

## **The Future of CPCA Housing Workshop 29<sup>th</sup> March 2022**

### **Summary of key points**

Attended by 39 participants including 7 local authorities, RPs, Developers, and other housing partners.

#### **Session One: what are the challenges ahead and our joint ambitions?**

1. Lack of funding and affordability is the biggest challenge both in terms of viability due to high cost and scarcity of land and building inflation, plus cost-of-living crisis for tenants of affordable housing.
2. Planning is another big challenge due to government changes including First Homes. Plus slow speed of planning decision making and other claims on S106 as costs inflate.
3. Environment and the challenge to reach carbon zero targets not just in terms of new build but retrofit in terms of existing stock.
4. Lack of skills and capacity to deliver, particularly in relation to skills for all building trades and retrofit.

Gaps highlighted included collaborative approach between housing and health and well-being, particularly provision of specialist housing

#### **Session Two: What might be the role of the CPCA?**

Consensus that whatever role the CPCA has it must add value, support and not duplicate and any policy needs to be sufficiently adaptable to have effect, in different ways, upon the different markets across the CA.

Ideas suggested included:

1. Lobbying central government and bodies on common issues and challenges, particularly planning policy changes including Net Zero.
2. Taking a coordinating role on areas not currently being addressed effectively i.e., Housing skills agenda, bid writing to lever more funding into CPCA area (Green agenda, HIF3?) coordination of specific projects on health and well-being including specialist housing and other “hard to deliver” housing.
3. Strategic liaison role with Homes England Land.
4. Connecting housing with infrastructure and transport issues plus business and skills strategies.
5. Also mentioned was the CPCA taking on a more strategic role joining up strategy. Developing a joint narrative. Taking a convening role. No suggestion of CPCA delivering housing directly.