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Building the Homes

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The Brief

- Starter Homes
- Performance Improvements
- Permission in Principle
- Garden Villages
- Local Plans (LPEG)
- Design
- Partnership



Caerwent - South Wales



Starter Homes : Two different schemes

A: Exception Sites

No CIL/S106 costs to offset 20% discount

Brownfield sites - otherwise not get consent

Uncertain for BDW:

- Prefer mixed market schemes
- No evidence on site supply
- Not clear metrics work

B: In lieu of Social Rented

Specified % SH instead of social rented

- Viability world = neutral
- Loss of bulk sales to HA
- Potential upside - selling prices

Potentially positive for BDW:

- Need more detail
- We will respond



Starter Homes : We will respond – we have to

- More products for lower income households
- Two key drivers:
 - Policy
 - Changed lending conditions

Pre 2014

- No mortgages for flats
- No mortgage without equity
- High deposits
- 100% OMV out of reach in many areas

Post 2014

- Lending for smaller products
- Low interest rates
- Long term FR = hedge
- H2B addresses deposit problem
- 80% = achievable in many areas



Starter Homes : Tailwinds and headwinds

Tailwinds

- Large areas “made affordable”
- Only 3% market transactions
- Margin upside?
- Sales rate uptick

Headwinds

- Localised market distortions
 - Impact on 2nd hand stock
- Transition – SH vs OMV sites
 - Remix / S106 sales
- Lender willingness
 - Valuations
- Loss of ROCE benefits
- Differential marketing
- Customer behaviour



Starter Homes: Outstanding questions for BDW

- Regional variations?
- Lender positions?
- Agglomeration with H2B?
- CIL clawback?
- Policing and management?



Planning Performance (1/3)

- Performance-based fees
 - Poorer performing LAs penalised
 - Counter-productive
- Higher fees for better service
 - BDW support IF:
 - Extra fees = extra resources
 - Money back if no service improvement
- Pre-app fees and post consent delays
 - BDW primary concerns



Planning Performance (2/3)

- Brownfield Register / Small Sites Register
 - Support IF mechanism to identify opportunities
 - No support IF mechanism to define 5YLS
- Competition in processing applications
 - Good idea in theory (consultants/nearby LAs)
 - Practical difficulties
 - 5 year pilot is wise
- Section 106 – Fast track dispute resolution
 - Strong support – post-resolution delays are huge
 - 4 week process
 - Threat = nudge

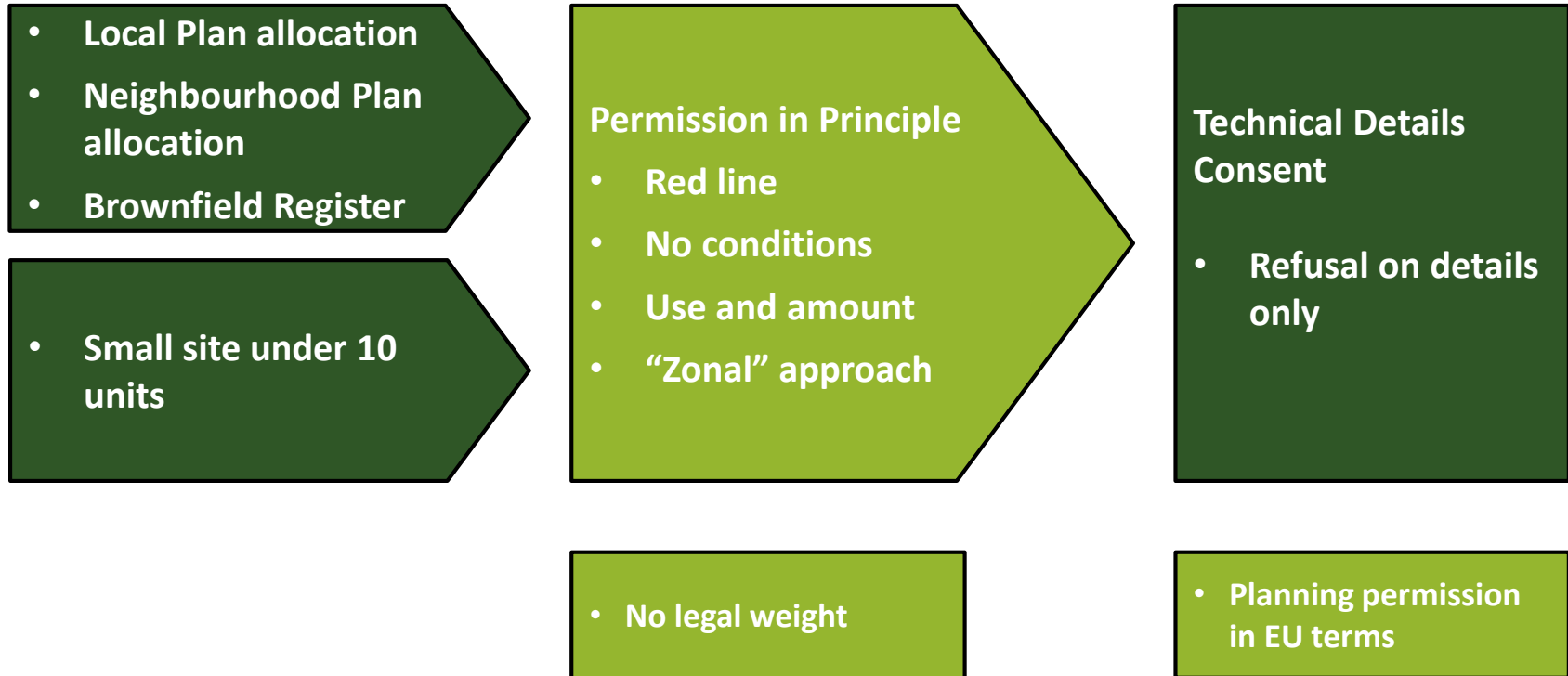


Planning Performance (3/3)

- Housing Delivery Test
 - Support
 - More allocated and consent sites will drive delivery
- Brownfield sites in Green Belt
 - Support – wasted resource at present
 - BDW – widen brownfield definition
- Green Belt
 - No comment!
 - But why is London different to Birmingham and Manchester?



Permission in Principle (1/2)



Permission in Principle (2/2)

- BDW support PiP = no weight but highly material
- Can't get a PiP on an unallocated site

Outstanding questions

- Will all PiPs count in 5YLS?
 - Not a deliverable consent
- Will PiPs exclude EIA schemes?
 - Don't see why if allocated



Broadbridge Heath






Garden Villages (1/2)

- Strong support:
 - Places for All Ages
 - JRF/Lord Matthew Taylor/Policy Exchange
 - Delighted to see in NPPF
- Real site – financially viable:
 - 5000 units
 - 1500 – 5000 units = deliverable
- Success factors:
 - LA-led
 - Willing, pragmatic landowner
 - Sensible phasing
 - Ongoing stewardship



Garden Villages (2/2)

	Design & Consent	Construction				Stewardship
 Governance	Garden Village Creation Company (GVCC) <ul style="list-style-type: none"> • Masterplanning • Costing and business planning • Leadership and marketing • Engagement 	Garden Village Promotion Vehicle (GVPV) <ul style="list-style-type: none"> • Financial mechanism (Build and legacy) • Infrastructure delivery • Co-ordination of build • Phasing and project management 				Garden Village Stewardship Company (GVSC) <ul style="list-style-type: none"> • Setting priorities • Making decisions • Maintenance • Controlling growth
 Engagement	<ul style="list-style-type: none"> • Set up dialogue • Community Centre • Digital communication channels • Quality of life objectives 	<ul style="list-style-type: none"> • Neighbourhood design guides • Employment and training programmes • Procurement strategies • On-going dialogue 				<ul style="list-style-type: none"> • Elections and governance transfer • On-going quality of life assessment • Business engagement • Surveys and responses
 Delivery	<ul style="list-style-type: none"> • Initial concepts • Potential employment • Community engagement • Scheme designs • Review and amend • Further engagement • Consenting 	Phase 1 → <ul style="list-style-type: none"> • 1188 Homes • 6,000 sq.m commercial • 1 Primary school • 1 GP practice • 1 Dentist • 2 Community Centres • 1 Library • 1 Sports hall • Outdoor sports • Sport pitches • Secondary school (phase 1) 	Phase 2 → <ul style="list-style-type: none"> • 1188 Homes • 8,000 sq.m commercial • 1 Primary school • 1 Community centres • 1 Sports hall • Outdoor sports • Sport pitches 	Phase 3 → <ul style="list-style-type: none"> • 1188 Homes • 12,000 sq.m commercial • Secondary school expansion • Sport pitches • Outdoor sports 	Phase 4 → <ul style="list-style-type: none"> • 1436 Homes • 14,000 sq.m commercial • Primary school • Outdoor sports • Sport pitches 	<ul style="list-style-type: none"> • Management • Repairs • Maintenance • Infill development • Extra facilities • Conversions • Organic growth

3 key agencies:

- Creation company
- Promotion vehicle
- Stewardship company
- Separate but overlaps



Local Plans (LPEG)

- Broad support – strong document

- Focus on HMAs
- 20% buffer
 - Reflects reality
- DTC = Soundness test
- Devolution = meeting needs
- March 2017 = out of date
- Standard OAN approach
- Process improvements
- Regulation of timescales
- Reserve sites

- Needs must be met
 - RTPI, POS, DCN, CCN
- NPPF = Constant enhancement
- Must align jobs/housing targets
- Guidance on length
- Green Belt reviews
- PX = written representations
- Local plans?



Design

- Better design = forefront of BDW business strategy
- BfL12 = CABE, Design Council yardstick
 - Every site, every scheme
 - Great Places based on BfL12
- Links to 5 star status
 - 7 years in a row
 - 90% “recommend to a friend” (NHBC)
- Need to drive out BfL12:
 - LAs
 - Government lead
- Volume, volume, volume:
 - 1960’s
 - 1980’s



Building for Life 12 – why use it?

- Helps make subjective matters objective
 - 12 simple questions
 - Helps separate **taste** from **quality**

Andover

- Member objection
- Independent BfL12 review
- Permission granted

Poringland

- Local objection = refusal
- DSE hosted workshop
- BfL12 = permission

Barnet College

- LA support via BfL12
- GLA concern
- BfL12 review

Ebbfleet

- 1st phase = design importance
- All agreed on BfL12
- Permission



Public and private spaces (1/5)



- Good spaces create community behaviours
- Attractive landscape & furniture
- Attention to detail

Public and private spaces (2/5)



- Use existing features
- Orientate buildings to use space
- Enclose with natural elements

Public and private spaces (3/5)



- Security
 - Overlooking
 - Simple attractive enclosures
- Focus on key routes
 - Spaces should be used

Public and private spaces (4/5)



- Link to street pattern
 - Some spaces mainly visual
- Integration with:
 - Public art
 - Road safety

Public and private spaces (4/5)



- Seats and benches
- Quality landscape
- Make it attractive

Soft landscape (1/4)



- Define private and public spaces
- Natural materials
- Respect local character

Soft landscape (2/4)



- Bring life and colour to a street
- Soften harder environments
- Creates sense of pride



Soft landscape (3/4)



- Softer parking areas
- Attractive enclosures
- Traditional British hedging

Soft landscape (4/4)



- Traditional species in traditional spaces
- Use mature trees
- Front key spaces



Attractive enclosures (1/4)



Castle Donnington

- Separate cars and people
- Define safe spaces
- Vernacular enclosures
- Local materials



Attractive enclosures (3/4)



- Natural materials
- Personal spaces
- Rhythmical patterns

Attractive enclosures (4/4)



- Local materials
- Link style to architecture
- Mix with landscape elements



Partnerships

Housing Association

- Patient capital
- Land
- Early infrastructure and placemaking
- Value creation for later phases

Housebuilder

- Cost effective build
- Sales expertise
- Planning and viability skills
- Project management

- Share cost risk and sales risk
- Sales receipts 50/50



Sum-up

- **A** housebuilder perspective
 - Not **the** housebuilder perspective
- Can't search for clarity in something unclear
- These are huge changes for BDW (and others)
 - We must and will respond positively

