



Context

Overview

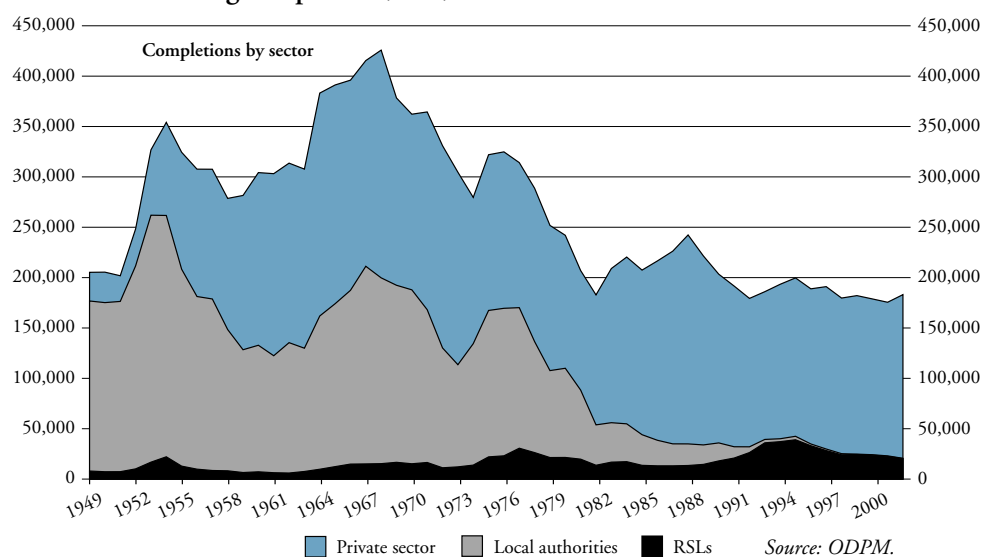
- In order to understand why the UK housing market operates as it does, it is helpful to review the nature of housing and housing policies in the UK.
- This annex sets out the key features of housing in the UK, its ownership, condition, tenure, our investment in housing and how these features have changed over time.
- It also reviews some of the key policies and events that have helped to shape our housing: the post war housing booms, the decline of the rental sector, growth in home ownership and the influence of planning on how these decisions are made.

HOUSING IN THE UK

Investment in Housing

A.1 Following the second world war and the baby boom of the 1960s major housebuilding programmes led housing completions to increase from just over 50,000 per annum to a peak of over 400,000 per annum in 1968/9. As Chart A.1 shows, much of this increase was the result of central and local government building. Since around 1960 private housebuilding has remained relatively constant.

Chart A.1: Housing completions, UK, 1949–2002¹



¹Data may not be reliable for earlier years and definitions are inconsistent through series.

Social Housing A.2 Since 1980, local authority housing stock has fallen. Right to Buy policy has promoted home ownership and approximately 1.5 million properties have been sold under it. Large scale voluntary transfers of local authority stock to Registered Social Landlords (RSLs) have also resulted in significant changes in the social rented sector. There has been great emphasis placed on separating out the strategic and management functions, both of which were previously undertaken by local authorities. In general, this has meant that the role of local authorities in housing provision has declined and their role in new build has been almost eliminated. RSLs have grown through stock transfers and while there has been some new build much of their effort and expenditure has been focussed on refurbishing their existing stock.

Private Rental Sector A.3 In the early twentieth century over 90 per cent of the population in England rented their home. In 1918, Prime Minister David Lloyd George promised “homes fit for heroes” and a programme of slum clearance was launched. Local authorities became the driving force in delivering housing. Following the Second World War, the Labour Government led an ambitious programme of council house building and in the 1950s, Harold Macmillan committed the Government to building 300,000 homes a year to fulfil his vision of a property owning democracy. However, actual output fell slightly short of Macmillan’s aspiration and only around 250,000 homes per annum were built.

A.4 1957 saw the introduction of rent controls, which were to continue in various guises until 1988. Between 1956 and 1961, the private rental sector declined from over a third to a quarter of the total stock. This decline was also due to the rapid growth of the social sector, which provided homes for households who would otherwise have had to rent privately and because of increasing incentives towards home ownership. Reforms including the abolition of Schedule D, which taxed homeowners on the implied income benefit from being a homeowner, and the introduction of mortgage interest tax relief made it financially attractive to own rather than rent. House prices rose faster than inflation, high interest rates increased the value of mortgage interest tax relief while high inflation also reduced the value of debt. In contrast rents rose in line with inflation.

A.5 The 1990s have seen some growth in the private rented sector, as higher house prices have resulted in people delaying their first house purchase. In addition, the social rented sector has not grown to accommodate the increased need for subsidised housing and, through Housing Benefit, the private rented sector has housed an increasing number of people in housing need. The Buy to Let phenomenon has also helped increase the size of the sector.

Owner Occupation A.6 The UK has high levels of home ownership. In 2000/01 the total number of owner occupier households in England reached 14.4 million. Home ownership rose rapidly during the 1980s from 10.9 million in 1984 to 13 million in 1991, partly as the result of Right to Buy policies. During the 1990s the rate of owner occupation has remained relatively flat. Households moving into owner occupation typically come from the private rental sector (46 per cent) while 30 per cent were new households, in the majority of cases having previously lived with their parents.

A.7 As Table A.1 indicates, levels of home ownership in the UK are higher than in many other European countries such as France and Germany, although they are lower than in Spain and Ireland. There are a number of historical, cultural and economic factors which explain these differences. For example, housing may have been seen as a safe investment given the history of high and variable rates of inflation in the UK. Many contributors to the Review have commented on the peculiar fascination of home ownership which is apparent in the UK.

Table A.1: Comparison of European housing tenure (percentages)

	Owner occupied	Private rental	Social rental	Other
Spain ⁴	83	9	2	6
Ireland ⁶	78	8	8	6
Greece ⁵	74	20	0	6
Belgium ⁶	74	17	6	3
UK ⁶	69	10	21	0
Italy ²	68	20	6	6
Portugal ⁴	64	25	3	8
Finland ⁶	58	15	16	11
Austria ⁴	56	21	20	3
France ³	54	21	17	8
Netherlands ⁶	53	12	35	0
Denmark ⁶	51	26	19	4
Germany ⁴	43	47	10	0
Sweden ¹	39	22	22	17

¹ 1990, ² 1991, ³ 1996, ⁴ 1998, ⁵ 1999, ⁶ 2000

Source: *Housing Statistics in the European Union, 2002*

A.8 However, data in chart A.2 suggests that over a number of decades relative to other European countries, the UK has under-invested in housing. A comparison of housing stock age profiles (Table A.2) shows that the UK has a much older housing stock than many other countries. Some of this may be a consequence of the Second World War because we lost less stock due to destruction compared to other European countries, but it also implies that our renewal rate is much lower. At current demolition rates each individual unit is required to last around 1,200 years.

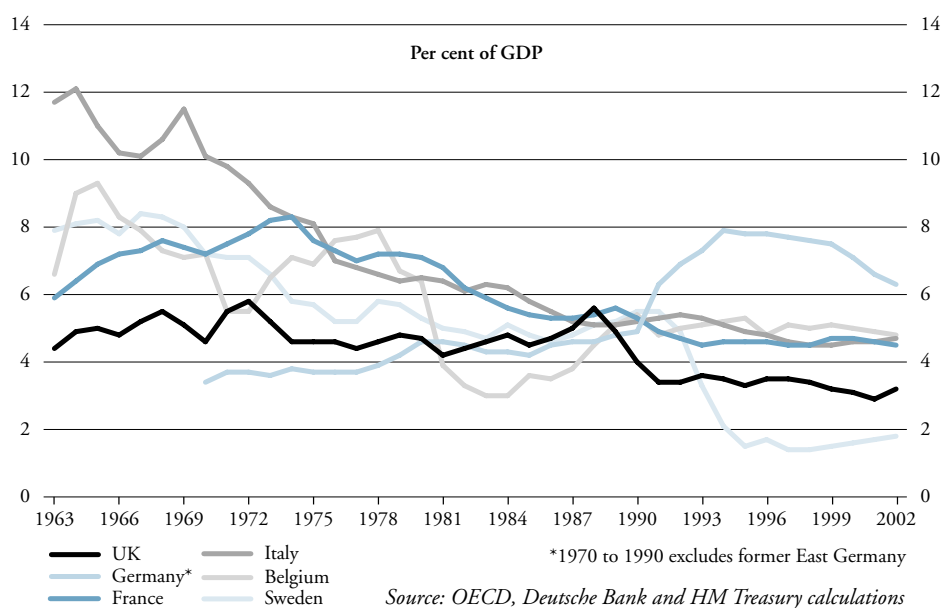
Chart A.2: Investment in housing

Table A.2: Comparison of European housing stock age profiles

	<1919	1919–1945	1946–1970	1971–1980	>1980
Denmark	21	20	25	17	16
France	21	12	33	13	21
UK	20	21	22	25	13
Austria	20	9	29	17	26
Italy	19	11	41	20	10
Germany	16	13	48	11	11
Spain	13	9	34	26	18
Belgium	13	16	31	16	22
Luxembourg	12	15	27	15	29
Ireland	12	9	18	19	43
Sweden	11	22	36	19	12
Netherlands	7	13	32	18	29
Greece	4	8	42	30	17
Finland	2	9	31	24	33

Source: *Housing Statistics in the European Union, 2002*

A.9 A comparison of rates of new build per head of population, as shown by Table A.3, reinforces the impression that the UK under invests in housing. Belgium, France, Germany and the Netherlands in 2000 all built more dwellings per 1,000 inhabitants than the UK.

Table A.3: Newly completed dwellings per 1000 inhabitants

	1980	1985	1990	1995	2000	2001
Belgium	4.9	3.1	4.1	3.8	3.8	3.7
Denmark	5.9	4.4	5.3	2.6	2.9	3.0
France	7.0	5.3	5.4	4.9	5.3	5.1
Germany	6.3	5.1	4.0	7.5	5.1	4.0
Italy	5.1	3.6	3.1	2.9	2.5	n/a
Netherlands	8.1	6.8	6.5	6.1	4.5	4.6
UK	4.3	3.7	3.5	3.4	3.0	3.0 ¹

Source: *Housing Statistics in the European Union, 2002*

¹ UK 2001 figure calculated from ODPM & 2001 Census data.

Nature of Housing in the UK

A.10 Levels of investment, the average age of the housing stock and the rate at which dwellings are replaced will affect its overall condition. The condition of the stock is relevant to housing supply, as it may represent additional hidden demand for new dwellings if the inadequacies of the existing stock cannot be remedied. The difference between gross and net additions to the stock required to meet effective demand will be greater.

A.11 The condition of some of the UK housing stock has given cause for concern, although matters have improved since 1996, as shown in Table A.4. In 1996 46 per cent of dwellings were deemed non-decent compared to 33 per cent in 2001. This should improve as we reach 2010. The Government has set a target that all social housing (and private sector housing for vulnerable groups) should meet its Decent Homes standard by December 2010, although this will not drive up the stock condition of the owner occupier sector which also contains a significant number of non-decent homes.

Table A.4: Non-decent homes by tenure, England

	1996		2001	
	(000s)	%	(000s)	%
Owner occupied	5,843	42	4,336	29
Private rented sector	1,263	63	1,083	49
Local authorities	1,921	55	1,191	43
Registered social landlords	353	38	383	28
All	9,381	46	6,993	33

Source: English Housing Conditions Survey

HOUSING POLICIES

Planning

A.12 Housing has to be seen within the broader context of planning policy. The role of the planning system is to balance different objectives. It exists to reconcile the benefits of development with the costs it can impose. It has a key role to play in controlling land use and positively promoting sustainable development. Specifically, planning has a role in:

- promoting economic prosperity by delivering land for development in the right place at the right time;
- encouraging urban regeneration;
- conserving greenland and re-using urban brownfield land; and
- playing a critical part in achieving the Governments' commitment to sustainable development.

Planning history A.13 The 1947 Town and Country Planning Act forms the basis of the planning system we have today. Prior to this, there existed a number of piecemeal planning laws and policies which did not provide for a comprehensive planning system. The Act led to development rights being nationalised (at a cost of £300 million), giving Local Planning Authorities and their elected members control over any and all developments irrespective of land ownership. The Act saw the introduction of the plan led system. In essence this is the same system that exists currently.

A.14 There have been a number of modifications to planning legislation since 1947, however, the basic structure has remained intact. The current system (which applies in England, Scotland Wales and Northern Ireland) consists of a framework of plans cascading from regional to local level which determine how many houses are to be built and where. The system is described as being "plan led": if an application to develop is in line with the plan it is likely to be approved unless there are exceptional reasons why not (known as "material considerations").

A.15 The planning system, which is comprised of a set of policies and practices, serves to influence housing supply in three main ways:

- the allocation of land for housing development;
- the control or management of the type of development that is permitted; and
- the control or management of the impacts associated with development.

Framework of plans A.16 The amount of land to be allocated for housing is determined by Regional Planning Guidance (RPG). Each Region in England undertakes an assessment of housing need, these figures are essentially converted into annualised targets for each local authority within the region. This will determine the amount of land that local authorities make available for housing.

A.17 Local Authorities in turn produce Local Development Plans in consultation with the local community (Local Development Frameworks following the Planning Bill), setting out proposed development in an area over a number of years. It allocates specific sites for housing and all other uses. This allocation may be influenced by developers and other stakeholders who during consultation may press for particular sites to be designated, or not, as housing land. Land may also become unexpectedly available for housing; these windfall sites may also be allocated for housing and incorporated into the local plan.

Development control A.18 The second element of the planning system is development control. Development control refers to the process by which a developer submits an application for planning permission and a decision is taken on whether or not the application should be granted. Local Planning Authorities will need to be satisfied that an application meets certain conditions. They will consider among other factors, the design of the development, any environmental/archaeological impacts and any objections from local stakeholders.

Planning obligations A.19 The development control process also usually includes the negotiation of planning obligations, which are designed to enhance the quality of development and to enable development to proceed where it might otherwise be prevented by specific on site factors or its impact on the community. The current legislation relating to planning obligations is set out in Section 106 of the Town and Country Planning Act 1990. The Government recently issued a consultation on proposals to reform planning obligations by introducing an optional charge, which developers could choose in place of negotiating a S106 agreement¹.

A.20 S106 is not designed to capture planning gain. Rather, it should be used to compensate for the impacts of development and provide necessary infrastructure and services to make the development viable. These obligations are imposed at the point that planning permission is granted because it is at this point that developers and land owners gain from the increase in land values associated with the granting of a permission. Planning obligations seek to extract some of this gain for the benefit of the local community in order to compensate them for the loss of amenity and pressure on infrastructure brought about by development.

Planning Policy

A.21 Planning policy influences the way in which Regions and Local Authorities develop and exercise their planning powers. Planning policy is set out in numerous Planning Policy Guidance notes (PPGs) and planning circulars issued by central Government. The most important PPG for housing is PPG3.

¹ ODPM *Contributing to Sustainable Communities – A New Approach To Planning Obligations* (2003).

PPG3 A.22 Revised planning policy guidance relating to housing (PPG3) was introduced in 2000. This led to a shift in policy from ‘predict and provide’ to ‘plan, monitor and manage’. PPG1 (planning principles) and PPG3 spell out the Government’s key objectives in relation to housing. These are to:

- ensure an adequate and continuous supply of housing land which is both available and sustainable;
- make effective use of land within urban areas, whilst protecting open/green space;
- provide a mixture and range of types of housing; and
- ensure that housing is available where jobs are created.

Despite the emphasis on urban areas and sustainability, the basic requirement for an available supply of land and the need for housing related to jobs are still emphasised.

A.23 Other PPGs which influence policy in relation to housing include PPG2 on greenbelt land, PPG11 on regional planning and assessing housing numbers and PPG12 on Local Development Plans.² Planning for housing has been strongly shaped and constrained by urban form objectives, in particular the “containment” of urban expansion, reinforcement of urban consolidation, the avoidance of coalescence of separate urban settlements and the general protection of the countryside. This is strongly reinforced by areas formally designated as greenbelts which tend to surround the main cities and conurbations and significantly affect patterns of development where markets might otherwise have dictated suburban extensions. The fundamental aim of greenbelts is to “prevent urban sprawl by keeping land permanently open”. Despite popular misconception it is not intended to have and often does not have significant amenity value³.

Social Housing Policy

1970s A.24 The mid 1970s are widely viewed as a watershed period in housing policy as the national situation shifted from one of generalised shortage to one of more localised and contingent problems. The period is generally characterised by a shift from the previous dominance of objectives concerned with boosting supply towards a more mixed range of objectives. At different times, affordability, quality, choice and management all received new or greater emphasis.

Reform in the 1980s A.25 In the early 1980s policies began to move away from property subsidy towards personal subsidy, but as the cost of Housing Benefit began to rise steeply it gave rise to a debate, which continues to the present day, on the merits of each subsidy. The 1988 Housing Act signalled a significant shift in policy. Local authorities, the traditional providers of social housing since the first world war saw their role change to that of strategic enabler. Registered Social Landlords (RSLs) became the main providers of social housing. The Act defined RSLs as being in the ‘independent housing sector’. The intention was to deliver more dwellings for less public expenditure. RSLs were expected to supplement their grant with private loans using higher than former rent levels to repay the loans. Most significantly this private finance was not counted as public expenditure, reducing Government control of the social housing sector.

² Consultation on Planning Policy Statement 11 and 12 has recently been issued by ODPM.

³ ODPM, Planning Policy Guidance 2: Greenbelts.

- 2000 Green Paper** **A.26** The Green Paper 2000 sets out the Decent Homes target, which aims to ensure that all social housing (and private sector housing for vulnerable groups) should meet it's Decent Homes standard by December 2010. It also focuses on the long term restructuring of the social sector in terms of ownership and management. It's most important changes relate to choice based letting for tenants, tighter limits on Right to Buy subsidy, a pilot of a flat rate approach to Housing Benefit and rent restructuring so rents take into account the capital value of the property as well as local incomes.
- Sustainable communities** **A.27** The Sustainable Communities Plan, centres around increasing appropriate new supply in some areas of high demand, tackling low demand and abandonment, improving access to housing and building thriving and inclusive communities.
- Housing Bill 2003** **A.28** The Housing Bill provides the regulatory change to help deliver these policies. The Bill concentrates on the licensing of Houses of Multiple Occupation (HMOs) and private landlords in low demand areas, modernisation of the Right to Buy scheme to reduce profiteering, streamlining the Compulsory Purchase Order powers and making the home buying and selling transaction more transparent.

B

Consultation process

The consultation process for the Review has so far comprised the following stages:

Seminars

B.1 Three seminars were held to explore housing supply issues with:

- academics;
- planning professionals; and
- representatives from the social housing sector.

Academic Seminar B.2 The academics seminar was attended by:

Michael Ball: University of Reading
Neil Blake: Experian Business Strategies
Roger Bootle: Capital Economics
Glen Bramley: Heriot Watt University
Saxon Brettel: Cambridge Econometrics
Tony Champion: University of Newcastle
Paul Cheshire: London School of Economics
Alan Evans: Reading University
Ken Gibb: University of Glasgow
John Hall: the Institute of Community Studies
Andrij Halushka: Centre for Economics and Business Research Ltd
Alan Hooper: University of Cardiff
Duncan MacLennan: University of Glasgow
Geoff Meen: University of Reading
John Muellbauer: University of Oxford
William Peterson: University of Cambridge
Gwilym Pryce: University of Glasgow
Peter Tyler: University of Cambridge
Adarsh Varma: Greater London Authority

Planning seminar B.3 The planning seminar was attended by:

David Adams: University of Aberdeen
Gideon Amos: The Town and Country Planning Association
Michael Ball: University of Reading
Dorothy Barratt: North Warwickshire District Council
Peter Bishop: Camden Borough Council
Michael Chambers: Royal Institute of Chartered Surveyors
Tony Crooks: Sheffield University
Harvey Emms: Newcastle City Council
Mike Holford: Brighton and Hove City Council
Stewart Hylton: Strategic Planning & Transport for the Six Berkshire Authorities
Kelvin McDonald: The Royal Town Planning Institute
Michael Oxley: The Nottingham Trent University
David Riddington: Wycombe Council
Yvonne Rydin: The London School of Economics
Christine Whitehead: The London School of Economics

Social housing seminar B.4 The social housing seminar was attended by:

John Barker: Moat
Duncan Bowie: Greater London Authority
Jacquie Cannon: Genesis
Brian Hutchinson: Kingfisher
Chris Jarvis: Greater London Authority
Kerry Kyriacou: Downland Affinity
Tony MacGregor: Devon and Cornwall
Norman Perry: Housing Corporation
Dave Power: Places for People
Peter Quinn: Focus
Peter Redman: Notting Hill Housing Group
Dickon Robinson: Peabody Trust
Ann Santry: Sovereign
James Ticknell: National Housing Federation
John Watson: Home Group
John Wood: Riverside

Meetings with Stakeholders

B.5 Kate Barker and the team held meetings with a range of stakeholders. At these meetings Kate Barker and the team:

- outlined the purpose and process of the Review; and
- took initial views on the issues to be addressed.

B.6 Organisations and individuals met included:

Anne Power	London Development Agency
Annington Homes	London First
Barratt	Metropolitan Housing Trust
Bellway	Michael Ball
Berkeley	National Housing Federation
British Property Federation	North Country Homes Group
Commission for Architecture and the Built Environment	Paul Cheshire
Campaign for the Protection of Rural England	Persimmon
Chartered Institute of Housing	Redrow
Construction Industry Training Board	Riverside
Council of Mortgage Lenders	Royal Institute of British Architects
Countryside Properties	Royal Institute of Chartered Surveyors
East of England Development Agency	Scottish Executive
English Partnerships	Shelter
Experian	St George
FPD Savills	South East of England Development Agency
First Base Gallifordtry plc	Stanhope
Geoff Meen	Steve Scrivens
Glen Bramley	Social Market Foundation
Greater London Authority	South East England Development Agency
House Builders Federation	Sovereign Housing Association
Sir John Egan	Town and Country Planning Association
Joseph Rowntree Foundation	Transport 2000
	Wilson Bowden
	Dave Wetzel

Case Studies

B.7 Seven areas of the UK, with differing characteristics, were carefully chosen as case studies. This enabled us to understand better the varying pressures on planners, house builders and local authorities in areas of high and low demand and between urban and rural areas. The areas were:

- East Northamptonshire;
- York and Harrogate;
- Brighton, Hove, Worthing and Adur;
- Newcastle-on-Tyne;
- Basingstoke and Deane;
- Haringey; and
- Carlisle.

East Northamptonshire **B.8** Individuals and organisations met were:

Alistair Brodie: Bletsoes
 Kate Horner: East Northamptonshire District Council
 Nigel Ingram: East Northants Housing Association
 Martyn Wheatley: Westbury Homes

York and Harrogate **B.9** Individuals and organisations met were:

Dave Allenby: Harrogate Borough Council
 Hywel Benyon: York City Council
 Simon Daubney: York City Council
 Derek Gaud: York City Council
 Dilys Jones: York City Council
 Michael Harvey: Oswald Lister & Haigh Estates Agents
 Martin Hawthorne: Trees Valley Housing Association
 Robert Pilcher: Pilcher Homes
 John Reid: Barratts
 David Smith: Persimmon York
 Paul Stamp: York City Council
 Tim Waring: Carter Jonas Estates Agents
 Joanne Williamson: Yorkshire Housing
 Guy Wilman: Harrogate Borough Council
 Jenny Wood: Harrogate Borough Council

Brighton, Hove, Worthing and Adur **B.10** Individuals and organisations met were:

Mary Couburn: Downland Affinity
 Mike Holford: Brighton and Hove Unitary Authority
 Martin Randall: Brighton and Hove Unitary Authority
 Mark Seltzer: Lampons
 David Wilkinson: Downland Affinity
 John Wright: Integra

Newcastle-on-Tyne B.11 Individuals and organisations met were:

Caroline Burden: Government Office North East
 Joanna Brown: Government Office North East
 Tom Cosh: Newcastle City Council
 Barry Errington: Government Office North East
 Mick Firth: Newcastle City Council
 Andrew Johnson: Government Office North East
 Fay MacKenzie: Government Office North East
 John Miller: Newcastle City Council
 Jacky Park: Government Office North East
 Diana Pearce: Government Office North East
 John Watson: Bellway
 Jon Watson: Home Group Limited

Basingstoke and Deane B.12 Individuals and organisations met were:

Tony Curtis: Basingstoke and Deane District Council
 Russell Denness: Croudace
 Denise Luker: Basingstoke and Deane District Council
 Victoria Rifaat: Basingstoke and Deane District Council
 Alan Savory: Basingstoke and Deane District Council
 Ian Smith: Basingstoke and Deane District Council

Haringey B.13 Individuals and organisations met were:

George Edkins: North Thames Development Services
 Angela Eps: Metropolitan Housing Trust
 Shifa Mustafa: Haringey Council
 Martin Simms: St James

Carlisle B.14 Individuals and organisations met were:

Tony Bramley: Carlisle Housing Association
 Kerry Courts: Carlisle City Council
 Paul Davies: Eden Association
 Catherine Elliot: Carlisle City Council
 Alan Eales: Carlisle City Council
 Richard Spiers: Carlisle City Council
 Ian Story: Story Homes
 Simon Taylor: Carlisle City Council
 John Tiffen: Tiffen Estate Agents

International/Regional Visits

Kate Barker and the Review team undertook one international and two regional visits:

Netherlands B.15 Individuals and organisations met were:

Vera Bauman: Rotterdam City Council
Mr Rietdijk: National Housing of Projects Developers and Builders
Wilem Salet: University of Amsterdam
P Schoemaker: General Association of Building Companies
WD Van Leeuwen: Federation of Housing Association

Yorkshire/Humber B.16 Individuals and organisations met were:

Roy Donson: David Wilson Homes
Geoff Dibb: Government Office Yorkshire and Humber
Val Dilcock: North Yorkshire Moors National Parks
Rick Elliott: Housing Corporation
Jeff Godde: South Yorkshire Housing
Bill Hodson: City of York Council
Michael Hall: Regional Housing Forum
Catherine Hammond: CPRE Yorkshire and the Humber
Gary Hardy: Cala Homes Leeds
Ian Hessay: Persimmon Homes York
Ed Hinchliffe: Taylor Woodrow Plc
Chris Hughes: City of Bradford
John Jarvis: Government Office Yorkshire and Humber
Jim Johnson: Housebuilders Federation
David Jones: Taylor Woodrow Development
Dilys Jones: City of York Council
Huw Jones: Leeds City Council
Liz Kerry: Yorkshire and Humber Assembly
Richard Lewis: Regional Housing Forum
Isobel Mills: Government Office Yorkshire and Humber
Paul Oldbridge: Jones Homes Bradford
Robert Pilcher: Pilcher Developments
Steve Quatermain: Hambleton District Council
Tim Richards: Harrogate Borough Council
Dawn Saxby: Harrogate Borough Council
Simon Smales: North Yorkshire County Council
Richard Smith: Persimmon Homes Leeds
Steve Speak: Leeds City Council
Darryl Stephenson: East Riding of Yorkshire Council
Max Steinberg: The Housing Corporation
Donald Urquart: English Partnerships
Stuart Whyte: Hull and East Riding Housing Market

South East B.17 Individuals and organisations met were:

Glenn Austin: Government Office South East
 Cllr Paula Barker: Basingstoke and Deane District Council
 Nick Berry: Environment Agency
 David Birchall: Centex
 Nigel Bourne: CBI
 Colin Byrne: Government Office South East
 Doug Clare: Squires Bridges Homes
 Tony Curtis: Planning Officers Society and Basingstoke and Deane Borough Council
 Edward Dawson: South East Forum For Sustainability and Council for the Protection of Rural England
 Cllr Rob Donnelly: Basingstoke and Deane District Council
 Viv Evans: Hart District Council
 Giorgio Framalico: Hart District Council
 Cllr Lorraine Fulbrook: Hart District Council
 Mike Gwilliam: South East Regional Assembly
 Leigh Herington: Kent County Council
 Paul Hudson: South East England Development Agency
 Stuart Hylton: Berkshire
 Cllr Norman Lambert: Hart District Council
 Paul Martin: Government Office South East
 Sunethra Mendis: Government Office South East
 Cllr. Keith Mitchell: Assembly's Planning Committee
 Eike Muller: Government Office South East
 Cllr Stephen Parker: Hart District Council
 Ian Phillips: Hart District Council
 Nigel Preston: Hart District Council
 Richard Prynne: House Builders Federation South
 Alison Quant: Hants County Council
 Alistair Robson: East Sussex County Council
 Darren Richards: Government Office South East
 Pat Tempany: South East England Development Agency
 Steve Thwaites: Planning Officers Society and Waverley Borough Council
 Fran Toomey: Medway Council
 Chris Swanwick: Planning Officers Society and Wycombe District Council
 Andy Yallop: Croudace Homes

Submissions

B.18 The Review team has also received over 125 submissions following the consultation letter issued by Kate Barker on 9 June. These have been taken into account in the drafting of this report. The submissions were received from a wide spectrum of individual and organisations:

Academic	David Adams	Sarah Monk
	Roger Alford	John Muellbauer
	Gavin Cameron	Tim Oliver
	Tony Crook	Michael Oxley
	CEBR	Anne Power
	Roger Humber	Steven Rowley
	Institute of Directors	Christine Whitehead

Individuals	John Acres James Armstrong Robert Ashton Stuart Hylton	Philip Bowcock CP England William Payne Peter Smith
Investors	Morley Fund	Prudential Investment
Local/Regional Government	Babergh District Council Berkshire Joint Planning Officers Group Bolton at Home Cambridge City Council Derbyshire County Devon and Cornwall Housing East Midlands Development Agency Government Office North East Government Office Yorkshire and Humber Greater London Authority Kennet District Council London Development Agency Luton Borough Council Merseyside Policy Unit North East Assembly	North West Development Agency North West Housing One North East Peak District Authority Reading Borough Council Sheffield City Council Peterborough City Council South England Regional Assembly South West Regional Development St Edmunds Borough Council Trafford Council Transport 2000 Uttlesford District Council Yorkshire and Humber Assembly
Other business	Barton Wilmore Planning Chaco Ltd Energy Saving Trust Hacking Ashton Solicitors Igloo Regeneration	Legal and General M Baker London First Oracle Corporation
Other professional organisations	Alter Campaign to Protect Rural England Centex Environment Agency Commission for Architecture and the Built Environment Green Party Housing Corporation	Iris Consulting Local Government Association London Residential Research Rethinking Construction Shelter Transport 2000 Our Word 2000
Housebuilders	Allison Homes Amicus Group Barratt Beechwood Homes Bellway Berkeley Bovis Home Group Cala Group	George Wimpey JA Pye Keyworker Home Ltd Lovell McCarty and Stone Peel Holdings Persimmon Homes Quintain

Professional trade bodies	Countryside Properties	Redrow
	Crest Nicholson	Robert Hitchins
	Emerson	Small Landlord's Association
	Gallagher Estates and Roger Tym & Partners	St George
	Association Graphic Information	Stanhope
	Association of Mortgage Intermediaries	Devon Strategic
	Barton Wilmore Planning	House Builders Federation
	British Property Federation	Joint Strategic Planning
	CDS Developments	National House Building Council
	Chartered Institute of Housing	National Housing Federation
	Construction Products Association	Retirement Housing Group
	Council of Mortgage Lenders	Royal institute Chartered Surveyors
	Countryside Agency	Royal Town Planning Institute
		Spath Holme
Registered Social Landlords	Hastoe	Peabody Trust
	Helena Housing	Places for People
		West Wiltshire Society

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List of boxes

- 1.1 Welfare loss due to housing undersupply
- 1.2 Housing as an investment with a high rate of return
- 1.3 Housing user cost of capital
- 1.4 The impact of price volatility on home ownership
- 1.5 Case study – East Northamptonshire
- 1.6 Case study – York and Harrogate: costs and benefits of housing restraint
- 3.1 Case study – Valuing the greenbelt: the case of Newcastle Upon Tyne
- 4.1 The vertical integration of housebuilders
- 5.1 Trading options
- 5.2 The cost of holding permissioned land
- 5.3 Bidding markets and market power
- 5.4 Controlling production rates: evidence from Hong Kong
- 6.1 An example of pre-fabrication – Murray Grove, Hackney
- 7.1 Landowners and economic rents
- 7.2 Danish land taxation
- 7.3 Previous development taxes
- 7.4 Stamp duty in other countries
- 7.5 Property taxation in the Netherlands and Denmark
- 8.1 Planning reform
- 8.2 Are we ‘concreting over the South East’?
- 8.3 The West Midlands Regional Planning Body
- 8.4 Evaluating the costs and benefits of restricting development
- 8.5 The effect of additional housing on local authority finances
- 9.1 The development control procedure
- 9.2 Examples of stages and time scales involved in the development process
- 9.3 Imperial Wharf - rail infrastructure
- 10.1 An example of cross-subsidisation

List of charts

1.1a	Housing completions, UK, 1949-2002
1.1b	Real house price indices
1.2	Real house prices and real household disposable income per capita
1.3	Excess rate of return in housing for northern and southern regions
1.4	User cost of housing in Northern and Southern regions
1.5	Regional variation in detached housing, England, 2001
1.6	Housing affordability
1.7	Ratio of lowest quartile house prices to lowest quartile earnings
1.8	Households in temporary accommodation, England
2.1	UK house price growth and housebuilding
3.1	Household types and size, England
3.2	New households able to buy in the open market, England
3.3	Net new need for affordable housing, England
4.1	Housebuilder profits and real house price inflation, 1987-2002
4.2	International comparisons of institutional investment in property
5.1	Estimated land banks of the 5 largest US developers
5.2	Length of core landbank held by UK housebuilders, 1990-2001
6.1	Availability of key construction trades
6.2	Growth in construction industry earnings
6.3	Predicted labour demand with increased housing output, Great Britain
6.4	Timber frame construction
7.1	Economic rent illustrated
7.2	UK yield from stamp duty, 1992-3 – 2002-03
7.3	Average council tax payment, England, 2001-02
8.1	Major applications granted, England
8.2	Major applications granted, Scotland

8.3	Percentage of decisions made on major housing applications made within 13 weeks, England, 2002
8.4	Percentage of decisions made on major non-housing applications made within 13 weeks, England, 2002,
8.5	Status of local authority development plans
8.6	Dwellings built on brownfield and greenfield land, England
8.7	Increasing density of new dwellings, England
9.1	Planning appeal forecast, England
9.2	Applications for major housing developments, England
9.3	Major developments decided within 13 weeks, England
10.1	Housing completions, UK, 1949-2002
10.2	Housing tenure change, England
10.3	Economic activity of social sector residents, England
10.4	Employment status of leavers and new entrants to the social sector, England
10.5	RSL completions and public expenditure, England
10.6	RSL completions and vacancies, England, 2001
10.7	RSL sector financial breakdown
10.8	Type of dwellings completed, England
A.1	Housing completions, UK, 1949-2001
A.2	Investment in housing

List of tables

1	Real house price inflation, 1971-2001
1.1	Real house price inflation, 1971-2001
1.2	Distributional consequences of higher house prices
1.3	Loan to value ratios for first time buyers (percentage borrowing at each threshold)
1.4	Sources of deposit for recent first time buyers by broad region, 1995-2001 (percentage of total for each region)
1.5	Impact on the UK economy of varying the elasticity of investment of new housing between 1994 and 2002
1.6	Benefits from different land use
2.1	Estimates of price elasticity of supply of new housing in the UK
2.2	International comparison of price elasticity of the supply of new housing
2.3	Supply elasticities: by region, England, 1973-2002
2.4	Response to a higher economic growth rate in Great Britain with different supply elasticities
3.1a	Changes in the number of dwellings, England and GB, 1991-2001(000s)
3.1b	Changes in household composition, England and GB, 1991 and 2001(000s)
3.2	Annualised housing targets, England
3.3	Household and dwelling balance
3.4	Additional private sector housebuilding required to achieve target house price trend growth rates from 2002
4.1	Top 10 UK housebuilders, 2002
4.2	Mix-adjusted prices of old and new dwellings, 2001
4.3	Counties and London boroughs where few developers are operating, 2002
5.1	Strategic land holdings of listed housebuilders
5.2	New entrants into housebuilding
5.3	Growing housebuilders
5.4	Localities of high housebuilder concentration
6.1	Wage increases for selected trades

6.2	Future requirements for trained workers: alternative scenarios
6.3	Apprenticeships per 100 workers
6.4	International comparisons of trainee carpenters and bricklayers
6.5	International comparison of labour intensity
6.6	Labour input per housing unit over time
7.1	Value of land by use in North East England, 2003
7.2	UK rates of stamp duty
8.1	Costs and benefits of development
8.2	Localised variation in the value of Section 106 contributions
9.1	Results of applications for major developments, England
10.1	RSLs by number of homes, England
A.1	Comparison of European housing tenure (percentages)
A.2	Comparison of European housing stock age profiles
A.3	Newly completed dwellings per 1000 inhabitants
A.4	Non-decent homes by tenure, England

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