

The Invite

14 March 2018 13:03

You are invited to:

Edge Debate 82: Spirit of Stevenage

We have all been to a lot of housing debates where it all seems a bit intractable. The Edge felt the need to try something different...

The last great housing crisis was after the war. More than a market solution was needed and we got the iconoclastic 1947 Planning Act.

We have another great crisis that does not look like it is going to get solved by market forces alone. What should we do if we really believe providing enough houses at prices people can afford is not just a priority but the basis of future prosperity and stability?

Our debate imagines that the PM asks this question and creates a task force to go away *think the unthinkable* – what would be today's equivalent of the 1947 Planning Act?

We have a panel of experts, led by Gary Younge of the Guardian and son of Stevenage. We know what the market solution is and we can imagine what an extreme position might be. What we want from our panel is something between, unthinkable in terms of today's politics, but nevertheless possible at a stretch and perhaps even practical.





Gary will play the part of the cabinet minister charged with preparing The Plan and you, the audience, will be the experts convened to offer ideas and criticism for the emerging policy to be presented to the Cabinet. The debate will ask not whether ideas are unthinkable, but whether they are not unthinkable enough, or are they just too unthinkable. The debate is about finding workable, if, for some, unpalatable, escape routes from our current predicament.

Chair: Gary Younge, The Guardian

Speakers: Matt Leach, Chief Executive, Local Trust
Nick Corbyn, Senior Development Manager, Land Securities
Stuart Andrews, National Head of Planning & Infrastructure Consenting, Eversheds
Vicky Pryce, Board member, Centre for Economics and Business Research (Cebr)
Tom Mann, Director Residential Development, Savills
Andrew Screen, Managing Director, Trade Risks Ltd

Venue: Eversheds Sutherland
1 Wood Street, London EC2V 7WS

Timing: Debate 6.00 (for 6.30) – 8.00 pm
Drinks and networking - until 9.00 pm

The debate is being run by the Edge and Eversheds as a by-invitation only event. If you would like to attend please register by attendee name on [Eventbrite](https://www.eventbrite.co.uk/e/edge-debate-82-spirit-of-stevenage-tickets-43428363404?ref=estw) (<https://www.eventbrite.co.uk/e/edge-debate-82-spirit-of-stevenage-tickets-43428363404?ref=estw>)

Places are limited and will be allocated on a first come basis



contact@edgedebate.com

Debate Flyer Spirit of Stevenage flyer

14 March 2018 13:03



ED82 - Spirit of Stevenage flyer v4

George Adams PPCIBSE Spie
Prof Roberto Amendolia Firmly Italian Emb'y
Guy Battle Social Value Portal
Dr Bill Bordass Usable Buildings Trust
Chris Beauman EBRD
Francesca Berriman CIAT Chief Exec
Richard Boyd Arup Assocs.
Richard Brindley R.Brindley Consult Ltd
Jane Briginshaw JB Assocs
Caroline Cole Colander
Paddy Conaghan Hoare Lea
Dr Frank Duffy PPRIBA Co-Founder
 DEGW
Dr Garry Felgate Assoc Cons of Energy
Rachel Fisher Co-Founder of Urbanistas
Prof Max Fordham PPCIBSE
Andy Ford PPCIBSE LSBU
Simon Foxell The Architects Practice
Bill Gething Sustainability + Architecture
Julie Godefroy Julie Godefroy Sustainability
Jim Green Baylight Properties
Prof Peter Guthrie University of Cambridge
Dave Hampton The Carbon Coach
Prof Colin Haylock PPRTP1 Haylock P&D
Stephen Hill C₂0 futureplanners
Mike Hitchens Pell Frischmann
Sue James TDAG
Dr Dorte Rich Jørgensen Atkins
Chris Jofeh Arup
Prof Paul Jowitt, PPICE Heriot-Watt U
Sara Kassam CIBSE
Prof Doug King University of Bath
David Lindsey Max Fordham LLP
Richard Lorch BRI Editor
Ciaran Malik engineers HRW
Hal Moggridge Colvin and Moggridge
Dr Mike Murray DMPPIP
Robin Nicholson Cullinan Studio
Prof Tadj Oreszczyn, UCL
Michael Pawlyn Exploration Architecture
Adam Poole Buro Happold
Dr Sunand Prasad PPRIBA P + P LLP
Prof Flora Samuel University of Reading
Andrew Scoones ngenuity Ltd
Prof Richard Simmons Bartlett, UCL
Oliver Smith 5th Studio
Simon Sturgis sturgis carbon profiling
Lynne Sullivan LSA Studio
Helen Taylor Scott Brownrigg
Ian Taylor FCB Studios
Eddie Tuttle CIOB
Chris Twinn TwinnSustainabilityInnovation
Prof Lorna Walker LW Consulting
Michelle Wang Kings College London
Dr Eleanor Warwick Clarion Housing Group
Jane Wernick engineers HRW
Prof Mark Whitby PPICE whitby wood
Ollie Wildman Ramboll
Albert Williamson Taylor AKT II

Spirit of Stevenage

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The Panel

14 March 2018 12:56

Debate Chairman: Gary Younge, Guardian

Panel

Matt Leach (Big Local)

Nick Corbyn (Land Sec)

Tom Mann (Savills)

Stuart Andrews (EvS)

Vicky Pryce (CEBR)

Andrew Screen

Bios

Nick Corbyn

Nick is a Chartered Builder, qualified carpenter and holds a Ph.D in French Philosophy from Cambridge University. He works in Retail Development at Landsec where he champions mixed use redevelopment, Build to Rent and Modern Methods of Construction. He is currently leading pre-app discussions on a major regen scheme in West London.

Structure of the debate

14 March 2018 13:04

We had a meeting yesterday to explore what we all think about the housing challenge, where we think the problems and answers lay and on how much of this we can agree on.

We agreed that the market solution, even after new policy announcements yesterday, is unlikely to solve the problem and that the government needs to take a more interventionist role.

We also recognised that everyone could talk about everything and that a clear structure for who would be talking about what is needed to keep this on the rails and to end up with something that is worth saying. Therefore the following is proposed.

The debate needs to start with a clear statement for what solving the housing crisis amounts to. Is it a number of new build at a particular average price? Does place-making enter the equation? Does it include a measure of sustainability and resilience for the industry, is it about an investment in the country that will achieve a particular level of growth. It is for you, the panel to say what you think this should be. Gary should include this in an introduction.

We touched on a number of issues that cause or exacerbate the housing crisis. These include:

Problem	Category
Rising population	demand
House prices beyond the reach of generation rent	demand
Poor incentives for the private sector to do more	demand
Poor ability for the public sector to be given much responsibility for solving the	demand
Not enough houses	supply
Inability to build enough	supply
Inability to incentivise the building of enough	supply
Low Capacity of the industry, age of the workforce and loss of migrant labour	supply
Land supply and cost	regulator y
The planning system	regulator y
Cost of infrastructure to 'wire' in significant housing expansion	regulator y
Failures of other parts of the system (pensions, social/old age care & needing to give children a rung on the ladder) so that we remain wedded to home ownership	regulator y
High price of property makes UK uncompetitive	

It became clear that in talking through how these interrelated problems could be addressed we were, at some level, talking about demand, supply and the regulatory environment. It is proposed that we use these categories to structure the event. These are not exact categories and there is some 'stretch' and overlap involved to get the problems to fit the categories. What is meant by each of the categories is as follows:

1. A supply-side response with the public sector stepping in to provide (or create the circumstances for others to provide) high numbers of homes for rent. A 21st century version of council houses.
2. A regulatory response involving sorting out the failing planning system in which few have

confidence any more. The aim would be to achieve a system that offered greater certainty, consistency and reduced developer risk. A suitable model might be one of the many other northern European countries who have a stable and high quality housing system

3. A demand-side response involving redistribution of wealth from home-owners to the younger, aspirant generation of home-seekers. This might be via a capital gains tax on residential property including higher inheritance taxes. (See Piketty etc.). The intention is to reduce the 'investment value' of homes to allow a greater concentration on the 'utility value'.

While a case can be made for each for putting each in another category, and we can easily do that, what is important is to divide up what needs to be said with who is best placed to say it. From what was said yesterday I think it might look like this, but again, adjustments can easily be made.

Speaker	Category
Vicky Pryce	Demand side Response
Tom Mann	Demand side Response
Matt Leach	Supply Side Response
Andrew Screen	Supply Side Response
Stewart Andrews	Regulatory Response
Nick Corbyn	Regulatory Response

We would like to run the debate with each panellist touching on the nature of the problems within his / her category and the range of possible solutions available. A discussion of the range of solutions might be structured around light, medium and heavy levels of intervention.

When we have been through the panel there will be a number of options from each category. Gary's key role is then to help to see (aided and abetted by the economists on the panel – we might be joined by Frances Coppola) how far different combinations of options can be assembled into something that is viable – do the options work together to achieve the opening statement on what solving the housing crisis means - and which seems the right response to the question what is the fall-back position for the housing crisis if a market solution fails.

Regards

Adam

Programme For Evening

14 March 2018 13:05

Dear All

Pre-meeting invite

Time: 5-6pm

Date: 19 March 2018

Place: Eversheds-Sutherlands, 1 Wood St, London EC2V 7WS

It was a very good meeting with had on 6 March and as there has not been push back on the plan suggested below I think we have something we can work with. Mukhtiar has kindly suggested that we could all meet at Eversheds-Sutherlands at 5pm on 19 March for a pre-debate briefing. I don't know how people are placed but this seems an extremely good idea, not only to warm up and to feel comfortable with each other but to try out ideas you may have been working up within the suggested demand, supply and regulation structure.

What was apparent from the briefing was that everyone could just about talk about everything and so a bit of structure is necessary. But it is also clear that everything is inter-related, and so you can't get very far talking about supply without talking about demand and so forth. There is value therefore, if people have had a bit of think about what they want to say and some idea of where it crosses the 'demand', 'supply' and 'regulation' boundaries, to quickly run through this with each other so we can be aware of where batons can be passed from one another.

If people have made notes on what they intend to say and these can be shared, then so much the better.

The plan for the debate is

Indicative start time	Item	Remarks
1830	General introduction from Mukhtiar	Why Eversheds-Sutherland Why Edge Debate as a role play (it is about exploring the unthinkable), objectives and timings and structure for the evening, Introduce Gary
1835	Panel introduction from Gary, how we are structuring debate around 'demand', 'supply' and 'regulation' and how we will structure the panel discussion	Who the panel members are
1845	Panel discussion Round 1, chaired by Gary	Each panel member gives a view and identifies a tame and a radical position within this general view (which might really be about redistribution in the various forms it can take).
1915	Panel discussion Round 2, chaired by Gary	Gary (with the help from Vicky?) summarizes what has been heard and suggests an outline way in which the six positions can be combined. We then go through the panel with members making adjustments to conform to the suggested collective position that Gary has

		NB: Vicky needs to leave at 7.30pm
1945	Questions from audience, chaired by Gary	Audience questions can be addressed to the panel but also to other audience members
2015	Closing remarks Mukhtiar and Adam (or Gary)	What we think we heard, show of hands from audience on what they think of what we have heard. Vote of thanks

Please could each panel member send through a short biographical note for inclusion in the debate proceedings and to allow Gary to make a one of two line introduction of that panel member

Initial Thoughts: Tom Mann, Savills

14 March 2018 12:57

From: Tom Mann [<mailto:TMann@savills.com>]

Sent: 27 February 2018 21:36

To: Adam Poole <Adam.Poole@BuroHappold.com>; Wendy Joynes <Wendy.Joynes@localtrust.org.uk>; StuartAndrews@eversheds-sutherland.com; andrewscreen@traderisks.com; gary@garyyounge.com; Matt Leach <matt.leach@localtrust.org.uk>; Corbyn, Nick <Nick.Corbyn@landsec.com>; vicky.pryce@cebr.com; Robin.nicholson@cullinanstudio.com; sf@architectspractice.com; sf@architectspractice.com; lynne.sullivan@lsastudio.co.uk; briginshaw@outlook.com; JaneW@engineers-hrw.co.uk; dr.rtsimmons@gmail.com; suejamesriba@gmail.com; MukhtiarTanda@eversheds-sutherland.com; DanielLucchese@eversheds-sutherland.com

Subject: Re: Edge Housing Debate / 19 March / Briefing note

Hi Everyone,

Further to Adam's initial briefing email I have had a stab at an initial outline. I appreciate that with my speciality in residential development this might be somewhat myopic. I was asked to be controversial and have had to fight my natural bent to be somewhat conservative. Andrew, I welcome your comments on funding and agree that viable opportunities are in ever increasingly short supply and maybe the Govt should just build more houses!

Please do pile in with any comments/thoughts as to how we might want to direct this.

I am away for a few days overseas but will pick up first thing on Monday.

Best,

Tom

How do we solve the Housing crisis?

Key issues:

There's plenty of land (especially brownfield and leaving greenbelt aside), how do we build more homes on it?

- Incentivise landowners to either sell for development or develop themselves (tax breaks/fines for undeveloped consents)
- Build more, faster, better and cheaper

What is preventing this more being delivered?

- There is currently no incentive to save costs and reduce cost burden to tenants/buyers/RPs/funders
- Contractors and architects – Fee structures incentivise them to increase costs
 - Consider structures that promote cost savings with profit shares?
 - With off-site construction, requirement for main contractors could be removed thereby

removing the c20% of build cost

- More leakage in the cost chain?
 - Developers? – are developers needed by landowners if off the shelf, planning friendly solutions are purchasable direct from subcontractors and with professionals filling in the other service requirements (CM/PM etc)? That would save another c20%

What can we do about it?

- Prioritise affordability and buildability over the fight for every square inch
 - Rewards for reducing costs and programmes? If it is more affordable then there is less requirement for Affordable housing, if open market sale prices are able to stay below a certain threshold then there is a significant reduction in the requirement for Affordable housing?
- Accelerate planning process for simple, quick builds. Make delivery a priority. This would encourage a more rigorous approach to understanding how to deliver expediently and stop land-banking and artificially drawn out sales and delivery programmes preferred by housebuilders

So, this house proposes that landowners can build on sites with minimal planning intervention if they use a range or pre-prescribed building types using specific building methodologies. If they can therefor reduce the cost and programme risks associated with delivering housing then those savings can be passed on to funders, purchasers and RPs thereby creating more genuinely affordable housing in a shorter space of time. Building design and aesthetics can be managed with an agreed local vernacular (LA's to determine).

If the above can be addressed it is the house's view that there would be significant incentives for landowners to build housing in very large quantities. It also removes the requirement for Help to buy by incentivising lower sales prices rather than propping up inflated prices that are a result of excessive build costs/profitteering by land bankers.

Initial Thoughts: Andrew Screen

14 March 2018 12:59

Thanks Adam, and I look forward to hearing from Tom and my initial market observations from a funding perspective are:

- 1) There is a huge amount of funding available from the private sector, from both GP (short dated) and LP (long institutional funding) funds primarily with a target of Build to Rent, Discounted Market Rent(Affordable Private Rent) and Retirement for Rent/Later Living. There is also investment funding available for Shared Ownership and Keyworker housing, including £250m from our own new REIT (<https://www.resi-reit.com/>) . Essentially, other than public sector funding there are billions available for investment into long-income residential tenure, which matches long dated pension fund obligations.
- 2) There is however a huge lack of suitable funding opportunities – i.e. standing investment or development sites either with planning consent or can secure planning permission within one year.
- 3) I would like to see more residential development on public sector land and encourage Residential Providers to develop long-term private sector tenures to cross-subsidize social and affordable tenures .
- 4) I am promoting funding structures which allow the public sector (local authorities) and RP's to co-invest land in development and receive income and profit in perpetuity, which they can then use to provide more affordable/social tenure units if they wish (without local authorities or government rental or repayment guarantees).

Alternatively government could just build more houses ;-).

My availability for next week is :

Monday after 1pm

Tuesday anytime till 5pm

Wednesday from 3pm

Thursday 9-11am or 3pm onwards

Friday anytime

Best regards

Andrew

Andrew Screen

Managing Director
TradeRisks Limited

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Email: andrewscreen@traderisks.com

Initial Thoughts; Nick Corbyn Land Securities

07 March 2018 13:47

All,

My stream of consciousness from a leftfield, big picture perspective.

- How do we find the most useful questions to ask when analysing any practical problem?
- In this case, one way to start to pull out useful questions about housing would be to set up real estate, and therefore housing, as a physical symptom of deeper, longer term macro-political, economic, demographic, environmental, fiscal etc etc. trends. (cf, acne to hormones!)
- This allows us to identify those trends which have resulted in this 'breakout' of homeS-"less"-ness
- And more importantly, which are the trends which have 'levers' that a national Government can pull (ideas without action are just regrets)

There's something in the 1980's-onwards, London housing boom (arguably triggered by the tax treatment of foreign wealth), it's ripple effect on the commuter belt, the echo effect of the spending power created in the Shires by those moving out from London, the partition of design from construction in the industry, longer-living Generation X and Y, pursuit of GDP as the measure of national success (and by implication "happiness"), the fragmentation of the family unit, the abolition of Child Benefit...

The biggest single factor, imo, is the equity created by the rampant performance of the housing market since 1980 *coupled* with the abject failure of the business model of the construction industry (for which clients take as much blame as the main contractors, btw). Demand is king and supply is very poor.

Unpicking the latter is relatively easy and involves transitioning construction towards manufacturing (as I've discussed with Adam recently). Sorting the former is a complex issue that cuts to the heart of the purpose and point of our UK society, and indeed the premise of the social contract that underpins it (I give up my right to do whatever I want and abide by common rules for the greater good, in return for a level of security and prosperity I would otherwise not enjoy). It's not just housing which isn't working. I'm not sure the premise of working really hard and behaving well holds up as well as it did for my parents' generation. Housing is just the one symptom we all agree on, or, that the mainstream media has agreed upon (cue Gary..).

In conclusion, my starter for ten is that the housing problem is one part of a much bigger problem to solve. We live, work, socialise, travel, monetise, relate, communicate and inhabit dwellings very differently now to 40 years ago. We can't fix housing in a vacuum.

Nick

Initial Thoughts: Robin Nicholson

14 March 2018 13:01

I agree the money is there, as is the land but can I suggest that managing the price of land is a bigger problem than managing the price of the home. And, given that we are playing a political game, would it not be helpful to have a vision of what the proposed future looks like (physically) as I think the existing models are poor - towers in particular are an inefficient use of land and energy however elegantly designed, the mythical garden city is just that and I dont think Milton Keynes is the answer?

Robin

Who has accepted

14 March 2018 13:02



ED82-attendees-180228

Edge Debate 82: Spirit of Stevenage

Monday, 19 March 2018 from 18:30 to 21:00 (GMT)
Eversheds Sutherland - 1 Wood Street - EC2V 7WS London - United Kingdom

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Edge Debate 82: Spirit of Stevenage

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<input type="checkbox"/>	Shariff	Yasmin	1	Edge Debate	Free Order Order 43428363404-735190836
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<input type="checkbox"/>	Slade	Daniel	1	Edge Debate	Free Order Order 43428363404-735808794
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<input type="checkbox"/>	Swenarton	Mark	1	Edge Debate	Free Order Order 43428363404-733940638
<input type="checkbox"/>	Thompson	Guy	1	Edge Debate	Free Order Order 43428363404-734146912
<input type="checkbox"/>	Thrift	Julia	1	Edge Debate	Free Order Order 43428363404-735244716
<input type="checkbox"/>	Tittle	David	1	Edge Debate	Free Order Order 43428363404-739401333
<input type="checkbox"/>	Twinn	Chris	1	Edge Debate	Free Order Order 43428363404-743399568
<input type="checkbox"/>	van 't Land	Afra	1	Edge Debate	Free Order Order 43428363404-742264915
<input type="checkbox"/>	Warwick	Elanor	1	Edge Debate	Free Order Order 43428363404-739657622
<input type="checkbox"/>	Westmacott	Lizzy	1	Edge Debate	Free Order Order 43428363404-736411943
<input type="checkbox"/>	Wille	Louise	1	Edge Debate	Free Order Order 43428363404-734146984
<input type="checkbox"/>	Wu	S	1	Edge Debate	Free Order Order 43428363404-741095863
<input type="checkbox"/>	Zaman	Joya	1	Edge Debate	Free Order Order 43428363404-734225423