

# HOUSING THE SOUTH EAST: OPPORTUNITIES & CHALLENGES

*‘A View from the South East’*

**Paul Carter**

**SEEC Chairman**



1980

6p



x10

2010

60p (but it's got smaller!)

£3,000 p.a.



x9

£27,000 p.a.

Teacher

£40k



x12

£480k

2 bed flat, Earls Court

1980

£4,000 p.a.



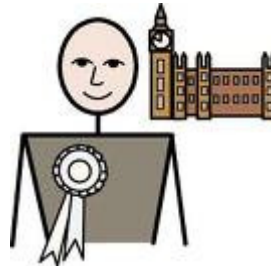
Tradesman

2010

x12

£48,000 p.a.

£11,000 p.a.



MP

x6

£60,000 p.a.

£38,000 p.a.

**Council job  
at £65,000  
salary sets  
off storm** qb

A COUNTY COUNCIL'S new chief executive is to be paid £65,000 a year. That is £20,000 more than the present chief and more than the £42,980 the Prime Minister is paid.  
Mr. Paul Sabin, 43, will take over as chief executive of Tory-controlled Kent County Council.  
Labour County Councillor Mr. Bob Bean said :  
"This is a 44% rise. It is a slap in the face for teachers and nurses and other essential people who keep society going."  
"It is outrageous. This makes him Britain's highest-paid chief executive."

x5

£197,000 p.a.

Local Govt Chief Executive

# 1980

- ✓ Planning Permission
- ✓ Notification to District Surveyor

# 2010

- ✓ Planning Permission
- ✓ Building regulation consent
- ✓ Ecology survey
- ✓ Site contamination survey
- ✓ Travel Plan
- ✓ Waste Disposal plan
- ✓ CDM
- ✓ SAP calculations
- ✓ Air pressure testing
- ✓ Acoustic testing
- ✓ 106 agreement
- ✓ Health and Safety Plan
- ✓ NHBC certification
- ✓ Gas Safe certification
- ✓ NICEIC certification
- ✓ Sustainability Plan
- ✓ Party Wall Agreement
- ✓ U Value Assessments
- ✓ Economic Impact assessment
- ✓ Renewable Energy and Sustainability Methods

AND...

- Self-employment almost impossible
- Constantly changing building regulations
- Significant utility charges

# What's Wrong? *The diagnosis...*

1. Over-regulation: over-zealous compliance, adding 25% to development costs
2. Complex, time-consuming planning process
3. Risk-averse bankers: reluctant to lend to property sector, with onerous lending requirements
4. Mortgage funding massively restricted – FSA encouraging it
5. Loss of capital investment through HCA to Housing Associations
6. Change in housing benefit thresholds & capping limits
7. Still more charges to building regulations to come – moving to Code 6, zero carbon homes by 2016

# What Needs to Happen? *The cure...*

- **Localism Bill:** Greater autonomy over the planning system  
RSSs abolished  
Infrastructure Planning Committee abolished  
New, simplified National Planning Framework

*Decentralisation and  
the Localism Bill:  
an essential guide*

## **The Need for Change...**

- Bottom-up planning: flexibility by planners on viability
- A flexible approach to social housing quotas
- Public/Private sector joint ventures (making better use of publicly-owned property assets)
- Making better use of public property assets – The Total Place concept
- The Evergreen North West Fund concept
- New Homes Bonus – Pros & Cons
- CIL
- TIFs

# What Needs to Happen? *The cure...*

Incentives by National Government to stimulate the market:

- Relaxing pension fund rules on investment and residential properties
- Business expansion schemes
- Establishing Enterprise Zones
- Giving Secretary of State CPO powers
- Increase social housing rents to 80% of market rent
- Depressed land values create new opportunities – Grow market in private sector rented delivering viable returns

# What The Minister Said...

*“This government is committed to achieving a fundamental shift in the way the country is governed.*

*“We want to pass unprecedented power and influence to a local level.*

*“Instead of being agents for the local delivery of Whitehall's priorities, local authorities should wield genuine power and responsibility, with the flexibility to listen and respond to local people's hopes and ambitions for the place where they live.*

*“That's why we are radically reducing targets, removing centrally-imposed strategies, stripping out unnecessary bureaucracy and freeing up local funding from the vast majority of conditions and ties. This is opening up space in which local authorities can exercise the leadership, ingenuity and imagination to adapt to changing times.”*

**(WE HOPE!!)**

**The Rt Hon Greg Clark MP  
Minister for Decentralisation  
28<sup>th</sup> October 2010**