



NEW CIVIC
HOUSEBUILDING
———— 2017 ————

**Rediscovering our tradition of building
beautiful and affordable homes**

#NewCivicHousebuilding

civichousebuilding.org

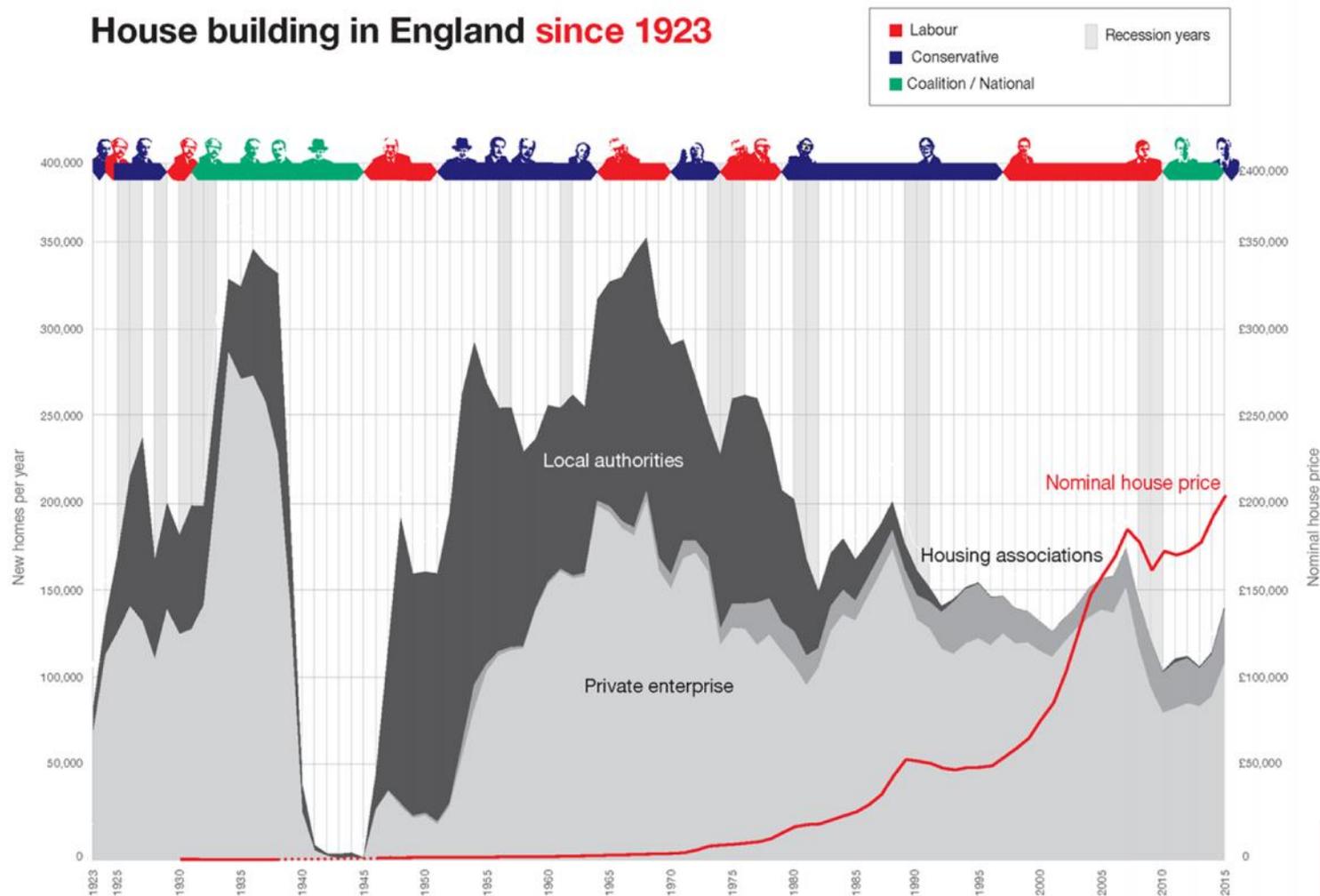
Thursday 2nd March 2017



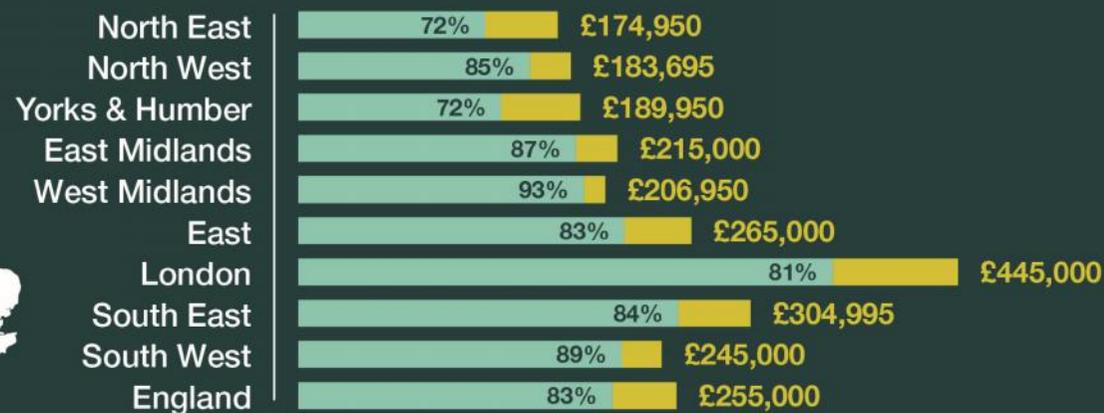
The Problem



House building in England since 1923



Unaffordable across the country



Region

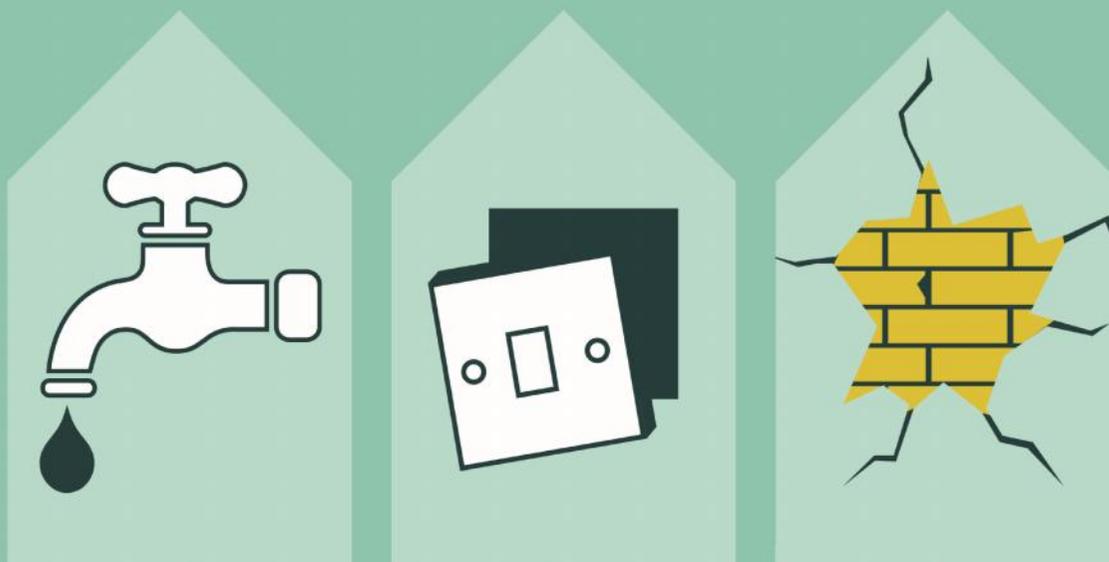
Average New Build House Price (ONS)

% of working renting families who cannot afford with Help to Buy

Shelter

Shelter

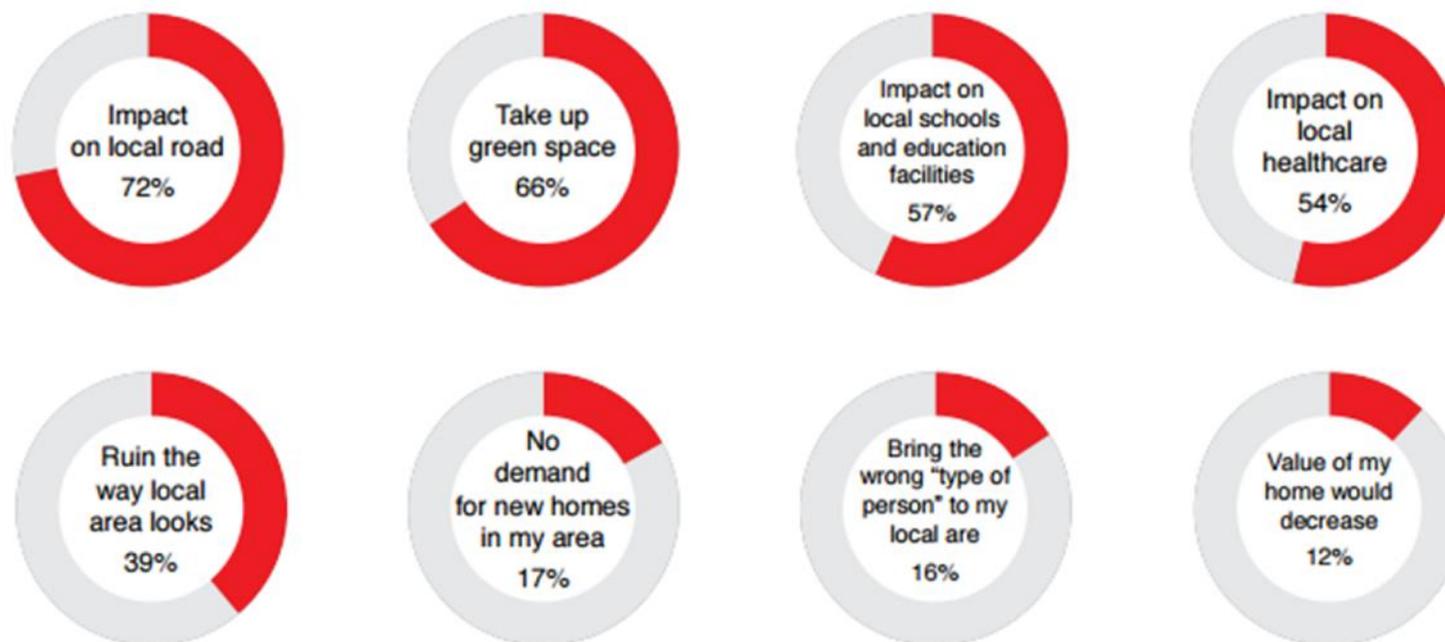
Unaffordable across the country



Half of new home owners say they have experienced major problems with their properties.



Poorly served by infrastructure



Reasons for opposing local housebuilding

Speculative housebuilding



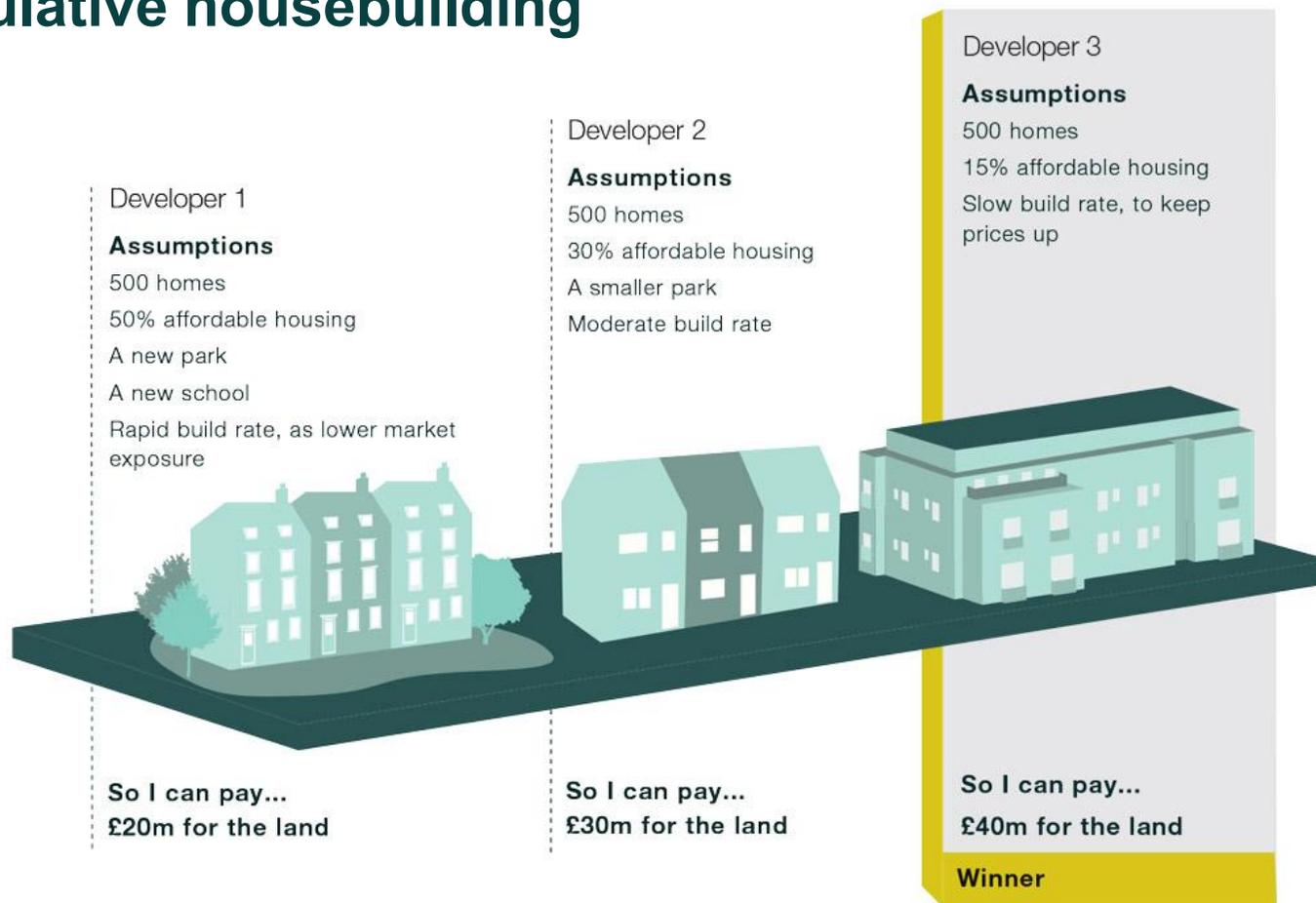
Speculative Housebuilding:

The developer buys land without knowing who the purchasers for the homes will be – or the price they'll fetch.

The developer is speculating that someone will pay a certain price in the future for the homes they build.

If there is no buyer at that price in the future, the developer could make a loss.

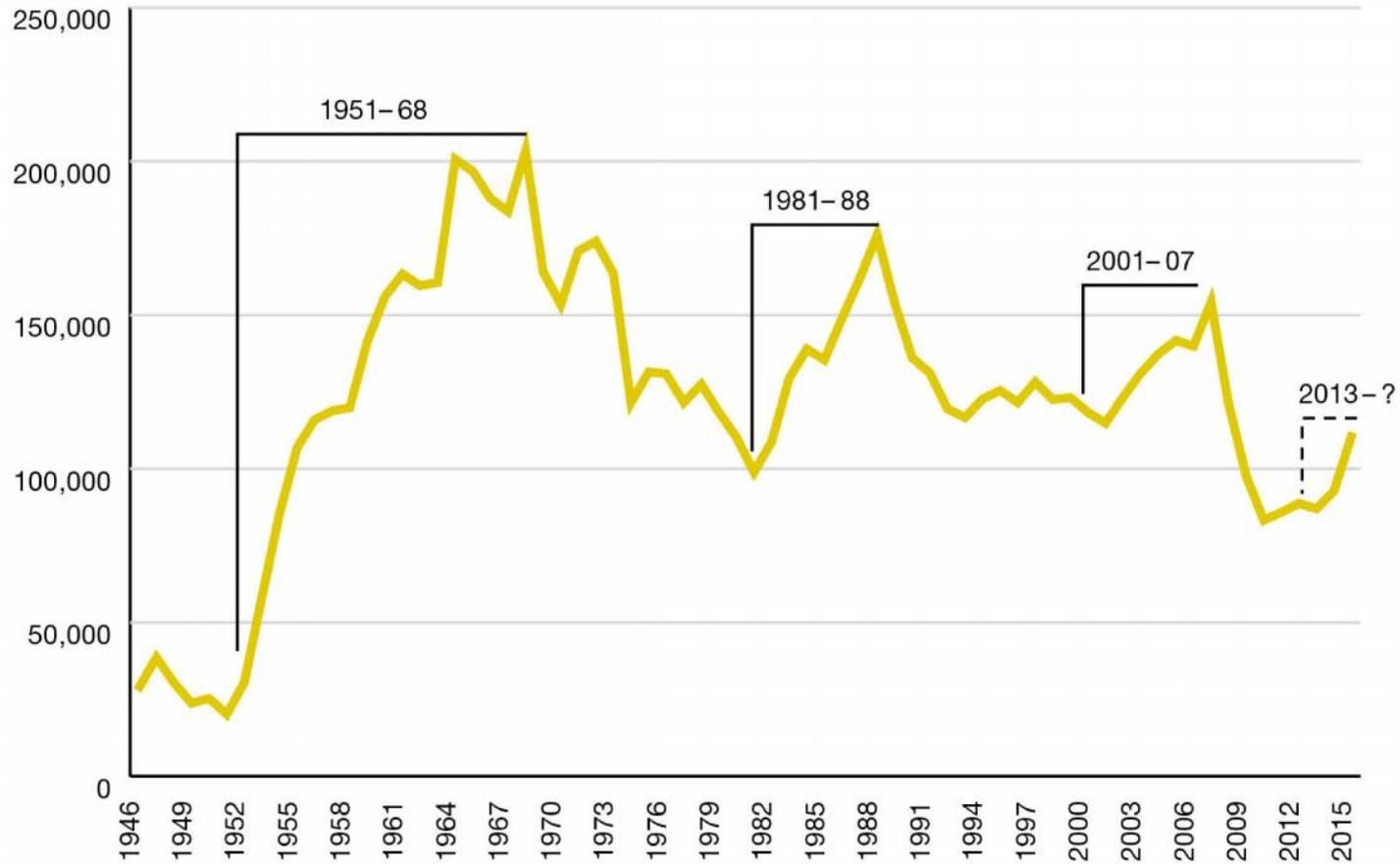
Speculative housebuilding



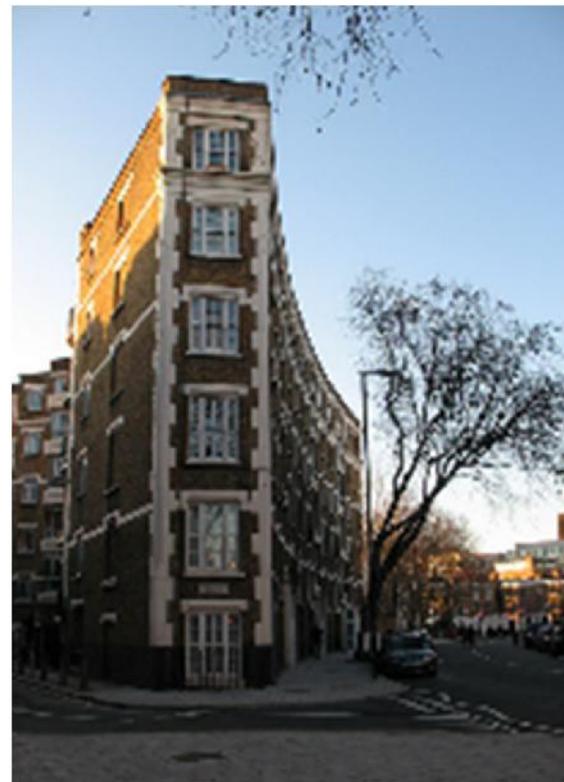
Shelter

Shelter

Speculative housebuilding



Past successes



Past successes



“

We have not the slightest intention of making profit...
We shall get our profit indirectly in the comfort of the
town and in the health of the inhabitants.

Joseph Chamberlain, 1870's

“

Housebuilders are not in business to serve the public interest, except incidentally. Their primary concern is to deliver profits for their investors, now and in the future.

Callcutt Review of Housebuilding Delivery, 2007

The Solution



The New Civic Housebuilding

1. A **clear vision** of high quality development
2. A focused **delivery** agency
3. **Land** at low enough prices
4. Patient, long term **finance**
5. A **design process** directly involving the community
6. **Construction** by a diverse range of high quality builders



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Urban extension: Nansledan, Newquay



- **Duchy land**
- **Enquiry by Design**
- **4,000 homes**
- **30% affordable**
- **Tenure blind**
- **Traditional crafts**
- **Three local builders**

Community Land Trust: Stretham & Wilburton, East Cambridgeshire



- Community-led
- Rural Exception Site
- 75 homes
- 35% affordable
- Doctor's surgery
- Workspace
- Village green

Partnership: Dewenthorpe, York



- **Joseph Rowntree Housing Trust**
- **City of York**
- **David Wilson Homes (Barratt)**
- **Land transferred to JRHT**
- **Sustainable housing**
- **Older peoples homes**

Self build enabling: Netherlands

- Council-led regen and whole new suburbs
- Public sector land assembly, masterplanning and infrastructure
- Sites sold to self builders via 'plot shop'
- Affordable self build (shared equity)
- Diverse designs



Recommendations

Invest public land in joint ventures

- Stop selling off scarce public assets to the highest bidder
- Invest into high quality schemes
- Capture value uplift from infrastructure investment
- Deliver public benefits
- Long term public revenue



Development Corporations to assemble land and capture its rising value



- **Development Corporation separate from the local authority.**
- **Responsible for planning and delivery a large site.**
- **Strong vision of the public good.**
- **Ability to buy land at a reasonable price and borrow for infrastructure investment**

Development Corporations to assemble land and capture its rising value



Shelter

Greenbelt Community Trusts



- **Permanently protect beautiful land**
- **Release small amounts of low value farmland**
- **Land released at fair value**
- **Uplift used for community benefit. Land held in a trust.**

Changing landowners' incentives

- **Holding out for higher land prices can make financial sense**
- **CPO reform to shift incentives in favour of investment in high quality schemes now**
- **Reform viability assessments in favour of transparency and community benefit**



“

That, when they should have occasion to enlarge their city by purchasing ground (outside) the town... not only were the proprietors of such lands obliged to part with the same on reasonable terms, but when in possession thereof, they are to be erected into a borough **in favour of the citizens.**

Duke of Albany, 17th Century



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Tuesday, 28 February 17

