

Budget Day CEO Forum

“Plans for Housing and Regeneration”

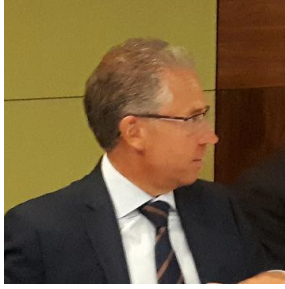
22 November 2017

Held in Birmingham with calfordseaden

Key words: affordable housing, city centre expansion, multi council and housing associations partnerships, infrastructure, skills and capacity, Commonwealth Games

The conclusions of the Forum are:

- 🏠 An integrated pipeline of local housing sites is essential to support delivery. Housing associations are working together with local authorities to make a combined multiple development offer which will have a greater impact than individual delivery.
- 🏠 In Birmingham, demand for general housing and older persons housing needs to be delivered as well as housing for build to rent and student housing.
- 🏠 There are opportunities for modular and volumetric construction. The model also helps to support and retain a dedicated workforce. New entrants are relying on a link-up with larger well known contracting firms to get access to opportunities.
- 🏠 The government focus on local needs, communities and place is welcomed.
- 🏠 The Budget announcement of the direction of 300,000 new homes by the mid-2020s effectively requires a 50% increase in delivery.
- 🏠 LEP support for land remediation is critical in many areas of the Midlands with so many brown field sites likely to be needed for housing.
- 🏠 The definition of ‘high demand’ areas where local authority investment caps will be lifted post Budget could stimulate delivery when it is introduced (likely 2012) but the real issue is the maintenance of adequate rent levels so that housing associations and councils can invest in and cross subsidise new opportunities.
- 🏠 The Budget confirmed that the Right to Buy pilot for housing association tenants will start in the Midlands.



As Government put housing at the heart of the first Autumn Budget, the midday announcements co-incided with our CEO Forum in Birmingham and gave early reaction to the impact on the West Midlands. **Paul Miller** drew on the experience of calfordseaden's Birmingham office, seeing more opportunities as the housing market expands. Government interventions will always be necessary to keep delivery moving at pace as we cannot rely on the market alone.

Simon Marks noted that the LEP region of Greater Birmingham and Solihull is performing well, attracting both new residents and inward investment. Productivity is moving in the right direction and the anticipated Devolution Deal should be beneficial for housing. Infrastructure will be strengthened if Birmingham's Government supported bid for the Commonwealth Games 2022 is confirmed. The challenges to delivery come in terms of affordability, skills, numbers and location of homes.

Clive Skidmore covered Birmingham's recent initiatives, identifying City Centre sites in the Jewellery Quarter and Broad Street which could see 800 more homes over the next couple of years. A dynamic framework has been introduced to offer more opportunities to SME builders who can join or leave the framework at any time. Birmingham's successful housing for sale schemes are profitable and have generated funds for 100 bursaries for higher education construction training, with a further 20 to follow. A modular housing product is in design which can be used for a 1300 athletes' village for the Commonwealth Games and then converted into permanent residential housing.

Steve Partridge considered that housing association building output across the country has been level for a generation yet much more could be gained from new forms of partnership which bring in development management capacity; examples are partnerships between Epping Forest DC and East Thames Housing Group and Brighton and Hove City Council and The Hyde Group. Land remains a major constraint on development, whether in partnership or not. What partnerships can do is bring finance and development capacity together for mutual benefit.

The Housing Forum is grateful to calfordseaden for hosting this CEO Forum.

The following took part:

- 🏠 Andy von Bradsky, Chairman, The Housing Forum (Co-Host)
- 🏠 Shelagh Grant, CEO, The Housing Forum (Co-Host)
- 🏠 Paul Miller, Managing Partner, calfordseaden LLP (Co-Host)
- 🏠 Neil Hebberts, Partner, calfordseaden LLP (Co-Host)

Guests

- 🏠 Simon Marks, Partner, Arcadis
- 🏠 Clive Skidmore, Head of Housing Development, Birmingham City Council
- 🏠 Mark Davis, Chief Executive, J Tomlinson
- 🏠 Neil Baxter, New Business Director, Keepmoat
- 🏠 Alun Watts, Senior Business Development Manager, Kier Living
- 🏠 Simon Wingate, Regional Partnerships Director, Lovell
- 🏠 Steve Partridge, Director, Savills
- 🏠 Fiona Hughes, Chief Executive, Solihull Community Housing
- 🏠 Mark Robinson, Partner, Trowers & Hamlins
- 🏠 Richard Madeley, Land Development Director, United Living
- 🏠 Nicola Clayton, Consultant Director of Development, Vanbrugh Construction
- 🏠 Gary Fulford, Group Chief Executive, Walsall Housing Group
- 🏠 Anthony Riley, Group Director of Development and Operations, Waterloo Housing Group