

DIVA SOCIAL MARKETING SPECIALISTS

ZERO CARBON EVENT

INTRO, OUTRO, Q&A

JOB ID: 19939

<i>ROLL</i>	<i>DISC 1</i>
<i>START TIME-CODE</i>	<i>01:10:48:05</i>
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Time-codes	Dialogue
00:00:11:04	Peter O'Brien On behalf of Transform South Yorkshire it gives me great pleasure to welcome you to the last of our series of events in our Carbon Zero Awareness programme. For those of you who may not know much about Transform South Yorkshire we are the housing regeneration partnership for the sub region, for South Yorkshire area. We are a wholly owned partnership,
00:00:38:13	wholly owned by a combination of private sector, the RSL sector and the local authority sector, and it's that partnership I think which gives the strength to this particular programme. We have set very high standards, design quality and sustainability standards for the investment that we're making in the communities in South Yorkshire. But, we're aware that when we make those
00:01:12:09	demands on our development partners that we also need to offer a measure of support for you, to enable you to work with us to achieve those standards so we do become market leaders in design, quality and sustainability nationally. And this is what this particular programme is about. It's a practical programme and I hope you'll find this event is yet another example of putting
00:01:47:05	that theory which comes down from Central Government from DEFRA and CLG puts that theory into practice at a local level. Now the programme's been put together and delivered for us by David Barrie sitting on my right here along with a large number of other experts in their field. David's going to be your compare and rapporteur for the day. I'll be saying a few words at the
00:02:25:07	end of the session early this afternoon about what we propose to do to take some of the issues and initiatives which you've suggested to us over the past four or five months. What we can do as an organisation again working with you to take some of those ideas forward. So without further ado I'm sure you'll enjoy the day and over to you David.
00:03:15:04	David Barrie

00:03:43:17 Thank you very much everyone for coming. There will be a certain amount of faffing about with the Power Point laptop but forgive all of that. What I was gonna just say that today we've got a few guest speakers and I'm gonna try and patrol them to speak briefly. But then also we're going to as a...gonna assign particular speaking today and others to particular tables which is why

00:04:13:22 we've got you to register at the beginning. There are no kind of escape hatch rules which the venue has given me so I think we're on our own if there's a fire. But the bathrooms are downstairs in the basement. The purpose of today I think as I said in my notes to you, is in the programme thus far the big question which seems to be lurking behind lots of the aggravation around

00:04:46:01 this particular aspect of policy has been around scale and what the scale is of projects which should come forward and what the scale, what the land opportunities need to be in order to make meeting this carbon zero agenda viable for developers and RSL's. And I want to keep that question of scale in everyone's head because we can get short circuited very usefully into lots of

00:05:11:15 discussion around particular strands like costs and particular strands like planning. And also we can kind of re go over kind of old arguments and I think that certainly I hope that for TSY and others is that one of the most valuable things which can be earned and learnt from today is a sense of scale. If, as people say the wrong sites are coming forward with the wrong

00:05:41:07 conditions I think this is an opportunity to brain storm a little bit and to sort of share with colleagues what some of those sites might be. Now it's very impossible or rather difficult or slightly I think you might think slightly distracting to think about the future of the planet when the banks' being nationalised and Barclays is issuing love messages from the Chairman to shareholders as happened yesterday. But as we know this won't go away. I mean the Financial Times yesterday or this morning has got about ten stories linked to energy and the future of energy provision. And then constantly stuff coming up. So this week's the State's Gazette talking about green targets pushing property deep into red. There was report by KingSturge saying

00:06:14:01 that about five percent or seventy five percent of costs they're raising...that the green targets are raising construction costs by between twenty five percent and forty two percent. But then you get for instance from W H Smith's last week you know people say 'Well the consumer's not ready, not interested'. Okay well this might be part of the PR machine but a new

00:06:35:02 magazine out called 'First Time Buyer' and in here is an article which gives a few paragraphs over to the code for sustainable homes. Not the most gripping of documents but pretty critical and it's now working its way through to the consumer economy. Then a rather fancy pants American design magazine. All very modern, all very sheik all very lovely and marvellous with

00:07:03:10 happy kids. Feels a bit like now a missive from a previous age. But on the front it bills an article 'Every drop counts, re-cycling rainwater in your home'. I'm not suggesting that re-cycling rain water is sexy but certainly all the early adopters are having it pushed heavily through them. There's also quite an essential document which has just recently come out which I'm sure Brian,

00:07:34:03 Mark and Peter Walker will talk about which is definition of Zero Carbon homes. I panicked yesterday sent a friend an email saying 'help I'm doing a project tomorrow about carbon zero and we don't know what carbon zero is' which is I dunno it's a bit like, it's not even like standing on an iceberg which is floating, I'm not quite sure, but I'm sure Brian's got the metaphor. But, this

00:08:00:15 is a very essential document and there is an event which is coming up later in next month in Leeds to do with all of this and you really do need to have a look at it if you're interested in contributing to policy. Finally just to say that today from today on the Transform South Yorkshire website there is an area given over to Zero Carbon there are a few pages. A very basic introduction

00:08:23:02 to the code for sustainable homes, two pages of best practice of some examples of projects around the country which are either projected code level 6, code level 5 or code level 4. And there's also quite a useful suite of different resources which you can download, some of which is very basic stuff and some of the presentations that have taken part as part of this programme

00:08:47:05 if you haven't made the earlier events. The web address is ddq.org.uk. My final message is that we do have at the back of the piece of paper I've given you there is an evaluation form and I would really appreciate it if you could fill that out by the end of the day and give it back to us here. Anyway, we've got a very good and great line up of people to talk. Richard Simonds from C

00:09:23:07 is coming slightly later. But I'm really impressed and delighted that people could join us today to give us the benefit of their advice. I'd like to keep questions till a bit later. The plan is that you have some first thoughts from our speakers have a bit of a break, we'll commit to tables and the speakers will join the tables and then the plan is after lunch which will be about half an hour

00:09:50:04 is that then we'll have a sort of question and answer and a discussion opportunity. So anyway I'd just like to say thank you very much for coming. I'd like to just kick off initially with Rory from HTA Architects. The poster child for Carbon Zero has been the housing community agencies carbon challenge programme. As we've known previously it's been a bit of a struggle to get

00:10:22:17 those carbon challenged sites up and running and the poster boy as I say has been the Hanham Hall development of Barratts in South Gloucestershire. They've recently put in a planning application so it's sort of more live than live. And I'm delighted that Rory, who's Head of Sustainability and Innovation at HTA Architects the project architects is here just to give us a brief introduction

00:10:45:12 to what they're doing. Thank you.

00:11:11:15 **Peter O'Brien**

Thank you David and thank you everyone. I have to say I found today's event really stimulating. It was much better than I expected. One always has a great deal of trepidation at these events. And that's due to people sitting in front of us and people sitting either side here so a sincere thanks to you all. I think we got that balance which is so difficult to get between something which

00:11:50:22 is both inspirational and something which is at the same time practical and that's what we've striven for throughout this programme. We admire C

00:12:18:24 for a lot of their advocacy work that they do in terms of design and sustainability. And we advocate it at our level but as an organisation we're conscious that we're supporting our development partners in delivering housing regeneration and delivering new development. And we have to retain that practical emphasis to our work which I hope we've done and I do sincerely feel that today and throughout this programme we kept that balance very well. I'm just gonna now spend a few minutes running through some of the issues which you've raised with us during this programme many of which have actually come forward today and to share with you our thoughts on how we're going to take forward these issues so they don't remain either dilemmas or problems but they actually translate into solutions. David.

00:13:13:06 **Peter O'Brien**

The first thing I have to say which is nothing to do with sustainability nothing to do with code for sustainable homes. As an organisation we are acutely aware that the developers in this room are suffering all sorts of stresses, strains, financial stresses and strains. We want to hear from you if there are any suggestions you want to make to us on how we can support you through this process. However, whatever you've got in mind come and share those with us and we will see if there are any ways in which we can support you. So please do approach us on a confidential basis and we'll do what we can, we're quite happy to sit down and discuss any range of options where you feel we might be able to offer support so please do take us up on that offer.

00:14:16:03 **Peter O'Brien**

We've heard quite a bit today about the need for the public sector for the local authorities in particular to take the lead in looking at the relationship between energy supply and demand and to map that out to give the development industry an evidence base and the public utilities the confidence to invest in

- 00:14:52:13 new supplies of renewables. And we have to move away from the point where it's costing in South Gloucestershire forty thousand pound a unit to meet code level 6. Forty thousand pound a unit in South Gloucestershire is equivalent to seventy five to eighty thousand pound a unit in South Yorkshire. We have to be able to transfer that cost away from the individual developer we have to transfer that cost and share it at a community neighbourhood
- 00:15:17:07 level. Therefore what we've last week agreed with our four partner local authorities and supported by our regional development agency Yorkshire Forward that is for TS as well to sponsor a sub regional renewable energy master planning exercise which will at as detailed a level as necessary look at future energy demand, look at potential energy and renewable energy sources.
- 00:15:54:08 And work over the next, probably take about twelve to fifteen months to carry out that piece of work and we hope that will offer that confidence to the utilities and confidence to our development partners that when it comes to achieving code levels 5 and 6 then we have given you the tools to do that.
- 00:16:24:05 **Peter O'Brien**
- We also have a commitment this is related to the growth point which Celia Cashman referred to a few moments ago. We also now have a commitment from our four local authority partners to collectively look at the issues on development viability in respect of design and sustainability that our current section 106 policies are giving us. And certainly as we move towards the
- 00:16:55:22 implementation of the new community infrastructure levy probably later this year, a commitment by all four authorities to work together and with ourselves and with the industry to develop a common approach to that particular tariff.
- 00:17:23:20 **Peter O'Brien**
- It always sounds a little bit ironic to talk about growth at the present time. But I'm old enough to have lived through a couple of these recessions and I do know that we come out at the other side and the issues that we have in terms

00:17:52:00 of demand for housing are there, they are there to stay and we need to address them. The growth point requires us collectively to deliver twice as many new houses over the next eight years as we have been over the last four years. And that actually when you look at it in that context that is an amazing challenge it's not just a challenge for us as Transform South Yorkshire it's a challenge for everyone in this room. What we are going to do is to arrange over the next probably I hope within the next month to meet with

00:18:22:05 developers in the room without any of our local authority friends and colleagues present at this stage to have a discussion with you as developers to see that you see are the barriers which would get in the way of you delivering that increased volume of new housing. Where you see issues with the public sector in general not just the local authorities but where you see the

00:18:56:00 issues with the public sector and we'll have that collective and one to one discussion with you as a development industry. Following that we'll then look at the issues you've raised with us in terms of the performance of the public sector and we'll do what we can to address those issues. We have a commitment to support skills in the public sector principally with our local

00:19:28:09 authority partners. We're aware that you've raised it today and you've raised it previously that you have a concern that there isn't a sufficient depth and range of skills in the local authorities, technical skills. So we are putting a programme together to address that. What's clear to me today actually is that programme needs to go beyond just being a technical exercise it needs to

00:19:56:00 look at attitudes and practice. We've heard about the health and safety issues, Richard was making a point about valuers and the way their perspectives on sustainable development, sustainable housing. So there's some issues around attitudes as well as skills which we be putting in place over the next nine months. We are in fact doing the same, offering the same

00:20:27:09 service to all our development partners, our housing development partners. Ruth is putting together a skills development programme specifically for yourselves. And I think finally I want to go back to a commitment I made right

- 00:21:06:14 at the beginning of this programme and that's to say that we're not in the business of running competitions for sustainable development. We'll leave that to other agencies better placed to do that. But what we are willing to do and what we would like to do with every developer in the room, every developer in South Yorkshire is to support you on a site specific basis on a bespoke basis. If you make a commitment to deliver sustainable development in a holistic way that we've discussed this morning then we'll
- 00:21:33:22 provide you with the technical resources which will help you do that and that offer remains on the table, on a site specific basis, come to us with a commitment to deliver the quality and sustainability levels that we've discussed and endorsed this morning and we'll offer to provide that measure of technical support to enable you to do that.
- 00:22:02:08 **Peter O'Brien**
Okay that concludes the programme I hope you've enjoyed it but more importantly I hope you've got something from it and we look forward to working with you all over the next few years. Thank you very much then.
- 00:22:41:05 **David Barrie**
I just wanted to first invite I mean this is really an opportunity for...and I also just want to say one other thing which is that just thank you again for coming. You may not know it or be aware of it but the combination of a housing market in your pathfinder, developers, registered social landlords, officers from the planning departments and other departments of local
- 00:23:04:08 authorities it's highly, highly, unusual and certainly working on this basis is highly unusual and it's a great pleasure for TSY and for me that this kind of group has come together. So thank you for coming. It can be questions or it can be comments. If it's to be comments or if its to be questions let's try and keep to this question of scale or the issues which had been triggered by this
- 00:23:31:04 question of scale because I would still like to keep on rather narrowly on this

aspects of scale because certainly my brain was slightly blown in the conversation earlier by the scales which people were talking about in terms of viability and efficiency of delivering to this agenda. So questions to the panel, comments. Let's try not to fall into some of the old stuff which we've spoken

00:24:05:05 about the times before or let's...if one wants to kind of unearth old planning disputes okay but we've kind of been there before. And very often these issues become so specific as to be very hard to get one's head area cos one doesn't know the kind of case history. So I'll just open it up to the floor really. Either questions, comments, thoughts it would be useful if one or two of the

00:24:33:17 people who moderated and if our panel here is if there are things which came up in the conversation around the table you wanna raise that would be helpful as well. Or comments which you'd like to but the floor, does anyone really want to kick off? I do not want this to be the sort of where I end up asking them questions. Cos we've heard from them frankly and they're a great

00:24:57:09 bunch. Lady in front?

00:25:01:09 **Lady**
[INAUDIBLE]

00:25:02:21 **David Barrie**
Can I say one thing do not hesitate by the way to address everybody else rather than just this bunch up the top if its not a question or it's a comment.

00:25:11:22 **Judith Atkinson**
That's scary. Hello I'm Judith Atkinson from Bellway. On this question of scale I was very interested in what Richard said about the dialogue he was having with the core cities group to try and get this message across and that's one key lesson that I've learned from this morning that to really deliver on this energy reduction agenda we need to be thinking of big moves to be made.

00:25:33:12 And that comes back to the special planning process, the LDF process in

00:26:02:17 each individual area. And certainly from our perspective of developers and investors in this market we are looking for that kind of clarity of top down policy direction which says to local authorities, please now think very positively about the big more or two or three large moves that you can make in your local area which allows for the sort of technologies that we've been talking about this morning to actually work. And you know from a house builders point of view what I'm really looking for are clear signals if you like and CABE would be incredibly powerful I'm sure in giving those clear messages which say frankly that the sort of bits and piece approach of filling in some sites coloured brown all over the urban envelope don't amount to a hill of beans. Because they simply don't have that critical mass either to create markets or to create the sort of initiatives we've been talking about round energy this morning is, is, something that's desperately needed and it's those large sub regional, regional impact moves in land use planning terms

00:26:26:07 that I think you know we would certainly welcome from the house building industry so that we can participate at the kind of scale that makes sense from our business model perspective in introducing some of the new treatments we've been talking about. Because I think you know it's really interesting to hear what's happened at Hanham Hall but forty grand a dwelling subsidy is not gonna take us into the national agenda in terms of delivering more homes for people at affordable prices. You know we've got to look at models that make sense for us in a volume sense and just opening up those kind of scales opportunity is I think a challenge for the policy makers really.

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00:27:06:19

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David Barrie

Just a question for me to perhaps one of the two of the planners in the room if you're prepared to take the question. This question of sites and the size of sites and parcels which are being offered. Is the request for kind of larger sites or a lack of a piece meal approach? What are some of the key constraint for local authorities to be offering or taking a non piece meal

00:27:57:13 approach? Anyone in the room wanna offer an answer? This gentlemen in the front.

00:28:04:22 **Phil Turnage**

Hi. Phil Turnage, Rotherham Borough Council. For my sins I am responsible for doing the local development framework for Rotherham so maybe I'm reasonably well qualified to answer that. I think the primary consideration in terms of big sites small sites is not so much the sites themselves it's their locations in terms of sustainability. And I think my colleague who was

00:28:26:01 talking about transport connectivity and it's relationship with the surrounding areas are the key things. But just moving away to the point made by colleague off the same table from Bellway Homes that I was saying that LDF's are the right vehicle to actually start making these connections about opportunities for certainly off sight energy generation networks. There's

00:28:55:08 probably still a roll for developer contributions in terms of individual sites on site but there's certainly a balance to be had there and I think the sort of discussions we've been having this morning around this table. Certainly I was trying to talk to Peter O'Brien yesterday but I failed to make contract, but it TSY have got...could have used their good offices to think about maybe

00:29:16:10 some sort of scoping initiative or study or something like that I know it's yet another study but unfortunately LDF's are run by evidence base and evidence that we have to tie back to. If we could, if we could utilise a vehicle like that on behalf of this sort of unique collection of different expertise that might be something worth looking at. I don't think I wanna say any more than that. I

00:29:41:09 probably didn't ask your question directly but there was a bigger point to be made there I think.

00:29:54:20 **David Barrie**

Would anyone from the table head offer any thoughts about what Judith from Bellway was talking about, about the sort of parcels of....Brian.

00:30:05:12 **Brian**

It comes from the discussion we were having on the energy table. We are in a new world, previous CLG planning policy previous policy on changes in the building regulations have probably been based on incorrect concepts, they've only recently been readdressed. So, the old ways of doing it are only now being reconsidered. That's why some of the things we're saying sounds so

00:30:51:21

scary. I'll give you another scary thing that we were talking about, you know whether answers should come at regional level, sub regional level, local level. A horrible thing that happened today was that two and half thousand people were made redundant by Corus. I spent two days with the government last week looking at the major constraints to roll out renewable energy. An awful

00:31:15:22

lot of the renewable energy from Britain is gonna come from burning biomass. You cannot buy a fluidised, a British fluidised bed boiler they're not made in Britain so we've got a major constraint which is no-one makes the boilers and Corus had just laid off two and a half thousand skilled steel workers who could make boilers. And there is an utter responsibility at regional economic

00:31:49:12`

development level to not allow that inefficiency to carry on.

00:32:01:02 **Richard**

Because I used a, as I often do to make the point a fairly extreme example about house builders doesn't mean that I don't actually feel some sympathy for the house builders. I don't mean in terms of the economic situation because I think the economic model of the house builders is pursued as being an unsustainable one. And it's not just them it's the bankers as well but and if

00:32:25:01

you pursue an unsustainable model at some point the world catches up with you and that's one of the things that's happened. However, the other issue is in a sense they've been far too successful in trying to make sure that they are the primary source of delivery and that they drive policy. When I say they been too successful is cos the Government now is extremely reliant on the

- 00:32:47:12 house builders it's reliant on them for Section 106 money, it's reliant on them for the technology in which houses are built which the house builders on the whole don't want to change because they've got a very successful model thank you very much or has been. And if you read Code Level 6 that actually requites lifestyle changes and much as I love many people at Bellway and
- 00:33:10:07 think they've done some great projects and some of the other house builders as well I don't want them telling me how to live my life. What I want them to do is provide me with a home in which I can life a life sustainably making my own choices. So I think that in a sense we've kind of gone too far towards relying on the house builders for everything. So I completely agree with what
- 00:33:29:15` you're saying actually and I don't want, wouldn't want my talk to be seen as something knocking the house builders. I was trying to describe a model of thinking which says we are retailers building a box which many house builders would agree with and that's; how they're marketing words. But actually it's up to us the community to say 'if you're gonna have the privilege of developing in
- 00:33:44:21 Doncaster or Rotherham or Sheffield' and we think it is a privilege. I mean I you know spent many years of my life in Sheffield, it's a huge privilege to be allowed to build Sheffield. Then we're gonna do two things, we're gonna give you a clear idea what we want and we're make as a community our own contribution to making sure we get what we want. And those seem to me to
- 00:34:05:21 be, that seems to be the other half of the deal. And the fact that the business model that's worked so far is not going to work in the future is a great opportunity to redress that balance and see development more as a partnership unless there's something which one group of people make money out of another from.
- 00:34:39:08 **David Barrie**
We've had...there's huge amounts of rhetoric of kind of and I'm an outsider from the development process of kind of love and honour and peace and goodwill and we all join together in a happy clappy sort of public private sector

00:34:53:16 land. I thought we've had that for several years. It feels to me as someone who's not necessarily, you know, not involved in development process, Rory, that...are we looking towards a sort of new relationship between the state and the house builder which you know in the newspaper you see you know I read about nationalisation I'm not too you know...that's obviously a dramatic response to kind of financial kind of failure. But do you pick up ideas of

00:35:22:09 partnership bit slightly changing now the structure of the relationship because the implication for me in listening to all of this is there's something far greater than partnership, far greater actually than subsidy. It feels like there's a sort of new idea of what receipts are and how we calculate those receipts and therefore the relationship of who pulls in the receipts. I don't know

00:35:45:11 whether...?

00:35:46:22 **Man with moustache**

I think you're right, I think there are great changes which are largely being forced on the industry, it's questionable as to whether or not the way change has been forced on are actually the right kind of changes and whether those changes will work and in fact are in themselves sustainable. We had a model which worked as far as it went but it worked in a rising market and it doesn't

00:36:12:10 work in a falling market. So we all understand that pretty well. But ,if we want the sort of local authority or the social sector to take a greater part and then I think a sort of certainty that Angela was talking about is part of what's really required. So strategic leadership and understanding of the linkages between new development and existing development. Cos at the same time as we've

00:36:42:19 got a problem with existing development we all recognise that it's a tiny proportion of, of the stock and actually by putting together new development with old development actually we can solve the two problems at the same time. We can make new development cheaper and we can make the existing development more cost effective. Again we understand how to do this. I

00:37:02:02 think it's an issue for the house builders and the land owners because the

00:37:27:07 land isn't necessarily the land available, it's probably not necessarily where we'd want it to be it's probably not written into the LDF's that we can use it for housing for example or for new development it's probably written in for something else. So there is and there are studies to be done on what is this new paradigm, what is this new way of putting new and old together, what is this new way of bringing together community energy around waste, renewable heat. So the economic drivers are coming from the government but I think we're a long way away from having the planning and legislative framework within which we can all operate. But I'm personally hopeful and optimistic cos at least we've seen leadership from the Government.

00:37:54:11 **David Barrie**
Could I just move to David or to John Dales and then David Roberts. Can I just get, can you just focus on this question of assets because one of the intriguing things about getting all of you know getting this group together is you're all pushing at a different sort of asset stream to land. You all come, you're all talking about slightly different currencies. Brian, energy, David's talking about without wanting to kind of wrongly summarise kind of culture. You all come at this from different areas and I don't want to get too philosophical but it feels as though maybe that if we sort of stick with the old idea of a parcel of land and a land at a bit of an asset that being exclusively the asset is that we're sort of not gonna get to this much higher scale of kind of kind of thinking and working. Anyway sorry John Dales and then David Roberts then I want you to talk because we're doing the old thing which is we're ending up in a little bubble up the front.

00:38:53:18 **John Dales**
I could put the mike down if you wanted. It is an issue that arose at the table when we were talking about transport and relation to scale and I think it does address this one is the scale, it's all very scale of development what about

00:39:06:21 scale at which we plan and I think this is why it's very important the LDF...the awareness that even if you've got a big site that can deliver whatever we've decided big was 2000 to 10000. You know in terms of delivering some important and actually transforming infrastructure be it public transport or drainage or whatever it might be. On a site by site basis even the big sites, relatively big sites and 2000 is huge for some places let's face it and that's we're calling that quite small. On it's own it probably can't deliver much and

00:39:32:07 it's only when we start to join up sites like that within a plan that makes sense and frankly has commitment and that isn't the point that the word certainty I think Rory just mentioned that is extremely important. When the planning framework allows individual sites and developers as they come forward to have confidence not least because it's in the plan but because the public

00:39:51:07 authorities behind the plan are committed to delivering new infrastructure or whatever it may be at the scale that is necessary to bring genuine transformation. I think it's really important that as we go through many authorities going through their LDF processes at the moment now and that wider sort of planning new, new planning wash if I can call it that, erm, that

00:40:13:08 we are properly looking strategically at sites and I know it's very attractive and perhaps sometimes necessary something that's brown let's build on it, green's really threatening, I'm not saying it isn't. But actually instead of...for goodness sake thank goodness there's a big chunky brown site and there's another one over there and there's another one over there. The point about

00:40:31:20 actually joining up with existing development as well, how can we make I mean ultimately what we're talking about is that the city and city regional level of planning we must be making sure that the whole ultimately is greater than some of it's parts and if we don't do that then we'll end up with each of the parts even if the big ones and the small ones simply not being able to deliver

00:40:50:23 this greater whole.

00:41:01:13 **David Roberts**

I was thinking about something that we were chatting about over lunch which was whether or not we think that the house builder model the volume house builder is going to have to change. Well there's an expression like 'the dinosaurs are dying' and we need to move forward. Certainly the volume house builders will need to change but I think rather than just sort of talking philosophically about that it occurred to me I could just flash up on the screen a working document that the organisation I referred to earlier the mixed use regeneration alliance just you know four like minded mixed use developers. The discussions that we've been having with the homes and communities agencies where that's taking us too and the intent is that a panel will be established by the HCH so they're therefore dealing with procurement issues and on that panel will be developers who are recognised as being regeneration developers. And so this is draft wording I can't hand it out to anybody and clearly this is I'm not speaking on behalf of the HCA but this is the work that we've been doing with them. And I think it's really, really forward thinking and this isn't saying that the only developers that HCA will fund will satisfy this criteria but what it does it recognises that there is a difference between those developments where the volume house building approach is correct is okay. Those developments where are large commercial developer approach is correct is okay but there are other developments where actually you need a different type of joined up thinking which is mixed use development and also is development which connects better with it's local community. So in our terms we'd call it a partnership of the public and the private and the community sectors. And so the intent is to establish for the purpose of developing a private sector long term investment and management model, a new model. The intent is to apply ten criteria for that selection which might look something like this the first seven you can see which includes happiness and I was talking to somebody over lunch about happiness. And there's the remaining ones which includes organisational commitment to the intent of all of this. Now I see this is as being a green

00:43:29:10 shoot. So if there's any journalists in the room they can write down that I said I've seen the green shoots. Okay.

00:43:39:12 **David Barrie**

Thank you very much. Another contribution from the floor. Lillian from Persimmon Homes. And talk to the room, don't talk to this lot. They get too much attention in their daily lives anyway we demand more attention.

00:43:55:13 **Lillian**

I just wanna make the comment I think there's a bit of a stereo type going on round here. Why are we still calling volume house builders people who build only boxes do not provide an environment, do not provide mixed use schemes, do not provide large environmental benefits, affordable housing and all the other things. What we all do not just specialists is look at the quality

00:44:18:11 of the scheme, look at the quality of the location, look at the scale of the scheme. If you've got an infill site that's suitable for thirty houses surrounded by development you ain't got a lot of flexibility. You get a major site of course we should be ticking the boxes that's what we're spending all our time doing that's why we've all got specialist planners where we are looking at these

00:44:37:18 mixed use schemes. I've got a major one where I've got fifty percent of the site as parkland we're talking to the Yorkshire Wildlife Trust who will be adopted it. We're putting in sustainable draining schemes, we've promised a minimum of code level 3 for all the dwellings on the site, there's new schools, there's new public infrastructure going in, new transport, employment, live/

00:44:57:15 work units, you name it. I don't think you ought to be tarring us all with the, with the same brush. What I would say in response to all the speakers this morning is I'm happy to learn from what you're doing and the more that we can hear about these things the more we can learn and we can implement.

00:45:17:16 But I see it very much as something that we should be working with the local authorities not a quick tick in the box. And also response to the gentlemen

00:45:38:06` from Rotherham about the LDF Scheme. What we need from local authorities as well is dare I say, thank God there's none here, but we're working really well with a lot of offices in a lot of places. But getting your members to approve something which may have been allocated in a UDP for the last ten years as soon as it gets site specific and the locals start jumping up and down, God help us. How do we get these things through so we can start showing that the volume house builders amongst others are beginning to improve. Yes we've all done things badly in the past and the worst of the ones we're seeing in all these CABE documents and everything else. We
00:45:57:08 deserve to be slated for those. But we wanna work with you, we want those things to be followed through let's use the time where the economy isn't working to be working together educating each other and let's start getting these things on the ground.

00:46:10:20 **David Barrie**
Why again, forgive me for asking naïve questions. One of the things I've learnt through this programme is that, is the extent to which the public and the development sector and the developers and the RSL's and the local authorities don't seem to have much of an opportunity to speak or meet with one another other than in the...around an application. As I say I mean I had
00:46:33:24 though but live obviously on another planet that with private finance initiatives with public private finance initiatives, with you know a mutual interdependency I would have thought that something which has come through to me...I'm surprised at the extent to which the public and the private sectors don't seem to work together sufficiently. Or am I misunderstanding?

00:46:53:17 **Lillian**
I think you're just not seeing it publicly. The big scheme I'm working on which I keep referring to I went to...I spoke to the chief housing officer of the authority we looked at their preferred partners, went and had meetings with

00:47:10:19 two or three of them, the one which hopefully end up working with is the one who's their preferred partner for the site. They're a major housing provider in that area and because we wanna do something a bit different a bit special they are very, very, keen to be working with us. In the current climate they don't wanna sign on the dotted line but we've got letters of support which we presented to the planning committee and we've got promises of how the affordable housing will work and it'll be on a phased basis. And we are
00:47:30:08 working with them. Just because we don't shout about it in the early days doesn't mean it's not happening.

00:47:36:16 **David Barrie**

And do you find yourself having conversations about either the code for sustainable homes or at least the whole question of sustainability and the environment and these questions of energy? Are you finding yourself having these kind of conversations now? And the important bit of the question I guess is do you feel like the capacity of the local authority's sector's big
00:47:57:05 big enough and strong enough to be able to have those sorts of conversations cos at the very beginning of the process which was kind of last year there was talk and quite frank talk by the local authority officers in the room that they needed to get up to scratch on all of this and they felt kind of like they didn't really know enough. I just wondered whether over eight month's later you're
00:48:16:06 having these conversations about energy?

00:48:19:22 **Judith Atkinson**

We are having these conversations. We have a joint venture company at Barking Riverside with EP as they were where we've looked very much at a multi utility service model, [MOSCO] model which will enable other financing to be able to come in at the early stage to offset the cost of capital infrastructure in exchange for energy supplied to ten thousand new homes
00:48:42:11 in that location. But I think that's more an exception rather than a rule and I

00:49:02:02 think one of the things that we would like to see happening is the knowledge that, that sort of example is providing ought to be disseminated much more effectively than it is at the moment because you know I'm doing a huge partnership project in East Leeds just as my colleague from Persimmon is doing in this region. And you're reinventing these wheels every time you knock on the door of a new local authority with whom you might be in partnership. So it's slowing down the process of spreading what is good practice and I think possible CAGE have a roll to play in that and other government agencies such as HCA. But we are certainly aware of the

00:49:22:10 potential for new business models and I think you're absolutely right as we come out of this recession, we should be using the recession to think creatively about new delivery mechanisms and models and new forms of partnership between the kind of rolls that we supply but also with financing partners and with community agencies such as local development trusts

00:49:44:20 which I'm particularly keen on, so that we are creating a better more practical partnership linkage with community organisations as part of that delivery model to come back to what David was saying about mixed use.

00:49:55:19 **David Barrie**

Just one question for Brian. There was bad news yesterday in that the chief, the boss of AEON was saying that he's...he was talking about wind and that basically there wasn't enough money. He was running out of money and he was forever having to talk to his shareholders and sort of bang on at them about the value of investing in the UK. There's a sort of...are we being

00:50:19:18 slightly...I mean at the moment obviously we're all sort of slowly but surely no doubt through your good offices turning onto the idea of energy as a currency and where Peter's working in [ESCOS] and [MUSCOS] are we clutching at straws. Hold on. There's a terrible, I have a terribly fear that we're thinking oh the cavalry are coming in and it's the energy companies and they're all

00:50:44:00 gonna bundle services etc. etc and that actually no cos their gonna find a

better return from their investment in France and Germany.

00:50:52:01

Brian

There has been an element of that. You would have heard about three month's ago Shell pulled their investment from the London [ARAY] it was BP sorry, BP, which is the largest offshore wind farm. This sent some shivers through the industry because the belief was that you could not get a better blue chip investment than offshore wind it's not as if people are not gonna

00:51:30:14

use electricity. It actually transpires that this was not a true investment decision it was just that they had found ways of making loads more money somewhere else. It wasn't that, that, was not a good investment. There is no doubt that in the short term problems with getting hold of capital will hold up some schemes but we've just been talking about the need to set up entirely

00:52:09:11

new partnerships with entirely new partners. It's going to take a while to get these up and running to design the systems we need, talk to all the stakeholders and then go to the market and seek the investment. After all there is capital out there that needs to be invested to get a return they've gotta do something with it. And investing in energy could not be more blue

00:52:44:23

chip. You know when you're laid off you go home and switch the tele on.

00:52:51:20

Lillian

David can I just respond back to your earlier question about how much we talk to housing associations.

00:52:57:16

David Barrie

Local authorities.

00:52:59:05

Lillian

Yes, sorry well both really.

00:53:00:03 **David Barrie**

Alright. Go on.

00:53:01:21 **Lillian**

Something that I think will constrain how we move forward in the future will be the planning permissions that we're being achieved, that are being achieved now. Section 106 agreements are quite rightly used to control developments and to make sure that the goodies that we promised will be delivered. And no problem with that at all. But where we've got model Section 106 agreements

00:53:20:21

from some local authorities that are basically inhibiting what we can do with regard to energy moving forward. Housing associations are being asked to provide homes to Code level 3 at the moment. Someone else said it will be Code level 4 in the future and they will get additional funds from the homes and communities agency and other sources to help fund the extra costs that

00:53:40:19

they will need. You still get Section 106 agreements as per Leeds City Council where they're only allowed to pay I think it's 80 pence per square foot. If they want the goodies they've gotta be prepared to pay more. They want to pay more but they're being constrained by the planning agreements that are going with the planning permissions. It's educating local authorities as a

00:54:01:22

whole to make sure that their legal people and other people will actually move with the times and make sure that those planning consents actually work to give everybody the flexibility they need to deliver these schemes.

00:54:13:00 **David Barrie**

Okay. Thank you, Richard.

00:54:13:15 **Richard**

I just wanted to come back to the point that was being made in fact you were making about the willingness of the house builders to work in partnership. And also the willingness and ability of local authorities. They are driven by

00:54:35:16 very different things of course. Local authorities are driven by political agendas which are often quite short term. House builders, certainly the ones that are in public owner...are owned through the stock exchange are driven by shareholder value and improving shareholder value and they therefore make their decisions based on return on capital employed, based on prices set by the wider market and we have to bear in mind there's a very large second hand market. In the past there's been a premium for new development that seems to have withered away at the moment, perhaps un

00:55:00:11 surprisingly. My point being is it goes back to the point about shareholders is that the value proposition to shareholders is very critical to house builders. And I've certainly been in situations in previous lives when I've been working on regeneration projects where we've done great work with the regional team on the project it's gone to the main board, it showed a profit but it wasn't

00:55:18:16 sufficient return on capital compared to other projects on green field sites and it does seem to me that we've got to find a way of developing a value proposition that gives the shareholders some value but it isn't based on those rather short term issues it's got to be about the long term value of the company because look what's happened now. I don't know how much

00:55:38:11 Persimmons shares are worth this week, probably more than the RBS still but not much. Erm, maybe not I don't know. There has to be something which creates stronger asset value in house building companies I think because at the moment there very vulnerable to this kind of market so the sort of thing we've been talking about isn't easy but it seems to me that it has to be part

00:55:57:17 of the proposition that the shareholders have to see value being created in assets in companies rather than just trading.

00:56:05:23 **David Barrie**

Can I...someone else from the floor. I mean our local authority colleagues are very, very, very, quiet, I just don't know whether the conversation on your table has made you know, made you think about some new thoughts or

00:56:43:05 thought about how for instance we're all gonna address this new world which is triggered by this code for sustainable homes. Okay. One taker. The doors are closed and we all sort of know one another anyway.

00:56:46:04 **Manuel**
Hi this is Manuel from Fulcrum. Brian there is my boss. So sorry for what I am about to say.

00:56:53:20 **David Barrie**
You're not from a local authority.

00:56:53:06 **Manuel**
No. No. No. I want to talk because we have four in our table and in our discussions I got two very interesting points from them which are first of all that the struggle to draft local [INAUDIBLE] around frameworks or to actually give them some speed into you know it happening, which concerns me. I mean you have to have enough resources for that, it's quite scary and
00:57:22:05 secondly is that the how do they reach to in depth to the technical knowledge that it is required nowadays to...I mean there are so many things in the planning requirements that they have to know about so many things that I wonder to what extent can they keep up with you know the policies really. Am I wrong?

00:57:54:03 **David Barrie**
Sorry, I'm scribbling at the same time, very rude, but I'm just trying to take some notes. Is there anyone on the table who wants to speaks to that about the sort of...Bev go on. Beverly I'm looking at you.

00:58:13:12 **Beverly**
Hi everyone. Yes Bev Alderton Sandbrook from Rotherham Council. In

- 00:58:42:23 response to what Manuel said there about the LDF process and keeping up with in terms of policies at a local level. We were talking on our table about comparing the different stages that we're at in terms of the administration process and Phil please jump in here if you feel you need to. But we were talking really about a sub regional level how we're differing right now in terms of where we are with process. We were looking at Sheffield, Sheffield have got a draft renewables policy at the moment. Our policy in Rotherham is very broad, very broad principles, we're not down to the finer nitty, gritty detail let's say of it right now. And so we're a little bit concerned here at the discussions
- 00:59:12:17 around the table where about a consistent approach at a sub regional level and how we're able to achieve that. We feel that the forum through TSY is a fantastic opportunity and perhaps we need to develop more links through that. We're finding sort of on the ground here and in practice as development control officers from different authorities perhaps we are not talking as much
- 00:59:44:16 on the practical nature of it. And we need a little bit more consistency on cross boundaries there. So it's about practical implementation of policies now from a national level filtering down to a local level and at local level really being a little bit behind the times currently given the slow process of the LDF framework and how can we pull our socks up and deliver that quicker.
- 01:00:12:20 **David Barrie**
Brilliant. Thank you. Any other contributions preferably someone...
- 01:00:18:23 **Lady in glasses**
I wonder if I could just add to what Beverly was saying.
- 01:00:21:16 **David Barrie**
This is Era Hughes from...
- 01:00:24:12 **Era Hughes**

From Hills Issue of the Generation Consultants. I used to be a director of planning for government and I've been in a similar position in local authorities and I have to say well I think one of things which is really difficult for the local authority planners at the moment and it's reflected in the discussion we had today, is the sheer complexity of local development framework system. In

01:00:46:09 England which is to my mind I have to say quite crazy at the moment. I think it's worth looking at the model in Wales which is a bit simpler, more straightforward and has enabled reasonably fast progress and a better mutual understanding between local authorities and developers about what the requirements are. And I think this is something on which CABE could actually

01:01:13:23 have some bearing because of your advisory role. A simpler system is required in order to make real progress and I would also add this that if we're to make real progress on place shaping systematically across the whole of the English landscape then we must find a way forward which doesn't rely on turning out perfect solutions on large sites alone.

01:01:47:11 TAPE CUTS OUT

01:01:47:21 **Era Hughes**

Sustainable development at all scales of development, urban and rural across the whole land regardless of the economic situation either nationally or locally. That is the big test and in order to get to that I think we're going to have to challenge the technical people to come up with better solutions. And I also think we're going to have to engage at a national level on a much more

01:02:11:06 profound sort of re-evaluation of where we stand on housing policy. And make a distinction once again between fundamental housing needs and housing demand backed by ability to pay for new housing. And I think that must be, although I've no confirmation to this effect, I'm sure that the policy makers in a sense must be thinking hard about that, once again. It may mean

01:02:36:04 that we'll have to go back a little bit in time to the models that used to have I

dare say, ten, fifteen years ago other than these rather over complicated models which we've built on the back of a huge burden of debt and easy credit.

01:02:56:01

David Barrie

Thank your for that. Celia Cashman from TSY and then I think I'm gonna invite I think Michael Rush and then Peter O'Brien just to wrap up for us.

01:03:17:07

Celia Cashman

Yes thank you. Yes Celia Cashman from TSY. I just wanted to pick up the point about working at the sub regional level, cos I think we have a couple of opportunities right at this moment in time. We've been granted new growth point status in South Yorkshire. We have a programme of development on new growth to deliver over the next eight years or so through to 2016. And

01:03:44:13

we've made some commitments in our bid to particularly trying to work together across South Yorkshire in the context of the new growth point to develop good design and sustainable housing as well. Now it's easy to put those kinds of hopes and expectations and wishes into a bid document and into a programme of development. I think if we could take away from here

01:04:10:04

today a commitment and the sort of interest from people who are here in this room to feeding into how we take some of the frameworks for the new growth point forward that would be a really positive thing we could do. We're very conscious of the capacity that exists within the local authority and within our delivery partners individual departments. There is a little bit of resource

01:04:36:15

available in the allocation we've been made to supporting some of that. But I think we really would like to make use of the opportunity we've got now in that new sub-regional context to try and progress some of this. So ideas please

01:04:54:03

David Barrie

Just before I come to Michael then we'll got to Peter. I'm not getting any

01:05:11:14 response to the question about scale. I thought that I was gonna get an avalanche of people saying the wrong sites are coming up, not big enough, not networked enough. I mean we've had this idea of sort of piece meal approaches but I thought I was gonna get, there was this avalanche...I mean all I ever here is there's the wrong sites coming up, not enough sites, wrong sites.

01:05:16:22 **Judith Atkinson**

01:05:39:16 Can I just add something then David which is that it's because of the issue about scale that possible we have an opportunity through the new growth point because although we've not, we're not necessarily talking about big sites we are talking about several smaller sites that may be adjacent and that are related to particular settlements coming forward in a similar period of time.

01:05:44:18 **Michael Rush**

Michael Rush. I'm a TSY enabler. I'm just gonna say a word for the local planners just in case I ever make an application.

01:05:56:05 **David Barrie**

Oh no, no, no, that's just too cheesy. Don't. don't, don't.

01:05:58:17 **Michael Rush**

01:06:26:12 On behalf of TSY we looked at a range of applications I think it was thirty to see how they progressed through the system. And I just wanted to know what the panel would say to the DC officer that doesn't get a company like Igloo it might be called Barnsley Road 1971 Ltd that's the profile developer, the site is twenty or thirty houses. There's no-one like Brian or Rory on the team there's no architect there's no mechanical or electrical or energy engineer. I'm afraid there might be a highway engineer and design and

access statement is probably a hundred and twenty pages of regurgitated policy and no, with no reference to CABE's enlightening document on how to write a design and access statement. So that's the reality of development control

01:06:53:24 officers applications in the region. What would the panel advise?

01:07:01:01 **David Barrie**

It's more like Gardner's question time.

01:07:06:03 **David Barrie**

What does he do with his....

01:07:07:06 **Richard**

What I've designed is what I have practised on occasion myself which is to say that the, say that the refusal of planning permission often offends and therefore please take your planning application away and re-submit it after some pre-application discussions. As my colleagues were muttering in my ear, of course with some design review if necessary. So I think I know that

01:07:27:07 everyone's up against eight weeks for determination. Determination can include a refusal. There has been a concern that the inspectorate will then support the developers, that does happen occasional but we're working very closely with Katrina Spall and her team...I'm just saying I'm doing their after dinner speech for the Planning Inspectors conference shortly. And one hopes

01:07:47:10 that they are going to defend decisions providing you first of all got your policy framework in place. I agree with the point about LDF's they are very complex and we're as many of you will now working on a programme going round the country supporting local authorities through workshops to try and improve the, particularly the policy end of the LDF. But essentially you have to use the

01:08:08:14 planning system for what's it's intended for which is to prevent "crap" to quote Ken Livingstone of lamented memory. And to promote good quality and in

terms of the skills that are available it's worth bearing in mind that you have got programmes like this you have got CABE, you have got regional design review in many areas although not in Yorkshire and Humber at the moment.

01:08:31:16 Sheffield's got a design review panel for example so there are people out there who are prepared to help you, just say no.

01:08:40:17 **David Barrie**

Michael is that acceptable?

01:08:43:16 **Michael Rush**

I think it doesn't recognise the position of the develop control officers who may be under pressure from local members and also the decision to grant or not is the development control officer's decision.

01:08:54:24 **Richard**

Sorry I just have to come back on that. I have been a development control officer and I've run a development control service. So my experience is that it is possible. It is also possible for members to undermine you, I've had that happen as well for a number of reasons not all of which are terribly straight forward in planning terms. We can't get it to happen all the time but I think

01:09:15:10 we often make excuses for saying yes when we shouldn't, we as planners and we often worry about things like the expense of appeals and so on but the problem is that if you let something rubbish through it'll be there for fifty, sixty years unless you're very lucky and it's demolished after twenty and that's not very sustainable to be honest.

01:09:38:03 **David Barrie**

Just one more comment from the panel then I'd like Peter O'Brien to...

01:09:41:19 **Peter**

- 01:10:02:08 Just a couple of seconds just to re-emphasise the benefit you can get from the regional design review panel and the fact that you've got one in Sheffield but not in the rest of Yorkshire I think needs to be addressed. I sit on the Est Midlands Design Review panel and we've given a number of development control officers significant support and quite vociferous reviews on how to reject crap.
- 01:10:10:01 **David Barrie**
Just hold on, Ruth.
- 01:10:16:02 **Ruth**
Ruth from the TSY Didicot. On that particular occasion I think the planners at Barnsley said "no" but guess what happened? The developer has sat on the site that he owns. You were asking earlier other sites piece meal so I think the question is you know if you're looking at land development how much control does the local government have over all the sites.
- 01:10:43:17 **David Barrie**
Okay look. Well thank you very much. I'm just gonna now, there's a final, final....
- 01:10:48:05 CUT