

State of the Borough October 2008

“Transforming Telford through Housing Growth”

Meredith Evans
Corporate Director
Environment & Regeneration

Key National Challenges

- Growth in households continues to exceed supply of homes
- Housing completions are historically low and falling
- Affordability worsened
- Over last 10 years
 - Social housing waiting lists up 60% (10k in Telford)
 - Use of temporary accommodation has doubled

Key National Response

- Local Government White Paper
- Sub National Review
- Housing Green Paper
- New Growth Points
- Eco Towns
- New Homes and Communities Agency

Regional Context

- Regional Spatial Strategy (2006-2026 = 365k Homes)
- NLP Study
- The New RDA (AWM)
- Integrated Regional Strategy
- LAA2

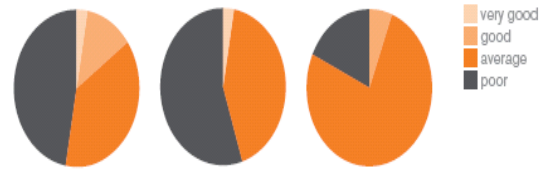
Key Local Objectives

- Build 26.5k homes by 2026 (1325 p.a.)
- Deliver additional affordable homes (30-40%?)
- Ensure commensurate economic prosperity

Key Local Sub-Objectives

- Balanced communities with mixed tenures
- Sustainable communities
- Quality designs and quality places

What kind of places are we trying to create?



West Midlands
very good 3%
good 12%
average 38%
poor 47%

East Midlands
very good 3%
good 0%
average 42%
poor 55%

South West
very good 0%
good 6%
average 76%
poor 18%



Some Figures

- 1325 target p.a.
- 500 Homes p.a. average over last 5 yrs.
- 422 Homes in 2007/08
- c.200 Homes forecast in 2008/09

Key Concerns

- Credit Crunch/access to money
- Affordability gap
- Land values reducing

The Integrated Housing Project

- Housing growth
- Planning policy
- Affordable housing
- Infrastructure
- Regeneration
- Land release phased
- Planned investment

- Link to Market
- Link to Economy
- Link to Infrastructure
- Link to Services

Key Partners

- HCA
- PCT
- RSLs

Key Related Projects

- Town Centre
- Borough Towns Regeneration
- BSF
- New Town Estates Regeneration