



UNIVERSITY
of
GLASGOW

Conference: Housing and Social Justice

Teacher Building, Scottish Engineering Centre, St Enoch Square, Glasgow

1 October 2004

**Workshop Session 2 (f): Glen Bramley, Heriot-Watt
University**

Housing Supply, Planning and Demand



SCOTTISH EXECUTIVE

Scottish Centre for Research on
SOCIAL JUSTICE

Housing Supply, Planning and Demand *Workshop*

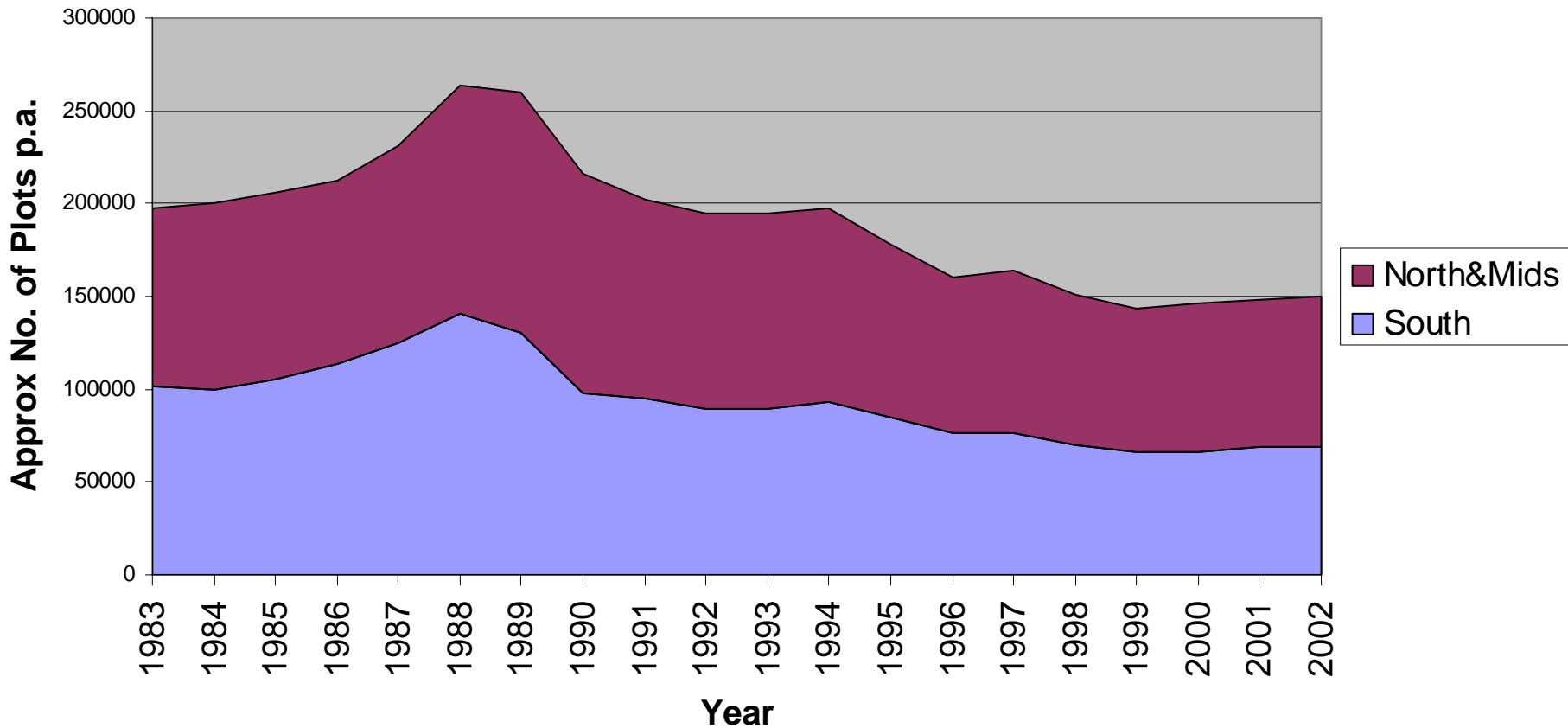
Professor Glen Bramley

What's this Workshop About?

- Housing Supply
 - Barker report
 - Structure/Strategic Plans (land)
 - Money for extra social housing
- Planning and affordable housing policies/mechanisms
- Evidence on geography of demand/supply in Scotland
- (5 minutes each!)

Taking Your Eye off the Ball

New Planning Permissions for Housing by Broad Region of England, 1983-2002



The Barker diagnosis

- Low level of new housebuilding -> high house prices (2.4-2.7% pa real growth last 20/30 yrs)
- Unresponsive supply -> price volatility
- Worsening affordability
- Wealth transfers to older owners
- Labour mobility restrictions limiting econ growth
- Reduced 'sprawl', but ltd housing space cons'n
- An extra 120,000 private & 17,000 social units pa required

Key Recommendations

- Acknowledge that land supply the main constraint
- Regional affordability targets & supply trajectories
- More responsive release, e.g. buffers, contingent on market related triggers
- Better evidence base – monitor numbers required to deliver affordability
- Stronger regional planning institutions (RPEs)
- Faster track routes to PP
- Review land designations (esp Greenbelt)
- Fiscal incentives for LA's to encourage devel.

- Measures to facilitate infrastructure provision
- Planning gain supplement
- Increased social housing provision
- Squeeze more out of RSL efficiency or private sector
- RTB reform & recycling (cf. HOTF)
- Tax transparent property investment vehicle
- Targets for improved new homebuyer satisfaction
- Further looks at training, offsite construction, design

- Blunter indication of scale of extra land release required in SE
- Worked examples of new affordability approach
- Need for housing and job growth to be in balance
- Longer time horizon for plans
- Housing Land Availability monitoring
- Action Plans and SPVs for delivery (esp infrastructure)
- Role of s106 in delivering social housing
- Role of 'intermediate sector' (inc LCHO)

Key Questions

- How much if any of this applies in Scotland?
- How realistic given it's politically uncomfortable
 - taking on the NIMBY's in marginal seat territory
 - diverting resources from 'Decent Homes' and 'the North'
 - no extra public expenditure
 - reduced emphasis on 'urban' policy agenda

- Need for affordable housing a 'material consideration'
- Evidence of need (survey/study)
- Target levels for different areas
- Planning agreement (s.75) mechanism
- Site size threshold?
- Payments in lieu/ mixed developments
- Economic/financial viability/realism
- Involvement of HA's / change in procurement

- Strong local will to use policies, esp in S England
- Results disappointing, but now quite significant
- Changing the geography of social housing
- Takes a long time to implement
- Policy/legal ambiguity-> timidity, appeals etc
- Disastrous failure to adjust grant system
- Local needs assessment tricky
- Negotiation process worsening general delivery of housing land

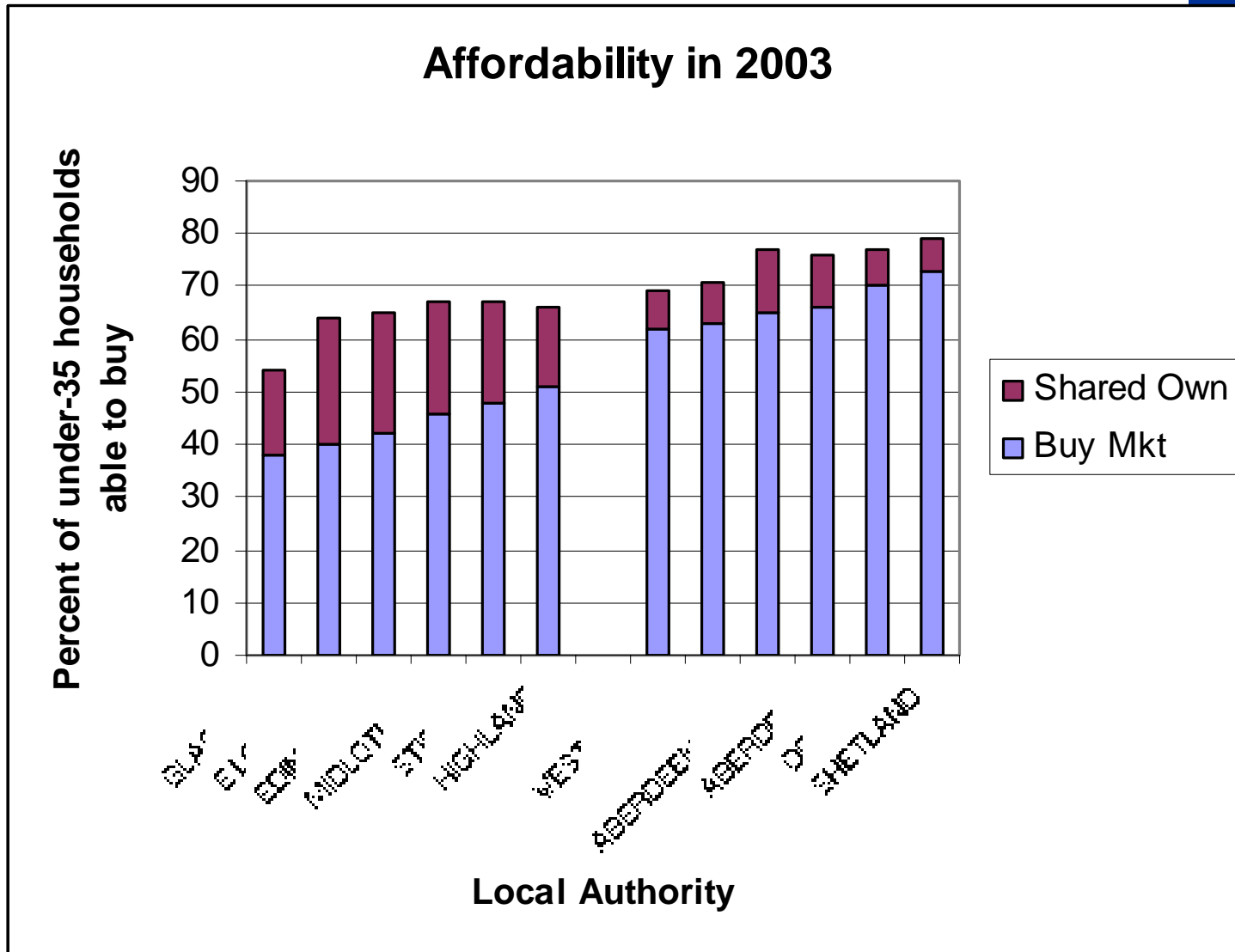
Planning Agreement vs Development Tax

- Locally determined vs Statutory
- Discretionary vs Universal
- Variable vs Uniform
- In Kind vs Financial
- Hypothecated vs Unhypothecated
- Re-used Locally vs Redistributed Nationally

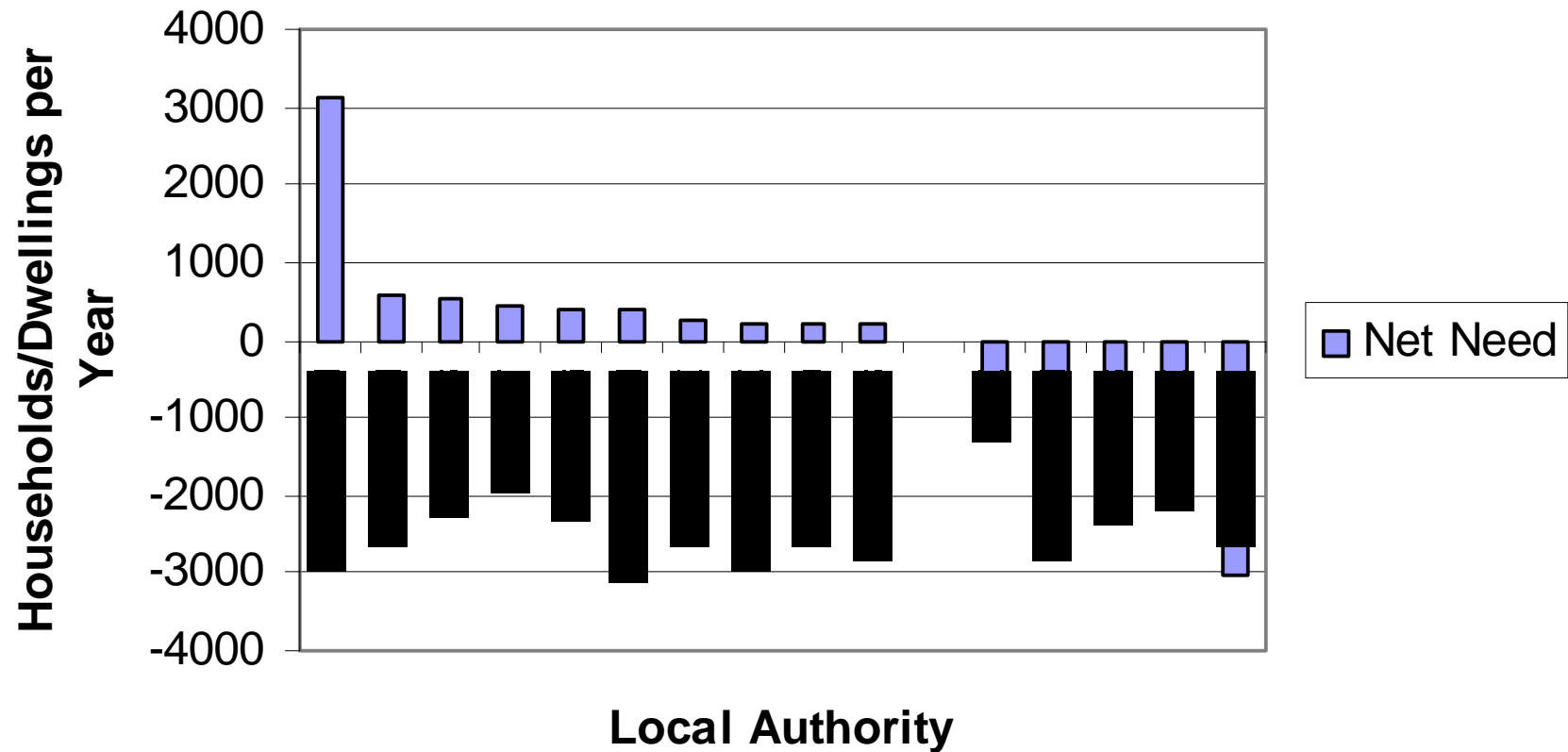
Key Questions on PAH

- How committed are Scottish Exec?
- Can it be made to work?
- Ideal from Social Justice viewpoint
 - paid for by tax on landowner windfalls
 - promotes mixed communities
 - increases affordable supply in pressured areas

Geography of Affordability



Net Need 2003



- Should more of ADP be directed to pressured areas?
- Can/should we rely on planning to deliver?
- Could we make more use of LCHO?
- What to do about oversupply in other areas?
- Balance between social rented and owner occupation in regeneration areas?