

Kemi Ayodele, Argent - The value of social housing in placemaking

My proposal uses Kings Cross and the Capella building as a case study to look at how developers can work collaboratively with communities and stakeholders to create great new places; places that create a strong local market resulting in social mobility as well as connected market, with the potential to increase asset value through investment. The current view of social housing within development is that it must be done to fulfil planning obligations. What if that view changed to social housing helping increase the asset value of buildings? Considerations should be made during the appraisal, consultation, design development, construction and in use stage of the importance of embedding social housing into placemaking strategy, using development as a force for good.

Carl Blackburn, South Kilburn Trust - Right to Roam meets Open House

The law of trespass prevents ordinary people like you and I from setting foot on 92% of the land of this country. The Right to Roam campaign has been waged in the countryside for centuries, but is equally applicable in London, which is full of historic, iconic and fascinating buildings that we are rarely if ever allowed to enter. Through facilitated partnerships with the voluntary sector these buildings can be made accessible to local communities, increasing awareness and understanding of heritage as a living thing and ensuring greater use of limited resources. This is Right to Roam meets Open House.

Sam Blake, Montagu Evans - Liquid Skills

Local Authorities and other public bodies across London often suffer from a significant skills shortage. Their project workload is critical in driving London forward and this friction in efficiently matching cross-sector skills is holding London back. Liquid Skills is a platform that offers the opportunity to bring real liquidity to the diverse cross-sector skillset across the industry. The platform will match specific projects with appropriately skilled people. A Local Authority or another party will post a project requirement and the qualifications and experience required by them to deliver it. Suppliers will be able to work how they want and mix and match clients and projects leading to cross-fertilisation of ideas and ways of working.

Dillan Blake-Smith, Gateway Housing - Decant accommodation - the key to unlock affordable housing?

What is a decant? A decant is where a resident is required to move from their permanent home into alternative accommodation. Thousands of residents across housing associations and councils need to be decanted every year, due to complex planned works, regeneration, loss of services or antisocial behaviour. This costs the industry over a billion. Residents are rehoused in other social housing, if this can be found, or in most cases a hotel, private let or Airbnb. How much would landlords save by having dedicated decant accommodation? Money which could be reinvested in new homes?

Sarah Coutts, Barking Riverside - Innovative European housing models, a solution for London?

Over recent years, we've seen innovative housing models being borne from our European neighbours but what makes these places successful? Could these models, or a hybrid of these, be part of the solution to the housing crisis? Building high quality homes and public spaces, at pace and scale, with an emphasis on social and ecological sustainability, sounds like a winning model. Through creating an expert delivery team, my proposal challenges the norm of housing delivery in the UK, looking to learn from our neighbours and replicate their success.

John David, YMCA St. Pauls - Temporary multifunction buildings: a tool to reduce rough sleeping in London

More than 11, 000 people sleep rough in London in a year. The UK total is much higher. These people are from all walks of life and what is common to most of them is the need to have settled lives in more permanent accommodation. Rough sleepers have multiple complex needs, most of which can be resolved with stable accommodation. London's accommodation is expensive, with investment in temporary housing not attractive to investors. My solution is multi-establishment cooperation to unlock brownfields dotted around London to deliver temporary accommodation to London's rough sleepers.

James Edgerley, Argent - Juice London

The success of the places we collectively seek to create or regenerate depends on the success of public-private development partnerships. By the time prospective development partners are engaged via the procurement process, a lawyer has already spent considerable time how partnership will work from scratch at great cost. Lengthy and costly negotiation then follows. My proposal is that we stop reinventing the wheel. My proposal is an independent institution which captures best practice in partnership working through a suite of standardised customisable development agreements. This will allow sites to come forward quicker, save public money and create successful and enduring partnerships.

Rachel Jones , RB Kingston - Meaningful Meanwhile

We live in uncertain times, with spiralling living costs and loneliness having a real impact on people's health and wellbeing. Our town centres are in a state of decline and require a reset. It's time to revitalise town centres for all, not just those with disposable income, bringing back a sense of purpose for people, buildings and the environment. Through cross sector partnerships, councils can work collaboratively to deliver services in better ways. Meanwhile uses can act as catalysts, bringing people together to learn new skills, form friendships, and improve the health and wellbeing of people and the environment.

Verona Lynch, Guinness - Insuring social tenants & minimising loss

People throughout the UK housing sector can face substantial costs following accidents or other unforeseen circumstances that arise in their homes where costs aren't covered by landlord insurance, and that can drive tenants into arrears. My proposal is to create a cross-sector collaboration with the insurance sector, enabling them to deliver on their social value responsibility by incorporating basic home contents insurance within social (housing association or council) rent. Faced with cost-of-living increases, local communities working together with the housing and insurance sectors will provide a more united front, benefitting thousands of struggling individuals and families across the UK.

Ben Maltby, Inner Circle Consulting - Cross sector solutions for London's retrofit conundrum

Climate change is the biggest public health threat of the 21st century, and whilst attention focusses on fossil fuels there remains an elephant in the room. Our homes. We need to make them more efficient at scale and speed to meet the UK's climate change agenda, and it's a complex conundrum: tenure, typology, heritage, finance. Where to start? I will discuss how it is not too late, proposing a cross sector retrofit delivery model for London that paves the way for accelerated change on a national scale that will rise to the challenge.

Dominic Millen, LB Enfield - Making our homes greener, warmer and more affordable to live in

The UK's homes are killing people and the planet by being poorly insulated, consuming rather than producing energy, and relying on fossil fuels. The solution is to improve existing housing by retrofitting it. The problem is the current approach is not working, with high costs, inconsistent approaches and ineffective market making. To solve this requires an independent body to oversee standards, which also has the powers to scale up delivery. Working across government and sectors, it will use public finance to create a stable market, which attracts private finance, to fund making our homes better and fit for the future.

Jodie Norman, Notting Hill Genesis - Opportunities for new live music venues in London

London aspires to be a 24-hour city, however there is limited opportunity for new live music venues or clubs. Currently, policy doesn't go far enough to enable this, as market pressures for competing uses see cultural assets such as grassroots music venues pushed out of local town centres and late night licencing considered inappropriate. My proposal identifies the City of London as a suitable location for new venues, utilising space in alternative hours to primary business uses. Underutilised office space to be converted in the wake of new sustainability legislation, adding value to an existing night-time economy. Attracting benefits such as employment, rich culture, focus on the music industry, increased tourism, community, well-being and economic.

Joanna Parker, City of London - How is biodiversity measuring up?

We all know biodiversity is critical for wellness, addressing climate change and maintaining healthy ecosystems. The current approach often focuses on quantity, not quality, and while it can serve to get a development over the planning line, we don't really know what difference it is making. Data collection is currently piecemeal with a few notable exceptions. To address this, I propose that data on species and habitats should be systematically collected and digitally recorded. This information can be used by planners and developers to help shape management plans and demonstrate the importance of green spaces and associated green infrastructure features. The data becomes the evidence base for evaluating the success of interventions, and guiding future work. In reviewing what we do now, I have examined whether the planning process can embed some simple mechanisms to support a more consistent approach and shift the conversation away from numbers towards quality, value, and impact. We can do better, and this proposal will help us on the way.

Fabrizio Stefanoni, Lovell - Community Farming Champion

To obtain planning permission for schemes that include communal areas, developers are often required to submit a 30-year Landscape Management and Maintenance Plan. The London Plan 2021 and the London Food Strategy encourage design for food growing; however, unless new developments include allotments, urban farming, fruit and vegetable growing, or greener lifestyles, are not made mandatory. We have an opportunity to introduce the figure of the Community Farming Champion, who will work with the community and offer support to individual residents to promote urban gardening and farming.

Warrick Thomas, Pollard Thomas Edwards - Urban Food Chain

The global pandemic gave us a wake-up call to revolutionise how we feed our cities. With the cost-of-living crisis and escalating public health concerns, now is the time for a collaborative approach to address food accessibility, education, and waste. Urban Food Chain is a network of landowners, growers, charities, and businesses; all connected to serve local people. Centred around established housing estates, new hubs will form the nucleus of the proposal and will empower residents to eat well for less. These can be stand-alone initiatives, a meanwhile use during redevelopment, or a new heart for the long-term community.