

the executive view.

Chair

Kevin Sims (SO Resi Partnerships)

Speakers

Neill Tickle (Counties & Capital Consulting)

Jamie Ratcliff (SNG)

Mark Perry (Vivid)

Suzanne Benson (Trowers & Hamlins)

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The Executive View.

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UK Housing Market.

- ❖ Market turmoil, why?
- ❖ Housing starts and completions down and worse to come this year!
- ❖ 300,000 homes required each year of all tenures
- ❖ 1m people on Affordable Housing waiting lists
- ❖ Housing Association pressures leading to lack of investment in AH
- ❖ S106 homes not being delivered.



Government and sentiment change – Green Shoots?

- ❖ Planning & PRS Reforms
- ❖ New rules for ‘Direct Delivery’ of Council housing
- ❖ New Towns initiatives
- ❖ Emphasis on housing and bold Housing Targets
- ❖ Support for first time buyers
- ❖ Grant funding, new AHP.





Possible solutions?



Possible solutions?

- ❖ Long term rent settlement
- ❖ Planning reform and flexibilities
- ❖ New grant funding freedoms
- ❖ A new Affordable Homes Programme (AHP)
- ❖ Increased support for LAs and Housing Companies
- ❖ GLA allowing nil grant homes to be counted towards RP's annual new home delivery targets
- ❖ Swift release of publicly owned brownfield (and Grey Belt) land for development
- ❖ A reduction of development related contributions.

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