

# Unlocking Housing Delivery

---

**LSH x ACES CPD session**



# Meet the Team



**Sara Cameron**  
President of Aces  
Chair



**Mary-Jane O'Neill**  
Lambert Smith  
Hampton  
Planning



**Bart Monhonval**  
Lambert Smith  
Hampton  
Public Sector and  
other funding



**Simon Bachelor**  
Lambert Smith  
Hampton  
Statutory Powers  
and reforms to  
compulsory purchase



**Kevin Steptoe**  
East Herts Council  
Harlow and Gilston  
Garden Town



# Planning

---

Mary-Jane O'Neill

Head of Planning Consultancy (London & South)



# INTRODUCING PR+I

OVER 120 PROFESSIONALS COVERING 10 CORE AREAS:



**PLANNING  
CONSULTANCY**



**DEVELOPMENT  
CONSULTANCY**



**TOWN CENTRE  
REGENERATION**



**URBAN DESIGN &  
MASTERPLANNING**



**ECONOMICS &  
PLANNING POLICY**



**TRANSPORT &  
INFRASTRUCTURE**



**COMPULSORY  
PURCHASE**



**VALUATIONS**



**PUBLIC SECTOR**



**EXPERT WITNESS**

**THERE'S MORE TO LSH**



# Each Stage of the Lifecycle



## CONCEPT

VISION & STRATEGY  
RESEARCH  
MARKET ANALYSIS  
APPRAISAL, VIABILITY & FEASIBILITY



## SITE ASSEMBLY

ACQUISITION  
BY AGREEMENT  
CPO SERVICES



## DESIGN

MASTER PLANNING  
DESIGN BRIEFS & GUIDES  
DESIGN & ACCESS STATEMENTS



## APPROVAL

STAKEHOLDER ENGAGEMENT  
PLANNING APPLICATIONS &  
APPEALS  
NEGOTIATION OF PLANNING  
OBLIGATIONS



## DISPOSAL

MARKETING & PR  
MORTGAGE ADVICE  
LETTINGS & SALES  
INVESTMENT & DEVELOPMENT  
SALES  
ONLINE AUCTIONS  
HOUSING ASSOCIATION  
SALES EXPERTISE



## OPERATION

LANDLORD & TENANT  
PROPERTY & ASSET MANAGEMENT  
FINANCIAL SERVICES  
EMERGENCY / SOCIAL RELOCATION



## DELIVERY

DIRECT DEVELOPMENT SERVICES  
JOINT VENTURE SOLUTIONS  
PUBLIC PROCUREMENT EXPERTISE  
DUE DILIGENCE SERVICES



## FUNDING

VALUATION  
DEVELOPMENT FINANCE  
FORWARD PURCHASE  
INVESTMENT PURCHASE



# Good Company

## A Network of Leading Brands





# Planning Reform Announcements

- **Rachel Reeves (Chancellor):** *“Reform the National Planning Policy Framework (NPPF), consulting on a new growth-focused approach to the planning system before the end of the month, including restoring mandatory housing targets”*
- Communities Secretary Angela Rayner writes to local planning authorities alongside the NPPF consultation, making clear that universal coverage of local plans and reviews of green belt boundaries “will be expected of them”
- De facto “ban” on new onshore wind schemes in England would be ended
- New Homes Accelerator programme / task force to accelerate stalled housing sites
- New Towns Task Force / New Towns Bill





# NPPF - Headlines

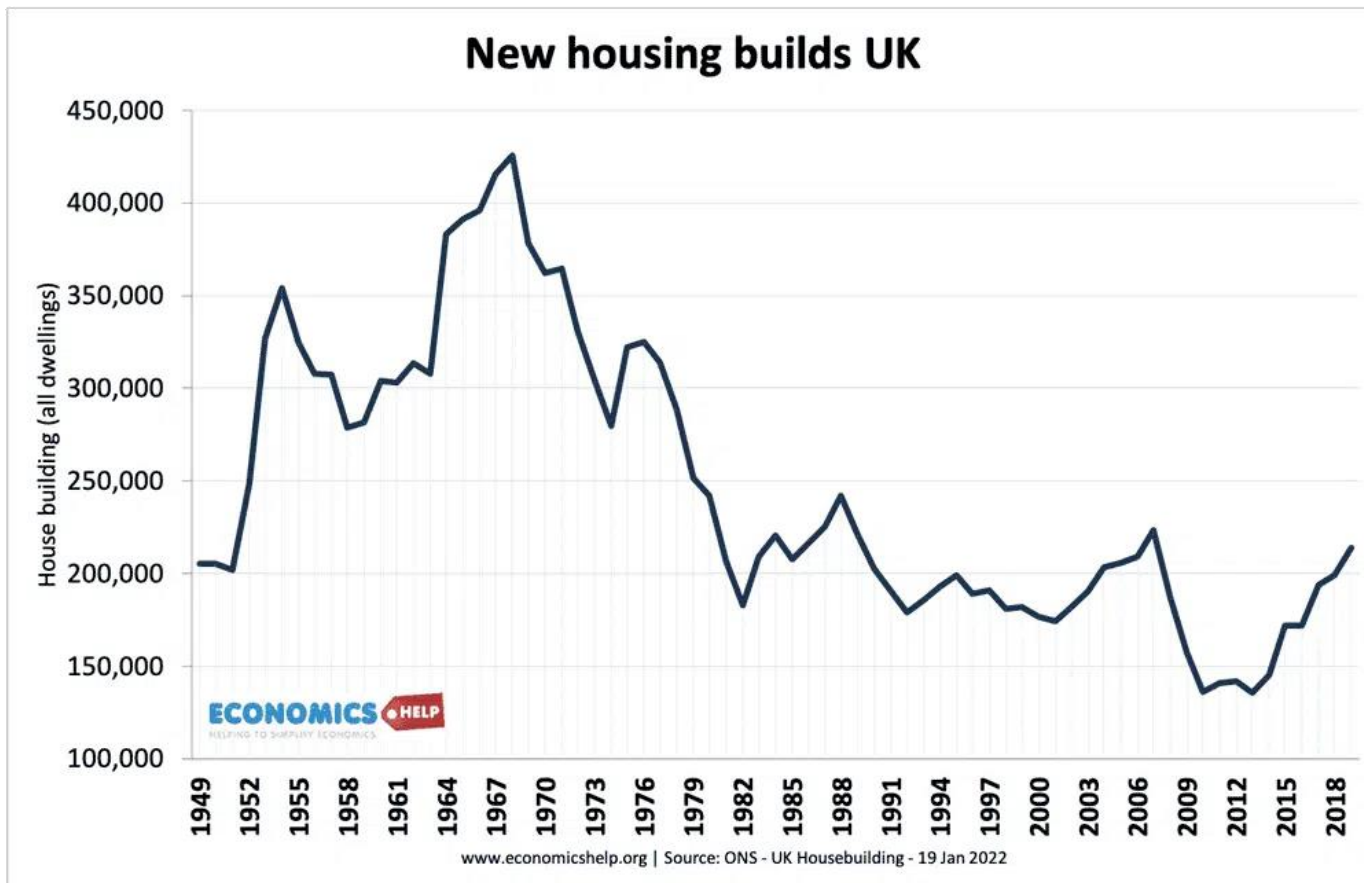
- Consultation – eight weeks from 30 July 2024
- Rows back previous Government NPPF amendments in December 2023
- Uplift from housing numbers removed for certain city centres
- Updating the presumption / tilted balance
- Changes to Housing Need / Housing Land Supply
- Strategic changes to allow neighbouring authorities to work together on Local Plans
- New designation – Grey Belt (within the Green Belt)
- Clarifications / deletion of many references to beautiful



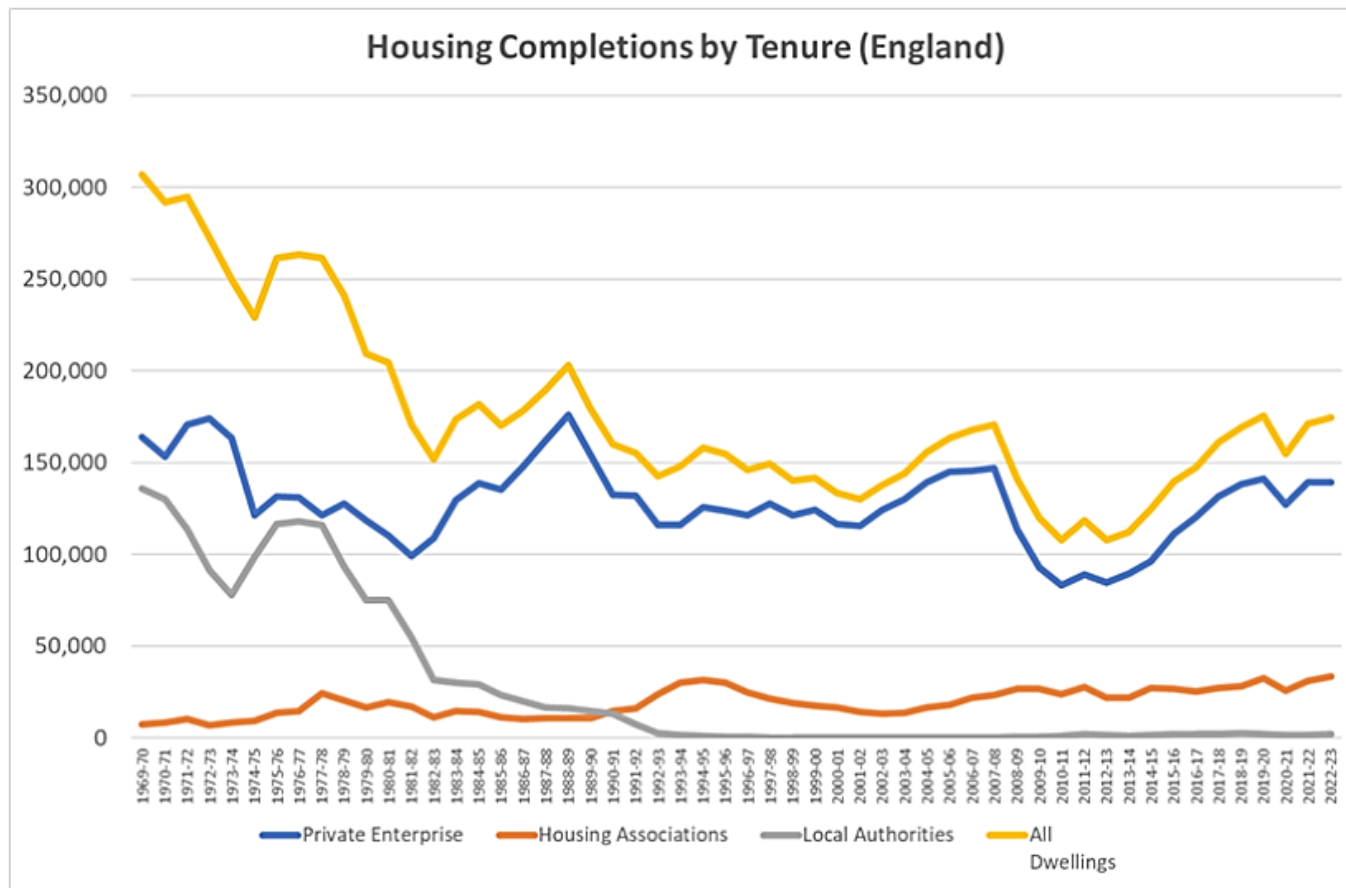
## National Planning Policy Framework













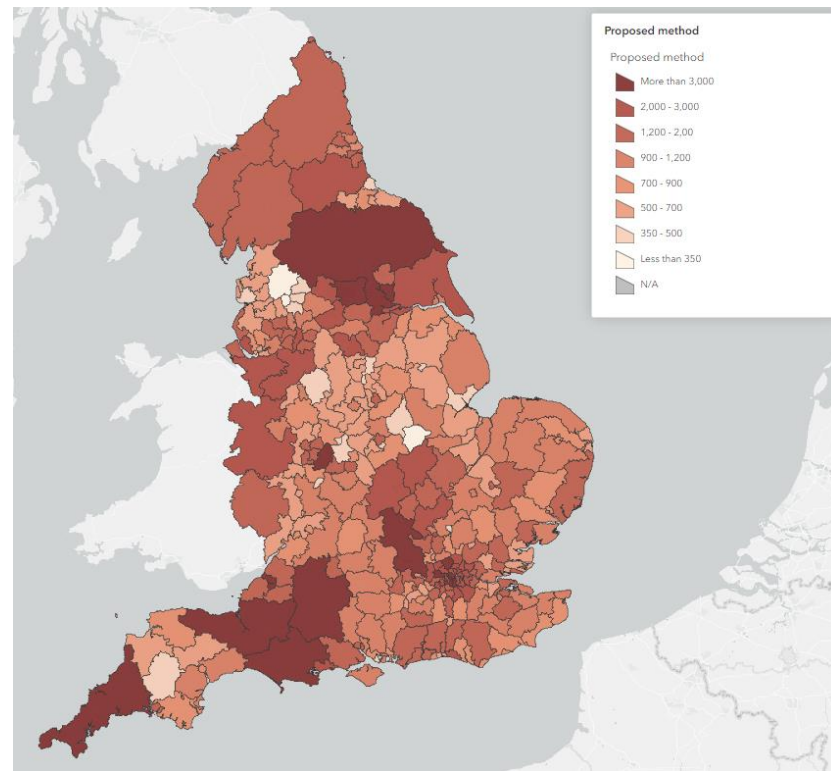
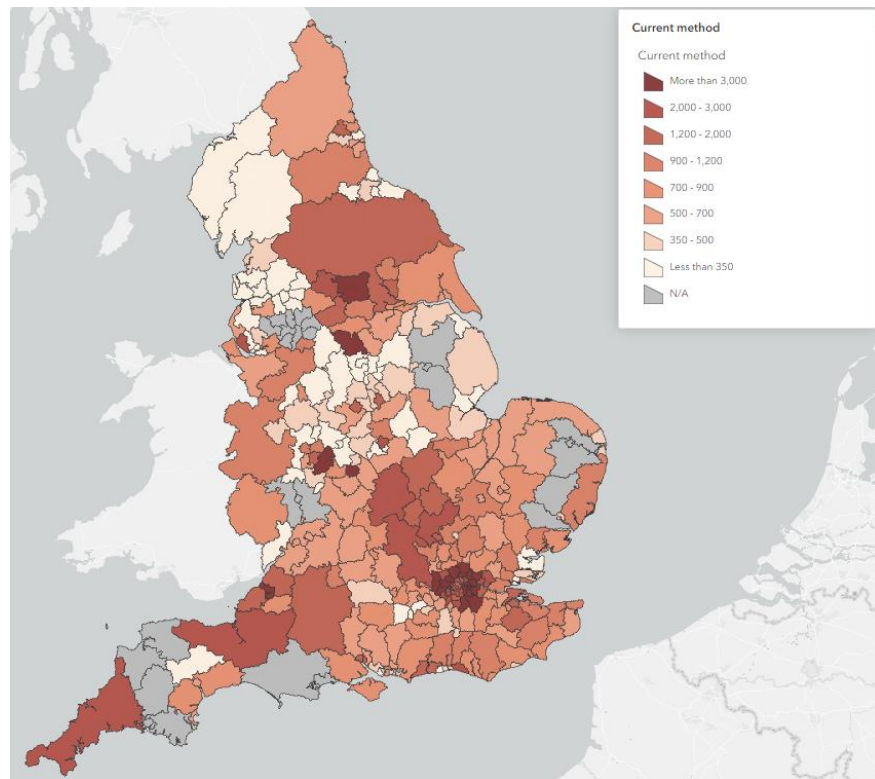
# NPPF – Housing Needs

- The New Standard Method for calculating housing needs – results in a national target of c. **371,000 homes** per year
- Increase of 66,000 from previous standard method.
- Option for not using the standard method has been removed.
- Consequence of new housing targets could see some LPAs falling behind on 5YHLS and/or Housing Delivery Test.
- 10% requirement for Affordable Housing has been removed – greater emphasis on social rent and meeting affordable housing local needs.





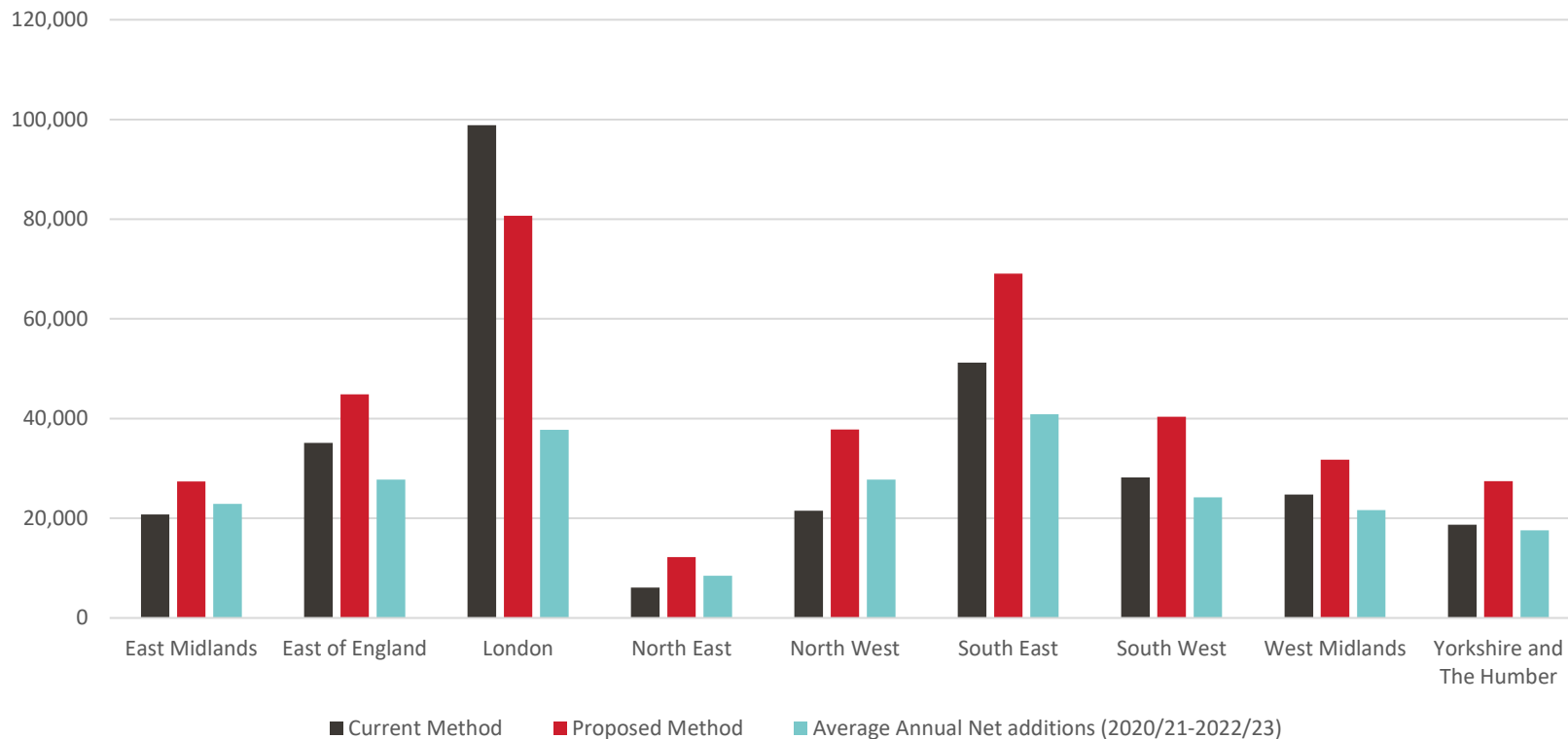
# Current v Proposed Standard Method





# NPPF – New Standard Method

Regional Totals





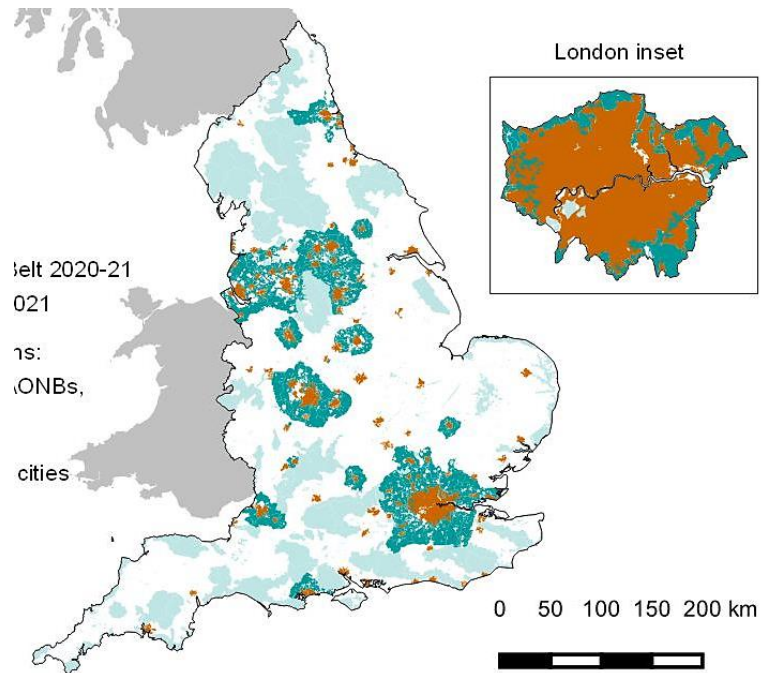
# NPPF – Green Belt / Grey Belt

- Changes to Green Belt boundaries still apply in 'exceptional circumstances' and through the Local Plan.
- New test: Exceptional circumstances include, but are not limited to, instances where an authority **cannot meet its identified need** for housing, commercial or other development through other means.
- Priority still given to previously developed land within the Green Belt.
- New designation of grey belt in sustainable locations.
- Applies to Plan Making and / or Planning Applications

*Grey belt: 'grey belt' is defined as land in the green belt comprising Previously Developed Land **and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes** (as defined in para 140 of this Framework), but excluding those areas or assets of particular importance listed in footnote 7 of this.*



# NPPF – Green Belt / Grey Belt



## Green Belt requirements:

- Not cause substantial harm to the openness of the Green Belt.
- At least 50% affordable housing [with an appropriate proportion being Social Rent], subject to viability.
- Necessary improvements to local or national infrastructure.
- The provision of new, or improvements to existing, green spaces that are accessible to the public.



# NPPF Additional Considerations

- Greater emphasis on new infrastructure (para 98):  
*“significant weight should be placed on the importance of **new, expanded or upgraded public service infrastructure** when considering proposals for development.”*
  - Greater emphasis on looked after children housing needs:
63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children<sup>29</sup>; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers<sup>30</sup>; people who rent their homes and people wishing to commission or build their own homes<sup>31</sup>.





## NPPF – Other Changes

- Significant weight should be given to all proposals for renewable and low carbon energy (para 164).
- Local Plan Preparation – some transitional arrangements.
- Advanced Local Plans (Regulation 19 stage) can continue to examination unless there is a significant gap (>200 dwellings) between the plan and the new higher published local housing need figure.
- Community Infrastructure Levy – scrapped.
- First homes priority – removed.
- Final publication / adoption expected in early 2025.



**WHAT'S  
NEXT?**



# Public Sector and other funding

---

Bart Monhonval

Associate Director – Town Centres & Economic Regeneration

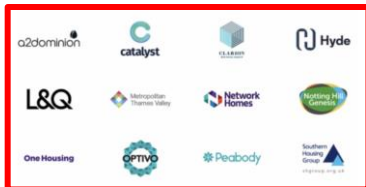


# Funding Availability

## Public/Government



## Private/Institutional



## Public Private Partnership



## Local Authority



Right to buy replacement  
2013-14



Source: DCLG

FT



Majority of funding under the form of loans (assumes viability of developments).

Availability of funding is not the main issue – identifying sources of funding, allocation and use of this funding is.

---

## NEWS

# DLUHC admits handing £1.9bn of housing funds back to Treasury

12 July 2023



# Case Study: Housing Infrastructure Fund

Launched in 2017

Total allocation of £4.2bn to be fully committed by March 2021

Capital grants for physical infrastructure (such as roads, community facilities, utilities, schools, flood defences, and digital communications)

Aim to support the unlock the delivery of 340,000 homes

**2017**

£4.2bn

340,000 Homes

**2022/23**

£4.2bn

270,000 Homes

**Status Jan 24**

£1.3bn

23,000 Homes?



# Case Study: Housing Infrastructure Fund

## £170m withdrew for Medway (9,500 homes on the Hoo Peninsula)

- **Economic Challenges:** impacted negatively on the viability of the scheme
- **Value for Money Concerns:** the economic challenges raised concerns about the VfM of the project
- **Deliverability Issues:** increasing costs impacted on the viability and deliverability of the project within the set allocated funding

**Wider Context:** a total of 16 projects had their funding withdrawn (£539m), which demonstrates the challenges of delivering housing within rigid frameworks.



# Case Study: Housing Infrastructure Fund

## ISSUES:

- Costs rising by as much as 40% since the pandemic meant that some schemes had a funding shortfall of tens of millions (and were put on hold by developers)
- Complexity to deliver the infrastructure in terms of budget and schedule
- Some projects were not “shovel-ready” and developed following the announcement of the Housing Infrastructure Fund (adding to risks)
- Will it unlock the level of housing predicted (without further support)?



# Case Study: Brownfield Land Release Fund

Address the viability gap of housing delivery on brownfield land.

**LRF:** £45m allocated to 70 council-led projects in 2018 to pay for small-scale council-owned land remediation costs. Aimed to deliver 7,000 homes, but no information on actual delivery.

**BLRF1:** launched in April 2021, offering up to £75m (incl. £25m to self and custom-build) with funding to be used to pay for viability gap on council-owned brownfield land.

**BLRF2:** Launched in July 2022 and saw £180m allocated over 3 rounds (third and final round announced in December 2023)

- Round 1 & 2: £100m for 8,600 homes
- Round 3: £80m for 8,000 homes delivered by March 2028



# Case Study: Brownfield Land Release Fund

## ISSUES:

Similar to HIF – some project are faced with rising costs and uncertainty over VfM

Overall, there is a lack of transparency on spending and delivery



# Ways to Improve Housing Delivery through Funding

**Dynamic funding** to cover unforeseen impact inflation

Local Authorities to be granted **capacity funding** to pro-actively develop and maintain a pipeline of projects ahead of funding being announced

**Conditional funding** instead of competitive funding, and removal of set deadlines for application, to prevent:

- Waste of money on capacity funding
- Over-estimation of benefits (housing delivery)
- Under-estimation of costs and inflation
- Applications based on inaccurate information (due to lack of time for preparation)

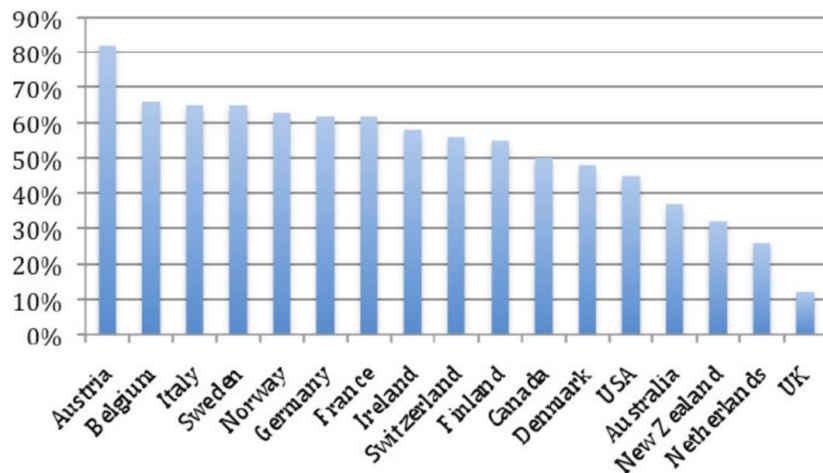


# Ways to Improve Housing Delivery through Funding

(More) Investment into publicly owned (social) housing

Funding for innovative housing delivery methods (such as off-site production)

Funding/Support for SME house builders and self-build



*Percentage of new homes which  
are self-build homes*

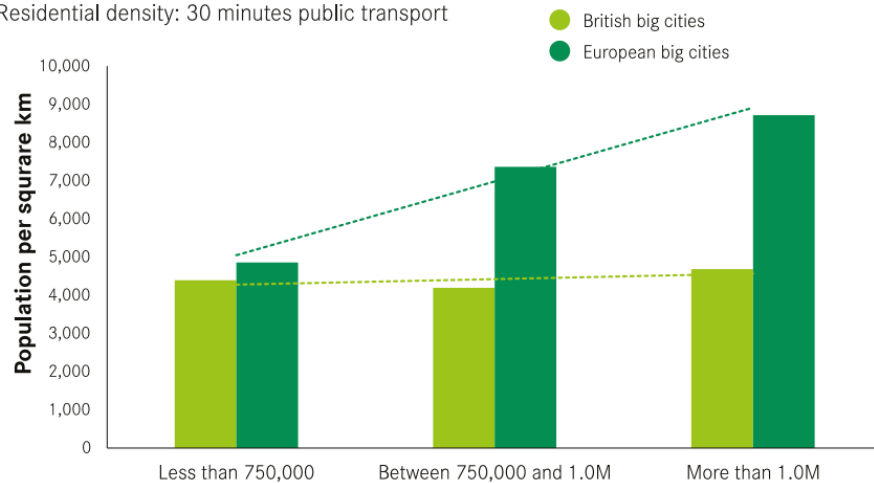
*(National Self-Build Association,  
2008)*



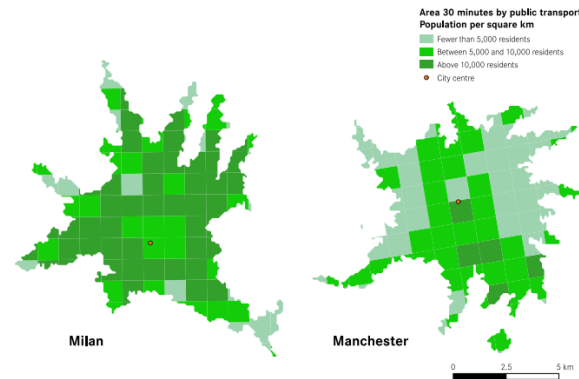
# Ways to Improve Housing Delivery through Funding

Funding targeting an increase in housing density where infrastructure is available

Residential density: 30 minutes public transport



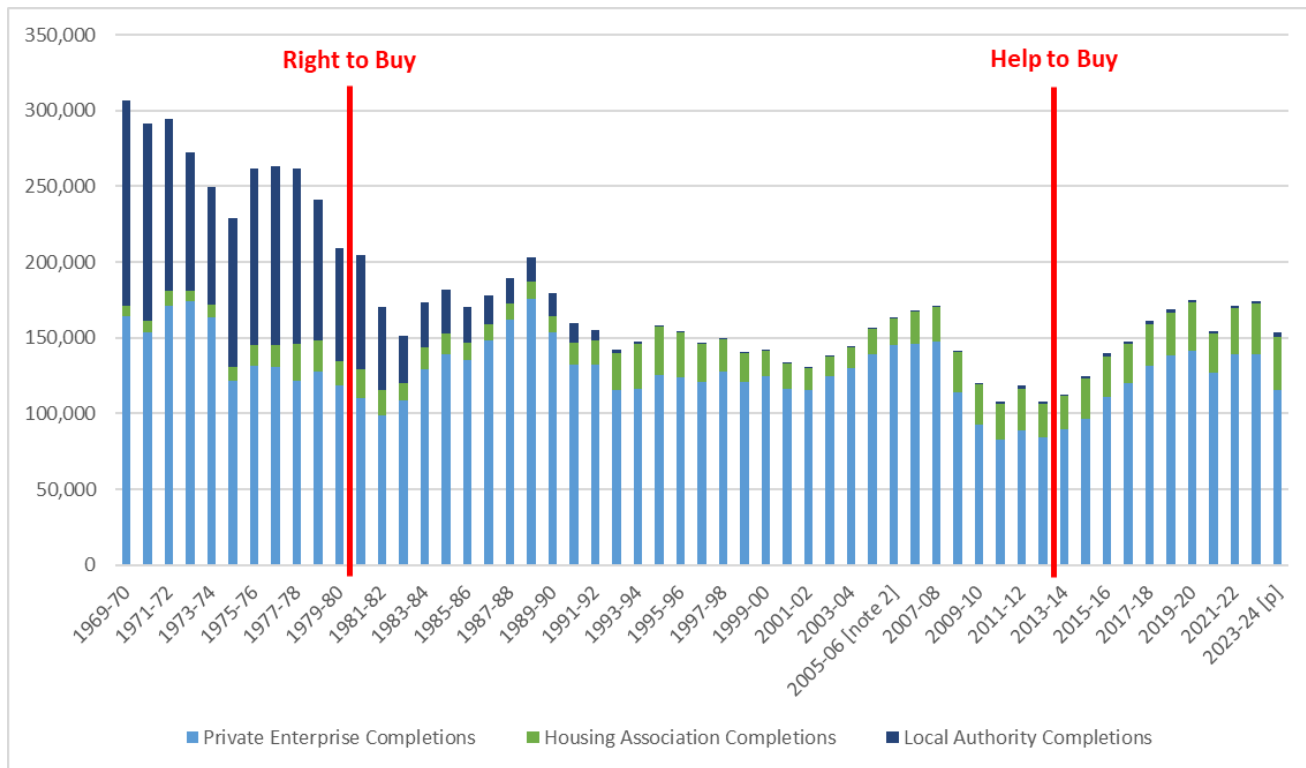
Source: Centre for Cities



15 minutes from city centre



# Boost Supply, Not Demand





# Statutory Powers and Reforms to Compulsory Purchase

---

Simon Bachelor

National Head of Land Assembly & Compulsory Purchase



# Requirements for all Compulsory Purchase Projects

- Compelling case in public interest to justify interference with human rights
- No material impediments to the scheme – typically planning and finance
- CP powers should be considered last resort and AA should use reasonable attempts to acquire land voluntarily. This requires early engagement and meaningful assistance to mitigate impacts of the CPO.



# Before a Compulsory Purchase Inquiry

- Acquiring authority to agree the scheme boundary
- Develop a Land Acquisition Strategy
- Develop and Engagement Strategy
- Show intent to use compulsory purchase powers
- Open up discussions and negotiations with stake holders
- Follow Government Guidance
- Engage a developer/house builder
- Work up a scheme and obtain planning permission



# Timeline to Compulsory Acquisition

- Acquiring authorities' decision to assemble land – 3 months
- Land referencing and property compensation estimate, develop strategy and approval by the Acquiring Authority – 6 months
- Engagement and early acquisition - 12 – 18 months
- Procure a developer or house builder – 6 months
- Design scheme and obtain planning – 12 months
- Preparation for and compulsory purchase inquiry – 6 – 9 months
- From approval to serving first compulsory purchase notice – 2 – 3 months
- Possession of first property – 3 months after notice is served
  
- Total time line is 60 months or 5 years



# Shortening the Process

- Twin tracking some of the processes
- Watering down the stakeholders ability to object
- Combining the planning and compulsory purchase inquiry
- More and better developed plans before going to Inquiry or examination
- Using powers more strategically
- Fixing the price of acquisition to existing use value times 2 or 3 or some other multiple (removing hope value)



# Alternative Ways of Dealing with Delivery

- More strategic use of compulsory purchase powers
- Collaboration between neighbouring authorities
- Acquiring authority taking more risk and therefore reward
- DO NOT FORGET THE INFRASTRUCTURE





# HGGT

HARLOW & GILSTON  
GARDEN TOWN

## Unlocking Housing Delivery: Harlow and Gilston Garden Town





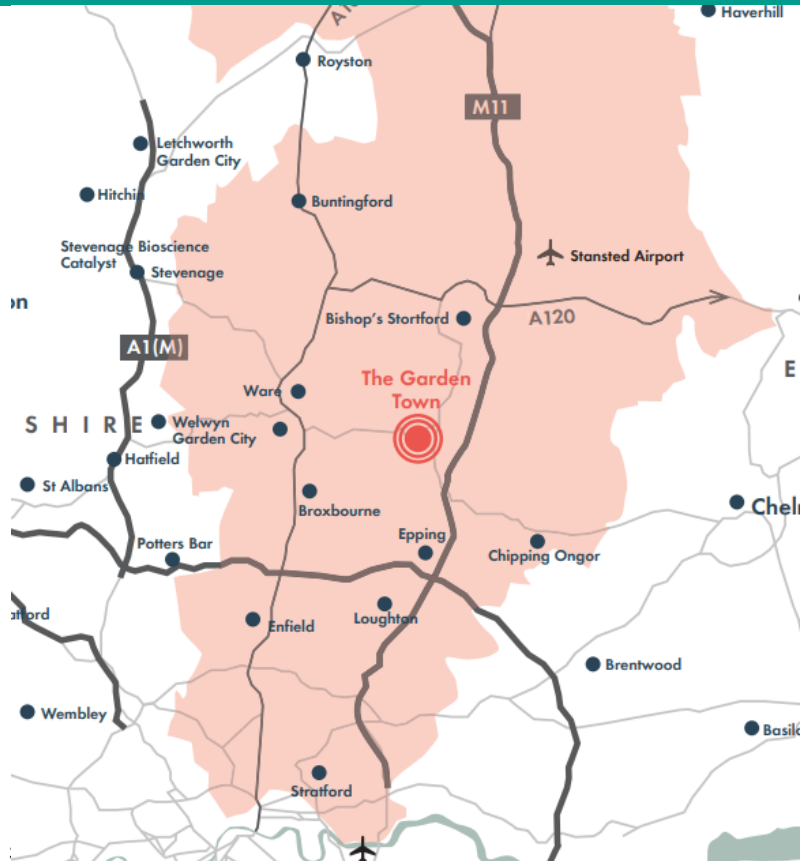
**Kevin Steptoe,**

**Placeshaping and Engagement Lead,**

**Garden Town Lead Officer, East Herts DC**



# Context



**Harlow: post war new town, NE of London**

**Population circa 85,000**

**Limited potential for expansion**

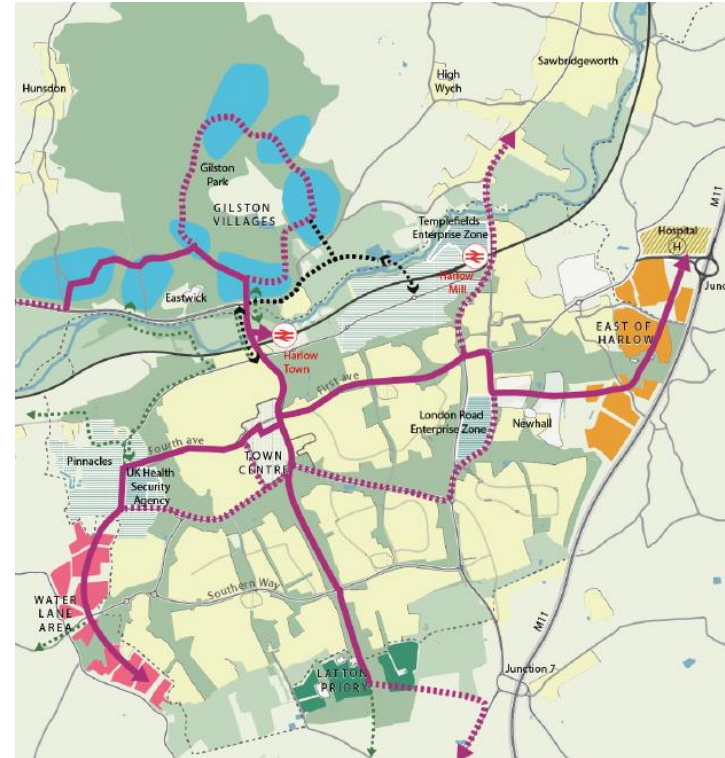


# Context

**Born out of informal co-operation**

**Delivery of housing need for three LPA areas**

Site	
Gilston	10,000
East Of Harlow	3,350
Latton Priory	1,050
Water Lane	2,100
Harlow area	9,200
TOTAL	25,700





# So far.....

- **Local Plans adopted for the three LPA areas;**
- **Initially an informal decision making Board – now a formally constituted Joint Committee;**
- **Housing Investment Grant (HIG) secured: £171m;**
- **Gilston Area planning applications – two transport infrastructure and two outline residential;**



# Supporting Delivery



- **Land to be acquired to enable delivery of transport infrastructure;**
- **Cross LPA and Highway Authority boundaries;**
- **Agreement of both LPAs to use Planning CPO powers, Highway Authority to pursue Bridging Orders**



# Current Position...

- **Planning permission in place for transport infrastructure;**
- **Developer continues to seek to acquire land by agreement;**
- **HIG spend deadline pressure;**
- **Resolution to grant outline planning permission for 10,000 homes – subject to completion of s106 Agreement.**