Getting the Midlands Building
CIH Midlands Conference

Helen Collins
17th October 2013
Lending for house purchase is boosting market turnover – from a low base

Source: HMRC, BoE
We have upgraded our forecasts for house price inflation

<table>
<thead>
<tr>
<th></th>
<th>5 years to end 2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>5 years to end 2017</th>
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<td><strong>At the beginning of</strong></td>
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<td><strong>2013</strong></td>
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<td><strong>Revised</strong></td>
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-11% 0.5% 1.5% 2.0% 3.5% 3.5% 11.5%

Revised -11% 3.5% 4.5% 5.0% 3.0% 1.0% 18.1%
Higher forecasts across all regions

Five year change to end 2017

Source: Savills
Development activity is starting to pick up – but there’s a long way to go

Source: HBF, DCLG
The upturn in development activity is strongest in higher value markets

Source: DCLG residential starts, rolling four quarter total, all tenures.
We expect Help to Buy to support higher levels of house building.

Source: DCLG, Savills
Is Government turning on the tap too fast?

Source: RICS
Taking stock one year on from Montague
A rapidly growing sector

<table>
<thead>
<tr>
<th>Gross Mortgage Lending</th>
<th>Year to Q3 2007 £m</th>
<th>Year to Q2 2013 £m</th>
<th>Q2 2013 v Q3 2007</th>
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</thead>
<tbody>
<tr>
<td>75% LTV or below</td>
<td>180,548</td>
<td>103,012</td>
<td>-43%</td>
</tr>
<tr>
<td>75%+ to 90% LTV</td>
<td>138,572</td>
<td>48,130</td>
<td>-65%</td>
</tr>
<tr>
<td>90%+ to 95% LTV</td>
<td>31,516</td>
<td>2,810</td>
<td>-91%</td>
</tr>
<tr>
<td>95%+ LTV</td>
<td>21,126</td>
<td>670</td>
<td>-97%</td>
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</tbody>
</table>

Source: CML
Across a wide geography

Source: Census
Post Montague policy

GRAPH 4.1

Government stimuli to the housing market

Measures aimed at Investors
- Build to Rent Scheme
- Debt Guaranteed Scheme
- UK Guaranteed Scheme

- £1bn
- £10bn
- £40bn

Measures aimed at Consumers
- Help to Buy Equity Loans
- Help to Buy Mortgage Guarantee (to come Jan 2014)

- £3.5bn
- £12bn

Source: Savills Research
Creating a new vision for housing associations?

Helen Collins – Savills
Dudley October 10th 2013
Culture towards development
Google search – pro housing support/protest
Google search – pro housing support/protest
Say Yes to Homes in your community
Take action

80% AGREE
THERE'S A HOUSING CRISIS

Broken housing ladder
Rising rents
Living with parents
Uncertain future

100% of you hold the key to unlocking the housing crisis

Email your councillor
Say #YestoHomes

www.yestohomes.co.uk
STRATEGY FOR UK RENTED HOUSING
2016-2036
Towards a strategy for rented housing

**THE ROLE OF LAND AND PLANNING**

- **Greenbelt flexibility**
  - 'Pure' localism – self builder/community led
  - 'Done' – not much more to offer?

- **Discounted land**

- **National Zoned Residential Plan**
  - More or less centrist?

- **Spatial led growth – UDC’s/new settlements**

- **Strong Regional Planning Bodies**
  - Better use of existing LA CPO and land assembly powers

- **Making private land public**
  - National Planning Body + national review of green belt + national land plan
Sustainable Housing Growth Embedded

2017...Breaking News... CPRE leaders ‘shocked’ as New National Planning Unit Receives Cross Party Political Support
Local Investment Agency

Source BBC
Vive La Revolution!

Source BBC