

Affordable Housing in Queensland



The U.K Experience

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Analysis & Policy Directions



- Rapid increase in house prices in 1998 – 2003
- Prices starting to increase again in last few months
- Concern that lack of housing affordability was effecting economic performance
- Impacts on European integration agenda
- Increasingly polarised cities; and North/South
- Need to develop new products for low to moderate income households

Barker Review...



- Review of housing supply published 2004
- Confirmed need for substantial increase in housing supply to improve affordability
- Recommended major increase in government investment in affordable housing
- Use of planning system with clear affordable housing targets

Barker Review



- Increase in land supply for housing, and simplified planning system
- Development of ‘intermediate housing’ products
- Major growth areas in London and South East
- Integration of housing and planning strategies at the regional level

Government response to Barker Review...



- Policy aims
 - A step on the housing ladder for aspiring homeowners
 - Quality and choice for renters
 - Mixed, sustainable communities
- Increase additions to housing stock from 150,000 to 200,000 a year
- Reforms to the planning system – land release and supporting infrastructure

Government response to Barker Review



- Planning gain supplement to support infrastructure costs
- Significant increase in social housing supply
- Home ownership programs – shared equity (Taskforce)
- Planning policy to support affordable housing
- Emphasis on mixed communities and quality environments

Social and affordable housing...



- Delivered through housing associations
- Development partnership around 100 developing associations
- Mixed funding
 - government grant
 - planning gain
 - borrowings
- 44% (12,700) social housing dwellings in 2002/03 involved some element of planning gain

Social and affordable housing



- Planning gain usually mixed with other forms of funding
- Increasing range of affordable housing products
 - social housing for rent
 - intermediate rental (sub-market rental)
 - shared equity
 - discounted sales
 - focus on key workers in some programs

Strategic planning for housing...



- Regional Housing Boards responsible at regional level
- Local authorities (354 in England) responsible for local housing strategies
- Housing strategies encompass
 - Housing needs and market analysis (increasingly sub-regional)
 - Targets and resources for social and affordable housing
 - Asset management strategies for social housing

Strategic planning for housing



- Improvement strategies for private sector housing
- Planning for housing and support
- Five year strategies, reviewed annually
- For affordable housing, integrated with planning policies

Planning system contribution to affordable housing...



- Targets established through housing needs analysis in local plans
- Supplementing planning guidance
 - definition of affordable housing (price points)
 - site – specific targets
 - options for mix of types of affordable housing and target groups

Planning system contribution to affordable housing



- Partnership arrangement between developers and housing associations
- Funding arrangements – mix of planning gain, public funding, borrowings