

CESW Housing Summit:

The challenges and opportunities surrounding our need to build more and better homes



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Strong communities with homes and jobs

GOVERNMENT PRIORITIES

- The Government is committed to increasing the housing supply in this country
- Housing Minister Brandon Lewis recently announced £1million new homes will be built by 2020
- David Cameron launched the new Starter Home Initiative at the Conservative Party Conference, which aims to deliver 200,000 affordable homes by 2020





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WHAT DO WE DO?

- Improve supply and quality of housing
- Secure development of land and infrastructure
- Support creation, regeneration and development of communities
- Contribute to sustainable development and good design

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OUR PURPOSE



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Throughout a period of change, the HCA's core purpose and vision remains:

To help create successful places with homes and jobs

- We work with **people and places** to help deliver homes, economic growth and jobs
- Deliver programmes of **investment** and **market interventions**, making significant contribution to overall supply of homes
- Making best use of public **land** and developing **economic assets**
- Undertaking effective and proportionate **regulation** of social housing providers

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A wide-angle photograph of a construction site. In the foreground, two construction workers wearing high-visibility yellow jackets and white hard hats stand on a steel beam, looking at a set of blueprints. To their right, a concrete pump truck with a long, articulated boom is positioned on the ground, pouring concrete into a formwork on an upper floor. In the background, several multi-story residential buildings are under construction. A large tower crane is visible on the right side of the frame. The sky is blue with some clouds, and the sun is shining brightly in the upper left corner, creating a lens flare effect.

IN THE SOUTH AND SOUTH WEST:

Between 2011 and 2014, we have



Invested more
than £950m



Delivered more
than 29,700 new
and affordable
homes



Helped nearly
3,800 families
into home
ownership
through
Help to Buy



Helped create
around 1,350
jobs and
42,000 sq m of
employment
space

* The HCA's south and south west operating area covers the south west of England, Berkshire, Hampshire, the Isle of Wight and Oxfordshire

Building stronger local economies



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Our impact in the south and south west*, 2011-15



**47% of all
homes built in
the South and
South West
have been
supported by
the HCA**

 HCA supported homes  Total homes built

Homes built with HCA support

HOW WE HELP PARTNERS



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Investment



Expertise



Partnership working

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INCREASING PRIVATE SECTOR HOUSING

Increasing private sector housing starts through equity loans and other market interventions

- £9.5bn Help to Buy to support aspirations for home ownership
- £1bn Build to Rent
- £570m Get Britain Building
- £525m Builders Finance Fund
- £1.5bn Local Infrastructure Fund
- £150m Custom Build Serviced Plots

Managing growth and complexity in DCLG loan portfolio

- New HCA-I business unit to ensure the professional management of risk



HOW CAN WE DO IT?



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1. Releasing Land
2. Speed Up Development
3. Partnership Working
4. Major Housing Projects



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1. RELEASING LAND for housing and economic growth



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In 2014-15: *The HCA made enough public sector land available for more than 8,800 new homes to be built*

We have a new role as Government's land agent from 2015 onwards.

We will apply commercial expertise and experience to:

- Dispose land on commercial basis
- Invest where appropriate to bring forward developable sites and maximise value
- 'Build Now, Pay Later' approach (deferred payment)
- Using Delivery Panel to speed up process

2. WE SPEED UP DEVELOPMENT



At Whitehill and Bordon in Hampshire

We've used our investment and development expertise to unlock land for 600 homes across two ex-MOD sites.

We secured mixed use outline consent for 500 homes and land for over 500 jobs in **10 months** and fast tracked the procurement of Barratt Homes.

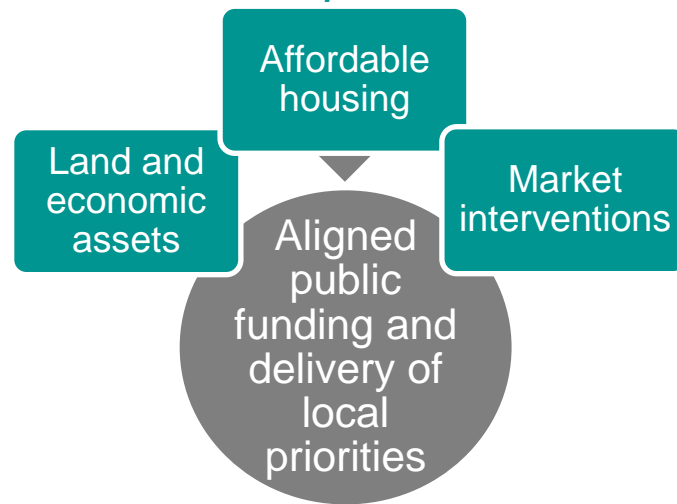
3. PARTNERSHIP WORKING



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- Strong relationships with local authorities, LEPs, RPs and government
- Investment aligned with local strategic priorities
 - Engagement with local authorities, LEPs, City Deals and Growth Deals
- Support the most effective mix of:
 - Land and assets
 - Affordable housing investment
 - Market interventions

We are locally driven. We work with councils, LEPs, Core Cities and other local partners, effectively targeting our investment and support at their identified priorities.



4. MAJOR HOUSING PROJECTS



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- Address social and economic needs
- Long-term investment
- Deliver major infrastructure
- 1,000+ homes



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Major Housing Projects: Challenge and Opportunity



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**1,000+ new
homes**



**Brownfield or
greenfield land**



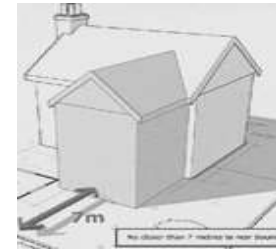
**Development at
pace**



High quality places



Community



Planning

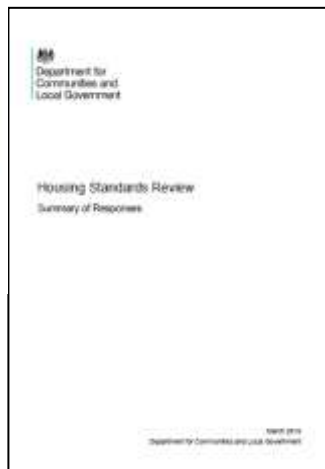
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Housing Standards Review



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the “untenable forest”



- This review aimed to simplify government regulations and standards into one key set, driven by Building Regulations.
- HSR **technical** consultation concluded March 2015; streamlined technical standards published

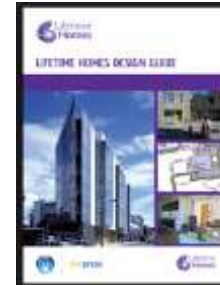
All Change...so what's out?

(no longer monitored/required by HCA funded development from Affordable Homes Programme 15-18)



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- HCA mandatory minimum standards:
 - CSH
 - DQS / HQIs
- Other technical standards:
 - LTH
 - SBD



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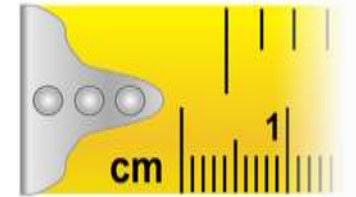
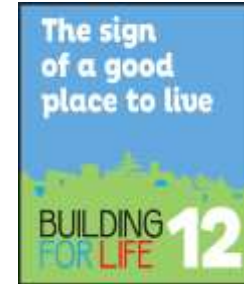
All Change...so what's stayed?

(Retained / Recommended by HCA for AHP15-18)



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- Building for Life 12
- Nationally Described Space Standard benchmarks
- Whole Life Costing
- Construction Commitments / Clients' Commitments



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All Change...so what's new?

(Applied through local authorities)

- Changes to current Regulations:

- AD Part M – Accessibility
- AD Part G – Water
- AD Part H - Waste

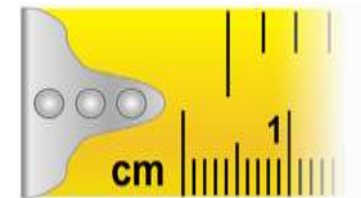


- New Regulation:

- AD Part Q - Security

- New Planning Standard:

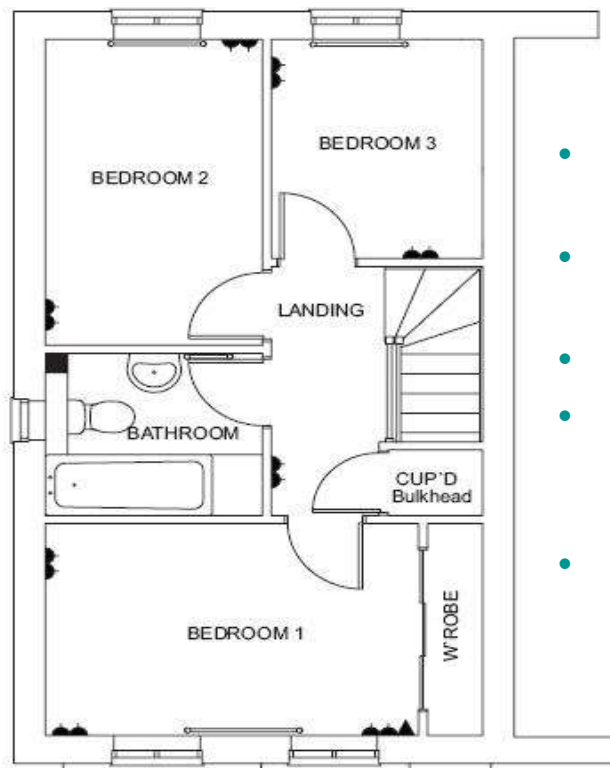
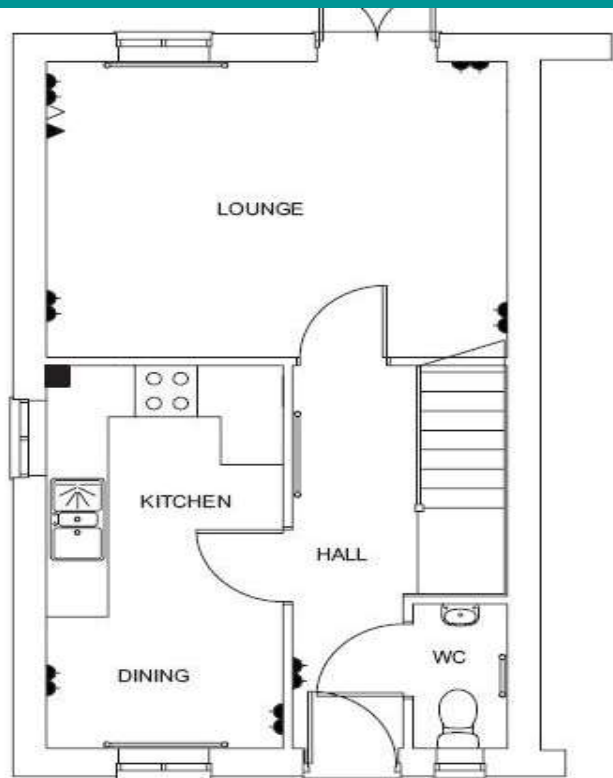
- Nationally Described Space Standard
(where applied through planning)



The HCA obligation to design quality



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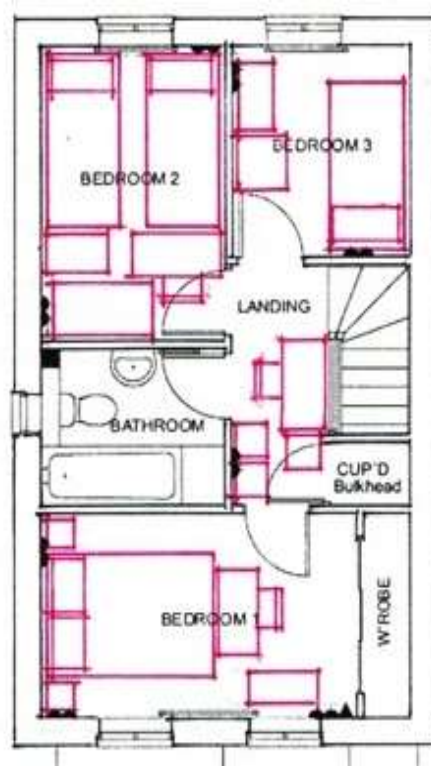
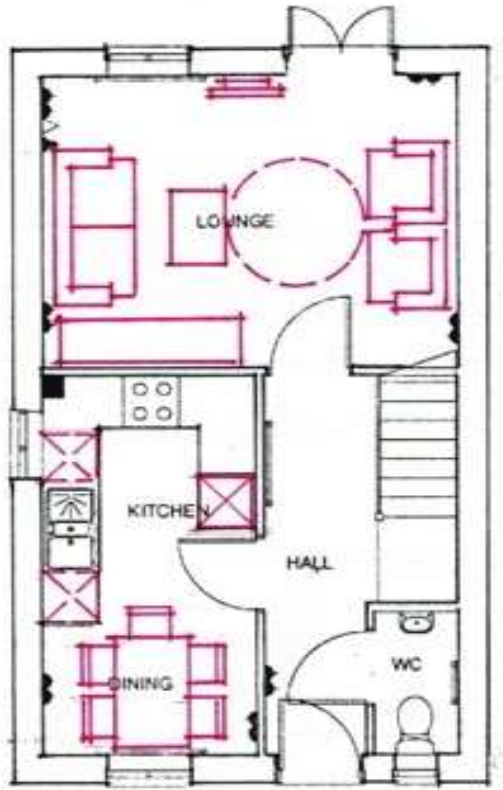


- House type claimed to be 3B5P
- No floor or room areas shown
- No scale recognised
- Plans not furnished nor circulation spaces shown
- No provision for a wheelchair user

The HCA obligation to design quality



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- What happens when you try to live in it?
- Where do we keep food, plates and dishes?
- Where does my daughter do her homework?
- Where does my son keep his toys?

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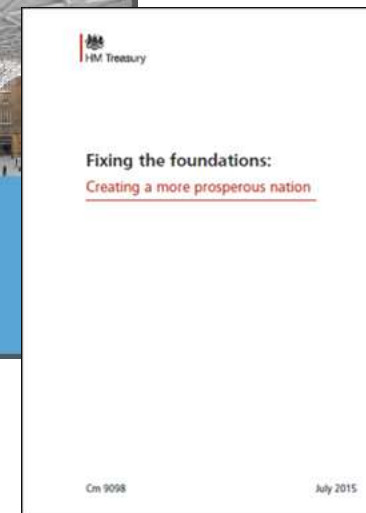


Construction 2025: industrial strategy for construction - government and industry in partnership

The vision for 2025:

Working together, industry and Government have developed a clear and defined set of aspirations for UK construction.

- **PEOPLE** - An industry that is known for its talented and diverse workforce
- **SMART** - An industry that is efficient and technologically advanced
- **SUSTAINABLE** - An industry that leads the world in low-carbon and green construction exports
- **GROWTH** - An industry that drives growth across the entire economy
- **LEADERSHIP** - An industry with clear leadership from a Construction Leadership Council This vision will provide the basis for the industry to exploit its strengths in the global market.



Degree of Excellence



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In its broadest sense, quality is defined as *a degree of excellence*: the extent to which something is fit for its purpose.



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