

## **Housing – A Critical Perspective.**

**08-09 April 2015**

### **Abstract / Initial Proposal Form:**

- 1. Paper / Proposal Title:** Is local authority land the solution for national housing targets?
- 2. Format:** Written paper
- 3. Author(s) Name:** Richard Dunning
- 4. University or Company Affiliation:** University of Sheffield
- 5. Abstract (300 words):**

Local authority land is increasingly viewed as part of the supply solution for growing national housebuilding targets. The shift from local authorities as development control to housing enablers has drawn political and public attention, supported by headline figures of 100,000 homes built on public land in London alone (Savills, 2014). Whilst estimates vary about the amount of developable land in local authorities' portfolios, little research has been undertaken into the existing mechanisms of identifying and preparing local authority land for housing development. Local planning authorities are universally, and statutorily, concerned with both the delivery of dwellings to live in and making places suitable and sustainable. In this context the actions of local authority officers both inform and perform aspects of the housing market and cannot therefore be divided from local land markets (Adams and Tiesdell, 2010) or the development process (Henneberry and Parris, 2013). This paper reflects critically upon fifteen interviews with key professionals involved in identifying, planning, selling, buying and developing dwellings on land belonging to local authorities. It argues that no single model of dealing with local authority land will be operationally sufficient for the wide range of local housing requirements and authorities' competing objectives and resources. Four aspects of local authority behaviour and organization are discussed in

detail as key components: the local policy environment; the skill set of officers; the internal coherence of strategic objectives; and the delivery mechanisms.

Adams, D. & Tiesdell, S. (2010) Planners as market actors: Rethinking state–market relations in land and property. *Planning Theory & Practice*, 11, 2, pp.187-207

Henneberry, J. & Parris, S. (2013) The embedded developer: using project ecologies to analyse local property development networks, *Town Planning Review*, 84, 2, pp.227-249

Savills (2014) Spotlight Public Land: unearthing potential, Savills World Research: UK Development, Autumn 2014

### **7. Author(s) Biography (200 words each):**

Richard Dunning

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Dr Richard Dunning is a critical urban scholar with a particular research focus on housing. Working in the Department of Urban Studies and Planning at the University of Sheffield he specializes in the applied-theory nexus of housing and infrastructure. He has delivered housing need modeling at the local and national scales and housing policy evidence reviews for local and central governments. Recent research has considered planning for soft densification for the French Government and the relationship between estate agents and buyers and sellers in England and New Zealand for the RICS. He is an Executive Committee member of the Housing Studies Association. Prior to undertaking a PhD Richard worked briefly as a surveyor when he developed a love for industrial property.