

# Suffolk Growth Workshop: Delivering Homes in Suffolk

Suffolk Growth Partnership: [Suffolk | Suffolk Growth | England](#)

Friday, 21 May 2021 | 10:00am


The event will begin shortly – please use the ‘live chat’  
function to introduce yourselves

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# Welcome

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Karen Chapman (Suffolk Growth,  
Partnership Manager)

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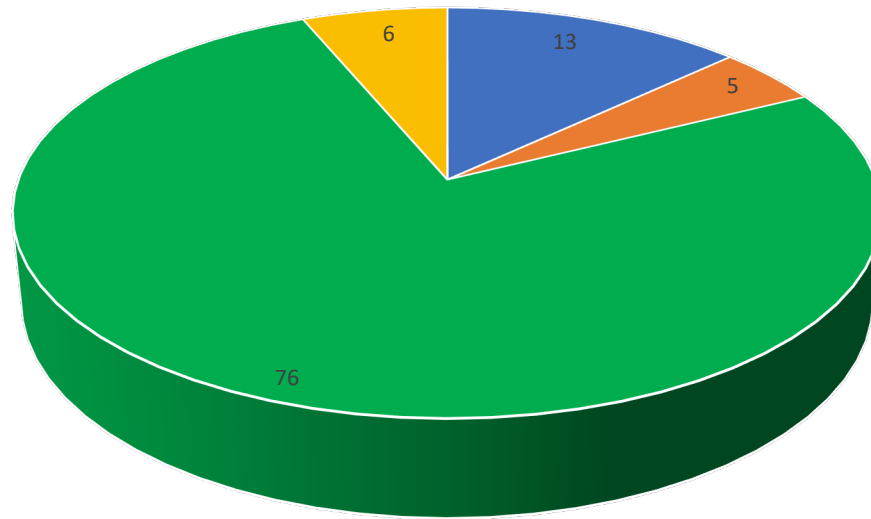
## Introduction & background: *Our homes - demand and supply*

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Karen Chapman (Suffolk Growth,  
Partnership Manager)

# Suffolk's land use & housing stock

Suffolk's land use (%)



■ Built on ■ Green urban ■ Farmland ■ Natural

- 346,790 homes in Suffolk (2020)
  - C.85% privately owned
- 330,797 households
- Median price
  - = £245,000 Suffolk
  - = £248,600 England
- Council tax banding
  - 70% of Suffolk homes are in Bands A,B,C
  - 61% East of England
  - 66% England

# Local plans & delivery (2020)

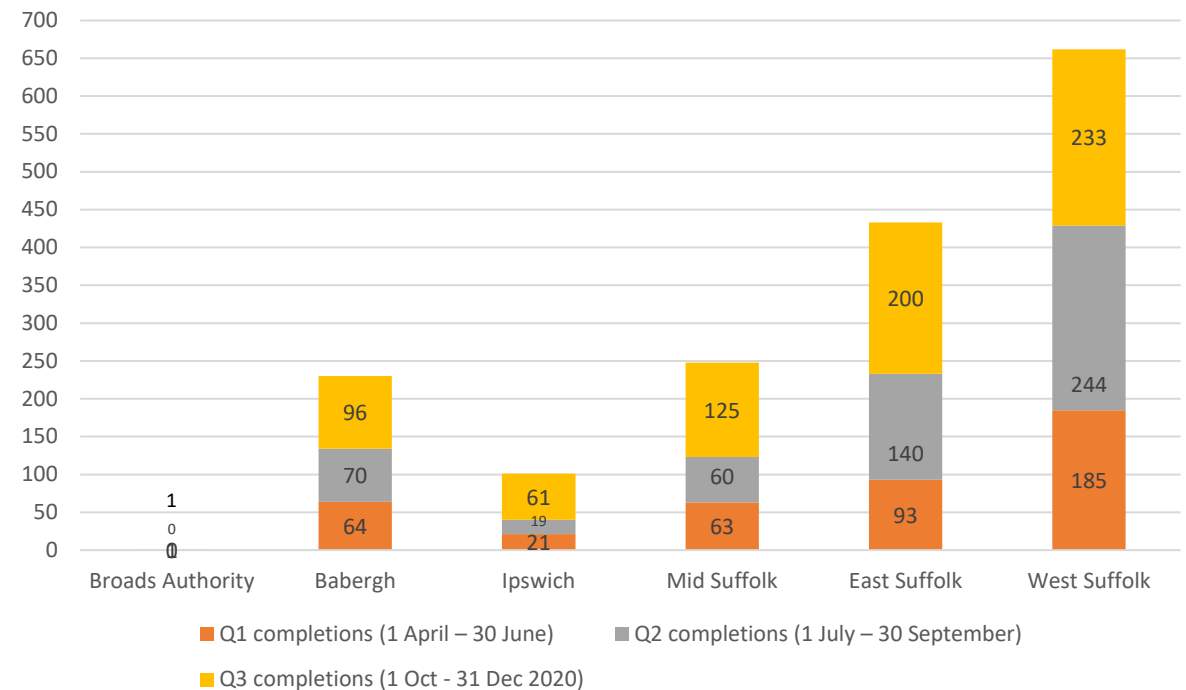
- Local plan status

- Ipswich – plan submitted to MHCLG in June 2020 for examination (LP review 2018-36)
- Babergh & Mid Suffolk – examination hearing to start 21/6/21 (JLP 2018-37)
- East Suffolk
  - Suffolk Coastal – adopted Sept 2020
  - Waveney – adopted March 2019
- West Suffolk – work to develop new LP ongoing – aim to adopt by July '24
- Broads Authority – adopted May 2019

Annual target – 20/21 = 3,159 homes

Total delivery = 1,675 (53%) + Q4

Housing completions (Q1,2,3 in 2020)



# Supply & demand issues (some thoughts)

- Supply

- Private & public delivery, can we increase joined up approaches? How can we support & improve local supply chain engagement with major housebuilders?
- Role of the landowner in the development process & changing nature of land use
- Changing nature of construction industry / workforce availability
- National housebuilders / local firms / self-build / modern methods of construction / cost & supply of materials
- Changes to the planning system / the role of design & developer contributions in improving both quality & quantity of homes delivered

- Demand

- Current delivery target c.1% increase in current stock year on year
- Age profile of Suffolk residents / changing nature of households
- Living / working / leisure requirements, now and in the future – e.g. will WFH remain? Will inter-generational living increase?
- Will there be increased demand for integrated communities with active travel options & net zero housing developments?
- How can we balance demand through new stock & changes to existing stock?
- Changes in tenure – will the demand for private rented increase?

# Mentimeter question instructions

***Please complete three baseline measurement questions via Mentimeter***

- Open your browser & go to: [www.menti.com](https://www.menti.com) (on mobile works best)
- Enter code: **5859 2742**
- Enter your answers at your own pace, add your thoughts / opinions or skip and then 'submit'

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# The private sector view – delivering homes in Suffolk

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Mark Chapman (Taylor Wimpey,  
Planning Manager)



# Taylor Wimpey

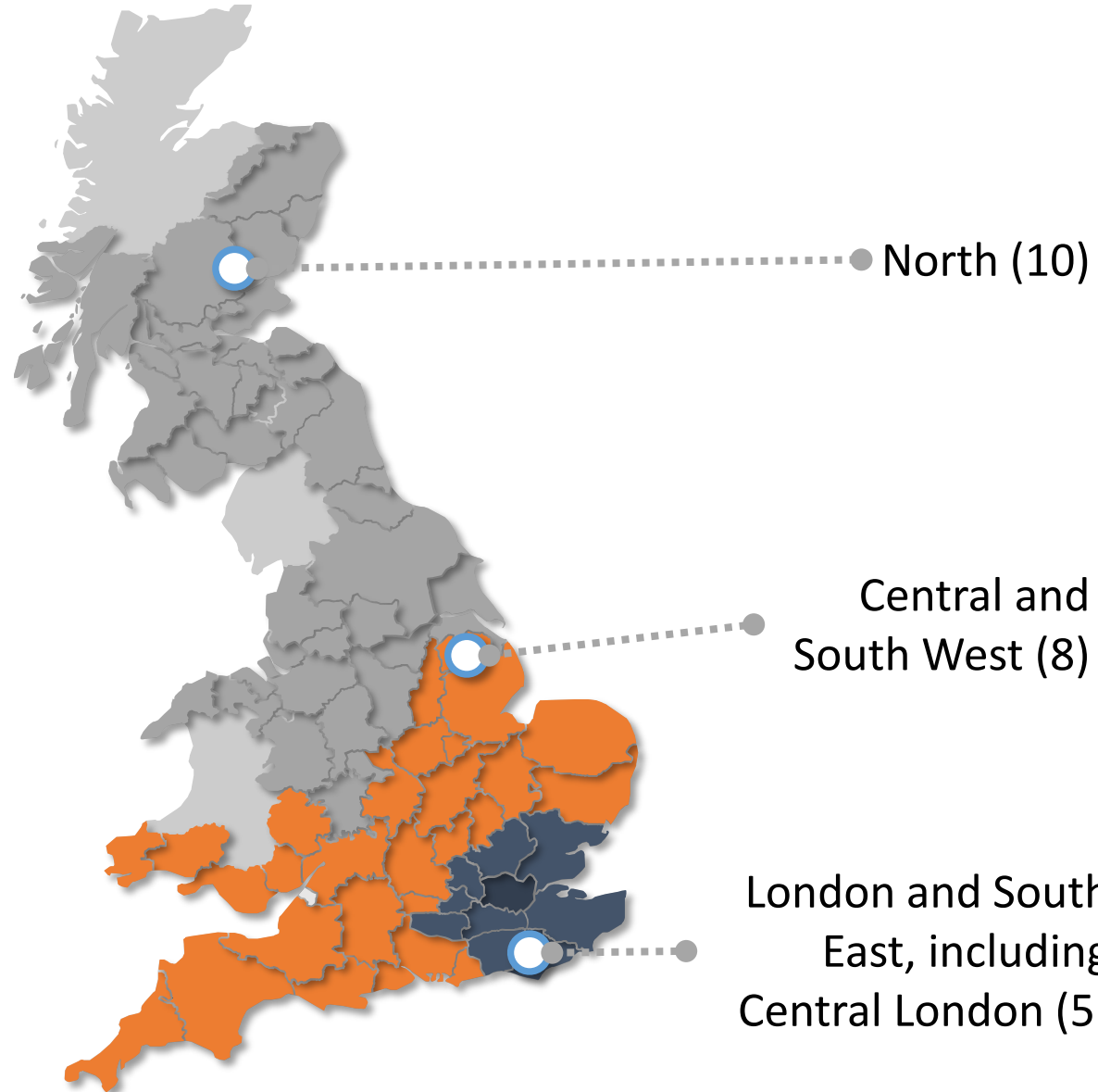
Suffolk Growth Workshop:  
Delivering Homes in Suffolk

# Agenda

- **Introduction to Taylor Wimpey**
  - TW UK
  - TW East Anglia
- **Private Sector view**
  - Current market conditions
  - Challenges & Opportunities
- **The economic benefits of growth**



# Taylor Wimpey UK: 23 Local Businesses



Working together  
to build dreams



Respectful  
and fair



Take  
responsibility



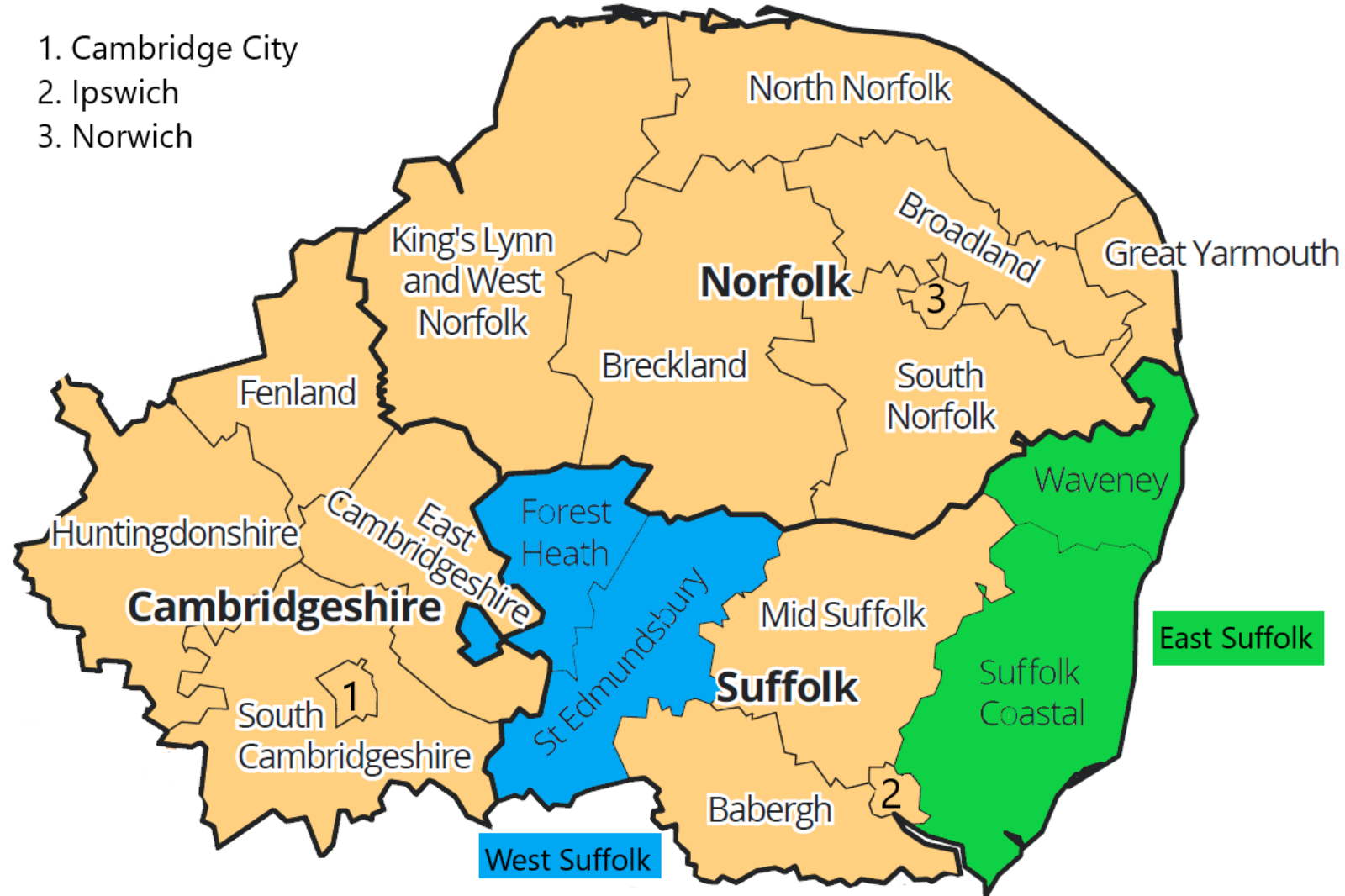
Better  
tomorrow



Be  
proud

# TWEA Operating areas by Local Authority

1. Cambridge City
2. Ipswich
3. Norwich





## 2021 forecasted delivery

■ Homes delivered	698 (583 PD / 115 PH)
■ People directly employed	153
■ Turnover (Total Revenue)	£219.6m
■ Average selling price	£329,000 (PD) / £150,000 (PH)
■ Sales Orderbook (PD & PH)	£100.2m
■ Build Quality CQR	4.7 out of 6
■ Customer Satisfaction:	91.4% of customers would recommend to friends & family

- **Current market conditions**
  - **Resilient market**
  - **Competitive land market**
  - **Pressure on costs at least equal to price inflation**
  - **Reduced political risk**
  
- **Challenges & Opportunities**
  - **Right Homes:**
    - **Quality**
    - **Specification**
  - **Right Places:**
    - **Local Plans**
    - **Site Starts**
  - **Right Price:**
    - **Supply**
    - **Outlets / Market Absorption**



# The economic benefits of growth



## The economic benefits of Housing Schemes in Suffolk

Delivery of 4,361 new homes over the next 17.5 years will significantly contribute towards Suffolk's housing requirements, stimulate economic growth and add to local authority revenues.



### The proposals



**4,361** New homes

**1,006** Affordable homes

**23%** Affordable homes  
(includes historic projects where planning permission was granted at below policy levels due to viability)

### Other details:

A new 2 FE primary school of 240 places, including 60 pre-school places.

This will expand to a 3 FE primary school of 630 places, including 90 pre-school places.

In addition, there will be a provision of 52.5 ha open space (c. 4,400 plots of 120 sq.m per plot).



# The economic benefits of growth

## Construction benefits



**£623.2m**

Construction value  
(total construction cost)



**£129.2m**

Economic output  
(additional GVA p.a.)



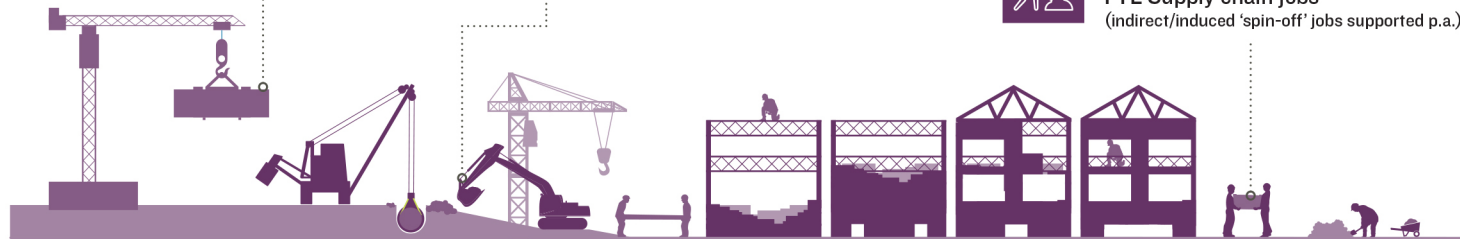
**583**

FTE Construction jobs  
(temporary jobs p.a over the 17.5 year build period)

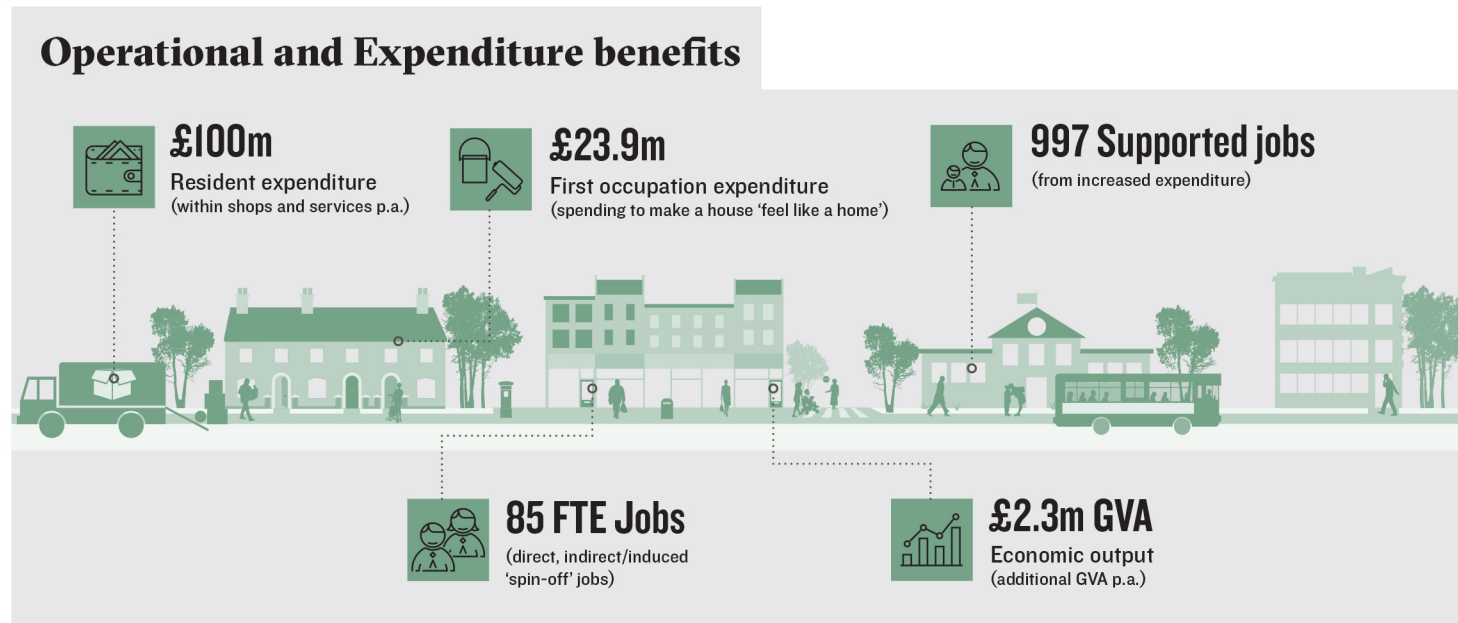


**717 Jobs**

FTE Supply chain jobs  
(indirect/induced 'spin-off' jobs supported p.a.)



# The economic benefits of growth



# The economic benefits of growth

## Local Authority revenue benefits



Q & A

# Taylor Wimpey

Future Homes Standard

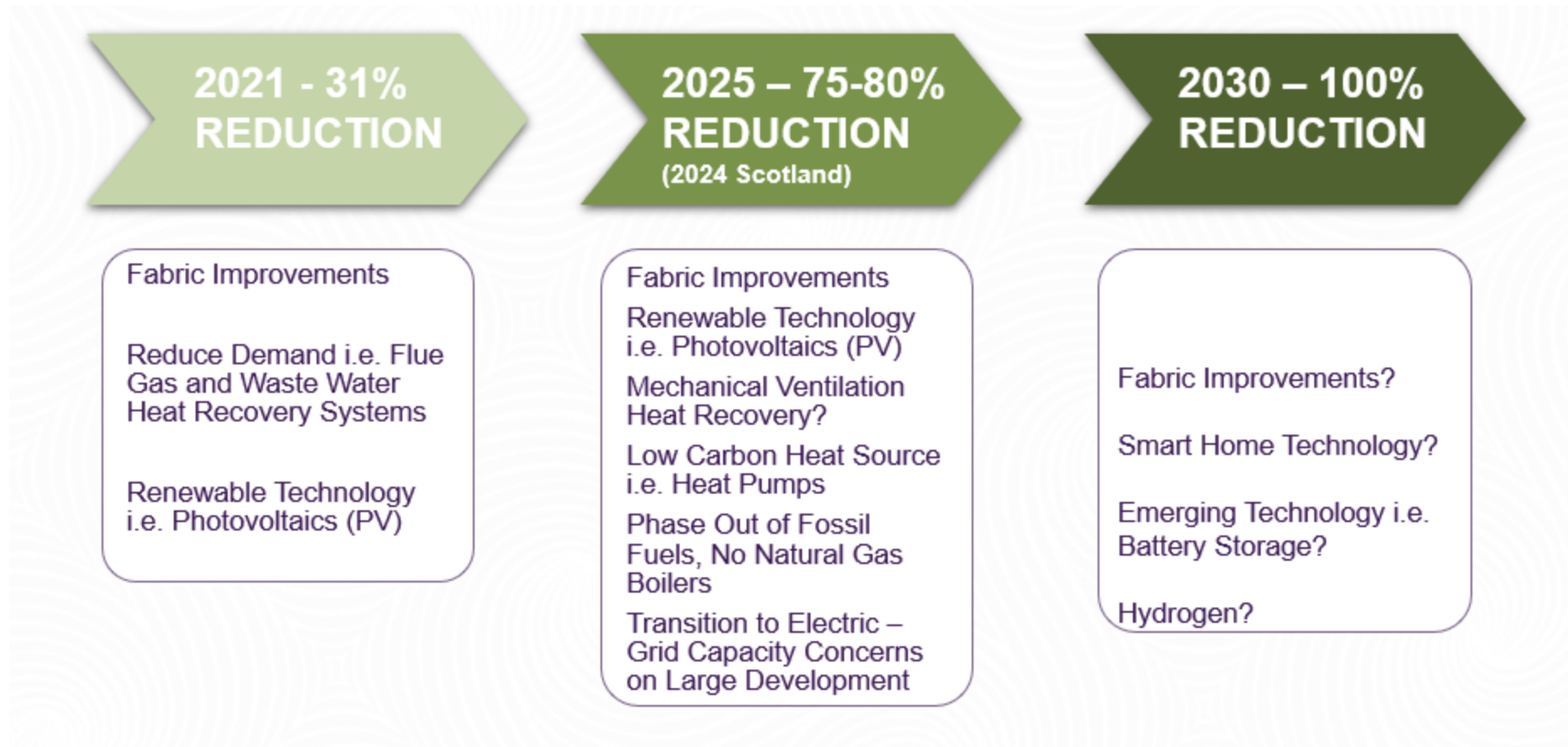
# Agenda



# Future Homes Standard

- The new Future Homes Standard should ensure that new built homes from 2025 will produce 75-80% less carbon emissions than the homes delivered under current regulations.
- This will cause changes to Part L (conservation of fuel and power) and F (ventilation) of the Building Regulations to improve the energy efficiency of new homes.
- To achieve this, it is proposed to remove natural gas from our infrastructure leading to electric heating, cooking, and vehicle charging.
- This could have a significant impact on our approach to development design, house type design/ specification/ detailing and customer experience

# Steps Going Forward





# Suffolk Climate Emergency Plan



## **Goal 1 – Transition to a fully decarbonised heat supply for buildings.**

Heat decarbonisation is a huge priority for Suffolk. Depending on how much demand can be met by scoping heat networks, as many as 300,000 or more homes in Suffolk may need heat pumps by 2030, representing a huge expansion of roll-out of this technology.



## **Goal 2 – Improved energy efficiency of buildings and transition to a fully decarbonised heat supply for buildings.**

Alongside roll-out of low carbon heating, homes will need to become more energy efficient, especially as heat pumps only work effectively in buildings that are thermally efficient.



## **Goal 3 – Behavioural change to use less energy.**

All of this will need to be supported by dissemination of information and engagement, so that homeowners and renters are aware of the need to transform the way we heat our homes.

# Suffolk Climate Emergency Plan

## Priority Actions

**1) Maintain and expand existing energy communications** providing information and support to access funding for energy efficiency measures and low carbon heating

**2) Retrofit energy efficiency measures to council buildings** supported by audits where needed, in line with PAS 2035/38, national policies and funding schemes.

**3) All Suffolk Local Planning Associations (LPA) to develop new policies** to require new buildings to be built in line with the 2025 Future Homes and PAS 2035/38 standards, including heat pumps or new heat networks or connection to existing heat networks.



**4) Develop incentives to increase the uptake of heat pumps in private** owner-occupied buildings in line with 2025 Future Homes and PAS 2035/38 standards.

**5) Commission three feasibility studies** to establish the techno-economic potential for low temperature or ambient loop heat networks in Ipswich, Lowestoft, Bury St Edmunds and smaller urban areas if applicable.

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# The view from Homes England with Q&A

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Robert Carlton James & James  
Mather (Homes England)



Homes  
England

Making homes happen

# Homes England – Suffolk Growth Workshop

21 May 2021



# Who we are

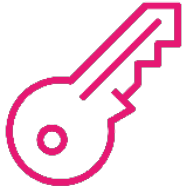
We're the government's housing accelerator. We have the **appetite, influence, expertise and resources** to drive positive market change. By **releasing more land to developers** who want to make a difference, we're making possible the new homes England needs, helping to **improve neighbourhoods and 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.

**Our mission** is to intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability.

We will make this sustainable by creating a more resilient and diverse housing market.



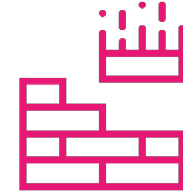
# Our objectives



We'll **unlock public and private land** where the market will not, to get more homes built where they are needed.



We'll ensure a **range of investment products** are available to support housebuilding and infrastructure, including **more affordable housing and homes for rent**, where the market is not acting.



We'll improve construction productivity.



We'll **create a more resilient and competitive market** by supporting smaller builders and new entrants, and promoting better design and higher quality homes.



We'll offer **expert support for priority locations**, helping to create and deliver more ambitious plans to get more homes built.



We'll **effectively deliver home ownership products**, providing an industry standard service to consumers.

# Ways of working: Understand barriers, develop opportunities, convening & brokerage

- **Building relationships with partners and places**  
Understand the specific challenges and barriers to delivery; identify and promote shared objectives and secure support for housing growth, and identify opportunities to work together to unlock development and deliver new homes.
- **Developing prospects and leads into clear opportunities**  
We work collaboratively with partners to translate ideas, early prospects and leads into clearly defined opportunities and investable propositions to take into our Single Pipeline.
- **Providing expertise, capacity and support**  
We provide specialist skills, capacity and support to priority markets, partners, places and opportunities across a range of disciplines.
- **Acting as a conduit between local markets and the agency's wider offer**  
We work with partners to identify and evaluate the opportunities for deploying Homes England's products, including land acquisition, grant and investment products, so the right product is deployed at the right time.
- **Developing innovative interventions, bespoke packages and delivery mechanisms**  
We collaborate with partners across sectors, colleagues across the agency and across government to determine the optimal solutions to deliver housing growth.



# Affordable Housing

# Size and scale of Homes England's Affordable Housing Funding 16-21 (22/23)



**130,000 affordable homes (102k built)**



**800+ Move- On homes**



**£5bn budget**



**11,700+ supported housing**



**Government's housing policy – reflects Central Government's policy priorities**



**161 community housing groups supported**

# Delivery in Suffolk

Delivery	16-20			Total	S106
	AHO	AR	SR		
<b>Starts</b>	459	1293	113	1865	922
<b>Completions</b>	263	1273	214	1750	855
<b>Expenditure</b>				£27,748,549	
<b>Multiplier</b>				£39,680,425	

Move On	19/20 Starts	19/20 Comps	Funding
	AR	AR	
	2	2	£38,500

# Shared Ownership and Affordable Homes Fund – types / tenures

Affordable Housing Fund (2021 – 2026) was launched in November 2020

**£7.4bn** grant funding for affordable housing tenures offering start on sites from April 2021 to deliver up to 130,000 affordable homes by March 2026 – outside of London.

Housing products include:

1. Shared Ownership
2. Rent to Buy
3. Specialist housing and supported housing for older people
4. Affordable Rent
5. Social Rent

# Priorities

- 50% Shared ownership
- At least 10% rural delivery
- At least 10% supported housing
- 25% MMC (Cats 1,2 and PMV >55%)
- Design quality – National Design Guide – planning practise guidance for beautiful, enduring and successful places; Building Beautiful categories and Building For a Healthy life; NDSS and HAPPI

# This funding does not provide grant for

- Regeneration – the replacement of homes demolished through regeneration work is not eligible for funding. A grant may be available to support the delivery of net additional affordable homes on those schemes.
- Section 106 - the purchase of homes built under Section 106 agreements, where the affordable homes are secured through developer contributions is not funded.
- Major Repairs – works to ensure homes are habitable are not eligible for funding as this is the responsibility of the provider

# Our partners –

Housing associations

Registered providers (for profit and not for profit)

Developers

Community Groups

Local Authorities

# Beyond Affordable Housing – our work in the wider market



# Range of Programmes and Services including...

Home Builder  
Fund

Help to Buy

Procurement  
Frameworks

Land Hub

Developer

Garden  
Communities  
(ongoing)

Housing  
Infrastructure  
Fund (ongoing)

# Emerging Priorities

- Carbon / Net Zero
- Affordability
- Beauty of design
- Restoring urban centres
- Reducing long and difficult commutes
- Levelling up
- Supporting communities
- Ensuring SMEs play a greater role in housing delivery
- Stimulating innovation and MMC
- Engaging with sub-markets such as build-to-rent, later living, co-living and shared ownership

# Thoughts for the Suffolk Growth Board

Do the emerging priorities resonate with Suffolk and the Growth Board?

How can we come together around county-wide issues to deliver more of the right homes in the right places?

How do we avoid a 'talking shop' and develop agreed actions deliverable over the short to medium-term?

# Q&A



Homes  
England

Making homes happen

Nick Enge [nick.enge@homesengland.gov.uk](mailto:nick.enge@homesengland.gov.uk)

Carlton Roberts-James [carlton.robertsjames@homesengland.gov.uk](mailto:carlton.robertsjames@homesengland.gov.uk)

John Mather [john.mather@homesengland.gov.uk](mailto:john.mather@homesengland.gov.uk)

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# *Breakout groups*

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Please wait patiently while you move into your virtual breakout group – you have 30 minutes to answer two challenger questions per group




# *Comfort Break*

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Please take 10 minutes to take a short break, make a cuppa & gather your thoughts.

Please turn off your camera's & microphones

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## Feedback to group / group discussion

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Note takers / facilitators to feedback two  
to three key discussion points



# Mentimeter question instructions

*Please complete three baseline measurement questions via Mentimeter*

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- Enter code: **3389 7057**
- Enter your answers at your own pace, add your thoughts / opinions or skip and then 'submit'

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# Summary & close

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Karen Chapman (Suffolk Growth,  
Partnership Manager)

# Thank you:

*a summary report will be circulated in the coming weeks*

Suffolk Growth Partnership: [Suffolk | Suffolk Growth | England](#)