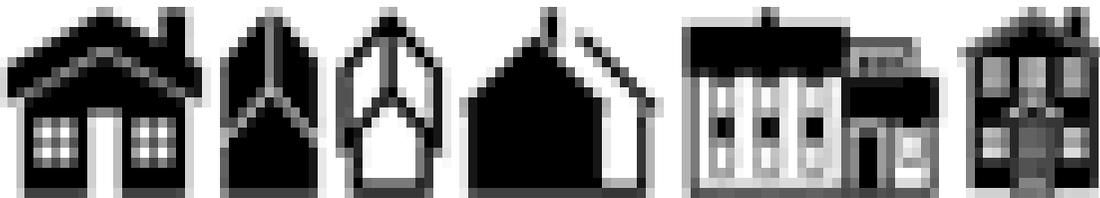


***Moving toward answers in housing supply  
- how far have we come?***

**Kate Barker  
LSE**

**14 February 2006**



# Timeline

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## Review:

- Announced: April 2003
- Interim report: December 2003
- Final report: December 2004

## Responses:

- CSR July 2004
- Other consultations
- Full response December 2005
- PGS consultation
- Infrastructure review
- CSR July 2007

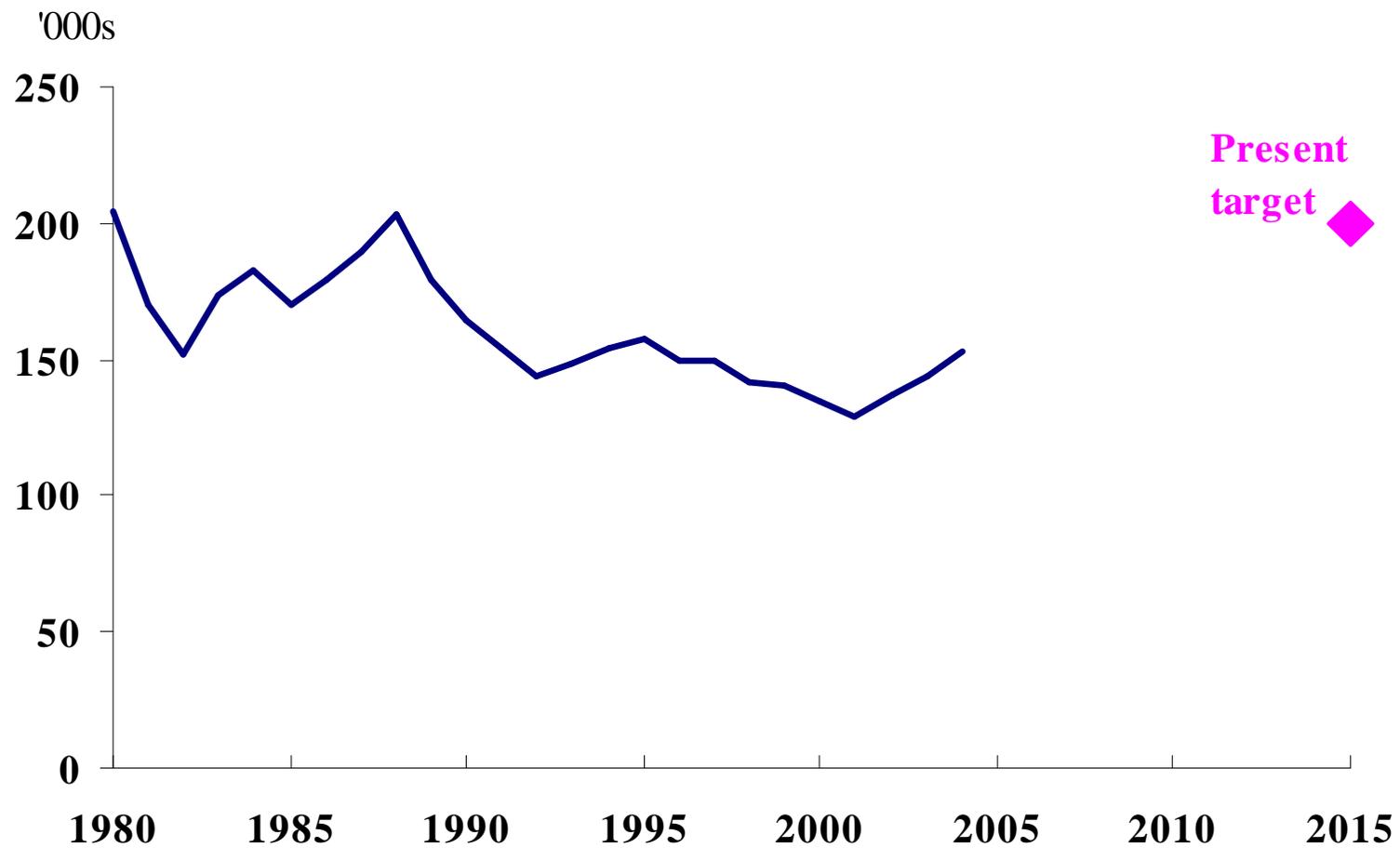
# Government response

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- Comprehensive
- Most recommendations addressed
- Supported by research
- Affordability – Geoff Meen
- Sustainability - ENTEC

# Housing additions - England

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Source: ODPM.

# Government Conclusions (1)

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- Draft PPS3
  - more account of market
  - retention of brownfields
- Merger of RHB/RPB
- Local authority incentives

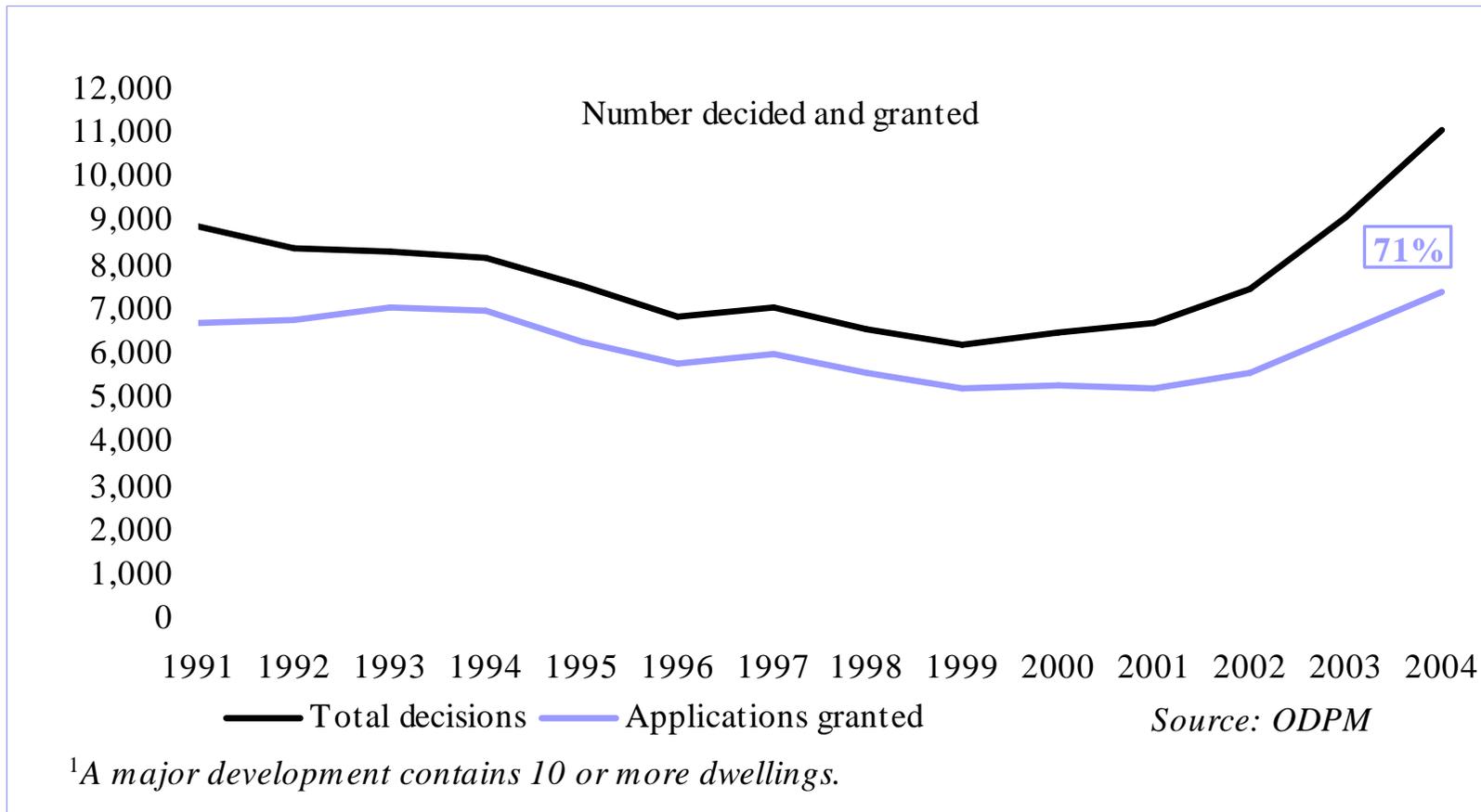
# Government Conclusions (2)

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- Affordability objective
  - CSR 2007
  - National/regional
- Planning Gain Supplement
  - retain affordable housing in S106
  - complexity?

# Major housing decisions

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# Role of land prices

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	<u>1994-2004</u>
Land price increase (England)	327%
House price increase (UK)	170%
Land price increase (South-West)	309%
House price increase (South-West)	195%
Land price per house (South-West) (density of 50)	£43,573

Source: ODPM and own calculations

# Additional affordable units

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## Review

- Baseline 02/03: 31,000 units
- Additional need: 17-23,000 units

## Social new build

- CSR 04: additional 10,000 social by 2007-08
- CSR 05: ? focus on efficiency

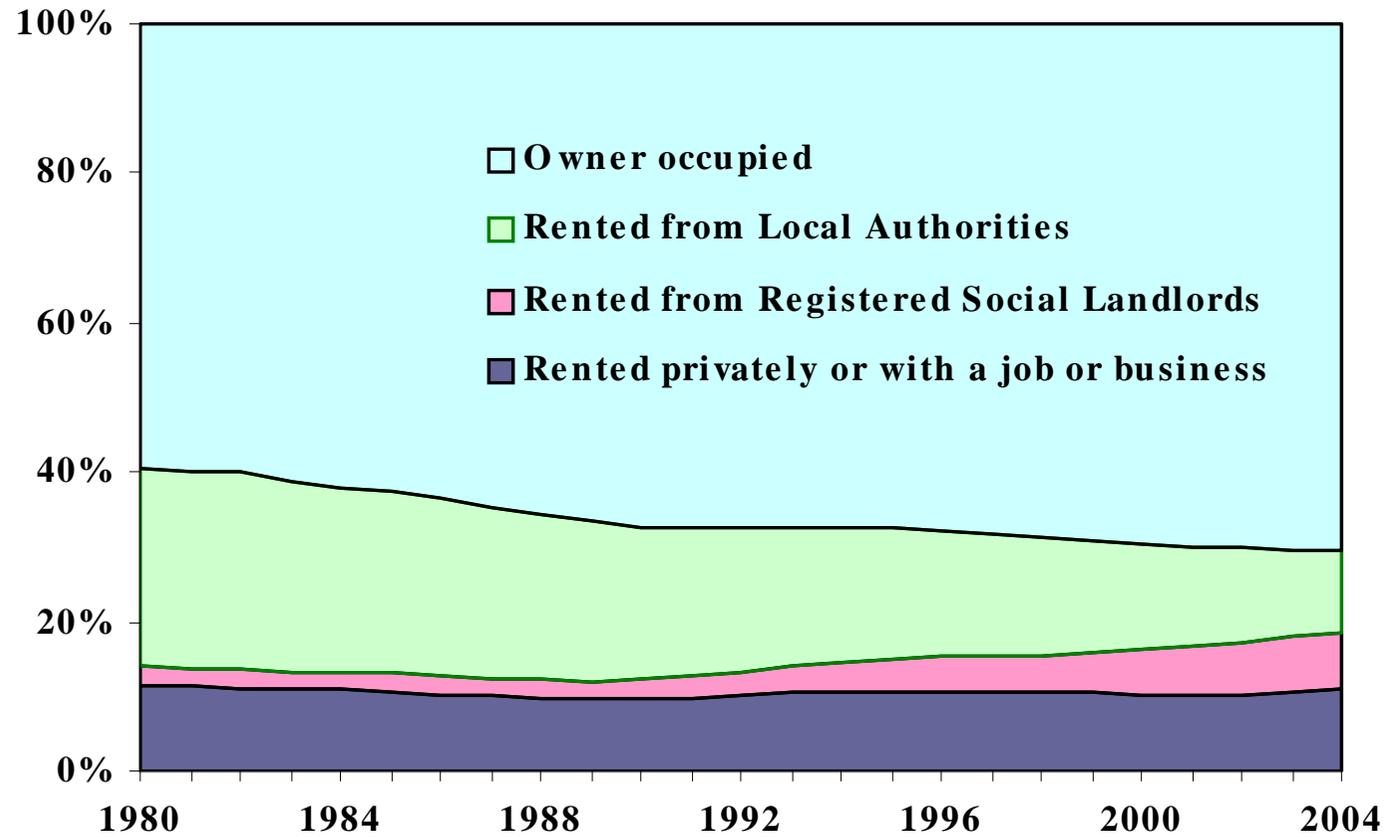
# Intermediate housing

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- Increasing need
- Should market adjust?
- Buy-to-let - at least 2.5% of stock
- Increased supply/changing expectations

# Housing stock by tenure

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Source: ODPM.

# Summary

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- Process, not event
- Significant changes
  - implementation important
- Social housing
  - more to come?
- Intermediate market
  - need to clarify role