications for social landlords

- More with less
- Immediate consequences of housing market
- Partnerships and LAAs: connecting housing to other priorities, housing a strong voice in partnership
- New financing approaches

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