

A guide to

# The Housing Partnership



## THE HOUSING PARTNERSHIP



DELIVERING AFFORDABLE HOMES



We should never underestimate the challenge we face in providing affordable homes of sufficient quantity and quality in areas where they are most desperately needed within the most realistic timeframes possible. The Housing Partnership has made an excellent start in creating innovative opportunities for maximising the potential of land – and in bridging the divide between public and private sector stakeholders to produce results.

Peter Dixon, Chairman, Housing Corporation



### Who are we?

The Housing Partnership was created to help facilitate joint working between English Partnerships and the Housing Corporation to identify and develop new opportunities to address the urgent need for more affordable homes for key workers in London and the wider South East.

### The challenge

The aim of The Housing Partnership is to speed up delivery and add value to the development process through design, procurement and innovation for the provision of key worker and affordable homes in areas of housing pressure.

### Our approach

We will do this by:

- bringing together English Partnerships' land holdings and resources with the investment capital and regulatory expertise of the Housing Corporation to maximise the impact of both programmes
- sponsoring, and in some instances delivering, specific demonstration projects to test new approaches
- promoting the use of modern methods of construction to get homes built more quickly and to a higher standard
- adding value to the development process through innovation in design and procurement

- working with regional and local partners to deliver homes on the ground
- forging new working relationships with volume house builders, housing associations and investors to increase output and improve production timescales
- working with the public sector to bring forward surplus public sector land and to encourage a best value approach to land use

### Working together

Through The Housing Partnership, English Partnerships, the Housing Corporation and the Office of the Deputy Prime Minister will combine knowledge, creativity and resources to prioritise and bring forward the development of affordable homes.



### Progress so far

In September 2003, as part of a second phase of the Housing Corporation's Challenge Fund Competition, Genesis Housing Group and Bedfordshire Pilgrims Housing Association were chosen as The Housing Partnership's preferred development partners. The housing associations will make a start on around 1,300 affordable homes by March 2006 to be built on English Partnerships' land located across eight new town local authorities. 60 per cent of the homes will be for key workers; almost 70 per cent will be built using modern methods of construction. Work started on site in Spring 2004.





The Housing Partnership is now demonstrating the clear benefits and added value which can be gained by bringing together the expertise, skills and knowledge of the three partner organisations in joint efforts to address the urgent need for more affordable homes for key workers in London and the south east of England.

Margaret Ford, Chairman, English Partnerships



A separate development competition was announced in December 2003 to test the appetite of housing associations to act as lead developers by providing homes across the full range of tenures, including outright sale on English Partnerships land at Broughton "D", Milton Keynes. The outcome of this competition, which is expected to provide an additional 230 homes, will be announced in Summer 2004.

In addition, The Housing Partnership will continue to work with English Partnerships' and the Housing Corporation's local and regional teams to coordinate priorities and maximise affordable housing opportunities on strategic sites in English Partnerships' ownership in London and the wider South East.

We are building on the lessons learnt from each of these projects to disseminate guidance and best practice models for wider application for the future provision of affordable housing.

### Future priorities

The Housing Partnership continues to explore opportunities with the private sector and local authorities. We will also continue to work with Regional Housing Boards and Regional Development Agencies to ensure that proposed investment and development is in line with their priorities.

Our aim will be to work with partners to:

- identify advances in good design
- develop innovations in procurement, financing and joint working
- apply principles of best value

In particular over the coming year we will:

- work with the Office of the Deputy Prime Minister to examine how we might better use vacant space above retail developments for conversion to housing. (Living Over The Shops)
- work with the private sector to seek new approaches to funding and opportunities for converting surplus commercial premises to residential use
- work with private developers and house builders to develop a strategic approach to delivering more affordable housing as part of their development programme.



Broughton Atterbury, Milton Keynes

If you would like to know more about working with The Housing Partnership, please contact us on 020 7393 2238.



The Housing Partnership will play a vital role in delivering decent housing and stronger communities.

The Rt Hon John Prescott MP, Deputy Prime Minister



THE HOUSING PARTNERSHIP

Maple House  
149 Tottenham Court Road  
London W1T 7BN  
Tel 020 7393 2238  
Fax 020 7393 2279



[www.odpm.gov.uk](http://www.odpm.gov.uk)



[www.englishpartnerships.co.uk](http://www.englishpartnerships.co.uk)



[www.housingcorp.gov.uk](http://www.housingcorp.gov.uk)