Affordable housing opportunities for private housebuilders

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This session

• Private sector affordable housing provision
• Opportunities in the sector
• a new model for house building?
Wates Living Space

• Part of the family owned Wates group
• One of the UK’s leading affordable housing contractors
• Build or refurbish around 20,000 homes each year
Affordable housing provided by:
- RSLs
- Private developers
- Local Authorities
Breakdown

- HC Funded
- HC/Developer
- Developer Funded
- Other
There was a plan…
240,000 homes per year…
But now...

Housebuilder may axe 1,000 jobs

Construction crisis: Taylor Wimpey takes £1.5bn hit as property values slashed

Public housing work hits six year low

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CPA predicts three-year slump
The future?
Opportunities in the current market?

- Grant available to housebuilders, LAs and ALMOs
- Formation of HCA
- LHCs
- Other product types
  - Supported housing
  - Student accommodation
Do we have the right model?

- Variations in housing demand
- A planning system that is probably not fit for purpose
- Under increasing cost pressure
- Lacking a major professional private rented sector
- Influenced by best consideration regulations
- Doesn’t consistently apply a team approach
Opportunity to revisit traditional model?

- Partnerships with Public Sector
- Partnerships with Private Sector
Opportunity for a collaborative approach?

- Volume procurement to drive down cost
- Risk sharing
- Working with energy suppliers for new energy solutions
- Multiple tenure and use
- Meaningful community development
Our approach

- Specialists in affordable housing projects
- Always in partnership
- Provide a full range of capabilities
- Long-term relationships
- Focus on CR issues
In summary...

- There are opportunities
- They may require a different approach
- A new model could emerge
- It would have benefits beyond the delivery of housing
Thank you

Above all, it’s about people