

Council Housebuilding Support Service (CHoSS)

Helping councils build the skills, structures and confidence to deliver homes that meet local needs

Romilly Beard, Senior Adviser

The Challenge

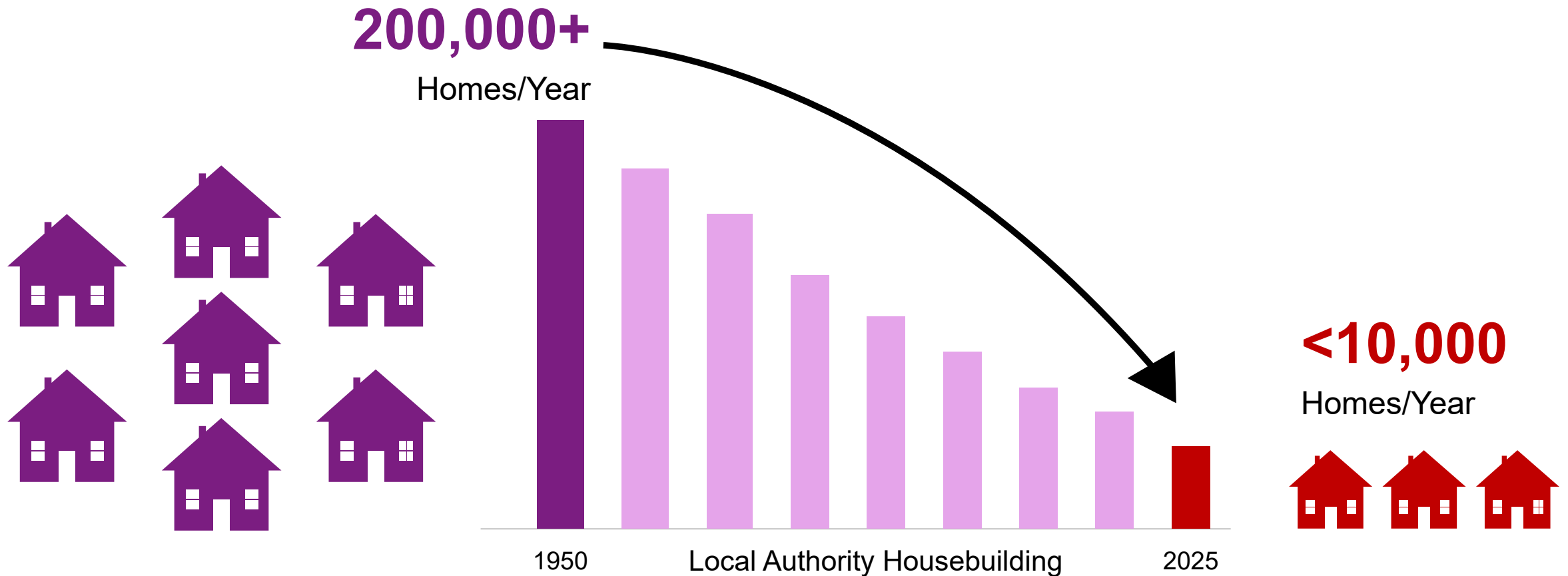
A National Ambition, Delivered Locally

- Government commitment: 1.5 million homes this Parliament
- Local delivery capacity and capability are key
- Councils have lost technical and delivery expertise over time
- CHoSS helps rebuild that foundation for local delivery



The long-term decline in council housebuilding

Local authority housebuilding has fallen by more than 95% since the 1950s – rebuilding capacity is critical.



Partnerships & Ecosystem

Working Together Across the System

LGA

Programme lead, national voice for local government

Homes England

Strategic alignment and funding integration

Local Partnerships (LP)

Technical support and modelling expertise

Councils & Combined Authorities

Local delivery leadership/Peer learning and support



Free, Tailored Support

Focused on What Matters



**Governance &
Delivery**



**Finance &
Viability**



**Skills &
Capacity**



**Land &
Pipeline**



**Leadership &
Culture**



**Peer
Learning**

What Councils Can Expect

Supportive, Collaborative and Action-Focused



Tailored and confidential
built around your needs



Practical
focused on unlocking progress, not paperwork



Collaborative
a critical friend, not an auditor



Free and flexible
funded by government, delivered by the LGA

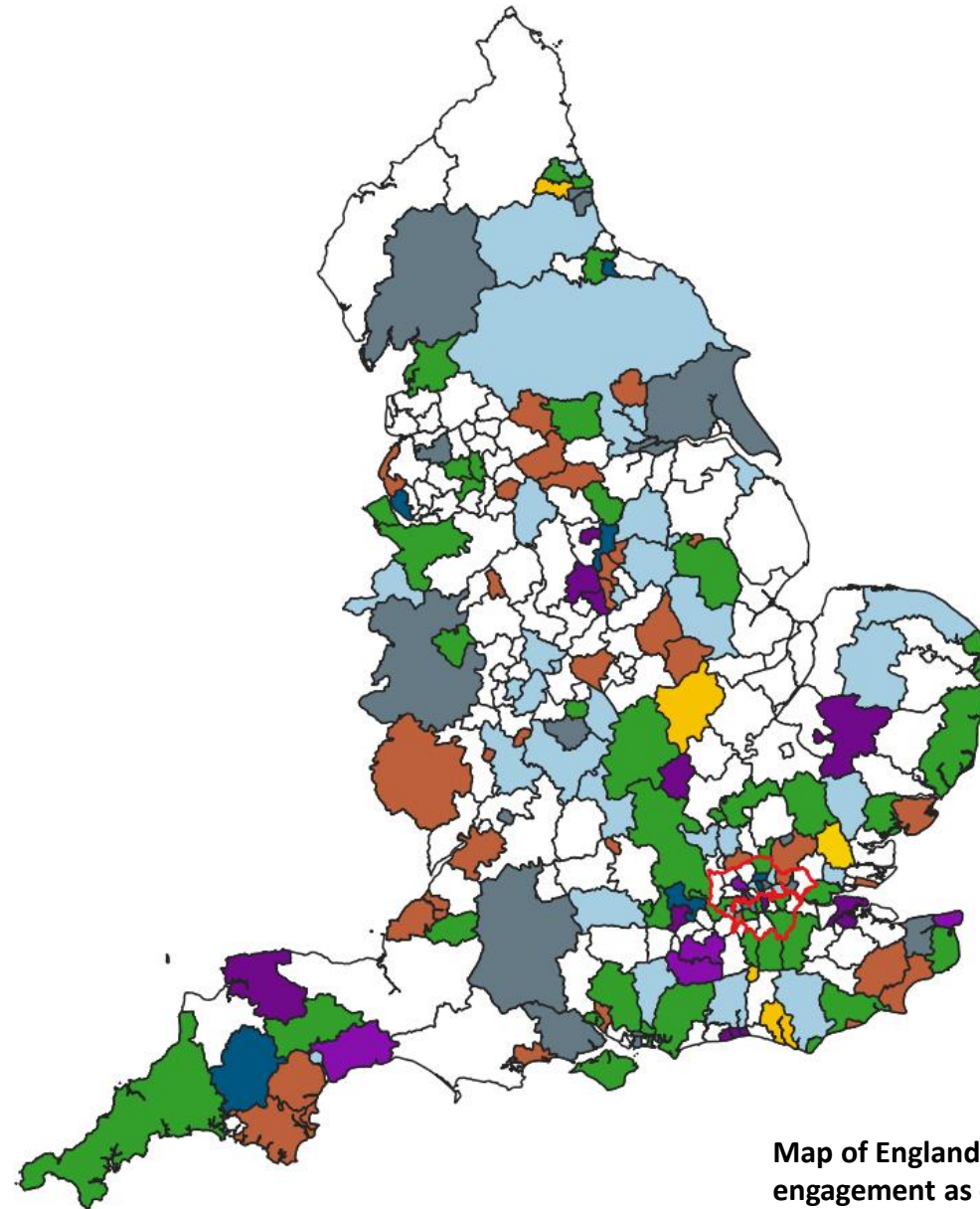


CHoSS Councils – Regional Spread

Grey	On Hold
Light Blue	Stage 0 - Pre-EOI
Dark Blue	Stage 1 - EOI
Yellow	Stage 2 - Initial Meeting
Brown	Stage 3 - Self Assessment
Purple	Stage 4 - Support Plan
Green	Stage 5 - Delivery & Monitoring

Councils in Kent and Medway currently engaged:

- Ashford District Council
- Dover District Council
- Folkstone and Hythe District Council
- Medway Council
- Sevenoaks District Council
- Thanet District Council



Map of England showing CHoSS engagement as of 01/05

CHoSS Councils - Identified Need

90% - Pipeline development: available sites, structured approach, sharing information, prioritisation

90% - Council workforce: inadequate resourcing, skills gaps, succession planning, capacity issues

86% - Land availability: lack of availability, assessing sites, limitations due to viability challenges

(Based on 50 responses to the CHoSS Self-Assessment Tool)

CHoSS Councils - Identified Need

84% - Delivery capacity and capability

74% - Viability modelling including availability of suitable software

72% - Housing development management

72% - Programme management

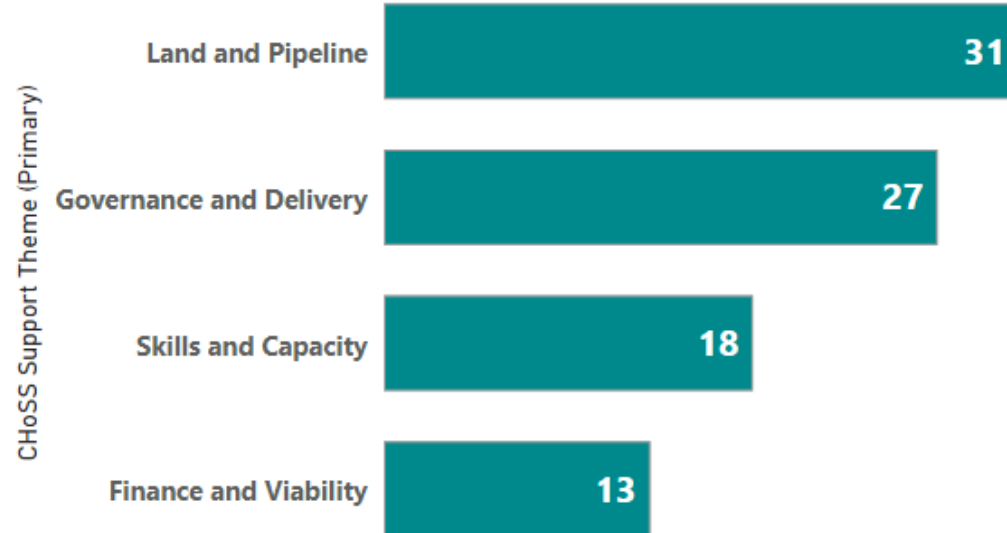
68% - Legal (HRA, land acquisition, site due diligence, construction contracts etc)

66% - Surveyor/estates (valuation, identification of potential sites etc)

(Based on 50 responses to the CHoSS Self-Assessment Tool)

CHoSS Support Activities

Support Activities by CHoSS Support Theme



Based on support provided to 36 councils through Local Partnerships delivered element of CHoSS support

Wider Impacts on Delivery

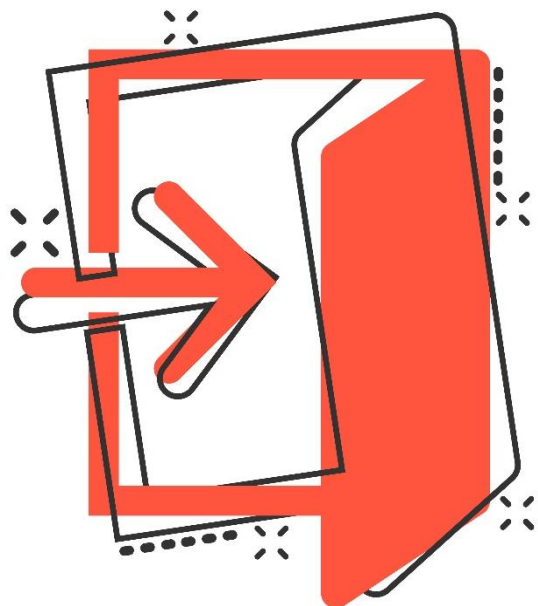
LGR and Devolution – Impact across councils in the South. LGR decision timetable, mayoral authority prioritisation

Housing Regulator: C4 rating impact on access to funding, focus of HRA resources on regulatory requirements

Funding: access to revenue funding to determine feasibility, access to capital funding for build

What Success Looks Like

Measuring Impact and Building Confidence



01

Clearer delivery routes and governance

02

Stronger collaboration across housing, planning and finance

03

Improved confidence among officers and members

04

Early site and pipeline actions delivered

05

Sustainable long-term delivery capability established

Further information

[CHoSS Spring Webinar Series delivered with Local Partnerships:](#)

- Upskilling the Workforce: Gearing Up for Successful Delivery
- Finance and Funding for Council Housebuilding
- Viability & Pipeline: Turning Ambition into Deliverable Schemes
- Establishing and Strengthening HRAs for Sustainable Delivery
- Sustainability in Council Housebuilding

[Council Housebuilding Support Service \(CHoSS\) | Local Government Association](#)

UKREiiF attendance

LGA Annual Conference and stand

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Council Housebuilding Support Service

CHoSS – helping councils build homes with confidence

