



Homes
England

Making homes happen

Housing delivery in the OxCam Arc

National Planning Forum, 22 June 2021



Who we are

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities. So we welcome partners who share our ambition to challenge traditional norms and build better homes faster. Join us in breaking new ground to make this happen.

Key challenges for housing delivery in the Arc

- A **significant (unprecedented) scale** of new development is needed;
- **Rapid acceleration** in the number of homes built each year is needed if the required number of new homes are to be delivered by 2050;
- The **distribution of new homes** across the Arc will need to be considered if the transformational economic potential of the Arc is to be realised.



Further challenges (and opportunities)

- Many parts of the Arc are environmentally or physically **constrained** (*limiting the developable area*).
- **Land ownership** across the Arc is highly fragmented and many sites are already optioned (*the public sector owns only c.5%*).
- Many large-scale strategic sites are not yet in the **planning** system and will face challenges when seeking allocation.
- Significant upfront **investment and certainty of timing** in new settlements and strategic infrastructure will be required.
- Current **capacity and capability shortages** could affect the rate of delivery (both in the construction sector and within local government).
- The average **build-out rate** on sites in the Arc is c.50 homes per housebuilder outlet.
- There are only a small number of **master developers** able to take on development opportunities over 3,000 homes.
- Certainty over **design, quality and environmental standards** is required.
- Investment in **market diversification and innovation** to support accelerated delivery across the Arc (e.g. MMC, SMEs, new housing products) will be needed.



How we are enabling delivery

Since April 2018, Homes England has committed over £1bn to projects within the Arc, to support the delivery of over 90,000 homes.

Funding strategic infrastructure to accelerate delivery...

Howes Lane Underbridges NW Bicester

- Part of Bicester Garden Town – land identified for up to **6,000 homes**.
- HIF contribution of **£6.7m** to the project (total cost £12.3m) to provide rail underbridges and improved road links, including bus and cycling links.
- The **construction of the underbridges** took place over the Easter weekend this year (if that slot had been missed there would be a 10 year wait for another one).

<https://vimeo.com/mulhollandmedia/review/533174600/58bc140818>



Howes Lane Chiltern Underbridge



Bicester Eco Business Centre

... and to unlock sites



Biggleswade East

- A new village site with outline planning permission for **1,500 homes** and associated development.
- **£69.9m of HIF investment** in a £120m project to deliver:
 - a new secondary school;
 - a transport interchange at the train station;
 - a replacement rail bridge crossing;
 - a super grid to ensure sufficient electrical capacity.
- This investment also unlocks the potential for **wider future growth totalling 6,000 homes**.
- The **Spatial Framework** could support this future growth potential by recognising growth in this area and the additional supporting infrastructure that would be needed.

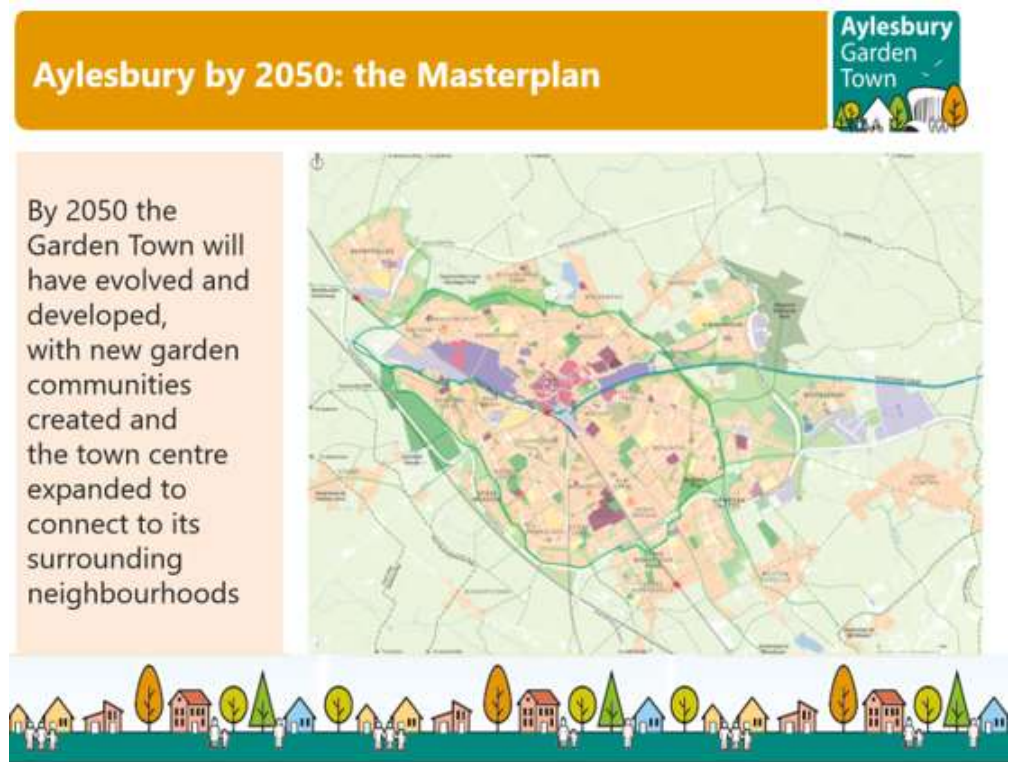
Supporting new and expanded settlements

Aylesbury Garden Town

- **16,300 new homes** around Aylesbury
- New Gardenway project to create new green recreational link around the town
- Re-imagining of town centre and delivery
- Enhanced public transport
- Improved design quality in new developments
- Innovation in energy, waste and mobility
- Imaginative community engagement
- Community Partners Projects programme

Delivery support:

- Joined **Garden Communities Programme** in 2017
- **£2.5m capacity funding** awarded to-date
- **£180m HIF** allocation
- Delivery **enabling and brokerage** support



Delivering on our land

Northstowe

- 540 ha
- **10,000 new homes**
- 30,000 population
- 25 years to build
- Excellent transport links
- Community facilities inc. 8 schools
- Open spaces and recreation
- High quality public realm
- Town Centre
- Employment
- **Main barriers to delivery:** capital, infrastructure, land assembly, planning



Driving forward Modern Methods to diversify delivery

Tattenhoe, Milton Keynes

- **100 MMC homes**
- Part of a larger **6-year research project** that will monitor the construction of c.1,800 homes across the country
- The study will **test the performance of different types of MMC** to provide long-term, in-depth and verifiable data so that informed decisions about emerging construction technologies can be made.
- Covering a range of offsite and modular building techniques, modern methods of construction have the potential to be significantly **more productive than traditional building methods**; allowing homes to be built more quickly, addressing labour and skills shortages and improving the quality, consistency and energy efficiency of newly built homes.



Supporting local authority partners

The **Local Government Capacity Centre** has been created to **develop, curate and design** well structured, accessible offers for local government, with an aim of increasing capacity to build homes in the short, medium and long term.

The challenge – we identified four themes where capacity was a challenge for local government:

1. Leadership
2. Forward thinking / Market making
3. Specialist skills
4. Accessing external resources

The three-offer model has been designed with the sector to enable the development of tools and products to address the current and emerging skill and capacity challenges.

Universal offer



'Self-service', digital support that gives access to Homes England resources & signposts partner resources, support tools and good practice from across the sector

Pipeline offer



Tailored support packages to deliver local ambition and schemes created by working with LAs to assess local needs, resources, skills, leadership and money

Defined offer



Support programmes and policy delivery priorities defined through negotiation and applied to agreed locations

