

Membership: Homes for Londoners Board sub-group – New Delivery Models

1. Liz Peace CBE (Chair)
2. Dominic Grace (Head of London Residential Development, Savills)
3. Adam Challis (Head of UK Residential Research, JLL)
4. Waqar Ahmed (Group Director of Finance, L&Q)
5. Jennie Daley, (UK Director of Planning, Taylor Wimpey)
6. Jon Di-Stefano (Chief Executive, Telford Homes)
7. Alan Collett (Executive Chairman, Hearthstone Investments)
8. Andrew Pratt (Senior Advisor, Housing Growth Partnership)
9. Ben Denton (Group Director, Strategy and Business Development, Keepmoat)
10. Jonathan Goring (Managing Director, Lovell)
11. Charlie Ferguson-Davie (Chief Investment Officer, Moorfield)
12. Pete Gladwell (Head of Public Sector Partnerships, Legal and General)
13. Gerald Almeroth (Strategic Director – Resources, London Borough of Sutton)
14. Andrew Sivess (Group Manager Assets & Funding, London Borough of Barking and Dagenham)
15. Joanna Killian (Partner and Head of Local Government, KPMG)
16. Robbie Erbmman (Head of Housing Strategy, TfL)

Terms of reference: Homes for Londoners Board sub-group – new delivery models

Context

The long-standing gap between London's housing requirements and its level of new supply suggest that the existing set of housing delivery models are insufficient to meet London's needs.

The 'pipeline' of permitted units either under construction or not started continues to grow, but delivery is constrained by sales rates (speculative developers), affordable housing subsidy (housing associations and councils), or land (Build for Rent providers and others?).

Whilst the planning system is approving large numbers of units, the process remains time-consuming, uncertain and oppositional. Finally, the public sector is unable to capture more than a fraction of the land value growth that results from its own investment.

Issues for consideration by the sub-group

- What new business models would drive an increase in housing supply?
- How could joint ventures between public and private sector be used to increase and/or accelerate delivery?
- What funding/delivery models could enable the public sector to capture land value growth as a result of transport or other public sector investment?

Outputs

The sub-group should prepare a report for the Board highlighting their findings, with a particular focus on which delivery models are worth piloting or investigating further, and what legislative or other changes might be required to take them forward.

Who needs to be involved?

It is suggested that Liz Peace chair this sub-group and be supported by the Housing Policy team, but that a wider group of stakeholders will also need to be involved. It is suggested that these include:

- housebuilders;
- Build for Rent investors/developers;
- long-term private sector investors;
- housing associations;
- TfL property; and
- London boroughs.
- central government.