

New NPPF, more homes, transport planning and what might change under Labour

Selective account of Forum Annual Planning Up-Date on Tuesday 19th March 2024 hosted by Dentons

Given the range and depth of presentations and discussions we can only publish a selection of the contributions based on presenters' notes and slides. Joanna Averly's opening keynote was partly 'off the record'. The full programme is shown on the next page.

THE NEW NPPF & DEVELOPMENT MANAGEMENT REFORM

Mike Kiely, Chair Planning Officers Society

2023 NPPF – the main changes – what was included | what was not | what's new:

- Throughout the Framework "beauty" is inserted wherever possible.
- The overall purpose of the framework has been boosted from providing a framework within which "locally-prepared plans for housing and other development can be produced" to one where "locally-prepared plans can provide for sufficient housing and other development in a sustainable manner". Plus preparing up-to-date plans is now seen as a priority in meeting this objective. This new emphasis is added in several places throughout the Framework.
- At the end of the introduction, the WMS on Affordable Homes Update (24 May 2021) which contains policy on First Homes is specifically mentioned – this was not in the consultation.
- The changes in para 11 to building at densities significantly out of character with the existing area and evidence of and allowance for past over-delivery have not been included in the final version.
- Footnote 8 to para 11 introduces the new 4YHLS test which is set out in para 226.
- Para 14 extends the period within which Neighbourhood Plans carry weight from two to five years after being Made where they contain policies and allocations to meet the NP's identified housing requirement.

- The changes in para 35 to plans being positively prepared and the deletion of the Justified requirement have not been included in the final version.
- Surprise, surprise – lots of changes in Chapter 5 (Delivering a sufficient supply of housing):
 - Makes it clear that the aim is to meet as much of an area's housing need as possible – with an appropriate mix.
 - It states clearly that the outcome of the Standard Method is "an advisory starting point" but it is only if there are exceptional demographic [inserted post ConDoc] circumstances that justify it – so it's not the easy "get out of jail card" most people (rural councillors) think.
 - The Urban Uplift is now in the NPPF, but they've added a piece about cross boundary redistribution agreements. The exception "conflict with the policies in this Framework" remains but "and legal agreements" is deleted – I assume that this was an imprecise reference to cross-boundary redistribution agreements.
 - The elderly housing additions to potential mixes are retained.
 - The addition to para 67, "The requirement may be higher than the identified housing need, if it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment" is retained.
 - A new bullet under para 70 (relating to small site) encouraging community-led development for housing and self-build and custom- build housing.
 - Using tools such as Permission in Principle is added.
 - Further changes (in para 73) to encourage community led exceptions developments – not in the ConDoc.
 - Para 75 has changed since the ConDoc and now sets out that a 5YHLS supply no longer needs to be calculated until the plan is more than 5 years old provided it did identify a 5YHLS. 5 & 10 % buffers no longer apply, only a 20% where there is a HDT failure. Operation of the HDT is also tweaked with a new 85% delivery failure consequence, so it's now 95% - action plan, 85% - 20% buffer, and 75% - presumption.
 - Further encouragement of community-led hous-

- ing in rural areas.
 - Everyone will be pleased that the vital encouragement of mansard roofs is still there in para 124.
 - Paragraph now added at the end of Chapter 11 (Making effective use of land) on not having to meet housing need with "significant uplifts in the average density ... if the resulting built form would be wholly out of character with the existing area" provided it is "evidenced through an authority-wide design code which is adopted or will be adopted as part of the development plan" – so not an easy get out of jail card!
 - Chapter 12 (Achieving well-designed AND BEAUTIFUL places): further promotes the use of design codes and requires good quality submissions (especially around details and materials so compliance and, if necessary, enforcement is facilitated.
 - Chapter 13 (Protecting GB Land): the wording is changed from the ConDoc, but no real change in policy despite the politics – just clarification that you only have to do a GB review if there are exceptional circumstances.
 - Chapter 14 (Meeting the challenge of climate change, flooding and coastal change): when dealing with renewable and low carbon energy and heat, plans, we now need to consider future replacement and maintenance and there is greater support for these developments.
 - Transitional arrangements are in Annex 1
 - Only material changes to the Glossary are a definition of community-led developments and the deletion of Entry-Level Exceptions Sites plus – thankfully because it wasn't in the ConDoc – a definition of a Mansard Roof – all praise the Goveiester!
 - In its response to the consultation on changes to the NPPF, DLUHC said it will bring forward "additional Planning Practice Guidance" to set out exactly how councils will be able to account for past oversupply in calculating their housing land supply – something they have not previously been able to do but no clues yet on what it will say!
- Other DM related changes** announced by Santa (AKA Gove) on 19/12/23:
- EoTs and new League Tables
 - The Super Squad is on its way!



Cambridge University Land Society

ALUMNI

Annual Planning Up-Date
2pm Tuesday 19th March 2024
 At Dentons, One Fleet Place EC4M 7RA

New NPPF, more homes, transport planning and what might change under Labour

TIMINGS v.8

<p>2.05 WELCOME Michele Vas partner, Dentons</p> <p>2.15 KEYNOTE Brian Waters introduces Joanna Averley Government chief planning officer Q&A</p> <p>2.50 THE NEW NPPF & DEVELOPMENT MANAGEMENT REFORM Mike Kiely, Chair Planning Officers Society Dr Dan Slade, Policy Manager, RTPi Q&A</p> <p>3.20 THE LONDON PLAN AND HOUSE BUILDING Ross Raftery, Associate Director with Lichfields Hashi Mohamed, Landmark Chambers Prof Janice Morphet, UCL – building by local authorities Prof Les Mayhew, Bayes Business School & the Older Peoples Housing Task Force 4.00 Q&A</p> <p>4.00TEA.....</p>	<p>4.20 TRANSPORT PLANNING, what's new? David Hart, director of Momentum Transport Consultancy Jolyon Drury, on freight, distribution and kerbside conflicts 4.40 Q&A</p> <p>4.50 PLANNING UNDER LABOUR – WHAT MIGHT AND WHAT SHOULD CHANGE? Matthew Pennycook MP*, Shadow minister for planning Professor Michael Edwards, UCL John Walker, CT Group formerly Westminster City Council</p> <p>5.20 PANEL DISCUSSION with Q&A Dr Riette Oosthuizen head of planning at HTA Design, Michele Vas partner Dentons, Phidel Adeleke, co-living and House of Praise Thomasin Renshaw, chief development officer at Pocket Living – Moderator: Lee Mallett</p> <p>5.45 THE WIND-UP Paul Finch</p> <p>5.55 NETWORKING & DRINKS courtesy of Dentons</p>
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*speaker to be confirmed. Proceedings will be fully reported in *Planning in London* magazine: www.planninginlondon.com

BOOK HERE: <https://www.culandsoc.com/events/annual-planning-update-3/>

in collaboration with



Journal of the London Planning & Development Forum





ASSOCIATION OF CONSULTANT ARCHITECTS



>>> More Councils are on the Naughty Step - St Albans, Amber Valley, Ashfield, Medway, Uttlesford, Basildon, & Castle Point for plan making and Chorley & Fareham for major and St Albans & Bristol for non-major decision taking.

- Review of Statutory Consultees by Sam Richards
- Review of London Plan by Kit Kat (which is in – more later).

- Plans for Cambridge to deliver Gove’s vision for Cambridge 2040

What’s to come:

- BNG is now in!
- Nutrient Neutrality – still not resolved
- Street Votes consultation
- New PD rights that are in or on their way:

- Open prisons
- Solar panels on flat roofs
- Further commercial to residential PD – axing 1,500 sqm limit and the need to be vacant (as consulted on) – 5 March
- New use class for short term lets + PD for C3 to C5! – this summer
- Proposed PD rights (consultation):

- Residential extensions – 4-5 Det | 3-4 S&T | 2st 3-4 | roof vol – 40/50m3
- Building upwards – scrap 1 July 48 – 1930 or none
- Demolition & rebuild
- EV charging points – now up to 3m
- Air source heat pumps – 2 and closer to boundary (now 1m)
- Poss new agricultural PD (Richie announced at NFU Conference) the Diddly Squat rules?
- 2024 NPPF & NDMP + a review of NPPF that might cover:

- An emphasis on social rent
- Definition of affordable rent
- Promoting community led housing
- Promoting small scale development
- Climate change and adaptation
- Safety for women and girls
- Free ports
- EV charging points
- Local plans & the 30-month target – DLUHC wants to bring in by Autumn 2024 – 3 Gateways
- Environmental Outcome Reports – but not until 2025

- Will we see the IL – let’s hope not!
- Proposals to encourage faster build-out of PPs – the “use-it-or-lose-it” proposals!
- Kit Kat’s London Plan Review: tilted balance to apply to all brownfield land development in 20 largest cities if scoring < 95% on HDT plus a general requirement to be flexible on granting PP on brownfield land but no specifics as to what they mean – we will have to cram them in (maximum amount of housing) and make them beautiful!

- Consultation on above + GLA referrals thresholds to increase – from 150 units to ? – it was 500 but consultation asking what it should be
- CPO amendments – inc “no hope Value” for public interest schemes – 31/01/25
- An accelerated planning system consultation (6 March 2024)

- Accelerated Planning Service – 10-week guaranteed service or money back
- Planning performance and extensions of time
- Extension of simplified Written Reps to nearly all appeals
- S73b – varying overlapping planning permissions. ■

THE NEW NPPF & DEVELOPMENT MANAGEMENT REFORM
Dr Dan Slade, Policy Manager, RTPi

Dan followed Mike with the following slide presentation:

What’s happened so far?

January changes to the NPPF

Sustainable development	Neighbourhood planning	Strategic policy	Assessing housing need
Older people’s housing needs	Community-led housing	Managing supply and delivery	Beauty and design
Green belt	Retrofit	Agricultural land	Implementation

January changes to the NPPF

Sustainable development	Neighbourhood planning	Strategic policy	Assessing housing need
Older people’s housing needs	Community-led housing	Managing supply and delivery	Beauty and design
Green belt	Retrofit	Agricultural land	Implementation

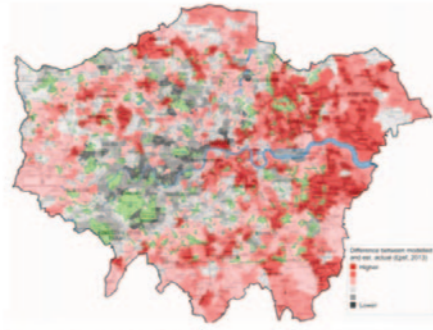
What’s in the pipeline?

ATTENDANCE

Meeting held on Tuesday 19th March 2024

Brian Waters Chairman	Hart David Momentum Transport Consultancy	Morton Richard Richard Morton Architects Ltd
Adams Mike Adams Infrastructure Planning Ltd	Heath Stephen Bloomsbury Association ex- architect	Mulhaire John Momentum Transport Associate Director
Adekele Phidel Co-Living/House of Praise Church	Herbert Rachael Dentons Senior Associate	Noorani Odin University of Cambridge Student
Allan Jay London Communications Agency Director - Politics, Engagement and Planning	Hodges Hipolit University of Cambridge Student	Dr Oosthuizen Riette HTA Design LLP Partner
Astbury Mike Mondrem CIC Chief Executive	Huang Byron Urban Redevelopment Authority Singapore	Owen Ellis Grace CMS London Partner
Averley Joanna Government Chief Planning Officer	Humphreys Matt H Planning Ltd	Pilbrow Fred Pilbrow & Partners Senior Partner
Bach Michael London Forum of Amenity & Civic Societies Chair, Planning, Environment & Transport Committee	Inglis Patrick President ACA	Pinault Grace Dentons Associate
Bateson Ashley Hoare Lea Director	Jarvis Philippa PJPC Ltd Director / Consultant	Pinnock Roy Dentons Partner
Bedwell Paul Paul Bedwell Town Planning Limited	Jones Iwan J/G Planning & Development Ltd MD	Pomeroy Stewart Colne Valley Regional Park Managing Agent
Breach Anthony Centre for Cities Associate Director - Policy & Research	Kaya Una	Procter Chris ACAN Architect
Butcher Ian Andrew Martin - Planning Limited Associate Director	Keyhan-radshayan Investre Limited MD	Raftery Ross Lichfields Associate Director
Butters John Hoburne / Burry and Knight Chairman	Kiely Mike Planning Officers Society	Renshaw Thomasin Pocket Living Senior Development Manager
Catto Andrew Andrew Catto Architects Ltd Director	La Torre Pablo Assistant Development Manager	Rogers Andrew ACA Planner
Clifford Ben UCL Bartlett School of Planning Professor of Spatial Planning	Lee William Buckminster Director	Ruane Erik Real Estate Business Consultancy Services Ltd
Davies Robert Pinsent Masons LLP Partner	Levine Pascal DS2 LLP Partner	Ryser Judith Urban Design Group Book review editor
Drury Jolyon Surge Logistics Consultants Director	Levine Pascal Guest	Samoun Melina
Edwards Michael Bartlett School of Planning, UCL Honorary Professor	Lim Yu Xin University of Cambridge Student	Shone Harriet London Communications Agency
Eversden MBE Peter London Forum of Amenity and Civic Societies Chair	Lincoln Bryan Sherrards Consultant Solicitor	Shrestha Mahanta Khukuri Beer UK Ltd Chairman
Finch OBE Paul World Architecture Festival Programme Director	Lombard Jacobus Deon Lombard Architects Principal	Slack Oliver
Formston Daniel Savills Residential Research Analyst	Lovedale Ben Sheppard Robson Associate Architect	Slade Dr Dan RTPi Policy Manager
Fredricks Laurence Onward Energy and Environment	Mallett Lee Urbik Director	Speakman Ben CBRE Graduate Surveyor
Gambill Vendela Deloitte	Marrs Colin Construction News Editor	Thompson Martin CULS
Goodstadt Vincent UK2070 Commission	Mayhew Prof Les Bayes Business School & The Older Peoples Housing Task Force	TozerLukePitman Tozer Architects Director
Gough Tim Austin Winkley & Associates Director	Miller Fidel FJ Urban Planning Ltd Planning Consultant	Trowbridge Andy Ardent Consulting Engineers Principal Transport Planner
	Milliken Simon Milliken & Company Chartered Surveyors & Town Planners Director	Vas Michele Dentons Partner
	Mohamed Hashi Landmark Chambers Counsel	Vasdekys George Salisbury Jones Planning Partner
	Morphet Dr Janice UCL	von Preussen Tatiana VPPR Architects Director
		Walker John CT Group
		Willingale Mark Willingale associates Principal
		Young Alexandra Cambridge University Land Society Society Secretary
		Vekaria Rohini Dentons Associate
		Houston Roddy Net Zero Now

The Street Votes Development Orders consultation



Source: Transforming Suburbia – Suburbia Semi-permissive (Pollard Thomas Edwards, etc)



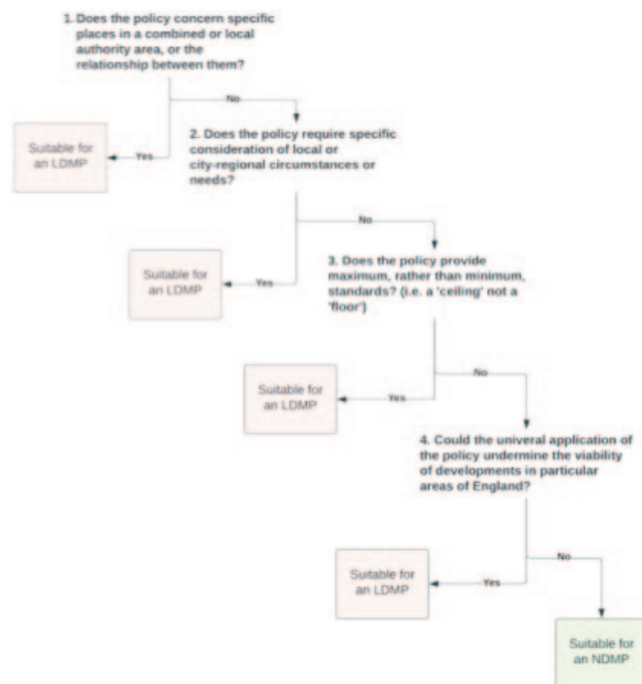
The brownfield consultation

Policy proposal	Analysis
NPPF to make clear that when considering applications, LPAs should give significant weight to delivering as many homes as possible – in general, not just on brownfield (Q1)	Concerns about other crucial urban land uses, meeting needs, and quality.
Encourages LPAs to apply policy and guidance on internal spaces 'flexibly'	This is already possible to some degree – but risk of inspectors overlooking conditions that compromise residents' wellbeing
Tightens up the Housing Delivery Test for brownfield and introduces a 95% threshold for the Presumption to kick in...	Only 6 LPAs would be newly subject to the Presumption if the policy is implemented for the Presumption to kick in...
... but only applies this to the 20 most populous towns and cities	Why not apply to all brownfield land in England if this is a policy priority?

We do not agree with the introduction of a new use class for STLs as mapped out in these proposals. **There are better tools available within the planning system to deal with this problem, and we have significant concerns about the workability of the proposed overall approach of controlling STLs via the introduction of a new use class, new permitted development rights, and the local introduction of Article 4 directions.**

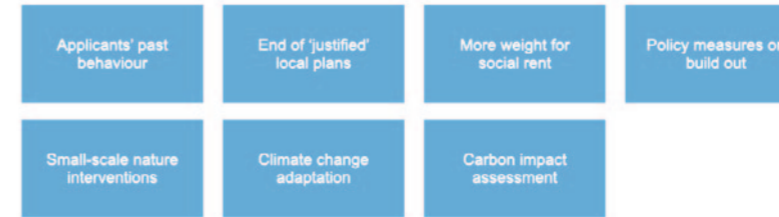


National Development Management Policies



What hasn't happened (yet)?

'Missing' topics from the early 2023 NPPF consultation



"Action on carbon reduction should be the first amongst equals in the planning process... National policy should set out a carbon reduction delivery test to ensure that all local authorities are accountable for any failure to achieve carbon reductions in new development in the same way that they are accountable for a failure to deliver housing targets."



Source: March 2023 NPPF consultation response (RTPI)

Strengthened policy on climate change

Summary

Also still to come...?

- "Potential NPPF changes on areas like transport infrastructure delivery, active travel, public transport provision, and health infrastructure"
- Spatial approach to infrastructure (taskforce led by Chief Planner)
- Freight and logistics
- "Measures 'to make it harder for planning committees to block development backed by officers'?"
- A spatial plan for energy (and other NSIP measures)
- Safety for women and girls
- "Pride in place"

Feel free to get in touch...

Dr Daniel Slade MCD MRTPI
RTPI Policy Manager
Daniel.slade@RTPI.org.uk
Twitter: @_DSlade



THE LONDON PLAN AND HOUSE BUILDING

Ross Raftery tgAssociate Director with Lichfields

Hashi Mohamed, Landmark Chambers

Prof Janice Morphet, UCL – building by local authorities

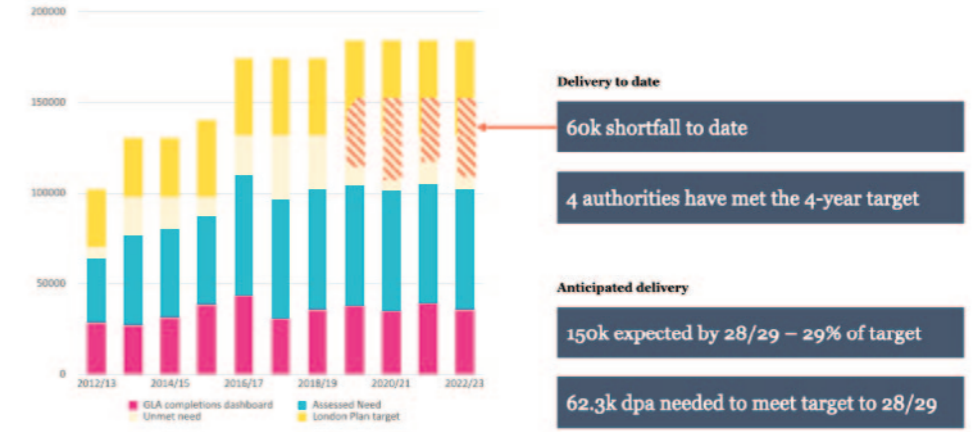
Prof Les Mayhew, Bayes Business School & the Older Peoples Housing Task Force

Ross Raftery's slideshow follows on the next page:

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Delivery in London



The London Plan

- 52.3k homes per year *capacity-based target*
- 66k homes per year *need*

Panel report:

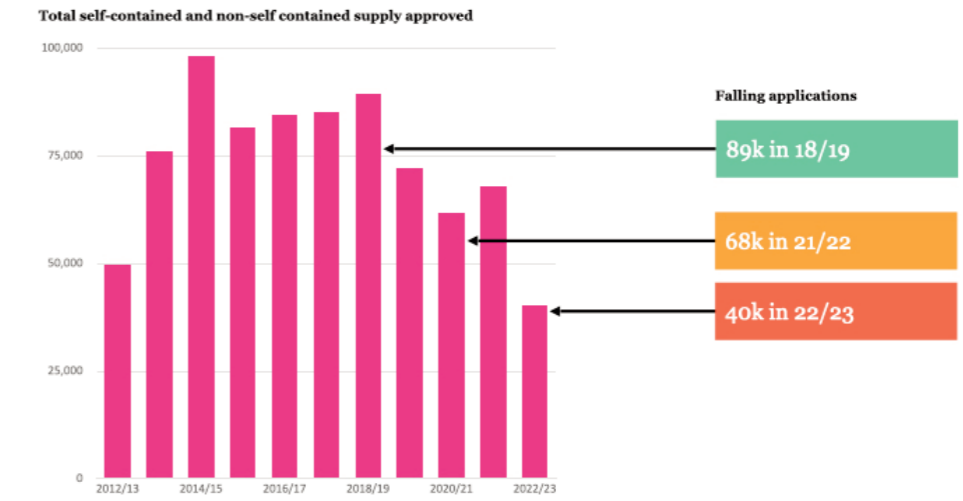
"Of course, it is a major concern that the targets are so far below the assessed need."

"...its length and complexity raise a number of significant issues about the fundamental role and purpose of a spatial development strategy..."

"...the Plan is based on aspirational but realistic assumptions about funding. [...] However, if resources are not made available to close the funding gap, it is likely that development needs will not be met..."



Application pipeline



A matter of complexity



The London Plan Review

- Announced on 19/12/23
- Delivered on 15/01/24
- Focused scope:
 - Implementation of London Plan policies
 - Urban brownfield regeneration



>>>

Options considered



Await the next review of the London Plan
Dismissed due to length of time required and continued housing shortfall.



Specific alterations to individual policy requirements
Dismissed due to complex and inter-linking nature of issues and policies.



An overarching policy to resolve competing considerations
The recommended option.

Recommended option



An overarching policy to resolve competing considerations
The recommended option.

Presumption

- Strong presumption for residential development on Brownfield land
- Granting permission as quickly as possible
- Substantial weight is to be given to the benefits of delivering homes
- Would not apply to GB, MOL or SIL

NPPF consultation

Strengthening planning policy for brownfield development

- 7 days to go
- NPPF amendments:
 - New brownfield presumption to be added to Footnote 8
 - Flexibility in applying policies or guidance on internal layouts (§129c)



Presumption comparison

LPR Presumption

Extent of application:

- Within London Boroughs
- Excludes SIL

Weight to delivery of homes:

- Substantial

Method of calculating shortfall:

- Cumulative against London Plan target

NPPF Presumption

Extent of application:

- Urban uplift authorities
- Applies NPPF footnote controls

Weight to delivery of homes:

- Significant

Method of calculating shortfall:

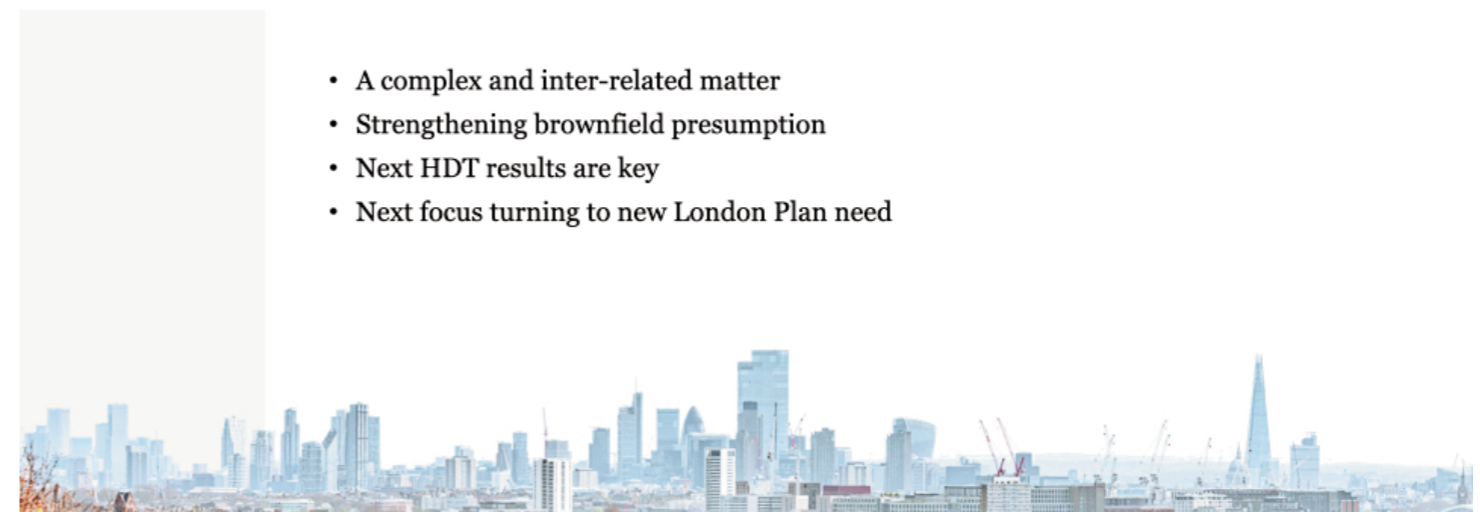
- 3-year Housing Delivery Test

Where will it apply?

Local Authority	LPR	NPPF ('22 results)	NPPF (provisional '23 results)	Local Authority	LPR	NPPF ('22 results)	NPPF (provisional '23 results)	Local Authority	NPPF ('22 results)	NPPF (provisional '23 results)
Barking and Dagenham				Merton				Birmingham		
Barnet				Newham				Bradford		
Bexley				Redbridge				Brighton and Hove		
Brent				Richmond upon Thames				Bristol, City of		
Bromley				Southwark				Coventry		
Camden				Sutton				Derby		
City of London				Tower Hamlets				Kingston upon Hull		
Croydon				Waltham Forest				Leeds		
Ealing				Wandsworth				Leicester		
Enfield				Westminster				Liverpool		
Greenwich				LLDC				Manchester		
Hackney				OPDC				Newcastle upon Tyne		
								Nottingham		

Final thoughts

- A complex and inter-related matter
- Strengthening brownfield presumption
- Next HDT results are key
- Next focus turning to new London Plan need



THE LONDON PLAN AND HOUSE BUILDING

Prof Janice Morphet, UCL
Building by local authorities

What did we do?
The research follows the same approach we took in our 2017, 2019 and 2021 reports and comprises of:

- 1.Desk survey of public information on activity by each LA in England, undertaken spring 2023
 - 2.Direct questionnaire survey to officers in each LA in England, undertaken summer 2023. 231 responses from 159 different authorities
 - 3.7 roundtable discussions held across England in spring and summer 2023
 - 4.6 case study interviews with officers volunteering via the direct survey
- Who Paid? Savills, Willmott Dixon; National Planning Forum and POS

Key desk survey findings

- Overall, there has been a steady increase in the level of housing activity across English local authorities in comparison with 2017
- 94% of local authorities are engaging with housing provision through at least one method and the range used by councils is gradually increasing
- 76% local authorities have affordable housing as a council corporate priority
- 14% of local authorities are Registered Providers

Key desk survey findings

- Programmes of development are increasing in some areas but may be reduced or extended in others by inflationary costs in construction
- There is a growth in housing acquisition
- Councils are still active in the use of their own companies and joint ventures with housing associations, developers and, in some cases other councils, to provide a range of housing
- The number of joint ventures and companies have reduced as an absolute number since 2021 although for some activity has increased.

Key direct survey findings

- 79% of local authorities self-reported that they were directly delivering housing, compared to 65% in our 2017 survey, 69% in 2019 and 80% in 2021
- Only 7% of local authorities responded that the recent S.114 notices had impacted their plans around direct delivery of housing
- 53% of authorities (81 answering – presumably all stock owning authorities) reported that increased costs of retrofitting existing housing (for example in relation to fire safety, damp and/or mould) were impacting plans to deliver new housing.
- 68% of authorities had a strategy beyond just

relying on S.106 for affordable housing delivery:

- having housing strategies with specific housing delivery action plans
- actively supporting housing association or other registered provider partners, developments planned on council-owned sites (including small sites and garage sites)
- buying back former RTB properties
- taking on S.106 properties a Registered Providers are not interested
- use of the council's housing company
- having a housing company which is a RP (and can access Homes England grants)
- use of council-owned sites in partnership (e.g. working with RPs on vacant land)
- an empty homes purchase scheme and direct purchase of existing housing
- building under the Housing Revenue Account (HRA)
- using the Public Works Loans Board
- building out rural exception sites
- proactively targeting stalled sites
- working directly as an authority on land purchase and assembly.
- Despite higher costs and pressures on land availability, London Boroughs, supported by the Mayor of London's application of the Affordable Housing Programme are still delivering more homes than other parts of England
- In London, the Boroughs can apply for funding for five year programmes, whereas elsewhere in England affordable housing funding is made available on a scheme-by-scheme basis through Homes England (some mayors of Combined Authorities are now starting to provide housing programme support)

What are LBs doing to provide housing?

- Developing municipal campuses (eg H and F; WF; Lambeth)
- Using own companies to develop (eg B and D; Barnet, Brent, Hounslow)
- Building for sale (eg Ealing; Enfield)
- JVs with developers (eg Kingston-upon Thames; Ealing; Havering)
- JVs with HAs (eg Southwark)
- Extending HRA programmes for social rent (most)
- Acquiring from developers (eg Brent)
- Acquiring land to build homes (eg Barnet)
- Undertaking estate regeneration (eg Harrow, Havering; Islington)
- Regeneration (eg Bexley; Brent; Lewisham; Hounslow)
- Redeveloping council land in current other uses (eg Ealing; Haringey; Lewisham; Redbridge)
- Providing homes for key workers (eg Brent)
- Develop small sites for TA (Bromley)
- Providing student accommodation (eg Camden;



- Enfield)
- Providing special needs housing (eg City of London)
- Using MMC to provide homes (eg Croydon, Enfield, Greenwich)
- Providing safe and secure homes (eg Ealing)
- Establish housing investment fund (eg Merton)
- Acquiring street properties (eg Ealing)
- Acquiring former RTBs (eg Barnet; K and C; Sutton; TH)
- Building on former warehouse land and retail land (eg H and F; Kingston upon Thames)
- Using SME builders on small sites (eg Enfield)
- Building to high environmental standards (eg Greenwich; Hounslow; Newham)
- Using housing to promote town centres (eg Hackney; Hillingdon; KuT;)
- Building larger accommodation (eg H and F)
- Providing homes for rough sleepers (eg Sutton)
- Council company acquiring s106 (eg TH)
- Working with TfL (eg Hounslow)
- Operating as a registered provider (eg Lambeth; Westminster)
- Working with HAs (eg Merton)
- Providing shared ownership homes (eg Richmond upon Thames)
- Providing funding to HAs (eg Waltham Forest)
- Redeveloping housing estate land eg garages (eg Wandsworth)
- Building extra care homes for the elderly (eg Westminster)
- Converting existing property into new homes (eg Tower Hamlets). ■

Report available here:

<https://www.ucl.ac.uk/bartlett/planning/news/2024/jan/fourth-report-local-authority-housebuilding-launched>

Prof Les Mayhew, Bayes Business School & the Older Peoples Housing Task Force International Longevity Centre UK

Older peoples housing – Time for change

OPHTF looking at options for the provision of greater choice, quality and security of housing for older people.

Recommendations covering:

- the appropriate level of older people's housing
- the enablers and barriers to growth of supply and
- options to increase the range and choice of specialised housing available to older people
- Due to report in May 2024 and led by Prof. Julienne Meyer with a wide range of support across multiple professions and backgrounds <https://www.gov.uk/government/groups/older-peoples-housing-taskforce>

Topics

- How demographic ageing is fuelling the housing crisis
- Older peoples living arrangements
- Current rates of building of OP homes
- Barriers to downsizing and investment
- Simplifying typologies
- Emerging themes

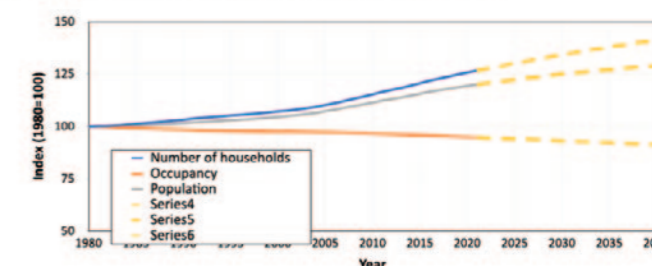
Why don't more people downsize?

- Cost barriers to moving into private sector housing:
- High cost of specialist housing per sq meterage versus mainstream
- High transaction costs viz estate agent fees, stamp duty and legal
- High on-going costs such as service charges and event fees, rents
- The general complexity of buying and selling especially for older people unless it is a forced sale
- A wide range of tenure ships including social and private renting, shared ownerships leasehold which consumers find confusing

OP's specialist Housing

- Simplifying the typology and types of specialist housing (sheltered, alms housing, retirement housing, IRC, retirement villages are some examples)
- The main types boil down to unsupported (mainstream homes), supported (e.g., with warden), supported with care (e.g., Extra care), supported with care and nursing (e.g., integrated care communities)
- Higher profiles by advertising more widely e.g., in estate agent windows and on-line
- Simple A,B,C categorization of homes based on attributes such as thermal efficiency, step free

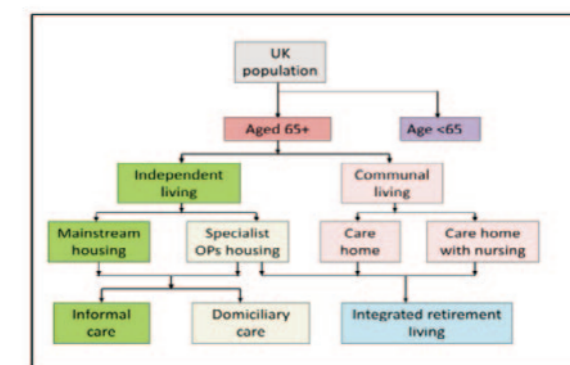
Trends in UK living arrangements



The UK population is growing rapidly and will reach 71.8m by 2040, 4m higher than in 2020. Due to ageing average household size is declining which means more homes need to be provided to accommodate the same number of people. The trend is feeding into house prices. Since 1980 house prices have risen 14-fold and earnings only 7-fold based on the chart. As many as 50,000 fewer homes a year would be needed if average occupancy stopped its decline.

Housing arrangements for older people

About 87% of older people live in mainstream housing. But even if a 25% or 50k of all new builds were for OP roughly 80% would still be mainstream. One of the trends we see is integrated retirement living (shown in blue), for example retirement villages.



Stamp duty transactions per household by age



There is a considerable drop in transaction rates at older ages which peaks at 10% between age 25 and 29 before falling to under 2% at age 75+. Regional differences make a huge difference – for example, Stamp Duty in London average £28k compared with about £5k elsewhere with transactions being much lower as a result. Add to this estate agent commission costs of £60k not unusual in London. Depends a lot on region.

access, close to local amenities, number of beds.

Supply-side measures

- On the supply side
- more government focus on the sector
- investment in failing town centers and using brownfield sites
- changes to the planning system
- possible use of targets
- develop age friendlier areas by improving access to services people use and need
- greater use of financial incentives and disincentives
- Financial advice and help

Areas of focus

- Viability of the sector
- Consumer protection
- Design
- Age friendly areas or placemaking
- Health benefits of specialist housing
- Developing, and embedding research, development, and innovation in planning, construction and design
- Investment ■

Mayhew review:

https://ilcuk.org.uk/wp-content/uploads/2022/10/ILC-FP-Retirement-XSUM_final_oct_24.pdf

lesmayhew@googlemail.com

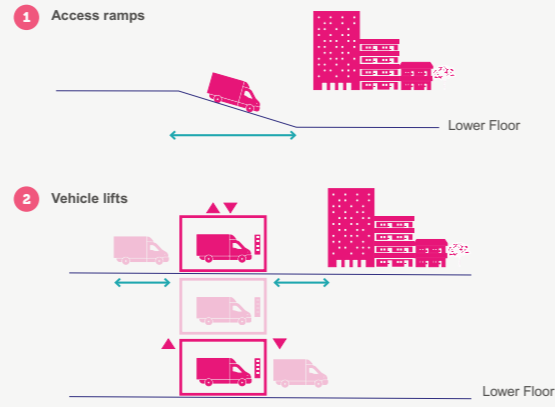
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TRANSPORT PLANNING, what's new?

David Hart, director of Momentum Transport Consultancy

1.1 ACCOMMODATING BUILDING DELIVERIES BASEMENT LOADING

- Strong preference for off-street deliveries.
- Off-street loading can be provided within a vehicular basement.
- Access ramps and Vehicle lifts are a means of facilitating basement loading.



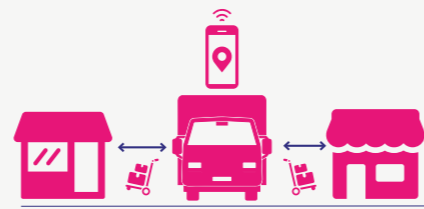
1.2 ACCOMMODATING BUILDING DELIVERIES GROUND FLOOR LOADING

- Ground floor loading is another means of facilitating off-street deliveries.
- Turn tables can be provided to aid space efficiency.



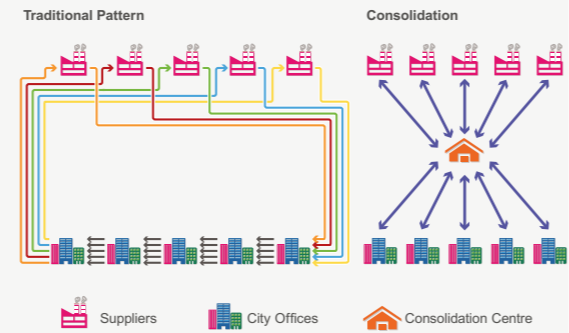
1.3 ACCOMMODATING BUILDING DELIVERIES ON-STREET LOADING

- Sometimes the best option is to have on-street loading.
- On-street loading bays often bring disruption to pedestrians and other vehicular traffic in the area.
- Shared space loading bays tend to be the most efficient use of space for on-street deliveries but require effective management of vehicle arrival and departure times.

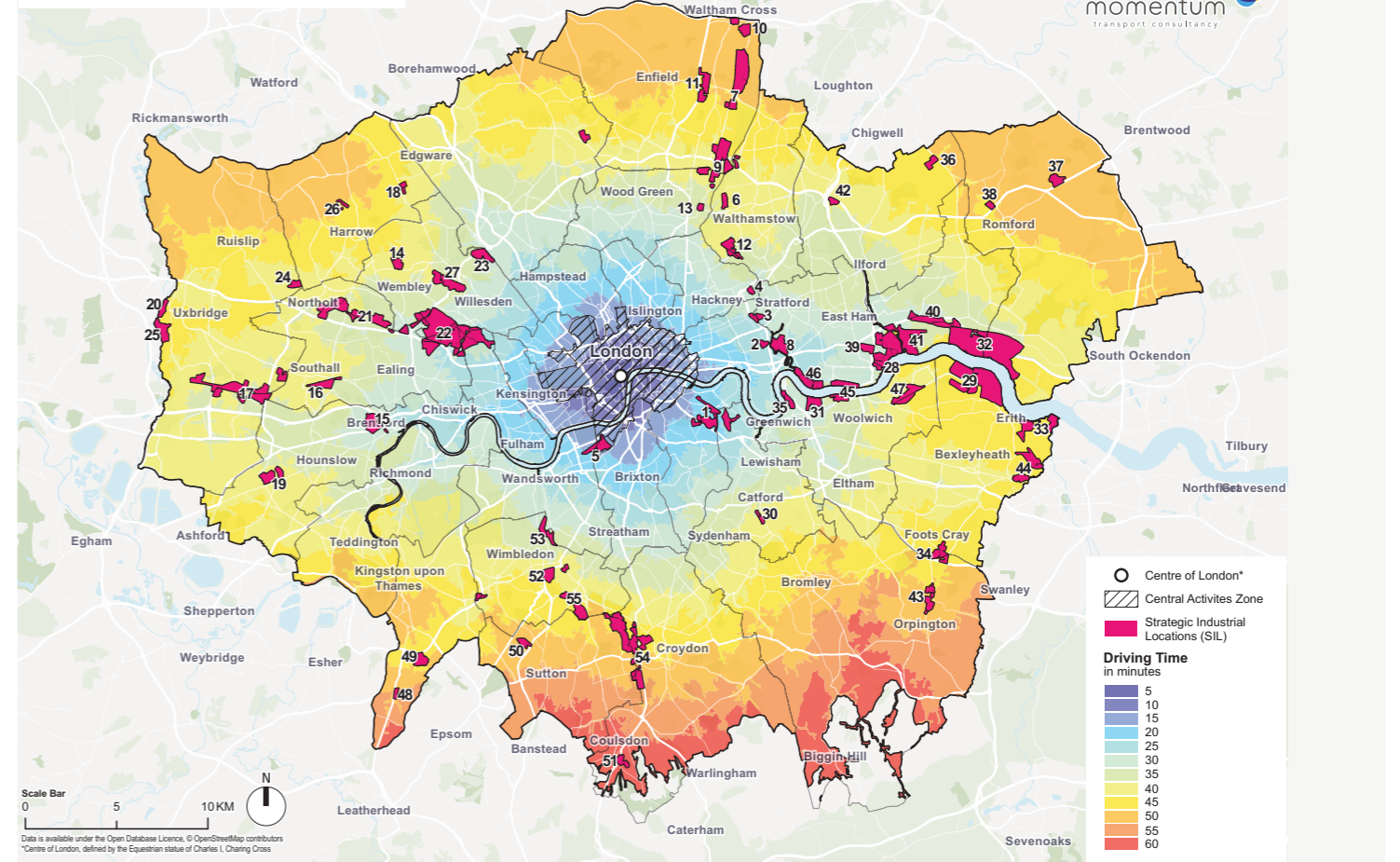


2.1 REDUCING THE IMPACT OF DELIVERIES CONSOLIDATION

- Consolidation as a policy requirement.
- Amalgamation of multiple end-point deliveries into single/fewer trips that have a common destination.
- The delivery location to influence the upward supply chain.

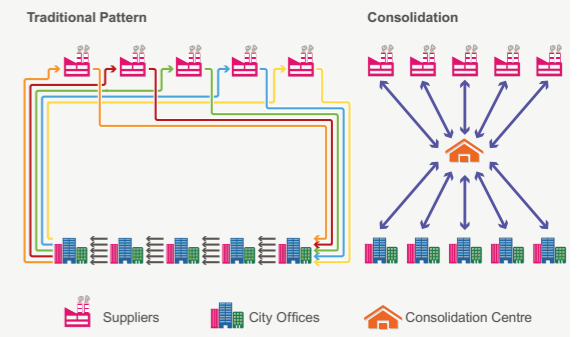


STRATEGIC INDUSTRIAL LAND SITES



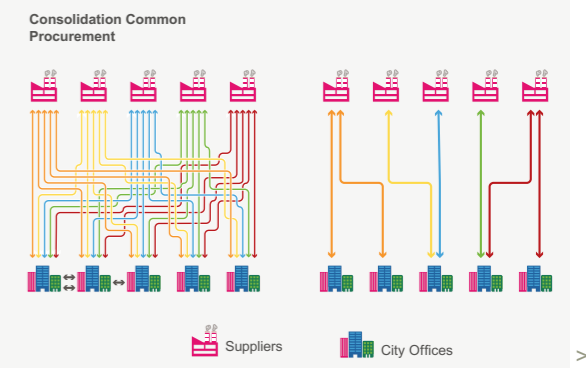
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2.2 REDUCING THE IMPACT OF DELIVERIES COMMON PROCUREMENT

- Common procurement is another way to help reduce the impact of deliveries.
- Large multi-tenanted buildings can generate numerous deliveries of very similar things.
- A common procurement system would allow for single orders to be made to serve whole sites.



2.3 REDUCING THE IMPACT OF DELIVERIES CARGO BIKES

- The implementation of cargo bikes results in a positive impact environmentally and socially.
- Working with micro-consolidation centres, cargo bikes can help to remove large delivery vehicles from city and town centres.
- Sites beginning to build in cargo bike-centric delivery strategies.



3.1 IMPORTANCE OF SIL LAND BROWNFIELD LAND DEVELOPMENT

- Government direction for presumption in favour of residential development on brownfield land.
- Currently the presumption does not apply to sites which are in the Green Belt, Metropolitan Open Land or Strategic Industrial Land.
- Final decision as to whether or not SIL land is excluded from the presumption will be made by the Secretary of State Levelling Up, Housing and Communities.



3.2 IMPORTANCE OF SIL LAND

- 2010-2015 - Industrial land in London released three times faster than planned (exceeding benchmark set by GLA in 2011).
- 65% of London's industrial capacity is on designated industrial land (50% in SIL, 16% in LSIS) and there are 55 SILs in London.
- 12 per cent of London jobs are related to industrial land, with total GVA of £78.1 billion in 2017 - 16 per cent of London GVA.
- Loss of industrial land is one of the main drivers of the increase in vehicle kilometres to provide goods and services.



Kerbside challenges Freight, distribution and kerbside conflicts

Jolyon Drury FCILT
Chartered Institute of Logistics & Transport

Central London Freight Quality Partnership



The size of delivery drives economics. For example the Brewery Logistics Group reports a figure of 20% loss of productivity which has resulted in the uplift of Dray numbers to around 73 vehicles at the last count at the end of 2023 since the Streetspace schemes were introduced.

That figure is expected to rise in 2024 with the introduction of more cycle lane schemes and kerbside restrictions. Some of the increase is also down to working practice with brewery logistics operators using smaller vehicle due to on street and kerbside access issues. This increases fleet sizes and a reduction in consolidated loads which in turn increases deliveries e.g. where a consolidated load is delivered once a week a smaller fragmented load will need to be delivered between 3 & 5 days a week.

Permitted delivery using marked timed kerbside bays still works. A consolidated load can take about 40 minutes.

Long tramming as a result of restricted and unavailable unloading provision is becoming the norm in busy replenishment areas such as Soho. Concerns about operator safety and load security, especially in the chilled supply chain.

Provision for service vehicles is as important as loading access: often with longer dwell times. These pallets of kegs were trammed for some distance as a result of the service vans occupying the bay.

Alfresco dining hung over from Covid block delivery opportunities. Here in Charlotte Street they have been subject to waste abuse.

For consolidated developments, off street loading bays prevent delivery and waste abuse. The closely managed St Pancras station loading bay houses two compaction skips and accommodates deliveries for replenishing the concourse retail outlets.

Uncoordinated construction blocks scheduled deliveries. Here a scaffolding team, but it might as well be deliveries or collection of construction materials, concrete pumps, cranes which require developers' site managers to coordinate in real time across a zone.

Parking controls must be enforced. However worthy, unstructured cycle drops result in kerbside anarchy



PLANNING UNDER LABOUR – WHAT MIGHT AND WHAT SHOULD CHANGE?

Professor Michael Edwards, UCL
John Walker, CT Group formerly Westminster City Council

The Labour party offer

Michael Edwards

The major issue I want to press upon the Labour leadership is this:

As a society we need urgently to find ways to live in our profoundly unequal, unbalanced, scattered, energy-wasteful settlements, to deal with crises of inequality and environment without rebuilding everything.

There is a lot for planning to do so don't dismantle it.

I had hoped to see Labour offering an intelligent critique of the Think Tank theory of housing affordability – that supply-demand relations for land and housing are similar to those for produced commodities where a boost to supply will bring prices down; furthermore the key supply constraint is alleged to be the freedom for stropky DM committees to refuse permissions against officer advice and plan allocations.

But...

1 The market for new homes is not a competitive perfect market. Landowners and housebuilders act as cartels, constraining the land supply, trickling out their completions slowly so they don't have to give discounts. Good to see that the Competition and Markets Authority has been probing this. Housebuilders also take options on land which prevents community initiatives and other builders (especially smaller ones) from getting it and these options are not recorded in the Land Registry so cannot be scrutinised.

2 The nation's stock of council housing has been decimated, mainly by the Right to Buy, so more and more people are now dependent on the private rental market. With inequality of income and wealth on today's scale it is unrealistic to imagine ANY market sector – rental or sale – that could house everyone decently.

3 Government schemes ostensibly designed to increase output, like Help to Buy, turn out to have inflated prices and developer profits rather than increasing output.¹

4 There is convincing evidence that any national strategy of building massively (hundreds of thousands of homes per year) would be impossible without transgressing environmental limits.²

5 House prices and rents are determined across the whole local or regional stock of homes so the

impact of new building on prices is heavily diluted. "Estimates of the sensitivity of UK house prices to increases in housing stock consistently show that a 1% increase in housing stock per household delivers a 1–2% reduction in house prices. This is minimal in the context of a 181% increase in mean English house prices from 2000 to 2020 (£84,620–£253,561)."³

6 As people get richer their housing expenditure grows. So when the housing stock in the market grows, richer people obtain more of it – as extra floorspace or as garden space or as proximity to better schools, or as second homes, leaving less for those with low market power⁴. In an unequal society this is both an important consequence of inequality, and something which reinforces, the inequality.

7 The escalation of house prices has been fuelled or facilitated by the huge growth of credit and – until recently – by negligible interest rates.

8 Much of the research literature concerns itself with national data but the significance and power of land ownership varies from place to place and a national target for output is almost meaningless.

9 International demand for housing in London appears to be, in part, a quest for what are perceived as safe havens for money, including the laundering of ill-gotten gains from corrupt regimes. Overlapping parts of the demand from abroad are in pursuit of current returns from renting and/or the prospect of capital gains. This demand comes on top of demand generated by the national economy and helps to inflate prices. In some places the corresponding homes are not even occupied, though estimating and controlling the extent of vacancy are controversial.

10 A part of the housing stock is devoted to short-term letting via online platforms and control of this phenomenon is very weak compared with many places in the world. It removes a very great deal of housing from normal use by the permanent population and also undercuts the relatively well-regulated hotel sector.

11 Finally, the thrust of planning policy and practice by national, regional and local governments have inadvertently contributed to strengthening the stranglehold of landed and development interests in our society. The resulting settlement pattern is environmentally inefficient as well as socially unjust, but reducing the discretion of local councillors could not conceivably solve our problems.

Perhaps it's too much to hope that any political party will announce that it's planning to lower or even stabilise house prices! But we should be able to expect that Labour would prepare the ground for decommodification – e.g. by developing savings media and tax reforms which could attract our savings away from just adding to demand on housing and head off inflows from abroad;

The scaling down of the promised £28bn fund to mitigate climate impacts is a major loss. The Labour commitment to growth of GDP looks bad too since GDP growth here produces so much poverty alongside wealth and seemingly can't be de-coupled from carbon emissions. We have to console ourselves with the fact that Labour's quite unnecessary commitment to continued austerity means there won't be much GDP growth to worry about. ■

¹ Chris Foye and Edward Shepherd, 2023, *Why have the volume housebuilders been so profitable?* CACHE, <https://housingevidence.ac.uk/project/why-have-the-volume-housebuilders-been-so-profitable/>

² Sophus O S E zu Ermgassen, M P Drewniok, J W Bull, C M Corlet Walker, M Mancini, J Ryan-Collins and A Cabrera Serrenho (2022) "A home for all within planetary boundaries: Pathways for meeting England's housing needs without transgressing national climate and biodiversity goals" *Ecological Economics* 201: 107562

³ The quotation is from zu Ermgassen and others (above). They quote Auterson, T, 2014, *Forecasting House Prices (Working Paper No 6)* Office for Budget Responsibility; Oxford Economics, 2016, *Forecasting UK House Prices and Home Ownership (Report for the Redfern Review)*; MHCLG, 2018, *Analysis of the Determinants of House Price Changes*, Ministry of Housing, Communities & Local Government, London; HMLR, 2022. *UK House Price Index - UK Land Registry*

⁴ The work of Paul Cheshire on the income elasticity of demand for housing is the source of this statement.



clerkenwell 21-23 design week may

Clerkenwell Design Week returns to London from 21 – 23 May 2024, marking its 15th year as a global design festival. Building upon its record-breaking 2023 edition, which drew over 37,000 visitors, the upcoming event is set to elevate the experience with new venues, expanded exhibition spaces, thought-provoking installations and a stronger-than-ever line-up of both British and international brands.

Expect more than 600 curated events spread throughout the ECI neighbourhood, complemented by a network of over 160 local design showrooms and 300 exhibitors across 12+ venues.

"Not only is Clerkenwell Design Week one of the most attended specification events in the architecture and design calendar, it is also an important platform to discover new talent and ideas," says Marlon Cera-Marle, Design Division Director of Media 10 which organises the annual design festival.

"This year, we're excited to showcase an unprecedented number of participating brands, reflecting strong demand from both home and overseas. In response, we're expanding our exhibition and installation spaces, including the newly revamped, pedestrian-friendly Clerkenwell Green."



Event details:

When? 21–23 May 2024

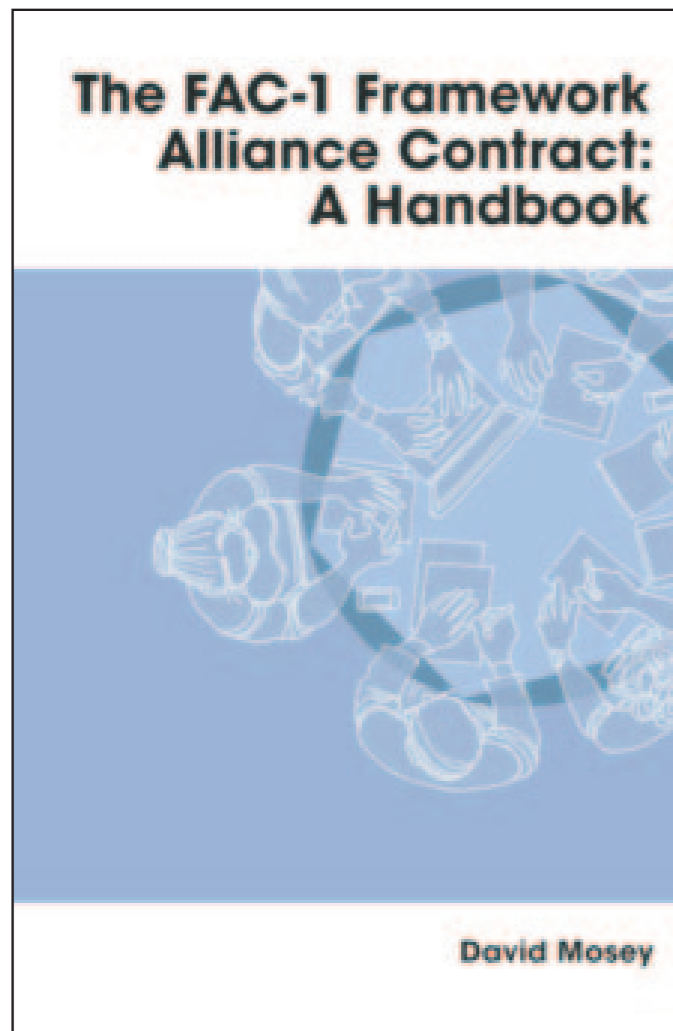
Where? Across Clerkenwell, London, EC1

How much?

Free but pre-registration is required

For more details visit

www.clerkenwelldesignweek.com



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Dr David Mosey CBE is a professor at the King’s College London Centre of Construction Law & Dispute Resolution and was formerly head of the projects and construction department at law firm Trowers & Hamblins. He is the principal author of the FAC-1 Framework Alliance Contract and has advised on the procurement of collaborative projects and programmes of work for more than twenty years. David was appointed by the UK government in 2021 to lead an independent review of public sector construction frameworks. His recommendations for improving value, improving safety, managing risk and achieving net zero carbon are set out in ‘Constructing the Gold Standard’ and have been widely endorsed by both government and industry. David received the 2021 TECSA Clare Edwards Award for ‘professional excellence and an outstanding contribution to the legal profession’ and was awarded a CBE in the 2023 New Year honours list for ‘services to the construction industry’.

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