

# Delivering Housing at a National & Local level

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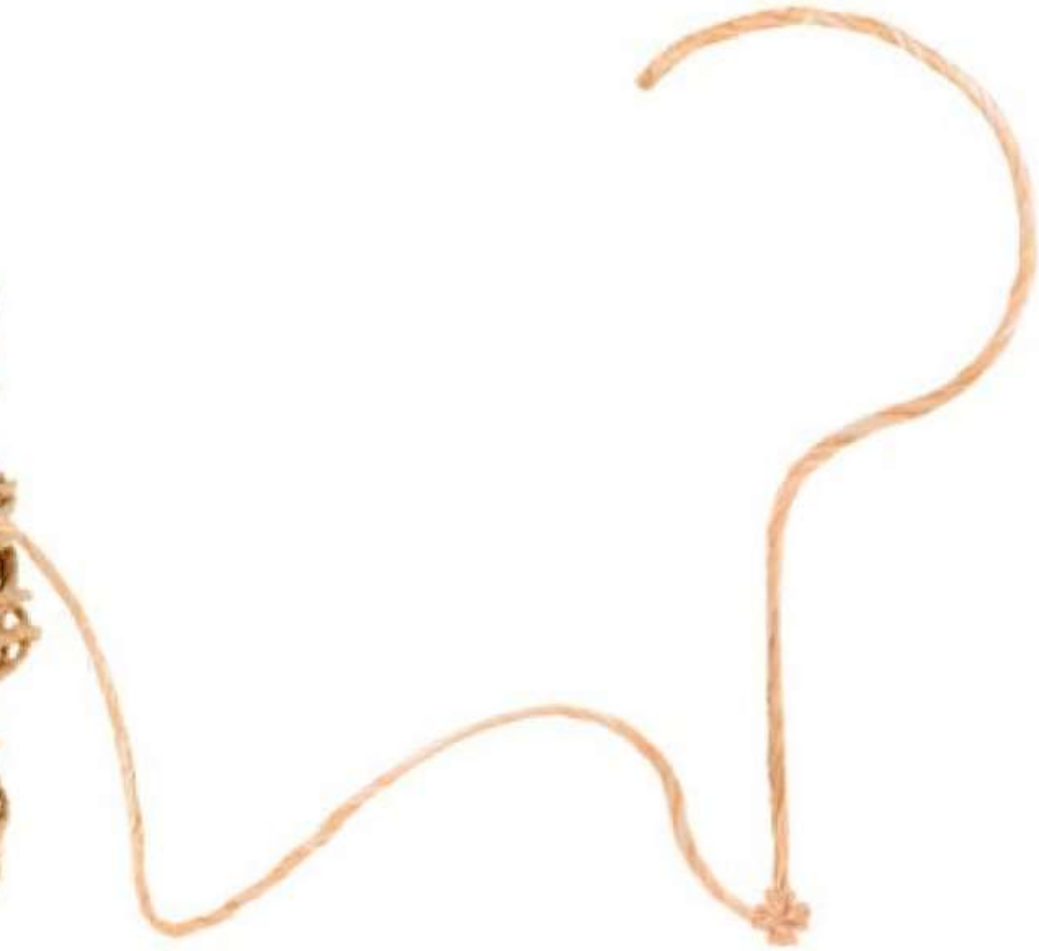
Andrew Whitaker  
HBF Planning Director

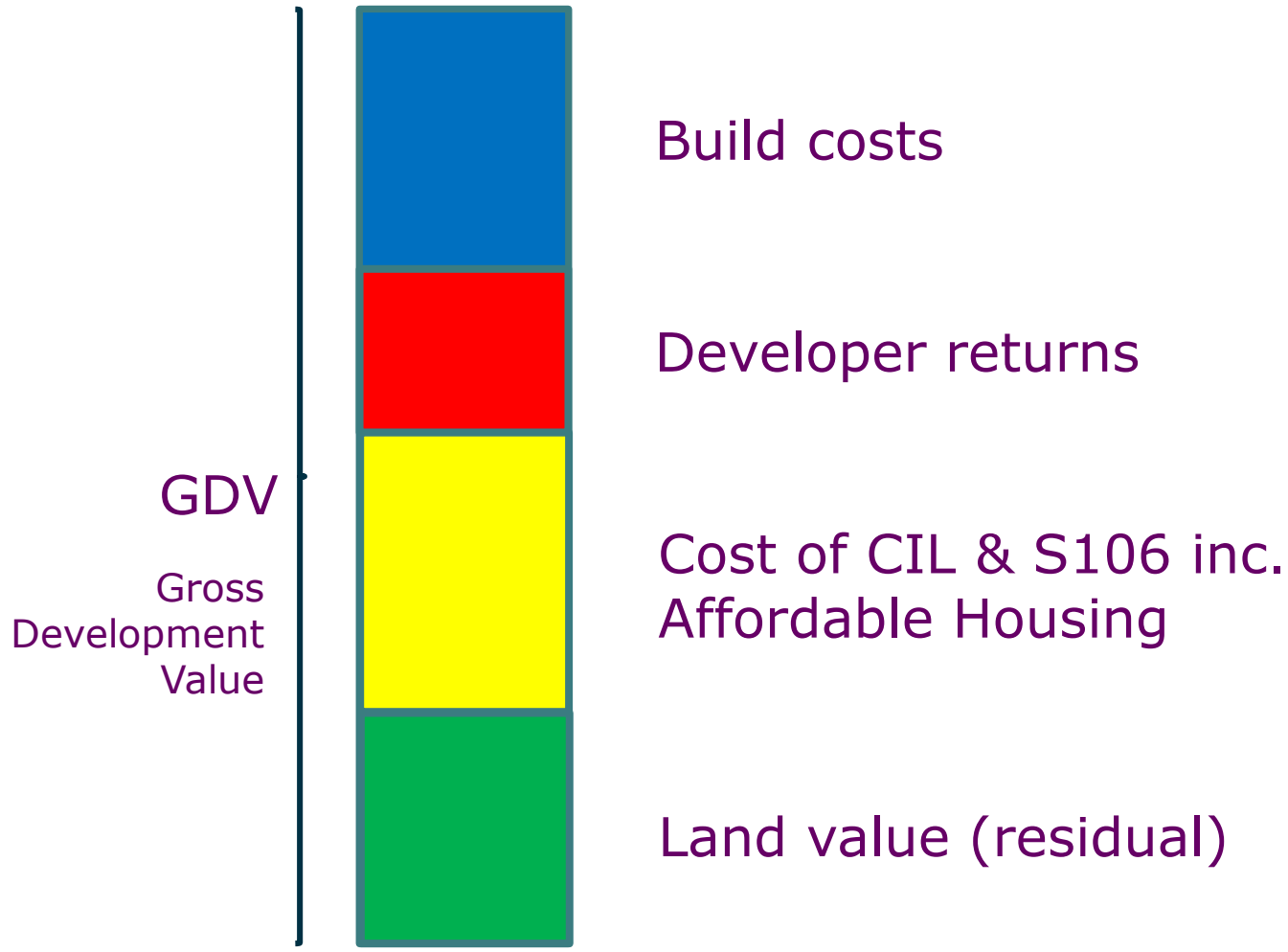


**NEW**  
**IMPROVED!**















AFFORDABLE HOUSING

# Community Infrastructure Levy







61588

# EVIDENCE

**NOTICE:** Do not tamper with contents! This is not a toy. In case of extreme curiosity, persons may inspect contents in the following non-touch manners: smelling, shaking, listening to, and/or speaking with.

Case No. \_\_\_\_\_ Date Collected \_\_\_\_/\_\_\_\_/\_\_\_\_ Time \_\_\_\_:\_\_\_\_  AM  PM

Description of Enclosed Evidence \_\_\_\_\_

Location \_\_\_\_\_ Mood \_\_\_\_\_ Resale Value \_\_\_\_\_

**TO BE TESTED FOR:**

- DNA
- FINGERPRINTS
- NARCOTICS
- SECRETS
- TRACE EVIDENCE

**TYPE OF OFFENSE:**

- CIVIL
- CRIMINAL
- PETTY
- FORGIVABLE

\_\_\_\_\_  
*Signed*

\_\_\_\_\_  
*Badge No.*

CHAIN OF CUSTODY		
FROM	TO	DATE

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The Rt Hon Sajid Javid MP  
Secretary of State for Housing, Communities and Local Government  
Ministry of Housing, Communities and Local Government  
2 Marsham St  
London  
SW1P 4DF

9<sup>th</sup> March 2018

Dear Philip and Sajid

My terms of reference require me, by the time of the Budget in the Autumn, to "explain the significant gap between housing aspirations and the amount of land allocated or permitted in areas of high housing demand, and make recommendations for closing it".

The output of new housing is determined by the number of houses permitted and the rate at which those permissions are built out. Successive governments have done much to assist plans to increase the number of permissions granted by reform of the planning system and by introducing other measures to encourage local authorities to grant more planning permissions for new houses. I have decided to focus, in the first stage of my work, exclusively on analysis of the reasons why – against the background of the current planning system – build out rates are as they are, without yet making any recommendations for increasing each build out rate in future.

I have further narrowed my focus by considering exclusively the question why, since major house-builders have obtained outline planning permission to build large numbers of houses on large sites, they take so long as they do to build those houses. The major questions that surrounded the build out rates achieved by smaller house-builders and on smaller sites may well be worthy of investigation in due course, but the importance of the large sites and large house-builders to the overall house-construction numbers is such as to make it sensible for me to devote all of my attention to them at this stage.



# 5 Year Trajectory Plan

Site	B/G	Units	1	2	3	4	5	5+	
Urban Dev 1	G	10	10						
Urban Dev 2	B	15	15						
Urban Dev 3	G	50	25	25					
Urban Dev 4	B	100	30	30	30	10			
Urban Redev	B	210					70	140	
Suburban Infill	B	10						10	
Urban Expansion	G	400		25	35	70	70	200	
Totals		795	80	80	65	80	140	350	
			445						



ANNUAL 2018

# BEANO







# Local Housing Need Assessment

Baseline = Latest Household Projections

Adjustment factor =  $\frac{\text{Local affordability ratio}}{\text{Ratio of 25}}$

# MINIMUM

Cap level at 40% above plan



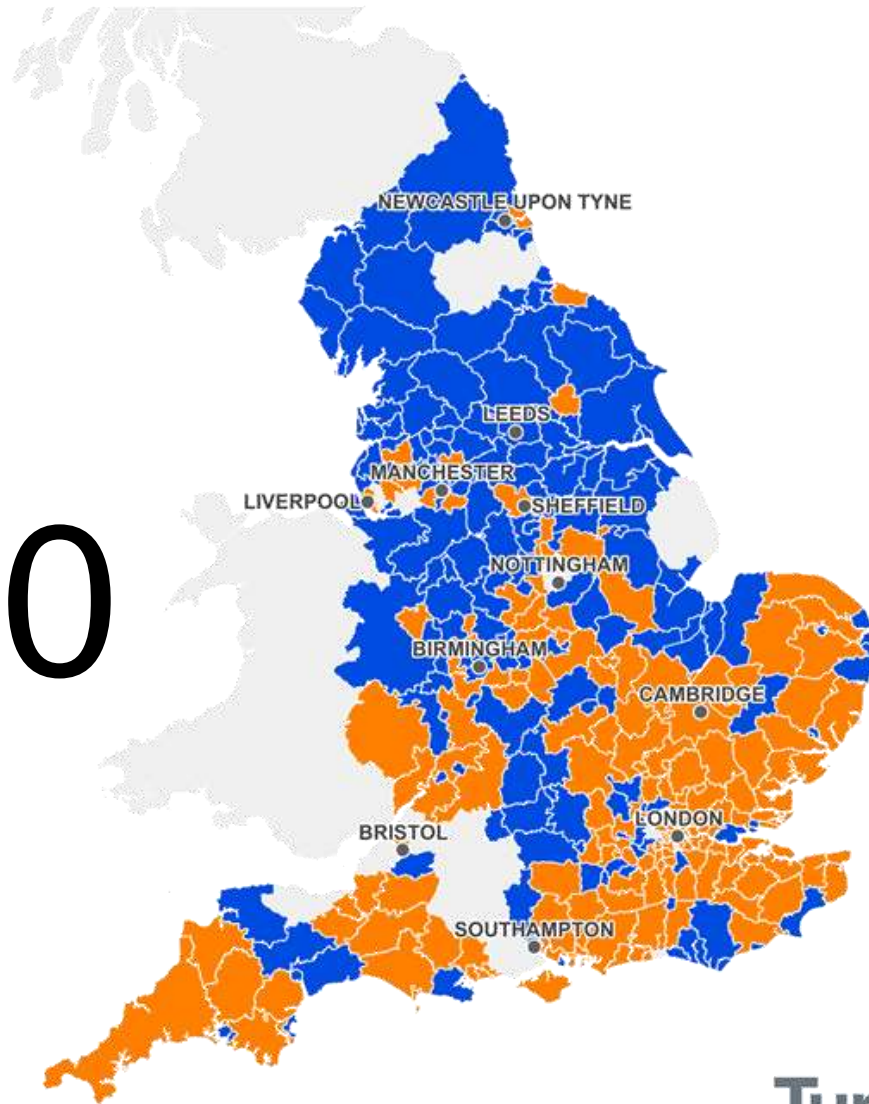


## Difference between current and proposed housing need

Indicative figures produced by DCLG

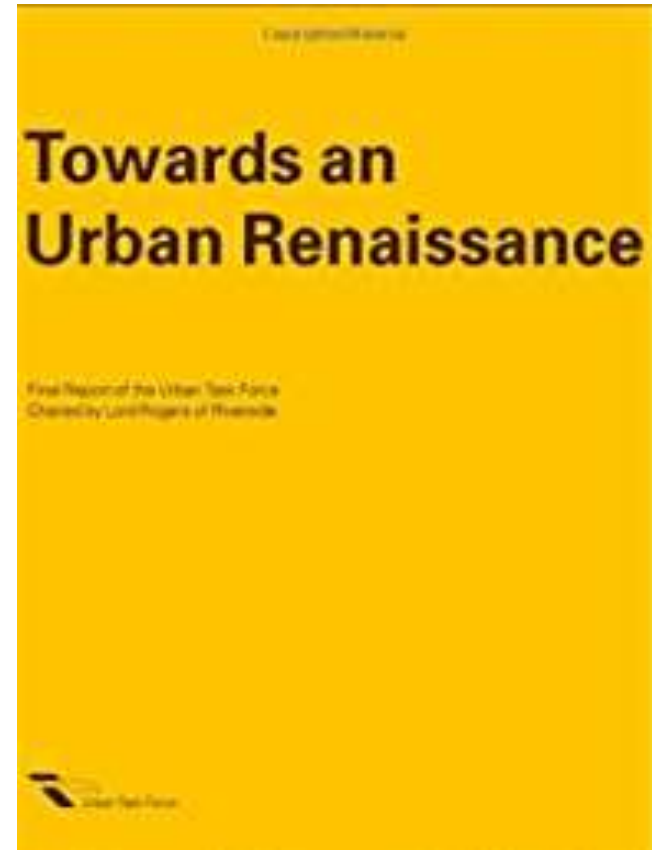
- Implied increase in housing need
- Implied reduction in housing need
- Figures not published

# 266,000

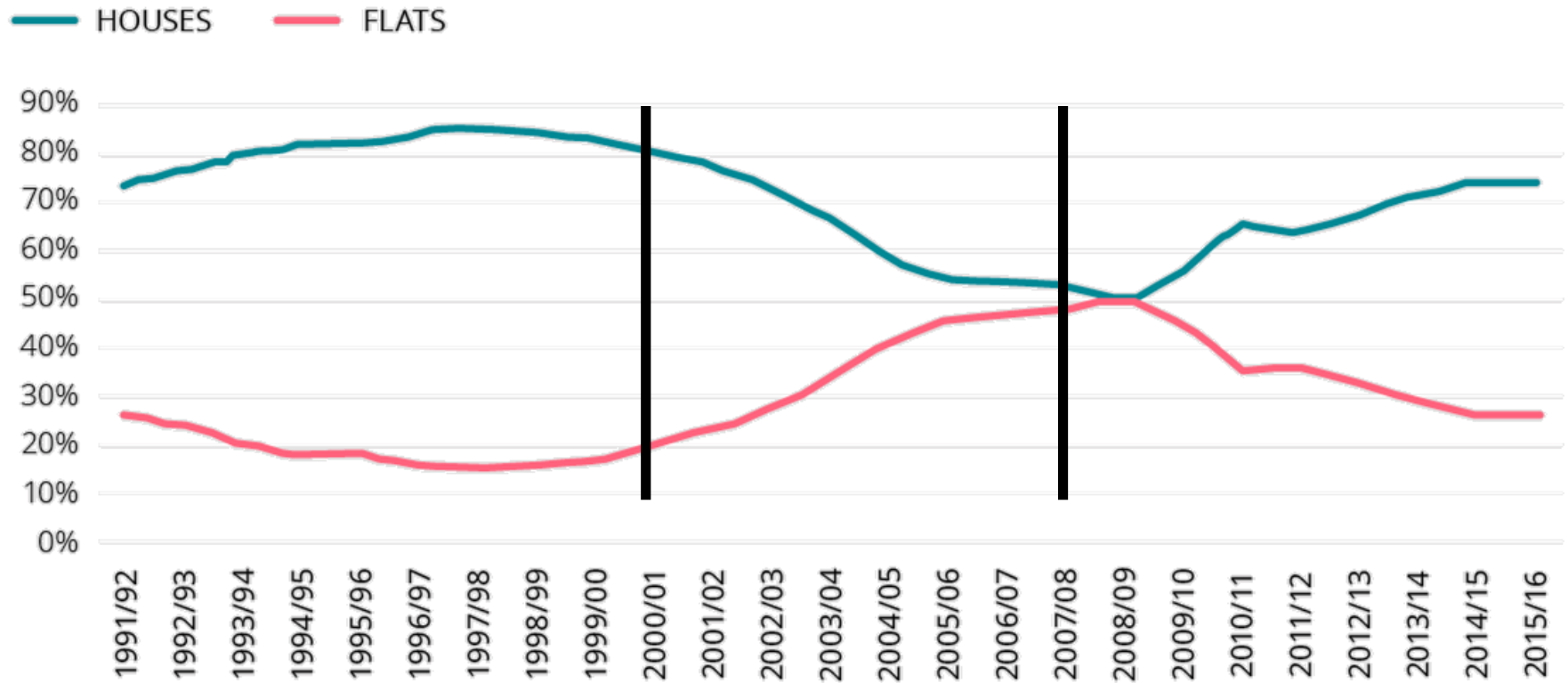


Turley





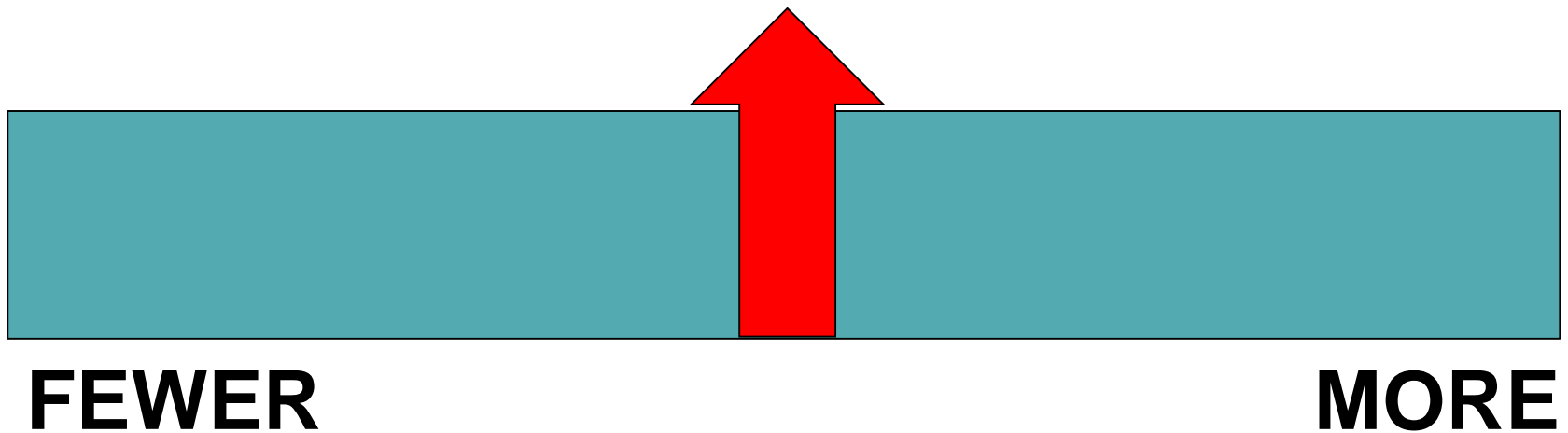
# % of new build completions



SOURCE: DATALOFT, DCLG (2016)



Will the new NPPF deliver more or fewer houses?





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