LGA 2024

Solving the Housing Crisis in a Sustainable Way

CLEAR FUTURES

Agenda

1. What is Affordable Housing and what its not
2. Purpose, historical and political context
3. Impact of interventions
4. Key figures
    - Housing delivery and construction
    - Tenure
    - Affordability
5. Tackling Homelessness
6. Key Considerations
7. Net Zero Retrofit
8. Clear Futures – Place-based delivery model
9. Q and A

What is Affordable Housing?

Affordable housing

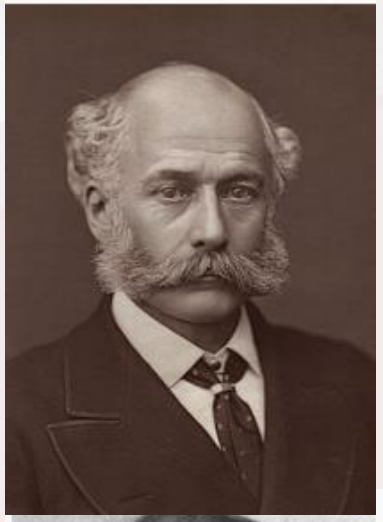
Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)

(a) Affordable housing for rent:
- Social Rent
- Affordable Rent
- Build to Rent (affordable private rent)

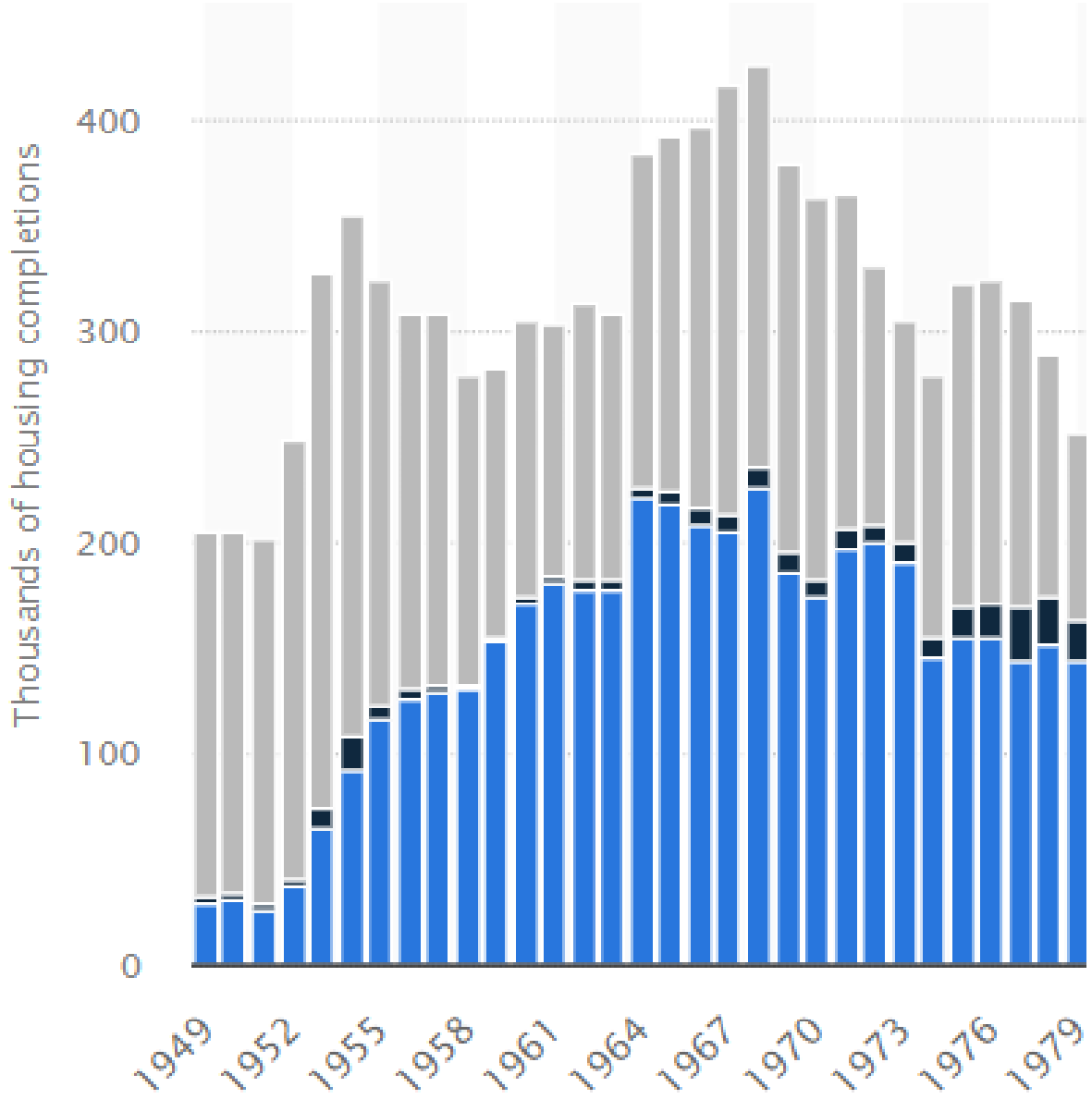
(b) Starter homes:
(c) Discounted market sales housing:
(d) Other affordable routes to home ownership:

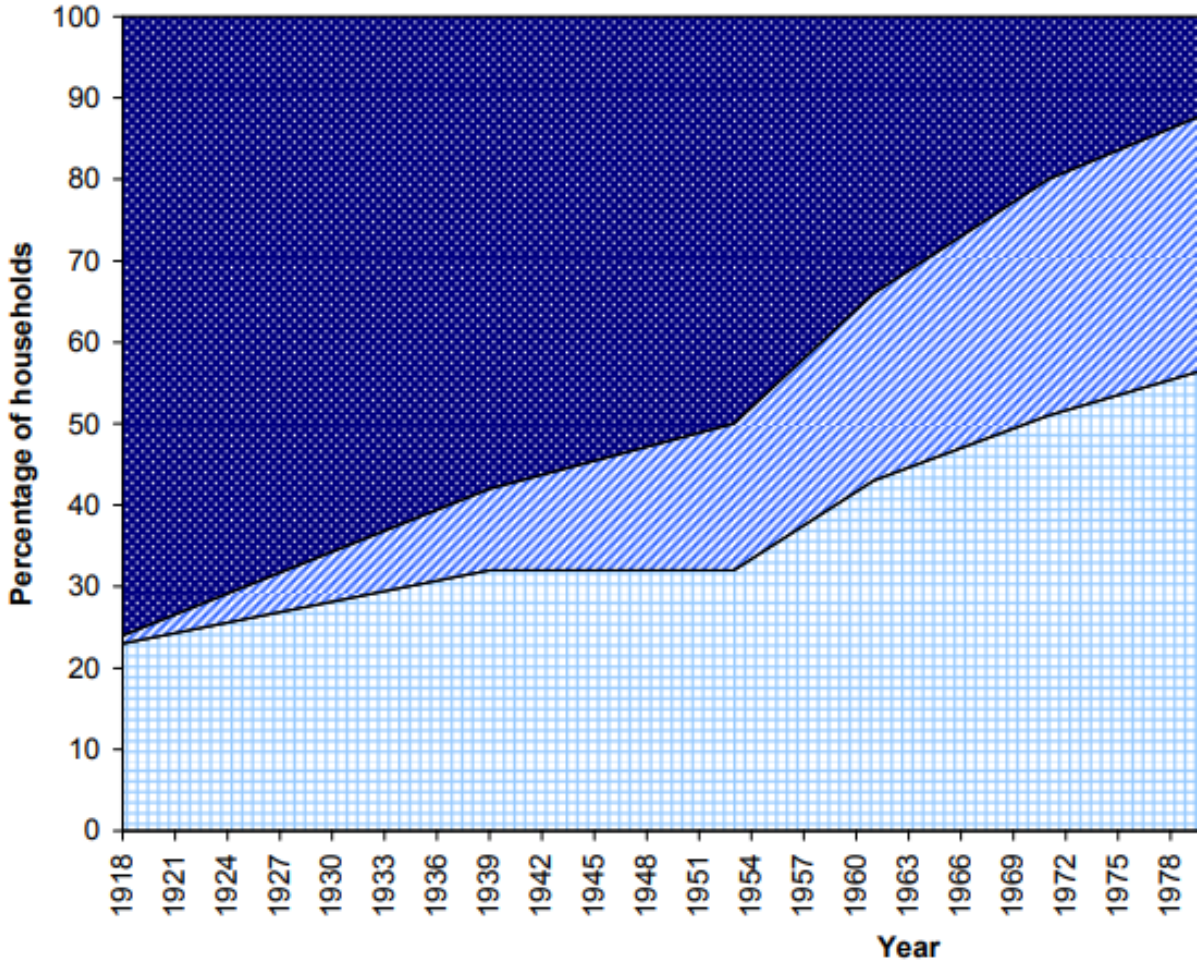
Purpose, historical and political context

- Rapid population rise, industrialisation and urbanisation in the 19th Century created challenges for local areas inc public health, housing, poverty
- Local areas increasingly responded to the challenge by directly intervening towards the later end of the 19th Century
- Housing for the Working Classes Act. 1890
- This continued 20th Century
- Housing and Town Planning Act 1919
- Inter war year housing delivery, then significant council housing delivery post second world war

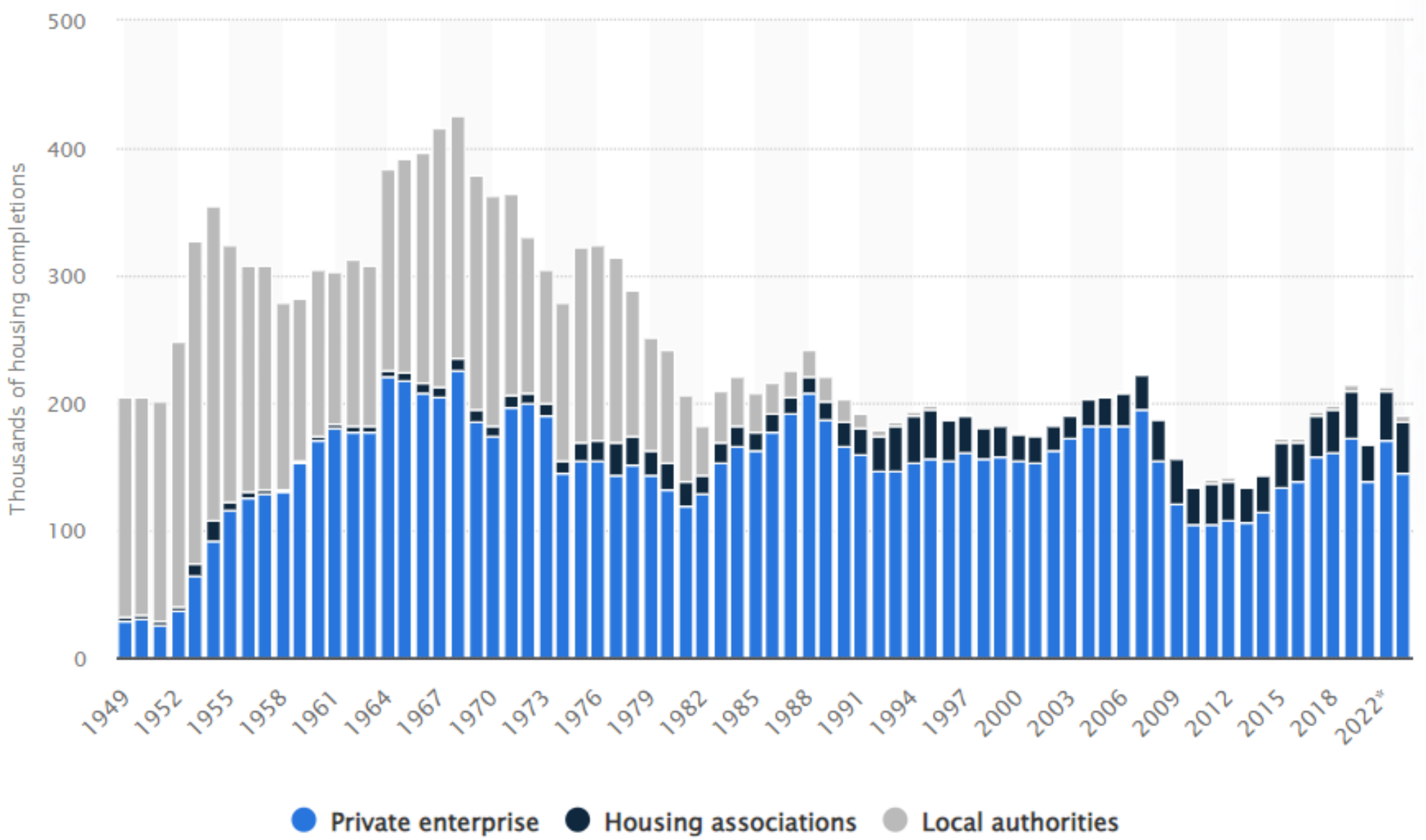


Impact of interventions

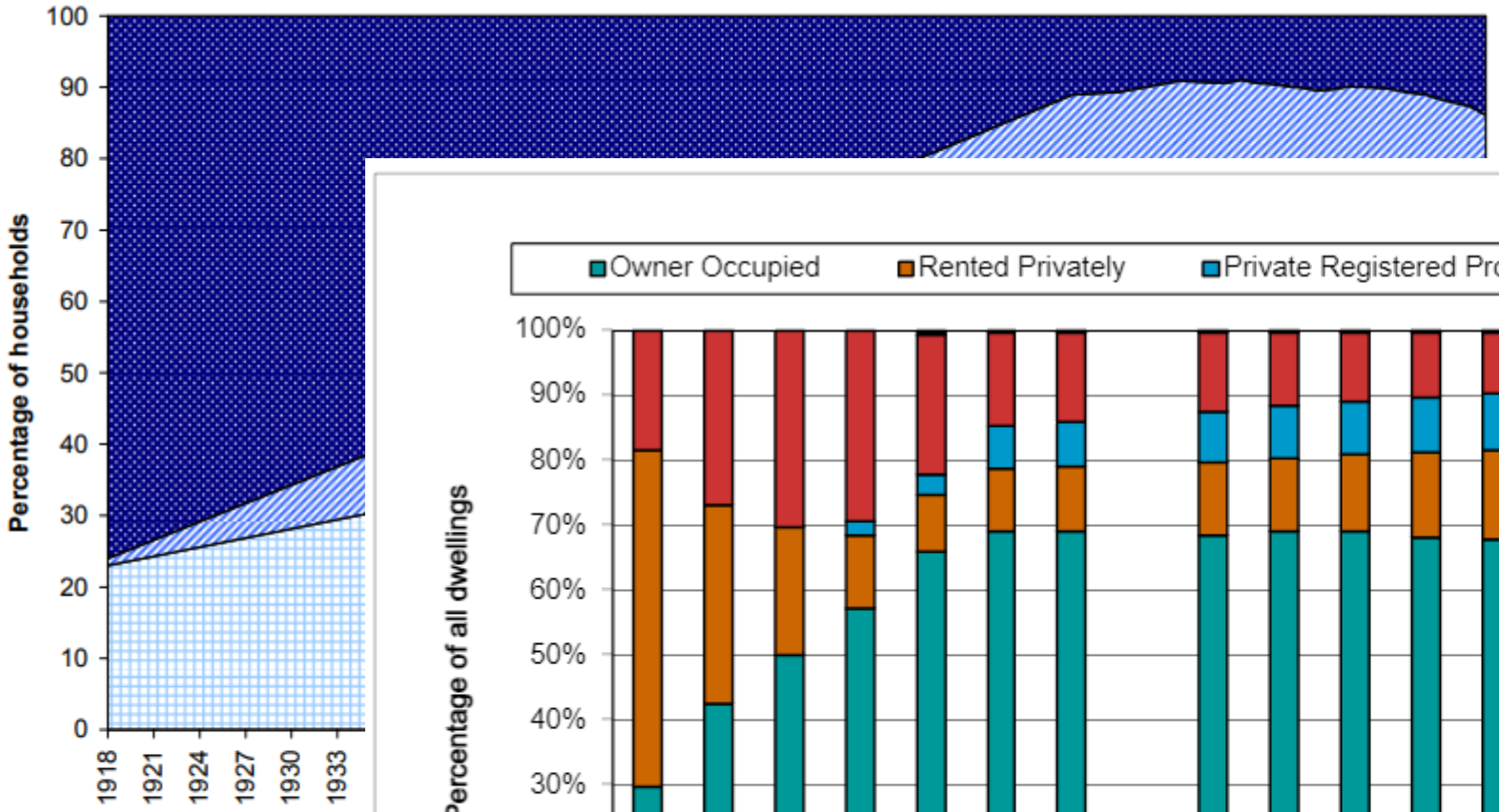


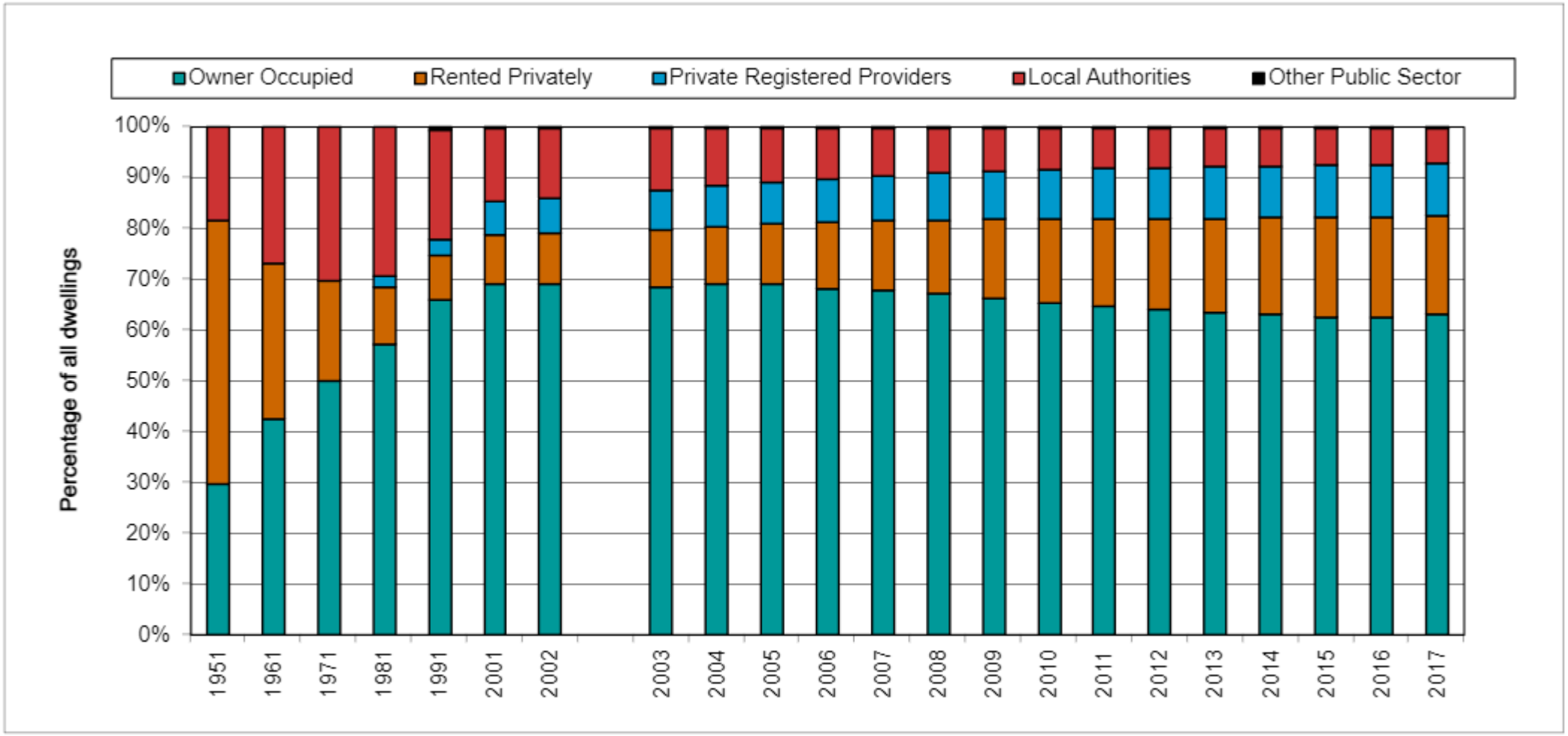


Impact on Housing delivery and the construction sector



Tenure changes





Affordability – incomes to house prices – 1845-2022

Eastbourne and Lewes Council

Tackling homelessness, providing homes with Clear Futures

Ian Fitzpatrick,
Lewes and Eastbourne Councils

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Eastbourne and Lewes Council

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£1bn spent housing homeless families in England

ews/topics/cj3ergr8209t

Homelessness in England at highest level on record, watchdog says

National Audit Office report on Tory government's attempts to tackle problem finds situation has worsened since 2017

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Homelessness Assurance

- Homelessness is ‘EVERYONE’s business’ culture – Staff conference
- Corporate ‘wraparound’ support for Housing Options & homeless Team
- ✓ Member oversight, CE, Finance, HB, housing development etc

Awareness/profile – local partners, MPs, LGA/District Council Network

Since Last Review

- Emergency accommodation (EA) peaked (March 2023), Today 30% down.
- Development of EA placement manager – performance and cost to the public purse.
- Reviewing costs of EA and continual negotiations and close working with EA
providers
- Introduction of new IT system – accurate submission of DELTA returns
- Created new Triage Team – taking calls in-house creating expert advice at first point of contact
- Created new PRS roles – improving access to PRS move on
- Training & Development Lead role *(Homelessness Link Excellent Awards June 2024)*

Supply and Funding

- Maximising funding/grant opportunities – Rough sleeping Accommodation programme (RSAP), Next Steps Accommodation Programme (NSAP), Local Authority Housing Fund (LAHF)

- EA/TA review – what is the best strategy to increase supply balancing pace of delivery, net cost, and risk?

- Existing stock use, new development, leasing (short and long), companies, dynamic purchasing, Housing Benefit regulations, Homes England funding etc.

Modern Home – Cabe Street

EBC (GENERAL FUND) MODEL						
	Description	**Rate**	**Av Per Unit (£)**		**Scheme Total (£)**	
Net Cost of EA	Costs **AFTER** LHA recovery	p.u. / p.a.	£	16,000	£	144,000
Nominations Fee	Nominations Agreement (EHICL)	Variable	-£	5,729	-£	51,557
TOTAL NET COST			**£**	**10,271**	**£**	**92,443**
		SAVINGS (£)	**£**	**10,271**	**£**	**92,443**
		SAVINGS (%)		**64%**		**64%**

New Homes

Other considerations

- **Turnkey** - Increased market targeting for new turn-key opportunities – purchasing new private developments 'off-plan'

- **S106** - Increase the amount of S106 (affordable housing) opportunities on private developments

- **Procurement** - speed and holistic approach/understanding

- **Capital Programme** – utilise other assets / developments to support housing supply (even if not standalone viable) – see next section.

Social Housing Retrofit

Delivering a better world

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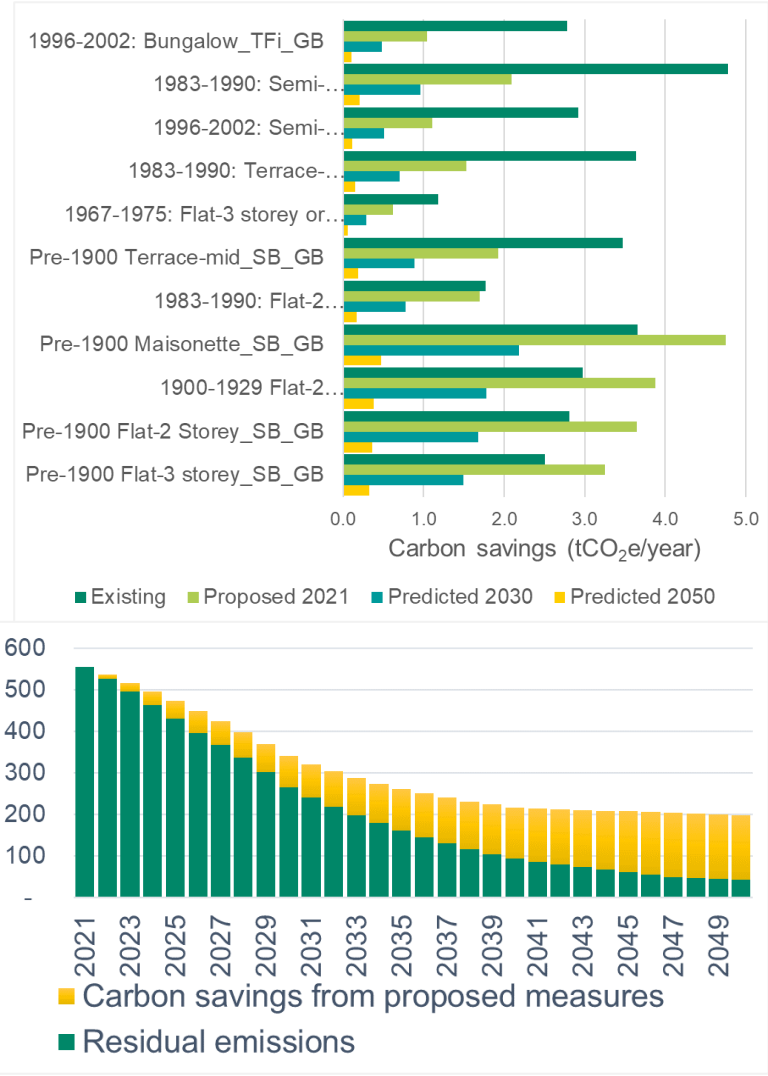
Retrofitting existing stock



0 Strategic Definition
Identify **potential** locations & dwellings

1 Preparation and Brief
Refine dwelling numbers and set clear project **targets**

2 Concept Design
Initial modelling to set design strategy and energy measures for each **archetype**

3 Developed Design
Develop proposals into **indicative drawings** and **specifications** for each **archetype**

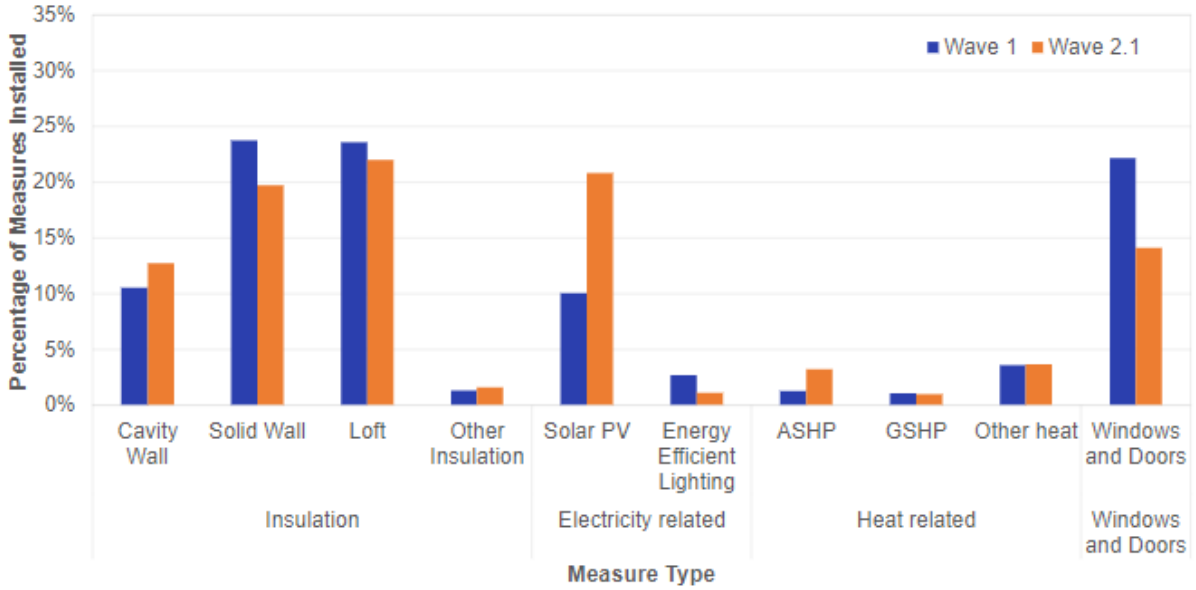
4 Technical Design
Review each dwelling for **variations** and additional work. **Specify** materials and equipment

5 Construction
Install measures and monitor workmanship. **Testing** and **commissioning**

6 Handover and Close Out
Hand back to Tenant. **Training** and **updating records**

7 In Use
Monitoring and **evaluation** of building performance and project outcomes (including POE and soft landings)

How to fund improvements



Home Upgrade Grant

Local Authority Delivery (LAD)
A Government Energy Scheme 2020-2021

SHDF
Social Housing Decarb Fund

Warm Homes: Local Grant

New Development Solutions

Delivering a better world

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Development Briefs and Heatmapping your assets

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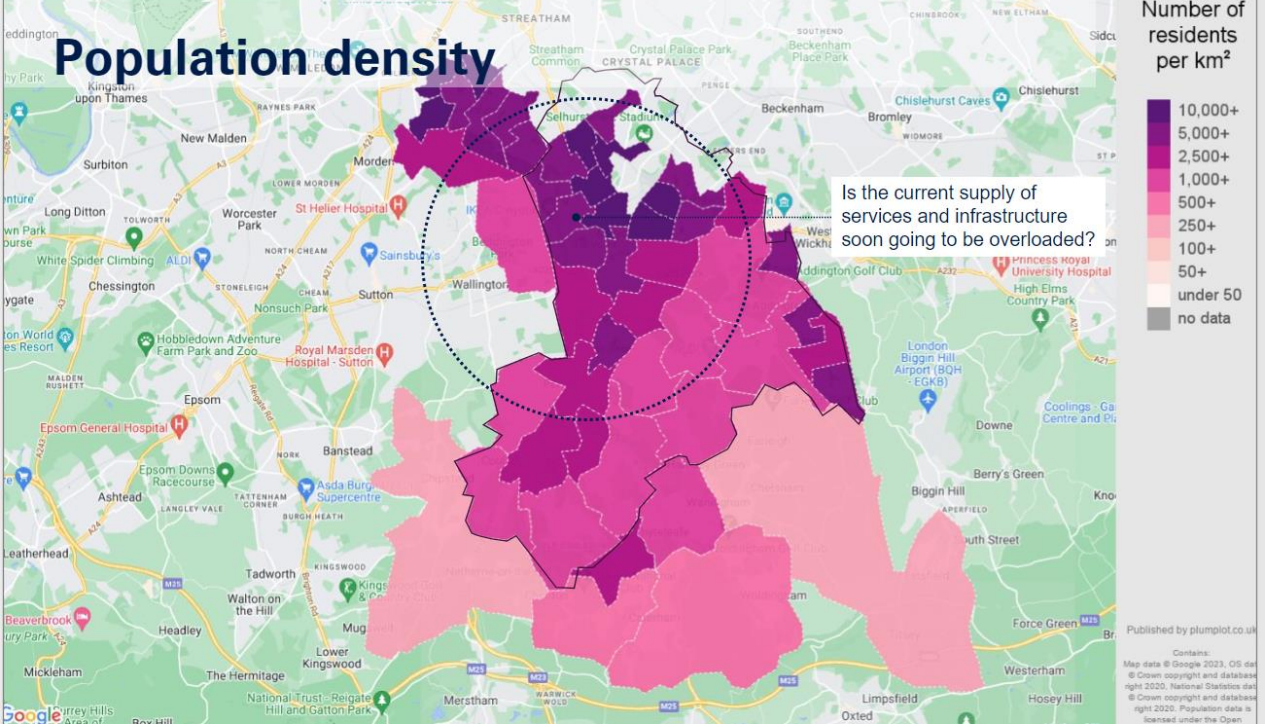
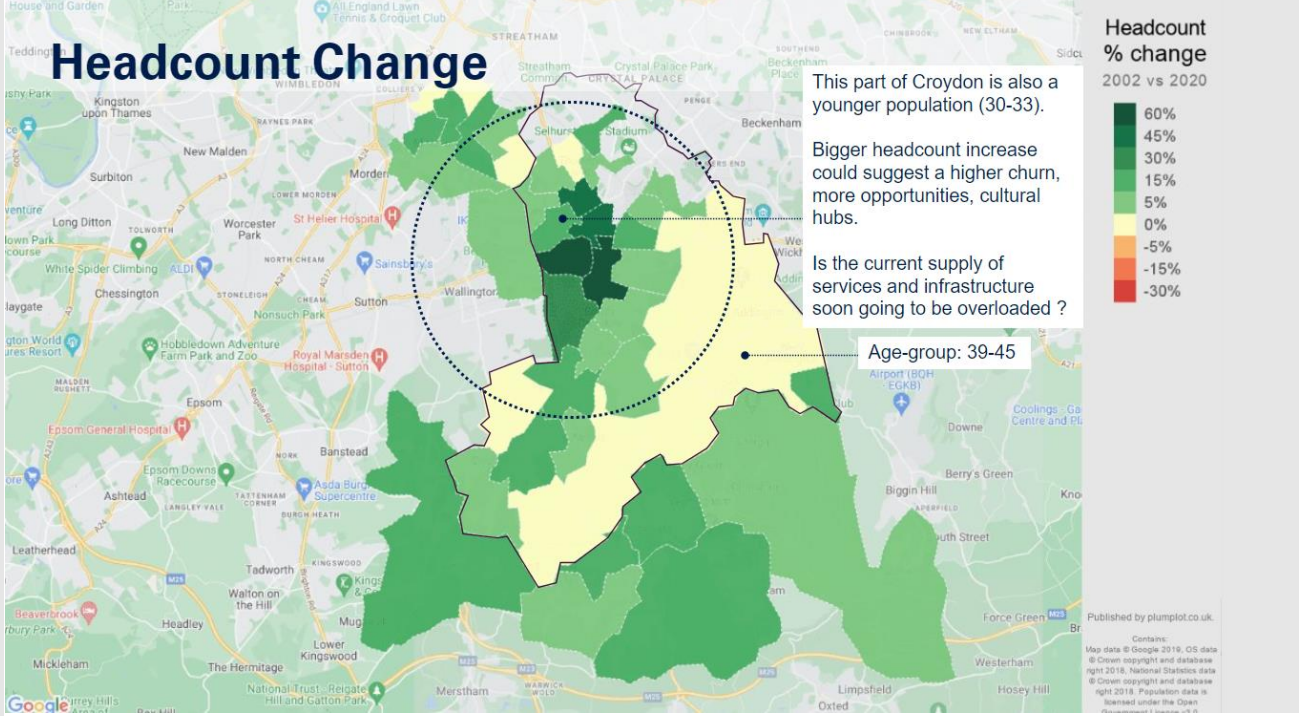
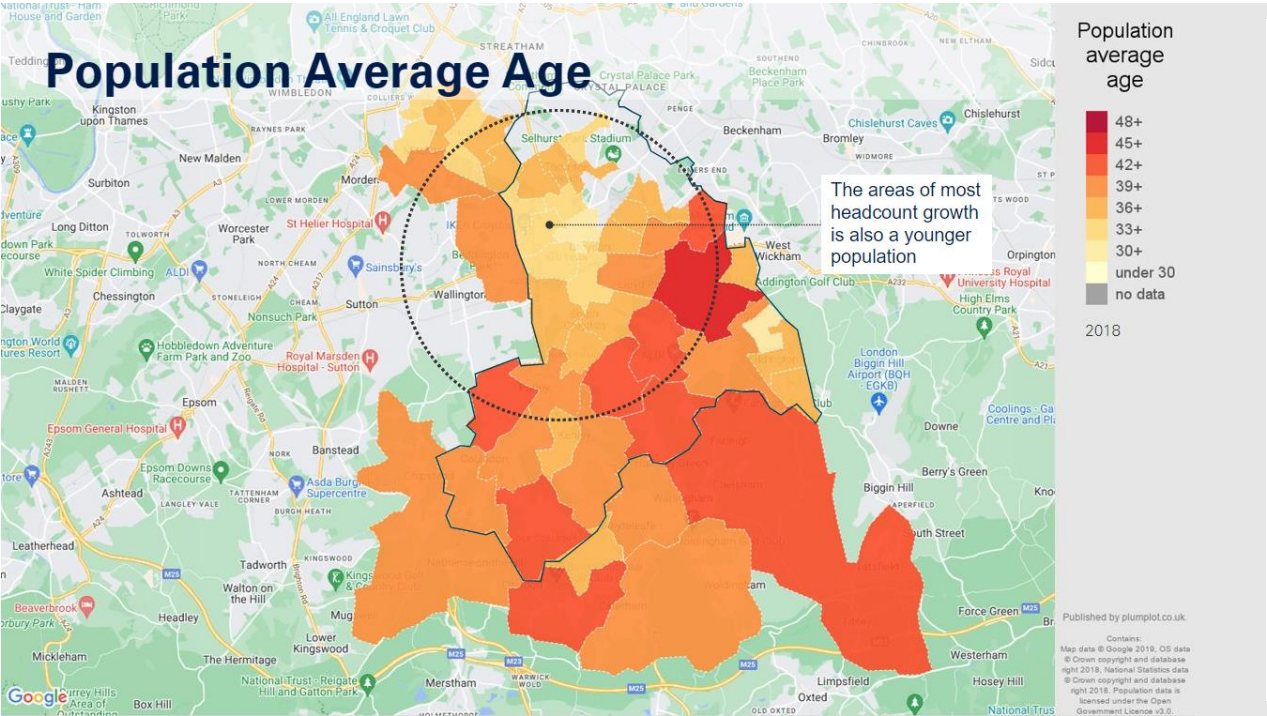
Population density



Headcount Change

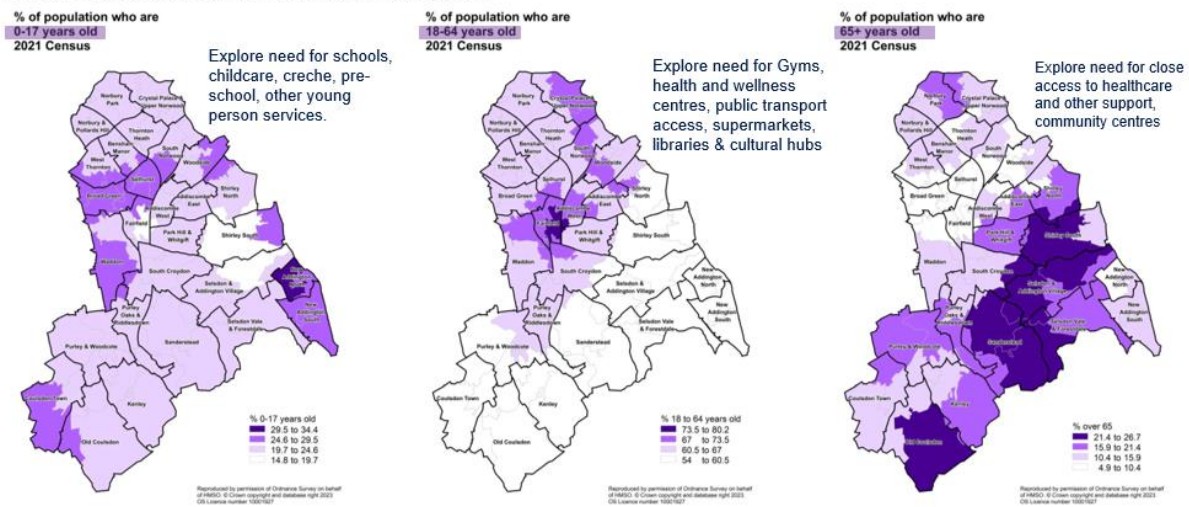


Population Average Age



Age group distribution

Age group distribution across Croydon, 0-17 years, 18-64 years and 65+ years:



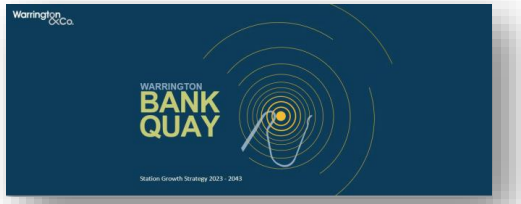
How we work

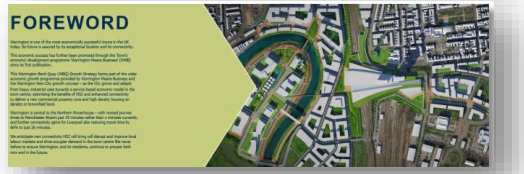
A key feature of our approach is the application of an **Integrated Design + Planning methodology**.
This is a bespoke AECOM application developed specifically for **complex, large-scale urban projects** which give rise to a wide range of interconnected issues.

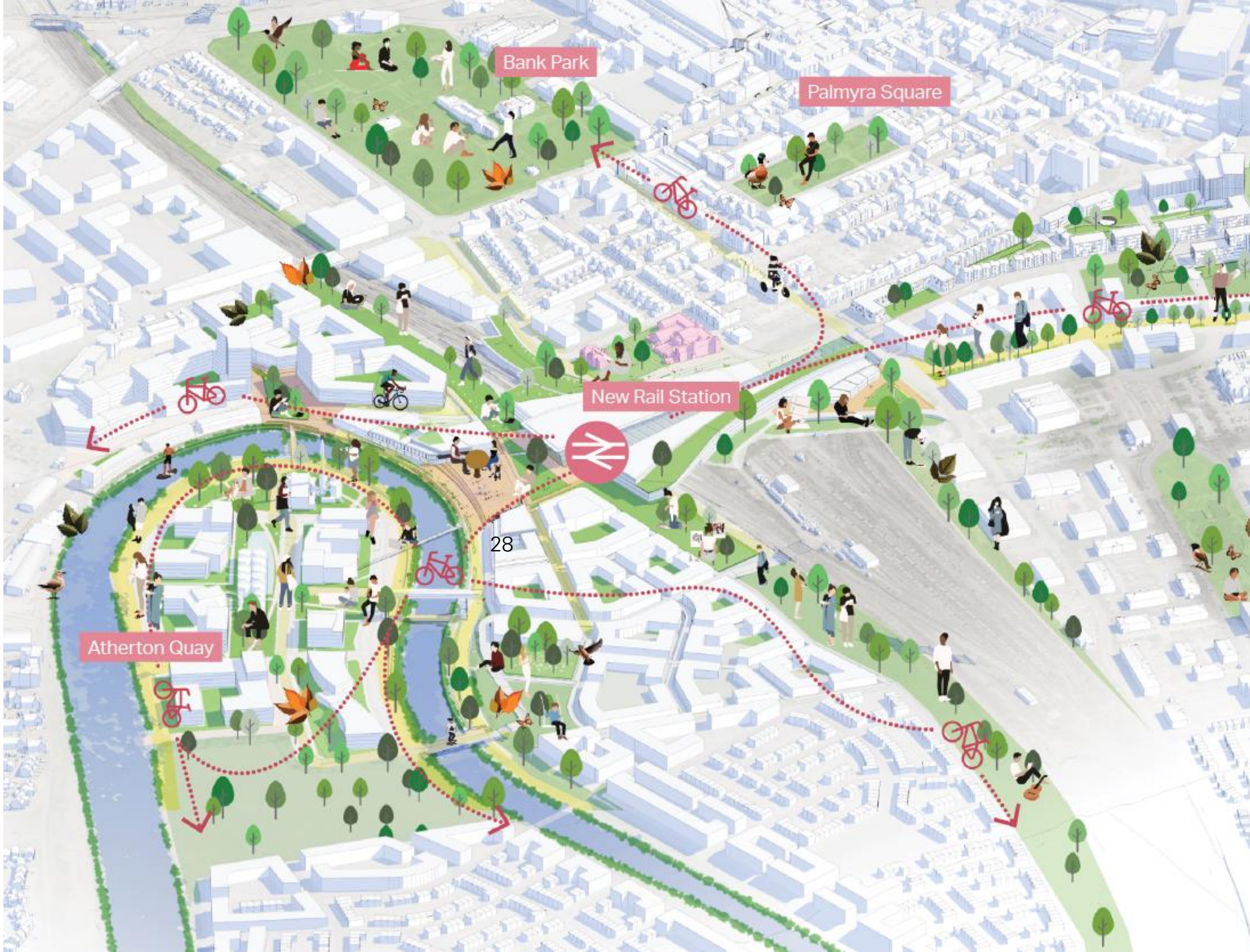
Warrington Bank Quay

Masterplan
Warrington, UK

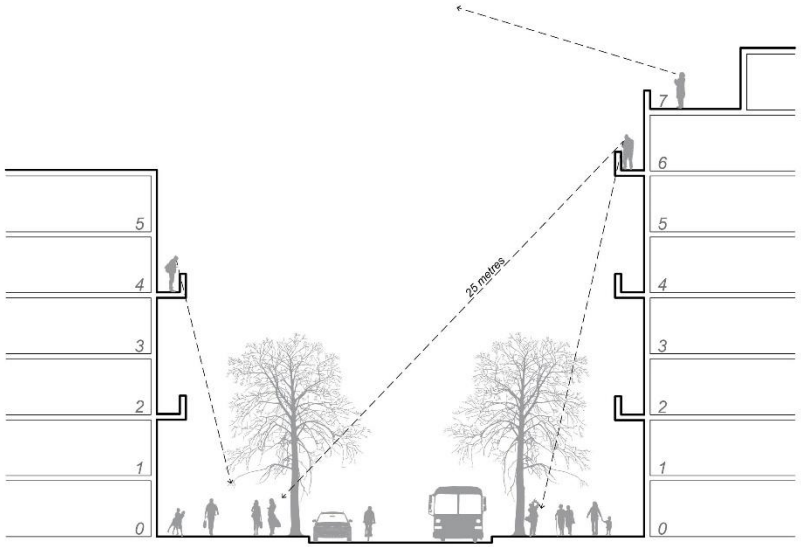
Client: Warrington City Council







Charlton Riverside



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Housing Delivery

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CLEAR FUTURES PLACE-BASED DELIVERY MODEL

CLEAR FUTURES PLACE-BASED LA NON-HRA

- Council with no HRA, stock transfer with minimal head room and little development capacity
- Growing housing need, housing delivery targets (LPA) and transformational place making opportunities
- Council land ownership and covenant strength
- Strong RP partnerships, but significant demand

- Support council direct delivery (potential for council owned local housing company, RP subsidiary and profit-making sale / PRS subsidiaries)
- Masterplanning
- Delivery of housing growth and placemaking
    - Regeneration, land disposals, Development Agreements to RPs (not stock transfer) and private developers (with controls)

CLEAR FUTURES PLACE-BASED DELIVERY MODEL

CLEAR FUTURES PLACE-BASED LA HRA

- Council landlord (HRA) with large and growing TA and homelessness need, and out of borough placements
- No / little headroom in the HRA
- Limited land council ownership
- Strong RP partnerships, with opportunities for greater collaboration with adult social care
- Strict planning (inc. energy efficiency, space standards)
- Existing regeneration framework
- Delivery Temporary Accommodation scheme including financial support
- Engage with Housing and Adults Services to identify need, model, specification, prioritisation
- Deliver financial modelling and funding
- Support engagement with the RPs and selection for supported accommodation provider
- Help with messaging and sensitivities
- Capacity building and knowledge transfer

Questions?