Socially inclusive cities: inclusionary housing policy in England

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Structure

- Why do we care about social inclusion?
- Role of housing and planning?
- England – inclusionary housing policy.
- Successes and challenges.
- Shift in ideology.

Why do we care about social inclusion?

- Social inclusion as the process of improving the terms for individuals and groups to take part in society (World Bank).

- Empower poor and marginalized people - ensure people have a voice in decisions which affect their lives.

- Equal access to markets, services, political, social and physical spaces.

- Combat social exclusion which may occur because of a range of inter-related factors.

- Measure through different indicators.

- Improve peoples' lives and opportunities – and reduce costs.

- Underpins good physical and mental health, wellbeing and quality of life.

HOW EARNING AND SPENDING TIME CREDITS CAN LEAD TO POSITIVE HEALTH OUTCOMES

INDIVIDUALS

Increased community participation	Opportunities to feel needed and capable of making a positive contribution	Increased social participation	Resources to access facilities and activities
Work experience	Improved self confidence and skills	More active lifestyle	Increased physical activity
Improved employability	Increased satisfaction with life and self	Improved awareness of medical and social support services	Improved physical health
Increased labour market participation	Increased social contacts reducing loneliness and isolation	Reduction in substance misuse	Improved mental health

COMMUNITIES

Increased social capital	User involvement in the design and delivery of services	Services eg. libraries retained in spite of funding cuts	Reduction in wealth inequalities
Increased community resources	Improved services – client needs are better understood and addressed	Reduction in anti-social behaviour and crime	Environments that facilitate a more active lifestyle

More cohesive, resilient and safer communities

POSITIVE HEALTH OUTCOMES AND A REDUCTION IN HEALTH INEQUALITIES

Markkanen, S. and Burgess, G. (2016) The potential for Time Credits to generate public health outcomes – a conceptual model. Cambridge: Cambridge Centre for Housing and Planning Research.

House building England

(CCHPR for Lloyds Banking Group Commission on Housing, 2015)
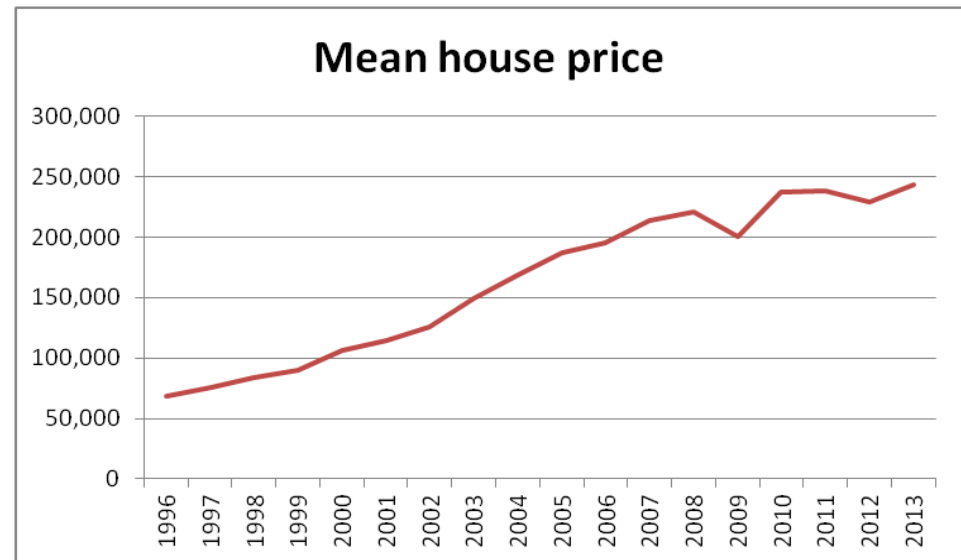

House building: completions 1946 to 2012
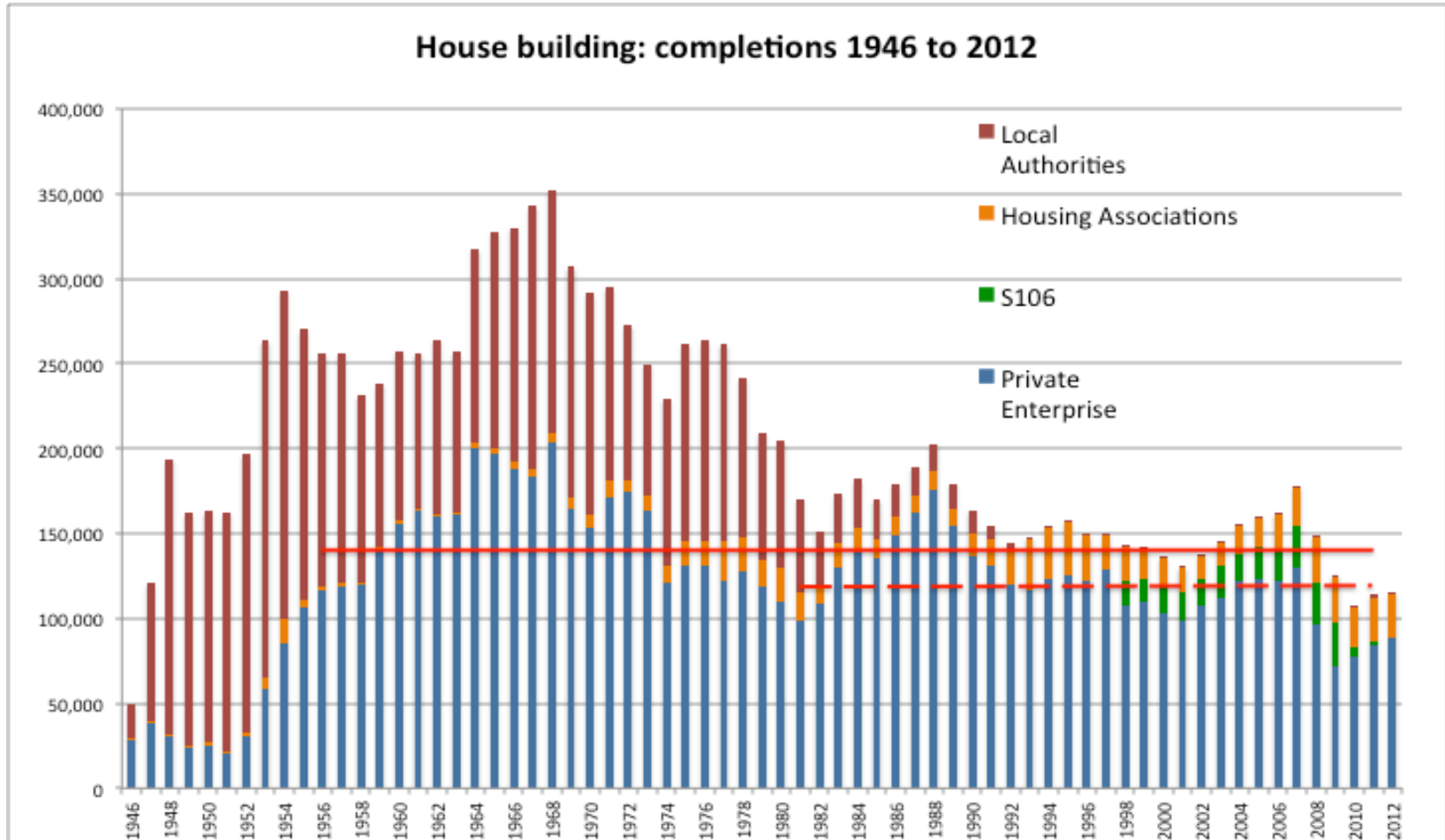
Lack of housing supply

- Barker Review suggested that in order to meet projected household growth, need an output of around 240,000 new dwellings a year on average (2003).

- Yet the industry did not meet this target even in years when house prices were rising rapidly.

- 142,890 completions in England in the 12 months to December 2015.

- England is not building anything like as many new dwellings per thousand population as many other countries.

- In particular, the Netherlands, usually seen as having an equally constrained land supply as the UK, manages to build around five units per thousand.

- Highest England managed was 2.2.

Result - house price growth

- Q1 1996 England mean average £68,408
- Q2 2013 England mean average £246,764
- Cambridge £360,000
- Regional differences
- N/S
- Growth areas
- Local variation
- LQ house prices to LQ earning
  6+ average, many places 10+
- Rising age of FTBs
- Priced out of home ownership

Mean house price

[Line chart showing mean house price rising from about £68,000 in 1996 to about £245,000 in 2013, y-axis from 0 to 300,000 in 50,000 increments, x-axis years 1996 to 2013]

- DCLG Live Table 581: mean house prices based on Land Registry data, England, from 1996

Result - social divisions

How is social inclusivity an issue for planning and housing?

- Who lives where, what it costs, conditions, access to employment and services – housing is a key part of inclusion.
- Planning is an intervention in the market.
- Can't leave allocation and provision to market – undersupply.
- Housing affordability and exclusion from the housing market.
- Social housing waiting lists.
- Hidden households.
- Overcrowding.
- Homelessness.
- Enclaves, mono-tenure estates.

Policy response?

- Affordable housing.

- Mixed communities.

- Not leave all supply and allocation to the market.

- Top down – locally implemented.

- Aim – mixed tenure development.

- Socially inclusive – range of incomes.

Affordable housing

- Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

- Definition of affordable housing in the UK has varied over time.

- Council/social housing - low cost rental – allocated by need.

- Expanded to include other forms of low-income housing.

- Intermediate housing - affordable homeownership – shared ownership and shared equity.

- Recently - 'affordable rent' - up to 80% of private market rents.

Inclusionary housing policy

- Inclusionary housing through the planning system – Section 106.

- Since 1990 local planning authorities (LPAs) have had powers to require contributions from developers both in the form of affordable housing and through financial contributions.

- These agreements, most of which are made under S106 of the Town and Country Planning Act 1990, are 'struck' alongside the process of securing planning permission (planning gain).

- Planning obligations may include affordable housing and contributions to local infrastructure such as education, transport, open space, children's play areas and community facilities.

Completions of all new affordable homes in England and S106 completions as a percentage of the total
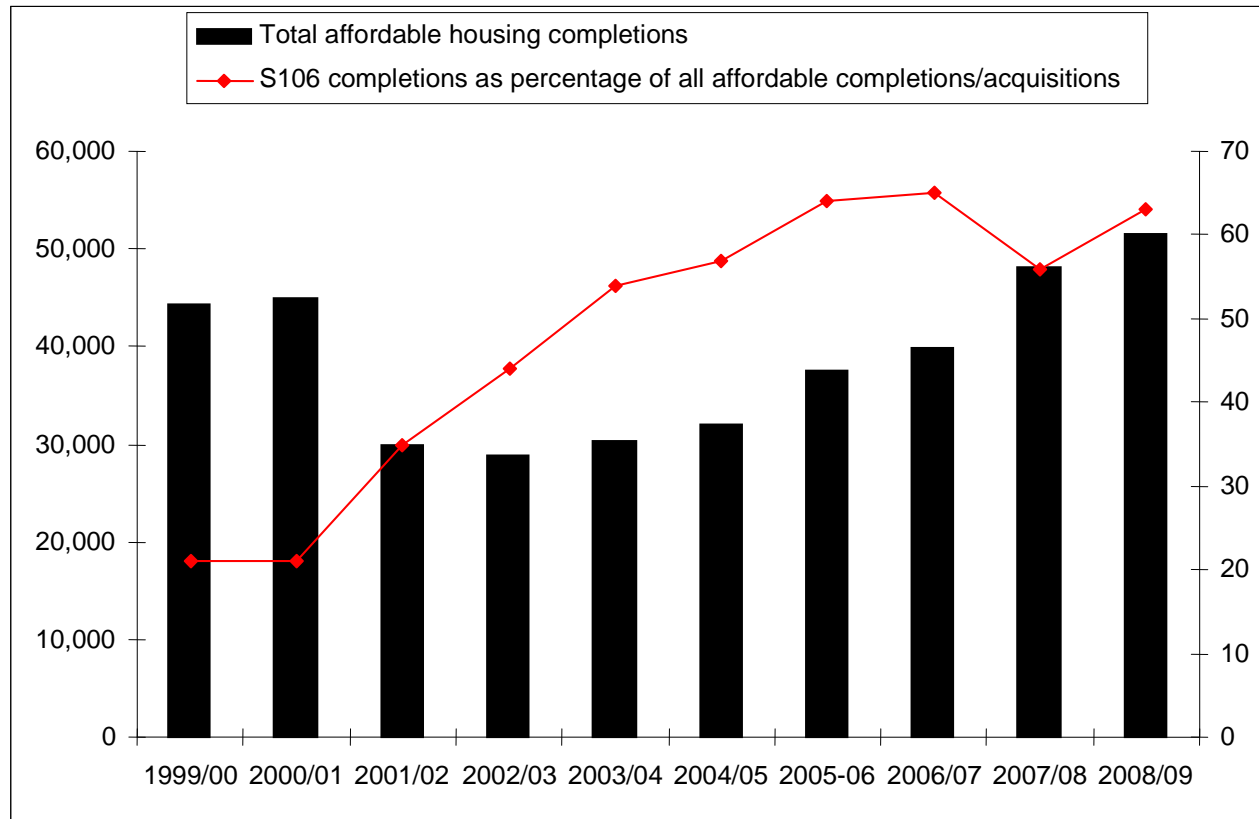
Source: DCLG HSSA statistics

Affordable housing and mixed communities

- Use of S106 increased and HAs dependent became on planning obligations to secure new affordable homes.

- More than 60 per cent of all affordable completions delivered this way in recent years.

- Mixed communities - affordable housing delivered on-site with market housing.

- Delivery of on-site infrastructure.

- Successful?
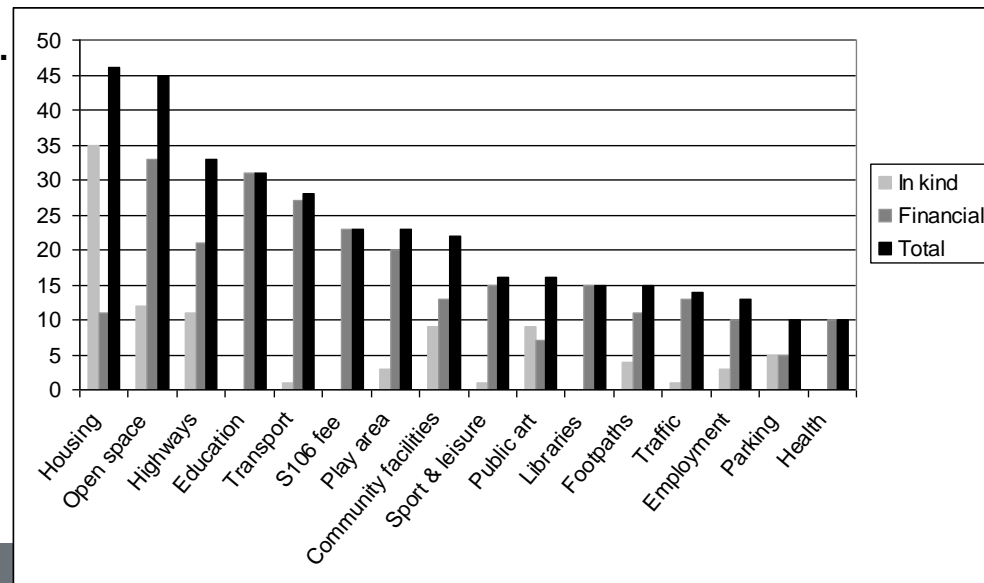
- Crook et al, 2010.

Challenges to inclusionary housing policy

- Economic and housing market downturn.
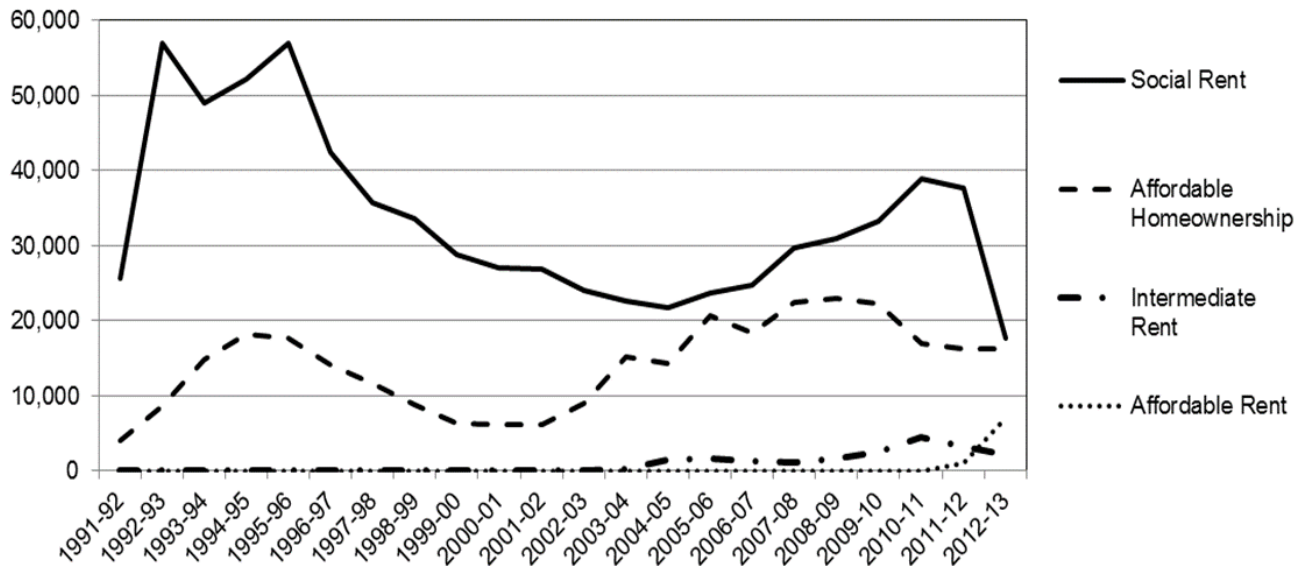
- Trends in the gross supply of affordable housing, England, 1991–92 to 2012–13 (Source: DCLG Live Table 100, CCHPR, 2015)

Changing ideology

- Policy change – the planning framework, planning gain capture.

- Political change.

- Ideology.

- Home ownership as the goal – RtB.

- 'Starter Homes' – not affordable housing.

- Reduced social housing – PRS.

- Impact on social inclusion likely to be varied for different social groups - greater home ownership.

- But reduced social housing and mixed tenure development - question what does this mean for social inclusion?

Vision

- A home that is affordable – for everyone in all places.
- Those who gain financially from the planning system contribute part of their windfall gain towards social benefits and mitigating the negative impacts of development.
- Increasing housing supply.
- Legitimate concerns vs. lack of voice for the poorly housed.
- Increasing housing production does not necessarily tackle affordability or social problems.

Social inclusion

- Recognise the negative impacts of rising house prices.
- Low levels of housing investment have serious social and economic downsides.
- Radical changes carry political risks and will not provide a quick short term fix.
- They are long term measures to tackle a long term problem.
- Political will – to support the poorest and most marginalised.

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