

LOCAL PARTNERSHIPS

The public sector delivery specialists

Supporting councils to increase housing supply

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

Local Partnerships' work with the Department for Communities and Local Government (DCLG), the Homes and Communities Agency (HCA) and many councils across the country shows that a focussed and active approach, backed up with the right resources, can create many more new homes both on public land and land in private ownership.



Current landscape

Housing supply and affordability are top priorities for the public and all political parties. Councils have a critical role to play in increasing supply in their areas. By using all of their combined resources, powers, influence and local leadership they can make a significant difference to housing supply across all tenures.

This will include:

- ▶ establishing clear strategies for housing growth across tenure
- ▶ using the Local Plan process to embed pro-growth policies
- ▶ identifying sites from the public assets in the area
- ▶ running development-friendly planning services
- ▶ investing in infrastructure
- ▶ setting up new forms of partnership with public and private sector partners
- ▶ using their own covenants
- ▶ maximising the benefit from government funding and initiatives, such as Starter Homes
- ▶ making carefully targeted interventions in their local housing markets to stimulate supply
- ▶ maintaining a persistent focus on housing delivery



While there are excellent examples of councils adopting this approach for some, there are barriers in skills, confidence and capacity.



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 delivering complex projects.

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
- ▶ there is an appetite for councils to take a direct role in increasing housing supply
- ▶ traditional relationships with registered providers are changing and there is opportunity to build new, productive partnerships
- ▶ direct involvement in creating housing can produce ongoing revenue streams for councils and fill local market gaps
- ▶ councils are struggling to resource the intensive work required and to access the right skills
- ▶ many councils want to connect accelerated new build house construction with the generation of new, sustainable revenue income streams

Our commercial expertise combined with our understanding of local government is used to assist councils build housing delivery teams. Working closely with the HCA, both in Housing Zones and outside, we can help you make the most of external support available and supplement your teams with expert professional capacity.

Our offer includes:

- ▶ Sourcing and funding bespoke housing delivery teams inside councils who have the specialist expertise and confidence to drive local house building
- ▶ site identification and assembly
- ▶ 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
- ▶ redesigning councils' partnership activities with registered providers and the private sector
- ▶ transforming councils' relationships with key private land owners
- ▶ setting up and managing a range of public private sector joint ventures, including for estate regeneration



“ Local Partnerships are providing excellent focus and commercial expertise to help us develop our housing growth strategy and to practically implement it. Since working with Local Partnerships we have taken significant steps forward.”

David Armstrong, Deputy Chief Executive, Wirral Council

Contact

Our 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



Local Partnerships: the public sector delivery specialists

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