

# The Housing Challenge

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# NHPAU Board



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# NHPAU



In-house analysis

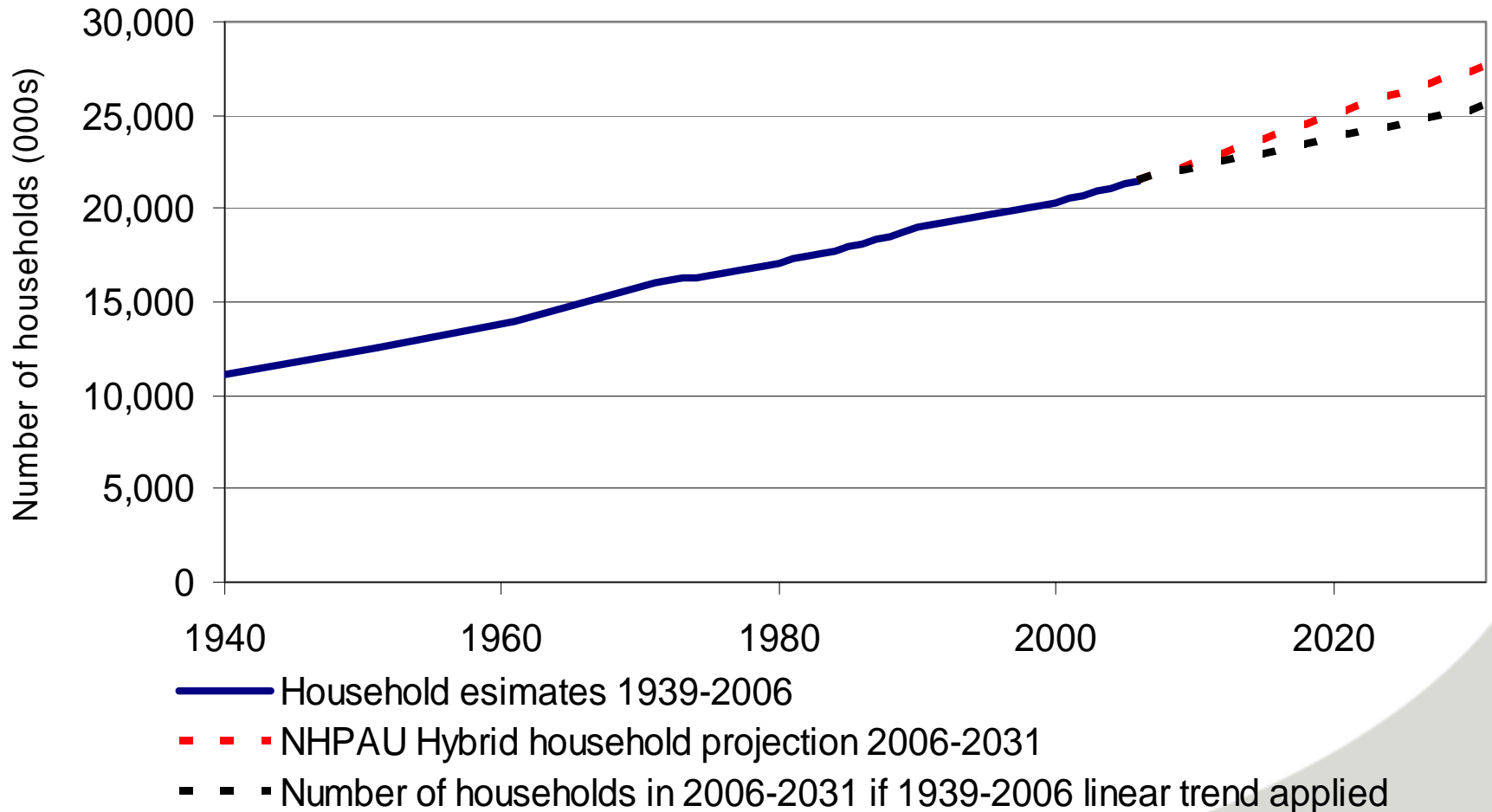


Externally commissioned research

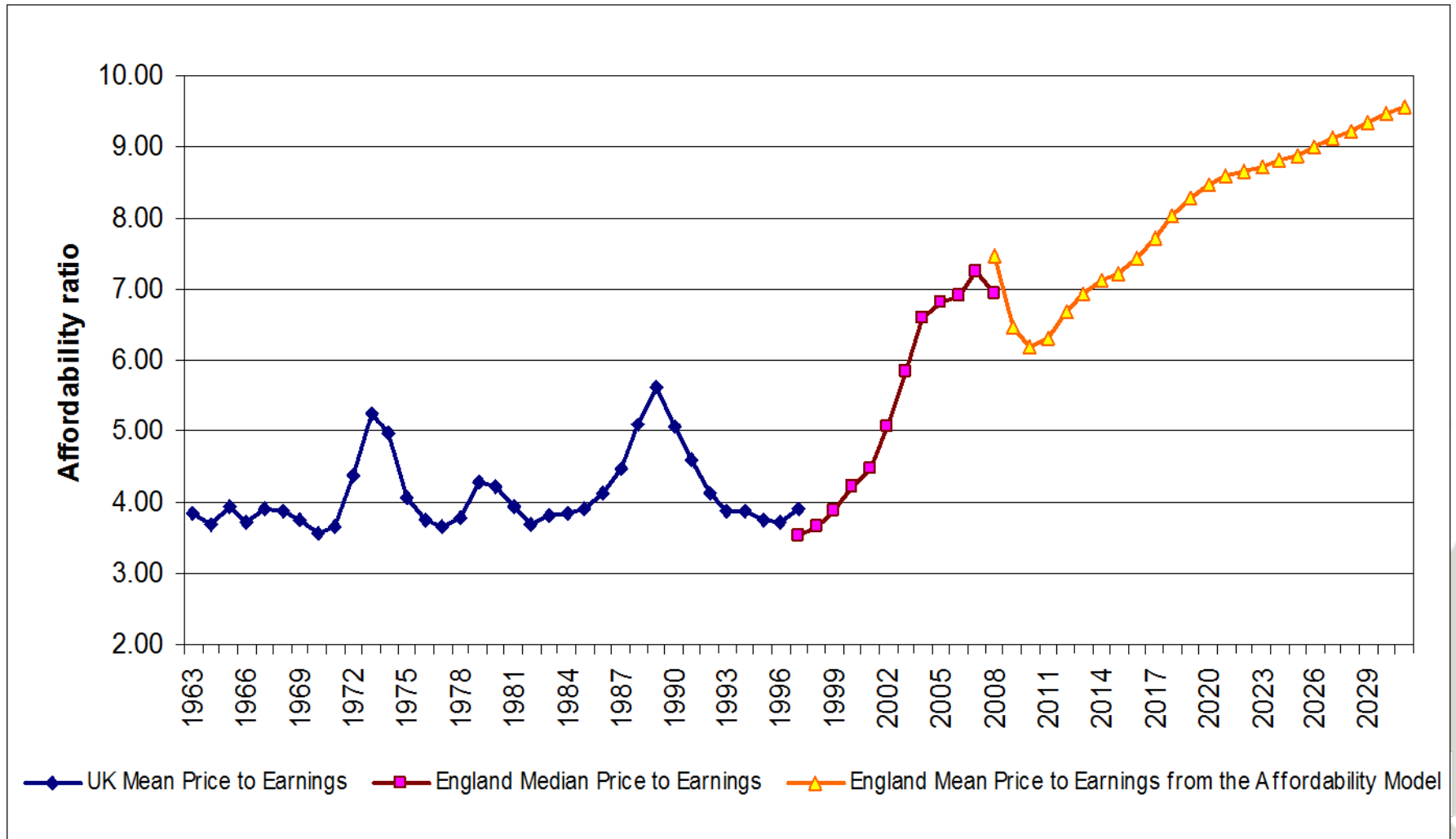


Advice on regional housing requirements

# The household growth challenge



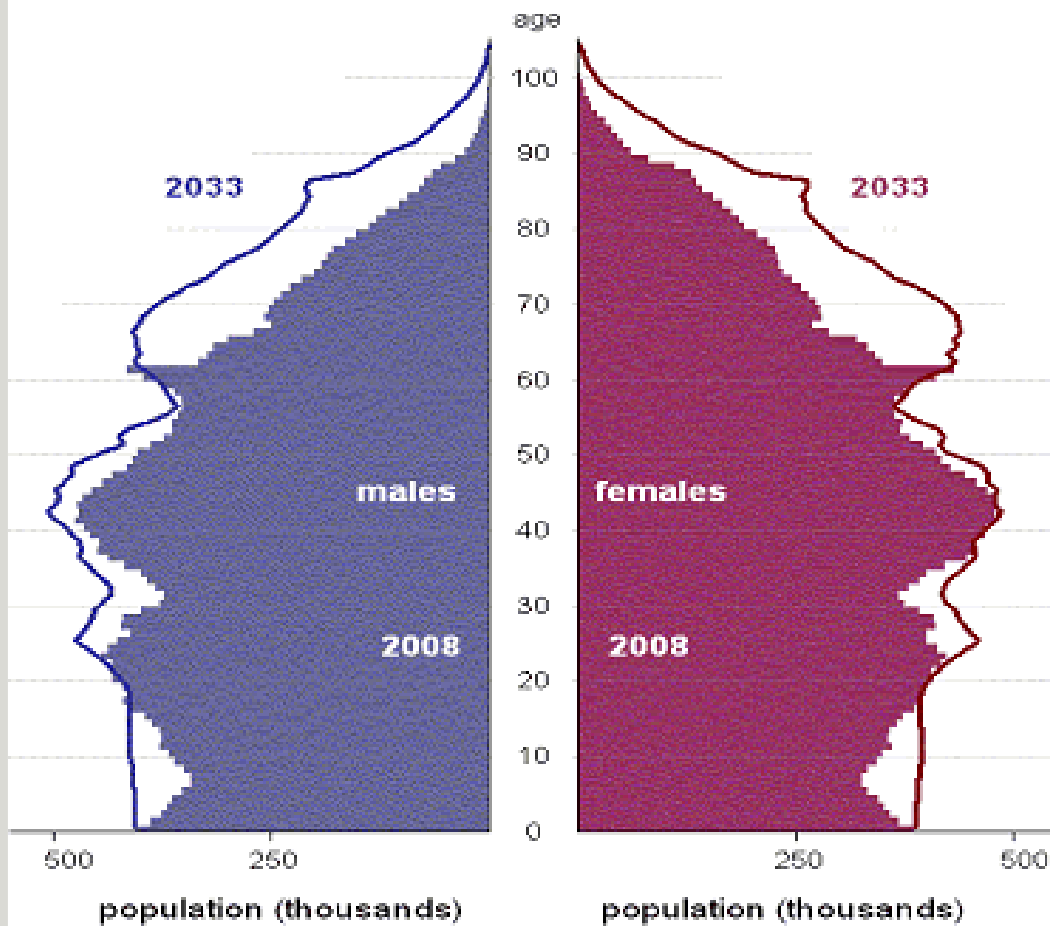
# What happens if we get the people / households, but not the homes: Unaffordability



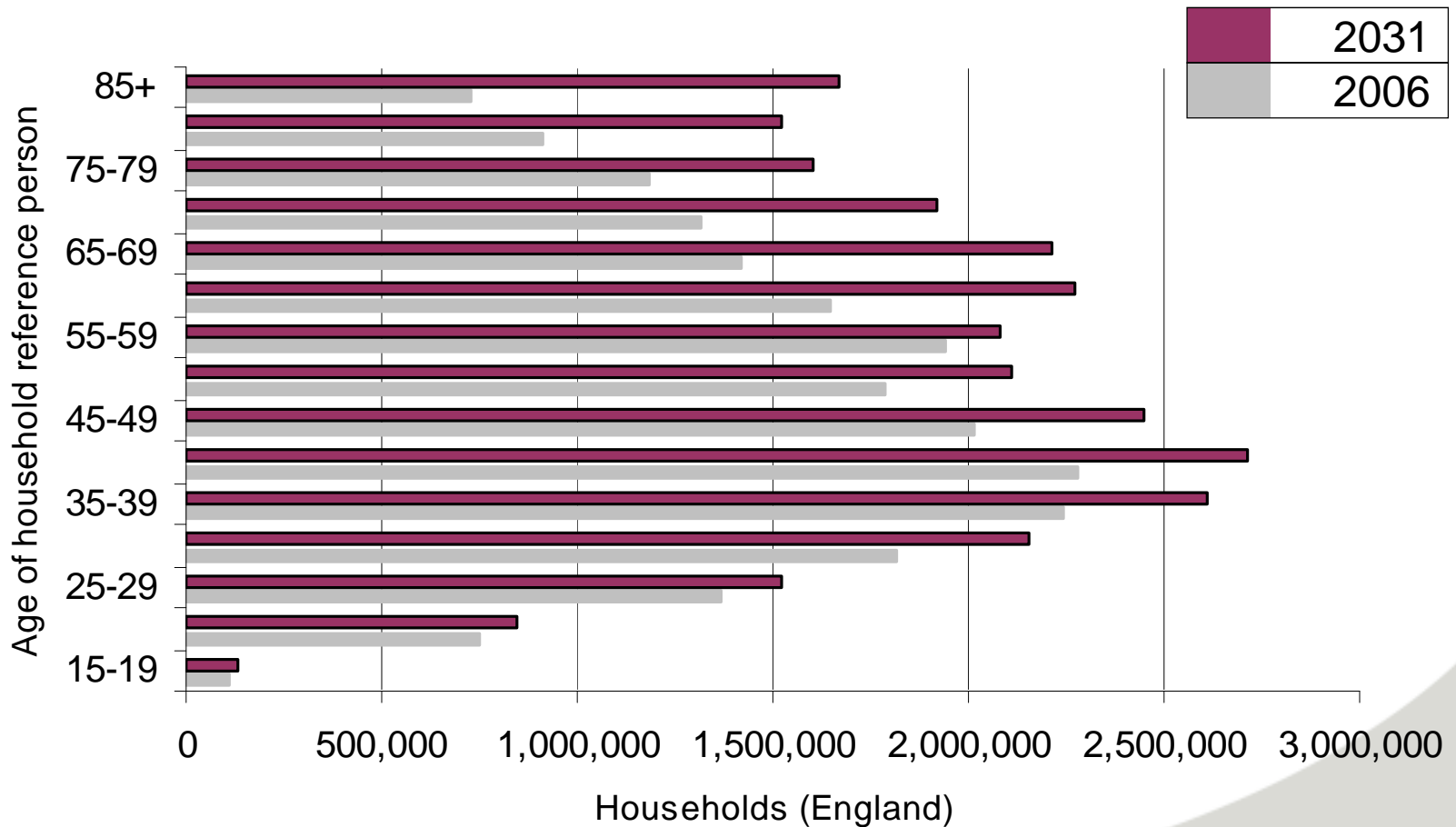
# The drivers of the housing challenge

- Demographic drivers
- Economic drivers
- Social drivers
- Environmental drivers

# Demographic drivers

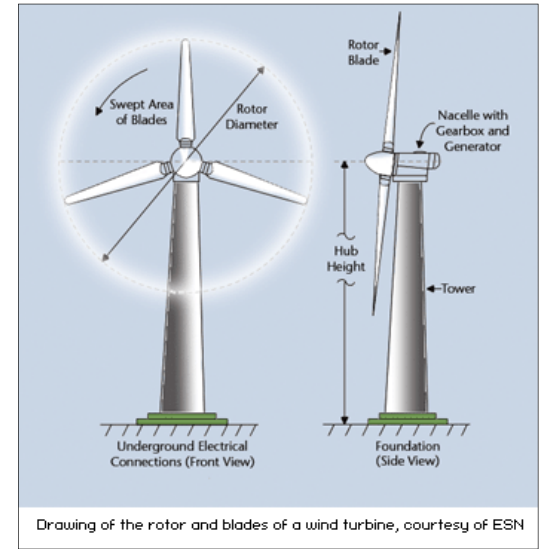


# In 2031 there will be more households and more older households

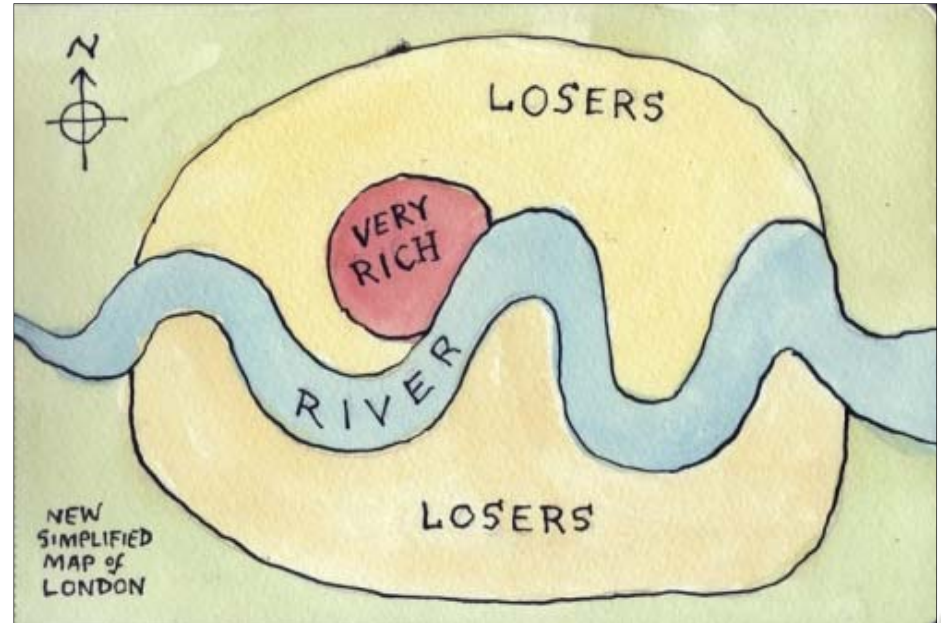
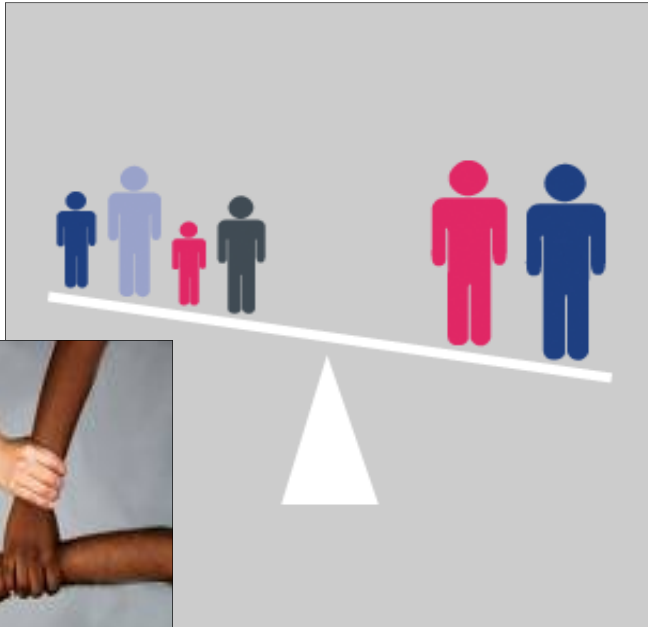




# Economic drivers

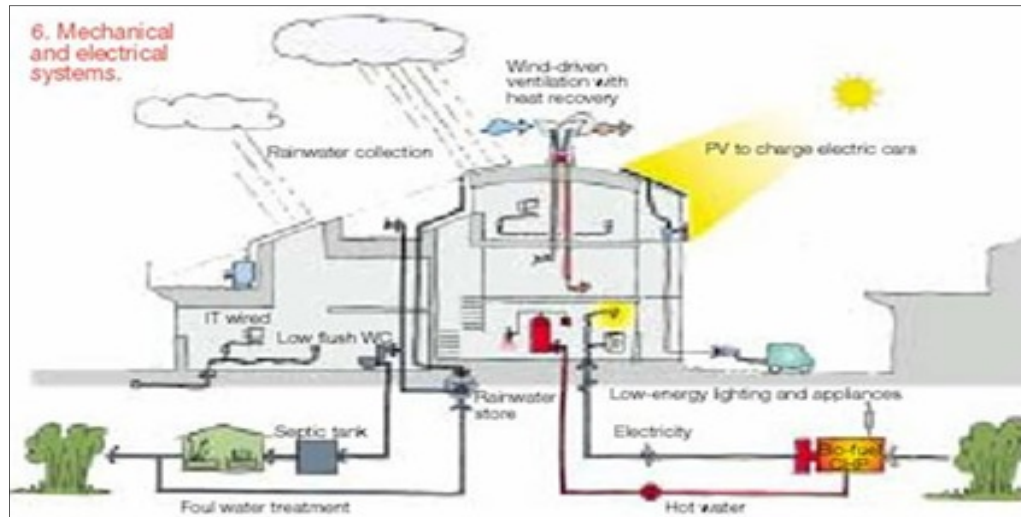


# Social drivers



*building awareness for the future*

# Environmental drivers



REDUCE  
YOUR  
CARBON  
FOOT  
PRINT

# Where have we been?

- Focused primarily at a regional and national level
- Worsening affordability
- NHPAU Housing Supply Range
- RSS advice and West Midlands EiP
- Leading edge research
  - Buy-to-let homes
  - Second homes

# Where are we now?

- Re-focussing our efforts
- West Midlands EiP Inspectors wanted more
- Regional picture is only first link in chain
- Local is where homes are delivered – or not
- Localism



# Ongoing work relevant to sub-regional areas

- HMA Geography Methodology
- Sub-regional Modelling Feasibility Study
- SHMA studies/conversation
- New method of estimating household incomes at local authority level

# NHPAU Research

What are the differences between European planning systems?

How long does it take for major sites to get final planning permission?

Should we plan for second homes?

What role do the Highways Agency, Environment Agencies and private utility companies play in housing supply?

Has buy-to-let lending increased house prices?

What is the impact of recent economic and demographic change on housing requirements?

Have booms and busts affected home ownership for different birth cohorts?

What are the wider impacts of poor affordability?

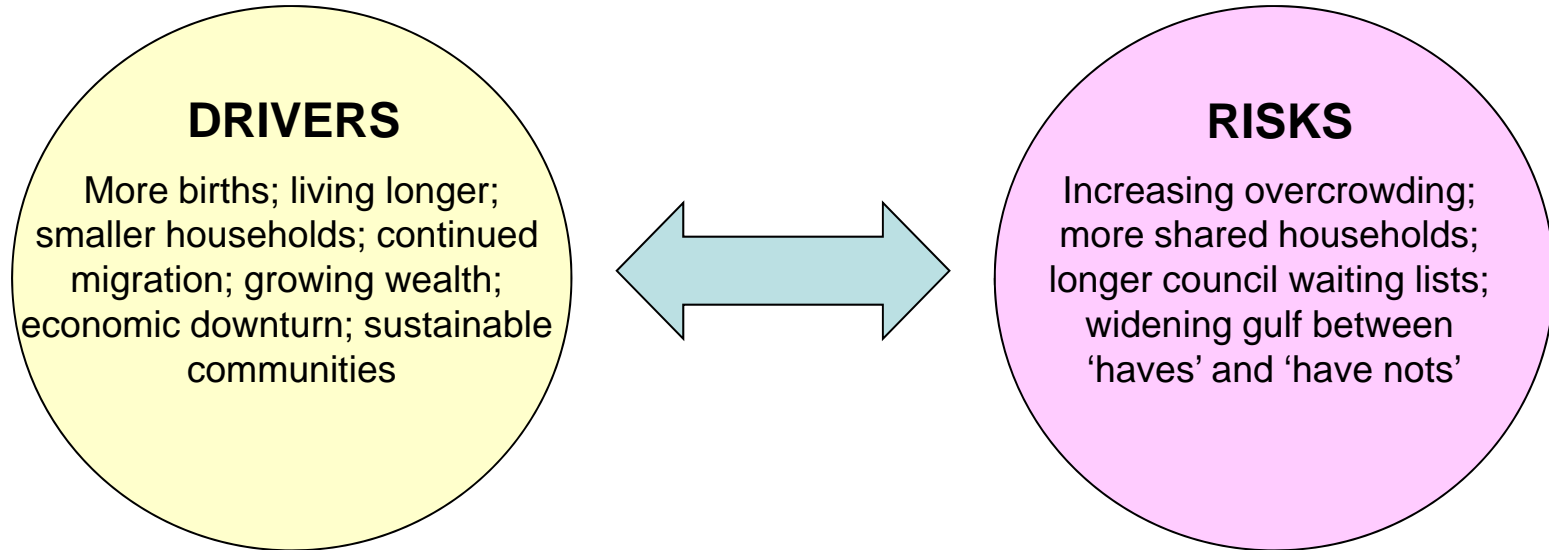
How does worsening affordability impact on household formation and tenure choice?

# Where are we going?

- Engaging with sub-regional, HMA and local authority bodies to identify stakeholder requirements
- Continued working with local authorities and sub-regional bodies in research projects
- More focusing of regional level analysis at a local level
- More co-ordination with organisations that have a distributed local network



# Summary



The NHPAU is refocusing more at the sub-regional level and is looking to develop a sub-regional analytical toolkit in conjunction with local authorities.

**The challenge is to plan innovatively so that towns and cities become more sustainable and attractive places**