

# The Delivery of Housing and the Role of Compulsory Purchase

**Jamie Ratcliff**

*Assistant Director - Housing, The Greater London Authority*

**#CPA2018**

# DELIVERY OF HOUSING AND THE ROLE OF COMPULSORY PURCHASE

Jamie Ratcliff  
Assistant Director - Housing

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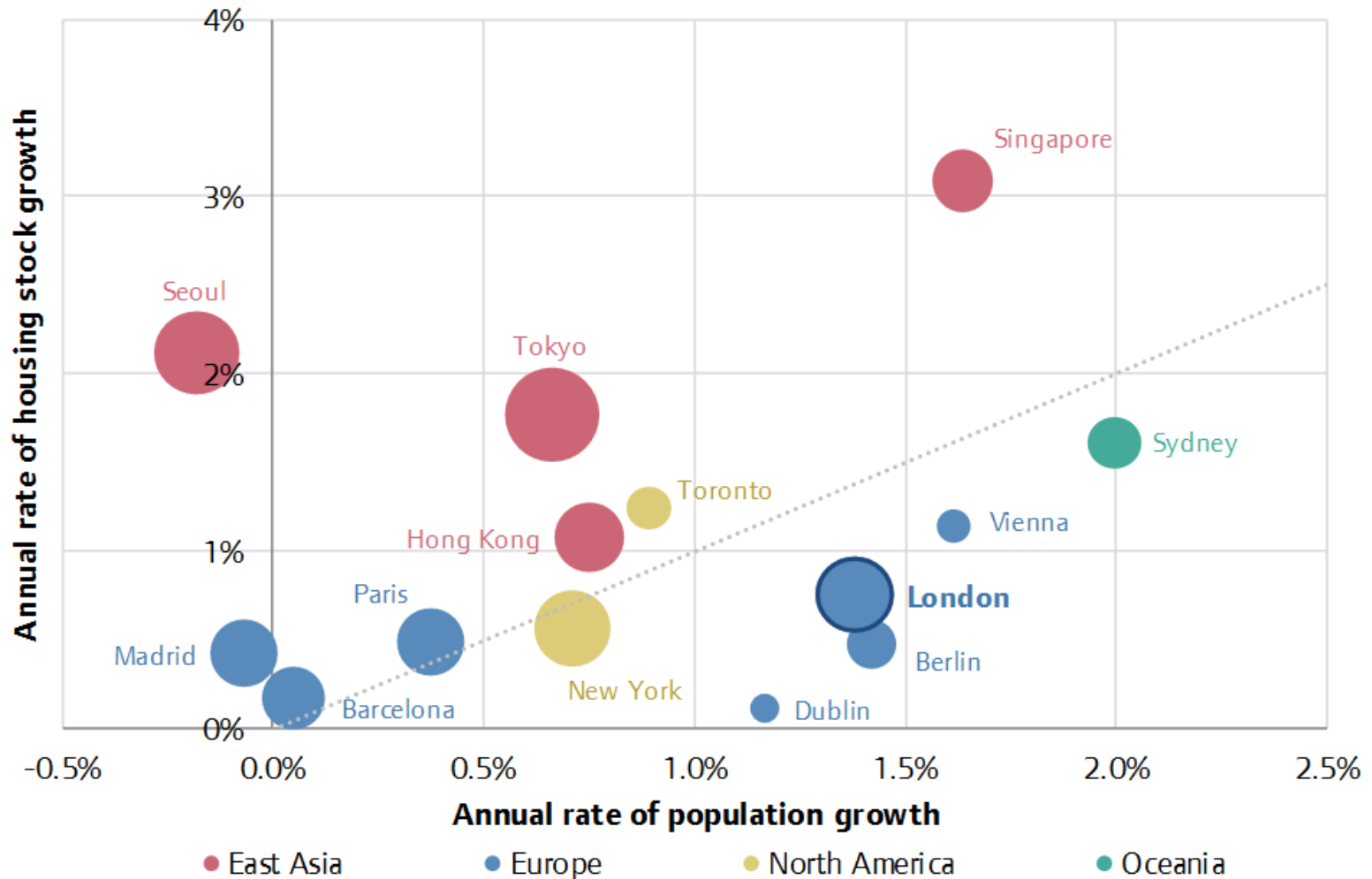
# Outline

- London's housing crisis
- The Mayor's new approach to land
- The role of compulsory purchase
- Supporting the use of CPO powers
- The need for reform

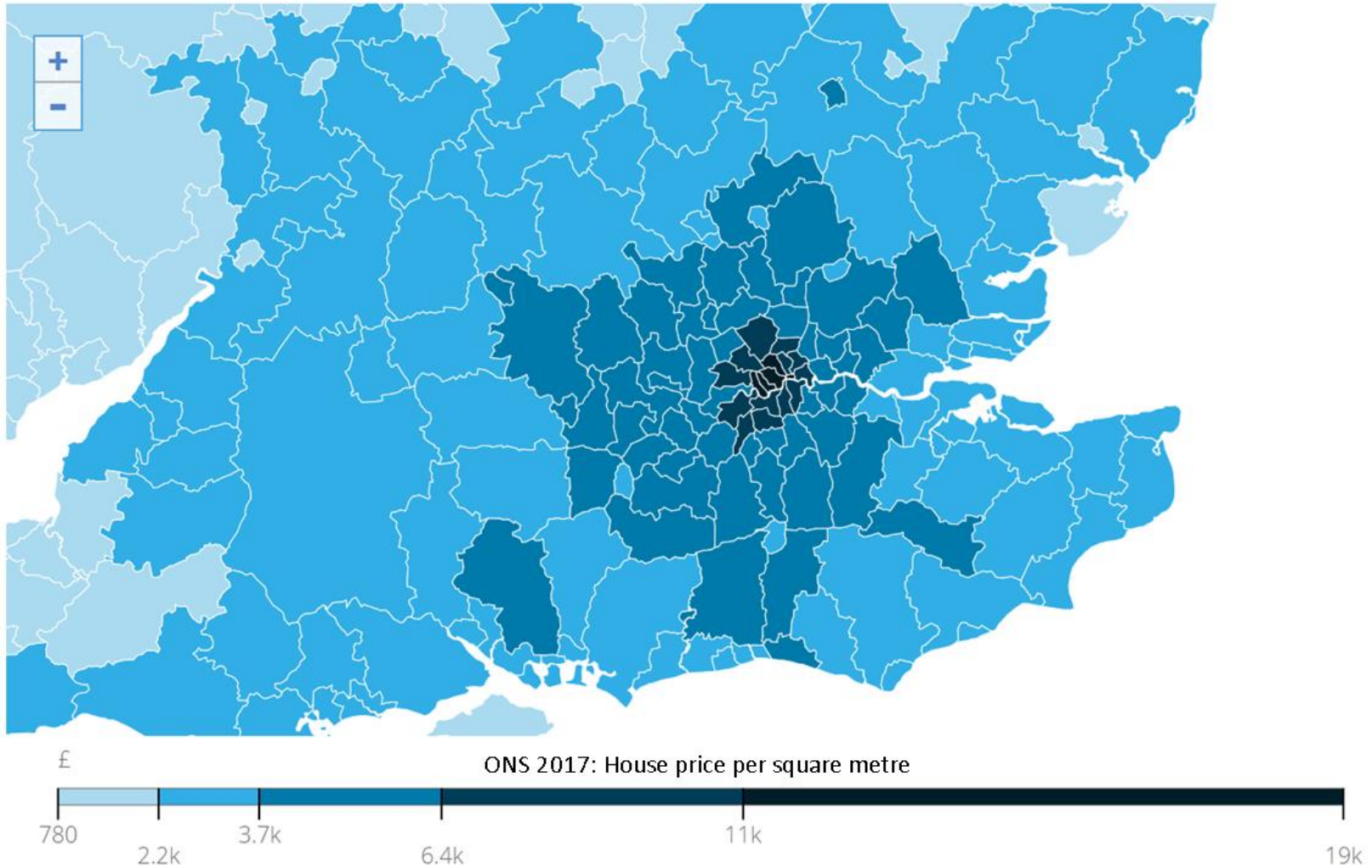
# London's housing crisis

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Annualised growth of population and housing stock in most recent five years for selected international cities



# London's housing crisis cont'd



# The Mayor's proactive approach to land

- London Plan target: **66k homes** per year
- **116k** affordable homes by 2022
- Expand and refocus Homes for Londoners team:
  - Identify and bring forward more land
  - Brokerage and coordination
  - Proactively assembling and de-risking sites



# The Mayor's Land Fund



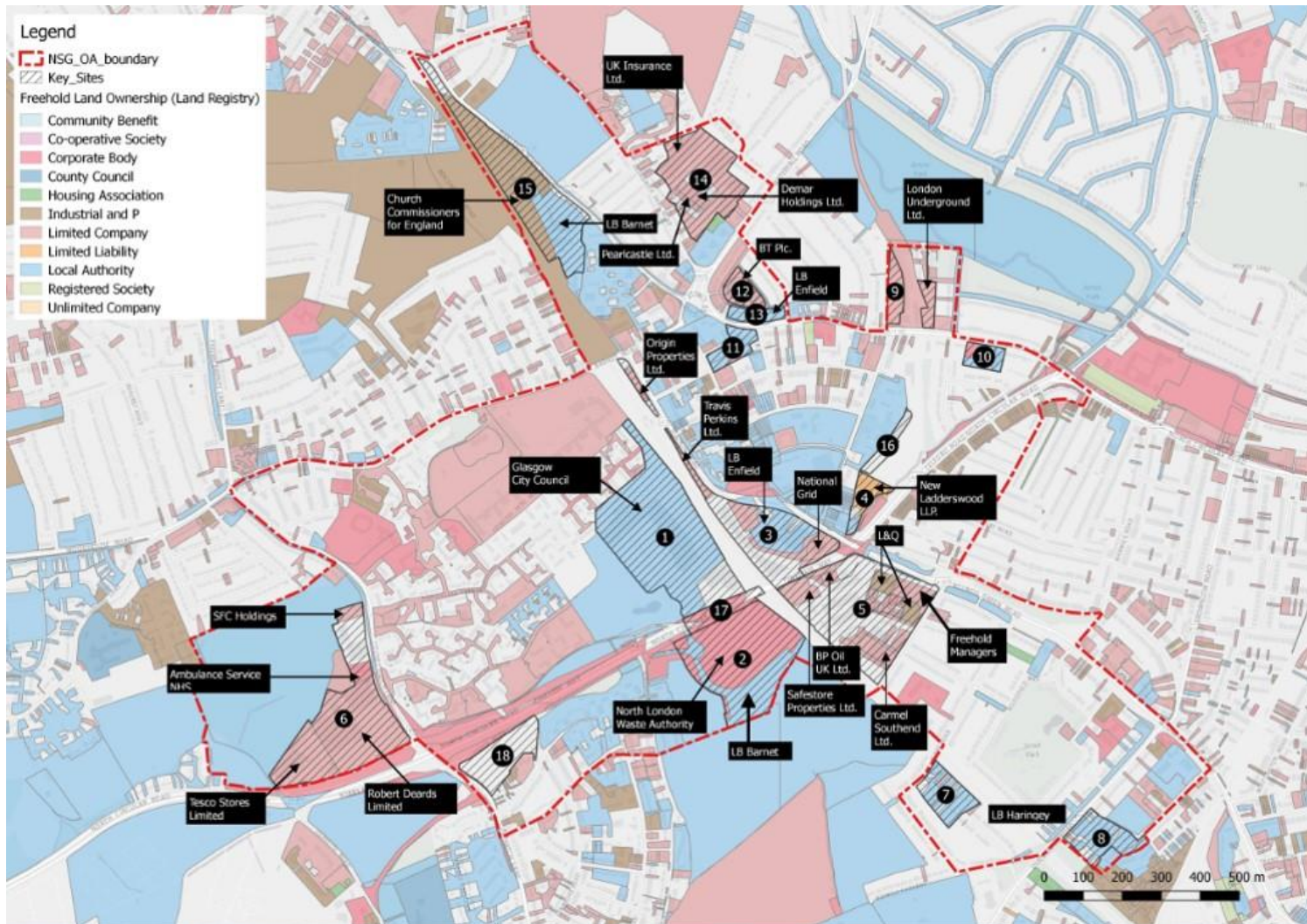
- Land Fund - at least **£250m** to:
  - Bring forward land more quickly
  - Deliver more affordable homes
  - Overcome barriers
  - Promote innovation
- Strategic interventions – Affordable Homes Programme
- St Ann's hospital site – deliver 334 more affordable homes (fivefold increase)

# The role of compulsory purchase





# Fragmented land ownership



# Public sector-led assembly:

## Claude Bernard, Paris



# Supporting the use of CPO powers

- Provide certainty: including by using Mayoral CPO powers where necessary
- Examining the case for a CPO Centre of Expertise
  - Guidance and support?
  - Pooling resource and expertise?
- Calling for improvements to the CPO guidance:
  - Early engagement
  - ‘No scheme world’ valuation methodologies
  - Clarity on ‘reasonable steps’
- Calling for better resourcing: First-tier and Upper Tribunals and MHCLG

# Rieselfeld, Germany (2006)



# Rieselfeld, Germany (2012)

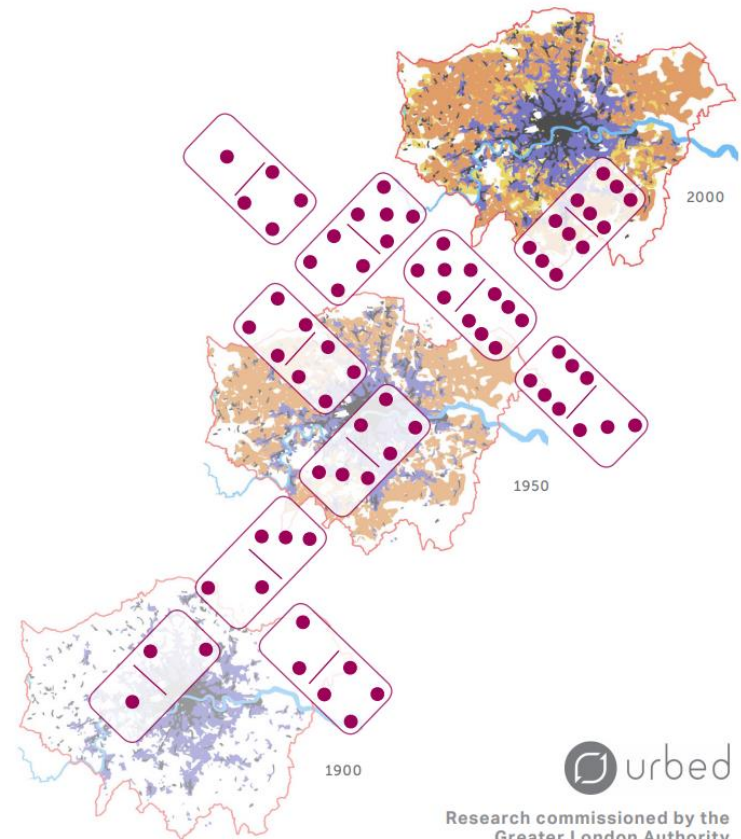


# More fundamental reform?

- Examined land assembly in France, Germany, the Netherlands
- Recommendations:
  - Better resource land assembly
  - Incentivise voluntary land assembly
  - Improve compulsory purchase process
  - Plan for land assembly: Land Assembly Zone designations

## CAPITAL GAINS:

### A BETTER LAND ASSEMBLY MODEL FOR LONDON



# Thank you

[Jamie.ratcliff@london.gov.uk](mailto:Jamie.ratcliff@london.gov.uk)

