

# Speech: Community-led housing

## Introduction

Thank you, Sophie. [Sophie Long, BBC News correspondent and presenter (event host)]

The BBC folk seem to get the best gigs in town.

I am speaking at an event being compered by Mark Easton next.

[Easton [RESI conference](#) story]

I am absolutely delighted to be here at what is a landmark moment for community-led housing.

Today's event – the first ever conference to bring the sector together – is testament to just how far you have come.

With [half of the 225 plus Community Land Trusts](#) in England and Wales having been set up in the past 2 years, the momentum is clearly growing.

And I want you to know that I am behind you all the way.

## Benefits

Because the strengths of community-led housing speak for themselves.

You know your local areas better than anyone.

And are better placed to make things happen.

To see the potential of small sites.

Difficult sites.

Sites that are off limits or of no interest to developers.

You are not waiting for someone else to step in and just take what you are offered.

You are designing and developing houses that you and your neighbours are proud to call home.

Homes that, from the word go, are an integral part of your communities.

Homes that are not just affordable now, but are affordable forever.

That are models of high quality design, energy efficiency and innovation.

And it's not just the people in those homes who benefit.

Because your work raises the bar for the entire housing market.

Pushing up expectations of design quality.

Powering the growth of modern methods of construction.

And, by supporting smaller-scale building companies making the house building industry more diverse and resilient.

But the benefits go further still.

By giving people a hand in the conversion or refurbishment of empty properties you are equipping them with new and highly transferrable construction skills.

You are sustaining local economies by giving young home-grown talent affordable places to live and a reason to stay.

You're not just building better homes.

You're building better communities.

## **Barriers**

And I certainly don't underestimate what that takes.

You face significant barriers, such as access to pre-development grants, loans or mortgages and a lack of understanding or resources at a local policy level.

But the biggest barriers are almost certainly cultural.

It is a simple idea: if you need a home, why not build it?

Yet most people in our country never even consider it seriously.

And, if they do, they might think of either Grand Designs or some kind of flat-pack nightmare on an epic scale.

I know, from living and working in Europe that homes built by local communities are a normal part of the landscape in countries like Germany and Sweden.

People there may be somewhat surprised that we need to have a conference about it at all.

Yet here in Britain, the term "community-led housing" is likely to be met with blank looks.

Well, outside this room anyway!

And, even when explained, it's seen as a heroic endeavour that is only for the most extraordinary and adventurous of individuals.

Of course you are extraordinary people. And I don't normally like to single out individuals from a sea of excellence.

But on this occasion I must.

There's Maria Brenton, who for 18 years and counting has committed herself to the Older Women's Cohousing project in Barnet.

There's Geoff Pook, from the Beer CLT, who formed a group, secured funding, secured Registered Provider status and built 7 homes – and did it all in just 2 years.

Two years!

I've had flat-pack furniture in garage still not assembled after 5 years!

And let's not forget one of the first innovators, David Brown, who has just stood down as Chair of High Bickington Community Property Trust after almost 2 decades.

Maria, Geoff and David are truly inspirational, and I take my hat off to them, and indeed to all of you.

But I want community-led housing to be a realistic option not just for exceptional people but for all people.

Even politicians!

## **Realising the sector's potential**

This is vital if we are to realise the true potential of this sector.

To empower more communities.

To, ultimately, see community-led housing playing a much bigger role in delivering the houses our country desperately needs.

Delivering these houses is an overriding priority for this government.

Recent figures showed that the number of homes in England increased by more than 217,000 last year – the highest level of net additions since the depths of the recession.

But you saw in February's [housing white paper](#), and again in last week's ambitious [Budget](#), that we want to go further still.

That we want to build more of the right homes, in the right places, at the right prices.

And I believe that community-led housing has a huge role to play in helping us to do just that.

# Announcement

A year ago we backed the sector with the launch of the Community Housing Fund.

Since then, we've awarded £60 million in grants to help 148 local authorities support more community-led projects

The grants, which ranged in size, were paid to authorities that had the least affordable homes or the highest density of second homes.

Alongside the money, we gave advice on how to spend it in order to deliver the best results.

And we wanted the grants to help build capacity and support local projects, now and into the future.

Some fantastic work has been happening as a result .

Many councils – such as in Sussex, Hampshire and London – have pooled these resources to provide and information and support hub for community groups.

Others – such as Cornwall and West Dorset – have already used the money directly to help get the projects off the ground.

In short, this funding has been a success.

So today I can today announce that we will launch a new programme of funding to help build thousands more homes.

Worth £60 million in the first year alone, it will provide both capital and revenue funding, with flexibility to meet demand.

A significant element of the funding will also go towards developing an advisory network that supports community groups to bring forward projects.

We will shortly publish a prospectus setting out criteria for bids.

And, from January, we will invite applications from community groups, registered providers and any other appropriate organisations.

Bids will be assessed by the experts at Homes England, our new national housing agency.

And we hope to announce the first allocations as soon as Easter.

It is vitally important to me that we continue to work closely with the sector in delivering this programme, just as we have done in the design phase.

Many of you have had a hand in shaping this new programme of work. And I hope you will reap the rewards.

And I also hope you will come together to share your vast experience and expertise.

I want to ensure that our investment in the sector makes a real difference and your contribution will be invaluable in helping us achieve this.

That's why I will be setting up an advisory group to steer the Department of Communities and Local Government on the delivery of the programme.

## **Conclusion**

Some will say this just small fry.

That community-led housing currently accounts for just a few hundred units a year – under half a per cent of total housing output in England.

That the scale of the challenge before us – building 300,000 homes a year – dwarfs the capacity of the community-led sector.

But when the community-led movement began it was producing just a handful of homes each year.

First that grew to a few dozen, then to a few hundred.

Now, with government on your side, there is no reason why those hundreds cannot become thousands.

No single measure will fix our broken housing market.

But with action on many fronts, with the dedication of many people, we can get there.

It will take time.

But I know that we can do it.

And community-led housing has a serious contribution to make.

There are few sectors that boast the combination of talent and passion that we have here today.

People who are totally committed to making their communities better places to live.

So let's do everything we can to get even more people involved in community-led housing.

Together with you I want to make the idea of communities building the homes they need not a radical departure, but an everyday reality.

And for the sector to play its part in getting Britain building.

Thank you.

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## Press release: New Industrial Strategy to boost NI earning power and innovation

Business Secretary Greg Clark has today published the [UK government's modern Industrial Strategy](#), with a plan to boost productivity and the earning power of people and businesses throughout Northern Ireland and the whole of the UK.

The White Paper outlines a plan to drive growth across the whole of the UK, build on the strengths of places, boost skills, improve productivity, boost people's earning power and upgrade infrastructure.

The Strategy includes flagship Sector Deal agreements with a number of Northern Ireland's most important sectors – automotive, construction, Life Sciences and Artificial Intelligence (AI).

Northern Ireland has a world-leading reputation in a number of key sectors including construction and automotive, as well as future industries such as Artificial Intelligence (AI) and life sciences and the government has confirmed these sectors will be the first to benefit from these new strategic and long-term partnerships with government, backed by private sector co-investment. Work will continue with other sectors on transformative sector deals.

With a clear ambition of boosting productivity and economic growth, the Industrial Strategy contains a number of policy measures to benefit Northern Ireland:

- A new Strength in Places Fund to support innovation excellence that can demonstrate a strong impact on local growth, with Northern Ireland's innovators and communities perfectly-placed to benefit
- Increasing national research and development spending to 2.4 per cent of GDP by 2027, boosting Northern Ireland's research and innovation base, and offering new opportunities for innovative companies to bid for funding through the Government's flagship science and research fund, the Industrial Strategy Challenge Fund
- A commitment to work with partners in the devolved nations to consider how Local Industrial Strategies could deliver for places in Northern Ireland in future.
- Continuing to support advanced data and digital infrastructure across the United Kingdom, including the testing and deployment of 5G technologies
- Government will open negotiations for a Belfast City Deal as part of its commitment to a comprehensive and ambitious set of city deals across Northern Ireland

Secretary of State for Northern Ireland James Brokenshire said:

“Championing the unique strengths of Northern Ireland, the new Industrial Strategy launched today clearly demonstrates the UK Government’s commitment to boost earning power, drive growth and offer opportunities across the country. It is a further example of the UK Government building an economy that is fit for the future.

“Building on the extra £660 million set out for Northern Ireland in the Chancellor’s budget, businesses, innovators, people and places throughout Northern Ireland will benefit from the Industrial Strategy’s removal of barriers to innovation and growth, as well as from its preparation for the opportunities and grand challenges of the coming decades.

“Thanks to New Sector Deals and investment in R&D, we will support the industries of the future – such as life sciences, Artificial Intelligence (AI) and cyber security – where Northern Ireland is at the cutting-edge and has the potential to lead the world.

“Over the coming weeks, as we look to restore the Executive, I will continue to explore how to maximise the positive impact this Strategy will have in Northern Ireland, to build a better, more productive and more prosperous UK economy.”

Business Secretary Greg Clark said:

“Our new, ambitious Industrial Strategy will build on the UK’s strengths, boost productivity and earning power and will ensure we are one of the most competitive places in the world to start and grow a business.

“We recognise no two economies within the UK are the same – for Northern Ireland, strengths include construction, life sciences and emerging sectors like AI. But we also recognise that our Industrial Strategy is not something that is done to business, it is done with, and indeed, by business.

“This strategy is about firms from across the UK coming together and working with Government to build a better, more productive and more prosperous UK economy – fit for the future.”

The Strategy outlines how the Government is allocating the second wave of the Industrial Strategy Challenge Fund, matching innovation excellence held by businesses and universities across the UK.

A number of the Challenge areas set to receive significant Government funding will offer significant opportunities for Northern Ireland’s businesses and universities including:

- transforming construction – Part of the proposed fund is for a UK Active Building Centre, this will build significantly on this area of expertise Northern Ireland’s companies in this sector
- healthcare – with an emerging cluster of connected health, assisted living and data analytic hubs, including The Connected Health Innovation Centre (CHIC) and companies such as Intelesens, Leckey Design, Data

Analytics Labs, Brainwave Bank and Analytics Engine, Northern Ireland is well poised to become a leading location in the UK in this area

- services 4.0 – Belfast is ranked as the UK's number one destination for fintech and cybersecurity, and is home to first rate examples of industry and academia collaboration in the Capital Markets Collaborative Network (CMCN). Investment through the Services 4.0 challenge will help build on NI's position as a global centre of R&D excellence in Capital Markets technology
- energy revolution – Northern Ireland currently has significant research capability and expertise within its universities and colleges. Ulster University's Centre for Sustainable Technologies (CST) and The Centre for Advanced Sustainable Energy (CASE) at Queen's University are prime examples of industry-led sustainable energy research centres that could benefit.

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## **News story: Tackling disease with healthcare innovations: apply for funding**

Businesses can apply for a share of up to £12 million to develop or test innovative ways of diagnosing, preventing and treating disease.

There is up to £12 million to support projects that are developing or testing out new healthcare products, technologies or processes.

This funding is available through the Biomedical Catalyst, a partnership between Innovate UK and the [Medical Research Council](#) that supports innovative opportunities in the life sciences.

### **Quicker, more effective healthcare**

Projects in the Biomedical Catalyst could:

- help to prevent or manage chronic conditions
- lead to better detection or diagnosis of disease
- that treat disease or offer potential cures

In this funding round there are 2 competitions.

### **Late-stage projects**

Up to £8 million is available for late-stage projects that test a well-developed concept and demonstrate its suitability in a relevant environment.



A late-stage project can include:

- initial human proof-of-concept studies
- demonstration of clinical utility and effectiveness
- demonstration of safety and efficacy. This includes phase I and II clinical trials
- developing production mechanisms
- prototyping
- market testing
- intellectual property protection

### **Competition information**

- the competition is open, and the deadline for applications is 7 February 2018
- projects must be led by a small or medium-sized enterprise (SME), working alone or with other SMEs or research organisations
- we expect projects to range in size from £200,000 to £4 million and to last between 1 and 3 years
- businesses could attract up to 70% of their project costs

### **Primer awards**

A further £4 million is available in primer awards. This is for projects that carry out technical evaluations through to proofs of concept in a model system.

A primer project could include:

- experimental evaluation done at laboratory scale
- initial demonstration using in vitro and in vivo models. It does not include human clinical trials such as safety or efficacy
- exploring potential production mechanisms
- early-stage prototyping
- product development planning
- intellectual property protection

### **Competition information**

- the competition is open, and the deadline for applications is 7 February 2018
  - projects must be led by an SME, working alone or with other SMEs or research organisations
  - we expect projects to range in size from £200,000 to £1.5 million and to last between 1 and 2 years
  - businesses could attract up to 70% of their project costs
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## **News story: Vice Chair appointment to the Judicial Appointments Commission**

Lady Justice Rafferty has been appointed as a new senior judicial commissioner and Vice Chair to the Judicial Appointments Commission (JAC) from 14 November and will run until 26 July 2020.

JAC is an independent body that selects candidates for judicial office in courts and tribunals in England and Wales, and for some tribunals with UK-wide jurisdiction. Candidates are selected on merit, through fair and open competition.

JAC Commissioners are appointed by Her Majesty the Queen on the recommendation of the Lord Chancellor.

Appointments and re-appointments to JAC are regulated by the Commissioner for Public Appointments. These appointments have been made in line with the Commissioner's Code of Practice for Ministerial Appointments to Public Bodies.

### **Biography**

Dame Anne Judith Rafferty was called to the Bar (Gray's Inn) in 1973, and became Queen's Counsel in 1990. She was appointed a Recorder in 1991, a Deputy High Court Judge in 1996, and was made a Bencher of Gray's Inn in 1998. She was appointed to the High Court (Queen's Bench Division) in 2000 and was a Presiding Judge of the South Eastern Circuit between 2003 and 2006. In July 2014, she was appointed Chairman of the Board of the Judicial College on 1 July 2014. On 1 August 2014, for a three-year term, Dame Anne was appointed a Lady Justice of Appeal in 2011.

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## **News story: UK space launch programme receives £50 million boost in Government's Industrial Strategy**

Business Secretary Greg Clark announced the plans today (Monday 27 November) as he launched the [Government's ambitious Industrial Strategy](#). This sets out a long-term vision for how Britain can build on its economic strengths, address its productivity performance, embrace technological change and support businesses and workers.

The £50 million programme, which builds on the £99 million already invested

in the [National Satellite Test Facility at Harwell](#), will help UK spaceports access a global market for launching small satellites worth £10 billion over 10 years, and offer low gravity flights to advance cutting-edge science.

UK Space Agency Chief Executive, Graham Turnock, said:

“The ambition of our LaunchUK programme is for a home-grown market for spaceflight which will give businesses across the country access to exciting new opportunities.

“This £50 million boost from the Industrial Strategy will help the UK Space Agency continue working with the industry to develop new technologies, infrastructure and services, to establish the UK as a world leading destination for space launch.”

The UK Space Agency is working with industry to grow the UK’s share of the global space market from 6.5% to 10% by 2030. To achieve this, companies must be able to pursue new commercial opportunities from the UK, which offers an excellent location for space launch, with a world-leading small satellite industry, access to in-demand orbits, and reputation for regulatory excellence.

The Department for Transport, Civil Aviation Authority and UK Space Agency are working together to legislate to enable a [comprehensive regulatory environment](#) for these activities with the [Space Industry Bill currently going through Parliament](#). Several sites in England, Wales and Scotland have so far come forward with spaceport plans. A series of [LaunchUK roadshows](#) are currently touring the country to explore how the market can develop, what opportunities it offers for new supply chains, and how the benefits can be delivered across the country.

The Government has also provided further guidance today for sectors such as space, which are developing sector deal proposals, and intends to announce negotiations for new deals in the New Year.