

Faith in Affordable Housing

Mike Owen

The logo for Perran Consulting Ltd is contained within a rounded rectangular frame. It features a background image of a coastal scene with buildings and a beach. The text "Perran Consulting Ltd" is overlaid on the image in a white, sans-serif font.

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Quote

“Access to land without a competitive market tender is what you want. Access to land without competition that is then under sold is golden”

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HJ work to date

- Brilliant track record of shifting faith land to affordable housing
- Working with a wide partnership of churches across Wales
- Developed sites mostly through RSLs but some LAs
- Supports the faith groups through the process
- Professionalises the process
- Steers the vendors to bigger social goals

Weakness in the current model

- The diverse nature of the partners means expectations and lesson keep getting re learnt
- No economies of scale
- No ability to leverage their value
- No value recognised in the pipeline
- No income for the enabling role

Increasing the social value in
management, design and
employment.

Number of
affordable homes
developed

Capital receipt from
the land sale.

Developing a programme

- Instead of 30 plus partners dividing 357 units a smaller group Of 6
- Smooth out risk sites
- Increase the capacity of Housing Justice Cymru to develop more opportunities.
- Reduce the fees as model terms and conditions can be developed.
- Reduce risk the of a Charity Commissioner challenge over value and disposal.
- Save housing associations commercial land assembly fees as development is delivered through the framework members.
- Allow Has/LAs to retain development teams in the knowledge they have a future pipeline of schemes

A new Framework

After consultation we are proposing a framework where RSLs/Las can apply to join and it will be

- A complaint process
- Transparent process to join the framework but bids will be evaluated and ranked
- Works better with new zoning proposals
- Removes any regulation or funder scrutiny or approval
- Draw fees for framework members



How big is the prize?



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