



# NEW CIVIC HOUSEBUILDING ———— 2017 ————

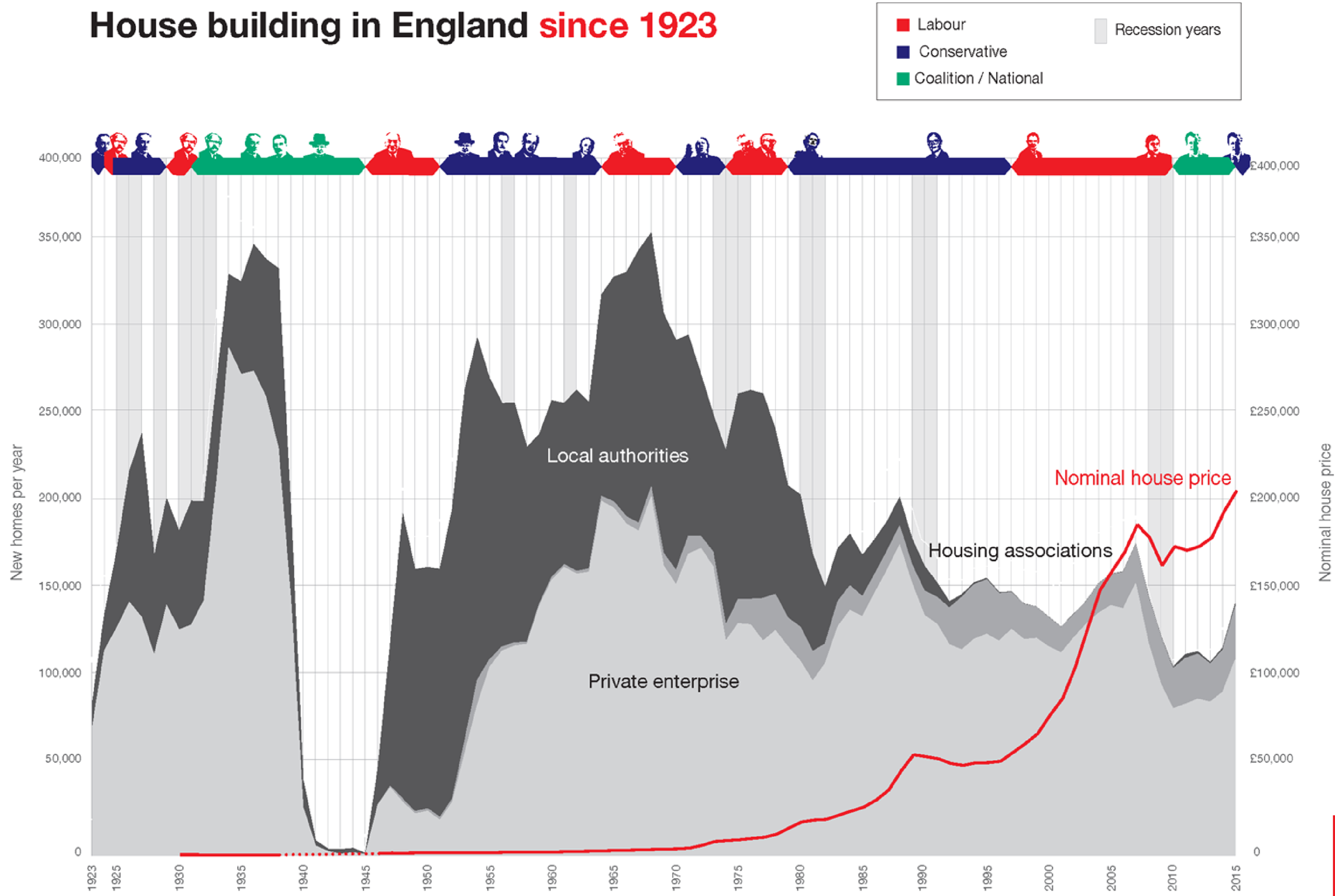
**Rediscovering our tradition of building  
beautiful and affordable homes**

**#NewCivicHousebuilding**

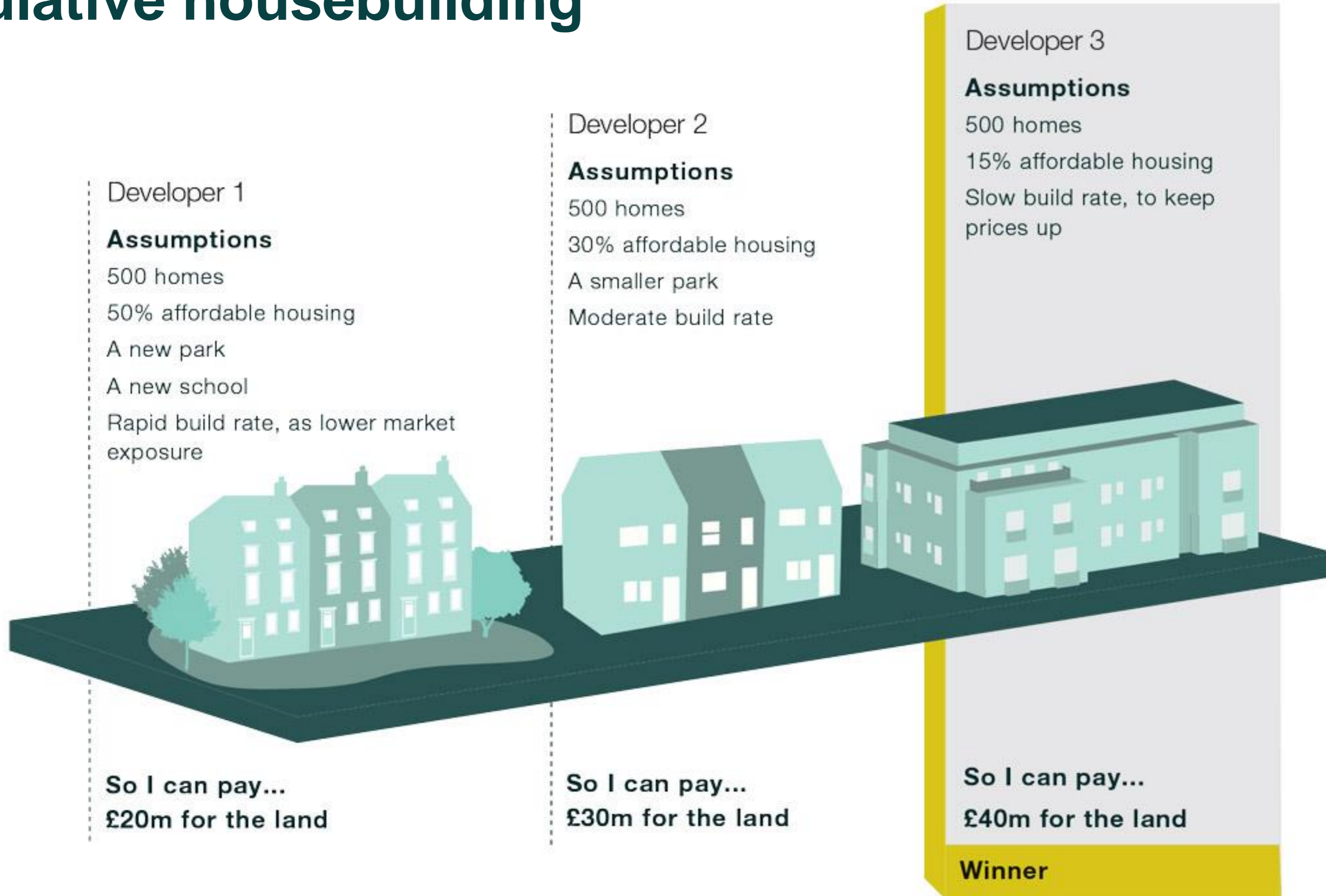
**[civichousebuilding.org](http://civichousebuilding.org)**

# The Problem

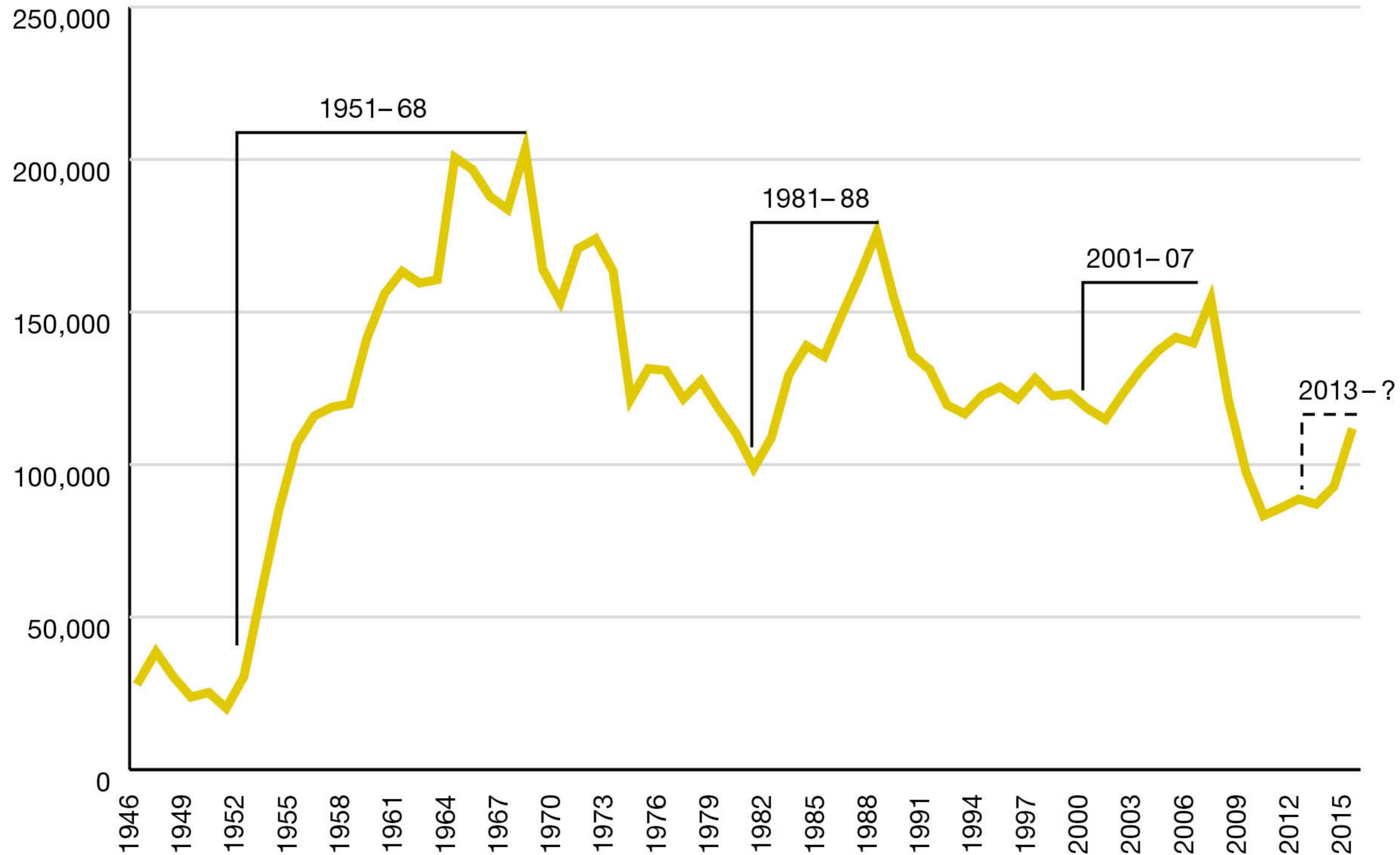
# House building in England since 1923



# Speculative housebuilding



# Speculative housebuilding



# Two responses to our housing crisis

## 1. Planning deregulation

- Land likely to be absorbed into speculative system
- Would face political and public opposition
- Planning permissions are not the key driver of the crisis



## 2. Public investment

- Money flooding quickly into the market will be absorbed by speculative system
- Public money is important for reducing rents, but not as a way to access land



# The Solution

# New Civic Housebuilding

1. A **clear vision** of high quality development
2. A focused **delivery** agency
3. **Land** at low enough prices
4. Patient, long term **finance**
5. A **design process** directly involving the community
6. **Construction** by a diverse range of high quality builders



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# Recommendations: Changing landowners' incentives

- **Invest public land in joint ventures**
- **Development Corporations to assemble land and capture its rising value**
- **Holding out for higher land prices makes financial sense in the current system**
- **CPO reform to shift incentives in favour of investment in high quality schemes now**
- **Reform viability assessments in favour of transparency and community benefit**



# Civic Housebuilding has old roots and modern interpretations: now we need more of it!

Built the Georgian cities of Edinburgh and Bath, the garden cities and the Peabody estates



Now building urban extensions in Newquay, Community Land Trust developments in East Cambridgeshire and sustainable housing in York - but only where land can be brought into development at low cost



# What we have done so far

1. Launched policy report and manifesto
2. New Civic Housebuilding site <https://civichousebuilding.org/>
3. Engaged government, civil service and sector audiences
4. Media coverage of role of land in housing crisis and LCH model



# What we are doing next

1. Working up implementation of NCH model
2. Continuing to speak to the right people, including new government, landowners and SME builders
3. Drive media coverage on failures of speculative system
4. Work with Shelter supporters to find local examples of failure in current system



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# Thank you!

**Get in touch:**

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**Shelter**