

How can councils secure the delivery  
of more affordable homes?

**New models, partnerships and innovations**

# Resources available to councils



**tcpa**



**Nationwide  
Foundation**



**tcpa**

**The Town and Country Planning Association (TCPA)**, founded in 1899, is the UK's oldest independent charity focused on planning and sustainable development. Through its work over the last century, the association has improved the art and science of planning both in the UK and abroad. The TCPA puts social justice and the environment at the heart of policy debate, and seeks to inspire government, industry and campaigners to take a fresh perspective on major issues, including planning policy, housing, regeneration and climate change.

The TCPA's objectives are

- *to secure a decent, well-designed home for everyone, in a human-scale environment, combining the best features of town and country;*
- *to empower people and communities to influence decisions that affect them; and*
- *to improve the planning system in accordance with the principles of sustainable development.*

©TCPA. Published November 2017

### **Acknowledgements**

The TCPA is very grateful to the Nationwide Foundation for supporting this project, and to all the individuals and organisations who contributed to the production of this document.

**Neither the TCPA nor the Nationwide Foundation are responsible for the content or accuracy of external websites listed in this document.**



**The Nationwide Foundation** is a charitable funder which aims to increase the availability of decent, affordable housing for people in need.

Funding for this project is part of the Nationwide Foundation's strategic programme, Nurturing Ideas to Change the Housing System. A key part of this work is understanding which ideas have the potential to create change through robust testing and analysis.

- 🖱 [www.nationwidefoundation.org.uk](http://www.nationwidefoundation.org.uk)
- 🐦 [@NationwideFdn](https://twitter.com/NationwideFdn)

The Nationwide Foundation is a registered charity (no 1065552) and has limited liability being a company limited by guarantee registered in England and Wales (no. 3451979). Registered office address: Nationwide House, Pipers Way, Swindon, SN38 1NW.

The principal benefactor of the Nationwide Foundation is Nationwide Building Society.

# Contents

|  |   |
|--|---|
| Introduction to the project .....                  | 4 |
| Purpose of this guidance – and how to use it ..... | 5 |
| The TCPA .....                                     | 6 |
| The TCPA New Communities Group .....               | 7 |

## Resources available to councils, by organisation

|   |    |
|---|----|
| Association for Public Service Excellence .....             | 10 |
| Campaign to Protect Rural England .....                     | 11 |
| Chartered Institute of Housing .....                        | 12 |
| Chartered Institute of Public Finance and Accountancy ..... | 13 |
| Civitas: Institute for the Study of Civil Society .....     | 14 |
| Demos .....   | 15 |
| Homes and Communities Agency .....                          | 16 |
| Housing & Finance Institute .....                           | 18 |
| Housing Learning and Improvement Network .....              | 19 |
| Institute for Public Policy Research (IPPR) .....           | 20 |
| Joseph Rowntree Foundation .....                            | 21 |
| Local Government Association .....                          | 22 |
| Local Partnerships .....                                    | 23 |
| Locality .....  | 24 |
| National Community Land Trust Network .....                 | 25 |
| National Custom and Self Build Association .....            | 26 |
| New Economics Foundation .....                              | 27 |
| New Local Government Network .....                          | 28 |
| Royal Town Planning Institute .....                         | 29 |
| Shelter .....   | 30 |
| Smith Institute .....                                       | 31 |
| Securing high quality design of affordable housing .....    | 32 |

## Index

|                                |    |
|--------------------------------|----|
| Index, by resource types ..... | 34 |
| Index, by # tags .....         | 34 |
| Other useful links .....       | 35 |

# Introduction to the project

## The ‘How Can Councils Secure the Delivery of More Affordable Homes?’

project aims to identify and analyse examples of innovative models for delivering affordable homes that are being trialled by leading-edge local authorities. The project aims to support local authorities – both individual councils and new combined authorities – in adopting new models to tackle the crisis in housing affordability across England.

### There are a number of elements to the project:

- **Practical help for councils and combined authorities to deliver more affordable homes** *including accessible guidance for councils and combined authorities, based on the identification and analysis of innovation and existing good practice within local government in England, highlighting practical, transferable lessons. This was carried forward to implementation by identifying and working together with pilot councils in the early stages of planning. The intention is to periodically revisit the pilot councils to monitor their progress in innovating to deliver affordable housing, the findings of which will be compiled in a future report.*
- **Understanding the new policy context** *following a period of significant legislative and policy reform, the project mapped the complex and changing policy landscape and provided an analysis of the current opportunities for local authorities to build new homes, which included a review of the housing white paper (published for consultation in February 2017) and drafting responses to other policy announcements.*
- **Influencing national government** *a comprehensive evidence base – developed through desk-based research, a survey of councils and numerous individual case studies – informed this report, setting out recommendations for both national and local government.*
- **Advocacy support for elected members** *dissemination events, such as seminars and workshops, provided an opportunity for sharing best practice, lessons and peer-to-peer support between local authority councillors and officers.*

## Purpose of this guidance – and how to use it

Analysis undertaken within the project has identified a number of existing **toolkits**, **research reports** and **case studies** that can help councils to secure housing of all tenures.

The purpose of this guidance document is to help councils identify resources that can support the delivery of more affordable homes. It is aimed at interested local government councillors and officers across sectoral divides – from planning and housing departments to finance experts – and is intended to be a ‘living’ document which will be updated regularly to reflect emerging research and support available to councils. This version of the document was published in November 2017, and all the information was correct at the time of going to print.

The document is laid out **alphabetically**, by **organisation**. It provides links to the work being undertaken by each organisation, together with contact details. There is also a page on resources to help secure high quality design of new housing.

There are also indexes to help councils and delivery partners find organisational details according to the topic in which they are most interested, compiled from the **type of resource** listed and the **# tags** related to each piece of research.

### Resource types:



Advocacy



Case Studies



Evidence



Funding



Network



Task Force



Toolkit



Statistics

### # tag examples:

**#local authority innovation**

**#partnerships**

**#planning**

Social media contacts are provided for each organisation, so that council officers and councillors can follow progress on the work and get in touch with relevant organisations.



tcpa



Advocacy



Case Studies



Evidence



Network

# The TCPA

The **TCPA** is an established thought-leader in housing, planning and local government research, with a proven track record of delivering independent, high-quality and influential analysis, guidance and training. Its latest housing research includes:



## **How can councils secure delivery of more affordable homes? New models, partnerships and innovations**

(November 2017, supported by the Nationwide Foundation)



## **Building Homes, Creating Communities**

(May 2017, for the Association for Public Service Excellence)



## **Building Homes Together**

(February 2017, with the Local Government Association)



## **Homes for All: Ensuring Councils Can Deliver the Homes We Need**

(May 2016, for the Association for Public Service Excellence)



## **Housing the Nation: Ensuring Councils**

**Deliver More and Better Homes** (June 2015, for the Association for Public Service Excellence)

These publications are available from the TCPA website, at

<https://www.tcpa.org.uk/Pages/Category/planning-research>

Contact

<http://www.tcpa.org.uk/>

[@theTCPA](https://twitter.com/theTCPA)

# Tags

#local authority innovation

#partnerships

#planning



# The TCPA New Communities Group

The **TCPA New Communities Group (NCG)** provides a platform to showcase how effective leadership and cross-sector buy-in can maximise the potential for locally led growth.

Seminars, workshops and site visits are held regularly to enable councillors and officers to learn about and exchange lessons on a wide range of relevant topics.

The 19 local authority members of the TCPA New Communities Group are tackling the housebuilding crisis and are demonstrating capabilities at a local level to deliver good place-making and affordable housing solutions through strong policy and implementation.

Together, NCG members are providing innovative local leadership for plans delivering in the region of 185,000 new homes and are pioneering models for the long-term delivery and stewardship of successful places.

Contact

<https://www.tcpa.org.uk/new-communities-group>

# Tags

#local authority innovation

#partnerships

#planning



Credit: 1000 Words / Shutterstock.com



Association for Public Service Excellence  
Campaign to Protect Rural England  
Chartered Institute of Housing  
Chartered Institute of Public Finance and Accountancy  
Civitas: Institute for the Study of Civil Society  
Demos  
Homes and Communities Agency  
Housing & Finance Institute  
Housing Learning and Improvement Network  
Institute for Public Policy Research (IPPR)  
Joseph Rowntree Foundation  
Local Government Association  
Local Partnerships  
Locality  
National Community Land Trust Network  
National Custom and Self Build Association  
New Economics Foundation  
New Local Government Network  
Royal Town Planning Institute  
Shelter  
Smith Institute

**Resources available  
to councils  
by organisation**



Advocacy



Case Studies



Evidence



Network

# Association for Public Service Excellence

The **Association for Public Service Excellence (APSE)** operates on a not-for-profit basis and is owned by its members, maintaining and developing a network of officers, managers and councillors from local authorities across the UK.

APSE is dedicated to promoting excellence in the delivery of frontline services to the UK's local communities. Through the extensive APSE network, more than 250 local authorities and organisations can share information and expertise on vital frontline services, ask for advice and guidance on innovative solutions, and develop new, viable ways forward in an effort to help one another.

## Resources available

- APSE has worked with the TCPA over the course of the last three years on a series of reports highlighting the challenges facing local authorities in securing affordable homes, based on surveys of all councils in the UK. The reports also feature case studies of local authorities taking innovative approaches to securing affordable homes. The reports are:
  - **Housing the Nation: Ensuring Councils Deliver More and Better Homes** (June 2015)  
<http://bit.ly/2msWvqu>
  - **Homes for All: Ensuring Councils Can Deliver the Homes We Need** (May 2016)  
<http://bit.ly/2ijFoCW>
  - **Building Homes, Creating Communities** (May 2017)  
<http://bit.ly/2mxIesH>
- APSE's Commercialisation, Income and Trading Network supports local authorities in income generation, trading and charging, including in matters concerning local housing companies.

Contact

<http://www.apse.org.uk/>

[@apseevents](https://twitter.com/apseevents)

## # Tags

[#local housing companies](#)

[#local authority innovation](#)

[#partnerships](#)



Campaign to Protect  
Rural England  
Standing up for your countryside



Advocacy Case Studies

# Campaign to Protect Rural England

The **Campaign to Protect Rural England (CPRE)** works to protect, promote and enhance our towns and countryside to make them better places to live, work and enjoy, and to ensure that the countryside is protected for now and for future generations.

CPRE believes that to solve the housing shortage facing both rural and urban areas we must build the right types of housing in the right places. It believes that everyone is entitled to live in a home that is truly affordable and that planning policy should seek to deliver that housing.

## Resources available

- **A Living Countryside: Responding to the Challenges of Providing Affordable Rural Housing** (July 2015) is the fifth paper in CPRE's Housing Foresight series and sets out a range of solutions to increase and sustain affordable homes in rural areas.  
<http://bit.ly/2z2XKml>
- **On Solid Ground: Encouraging Landowners to Invest in Rural Affordable Housing** (November 2016) is the seventh paper in CPRE's Housing Foresight series and looks at the crucial role that landowners can play in helping to fix the rural affordable housing crisis. The paper explores how landowners can invest in affordable housing to benefit their communities, and looks at ways in which the government can make it easier for them to do so.  
<http://bit.ly/2zJOLVM>

Contact

<http://www.cpre.org.uk/>

[@cpre](https://twitter.com/cpre)

# Tags

[#community housing](#)

[#rural housing](#)



Advocacy Case Studies Evidence

# Chartered Institute of Housing

The **Chartered Institute of Housing (CIH)** is the independent voice for housing and the home of professional standards. Its aim is to ensure that everyone has a decent, affordable home in a thriving, safe community; its role is to equip housing professionals to make their contribution to that aim.

The CIH believes that investment in affordable housing is fundamental to delivering a housing system that works for everyone. Housing also contributes to the delivery of wider public objectives of economic, social and environmental wellbeing.

## Resources available

- The CIH provides a number of policy briefings and papers, outlining the business case for affordable housing, and evidencing the policy measures required to increase the delivery of affordable homes:
  - **The Case for Boosting the Supply of Sub-Market Housing** (July 2016).  
<http://bit.ly/2jnavVz>
  - **Investing in Council Housing** (July 2016, with CIPFA).  
<http://bit.ly/2yUX3LF>
  - **Working together to meet housing need** (June 2017).  
<http://bit.ly/2gNkfm7>
  - **Building Bridges: a guide to better partnership working between local authorities and housing associations** (September 2017, with ARCH and VIVID)  
<http://bit.ly/2A7wAux>

Contact

<http://www.cih.org/>

[@cihhousing](https://twitter.com/cihhousing)

# Tags

[#financing](#)

[#housing associations](#)

[#partnerships](#)



## Chartered Institute of Public Finance and Accountancy

The **Chartered Institute of Public Finance and Accountancy (CIPFA)** is the professional body for people working in public finance. CIPFA's 14,000 members work throughout the public services, in national audit agencies, in major accountancy firms, and in other bodies where public money needs to be effectively and efficiently managed.

### Resources available

- The **CIPFA Housing Network** helps practitioners meet the challenges of delivering cost-effective, good-quality social housing and self-financing. Subscribers to the network can (for a fee) receive expert advice, communicate and network with peers at events and webinars, and access web content, publications and newsletters. <http://bit.ly/2zIQPNS>
- CIPFA's online information service, **TISonline**, offers a housing discussion forum and provides guidance on policy, legislation and best practice for social housing finance practitioners through three information streams: local authority housing, housing association finance, and housing associations and RSLs VAT. <http://www.tisonline.net>
- **CIPFAstats** provides a range of housing statistics, covering housing rents, the housing revenue account, and homelessness. <http://www.cipfastats.net/cipfastats/>
- **Case studies, publications, briefings and reports** are also available on the CIPFA website on issues relating to financing social housing delivery. <http://www.cipfa.org/>

# Civitas: Institute for the Study of Civil Society

**Civitas** is an independent, cross-party think-tank that seeks to facilitate informed public debate. It searches for solutions to social and economic problems unconstrained by the short-term priorities of political parties or conventional wisdom.

## Resources available

- Civitas has produced a series of reports analysing the historical roots of the present housing situation and the role of the economic model of private sector development. Its latest report makes recommendations for how planning authorities' powers could be extended, via reforms to compulsory purchase powers, to ensure quicker delivery of both private and public housing at more affordable prices.
  - **The Housing Question: Overcoming the Shortage of Homes** (March 2016).  
<http://bit.ly/2ht5kLp>
  - **Building Homes Faster? A Commentary on the Government's Plans for Increasing the Pace of Development** (May 2017).  
<http://bit.ly/2iYgWGQ>

Contact

<http://www.civitas.org.uk>

[@civitas\\_uk](https://twitter.com/civitas_uk)

# Tags

[#community housing](#)

[#financing](#)

[#planning](#)



## Demos

**Demos** is a leading cross-party think-tank. It produces original research, publishes work by innovative thinkers, and hosts thought-provoking events. Demos has spent over 20 years at the centre of the policy debate, with an overarching mission to bring politics closer to people.

### Resources available

- **Demos' Community Builders** (December 2015) report suggests that community-led housing schemes could help to solve the national housing crisis, by encouraging greater local ownership over housebuilding. It also, through qualitative research, highlights best practice within the community-led housing sector.  
<http://bit.ly/2jXmHYA>

Contact

<https://www.demos.co.uk/>

 @demos

# Tags

#community housing



Homes &  
Communities  
Agency

# Homes and Communities Agency

The **Homes and Communities Agency (HCA)** is the Government's housing delivery body in England (outside London), with a purpose to make a home within reach of everybody. The HCA wants to play a much more active role in the house building industry, using its land, investment and expertise to ensure more homes are built for communities across all housing tenures. The HCA aims to build on its strong track record of delivery to increase the scale and pace of housebuilding and diversify the housing market, through a whole series of measures including attracting new entrants and encouraging modern methods of construction.

## Resources available

- The HCA is currently open to bids on a continuous market engagement basis for new supply affordable homes under the **Shared Ownership and Affordable Housing Programme 2016-21** <http://bit.ly/277wmeN>. Grant funding is available to support delivery of three main tenures: Shared Ownership, Rent to Buy and Affordable Rent with details to follow on the announcement in October 2017 of the availability of grant funding for Social Rent.
- The HCA also manages specialist investment programmes providing funding for housing for vulnerable groups using funding from the Department of Health and Department for Communities and Local Government (DCLG). New programmes are launched from time to time.
- For information on the rules and procedures for all providers delivering affordable housing through one of the HCA's affordable homes programmes please see the **Capital Funding Guide** <http://bit.ly/2mW4r3Q>.





Funding



Toolkit

- The HCA offers public sector bodies free access to national procurement panels for both technical and professional services, and developers and contractors. Its **Delivery Partner Panel 3 (DPP3)** <http://bit.ly/2zWBQ3D> is available now for the procurement of work to deliver residential-led development on public sector land.
- The HCA also offers free access to its **Development Appraisal Tool** <http://bit.ly/2zYP0wT> - The tool can be used to:
  - analyse whether the level of required planning obligations is viable
  - help local authorities consider the balance between affordable housing and other planning obligations
  - assess the case for financial support from the HCA under the Affordable Homes Programme
  - assess the potential land value where a local authority is considering a disposal
- The HCA makes **public land** in England (outside London) available for sale, adding value to surplus public sector sites with development potential and speeding up their sale to help increase the supply of housing and support economic growth. <http://bit.ly/2Args75>

#### Contact

<https://www.gov.uk/government/organisations/homes-and-communities-agency>

 @hca\_uk

#### # Tags

#Local authority innovation

#Public land

#Supported housing



# Housing & Finance Institute

The **Housing & Finance Institute** was established in 2015 with the support of the UK Government, businesses and councils. It has a single purpose: to boost the capacity and delivery of housing. It does this through bringing together foremost expertise in housing and finance from across the country. Working with central and local government and building relationships between capable councils, businesses and investors who want to do more or work differently.

## Resources available

### Publications

The HFI has written a number of different publications about UK housing and the practical steps that can be taken to ensure more housing is built. These are: 'Boosting the Boroughs'; 'How to Build More Homes, Faster'; 'From the Shores to the Shires'; 'Turning the Tide'; 'Repair, Protect, Build'; and 'London and the Regions'. These can be accessed at <http://thehfi.com/>

### Housing Business Ready Programme

The flagship HFI programmes are the Housing Business Ready award and the Housing Accelerator Masterclass programmes. The HFI has worked with over 60 councils to develop and share best practice examples. Free resources include a PowerPoint toolkit on presenting the successes and opportunities in your council's area, a planning permissions toolkit which allows councils to monitor delivery more effectively, and 'how to guides' on matters such as running successful business engagement events.

<http://bit.ly/2jvHYcx>

Contact

<http://thehfi.com/>

[@thehfi](https://twitter.com/thehfi)

# Tags

[#Financing](#)

[#Local authority innovation](#)

[#Partnerships](#)



**Housing LIN**

Connecting people, ideas and resources



Case Studies



Funding



Network



Toolkit

# Housing Learning and Improvement Network

The **Housing Learning and Improvement Network (LIN)** is a sophisticated network bringing together housing, health and social care professionals in England and Wales to exemplify innovative housing solutions for older and disabled people.

## Resources available

- The Housing LIN provides access to a range of free online resources for local authorities and their partners on how to assess, design, plan, fund and deliver affordable and inspirational housing with care for older people. Key topics include:
  - **Strategic housing for older people (SHOP)** - Tools to evidence the market for future supply and demand of specialist housing for older people and guides to help produce a local accommodation strategy for an ageing population <http://bit.ly/2ikDLF1>
  - **Designing innovative housing for older people** - Tools and case studies on designing accessible and adaptable housing, such as age-friendly and HAPPI design principles <http://bit.ly/2zFXXuY>
  - **Planning homes and communities for older people** - Tools and good practice on developing local housing for older people <http://bit.ly/2z5hPbq>
  - **Funding matters: extra care housing** - Guidance on sources of capital and revenue funding of specialist housing for older people, including extra care housing <http://bit.ly/2myndy3>

Contact

<http://www.housinglin.org.uk>



@HousingLIN

# Tags

#olderpeople

#planning

#extracare

#local authority innovation



Advocacy



Case Studies



Evidence



Statistics

# Institute for Public Policy Research (IPPR)

IPPR is a leading progressive think tank, with a national footprint and offices in London, Manchester and Scotland. IPPR has a strong track record of generating influential and workable ideas for policy change, as well as building political consensus around progressive policy approaches to issues including housing.

IPPR has a broad programme of work researching and influencing on a range of housing issues including housing supply, affordable housing, private renting, devolution and homelessness. IPPR's housing work has brought about change at both the national, regional and local level.

## Resources available

- **'Priced Out: The affordability crisis in London'** - This report sets out the extent of the affordability crisis in London and assesses the effectiveness of the current affordable housing offer in meeting the needs of those on low to middle incomes. It sets out the case for greater investment and a new measure of affordability to ensure affordable homes are genuinely affordable.
- **'Right To Home? Rethinking homelessness in rural communities'** - This research looks at the extent of rural homelessness and identifies a number of measures that could be pursued to address this growing problem.
- **'Closer to home: next steps in planning and devolution'** - This report made the case for a new and extended devolution deal on housing and planning. The key recommendation of this report was endorsed and adopted by the Government in its housing White Paper.
- **The Journey Home: Building a solution to unsupported temporary accommodation** - This 3-year programme of work with Justlife highlights problems in unsupported temporary accommodation alongside practical recommendations for reforming current practice.

Contact

👉 <https://www.ippr.org/>

🐦 @IPPR

# Tags

#Devolution

#financing

#housing associations

#rural housing

# Joseph Rowntree Foundation

The **Joseph Rowntree Foundation (JRF)** is an independent organisation working to inspire social change through research, policy and practice. The Joseph Rowntree Housing Trust (JRHT) is a registered housing association and care provider in York and North East England that works to inspire social change. The two organisations work in partnership to demonstrate new approaches in these areas. JRF trustees and staff are also the trustees and staff of JRHT.

## Resources available

- Tackling Poverty through Housing and Planning Policy in City Regions (March 2017) draws on a comprehensive review of strategic economic plans and growth deals, supplemented by interviews and workshops with stakeholders in city regions, to identify good practice and what more could be done through housing and planning policy to reduce or mitigate poverty. It finds that:
  - **Combined authorities are well placed to lead on poverty reduction**, given their central role in the devolution process, the growing focus on poverty and inequality, constituent authorities' housing and planning expertise, and their ability to co-ordinate across multiple policy areas.
  - **Further action could be taken in two key areas** – linking housing development to poverty reduction, and improving conditions in the private rented sector. The report sets out 14 options for city regions in these two areas. <http://bit.ly/2AmJRw0>

Contact

👉 <https://www.jrf.org.uk>

🐦 @jrf\_uk

# Tags

#devolution

# Local Government Association

The **Local Government Association (LGA)** is a politically-led cross-party organisation that works on behalf of councils to ensure that local government has a strong, credible voice with national government. It aims to influence and set the political agenda on the issues that matter to councils so that they are able to deliver local solutions to national problems.

## Resources available

- **Building Our Homes, Communities and Future, the final report of the LGA Housing Commission** (December 2016), sets out recommendations for how local and national government can work together both to build more homes and to build homes that meet the diverse needs of people and places.  
<http://bit.ly/2zZSRKB>
- **The One Public Estate programme**, delivered in partnership by the LGA and the Cabinet Office Government Property Unit (GPU), is working with more than 250 councils on projects to transform local communities and public services across the country.  
<http://bit.ly/2rOfyIX>

# Local Partnerships

**Local Partnerships** is jointly owned by HM Treasury and the Local Government Association. Its mission is to help improve and accelerate delivery by bringing high-quality commercial skills and capacity to public sector organisations. Its staff of experienced senior professionals work across a full range of disciplines. It is non-profit-making, charging fees only to cover costs.

Local Partnerships' housing programme helps local authorities to increase housing supply in their areas, working extensively with local councils, The Department for Communities and Local Government and the Homes and Communities Agency to boost local authorities' capacity, delivery capability and confidence.

## Resources available

- **Local Partnerships' Housing Delivery Vehicles Toolkit** is designed to enable councils to assess their options for setting up specific vehicles to intervene in their local housing markets and fill the gaps that the market does not address. It takes a structured approach to scoping, market engagement, vehicle development, procurement and operations.  
<http://localpartnerships.org.uk/housing-toolkit/>

Contact <http://localpartnerships.org.uk/>

 @LP\_localgov

## # Tags

[#local housing companies](#)

[#local authority innovation](#)



# Locality

**Locality** is the national network of community-led organisations, working together to help neighbourhoods thrive.

## Resources available

- **Locality provides a number of resources**, including – in Understanding the Potential of Small Scale Community Led Housing (July 2015) – case studies showing how councils can help community groups to deliver affordable housing.  
<http://bit.ly/2lbENVW>
- **The Early Stage Support programme**, funded by the Nationwide Foundation, offers expert mentoring and small grants to help affordable community-led housing projects get started.  
<http://bit.ly/1W5Yzin>
- **Locality offers fixed and flexible grant packages** for community-led housing projects, at different stages in the process, including community-led buildings. Locality is also able to offer bespoke support packages to local authorities to help them support community led housing.  
<http://bit.ly/2qnBmdZ>

Contact

<http://locality.org.uk/>

 @localitynews

# Tags

[#community housing](#)





# National Community Land Trust Network

The **National Community Land Trust Network** supports Community Land Trusts (CLTs) in England and Wales. CLTs can be used to deliver community-led permanently affordable homes for rent or sale. Councils support for increased delivery through CLTs has included planning policy and processes, land disposals, grants and loans, and support for independent enabling services for new CLTs.

The National CLT Network provides funding, resources, training and advice for CLTs and works with government, local authorities, lenders and funders to establish the best conditions to enable CLTs to grow and flourish.

## Resources available

- **The National CLT Network provides guidance and advice services** for councils to explain what community-led housing and Community Land Trusts are and what funding and resources are available to councils to support the establishment of Community Land Trusts. There are also a range of tools to help councils explore the Community Land Trust model, with case studies to help make the case for them.  
<http://bit.ly/2AJS2C1>

Contact

<http://www.communitylandtrusts.org.uk/>

[@community\\_land](https://twitter.com/community_land)

# Tags

[#community housing](#)



# National Custom and Self Build Association

The **National Custom and Self Build Association (NaCSBA)** was set up by a network of companies and individuals with the common aim of promoting self-build and custom-build as a form of housing delivery that can make a significant contribution to home-building in the UK. NaCSBA brings together developers, architects, planners, financial and warranty providers, manufacturers, self-builders, community groups and local authorities to develop, share and promote best practice in self- and custom-build.

## Resources available

- **Supported by the Nationwide Foundation, NaCSBA has produced an extensive online toolkit** of advice and good practice for local authorities, communities, planners, and public and private sector housing providers, offering a range of case studies and advice on how self- and custom-build can deliver affordable housing and how councils are addressing the sector through their plans and programmes. It also advises on how local authorities can meet their right to build duties under the Self-build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016.  
<http://customandselfbuildtoolkit.org.uk/>
- **NaCSBA's Right to Build Task Force** (also supported by the Nationwide Foundation) will initially operate for the next three years, with the aim of supporting organisations that have the potential to deliver a project or initiative at scale and pace. It works with local authorities, social housing providers, community groups and private landowners. Innovative approaches capable of wider replication are also supported. Emphasis is on initiatives that deliver more affordable custom- and self-build housing and community-led housing projects.  
<http://bit.ly/2i0dmzx>

Contact

<http://www.nacsba.org.uk/>

 @nacsba

# Tags

[#custom-build](#)

[#self-build](#)

# New Economics Foundation

The **New Economics Foundation (NEF)** is a progressive think- and action-tank, whose goal is to build the case for far-reaching economic change and to partner with other organisations seeking to build that change now. It believes in an economy that is truly just and sustainable.

## Resources available

- Supported by the Nationwide Foundation, three interlinked pieces of current research have explored the lack of access to and availability of public land for the development of affordable housing. The work is intended to help instigate new medium or large-scale community-led housing developments on public land sites that are due for private sale.

<http://bit.ly/2zh1bkZ>

Contact

<http://neweconomics.org/>

 @NEF

## # Tags

[#community housing](#)

[#public land](#)

# New Local Government Network

The **New Local Government Network (NLGN)** is a non-profit-making, independent think-tank that seeks to transform public services, revitalise local political leadership, and empower local communities.

## Resources available

- NLGN is working with the National Housing Federation on a project that will set out proposals for how local authorities and housing associations can collaborate to deliver more homes, more quickly. The research will explore how partnership working can realise outcomes greater than the sum of its parts, looking at the potential benefits of collaboration on a strategic and operational level. It will explore how collaboration can address local need; increase the provision of affordable housing; and improve the process of strategic planning to meet an area's housing need.

Contact

<http://www.nlgn.org.uk/public/>

[@NLGNthinktank](https://twitter.com/NLGNthinktank)

# Tags

[#housing associations](#)

[#partnerships](#)

# Royal Town Planning Institute

The **Royal Town Planning Institute (RTPI)** is the UK's leading professional body for planners. Its mission is to promote the science and art of planning for the benefit of the public through advocacy, research and public engagement. With 24,000 members, it is the largest planning institute in Europe. The RTPI maintains standards of planning practice among its members, who work in all sectors.

## Resources available

- **Delivering Large Scale Housing** (September 2013) discusses the challenges involved in delivering housing at scale generally, making recommendations on how decision-makers can overcome perceived barriers to unlocking the right places for housing.  
<http://bit.ly/1wuXEYX>
- **Better Planning for Housing Affordability** (February 2017) sets out the positive role that planning can play in delivering better housing affordability and issues a call to redevelop policy in ways which are less theoretical and more grounded in practice, based on what actually works locally.  
<http://bit.ly/2jvzvpL>
- **The 'Local Authority Direct Provision of Housing' research project**, supported by the RTPI and the National Planning Forum, aims to identify the practical ways in which local authorities in England are engaging in the direct provision of housing in their areas (report to be published in December 2017).

Contact <http://rtpi.org.uk/>

 @rtpiplanners

## # Tags

#local authority innovation #planning

## Shelter

**Shelter** is a registered charity that campaigns to end homelessness and bad housing in England and Scotland. It gives advice and information to, and provides advocacy for, people in need, and tackles the root causes of bad housing by lobbying government and local authorities for new laws and policies to improve the lives of homeless and badly housed people.

### Resources available

- **The New Civic Housebuilding manifesto** (March 2017, distilled from a longer Shelter report of the same title) makes the case that England's current housebuilding system cannot solve the housing shortage on its own, arguing that new forms of 'civic housebuilding' are needed, drawing on the best traditions from the past, to bring land into development at lower values and so enabling the building of good homes that are affordable and come with decent new infrastructure.  
<http://bit.ly/2jufbF2>



# Smith Institute

The **Smith Institute** is a leading, independent, not-for-profit, public policy thinktank. It aims to inform, develop and promote policies that can help to create a society which is productive and prosperous, but which shares its wealth and power through a strong sense of social justice and fairness.

## Resources available

- The Smith Institute has produced a series of publications examining various aspects of the housing sector, including:
  - **Local Housing, Community Living: Prospects for Scaling up and Scaling out Community-led Housing** (January 2016)  
<http://bit.ly/2Bh5A8S>
  - **Halfway House: The Opportunities and Limits of Devo-housing in England** (April 2017)  
<http://bit.ly/2pYfypk>
  - **Delivering the renaissance in council-built homes: the rise of local housing companies** (October 2017)  
<http://bit.ly/2hSLr4a>

Contact

<http://www.smith-institute.org.uk/>

[@smith\\_institute](https://twitter.com/smith_institute)

# Tags

[#community housing](#)

[#devolution](#)

[#local authority innovation](#)

# Securing high quality design of affordable housing

Councils are best placed to secure high quality design of affordable homes. The following additional links provide more information about resources available to councils:

**Building for Life 12** <http://www.builtforlifehomes.org/>

A government-endorsed industry standard for well-designed homes and neighbourhoods. Local authorities are encouraged to use it to guide discussions about creating good places to live, as well as to assess the quality of proposed and completed developments. It is led by CABI at the Design Council, Design for Homes and the Home Builders Federation. Building for Life comprises 12 straightforward questions about development covering the following topics: integrating into the neighbourhood; creating a place; and street and home.

**Housing Design Awards** <http://hdawards.org/>

Awards first created in 1948 that champion skills and innovation in design, and showcase design ideas to government and industry. Award categories cover sustainable development, rural housing, regeneration, custom-build and housing for older people.

**Practical Guide for Creating Successful New Communities.**

**Guide 3: Design and Masterplanning (November 2017):**

<https://www.tcpa.org.uk/guidance-for-delivering-new-garden-cities>

The TCPA has produced a suite of guidance with practical steps for all those interested in making C21st Garden Cities a reality.

## # Tags

#design

#local authority innovation

#supported housing





# Indexes

## Index, by resource types (pages)

- **Advocacy:** 6, 7, 10, 11, 12, 14, 20, 22, 25, 29, 31
- **Case studies:** 6, 7, 10, 11, 12, 13, 15, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31
- **Evidence:** 6, 7, 10, 12, 14, 15, 18, 20, 21, 22, 26, 27, 28, 29, 30, 31
- **Funding:** 16, 19, 24, 25
- **Network:** 6, 7, 10, 13, 18, 19, 25
- **Statistics:** 13, 18, 20
- **Task force:** 26
- **Toolkit:** 16, 18, 19, 23, 26

## Index, by # tags (pages)

- #Community housing:** 11, 14, 15, 24, 25, 27, 31
- #Custom-build:** 26
- #Design:** 32
- #Devolution:** 20, 21, 31
- #Extra care:** 19
- #Financing:** 12, 13, 14, 18, 20
- #Housing associations:** 12, 20, 28
- #Local housing companies:** 10, 23
- #Local authority innovation:** 6, 7, 10, 17, 18, 19, 22, 23, 29, 30, 31, 32
- #Older people:** 19
- #Partnerships:** 6, 7, 10, 12, 18, 28
- #Planning:** 6, 7, 14, 19, 29
- #Public land:** 17, 27
- #Rural housing:** 11, 20
- #Self-build:** 26
- #Supported housing:** 17, 32

# Other useful links

## Publications

- **How to set up a Local Housing Company: A Practical Guide.**  
By Mark Baigent. 3Fox International, March 2017  
<http://bit.ly/2mu5APN>
- **From Statutory Provider to Housing Delivery Enabler: Review into the Local Authority Role in Housing Supply. The Elphicke-House Report.**  
By Natalie Elphicke and Keith House. Department for Communities and Local Government, January 2015.  
<http://bit.ly/1zRm2tq>

## Organisations

- **Good Homes Alliance** <http://goodhomes.org.uk>
- **LGIU** (Local Government Information Unit) <http://www.lgiu.org.uk/>
- **National Association of Local Councils** <http://www.nalc.gov.uk/>
- **National Housing Federation** <http://www.housing.org.uk/>
- **National Planning Forum** <http://www.natplanforum.org.uk/>
- **Solace** (Society of Local Authority Chief Executives) <http://www.solace.org.uk/>
- **World Habitat** <https://www.world-habitat.org/>



**tcpa**



**Nationwide  
Foundation**

How Can Councils Secure the  
Delivery of More Affordable Homes?

**New Models, Partnerships  
and Innovations.**

## **Resources Available to Councils**

November 2017

### **Town and Country Planning Association**

17 Carlton House Terrace  
London SW1Y 5AS  
020 7930 8903

[tcpa@tcpa.org.uk](mailto:tcpa@tcpa.org.uk)  
[@theTCPA](https://www.thetcpa.org)

[www.tcpa.org.uk](http://www.tcpa.org.uk)