

HOMES FOR THE SOUTH WEST



WHO ARE HOMES FOR THE SOUTH WEST?

Homes for the South West is a grouping of the largest housing associations in South West England. Together we are working to identify and tackle the barriers to new housing in our region.

Our collective voice is making the case to government at a regional and national level for policies that will increase the supply of affordable housing. We are ambitious about the role we can play to invest in and build more homes in the South West.

Our members are:

Alliance Homes | Bromford | Curo | LiveWest | GreenSquare | Magna Housing | Plymouth Community Homes | Sovereign | Stonewater | Westward | Yarlinton

HOMES FOR THE SOUTH WEST IN NUMBERS

We own over
180,000
homes



Between us we house
over **half a million people**



We can build
17,000
new homes
by **2021**



We are ready &
able to invest
£2bn
in new housing



£700m
combined
turnover



11,000
new homes in development



OUR PRIORITIES

Land

Homes for the South West members are ready and able to invest £2billion in new housing, working with local authorities to meet their local affordable housing targets. And, importantly, unlike private developers we can build throughout the housing market cycle to deliver the homes our region needs.

Our key asks on land are that:

the government should prioritise the sale of public sector land for affordable housing.

local authorities should extend their land supply targets to increase the likelihood that those targets will be met.

funding beyond Community Infrastructure Levy (CIL) and section 106 should be prioritised to support building more affordable housing.

Planning

Homes for the South West members can demonstrate the latent demand for affordable housing and provide evidence of the huge unmet need in our region. We can deliver quicker than the private sector, building sites out at a faster rate than private developers. And, we can provide community infrastructure earlier in the development of a given project, creating a sense of place as well as building sales momentum.

Our key asks on planning are that:

new developments should have a minimum percentage of affordable homes set at 25% in the South West.

viability assessments must be reformed so that they are more transparent and publicly available.

minimum housing densities should be required in areas where land shortage is acute.

Skills

Homes for the South West members are supporting and promoting apprenticeship investment to support skills and training in the construction industry. We are also working on crystallising the planned proportion of modern methods of construction and off site manufacturing (OSM) in our programmes, enabling a reliable order pipeline to enable new OSM production facilities.

We want to ensure sufficient homes are delivered at the affordable end of the market to support the workforce vital for the South West's economic growth.

Our key asks on skills are for:

investment in construction skills in the region through apprenticeships and academies.

construction redefined as a relevant, modern career option for the next generation of workers, through proactive marketing of courses, qualifications and careers.

investment in Off-Site Manufacture (OSM) & MMC (Modern Methods of Construction) to broaden the range of options to significantly increase developments in the region.

consideration of construction as a special case in terms of EU workers' rights post-Brexit to ensure we can build the homes we need.

Infrastructure

Homes for the South West members are ready to provide the ambitious building and development agenda to fully support a 'regional powerhouse' project with appropriate development plans. We can be agile and committed partners in any regional development plan – able to offer scale through our track record of bringing together multiple Housing Associations into consortia. We provide a wide tenure mix that supports broad regional development, including affordable, shared-ownership and open-market sale products at a wide range of price-points.

Our key asks on infrastructure are for:

consideration of a South West "powerhouse" programme to drive the region forward and support both home building and wider economic development.

realistic local-level funding to be provided to support infrastructure projects region wide, particularly in respect of unlocking the potential for new settlements and major redevelopments.

improvements to key arterial road and rail links to be prioritised, and additional momentum to be applied to the high-speed broadband provision programme into the region.



homesforthesouthwest.co.uk