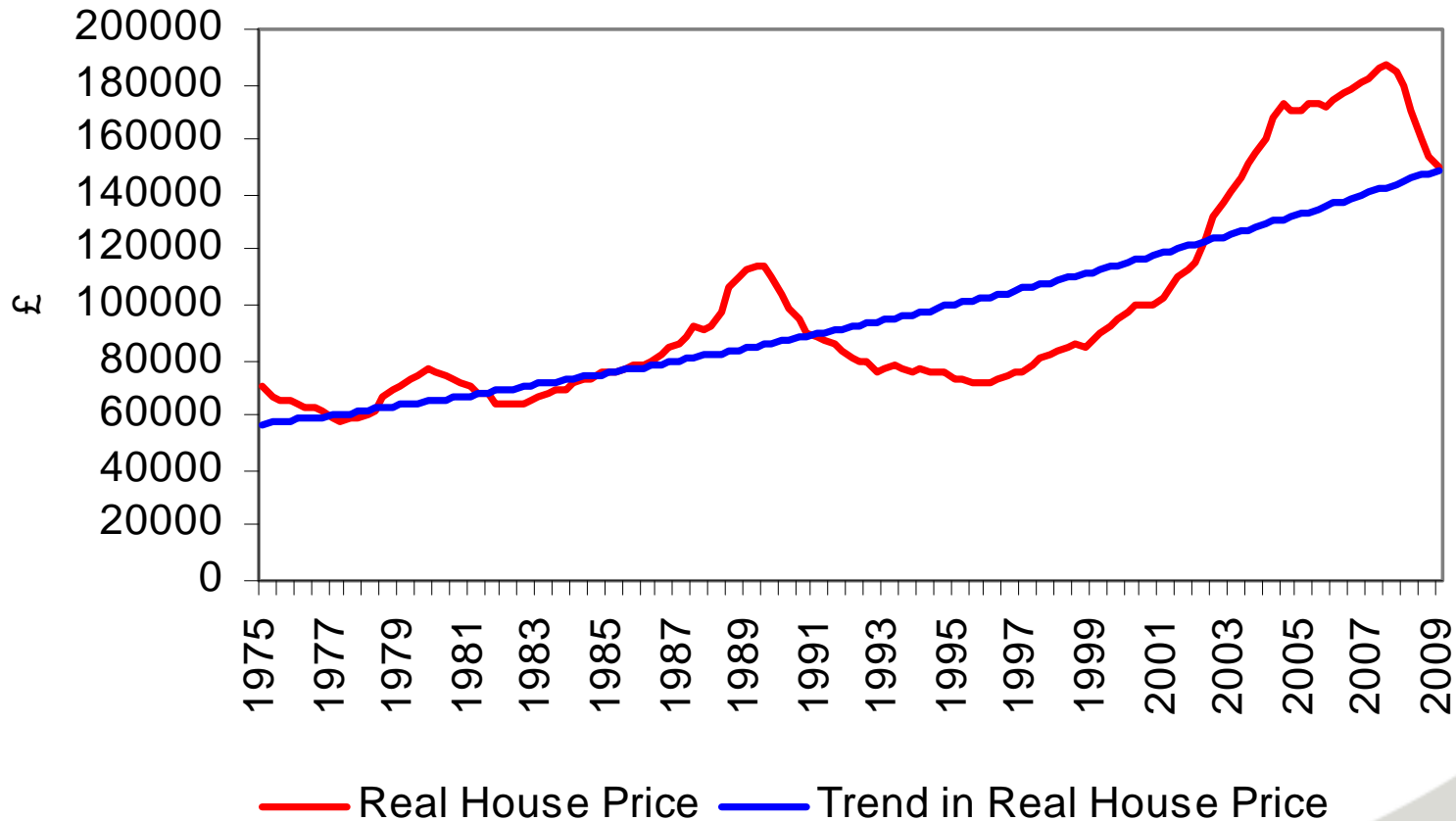


# **NATIONAL HOUSING AND PLANNING ADVICE UNIT**

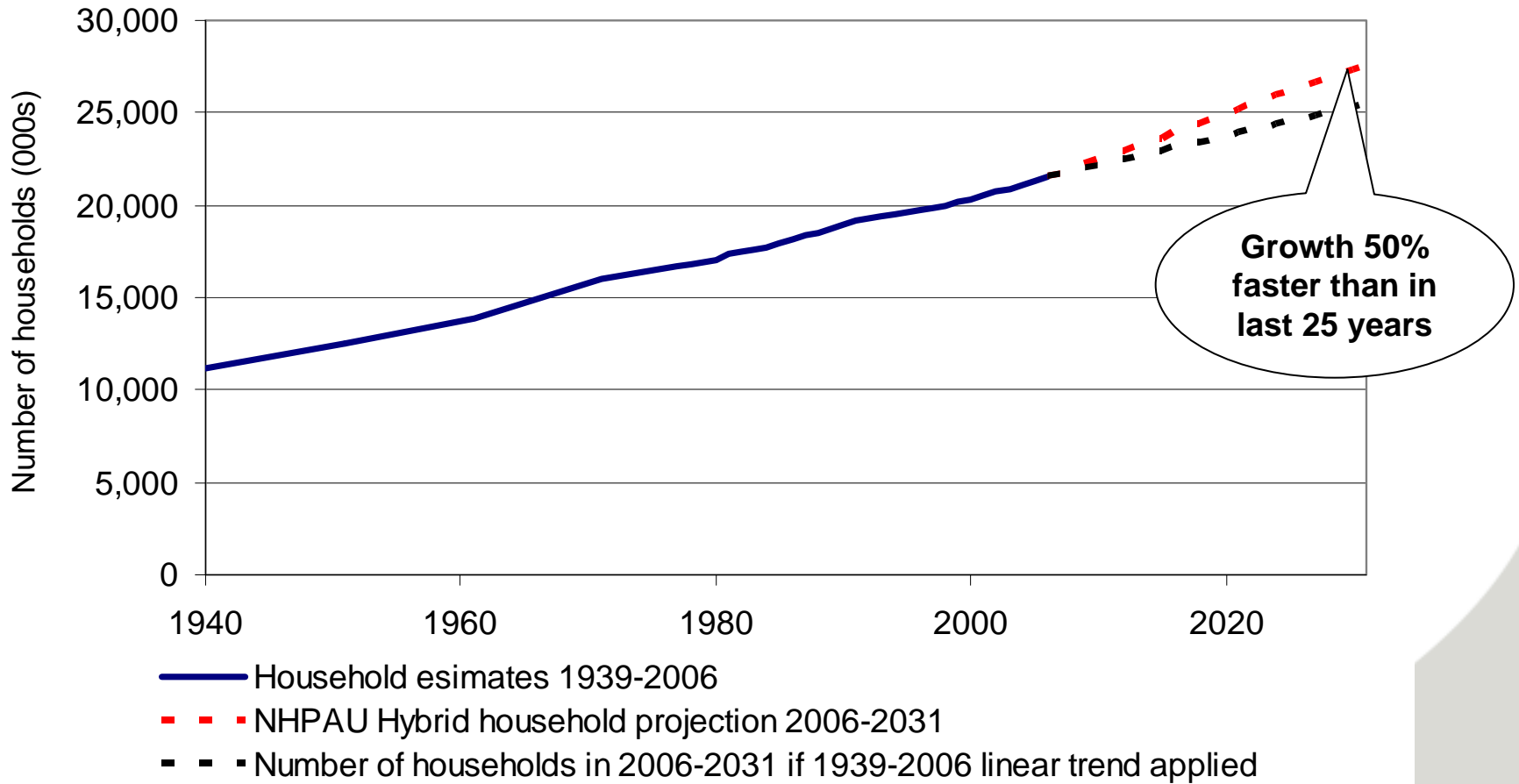
Neil McDonald  
Chief Executive

# The housing market challenge - booms and busts

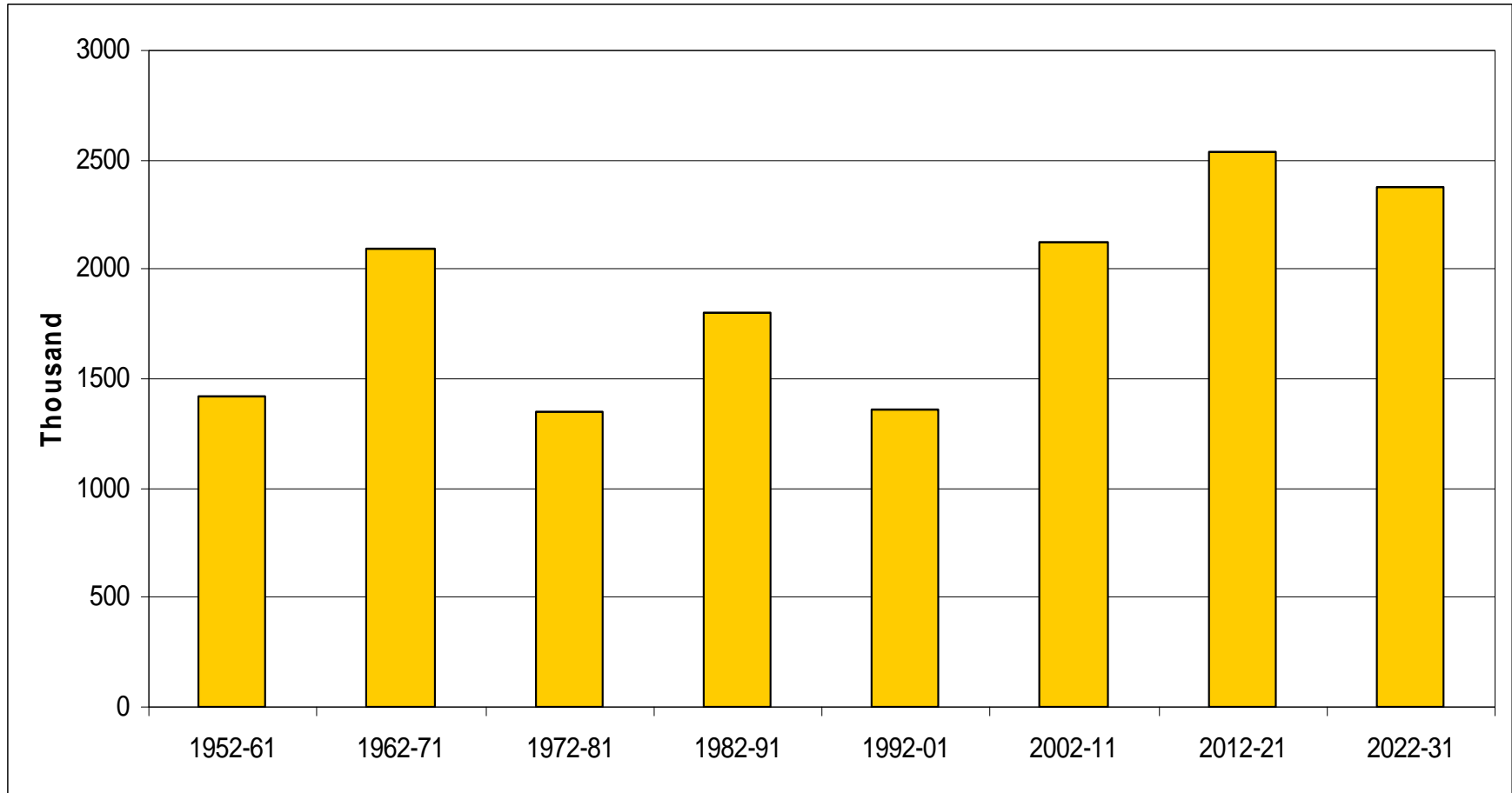


Source: Nationwide

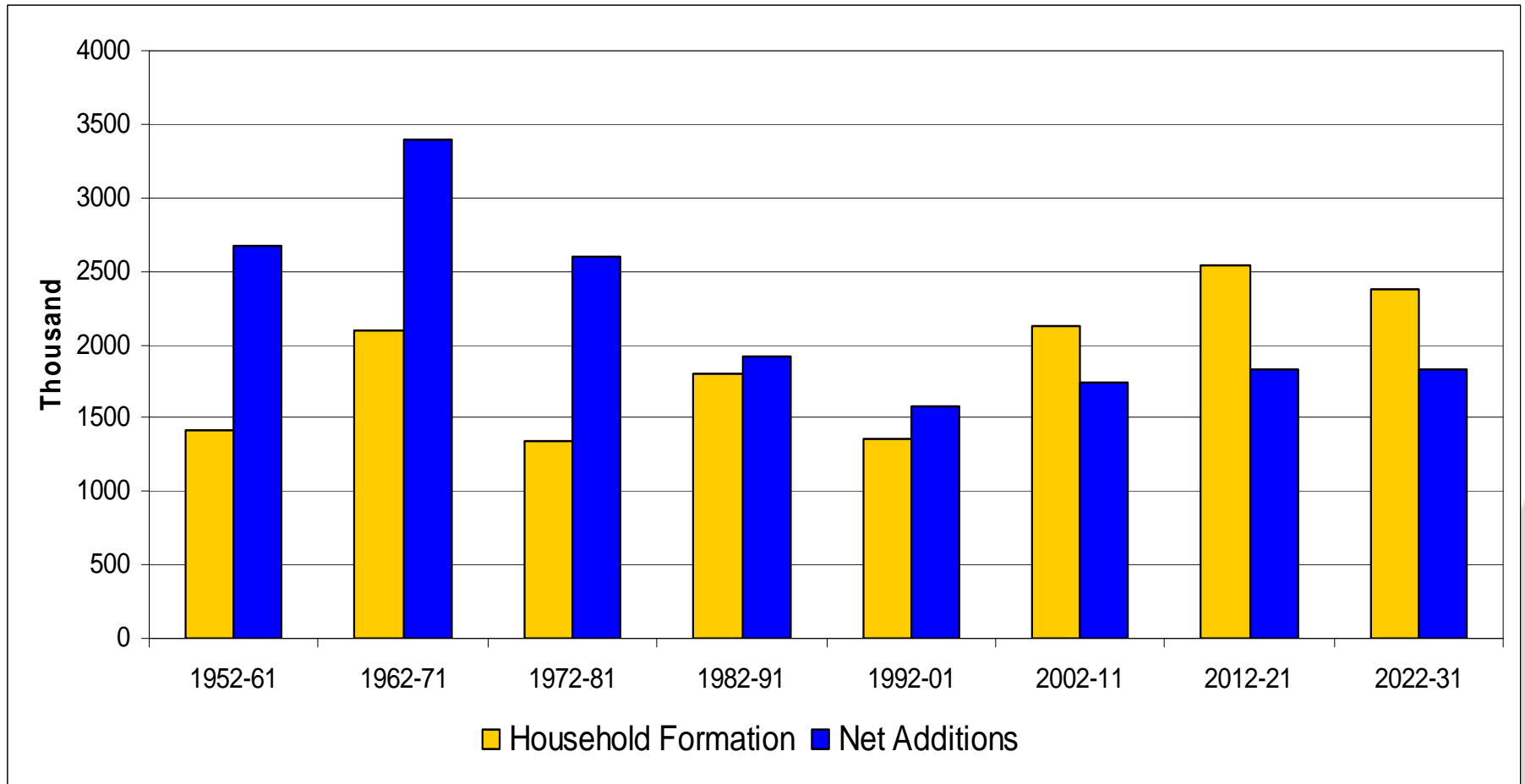
# The household growth challenge



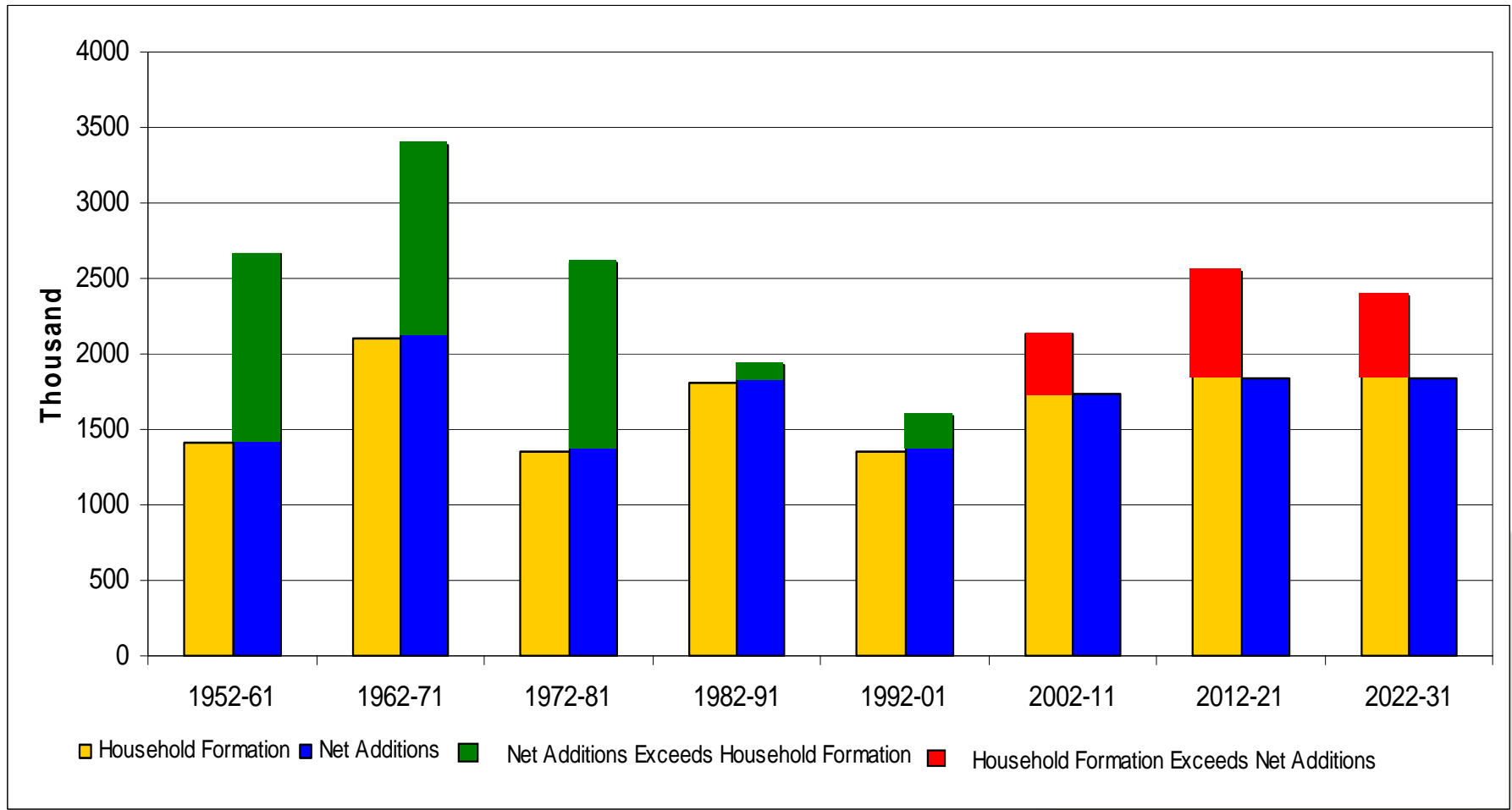
# Net increase in households for 10 year periods in England



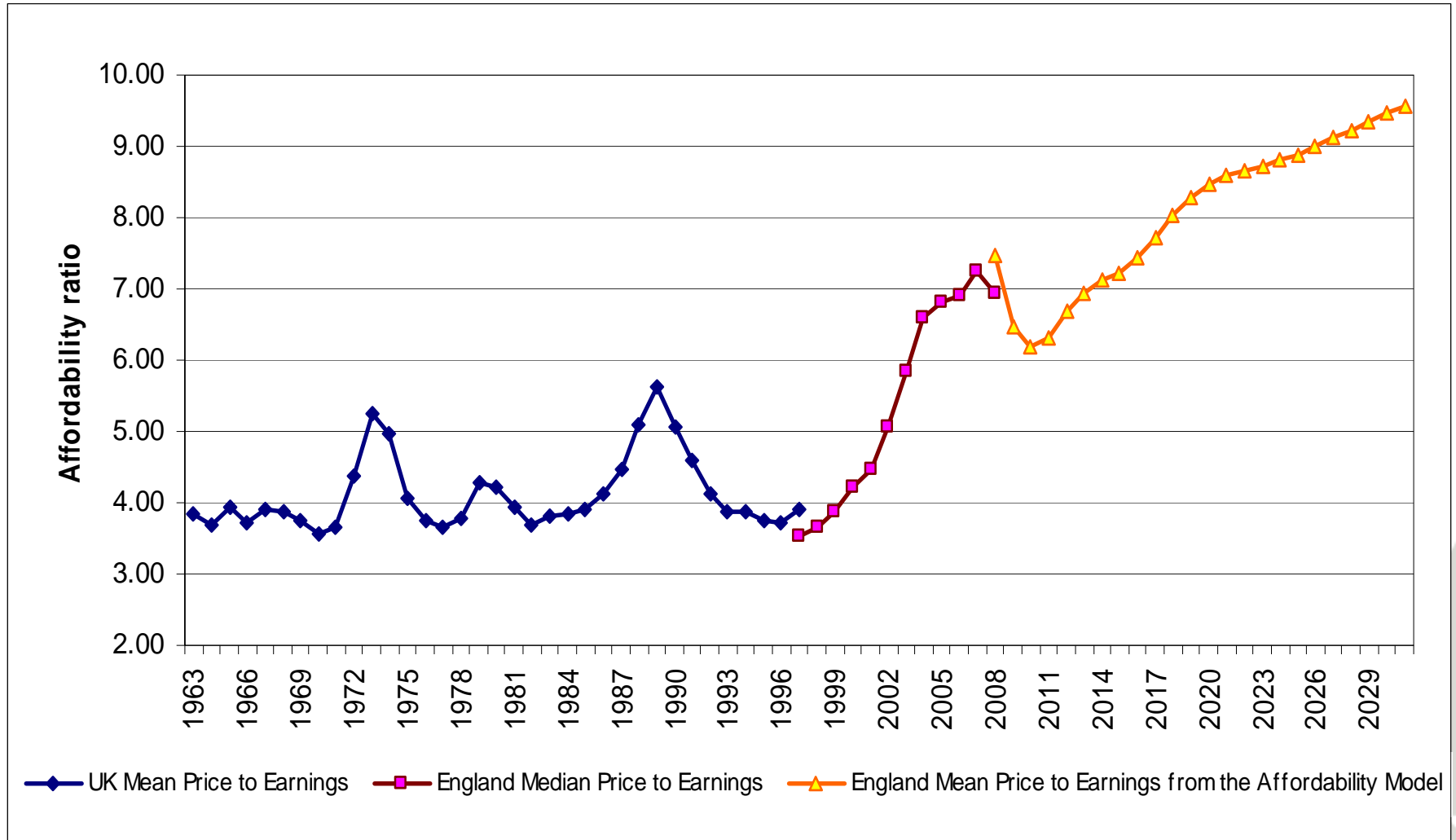
# Net increases in households and homes in England



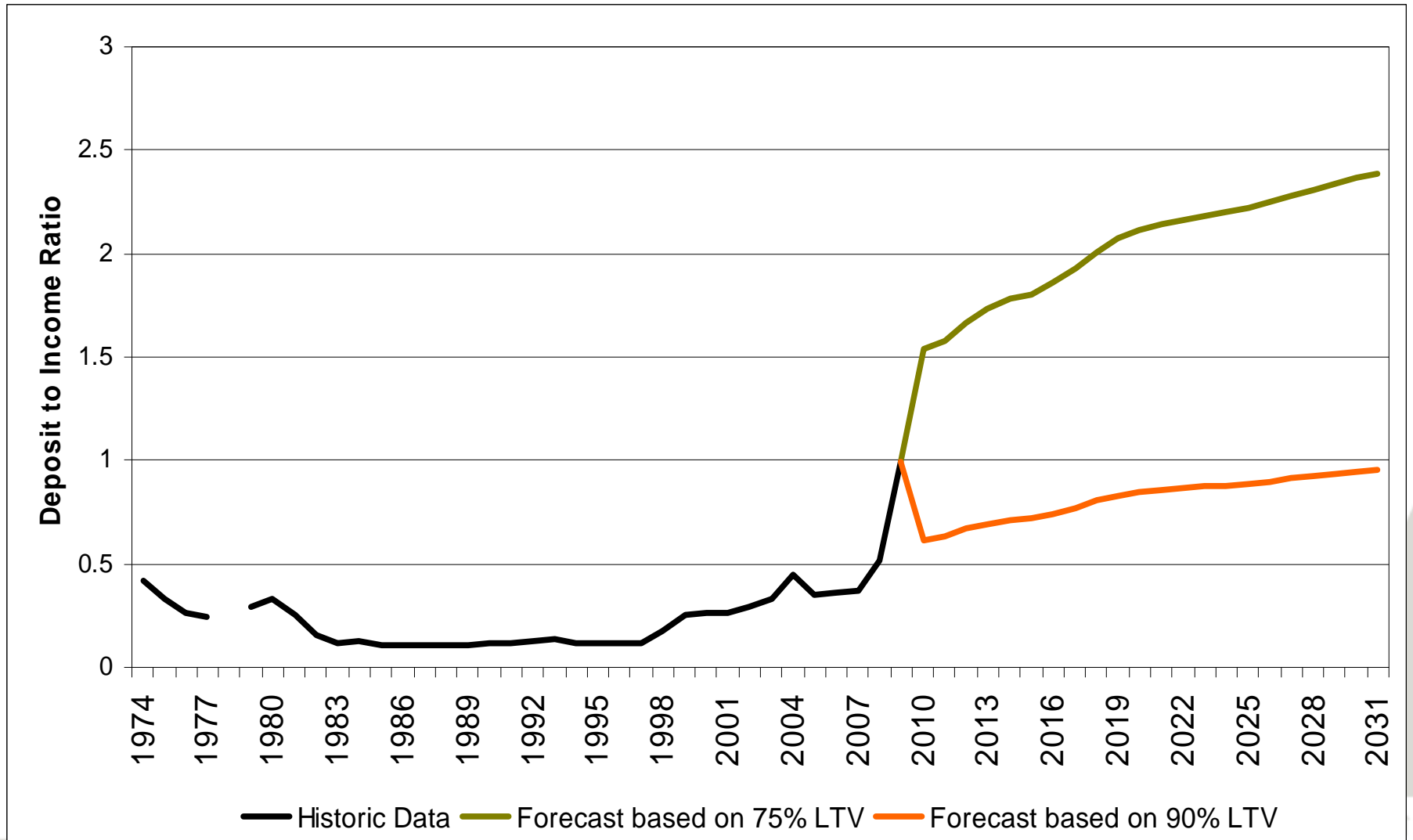
# Net increases in households and homes in England



# What happens if we get the people / households, but not the homes: Unaffordability



# And what happens to First Time Buyers? - average mortgage deposit to income ratio in UK



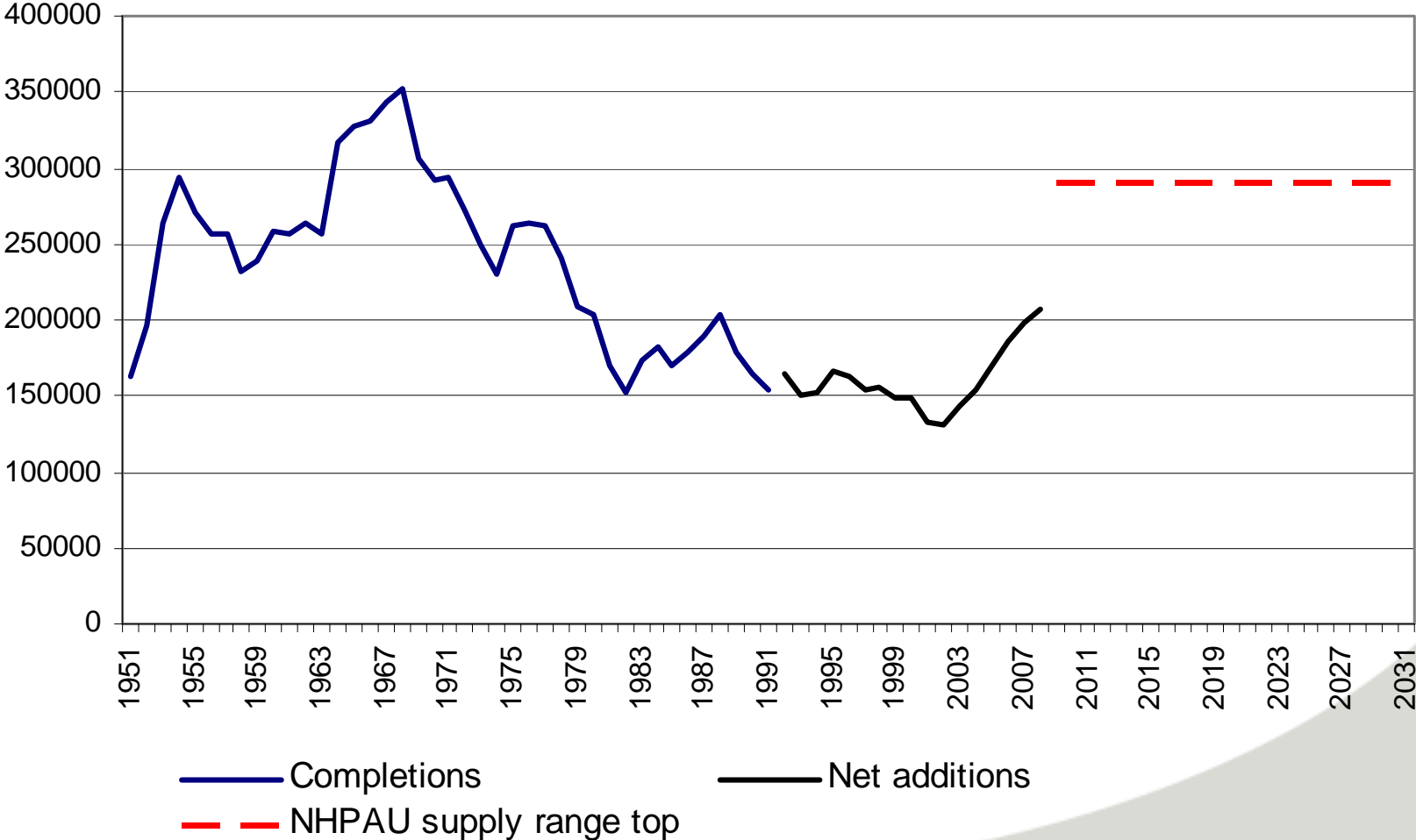
# NHPAU Role

**Impartial, evidence-based, expert advice  
and research to inform decisions in the  
planning and delivery system for housing**

# NHPAU's Board

- **Dr Peter Williams (Chair)**
- **Prof Paul Cheshire**
- **Prof Glen Bramley**
- **Bob Lane**
- **Max Steinberg**

# NHPAU advice on housing requirements



# New emphasis on local and sub-regional housing markets

Current work programme includes:

- planning controls and their impact on housing supply at site level;
- the geographical extent and definition of housing market areas;
- the potential for understanding and modelling the housing system at this level;
- the methodologies and evidence base underpinning Strategic Housing Market Assessments and their use;
- constraints on the housing system, from regulation to infrastructure and physical geography;
- the housing delivery pipeline from both a bottom-up and top-down perspective.

# Working Together

We're keen to collaborate with local authority housing and planning professionals to:

- understand what the real issues are
- provide advice and tools that are of practical use
- focus our research programme on the key issues

# The Housing Challenge: More homes for more people

Evidence points to:

- an increase in housing stress indicators
- a large projected increase in the number of households over next 25 years

Choices:

- assume it won't happen - until a crisis forces a hurried re-think
- watch it unfold ad hoc: unplanned growth
- plan for growth: attractive and sustainable communities for the 21<sup>st</sup> century