

Agenda item 5

Hertfordshire Growth Board (HGB) – Growth and Housing Prospectus

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1 Purpose of report

- 1.1 For the Board to consider and approve Hertfordshire Growth Board's Growth and Housing Prospectus for submission to MHCLG and Homes England. The prospectus is attached at Appendix A.

2 Background

- 2.1 Hertfordshire Growth Board has prepared this prospectus to capture relevant work on Hertfordshire's housing market and to outline how it wishes to work with HM Government and Homes England to unlock sites and increase housing delivery in Hertfordshire. The prospectus pulls together all current work on the pan-Hertfordshire housing pipeline and the associated delivery pathways. It describes the broken housing market in Hertfordshire and the support and steps necessary for Hertfordshire to increase annualised housing delivery to the adopted objectively assessed need (OAN) level.
- 2.2 Hertfordshire is keen to deliver the homes that Hertfordshire needs and to address the issues that are impacting upon the pace of delivery and causing market failure in our area. The work in preparing this prospectus has enabled us to gain a far greater and more granular understanding of the housing pipeline across Hertfordshire. This includes the sites that could be deliverable in the short term as well as the role of larger sites (of over 500 homes each) of which there are around 50 across Hertfordshire and which alone would provide around 60,000 of the 100,000 new homes needed in the county by the mid-2030's.
- 2.3 We know that infrastructure cost and timing play a big part in the pace of our housing site delivery but capacity and resources within our councils is also a factor. Hertfordshire is innovating how it increases the diversity of housing delivery and is also seeking to deliver government policy through sponsorship of initiatives such as Off-Site manufacturing, one public estate, town centre regeneration and collaborative working. This document identifies areas where targeted support would help unlock site delivery and increase capacity, helping to deliver the Hertfordshire housing pipeline and reach, and then maintain the 7,000 new homes a year OAN level.

3 Implications

- 3.1 There are no adverse legal, financial, equalities, environmental, sustainability or other implications arising from this report and its recommendations which support the ongoing work and priorities of the Growth Board.

4 Recommendations

- 4.1 That the Growth Board approves the Growth and Housing prospectus for submission to MHCLG and Homes England.
- 4.2 That officers continue the on-going dialogue with MHCLG/Homes England officials and updates the Board on any feedback received,