
“Future- proofing housing supply”

The latest report from The Housing Forum

The 10 point plan to increase housing delivery

Shelagh Grant, Chief Executive, The Housing Forum



Raising Standards. Protecting Homeowners

Affordable Housing Group Event
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Future proofing housing supply



Working Group Chair: Stephen Teagle, Chief Executive, Partnerships and Regeneration, Galliford Try and Deputy Chairman, The Housing Forum

Market Assumptions: Projecting a 20 year view

- Continued demand- historic supply side deficit pressurising system
- High political visibility leading to continued public interventions
- Successive Governments' use as lever for economic growth and employment

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- Modernisation and pre-manufacture in ascendancy
 - Increased capacity and resource pressures
 - Re-profiled demographic drives tenure choices
 - Planning, land availability and absorption rates determine momentum



Working Group

- Increase supply across all tenures
- Longer term defined as 10-20 year supply
- Anticipate changes in residential market across cycle
- Recognise delivery, investment and policy drivers
- Four working sub-groups:
 - ✓ Leadership and structures
 - ✓ Tenure delivery
 - ✓ Sector capacity
 - ✓ Commissioning and investment



#1 Leadership and Structures

Leading growth, driving consensus

1. Depoliticise

- ✓ Cross-party consensus housing strategy
- ✓ Planning decisions <250 homes by officers

2. Housing Minister at cabinet level

- ✓ Directly commission

3. A single voice for the industry

- ✓ Address fragmented leadership

4. Pro-active local leadership

- ✓ Local authorities and housing companies
- ✓ Commission, invest, enable, promote



#2 Building Sector Capacity

New player, new skills

5. Implement Farmer report modernisation

- ✓ Large scale pre-manufacturing
- ✓ CITB reform
- ✓ Co-investment to initiate change
- ✓ Leverage government procurement and assets

6. Incentivise new entrants

- ✓ People, investment and developers
- ✓ Joint ventures, incubation and funding

7. Planning processes that favour increased supply



#3 Commissioning & Investment

Getting to scale, inspire investment confidence

8. Large scale capital investment plan

- ✓ Minimum 10 year large scale investment plan
- ✓ Leveraging public and private resources

9. Local authority direct commissioning

- ✓ Long term recyclable fund
- ✓ Portfolio investment
- ✓ Greater financial freedoms and bespoke deals

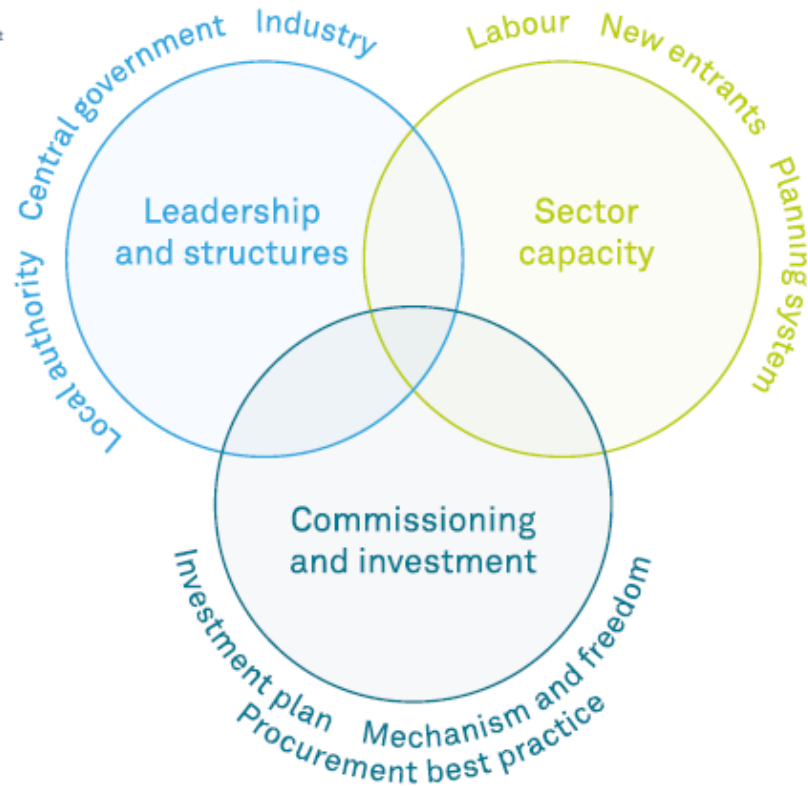
10. Deliver excellence in procurement

- ✓ Bank of procurement expertise
- ✓ Minimise costs, maximise delivery expectations



Acknowledgements

The Venn diagram demonstrates how each of the recommendations in this report interact with each other. It also highlights that we will only achieve the increase in housing supply that is needed by addressing each of the areas.



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Thank you!

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