

LOCAL PARTNERSHIPS

The public sector delivery specialists

OUR WORK

Increasing housing supply



Local Partnerships provides a practical and objective approach to increasing housing supply: we can help you unlock the potential in your area

Background

The idea that councils should become housing delivery enablers is gaining momentum. The Treasury-commissioned Elphicke-House Report and the Sir Michael Lyons' Review both propose more active and dynamic roles for councils in their overall housing markets, using their powers, influence and resources to drive housing activity locally.

Councils are encouraged to:

- ▶ make the best use of public land by identifying surplus sites suitable for development and bringing them to market
- ▶ use the local planning system to be development-friendly and open for business
- ▶ roll-out neighbourhood planning more widely to enable communities to shape the development of their areas
- ▶ distinguish between viable and non-viable sites and use their powers and resources to assist the development of non-viable sites
- ▶ use borrowing power in the Housing Revenue Account (HRA) to increase significantly the numbers of new social homes being built

- ▶ consider innovative funding mechanisms to increase the supply of affordable homes and market rented homes
- ▶ work with a range of local and national partners in different structures to access finance and resources to accelerate housing delivery.

While excellent examples exist of councils adopting this approach, for others, there are barriers in terms of skills, confidence and capacity. Local Partnerships' work with the Department for Communities and Local Government on Garden Cities and for the HCA on Housing Zones shows that councils need to intervene to create many more new homes both on public land and land in private ownership, where levers can be much more difficult to pull.



How Local Partnerships can help

Local Partnerships is part of the local government family and, at the core of our remit, is growing the capacity of local councils, especially in relation to commercial market awareness and negotiating partnership deals.

From our recent work with councils we have learnt that:

- ▶ there is still considerable scope for more public land to come into the market for housing
- ▶ many councils are seeking to profit from the new flexibilities allowed by HRA reform
- ▶ some councils are yet to make the most of the combined levers and influence they have in increasing overall housing supply in their area
- ▶ there is considerable appetite for councils to take a more direct role in increasing housing supply
- ▶ there are new ways of structuring deals with the private sector that councils will find useful
- ▶ many councils are considering what sort of means could assist them in developing housing in their areas and best practice is not always being shared
- ▶ many councils are considering how to regenerate their housing estates in partnership with the private sector
- ▶ some councils find it difficult to challenge a private developer's viability assessments in calculating affordable homes contributions.



Our commercial expertise combined with our understanding of local government is used to help councils assess the support that would be useful. Based on the results, councils can access support to help accelerate and deliver more housing and, importantly, build resilient local capability.

Our offer includes:

- ▶ site assembly, including use of CPOs
- ▶ building property development and planning skills and capability
- ▶ designing and establishing development and investment vehicles – e.g. Housing Companies and Revolving Infrastructure Funds
- ▶ testing and delivering private rented sector models – with rents at market and Local Housing Allowance levels
- ▶ scaling up direct council house building
- ▶ enhancing councils' enabling activities with registered providers and the private sector
- ▶ establishing and managing a range of public private sector joint ventures, including for estate regeneration.

Contact

Our core team covers all the development professions. We have access to carefully selected and managed associates and seconded council staff. All of our team are senior, experienced professionals who will operate alongside you, tackling the day-to-day challenges of project delivery.

For more information please contact:

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Local Partnerships is jointly owned by



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