



Working together to build the homes we need

Driving Planning Permissions into Housing Delivery

P12 Tool



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The HFi have created a Driving Planning Permissions into Housing Delivery (P12) tool. This tool has been developed to assist with monitoring delivery in order to drive housing success (HBR #18).

The concept behind this tool is simple, and it is easy to create, however, despite its simplicity and value, far too many councils do not have such a tool in place.

It is an excel spreadsheet illustrating how councils can allocate responsibility to specific officers and ensure the monitoring and driving of delivery. Councils can copy the format of this document – tailoring as necessary – and input their own information into the document.

Once the relevant information is inputted, the council will have a simple, easy to use document, allocating responsibility and creating an overall picture of site developments in the council area.

The driving and monitoring document must be easily accessible, continuously updated and capable of review by the portfolio holder.

It will include permissioned land, land capable of permission and would show when planning was granted and what, if any, blockages have occurred, and any actions which need to be taken.

The purpose of this tool is, therefore, to provide an overall outlook – on a real-time basis – on site developments, allowing the monitoring of delivery and the highlighting of any remedial action which needs to be taken.

This will ensure that councils not only monitor delivery, but also use monitoring to drive housing success.

Examples of how the tool can improve delivery:

- Roadworks – allows the council to prioritise road delivery.
- HCA Funding – when to focus assistance on a medium sized builder, to help that builder understand the opportunities available from the HCA fund, and assistance in applying for funding.
- Stalled Land – understanding when to request a meeting with the Chief Executive of a company which owns land that has stalled or conversations need to take place to identify blocks and barriers.
- Build-Out Rates – assists the council to negotiate faster build-out rates, with advanced funding for infrastructure works on a site.

For a wider range of powers and levers see: <http://thehfi.com/wp-content/uploads/2016/11/HFI-finance-and-structuring-opportunities-for-estate-regeneration-and-housebuilding.pdf>

