



We provide homes that are fit for the future in the East of England. Together, we meet the needs and ambitions of the people and communities in our region. Together, we combine our individual strengths to make a bigger difference.

Between 2020/21 and 2022/23 we plan to deliver over **15,500** new homes. Our plan is that over **90%** of these will be 'Affordable'.

## We welcome the Planning White Paper:

- ✓ Speeding up the system
- ✓ Providing greater certainty on delivery of growth sites
- ✓ Clear housing targets for each area to deliver

BuildEast will continue working in partnership with Homes England and Local Authorities to meet housing needs in the East of England and welcome the opportunity to contribute to the Government's ambition on building back better and reaching 300,000 new homes in this country each year.

## We advise caution in the proposal to temporarily suspend Affordable Housing on smaller sites:

- This may result in a loss of around **1,000 Affordable Homes** from our collective programmes.
- Over **130 sites** will no longer provide new Affordable Housing.
- This could have a **detrimental impact on rural areas** where Affordable Housing is in such short supply.

We welcome new initiatives that support Home Ownership and offer people more choice. We are concerned at the loss of much needed Affordable Homes.

If the Government adopts 'First Homes' as planned, it may result in over **1,000** less Affordable Homes over the **next 3 years** delivered by BuildEast members.

*We will expand partnerships to pool resources to support delivery of business plan targets. Increase delivery where possible, and seek higher affordable grant rates to support increased affordable delivery, but acknowledge there may be a loss of conventional affordable housing provision if higher grant rate is not received. - Swan Housing Association*

*We will seek to deliver more land led schemes although this will not mitigate the loss. Land value for smaller sites is likely to increase. Competition will increase for S106 units. - Havebury Housing*

*Our emerging New Homes Strategy contains an ambition to reduce reliance on S106 schemes. Whilst this assists in mitigating the potential negative impacts of planning changes and the advent of First Homes, the rationale is predominantly to increase certainty of supply and programme and ensure our new homes are built to the highest quality. - Eastlight Community Homes*

*We would still seek to negotiate traditional tenures on our land led developments for 100% affordable housing, working with LA's to try and address local housing need with the tenures provided on site. - Grand Union Housing Group*

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Income required for **80%** mortgage in the East of England is **£76,305**. Average earnings in 2018/19 in the East of England is **£30,867**<sup>1</sup>