

TGSE Conference

Growth, Infrastructure and Collaboration

21st November 2016



Essex County Council

The story so far

- A shared understanding that future prosperity of Essex residents and local government depends on economic growth
- Investment in housing and physical infrastructure are enablers and drivers of that growth.

Leaders and CEOs commissioned the
Growth & Infrastructure Framework
to identify the scale of growth and the cost of
infrastructure to support it

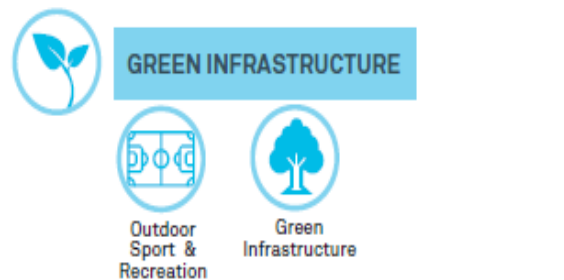
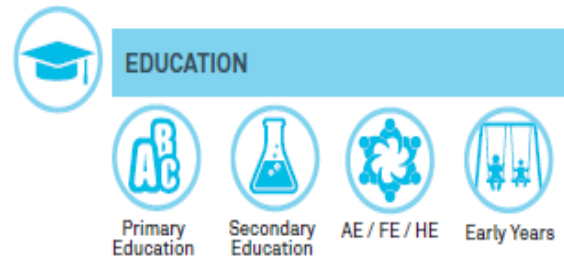
Leaders and CEOs agreed the
Housing Growth Strategy
to increase the pace,
certainty and quality of housing supply

Growth and Infrastructure Framework - scope

- 20 years and four phases
- 2016-2021
- 2021-2026
- 2026-2031
- 2031-2036

All infrastructure types – social infrastructure, utilities, transport, flood defences and emergency service

- Essex County Council
- 12 x District, City and Borough Councils
- 2 x Unitary Councils: Southend-on-Sea & Thurrock



Growth and Infrastructure Framework: findings

GREATER ESSEX

THE INFRASTRUCTURE STUDY IDENTIFIES THE FOLLOWING HEADLINES BETWEEN 2016 & 2036:

179,660
homes needed

132,590
homes planned

298,700
new people (+ 17%)

79,000
new jobs (+10%)

Total Infrastructure Costs: **£10,531,590,000**

Total Secured Funding: **£1,467,320,000**

Total Expected Funding: **£4,434,530,000**

Total Funding Gap: **£4,629,740,000**

% of Infrastructure Funded: **56%**

Costs and Funding presented on this page excludes Regional Projects presented on page 129.

81

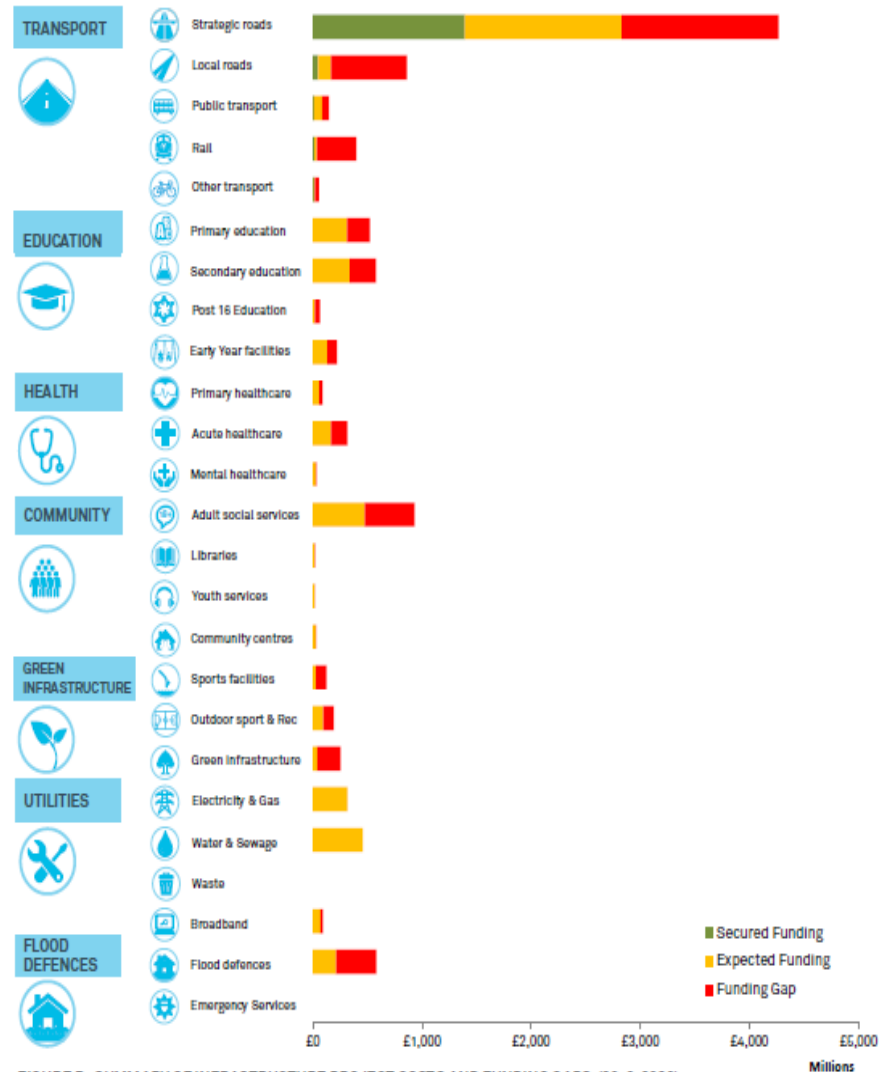
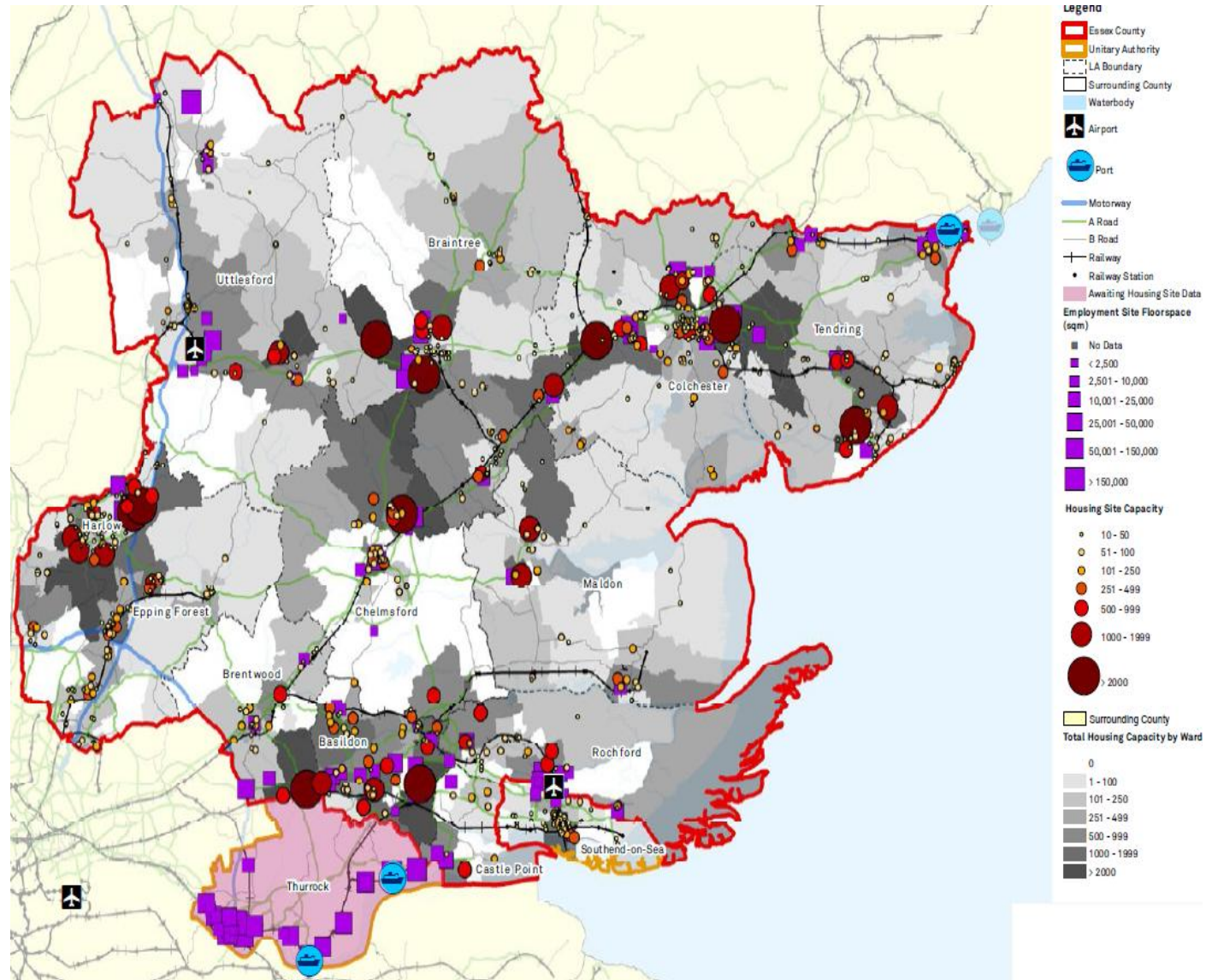


FIGURE B - SUMMARY OF INFRASTRUCTURE PROJECT COSTS AND FUNDING GAPS (2016-2036)

SPATIAL PATTERN OF GROWTH

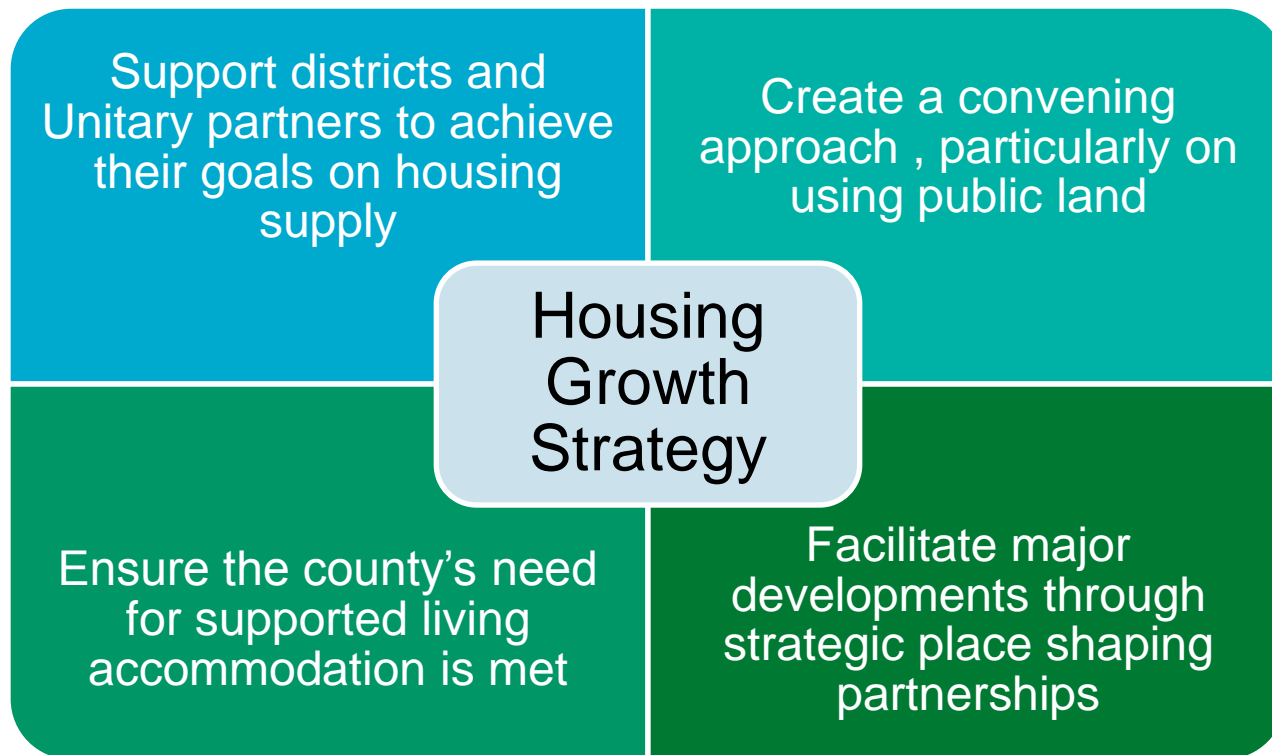
- The distribution of housing growth is focused along four key corridors:
- The A12 & Great Eastern Mainline Corridor
- The A120 Haven Gateway Corridor
- The M11 London Stansted Cambridge Corridor
- The A127 and A13 Corridors



Housing Growth Strategy

Working in partnership

The Housing Growth Strategy aims to support all approaches to delivering housing to meet local needs. It is designed to:



Housing Growth Strategy

Overview of workstreams

There are five workstreams in the strategy, each with defined activities and leads assigned:

Public land utilisation and partnership packaging

- Increase the pace and scale of housing development on surplus land in public ownership

Independent living for people who need support

- Provide sufficient suitable accommodation to allow older people and adults with disabilities to live independently in their own home and enjoy a better quality of life

Strategic place shaping for economic growth and regeneration

- Support the delivery of major, strategic housing developments to enable economic growth and regeneration within the county

Expertise, co-ordination and fiscal support

- Provide access to suitable expertise that will support gaining access to funding streams, and build strong financial cases for investment in housing

Skills development for construction

- Essex has a suitably skilled and saleable workforce to support the planned growth in housing. New communities are designed to support lifelong learning and independence

An external environment with challenges

- National, regional and local climate of austerity
- Pressures on revenue budgets (eg homelessness, housing related support) vs invest-to-save capital opportunities
- London pressures: reactive and market-led
- Aging population: both demographics and migration
- Continuing changes to the benefit regime
- Medium-term unviability of the construction industry: “Modernise or Die”
- South-eastern escalating affordability crisis

But changes in national policy...

- No change in resources but a different type of investment
- Government response to housing crisis:
 - Accelerated delivery: support and investment
 - Implications of national Industrial Strategy
 - Moving from a mono-tenure approach
- Collaborative approach across public and private partners

Public / Private Collaboration

- Essex Developers Forum to build on success of TGSE Developers Forum
 - Lead by Developers/Providers
 - Starting to nail what inhibits development
 - Essex Planning protocol
 - Shared view of construction skills priorities
 - Shared view on infrastructure investment
- Public sector as a better client and commercial partner
- Opportunities for smaller house-builders and Housing Associations

Public / Public Collaboration

- Sharing skills and market intelligence
 - Public land joined up and repurposed
 - Wider strategic sites mapped
- Best practice over a range of delivery models
 - Accelerated interventions to unblock sites
 - Joint ventures
 - LA Housing Delivery Vehicles
 - Garden Communities
- Range of support partners: Housing & Finance Institute, HCA, Local Partnerships, Essex CC

The Future is Collaboration...

- Key and thriving partnerships with range of key partners: local authorities, housing associations, developers, funders
- Shared understanding of challenges
- Co-operative approach
- Shared vision
- Step change
- Ongoing dialogue to maintain momentum