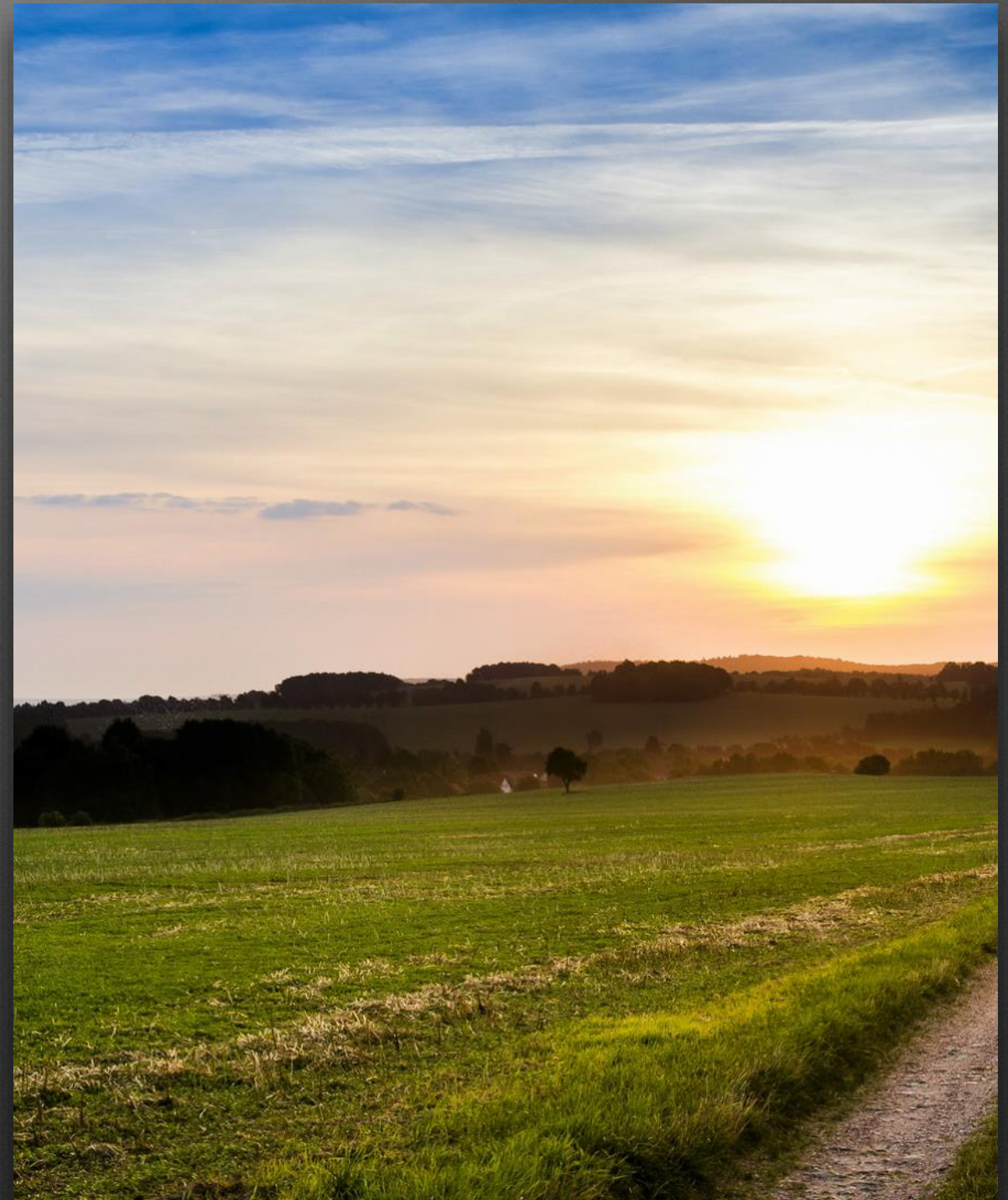


Political Challenges to Increasing Supply of Housing

Cllr. Andrew Montague
MSc Spatial Planning



City Centre Vs Greenfield



City Centre Vs Greenfield

- Financing apartments Vs Financing houses
- Cost of assembling a site
- Challenges of getting planning permission

City Centre Vs Greenfield

- Cost of clearing site
 - Potential toxic material
 - Potential archaeological findings
- Cost of underground car parking
- Long duration of project

Political Challenges to delivering Housing



Jane Jacobs Planning Principles

- Density
- Permeability
- Mixed Use



Political Challenges to delivering housing

- "The sort of people who own houses or want to buy houses are the sort of people who vote"
 - John McManus Irish Times 17th May
- Resistance to Density
- Resistance to Permeability

Political Challenges to delivering housing

- Local residents insist on high levels of parking provision
- Resistance to student accommodation
- Resistance to homes for single people

Is Social Housing the answer?



Challenges of Social Housing

- Poor allocation of resources
 - Lottery system
 - Doesn't always match people's needs
 - Elderly people walking up stairs
 - Fathers with access to children are only entitled to one bed accommodation

Challenges of Social Housing

- Poor facilities
 - fewer shops
 - smaller range of shops
 - Harder to access GP care

Challenges of Social Housing

- Antisocial Behaviour
 - Most families are a credit to their communities
 - Small numbers of chaotic families can destroy a community (Michelle Norris)
 - The law makes it difficult to deal with antisocial behaviour, drug dealing and dumping

Potential Solutions

- Increase cost of hoarding land
 - Site Value Tax
 - Vacant Site Levy
 - Strengthen CPO powers of councils

Potential Solutions

- Reduce cost of building
 - Reduce Development Levies
 - Reduce VAT on development

Potential Solutions

- State Housing Body
 - Build high quality apartments to rent
 - Build in right locations
 - Available for anyone to rent

Potential Solutions

- Charge Market rents
 - Increased supply – reduce rents
 - Any profits pumped back into new development

Advantages of State Housing open to all

- Social Mixing
- State captures any rise in value of property
- Increased supply of homes in right locations
- Tenants get homes that suit their needs
- Private sector has to provide a high quality affordable product to compete

Thank You



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