



HM Government



# Welcome

27 February 2024

# Agenda



<b>9.30 - 10.00</b>	Registration and refreshments
<b>10.05</b>	<b>Welcome</b>   Cecilia Buffon, Chair Dorset Local Enterprise Partnership
<b>Setting the Scene – Chair Cecilia Buffon</b>	
<b>10.15</b>	<b>Homes and The Economy</b>   Duncan MacLellan, Emeritus Professor, University of Glasgow
<b>10.35</b>	<b>A Dorset Snapshot</b>   Vinita Nawathe, Executive Director, Dorset Local Enterprise Partnership
<b>10.50</b>	<b>Dorset Perspectives and Experiences</b>   Three Delegates lay out their challenges
<b>11.00</b>	<b>Discussion</b>
<b>11.20 - 11.40</b>	Break and refreshments
<b>Meeting the Challenges – Chair Selina White</b>	
<b>11.40</b>	<b>Introduction to Session</b>   Selina White, Chair, South West Leadership Forum, National Housing Federation
<b>11.50</b>	<b>Addressing the Shortfall in Building</b>   Paul Read, Director of Sustainability and Investment, Magna Housing Association
<b>12.10</b>	<b>Home Ownership and Affordability</b>   Oliver Burrows, Treehouse Consultancy
<b>12.30</b>	<b>Models to Increase Locally Available Homes to Rent</b>   Mike Owen, Chair Cardiff Community Housing Association
<b>12.50</b>	<b>Discussion</b>

<b>13.05 - 14.00</b>	Lunch and networking
<b>Public Sector Levers – Chair Matt Prosser</b>	
<b>14.00</b>	<b>Introduction to Session</b>   Matt Prosser, Chief Executive, Dorset Council
<b>14.10</b>	<b>Needs and Solutions</b>   Andrew Billany, Director of Housing, Dorset Council
<b>14.30</b>	<b>Planning Foundations</b>   Wendy Lane, Director of Planning and Place, Bournemouth, Christchurch and Poole Council
<b>14.50</b>	<b>The Role of the Public Sector in Unlocking Regeneration</b>   Paul Britton, South West Regional Programme Manager, One Public Estate, Local Government Association
<b>15.10</b>	<b>Discussion</b>
<b>Closing – Chair Cecilia Buffon</b>	
<b>15.30</b>	<b>Closing remarks</b>   Cecilia Buffon, Chair Dorset Local Enterprise Partnership
<b>15.40 - 16.00</b>	Coffee and networking





# Setting the Scene

Cecilia Buffon – Chair of the Dorset LEP Board



@Dorset LEP

#EconomyandHousing

#HomesforAll

#EconomicProsperity4Dorset

Cecilia Buffon – Chair of the Dorset LEP Board



# Homes and The Economy

Duncan Maclellan, Emeritus Professor, University of Glasgow



# HOUSING, PRODUCTIVITY AND GROWTH IN LOCAL ECONOMIES

**Professor Duncan Maclennan.**

**Emeritus Professor of Urban Economics,  
University of Glasgow.**

**[duncan.maclennan@glasgow.ac.uk](mailto:duncan.maclennan@glasgow.ac.uk)**



## The Presentation: Building Blocks

Part 1 highlights how housing and economic policymaking, at both national and local levels, are resolutely separate and that both better housing and economic outcomes could be achieved by more systemic thinking to develop a flexible housing system that facilitates economic outcomes. Those familiar with these ideas can skip to Part 2. Part 2 defines housing from an applied economics perspective and develops a framework, emphasising that 'housing' is both a set of economic 'activities' and has multiple 'attributes' with implications for economic performance. These include 'economic instability', the distribution of income and wealth, and productivity and growth. Part 3 focusses on productivity impacts and the slides in that section will comprise the bulk of the conference presentation. Links to further materials are attached at the end of the presentation.



# PART 1: MISSING LINKS.

CONNECTING HOUSING AND THE ECONOMY



# WHERE DO WE START?

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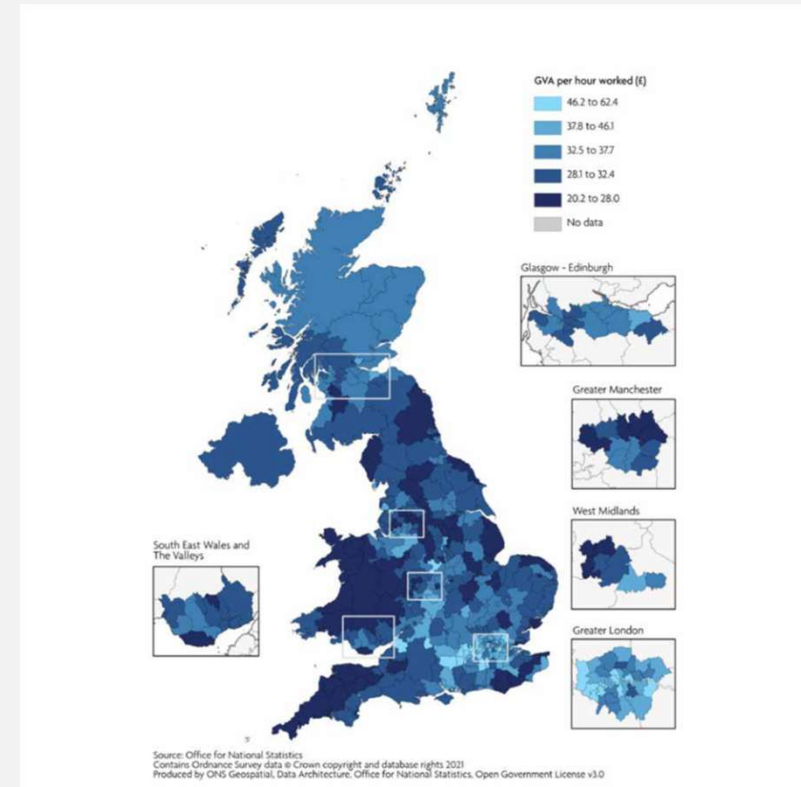
**You Have Posed an Important Set of Questions for Discussion Today:**

- **The policy context is extraordinarily difficult**
- Neither economic (productivity, incomes) nor housing outcomes best serve national and local missions for the economy, environment and society
- Business as usual, is not an option
- **These are times to ‘disrupt’ policymaking, and CHANGE how we think and do**
- Important that local knowledge and experience drives a policy innovation ‘inversion’ that better links housing and economic outcomes.

**TO DATE, NATIONAL GOVERNMENTS HAVE FAILED GRASP HOW HOUSING SHAPES THE ECONOMY: NOR HAVE MOST LOCAL ECONOMIC DEVELOPMENT AGENCIES.**

# ‘Fessing-Up’ about ‘Levelling-Up’: Housing Missing! DLUHC View!

- LEVELLING UP MISSIONS
- Living Standards
- R and D
- Transport Infrastructure
- Digital Connectivity
- Skills
- Education
- Health
- Wellbeing
- WHAT ABOUT THE HOUSING SYSTEM?



# Department for Levelling Up, **Housing** and Communities (DLUHC).

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## **WHERE DOES HOUSING MATTER in DLUHC Missions?**

*mission: Restore a sense of community, local pride and belonging'.*

*With the Contribution of Housing as ensuring (by 2030)*

- a secure path to ownership with the number of first-time buyers increasing in all areas
- the number of non-decent rented homes have fallen by 50%

This seriously understates local economic consequences of multiple housing 'emergencies' and reiterates traditional, and arguably failed, policy goals and perspectives. Housing outcomes have deteriorated, shortages across the system are growing, supply side/planning reform too weak and too narrow. Housing system outcomes deteriorating, and no rethinking of economic consequences of the housing system. This applies to all the electable parties.

**Can we think and act differently despite local resource constraints?**

# The DLUHC Housing Programme Rationale

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## **IN FAIRNESS THE LEVELLING-UP WHITE PAPER (p221) RECOGNISES SOME HOUSING PRODUCTIVITY LINK**

- *The case for action* Nowhere is the need for making opportunity more equal more urgent than in housing. 'Housing has a critical role in delivering the outcomes that levelling up aims to achieve across the UK. Housing is a necessity to support economic growth. Without enough housing, productivity growth will be constrained as the engine of the economy – labour mobility – is slowed and the benefits realised from the location of people, business and finance in the same area is undermined. Beyond productivity, housing is key to restoring a sense of community, local pride and belonging. Home ownership provides people with a tangible stake in society, a place to forge community bonds and a stable place to raise a family. The importance of housing goes beyond its availability. Having a decent home is fundamental to our well-being and housing quality must be addressed in order to create thriving neighbourhoods and communities. It is unacceptable that there are people living in homes that do not pass basic standards of decency and which hold back the flourishing of the children and families living in them.

## **BUT SCRATCHES THE SURFACE AND THEN NEITHER PROVIDES A POLICY FRAMEWORK NOR RESOURCES TO ADDRESS THE HOUSING-PRODUCTIVITY PROBLEM**

# .....AND THE LOCAL RESPONSE

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Separate policy siloes in National Government are repeated locally. Research studies in Australia (Maclennan et.al. 2015), the UK (Maclennan et al 2021) and Canada (Maclennan and Long, 2023) have similar conclusions. Local Policymakers define their roles narrowly:

- **Housing** :focus on needs, homelessness: no capability nor time to think 'economy'
- **Economic Development talks** innovation, new business, investment attraction, skills (and skills, and skills), and transport ('housing, not our problem')
- **Strategic (Spatial) Planning**, struggles to grasp how economy drives housing system, with systematic under-estimation of housing demands and needs; rarely assesses economic consequences of planning systems/decisions; and development processes part of prevalent inelastic housing supply (current policy 'fashion')

*Reflects past 'divisions' of governance/policy responsibilities across local departments and agencies: and, unlinked professional training in housing, planning and local economic development.*

**Economic Consequences of Housing fall down the yawning gaps in the thinking and delivery systems of localities!**

# Developing an Alternative Mission for Today

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## **URGENT CASE TO REFORM THAT CONCEPTION OF HOUSING POLICY.**

Municipalities and agencies at sub-national scales in the UK must work in collaborative partnerships to create more flexible housing provision and resource allocation systems that, aside from improving social and environmental outcomes, enhance economic stability, facilitate more equal income and wealth outcomes and, above all, prioritise, improving the links between housing system outcomes, productivity and economic growth.

## **BECAUSE**

Productivity and housing outcomes are increasingly ‘wicked’ and overlapping problems. Low productivity and income growth is the denominator in deteriorating affordability ratios and sustained real house price inflation has distorted the functioning, growth patterns and productivity of the economy.

## **RESEARCH AND POLICY IGNORES HOUSING AS A KEY LOCAL ECONOMIC SYSTEM**



# PART 2: REFRAMING 'HOUSING'

# What is Housing? What Effects on the Economy?

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Economic Policy sees housing as an aggregate of investment, consumption or loan debt. Housing Policy focusses on totals of homelessness, needs and inadequate homes. *These are important, but inadequate.*

## **Housing ( the NOUN) has distinctive economic characteristics or ATTRIBUTES.**

- It is spatially fixed, capital investment (infrastructure)
- It embodies multiple attributes: size, design, quality, location (relative to multiple activity sites), neighbourhood context and these attributes play multiple critical roles in the activity and consumption patterns of households
- It is an asset to the owner, involves borrowing for purchases, so critical to the asset choices and strategies of households

## **Housing (the verb/adverb) involves major economic ACTIVITIES**

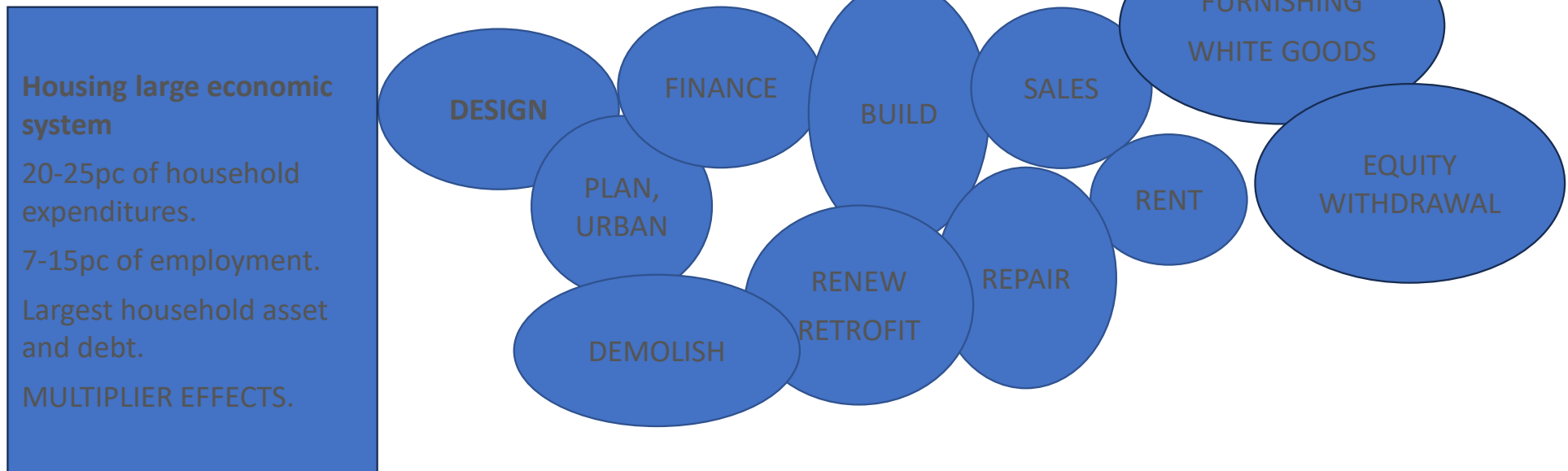
- Constructing the complex 'good' involves multiple activities and processes, interacting with land, capital and labour markets, so that supply processes have inherent lags. Maintaining, Exchanging homes also significant economic Activities.

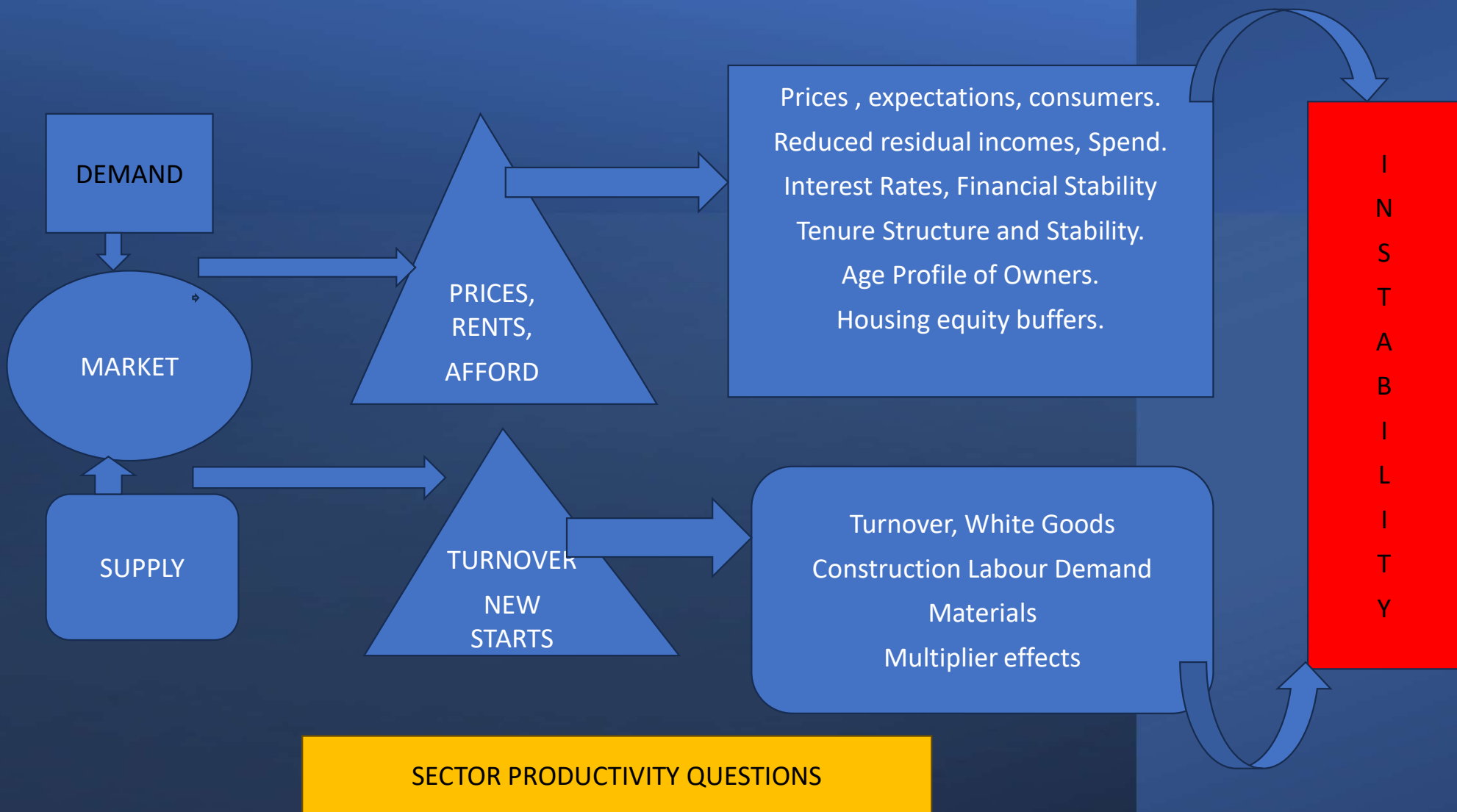
**Understanding housing in the economy recognises the outcomes from ACTIVITIES and ATTRIBUTES.**



# HOUSING AS A VERB, ACTIVITY

PROPOSITION 5 Producing Housing Service housing a major impact on a wide spread of markets and sectors in an economy.





# ACTIVITIES AND ATTRIBUTES IMPACT WEALTH AND INCOME DISTRIBUTIONS.

These are not discussed here (brevity) but housing wealth has been become increasingly unequally distributed in recent decades and plays key roles in social mobility as well as intra-generational inequalities in wealth and wellbeing (contrast elderly owners and renters). Rents also have important implications for residual income inequalities, and they too have grown in this millenium in the UK. These patterns have productivity consequences. Focus now on productivity.

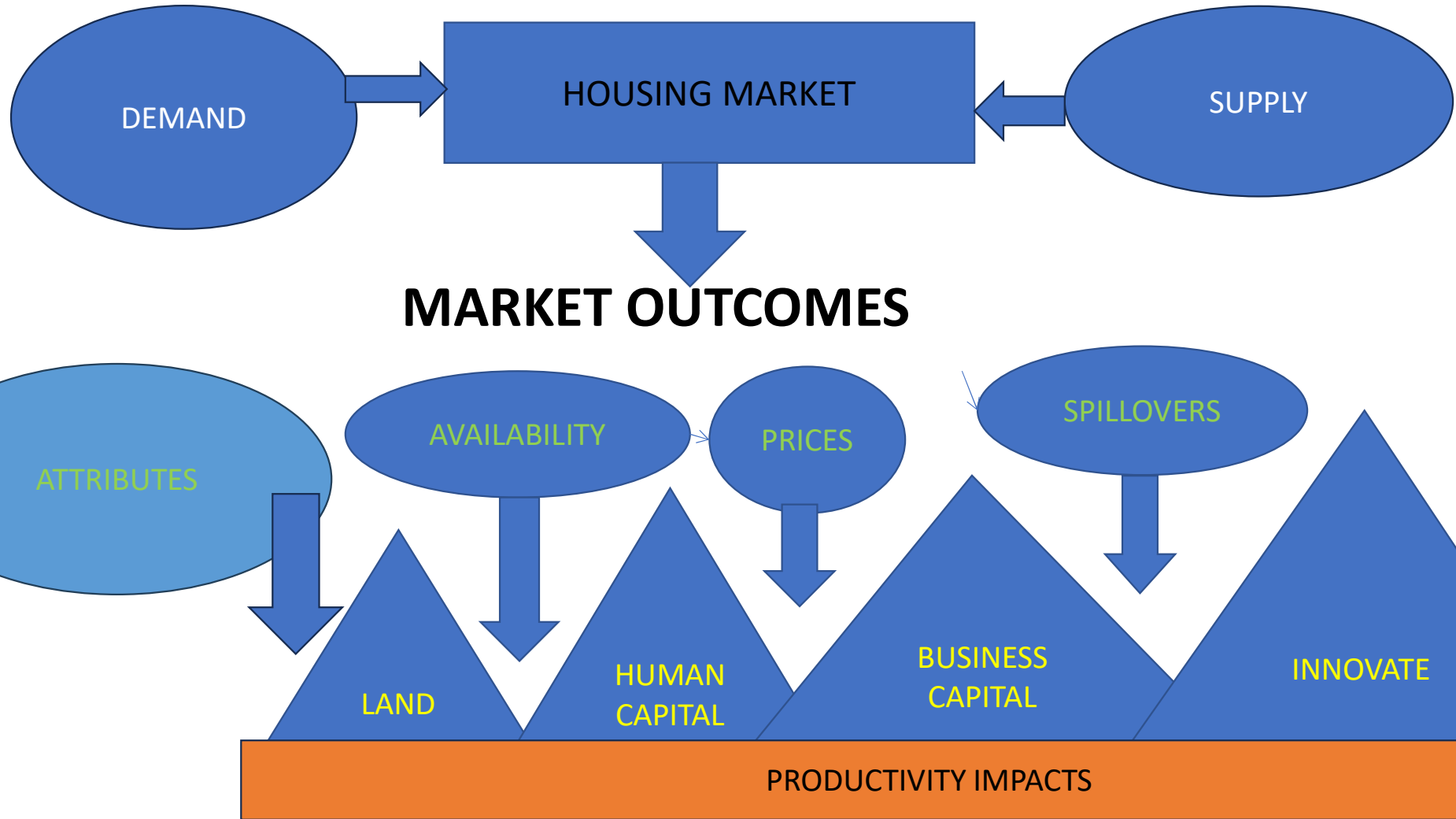
# HOUSING ATTRIBUTE OUTCOMES

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Housing has multiple attributes, and used with other goods, income and time meets multiple household activity demands. There are multiple outcomes re quality



ATTRIBUTE OUTCOMES AND ECONOMY CONNECTIONS: PRODUCTIVITY



# Summarising Housing-Economy Connections

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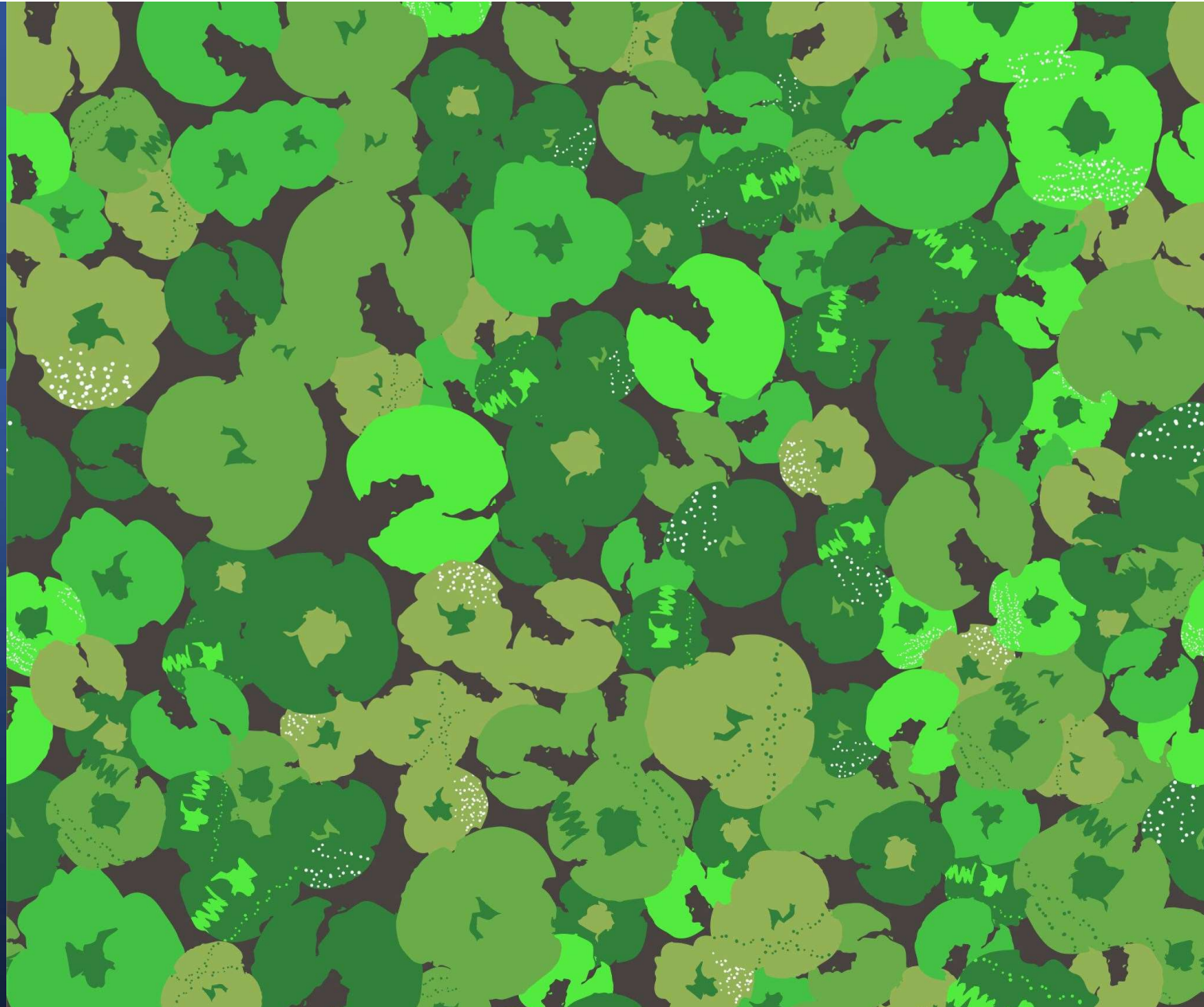
- 1. Housing Activities large economic system (What Economic Policy Recognises).**
- 2. Multiple Impacts of Attributes on Multiple 'capitals' (What You Ignore).**
- 3. Creates the local-regional system structure (patterns of connection, deprivation).**
  - Functional, emergent spatial structure of region-metropolis; connections
  - Sorting system: socio-economic consequences of income segregation.

**CAN NOW TURN TO THE SPECIFIC FOCUS FOR TODAY.**

What sort of Evidence Exists on Housing- Productivity Connections?

HOUSING AND  
PRODUCTIVITY.

PART 3:  
EXPLORING  
THE  
EVIDENCE



# Housing and Productivity.

Ground-clearing:

- Use conventional definition of productivity,(do more with less)
- Not focussing on productivity in construction (bottom half of sectors, major opportunities to raise, modular, green building processes)
- Reject conventional (Aschauer, 1990's) growth accounting approaches to infrastructure/housing investment growth effects (too much going on, unrealistic on housing/infrastructure production functions). So regional/local evidence 'from below'
- Limited, sometimes difficult to interpret cross-national comparisons, though credible recent work (Farzenegan and Gholipour, 2023) on OECD countries suggests (rising real house prices reduce growth rate of (now sluggish) labour productivity between 1979 and 2019.

**NO UNCONTESTABLE UNIVERSAL FINDINGS BUT THREADS AND FRAGMENTS OF LOCALISED EVIDENCE. LOCAL APPROPRIATE SCALE AS PRODUCTIVITY EFFECTS DEPEND ON WHAT IF BUILT, WHERE AND FOR WHOM.**

**BIG MACRO CLAIMS ARE FAKE NEWS!**



# LOCAL SECTORAL AND SPATIAL EFFECTS.

Researching and reviewing in this area of work over last decade, there are four consistently reported mechanisms (often rising real prices or rents) for housing outcomes to impact productivity. These are

- I. Capital Allocation in the Economy
- II. Human Capital Formation and Utilisation
- III. Spatial, Locational effects on Household
- IV. Spatial/Sectoral adjustments by Firms.

They impact economic development challenges, opportunities and outcomes at local scales, and they are what policy often ignores.

# 1. Capital Allocation in the Overall Economy

***Capital: As a Stock of Capital, Housing Competes for the Capital available to an Economy. If the Housing system is impacted by tax/regulation or market failures, then national allocation of capital may be inappropriate.***

Three key considerations

- ❖ Low productivity in housing construction and development means that raising residential investment share in GDP lowers average productivity in the short run (long run, depends on what/where)
- ❖ Housing is an asset choice: if tax favoured or provides wider access to borrow to leverage than other investible sectors, or offers returns exceeding other options (that vary on complexity of economy) then diverts capital from innovation/business investment (real house prices are above English average and have doubled since 1995 in real terms)
  - ❖ firms as well as households hold residential capital (lowers their productivity)
  - ❖ Asset demands may exceed housing consumption requirement: under-occupied, economically inactive elderly pre-empt family housing for more productive households (few deal with this)
- ❖ Housing Equity as a resource for entrepreneurs to establish and grow small firms (positive UK evidence, and China)

**THIS IS A CRITICAL, USUALLY UNASKED NATIONAL POLICY QUESTION: DOES EMBRACING HOME-OWNERSHIP GROWTH IN INFLATIONARY HOUSING SYSTEMS DISTORT PRODUCTIVE ECONOMY: COMPARE GERMANY, SWITZERLAND AND AUSTRIA WITH CANADA, AUSTRALIA, AND UK?**

## 2. Forming and Using Human Capital.

***Labour: Housing outcomes impact human capital capabilities and their utilisation within the labour market.***

**Taking a life-cycle view, piecing evidence together**

- ❖ Early learning deficits, never recouped, exacerbated by housing
  - by overcrowded homes: no space or privacy to learn
  - Poor quality: health effects with learning absences
  - High housing costs reduces educational spending for poorer
  - Frequent moves in temporary housing disrupts schooling (140,000k in England, 800 in Dorset in 2023, Doubling!)
  - Parent-Home-ownership/Tenure effect: too many confounding factors for conclusions
- ❖ Purchasing housing also buys 'neighbourhood' as well as 'home'
  - Negative Peer effects in social and educational behaviours in 'area' poverties
  - More difficult transitions to work, address 'discrimination'
  - Rising homelessness rates of formerly employed/employable young people (this was 20pc in Bournemouth in 2021)
- ❖ Through working life, capability to move to prosperity places; after 50, housing wealth inducing reduced labour supply, but also lengthening working life for older single with mortgages.

# Spatial, Locational effects on Households

## ***Home: The Central Locus of the Economic Geography of the Household (Daily Household) Activity Patterns.***

Households choose housing on the basis of attributes, amenities, accessibilities and assets: net advantages notion. Around urban localities rising prices/rents displaces poorer and younger to less accessible locations.

- ❖ Commuting costs up, productivity down via longer travel time: mixed evidence on longer term working from home
- ❖ Unrecognised, labour market matching impaired: Sydney 3pc GDP.

Also has significant inter-regional effects, skilled younger households seek family/home-ownership outside major metro areas relocating to /lower cost housing locations ( well established in Australia, Canada and UK)

- ❖ What implications for their lifelong skills, and children's human capital?
- ❖ What implications for existing residents when housing supply inelastic? A crucial issue in rural Britain! Which parts of local economic base benefit/lose?
- ❖ Reinforces the retiral shifts: different implications of the 'green', 'gray', and 'growers' economy: what is your scarce housing stock and developable land to be used for? Very different local economic strategies relate to who Dorset houses.

**HOW WELL ALIGNED TO LIKELY HOUSING OUTCOMES IS THE LOCAL ECONOMIC STRATEGY?**

## 4. Locational Choices of Firms.

**Firms and Problematic Housing Outcomes: Some Firms/localities may choose to gravitate to localities with diverse/quality labour force (agglomeration economies etc). Others (recognising their ability to attract the 'right' people) may relocate to low-cost locations.**

Major studies in US (Hsieh and Moretti, Glaeser and Gyrko) and more partial evidence in Australia, suggest a substantial flow of firms from pressured metropolitan cores to second rank cities and towns. This

- Lowers their costs
- It also lowers their productivity (relocating away from agglomeration economies)

And is widely claimed to reflect high housing and land costs, and is often linked to poor quality local planning performance (often by less than impressive research methods). It does highlight need for 'housing' to liaise with economic development to audit supply inflexibilities and the economic strategy for removing them both in 'origin' and 'destination' locations.

**Major Cities overseas have been exploring these questions, and business bodies exploring how housing shapes the economy. It is time for us to do so too. And that is a suitable conclusion!**

# Links to Follow

[Housing and productivity: all or nothing at all?](#): Report by Duncan Maclennan, Jinqiao Long and Chris Leishman, 2021.

[Housing and the economy: interrogating Australian experts](#): Report by Hal Pawson, Bill Randolph, Fatemeh Aminpour and Duncan Maclennan, published in 2021.

Canadian experiences and evidence (2023) <https://chec-ccrl.ca/wp-content/uploads/2023/12/HOUSING-AS-A-SPATIAL-ECONOMIC-SYSTEM-KEY-OUTCOMES.pdf> Duncan Maclennan and Jinqiao Long.

[Urban house prices and investments in small and medium-sized industrial firms: evidence from provinces of Iran](#): Article by Hassan Gholipour, published in 2020.

[Housing price appreciation, investment opportunity, and firm innovation: evidence from China](#): Article by Zhao Rong, Wenchun Wang and Qiang Gong.

[Housing constraints and spatial misallocation](#): Article in the *American Economic Journal: Macroeconomics* by Chang-Tai Hsieh and Enrico Moretti.

[Raising productivity and housing the economy](#): Chapter 14 in *Productivity and the Pandemic* by Duncan Maclennan, Julie Tian Miao, Linda Christie and Jinqiao Long.

[The engagement of home-based businesses in the digital economy](#): Darja Reuschke and Colin Mason in *Futures*.





# A Dorset Snapshot

Vinita Nawathe, Executive Director, Dorset Local Enterprise Partnership

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# A Dorset Snapshot

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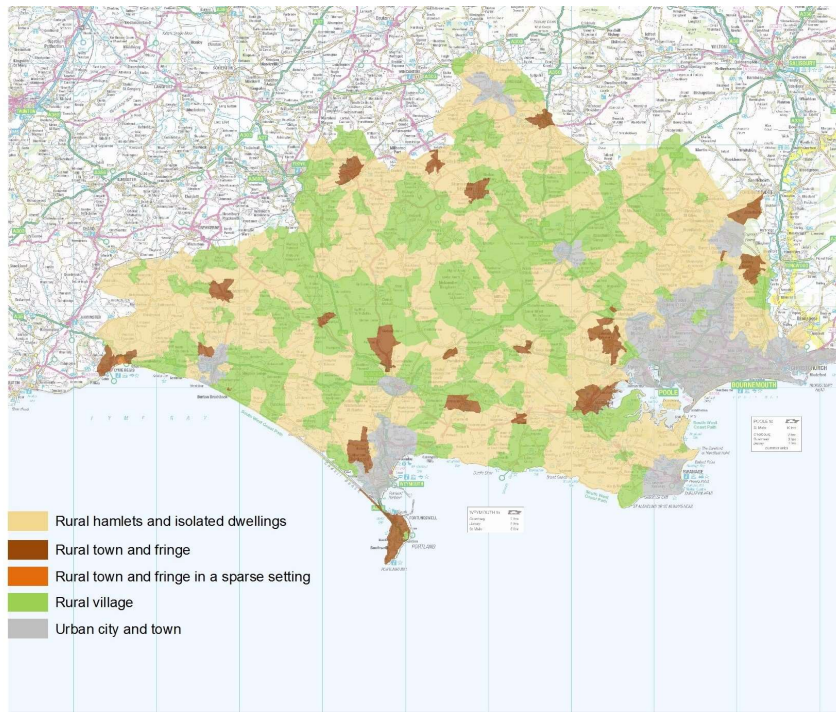
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# Where do people live in our area?

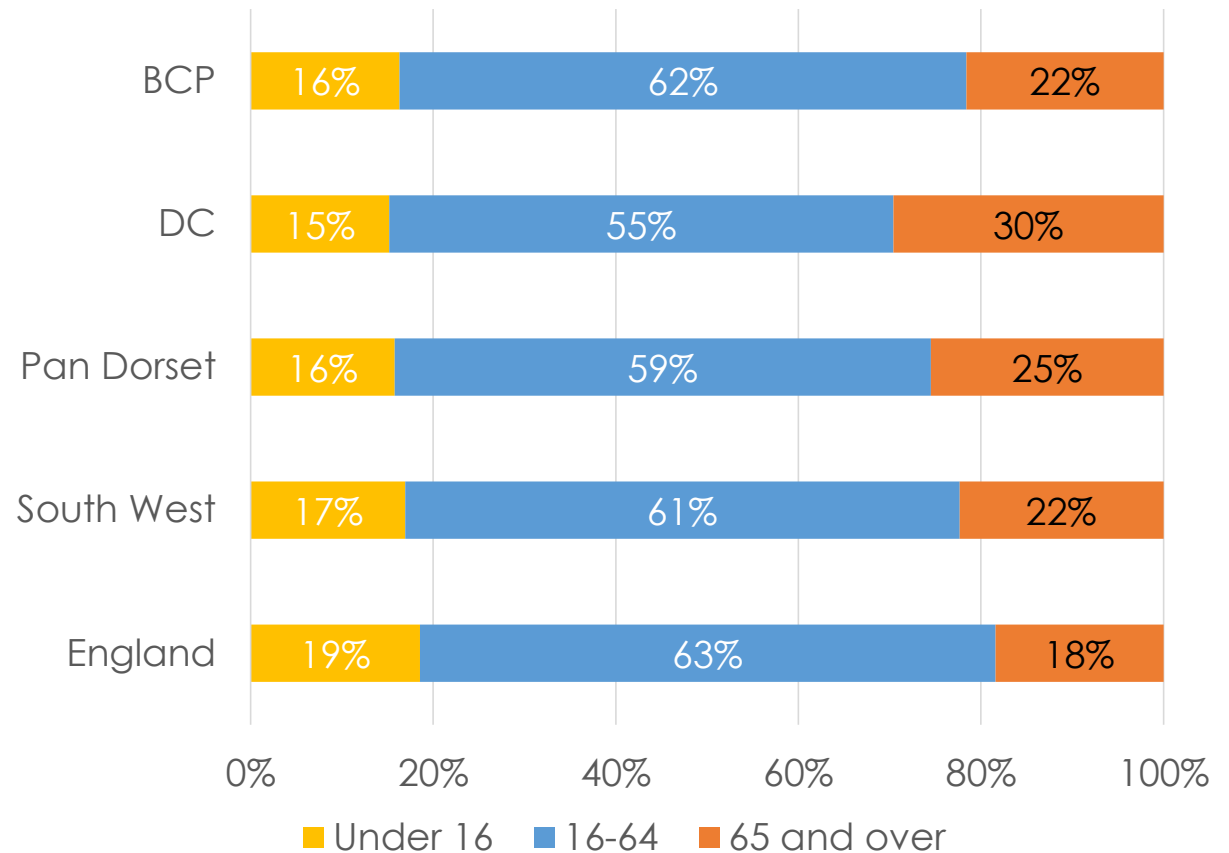


- Nearly 80% of householders live in urban cities and towns.
- Just over 40 % of Lower Super Output Areas (LSOAs) in the DC area are within an Area of Outstanding Natural Beauty (AONB) – compared to 36% in the SW
- BCP is the largest conurbation on the South Coast, second largest in SW after Bristol.

# Population

Dorset LEP area had 779,779 residents in 2021

- 51% were in the BCP area
- 49% were in the DC area; and
- 59% were working age, compared to 63% for England.



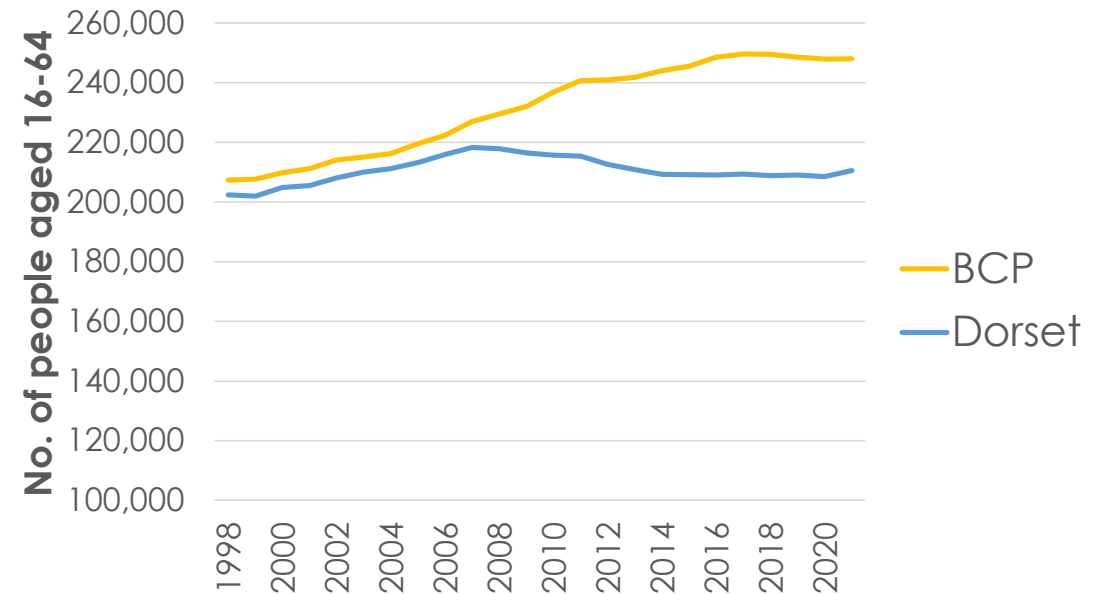
# Population changes

% change in the population by age group between 2001 and 2021

	BCP	DC	Pan Dorset	South West	England
Under 16	8.9%	-8.2%	0.2%	2.8%	5.6%
16 to 64	17.4%	2.5%	10.0%	12.4%	12.3%
Aged 65+	14.8%	44.4%	29.9%	39.1%	33.6%
All people	15.4%	10.0%	12.7%	15.6%	14.3%

Source: ONS Mid-year Population Estimates, 2021

## Working age population



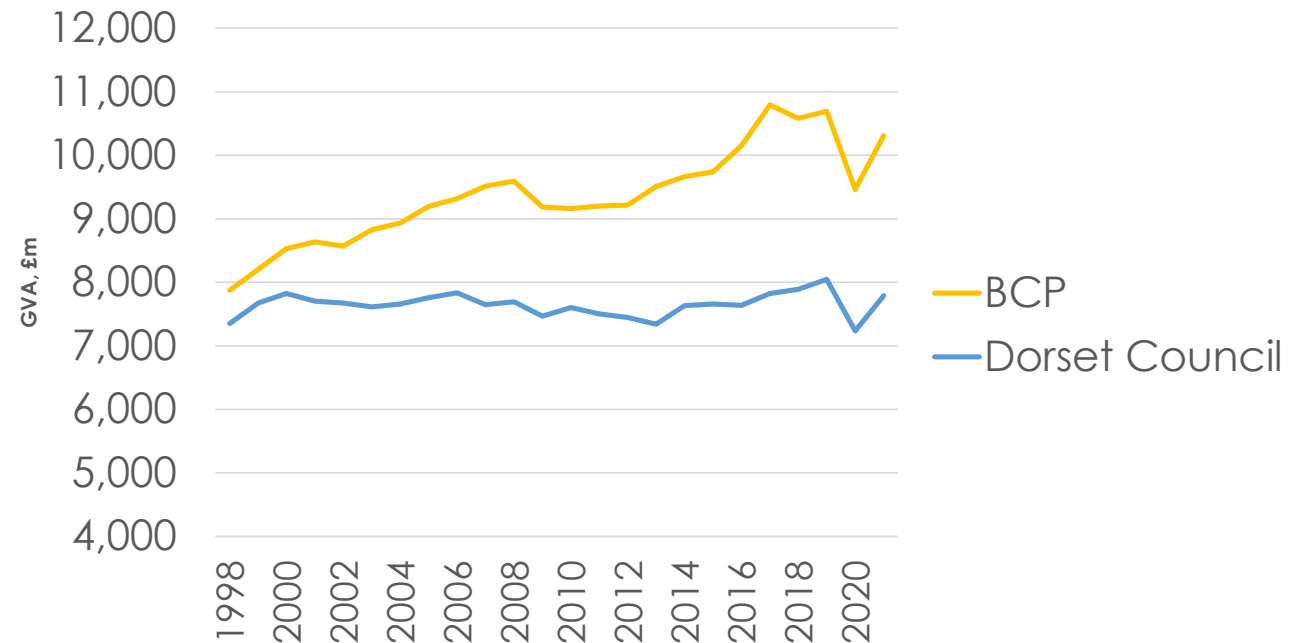
# Economic growth

Between 1998 and 2021 GVA grew by

- 31% in the BCP area,
- 6% in the DC area.

This compares to growth of

- 35% for the South West; and
- 43% for the UK.



# Strongest demand for employees on record in Dorset

Aggregate vacancies advertised throughout 2023 were the highest on record - +30% on 2022 and +114% on 2019 (pre pandemic).

Dorset saw a rise in advertised vacancies compared to the UK which saw a decline.



2023

Total vacancies Dorset LEP area



2023 v 2022



**+30% (Dorset)**

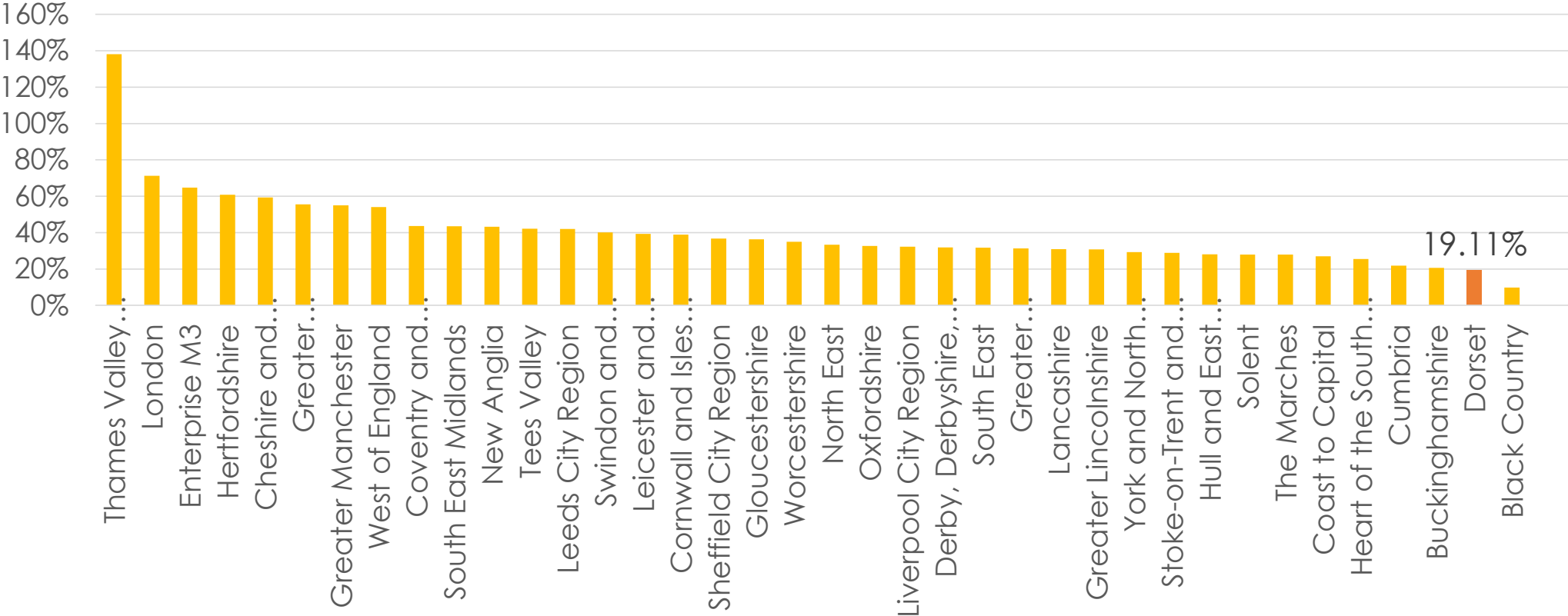


**-4.5% (UK)**

(see [Vacancies and Opportunities](#) dashboard)

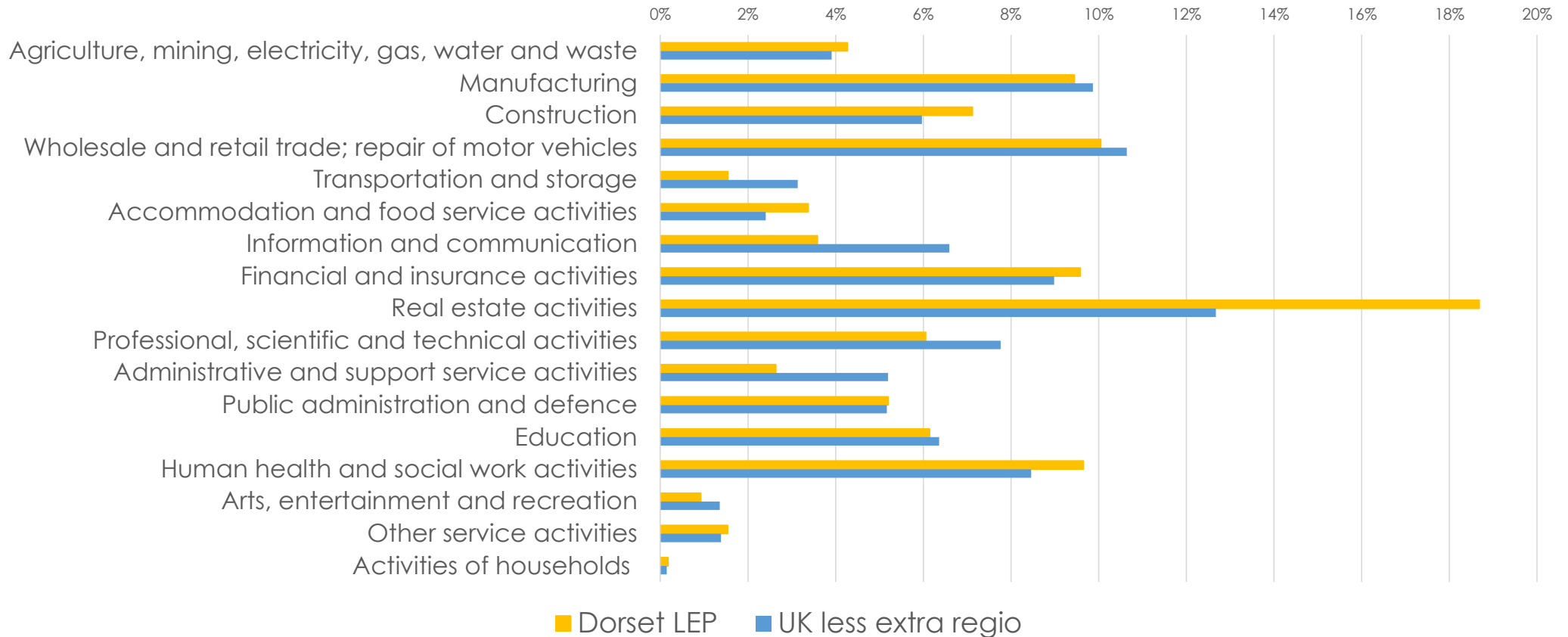
# Economic growth

% change in GVA by LEP area between 1998 and 2021 (2019 prices)



Source: ONS, Regional Gross Value Added (balanced) by industry: City and Regions

# GVA Contribution by Sector



Source: ONS, Regional Gross Value Added (balanced) by industry: City and Regions (and ITL regions)

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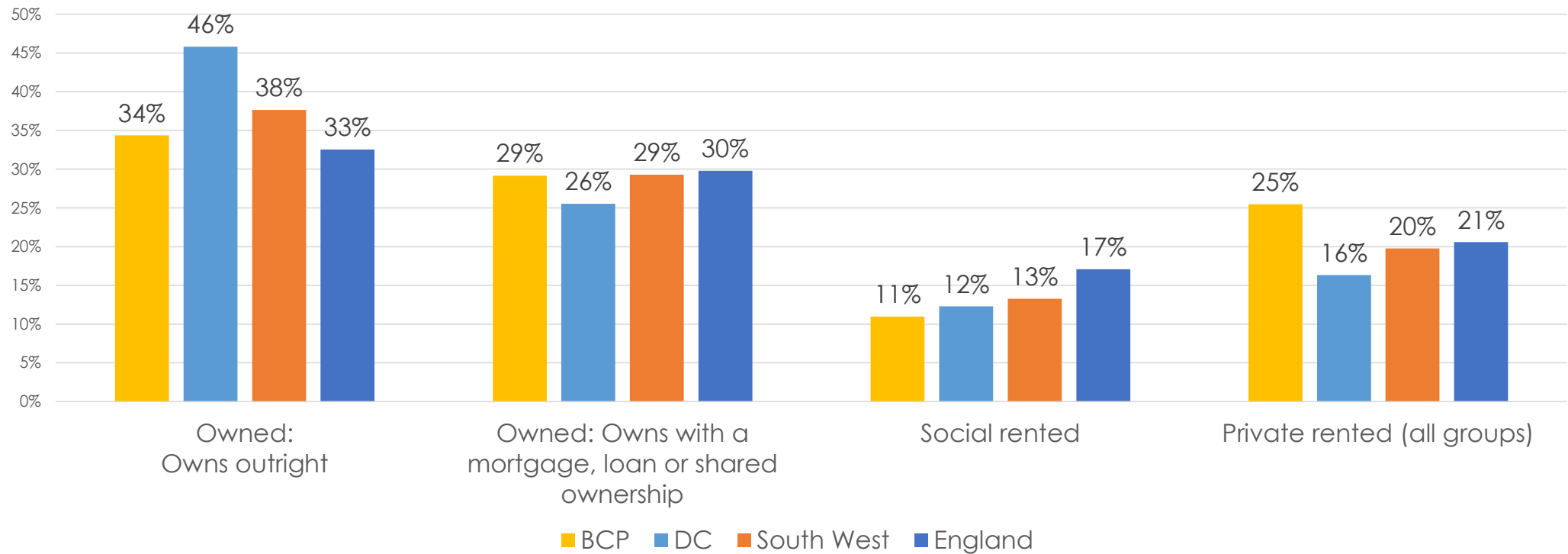
*Median and Lower Quartile house prices (March 2023) and Median and Lower Quartile Affordability Ratio (2022)*

	Median (March 2023)	Lower Quartile (March 2023)	Ratio of median house price (existing dwellings) to median gross annual workplace earnings (2022)	Ratio of lower quartile house prices (existing dwellings) to lower quartile gross annual workplace earnings
BCP	£343,000	£247,000	10.3	9.6
DC	£350,000	£255,000	11.5	10.69
South West	£310,000	£190,000	9.41	9.13
England	£290,000	£230,000	8.28	7.29

Source: House Price Statistics for Small Areas (HPSSAs), ONS



# Tenure type



Source: Household characteristics by tenure, England and Wales, Census, 2021

The availability and affordability of housing affects our economy, our businesses and our communities.

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# Dorset Perspectives and Experiences

Three delegates lay out their challenges



# Tea & Coffee Break



# Meeting the Challenges

Selina White, Chair South West Leadership Forum, National Housing Federation



# Addressing the Shortfall in Building

Paul Read, Director of Sustainability and Investment, Magna Housing Association



# Addressing the shortfall in house building

Paul Read

Director of sustainability and investment  
Dorset LEP Private Sector Board member

#teammagna

Creating great homes together

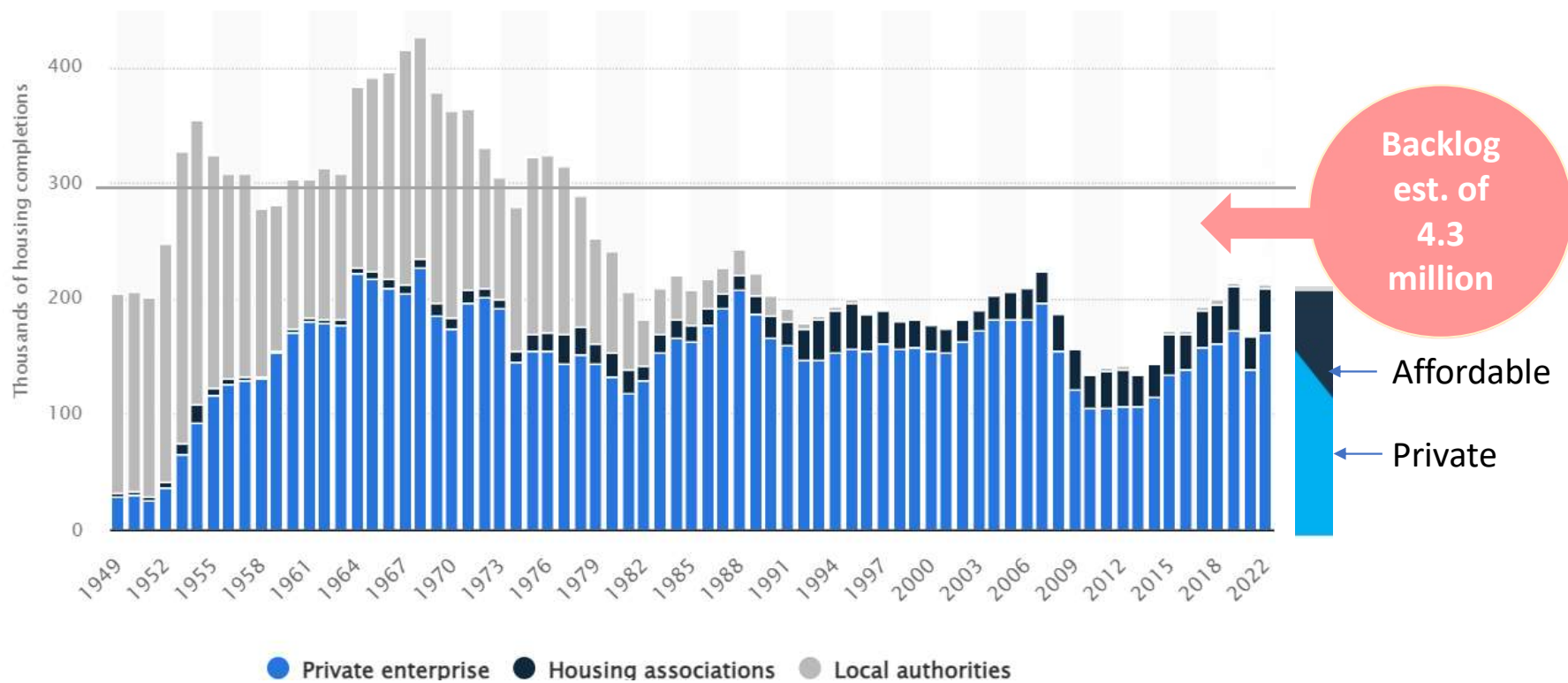
## Coming up...

- The **Shortfall**
- **MMC - Uniquely Dorset**
- **Housebuilding** - The CME's 'measures to support a higher build out rate.





# Shortfall in numbers



## Summary of CMA market study final report into housebuilding

26 February 2024



supply of new homes across has persistently fallen well short of successive government **targets** and other assessments of need. As this happens over many years, it compounds to create a growing housing shortfall, which puts increasing pressure on **housing affordability**.



# Shortfall in the right homes?



Jobs most in demand	#Job Postings
Care Assistants	703
Support Workers	646
Nurses	453
Customer Service Advisors/ Assistants/ Admins	430
Cleaners/ Cleaning Operatives	400
Health Care Assistants	393
Teaching Assistants	314
Kitchen Assistants/ Porters	312
Sales Advisors/ Assistants	305
Chefs/ Chefs De Partie/ Sous Chefs/ Head Chefs	281
Administrators/ Office Admin	248
Receptionists	248
Software/ Systems/ Electronics Engineers	232
Accountants/ Management Accountants	230
Learning Support Assistants	220
Teachers	220



The people we are trying to attract, generally, would not afford the homes we currently have available.

We can't afford to pay them what they need to have and run the homes we have to offer.

Rightmove today says – 2-3% of our private sector stock is available to rent or buy

Second hand (6,186)	New Build (704)
51% over 400k	60% over 400k
72% over 300k	85% over 300k

Rentals (670)

26% <£1,000 pcm
39% £1,000 - £1,499 pcm
35% >£1,500 pcm

*Limitations, Rightmove have 85% of the market. Searches taken across Dorset and BCP. High level numbers do not reflect the local issues on transport, ease of access to work etc.*



# Existing Homes



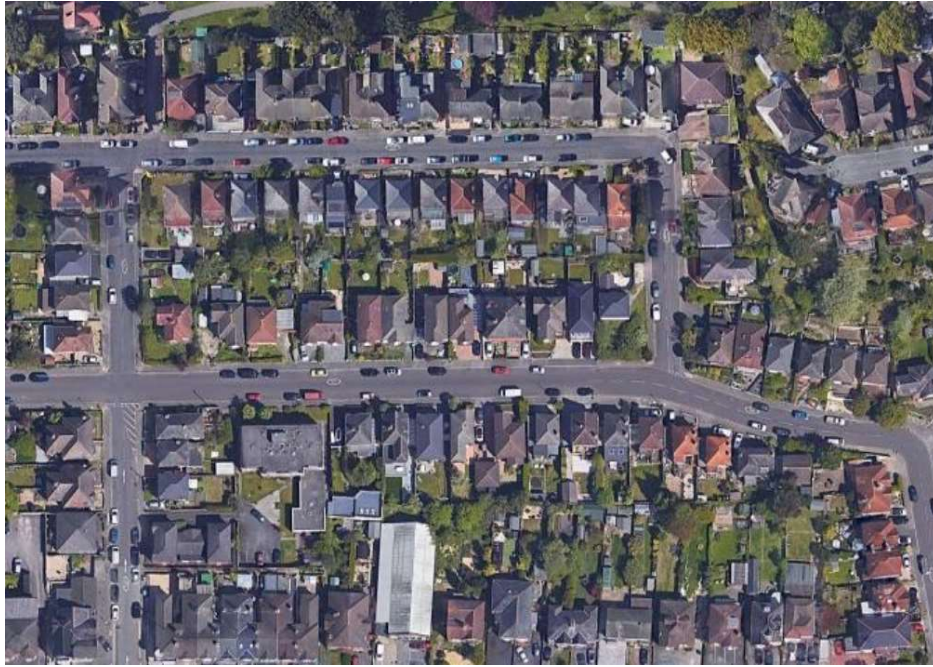
Our Stock	<b>Homes in total</b>	<b>372,306</b>	
	<i>Private sector</i>	331,352	89%
	<i>LA and RP sectors</i>	40,953	11%
Unavailable	<b>Empty properties</b>	<b>9,927</b>	3%
Quality	<b>Non Decent Homes</b>	<b>54,357</b>	14.6%
	<i>Private sector</i>	50,097	15.1%
	<i>LA and RP sectors</i>	4,259	10.4%
<b>Available Homes of Decent Quality (est.)</b>		<b>308,022</b>	



**The Shortfall**

Creating great homes together

# The retrofit for the future



Just a thought about the age, quality and attractiveness of what we already have...

## OUR VISION...

to become the leading region in the UK for the green and blue economy, **delivering £45bn of economic benefit and creating 190,000 new jobs.**

## OUR AMBITION...

to focus on a future that is smart, connected and green. To become the cleanest economy in England and the first to be net carbon zero.

# THE UK'S NATURAL POWERHOUSE

## Summary of CMA market study final report into housebuilding

26 February 2024



‘Efforts at improving **sustainability** are primarily driven by expectations of future regulation, rather than industry momentum.’

‘Levels of **innovation** in the industry are lower than we might expect in a dynamic, well-functioning market.’



Here in Dorset one of our local factories can deliver 2,000 Net Zero Ready homes a year.

MMC & Digital Centre of Excellence

Courses running now...



Uniquely Dorset MMC

Creating great homes together

# Summary of CMA market study final report into housebuilding

26 February 2024



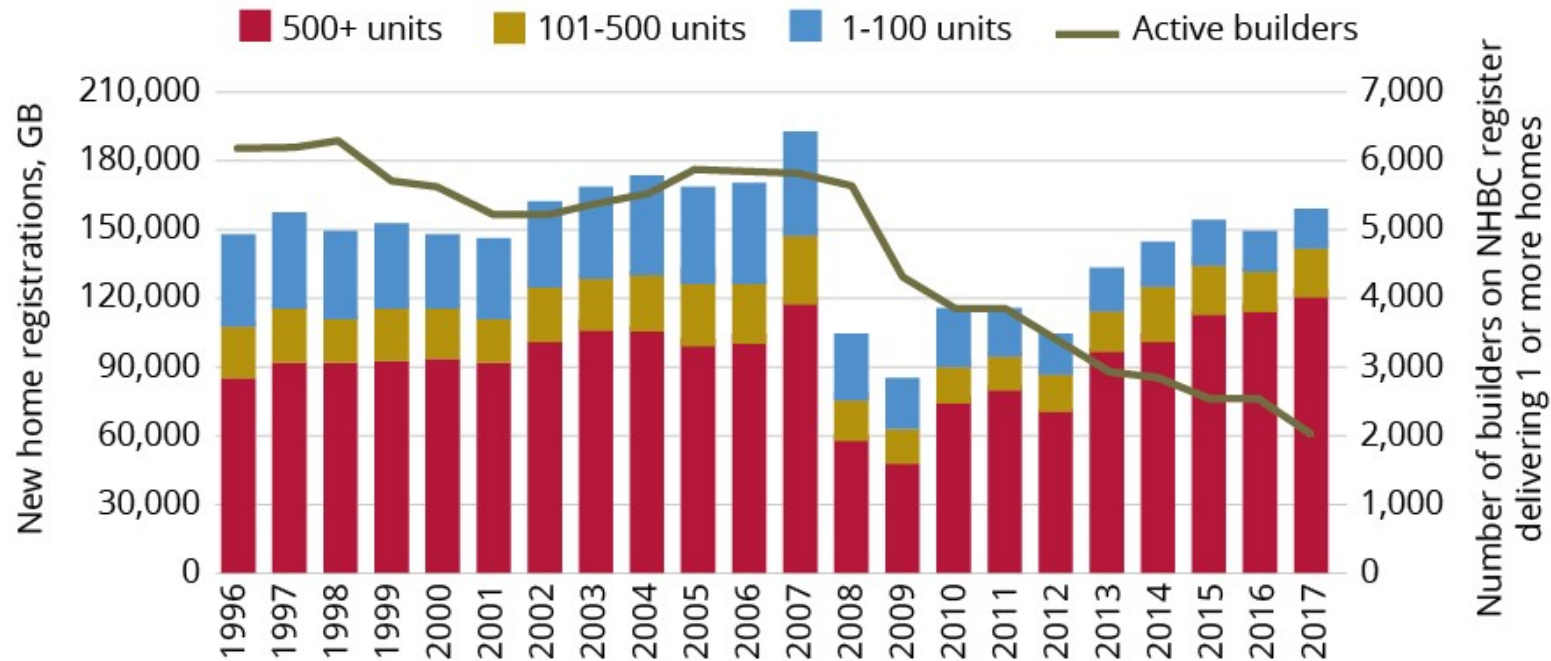
‘We therefore conclude that the nature and operation of the **planning system** is a key driver of the under-delivery of new housing.’

‘We have also seen evidence that problems in the planning systems may be having a disproportionate impact on **SME** housebuilders.’

higher build out

Creating great homes together





**We have substantially fewer active builders than in the past, and those that develop tend to build out larger sites. The Local Builder model is in decline.**

**Under the Affordable Homes Programme 2021-26, Homes England is committing almost £5.2bn in affordable housing grant to 31 strategic partnerships with 35 organisations.**

**higher build out**

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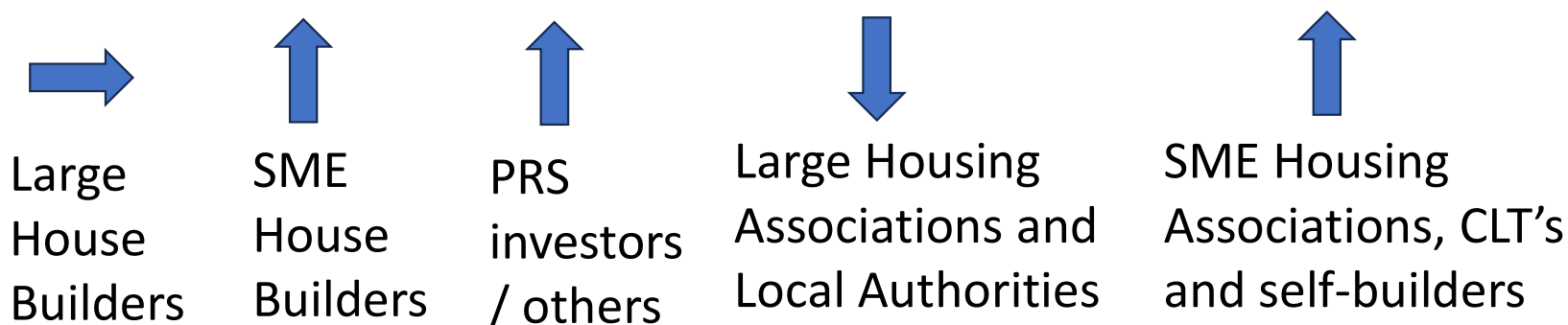


‘While it is likely that the amount of land being held in housebuilders’ **land banks** is above the level we would see in a well-functioning market, this is primarily a symptom of wider problems in the market, mainly driven by the time and uncertainty associated with obtaining **planning** permission.’

higher build out

Creating great homes together

# Addressing the shortfall in housing



## CMA Market Study – Measures to support higher build out rates

Option 2.8: LPAs could require **greater diversity of housing tenure** for larger sites to be granted planning permission.

Option 2.9: LPAs could be incentivised by governments to increase the number of homes that are delivered through **smaller sites**.

Option 2.10: LPAs could require housebuilders to **increase the diversity of the types of homes** they build on larger sites.

higher build out

Creating great homes together

## Summary of CMA market study final report into housebuilding

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In relation to the planning systems, we have found that there is a lack of **predictability** for housebuilders when navigating the system, **the process is significantly costly, lengthy and complex**, and there are mixed and inconsistent incentives for LPAs to meet housing need.

higher build out

Creating great homes together

**Your future is  
whatever you make it  
so make it a good one!**

Doc Brown



**What do the people who  
make our economy work  
and society flourish  
need?**

- ✓ **Right homes**
- ✓ **Right Quality**
- ✓ **Right Place**
- ✓ **Right Price**



**Creating great homes together**



Thank you



Creating great homes together



# Home Ownership and Affordability

Oliver Burrows, Treehouse Consultancy



Dorset – Homes and the economy conference 26<sup>th</sup>  
February 2024  
Oliver Burrows

[www.treehouse-consultancy.com](http://www.treehouse-consultancy.com)



# How much *can* someone afford to pay for a house?

First-time  
buyer

Max budget

=

deposit

+

savings capacity

+ve

+ve

+ve

-ve

savings

gifts

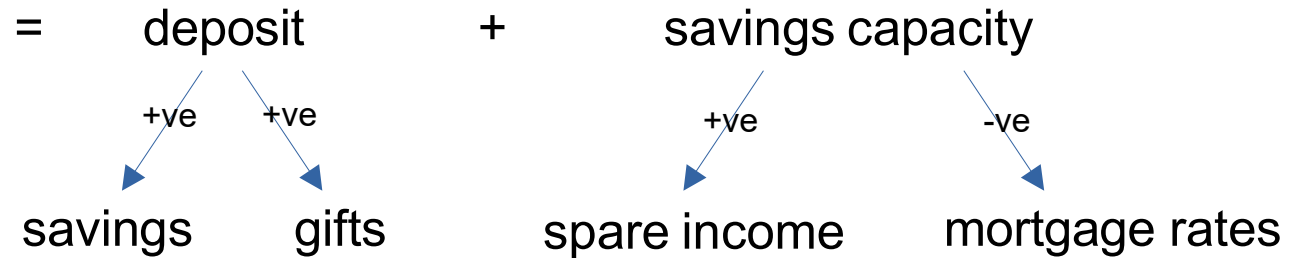
spare income

mortgage rates

# How much *can* someone afford to pay for a house?

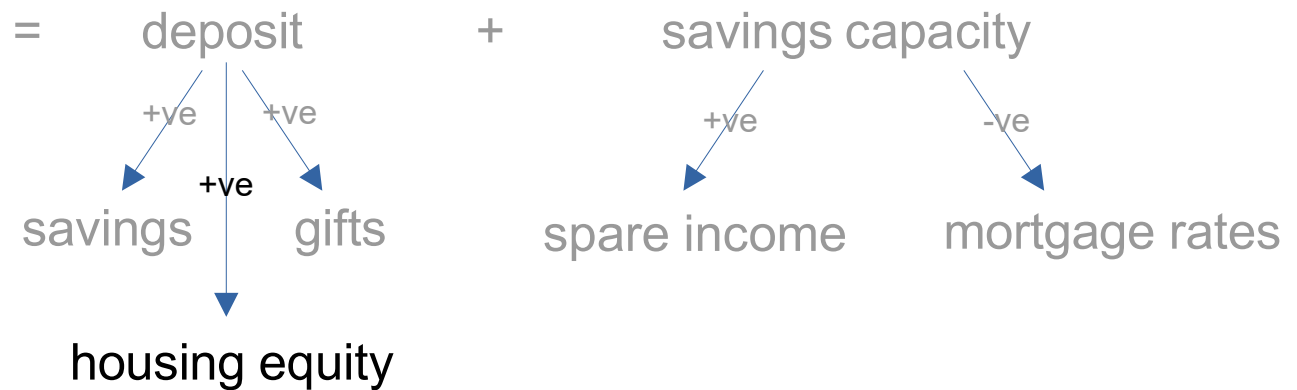
First-time  
buyer

Max budget

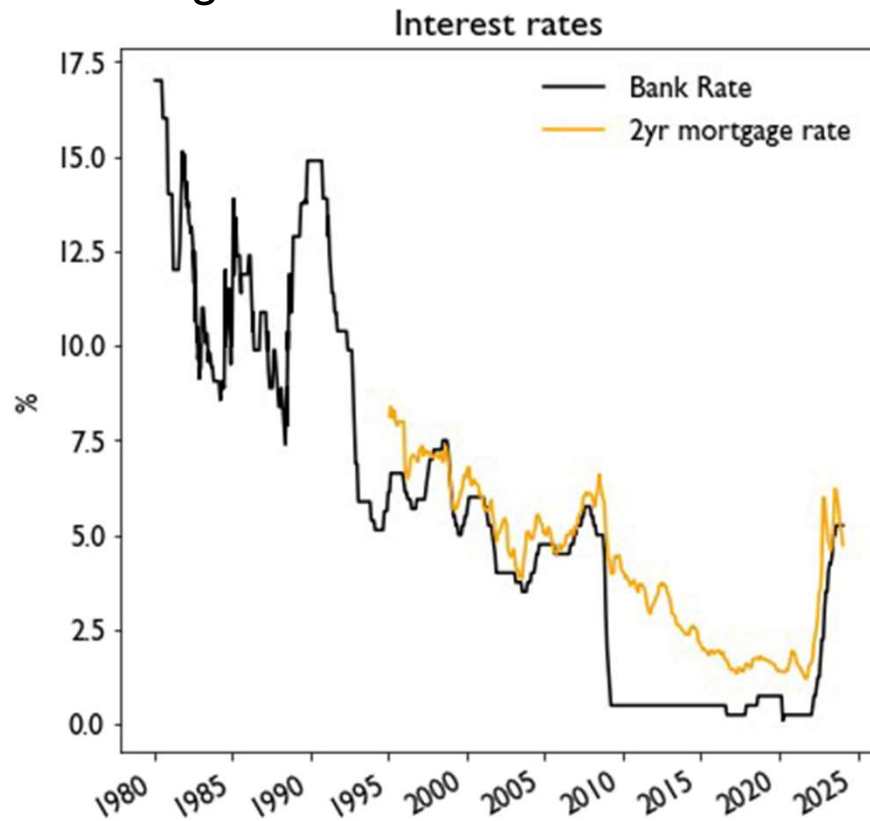


Investor

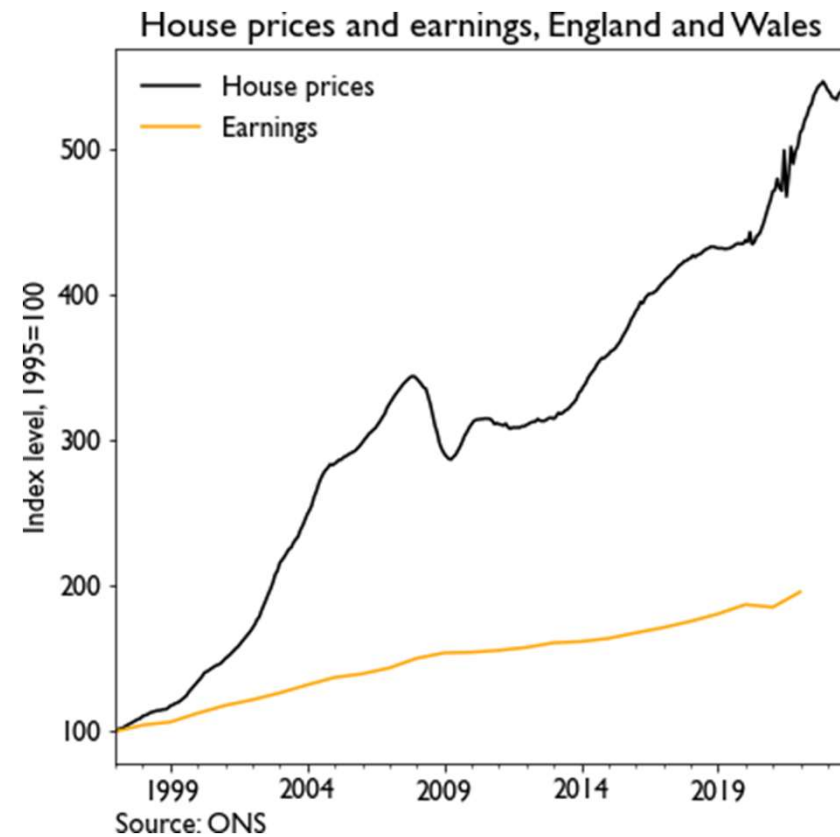
Max budget



Falling interest rates led to a long period of house prices rising faster than wages...

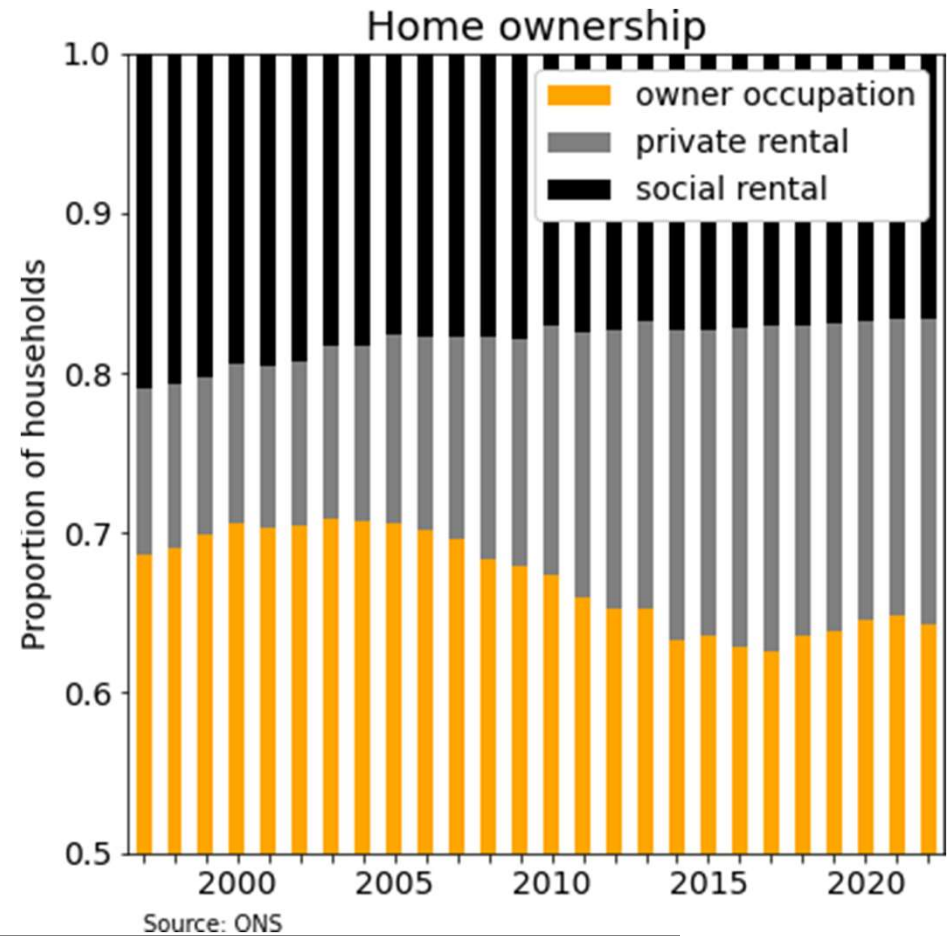
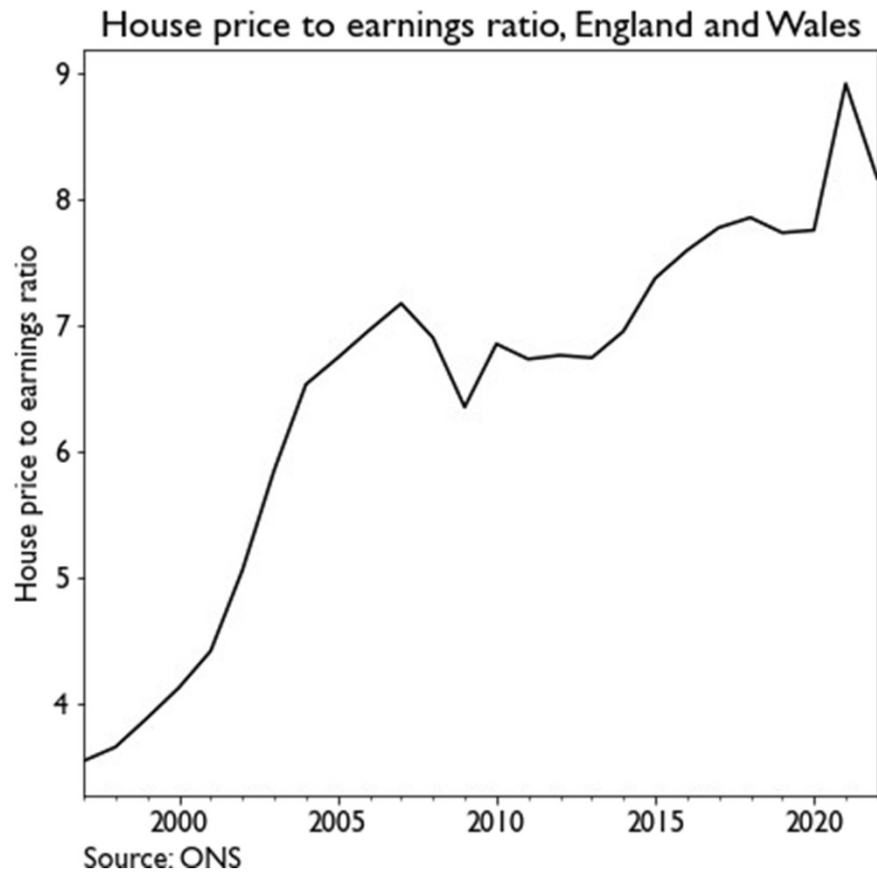


Source: Bank of England



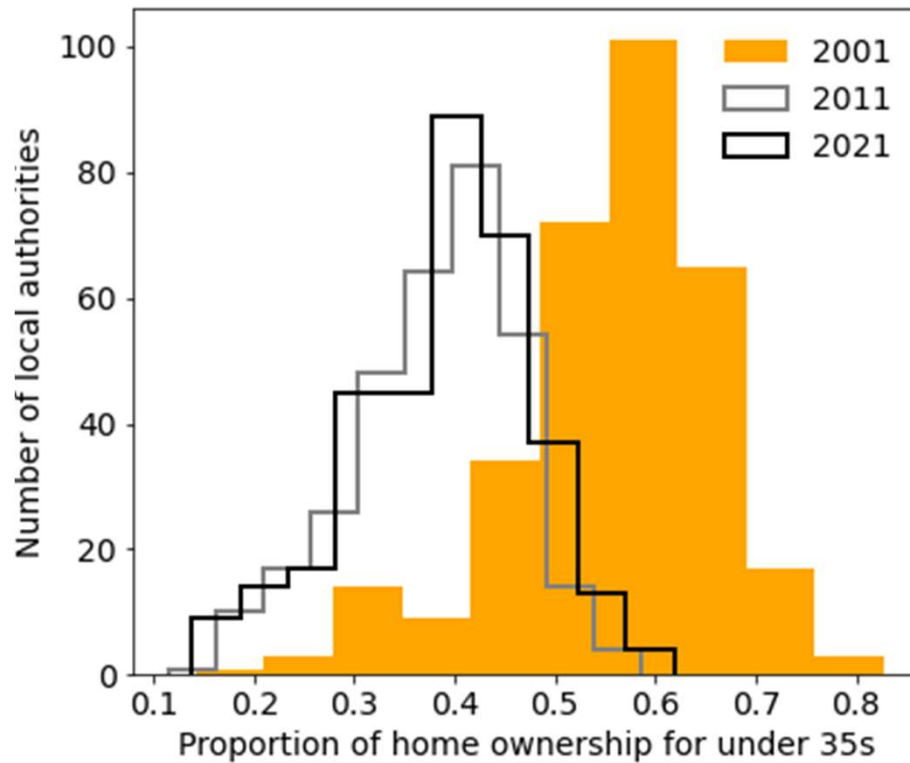
Source: ONS

...reducing affordability and weighing on home ownership...



...particularly for younger households.

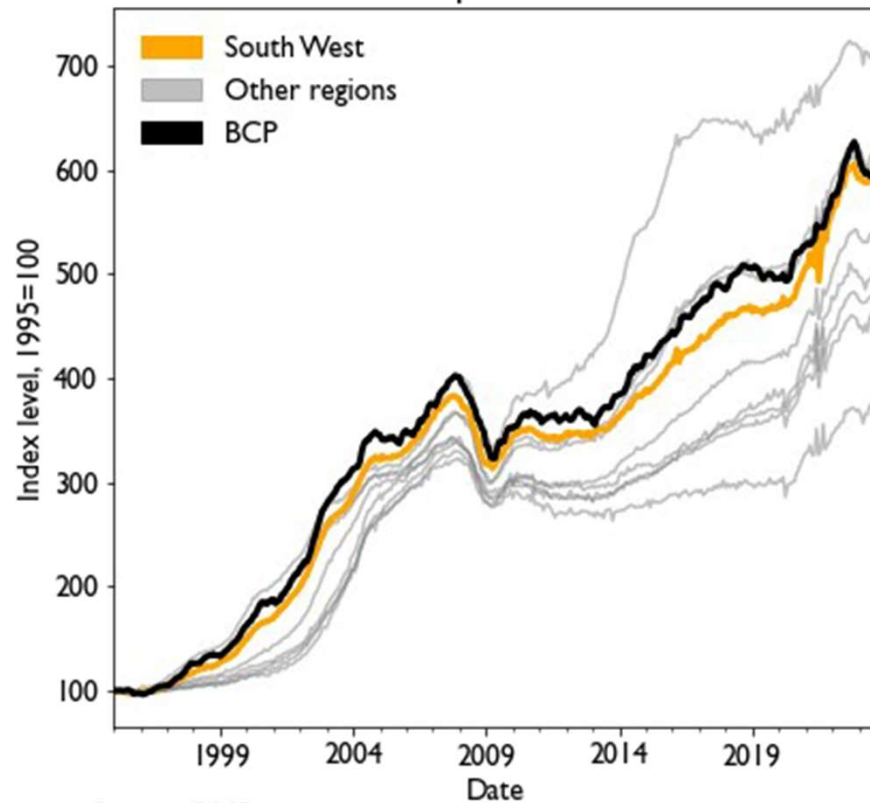
Home ownership for the under-35s,  
across Local Authorities



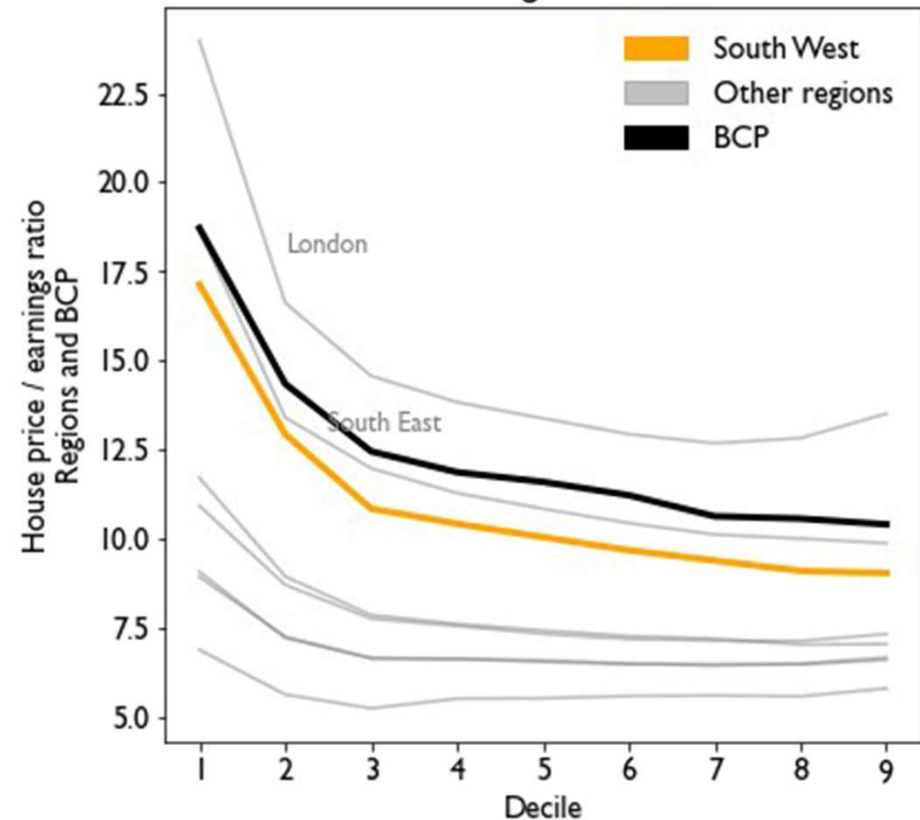
Source: Census (via NOMIS)

Bournemouth, Christchurch and Poole saw particularly strong growth, leading to very high price-to-earnings ratios...

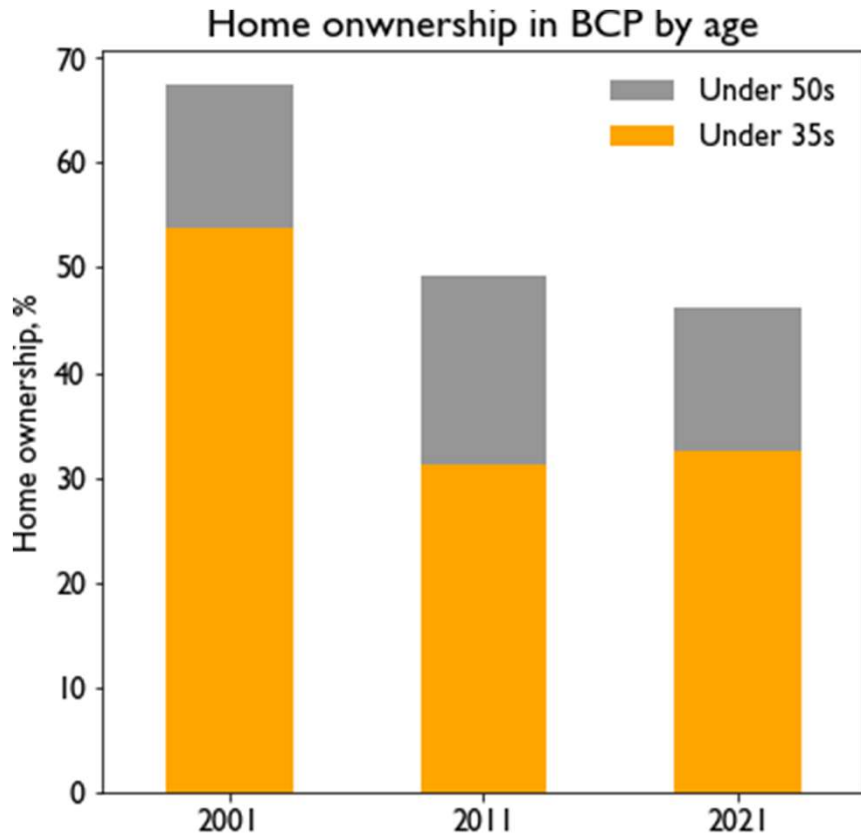
House price indices



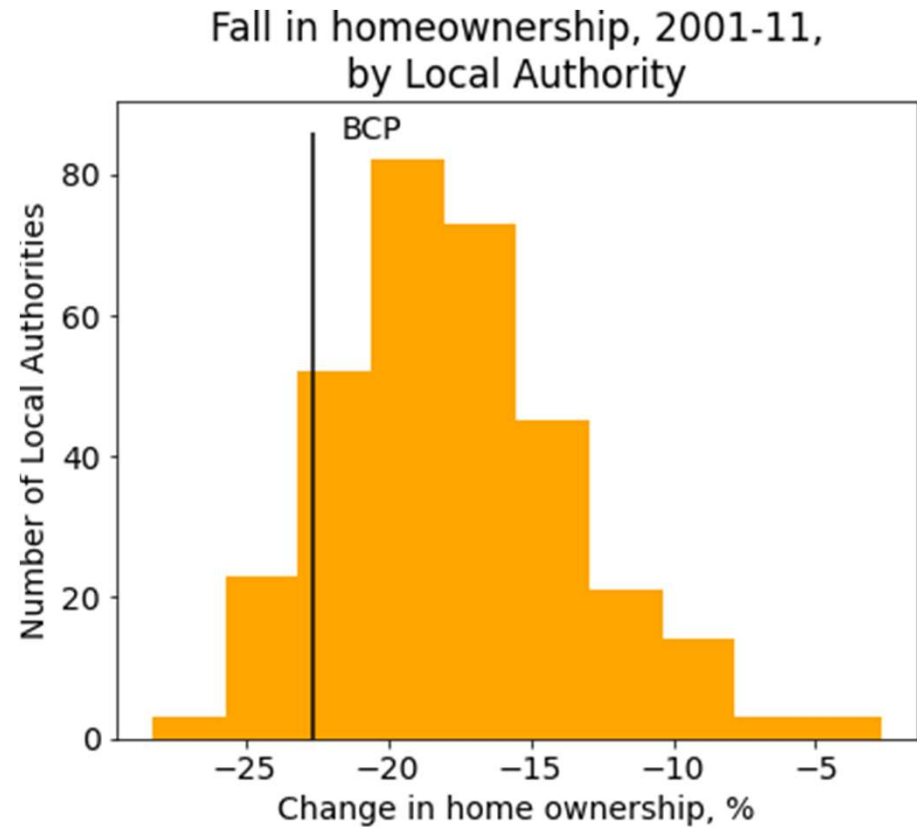
Regions



...and a marked fall in home ownership amongst younger households.

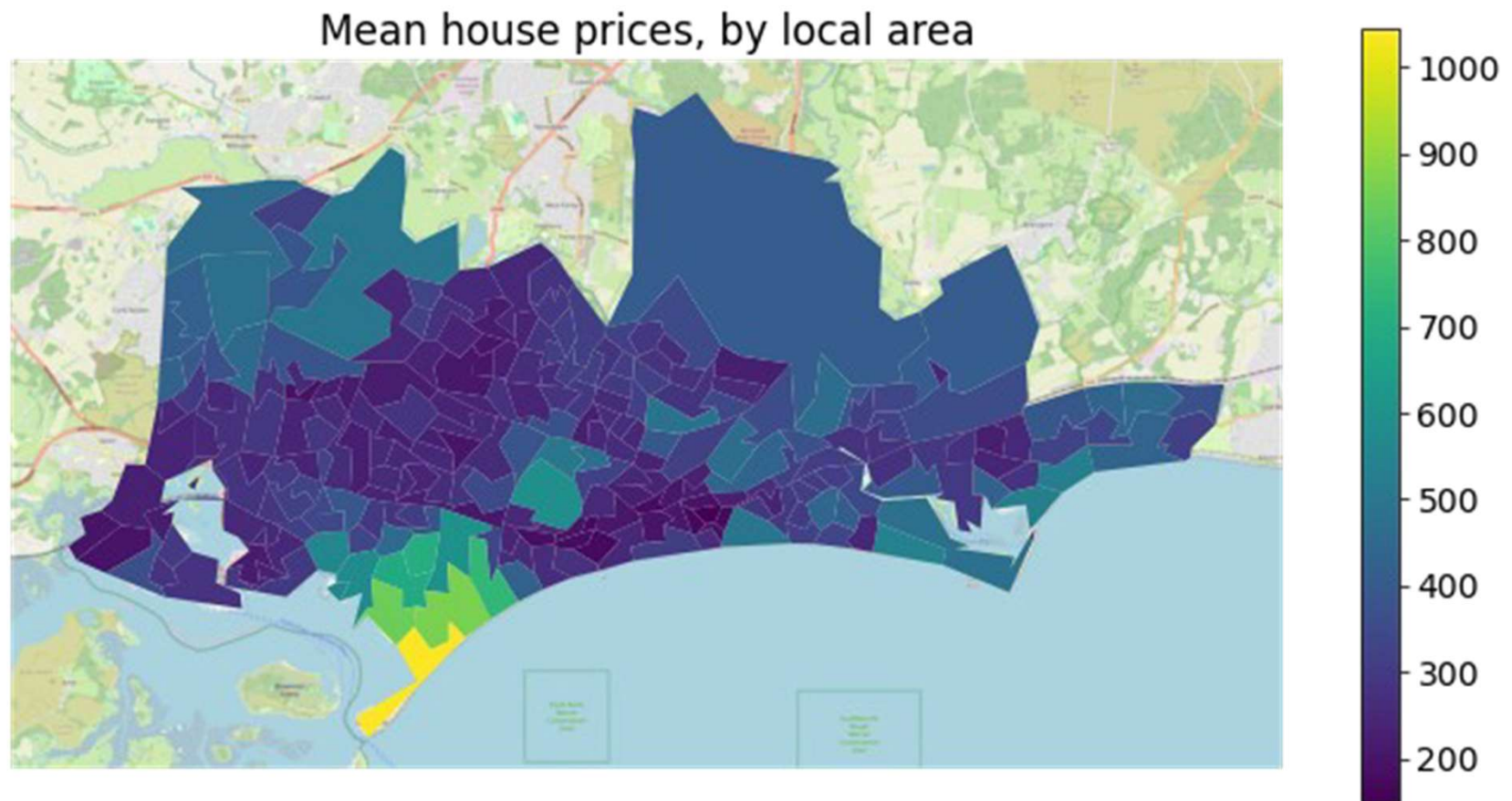


Source: Census, via NOMIS.



Source: Census, via NOMIS.

The spatial distribution of house prices shows the draw of the coast...





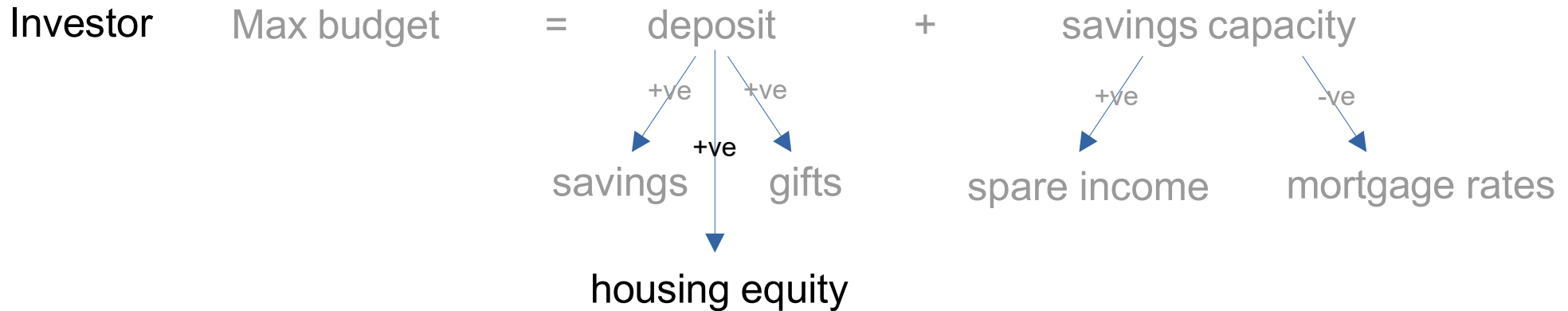
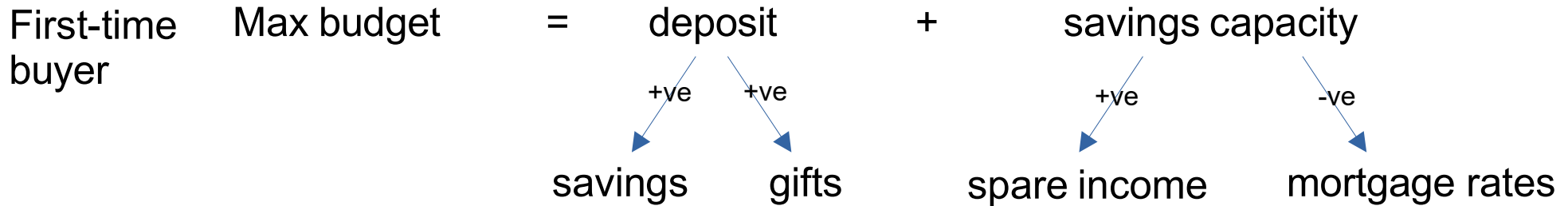
...with second homes likely playing a profound impact.

Proportion of second or vacant homes, by local area

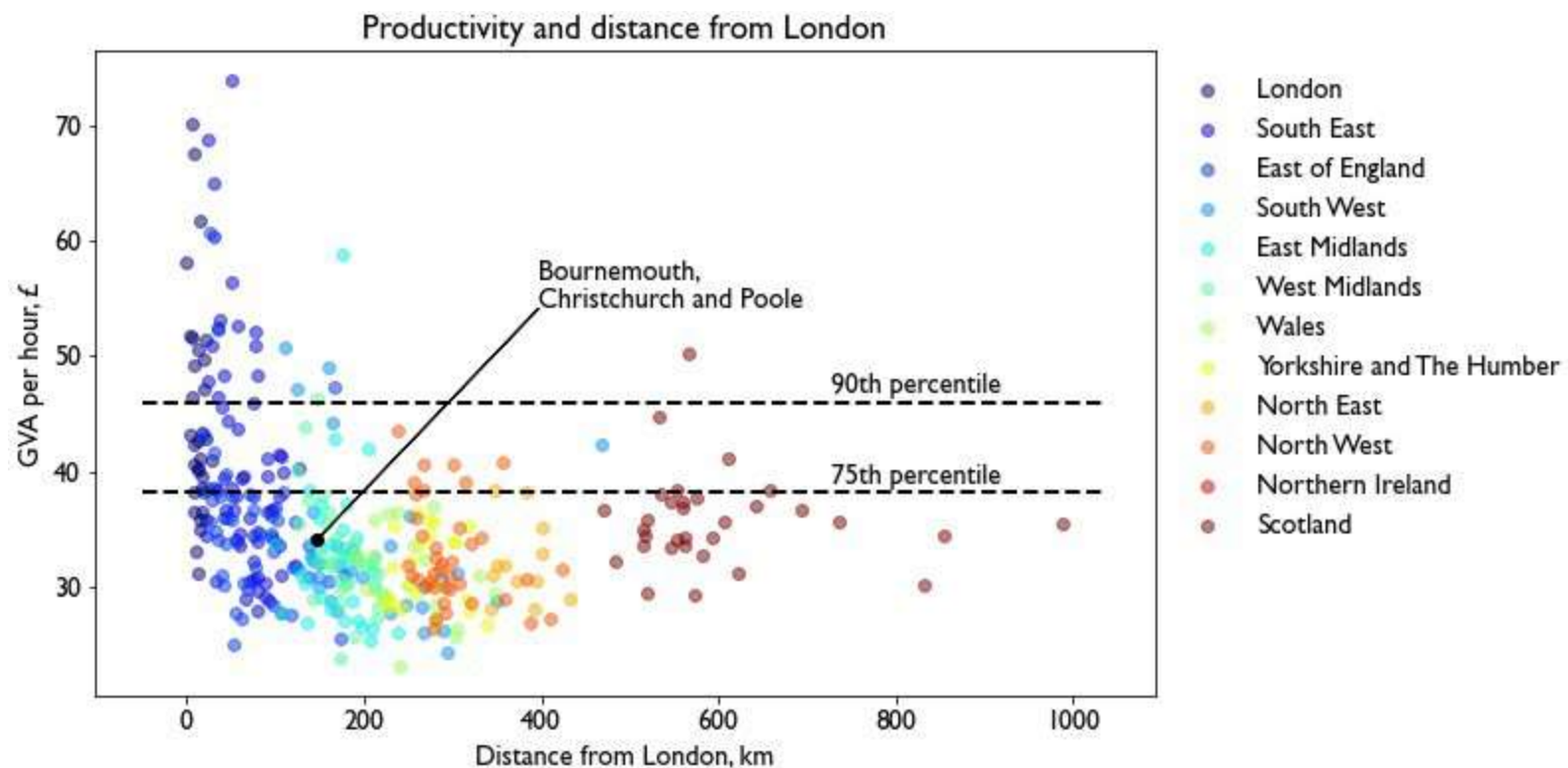


Sources: ONS, OpenStreetMap

# How much *can* someone afford to pay for a house?

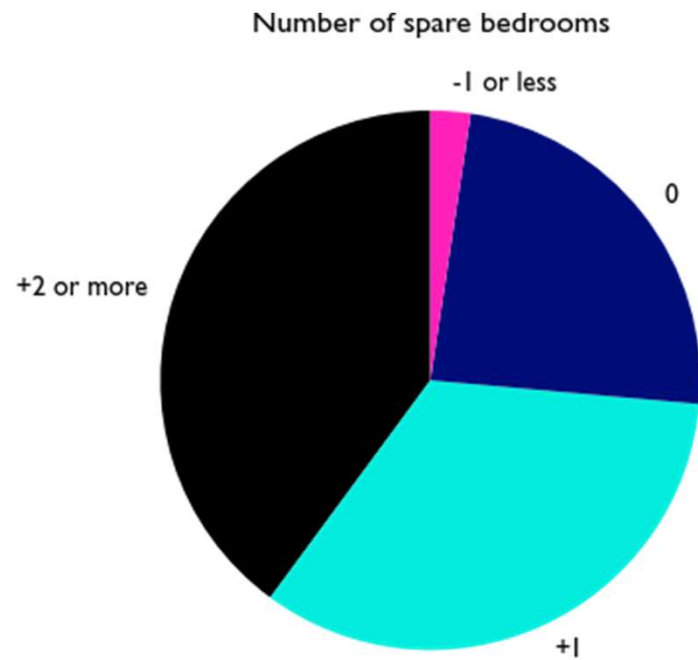


The spatial distribution of income inequality in the UK is likely playing a big role here, with much higher productivity and incomes in London spilling over into second-home locations.



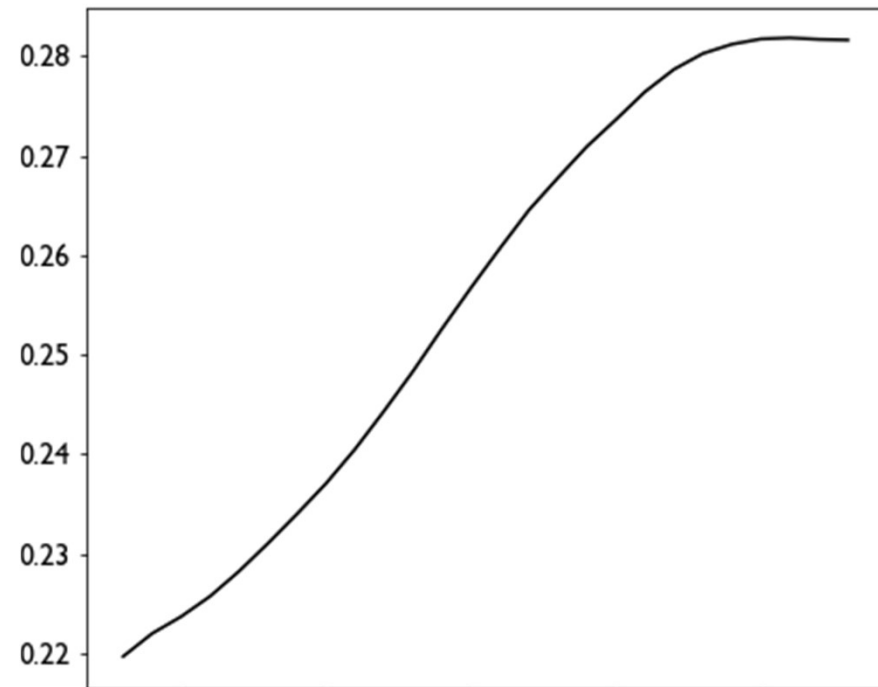
Source: ONS

While housing supply is undoubtedly an issue in aggregate, there are also distributional challenges, which are likely to get trickier.



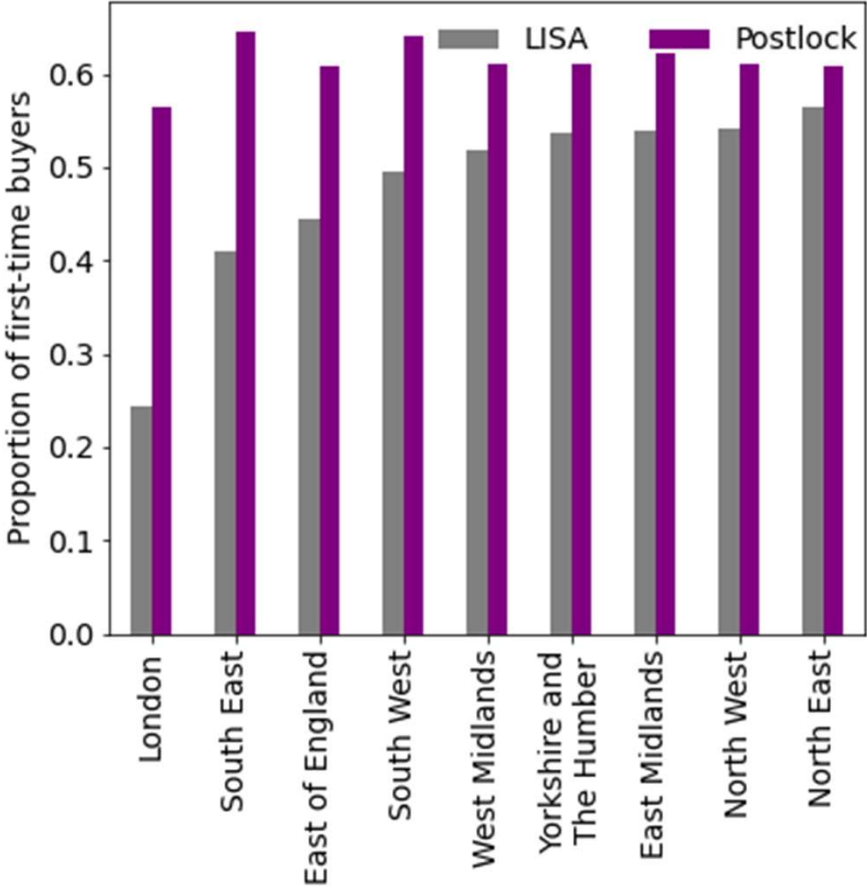
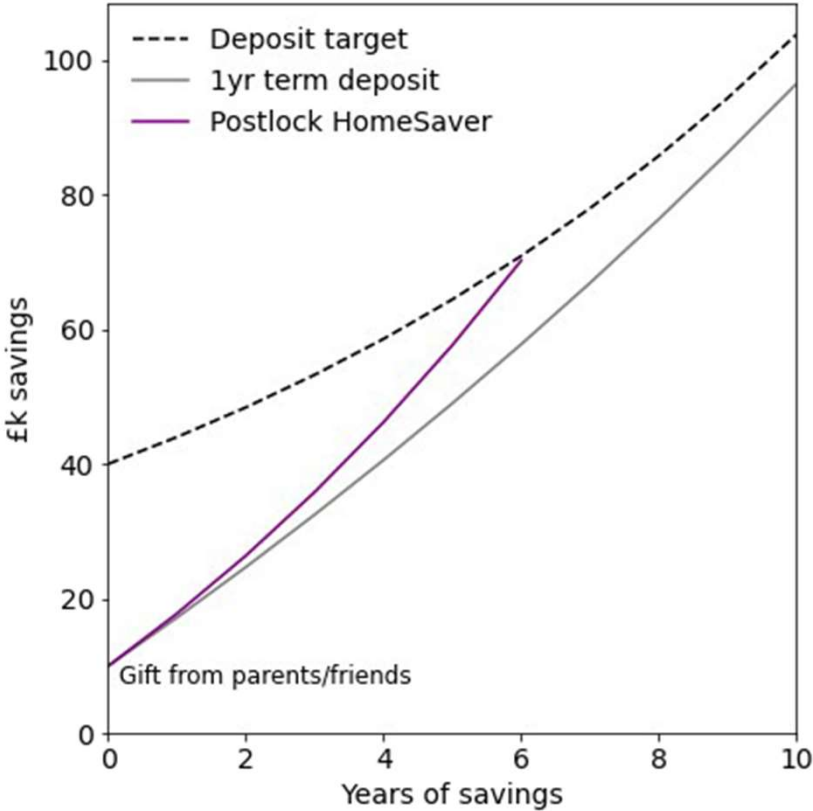
Source: English Housing Survey.  
Number of spare bedrooms is judged relative to standard assumptions for the requirements of the occupants.

Proportion of the population projected to be over 65



ONS: 2018-based sub-national population projections.

# Postlock HomeSaver





# Models to Increase Locally Available Homes to Rent

Mike Owen, Chair Cardiff Community Housing Association



# Increasing the supply of homes to rent

MIKE OWEN

Feb 24



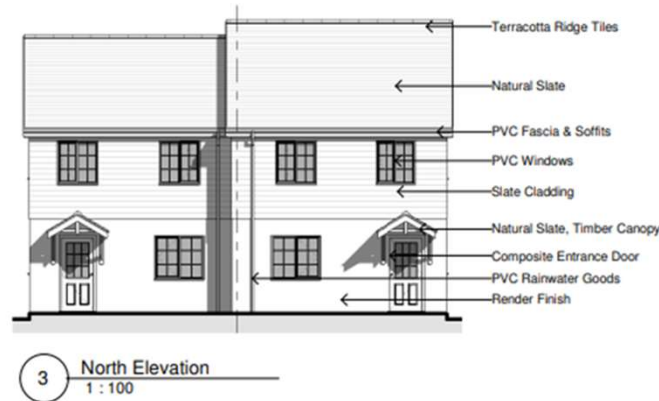
# Financing affordable housing 101

- The non grant model
- LA Funding sources – housing co-operative
- Local land trusts and small RPs
- Moria Terrace Cardiff
- It has not always been like this
- Fat Funding grants in Wales
- Storing up problems





# Section 106 affordable housing for rent outside Helston Cornwall



Investment Performance Indicators	Affordable Rent (LHA)	Social Rent
Acquisition cost	£625,763	£625,763
Works	£7,000	£7,000
Fees and Other Interest	£40,361	£40,361
Acquisition and Works	£632,763	£632,763
Total Scheme Cost	£673,124	£673,124
Payback year	32	60
IRR	4.93%	2.04%
NPV (at first handover)	£279,538	-£118,099
TSC/MSV	50.61%	50.61%

# Coast Guard Cottages Looe

Cornwall Council agreed to sell to a  
new established RP

Refurbish only

Local allocations plan

Rents at LHA

The RP is voluntary, no staff costs  
no, management

RP funded through “Go fund me  
and local appeals

## Looe residents welcome sale of council homes for £1

4 January



# Taf Fechan Housing Co-op Gellideg

Abandoned block of flats empty  
since 1996

Part of an estate regeneration

LA loan of £500k via an RP

Co-op management had no voids or  
rent arrears for first 5 years



# Moira Terrace Splott Cardiff

Shops and flats major defects

Initial model was emergency  
accommodation for homeless huge WG  
grant rate of 80%

But we wanted regeneration

Now affordable rents of 80% of market to  
bring in different people to the area

Funded through a “Blend” market bond at  
1.5% now running at about 5%



# Funding

The higher the grant rate the easier development

Gap Gem research on bricks and mortar subsidy was telling

Grant rate Cornwall about 18%

LAHF about 40%

Welsh Government standard 58 -69%

Emergency accommodation funding in Wales 80%



# Have some vision

## **Vaynor Rural District Council**

Trefechan pictured in 1950 during construction

About 300 family houses and shops

At today's prices £65m

Government borrowing but what an ambition

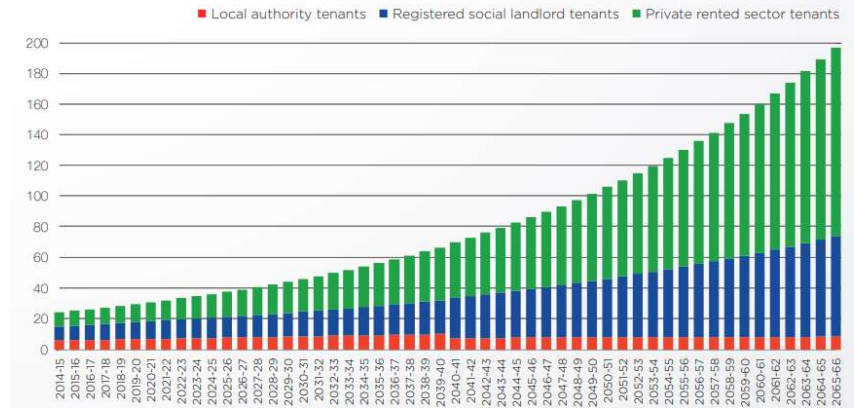


# The relentless growth of HB subsidy

Assumptions for the capital economics paper on social housing

This growth is probably higher LHA went up over 20% in Cornwall

**Exhibit 12: Expenditure on housing benefit assuming continuation of last parliament's trends, £ billions (nominal terms)**



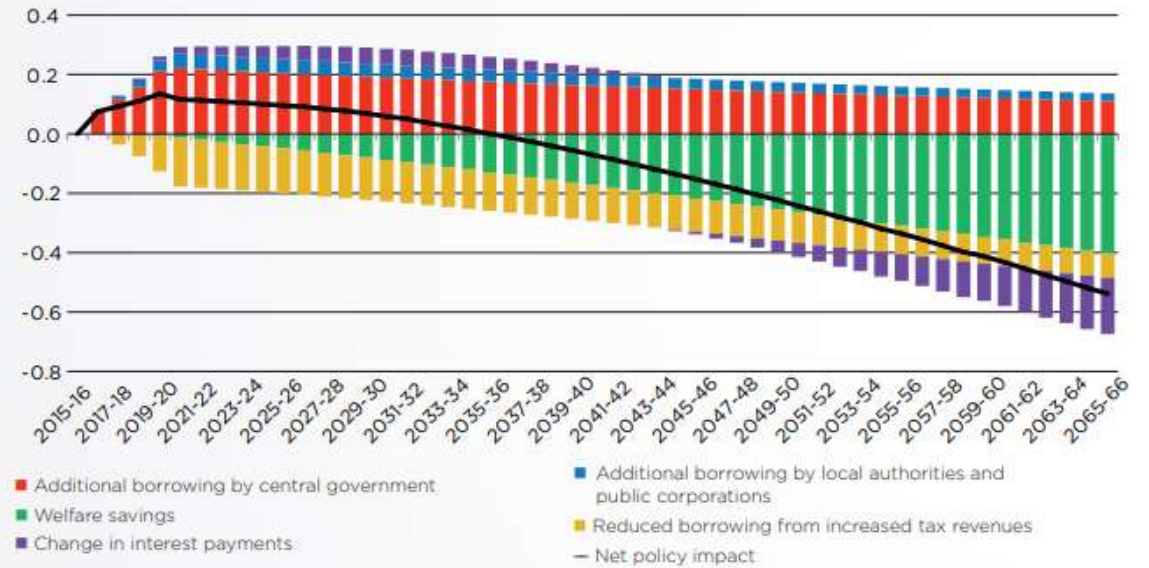
Sources: Capital Economics and Office for Budget Responsibility

**Exhibit 17: Present value of government welfare savings from paying reduced housing benefit if tenants rents over 25 years, £ thousands**

		Inner London, e.g. Camden	Outer London, e.g. Brent	Home counties, e.g. Oxford	South urban, e.g. Milton Keynes	South rural, e.g. North Devon	North rural, e.g. Allerdale
	Government contribution	Present value over 25 years at a discount rate of 3.5 per cent per annum (£ thousands)					
1 bed flat (47m <sup>2</sup> )	Value of future net welfare savings	166	107	84	51	22	1
2 bed flat (60m <sup>2</sup> )	Value of future net welfare savings	208	140	120	79	10	14
3 bed house (77m <sup>2</sup> )	Value of future net welfare savings	208	169	182	79	70	14
4 bed house (90m <sup>2</sup> )	Value of future net welfare savings	208	197	243	79		

Sources: Capital Economics, Homes and Communities Agency, Department for Communities and Local Government and

**Exhibit 25: Impact on annual public sector net borrowing as a percentage of nominal gross domestic product**



Sources: Capital Economics and Office for Budget Responsibility



# The rent crisis

- Joseph Rowntree living rent = 27% of income
- Average median wage in Bournemouth = £33.2k =£638 per week
- 27% = £172 per week is the living rent
- LHA rent is £218 a week



# The rent crisis

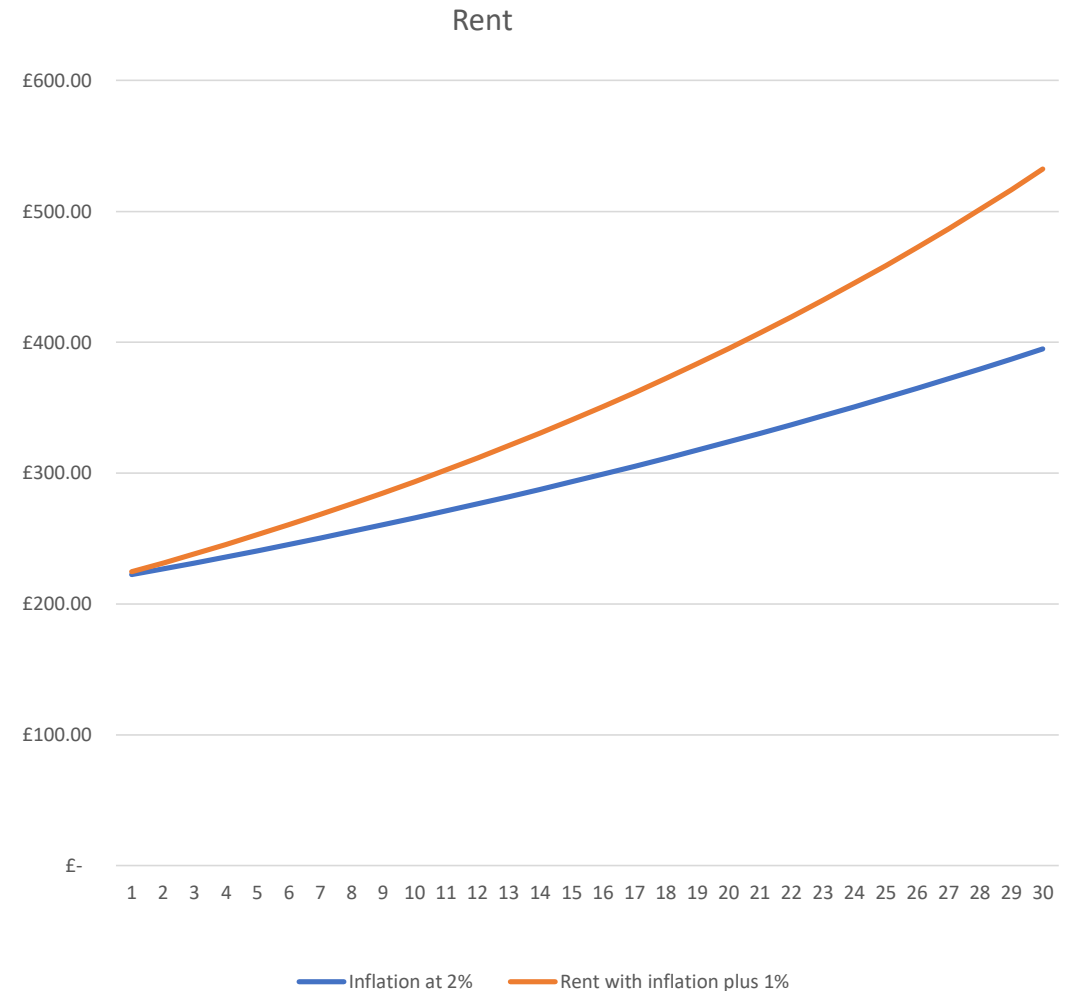
- Joseph Rowntree living rent = 27% of income
  - Average median wage in Bournemouth = £33.2k =£638 per week
  - 27% - £172 per week is the living rent but even the LHA rent is £218 a week
- 
- Los Alamos living rent 16%



# The rent growth formula

Inflation on LHA rent in Bournemouth

## Conclusion we need more subsidy



Diolch yn fawr  
Meur ras  
Thank you

MIKE OWEN

Feb 24





# Lunch



# Public Sector Levers

Matt Prosser, Chief Executive, Dorset Council



# Needs and Solutions

Andrew Billany, Director of Housing, Dorset Council

# Housing in Dorset – Needs and Solutions.

- Give someone a decent home and they stay healthy, work locally, study successfully, age well, contribute to wider communities.
- Without a decent home, that reverses – poor health, unemployment, low educational achievement, age related decline, no ability to contribute.
- A settled home, at a cost which is affordable, is necessary if someone is to hold down a job and to do that well. The right homes, in the right locations, at the right price point are a key requirement for employers, as well as employees and their families.
- Staying in a settled and affordable home contributes to staying in a settled and sustainable job. Less transience and more focus on investment in life in local communities and economies.
- Local housing supports local businesses. Being able to live in a village or small town sustains essential local businesses – restaurants, shops, farms, as well as public services.





Dorset  
Council

# Housing Strategy



Home in on  
**Housing**

# Population



379,850 people



4% predicted growth



30% aged 65+



8% aged 80+

# Cost of living



£29,900 median wage



11.52% affordability ratio



30% rise in house prices since 2011



5.5% annual increase in private rents in (Aug '23)

# Housing Register



5000+  
applicants



50% One bed  
need



25% two bed  
need



25% 3+ bed  
need

# Housing & Economy in Dorset



5,000 + people registered for social housing



500+ applications each month



17.5% increase in homeless approaches



£29,900 median wage



£357,874 median house price higher than national and regional average



11.29% affordability ratio



Registered provider rents higher than national average



Private rents increased by 5.5% in 12 months to Aug 2023

# Challenges

- Lack of available housing – private rented as well as social rented
- Rents and property prices way ahead of average incomes, and the gap is widening.
- Affordability – barrier for economic success, barrier to employment
- Priorities are sometimes not aligned. Councils will focus on acute housing need. Employers need homes for their employees.
- Specific shortage of larger family homes, accessible homes and in some locations

# Our residents said....

“We need homes which are genuinely affordable, environmentally sustainable, and homes where those who need it, can easily access comprehensive support and essential services. More housing to meet the needs of people in their local communities.”

“We need good quality homes, with the infrastructure to support them, where we want them. But we don’t want that to be at the expense of our green spaces”.

“We want housing to be sustainable, energy efficient, and of a good standard for everyone. We want homes to be safe and this means taking action against those who don’t meet standards.”

“We need the right kinds of support, and early intervention, to stop homelessness before it happens. We also want enough housing for people to help them move to somewhere else if they do become homeless”.

# Key themes from residents

- Right infrastructure to support new housing development (e.g., road improvements, school places and GP capacity)
- Design of new and refurbished homes (e.g., to improve energy efficiency, reduce environmental impact, protect natural environment, and to be easier to adapt to changing needs)
- Need for more social and affordable housing for rent
- Housing of all types, price ranges and tenures to meet the needs of people in their local communities



- Reducing the impact of Airbnb on availability of housing
- Homelessness (e.g., people who are at risk of losing their home or have already lost their home)
- More housing to meet the needs of people in their local communities
- Supporting affordable home ownership for first time buyers and working age people
- Using public land and assets for affordable housing
- Improving the standard of rented housing

# Fact and figures

- **£816 average monthly rent for a 2-bedroom private rental.**
- **£605.80 average monthly rent for a 2-bedroom social housing property.**
- **£325,000 median house price 11 times the average Dorset wage.**
- *Private rent charges in Dorset are higher than the national average and exceed Local Housing Allowance (LHA) rates, making most unaffordable to those on lower incomes. There is a large variation in prices in rural areas. East Dorset and Purbeck are the most expensive areas.*

# Breakdown of housing type

Property Type	Percentage of total Dorset stock
Detached house or bungalow	40.6
Semi-detached house or bungalow	23.4
Terraced house or bungalow	19.3
Flats, maisonettes and apartments	15.4
Caravans or other mobile or temporary structures	1.2%

# Breakdown of housing size

Property size	Percentage of total Dorset stock
1 bedroom	8.8
2 bedrooms	27.1
3 bedrooms	40.2
4 or more bedrooms	24

# Occupation levels

Occupation levels	Percentage of total Dorset stock
Under-occupied by 2 or more bedrooms	44.2
Under-occupied by 1 bedroom	33.7
Ideally occupied	20.5
Overcrowded by 1 bedroom	1.5
Overcrowded by 2 or more bedrooms	0.2

# Vacant or second homes

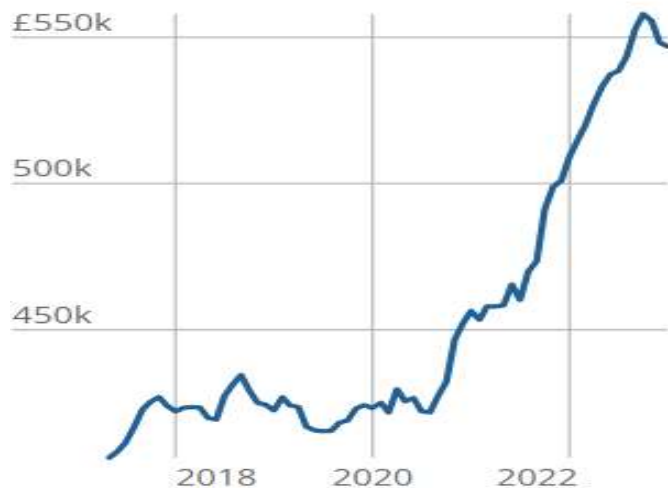
Second and vacant homes	Percentage of total Dorset stock
Second home – owner living in UK	3.9
Second home – owner living outside UK	0.9
Properties vacant during census	7.8

# Tenure

Tenure	Percentage of total Dorset stock
Owens outright	45.8
Owens with mortgage	25.5
Social housing	12.3
Private rent or rent free	16.4

# The cost of home ownership

## Detached property prices in Dorset

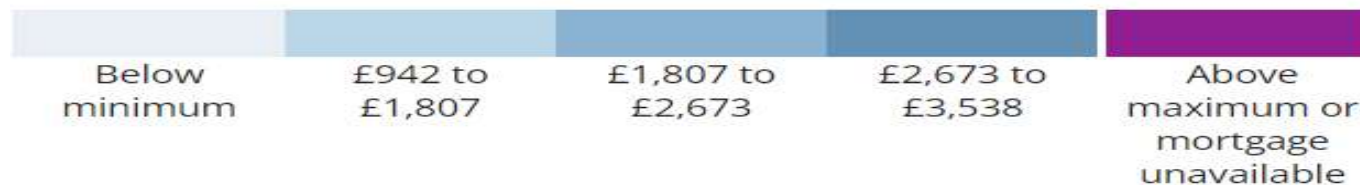


Typical payments on a 5 year fixed mortgage for an average detached property in **Dorset** is **£3,220** with a deposit of £30,000 and a 25 year mortgage.

The average price for a detached property in Dorset is £547k in Jan 2023.

This has increased by **30%** since Jan 2018.

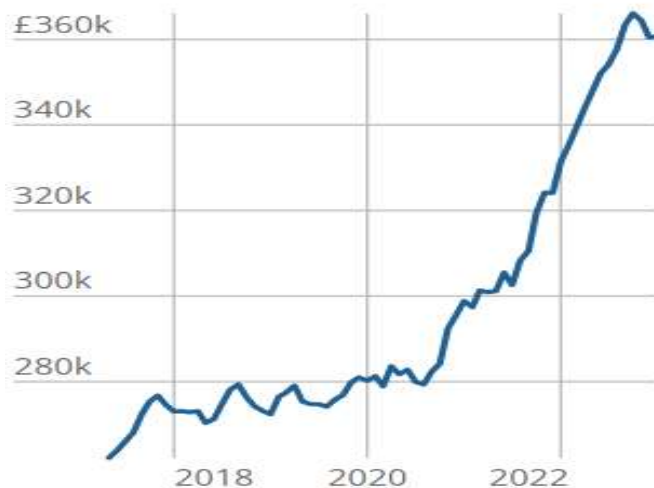
## Average monthly mortgage payments





# The cost of home ownership

## Semi-detached property prices in Dorset

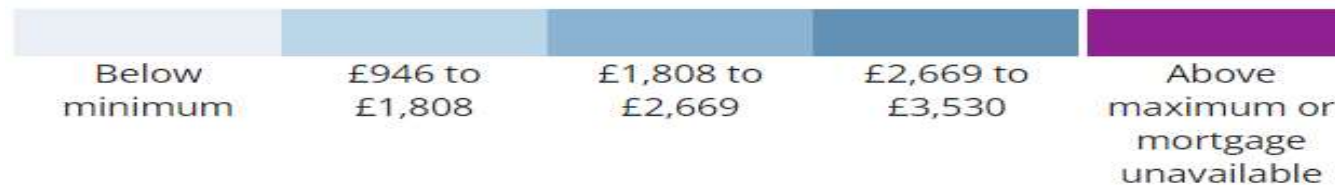


Typical payments on a 5 year fixed mortgage for an average semi-detached property in **Dorset** is **£2,060** with a deposit of £30,000 and a 25 year mortgage.

The average price for a semi-detached property in Dorset is £361k in Jan 2023.

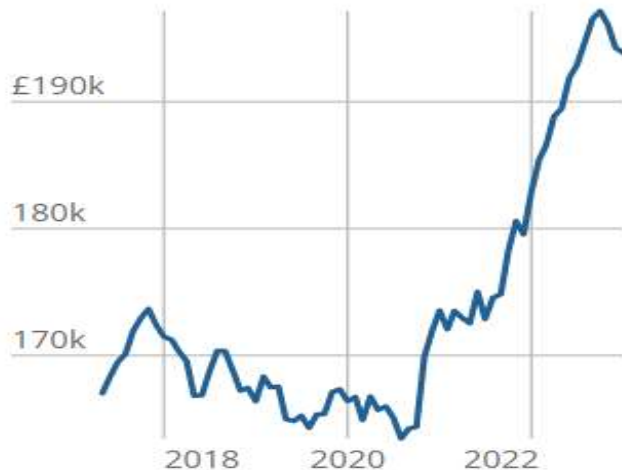
This has increased by **32%** since Jan 2018.

## Average monthly mortgage payments



# The cost of home ownership

## Flat prices in Dorset

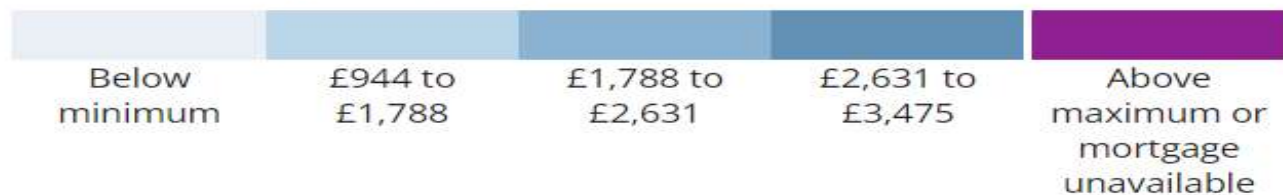


Typical payments on a 5 year fixed mortgage for an average flat in **Dorset** is **£967** with a deposit of £30,000 and a 25 year mortgage.

The average price for a flat property in Dorset is £194k in Jan 2023.

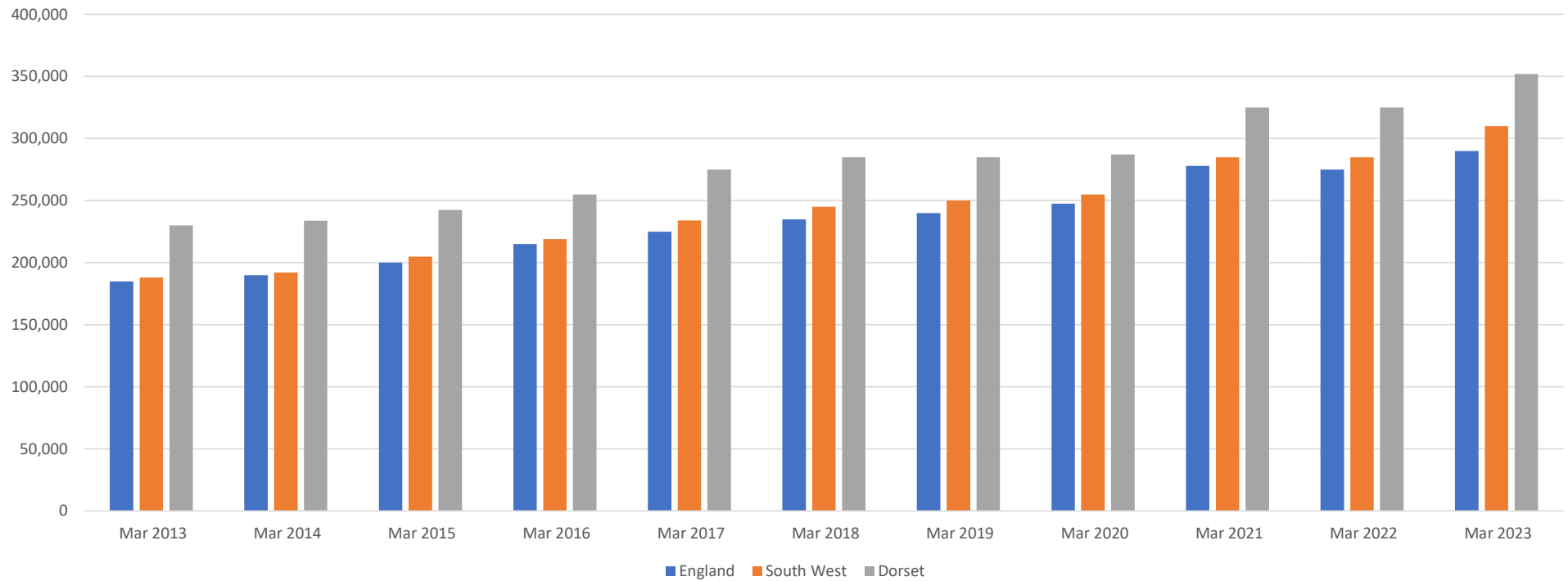
This has increased by **13%** since Jan 2018.

## Average monthly mortgage payments



# House Price rise

Median House Prices



# Affordable housing supply

Affordable Housing Completions by Year			
Year	Rented	Shared Ownership	Total Completions
2019/20	138	112	250
2020/21	163	99	262
2021/22	324	170	494
2022/23	338	306	644

# Housing Register – priority need

Priority Band	Households in band
Band A – Urgent Housing Need	310
Band B – High Housing Need	825
Band C – Medium Housing Need	1279
Band D – Low Housing Need	2861

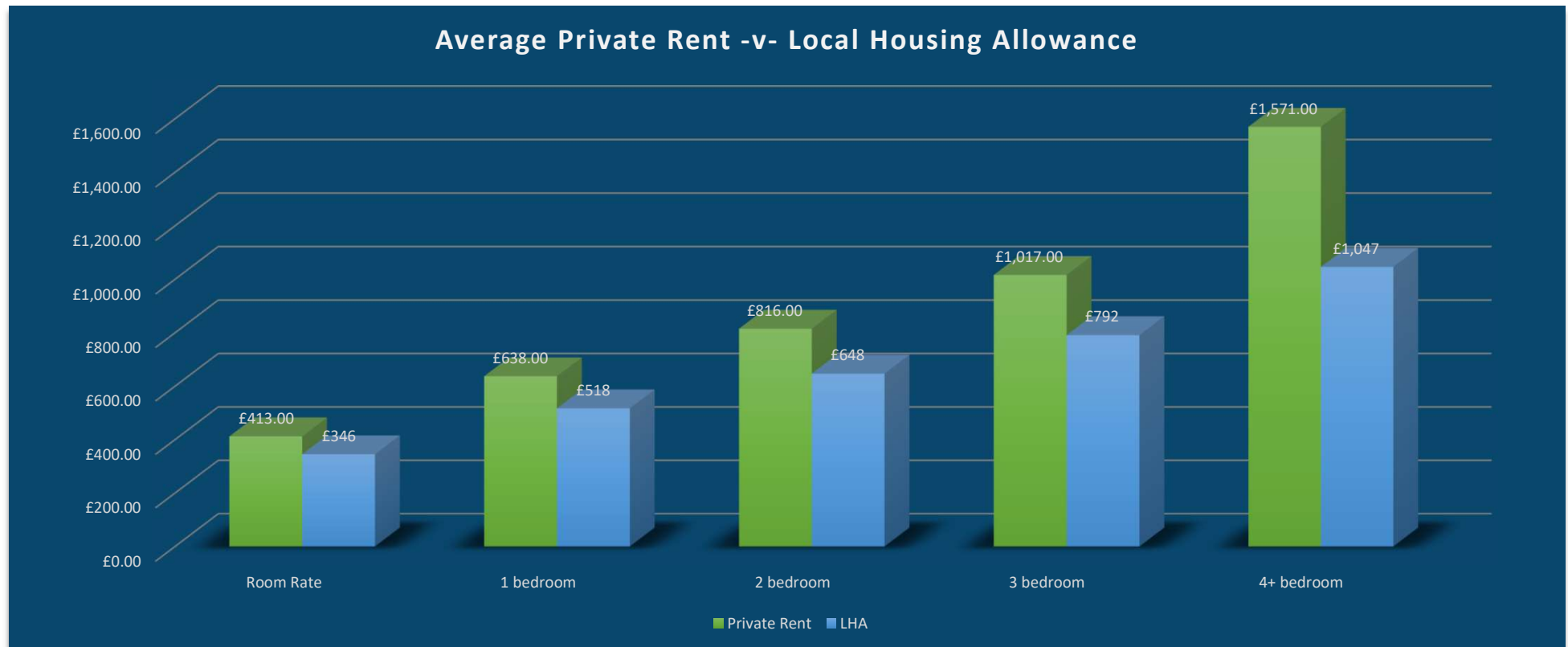
# Housing Register – size of property needed

Household bedroom need	Households in bedroom range
1 bedroom	2949
2 bedrooms	1261
3 bedrooms	805
4 bedrooms	219
5 or more bedrooms	40

# Private rent for year ending March 2023

Property Type	Dorset Median Private Rent	West Dorset Local Housing Allowance	Bournemouth Local Housing Allowance	National Median Private Rent
Room in shared property	£425	£346.67	£331.50	£460
1 Bedroom	£648	£518.57	£596.87	£725
2 Bedroom	£800	£648.22	£757.90	£800
3 Bedroom	£995	£792.83	£947.90	£900
4+ Bedroom	£1400	£1,047.11	£1,246.57	£1400

# Rents higher than local housing allowance





# Housing and Economy

- Local Authorities have statutory duties to prevent or relieve homelessness and to tackle housing need. This is the primary focus, and resources are stretched but we are also here to enable wider housing solutions.
- Planning, economic development, public sector employer networks, community development, Social Care and Regeneration. All common connecting themes.
- Partnerships and system leadership. How can we all combine to the close the gaps across areas of housing need and supply?
- Right homes, right places, right price.....



# Planning Foundations

Wendy Lane, Director of Planning and Place, BCP Council

# Planning foundations

**Wendy Lane**

Director of Planning and Destination



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# History

- 1870s - very basic public health legislation enabled development of byelaw terraced houses but failed to provide green space or community facilities.
- 1909 - first planning legislation because of concern over basic living standards and high-quality place making (Garden City movement)
- Inter war - around 1.1 million council houses were built while over 300,000 were demolished in slum clearance programs but legislation weak
- Multiple commissions and wartime benefits of strategic planning each helped realise the 1947 system.
- The 1947 Act nationalised the right to develop land and included planning gain (dropped in 1954).
- The Planning System has been constantly changed ever since

# Legislation, Policy and guidance

- The Planning Acts and Statutory Instruments
- The National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- The Development Plan
  - Local Plans and other development plan documents
  - Neighbourhood Plans
- Supplementary documents

Broadstone  
Neighbourhood Plan  
(2013-2033)



JUNE 2018



Highcliffe and Walkford Neighbourhood Plan

Our Vision: In 2038, Highcliffe & Walkford will be a safe, successful, vibrant and attractive place to live, work and visit. Its High Street will be a place that people choose to visit and spend their time in. We will have a safe and attractive network of green spaces, cycle and walking routes which support residents' physical and mental health and wellbeing. We will remain proud of our Castle, our beaches, and the quiet, leafy neighbourhoods that make up much of our parish. New housing will be energy efficient and designed to be flexible to meet the changing needs of our residents, young and old, and there will continue to be plenty of opportunities for people of all ages to work and socialise and engage in hobbies and activities locally.

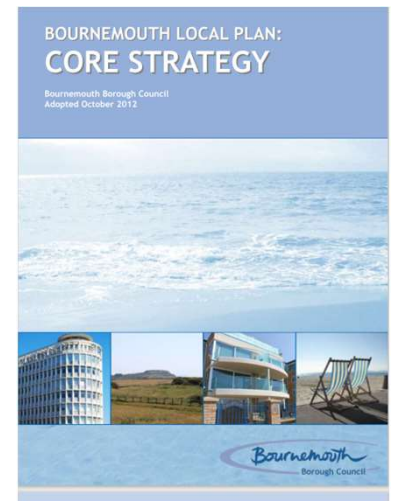
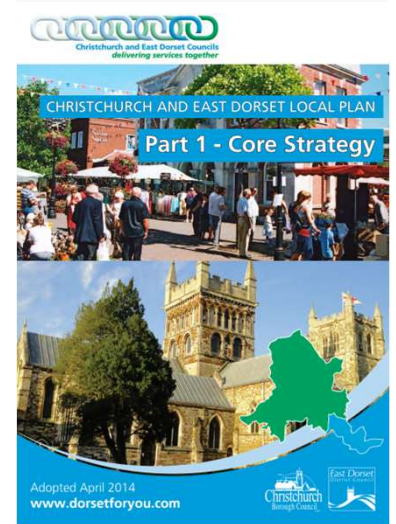


2020 - 2028  
Highcliffe and Walkford Parish Council  
January 2023

# The Development Plan

- Section 38 of the Planning & Compulsory Purchase Act 2004:  

‘If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination is to be made in accordance with the plan unless material considerations indicate otherwise.’



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# What is development?

- Planning permission is only needed if the work being carried out meets the statutory definition of ‘development’ which is set out in section 55 of the Town and Country Planning Act 1990.
- ‘Development’ includes:
  - building operations (eg structural alterations, construction, rebuilding, most demolition);
  - material changes of use of land and buildings;
  - engineering operations (eg groundworks);
  - mining operations;
  - other operations normally undertaken by a person carrying on a business as a builder.
  - subdivision of a building (including any part it) used as a dwellinghouse for use as 2 or more separate dwelling houses

---

## What is ‘not’ development?

- The categories of work that do not amount to ‘development’ are set out in section 55(2) of the Town and Country Planning Act 1990. These include, but are not limited to the following:
  - interior alterations (except mezzanine floors which increase the floorspace of retail premises by more than 200 square metres)
  - building operations which do not materially affect the external appearance of a building.
  - a change in the primary use of land or buildings, where the before and after use falls within the same use class.



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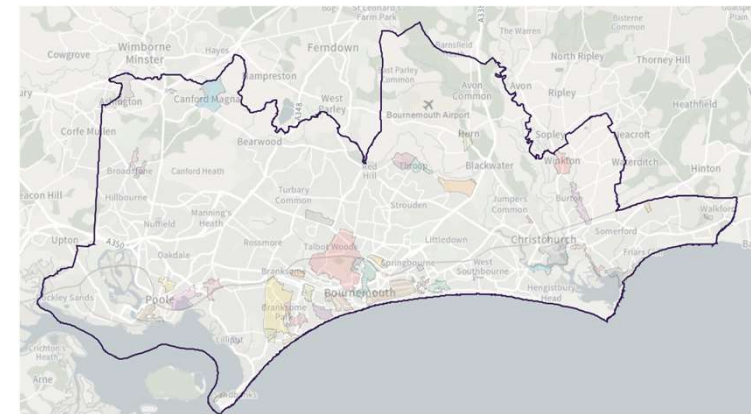
# Does all development need planning permission?

- Section 57 of the TCPA 1990 = all operations or work falling within the statutory definition of ‘development’ require planning permission. However, there are different types of planning permission, such as:
  - local authority grants of planning permission
  - national grants of permission by the General Permitted Development Order (GPDO) which allows certain building works and changes of use by the Use Classes Order to be carried out (no planning application needed)
  - local grants of planning permission through Local or Neighbourhood Development Orders or Community Right to Build Orders.
  - Development authorised by a relevant government department.
- If not covered by the above, it will be necessary to make a planning application to a local planning authority.

---

# Do all areas in England have the same permitted development rights?

- There is a range of exclusions which apply to **certain** permitted development rights in England.
- For instance, there are protected areas known as article 2(3) land, which cover:
  - Conservation Areas
    - (48 conservation areas in the Bournemouth, Christchurch and Poole)
  - Areas of Outstanding Natural Beauty
  - National Parks
  - the Broads
  - World Heritage Sites



---

## Permissions under other regimes

- Even if a planning application is not needed, other consents may be required
- The following list is not exhaustive but rather illustrates some of the other permissions or consents that may need to be obtained before carrying out development:
  - works to protected trees
  - advertisement consent
  - listed building consent
  - hazardous substances consent
  - environmental permits/licences
  - building regulations
- It is the developer's responsibility to ensure that any necessary permissions, consents and permits (including permits and licences outside of planning such as those granted under the Licensing Act 2003 and Gambling Act 2005) are in place when required.

---

# Standards in planning are important

- Planning manages the right to develop land
- It involves balancing private and public interests
- Getting it wrong is costly for all parties
- Need to demonstrate, at all times:
  - Fairness
  - Openness
  - Impartiality



---

## BCP's new Local Plan

- We recognise that it is through up-to-date local plans that local authorities can deliver for communities, protect what matter most, and create the conditions for the right development in the right locations to be delivered.
- The Council agreed the Regulation 19 Local Plan for consultation to begin in March, under the 2023 NPPF, at Council in January.
- The draft Local Plan is split into 3 parts:
  - Part 1 = Policies including Vision and Objectives and Development Strategy. Chapters 5 to 11 set out policies by topic area, including one or more strategic policies for each topic area.
  - Part 2 = 33 policies, one for each ward in BCP Council including the site allocations.
  - Appendices

---

# Vision and objectives for new BCP Local Plan (1)

- The BCP area is already a great place to live, work and visit. The coastal location, climate and exceptional natural environment give people the opportunity to experience an outstanding quality of life and realise their potential, and the area is often ranked as one of the happiest places to live and work in the UK
- Area does however face many challenges:
  - climate and ecological emergency recognising serious challenges in preserving our protected habitats and addressing climate change.
  - Our population is ageing and by 2040 around 40% of the population will be 65 or over
  - Availability and affordability of homes is beyond the reach of many local people (10x average wages and also acts as a barrier to the growth of businesses in our area
  - Main town centres have experienced decline (closure of anchor retail units / numbers of vacant shops)
  - Significant health challenges and inequalities between neighbourhoods (60% of population overweight)
  - Significant levels of traffic congestion at peak times
  - Development viability across a large part of the BCP area is marginal.

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## Vision and objectives for new BCP Local Plan (2)

- Our vision for Bournemouth, Christchurch and Poole is:
  - Where people, nature, coast, and towns come together in our sustainable, safe and healthy communities.
- Local Plan Objectives to fulfil the vision and aspirations include:
  - achieve carbon neutrality ahead of 2050 / conserve and enhance our outstanding natural environment / deliver high quality places that preserve or enhance our heritage
  - grow the economy, supporting new jobs and the offer to visitors
  - improve health and wellbeing / provide new market and affordable homes to meet community needs communities
  - improve our town centres / create vibrant and appealing high streets for shopping, leisure, community and cultural activities
  - deliver the infrastructure needed to support sustainable communities, businesses and development / provide a safe, sustainable and convenient transport network

# Extract

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# Council focus - Bournemouth Town Centre

BCP Council

**Bournemouth Town Centre share your ideas**

Home / We asked, you said, we did / Bournemouth Town Centre - share your ideas

## Bournemouth Town Centre - share your ideas

Thank you to everyone who has submitted an idea - we are currently read through all the ideas and categorising them ready to feed into an Autumn summit.



Everyone has a view on Bournemouth Town Centre. Lots of ideas have been shared already and we would

## Successful Summit provides boost for Bournemouth town centre

The future of Bournemouth Town Centre was the focus of a Summit held on Monday (20 November) which invited key town centre voices to contribute towards a collective ambition to support and lead positive change and improvement.

Published on Tuesday 21 November 2023



L-R: Matt Colledge: Keynote Speaker, Jess Gibbons: Chief Operations Officer, BCP Council, Sir Conor Burns, MP for Bournemouth West; Paul Kirvig, Chief Operating Officer, Bournemouth town centre BID, Graham Farrant, Chief Executive BCP Council, Cllr Vikki Slade, Leader of BCP Council.

### Share

Sharing will open the page in a new tab

- Facebook
- LinkedIn
- Twitter
- Email

**BCP Council** 3 d

The Rt Hon [Conor Burns MP for Bournemouth West](#) has been announced as Chair of Bournemouth Town Centre Action Partnership Group.

Following the Town Centre Survey, and successful Bournemouth Town Centre Summit last year, the new Bournemouth Town Centre Action Partnership Group will be overseeing progress in responding to feedback from residents and businesses.

Councillor Vikki Slade, Leader of BCP Council, said: "The council has a part to play, but we can't do it all. We are ... [See more](#)

---

## Working in partnership for Bournemouth town centre

- Combination of delivery of immediate priorities (cleaning, planters, days of action, vacant shops, traffic enforcement) plus building in top issues raised by the survey and the summit
  - Clean, safe and green
  - Improving housing quality and quantity
  - More and varied shops
  - Parking
  - Things to do / events
  - Enhance and define distinct areas (navigation and themes)
  - Planning
- Setting up Bournemouth Town Centre Action Partnership Group

---

## Bournemouth Town Centre (extracts from draft LP)

- **Spatial strategy** inc. "Our strategy is focused on delivering sustainable growth within the existing urban area making efficient use of brownfield land by encouraging denser well-designed development".
- **Strategic opportunity areas** inc.
  - "Bournemouth town centre has a history as a vibrant seaside destination with a strong retail and employment offer, it now offers significant opportunities for growth and can build on its economic strengths to become a thriving centre".
  - "Given the role of the centres, their sustainability and the land available within them, a significant proportion of the future development needs will be met in Bournemouth town centre, Poole town centre, Christchurch town centre and Boscombe"
- "Bournemouth town centre includes a large number of site allocations. The sites mainly represent buildings that are at the end of their operational life and car park sites."

# Bournemouth Central Ward key diagram (draft)







# The Role of the Public Sector in Unlocking Regeneration

Paul Britton, SW Regional Programme Manager, One Public Estate  
Local Government Association

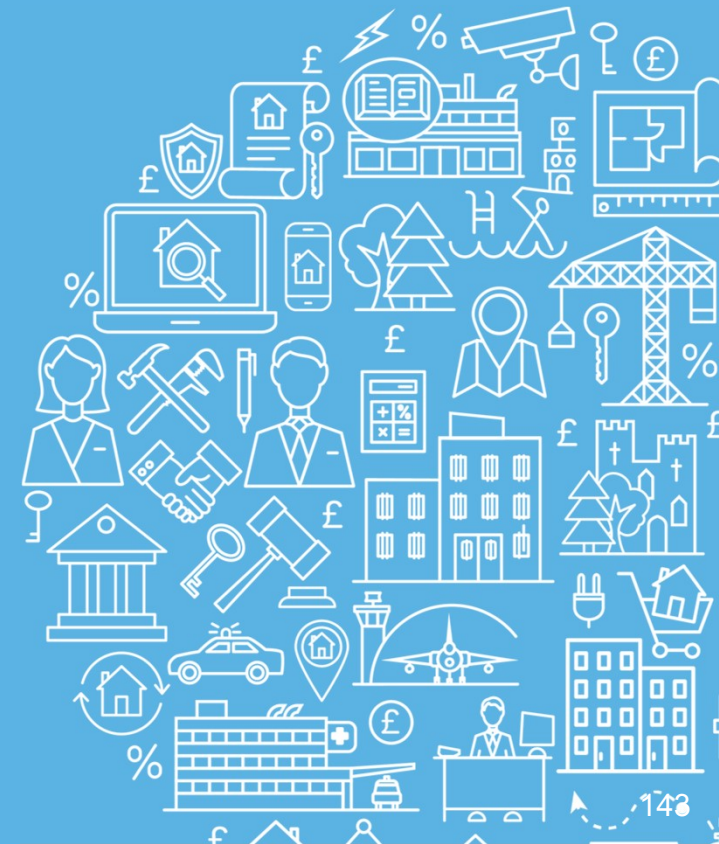
# The role of the public sector in unlocking regeneration

Homes and the Economy Conference

27<sup>th</sup> February 2024

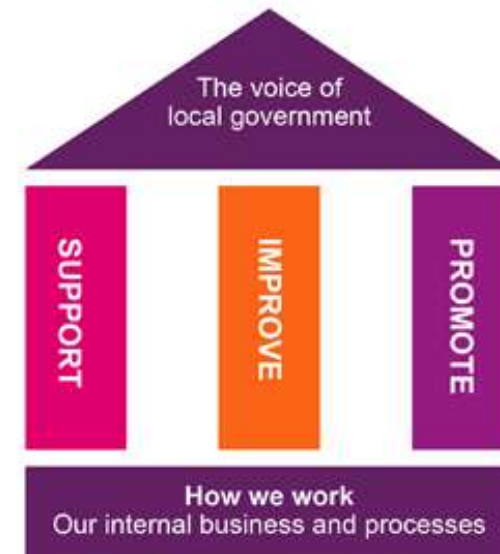
Paul Britton

Regional Programme Manager – South West



# Introduction

## The voice of local government



<https://www.local.gov.uk/publications/lga-business-plan-2022-2025>



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Department for Levelling Up,  
Housing & Communities

Local  
Government  
Association



# The Challenge

- 14 million people have less than £100 in savings
- 8.5 million people are struggling with debt
- 2.4 million are in 'problem debt'
- 104,510 households are in temporary accommodation
- 309,000 people are homeless



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# The Research

Over the past year the LGA has run the levelling-up locally inquiry into how the Government's levelling-up agenda might better strengthen local communities.

[www.local.gov.uk/publications/levelling-locally-inquiry-report#summary-of-recommendations](https://www.local.gov.uk/publications/levelling-locally-inquiry-report#summary-of-recommendations)



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# Levelling-up



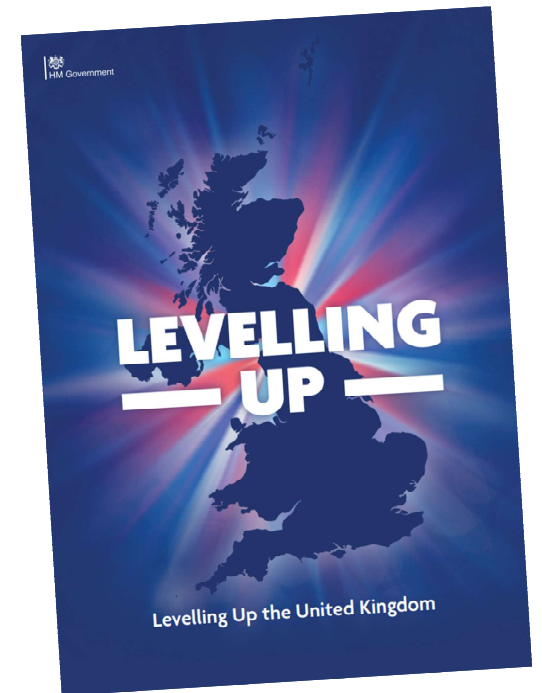
**This programme has to be broad, deep and long-term**



This contemporary Medici model, our twenty-first century recipe for a new Industrial Revolution, depends on harnessing an array of interventions and catalysing a range of sectors. Levelling up will require us to:

- a. boost productivity, pay, jobs and living standards by growing the private sector, especially in those places where they are lagging;
- b. spread opportunities and improve public services, especially in those places where they are weakest;
- c. restore a sense of community, local pride and belonging, especially in those places where they have been lost; and
- d. empower local leaders and communities, especially in those places lacking local agency.

Levelling up is not about making every part of the UK the same, or pitting one part of the country against another. Nor does it mean dampening down the success of more prosperous areas. Indeed, by extending opportunity across the UK we can relieve pressures on public services, housing and green fields in the South East. And levelling up can improve well-being in the South East by improving productivity in the North and Midlands.



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**Local Government Association**

# Central Government

448 unique grants from Central Government ('15 – '19).

£30,000 per grant

£2.25 million a year chasing down various pots of money

Single pot of capital funding?

<https://www.local.gov.uk/publications/fragmented-funding-report>

[www.localis.org.uk/research/to-bid-or-not-to-bid-calculating-the-costs-of-competitive-funding-processes/](http://www.localis.org.uk/research/to-bid-or-not-to-bid-calculating-the-costs-of-competitive-funding-processes/)



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# Local Government

Local government has a key role to play in creating strong, resilient communities that people can be proud to live in.

The four necessary conditions they identified were:

- Core material needs are met
- Good local amenities
- Sufficient social connections
- An optimistic view of the place's future

[www.local.gov.uk/sites/default/files/documents/Place%20and%20Identity%20Research%2C%20LGA%2C%20Neighbourly%20Lab%2C%2016May22%20compressed.pdf](http://www.local.gov.uk/sites/default/files/documents/Place%20and%20Identity%20Research%2C%20LGA%2C%20Neighbourly%20Lab%2C%2016May22%20compressed.pdf)



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# Local Government

People can feel power is 'done' to them

Local leaders have the mandate to reach out, listen, connect and motivate

Leaders' skillsets need to evolve

Leaders need to distil what is being said and enact change



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# Local Government

*“Local leadership is the key ingredient that allows central government officials and politicians to overcome, at least in part, their traditional reluctance to share meaningful powers and accountabilities with their counterparts at the local level”.*

Dr Simon Kaye, Director of Policy at Reform.

<https://reform.uk/wp-content/uploads/2022/09/The-future-of-levelling-up-FINAL-1.pdf>



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# Focus on Place

Councils are leaders of place and have an important role to play in shaping the conditions for growth locally

Local government's place-based leadership is uniquely positioned

Understand the comparative advantage of their population and place

Turn it into a strategy for broad-based and sustainable growth



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# Focus on Vision

Most impact when a long-term vision has been developed with local partners and the wider community

Clear shared ambitions transcend party-political divides

50% of Councils have an up-to-date vision

Take a step back and consider your strategic priorities

<https://www.local.gov.uk/publications/learning-20-years-place-pilots#conclusions>

[https://cratus.co.uk/wp-content/uploads/2023/07/Cratus\\_Insight\\_Report\\_.pdf](https://cratus.co.uk/wp-content/uploads/2023/07/Cratus_Insight_Report_.pdf)



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# Focus on Stats

Support is intended to address deep-seated economic, social, and spatial challenges

Ensure support contributes to, rather than distracts from, long-term action to address those issues

Local Stats can support your case

<https://www.local.gov.uk/publications/learning-20-years-place-pilots#conclusions>



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# Focus on Outcomes

## Two key lessons

1. Take advantage of pilots and new programmes
2. Most value goes to Councils who have a long-term vision and ambition

From Vision to Reality...it takes time

<https://www.local.gov.uk/publications/learning-20-years-place-pilots#conclusions>



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**Government**  
Association

# Thank You

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[www.local.gov.uk/topics/housing-and-planning/one-public-estate](http://www.local.gov.uk/topics/housing-and-planning/one-public-estate)



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Association



# Closing Remarks

Cecilia Buffon – Chair of the Dorset LEP Board

We welcome your  
feedback, ideas & suggestions...



Cecilia Buffon – Chair of the Dorset LEP Board



# Tea & Coffee

