

Cranbrook Plan Examination Update.
Response to 30th September 2020

EMPLOYMENT AND HOUSING REQUIREMENTS

With reference to your recent email confirming that any additional comments should be submitted by email to you by 30th September 2020, I enclose my response to that request.

The complete housing requirement as detailed within the East Devon Local Plan 2013-2031 is specific to employment. The Housing requirement as detailed in the East Devon Local Plan is based on a document produced by Edge Analytics-jobs lead forecast dated January 2015. This forecast was based on a jobs lead basis as prepared by "POP GROUP".

This thesis as prepared by Edge Analytics Limited is fundamentally flawed for the following reasons.

Within East Devon Local Plan Clause 2.6 it confirms that work carried out by Edge Analytics in 2015 for East Devon District Council carried out a DEMOGRAPHIC Scenarios policy on sub scenario to inform an objectively assessed housing needs figure of 950 new homes per year.

At the meetings held with the Secretary of State Inspector, with Jeanette Wilson in attendance, Mr James Brown, Community Officer for East Devon District Council, specifically confirmed direct to me that the whole housing requirement for Cranbrook was based on the report issued by Edge Analytics in 2015.

Within the demographic analysis produced by Edge Analytics it states quite clearly within Clause 1.2 that the SHMA work to date is based on population, dwelling projections produced by Devon County Council (DCC) using the POP GROUP demographic projection model.

Within Appendix C this states quite clearly that the population and dwelling growth outcomes for scenarios is jobs-lead (LEFM) and jobs-lead (Experian). It should be noted that within 3.15 of this documentation their maximum job lead (LEN) average is 850 homes not, 950 homes as stated in the East Devon Local Plan.

What is POP GROUP. POP GROUP is a tool designed to produce population projections based on various assumptions about future demographic housing and economic trends. POP GROUP was developed by the centre for census and survey research at the University of Manchester and is maintained by Edge Analytics and is subscribed to by the CIO.

Within a document produced by Cumbria Intelligence Observatory it confirms quite clearly within page 7 of 10 of that document that ONS SNPP and POP GROUP projections cannot be relied upon as fact and actual results may end up being significantly different to what the scenarios suggest will happen.

The report issued by Edge Analytics contradicts the Exeter Housing Market assessment (DCA) 2014/2015 where it stated under Clause 1.1.11 that the annual housing requirement is 272 per annum and not 850/950 dwellings per annum calculated by POP GROUP.

This information I feel is critical and although I requested on two occasions previous to the meeting on the 11th February 2020, I was most disappointed that under Regulation 19 I was prevented giving oral evidence to emphasize that the East Devon Local Plan and the Cranbrook Plan is flawed due to emphasis on housing requirements based wholly on Edge Analytics.

Refer to CPE Publications. "How many homes," which confirms that government targets for housing are not based on a robust analysis.

On August 26th 2020 the Leader of East Devon District Council called on the councils to re-make the regional Local Plan after pulling out of the Greater Exeter strategic Plan (GESP). As the East Devon Local Plan was adopted 7 years ago it is quite obvious especially in the current economic climate and the affects of coronavirus on the East Devon Local Plan and the Cranbrook Plan, that their plans are out of date and not suitable for purpose.

There are other grievances within the Cranbrook Plan when it comes to housing density which is of concern.

Within Clause 7.2 and 7.3 of the East Devon Local Plan it confirms that they have liaised with the private sector naming Bovis, Hallem Land Management, Persimmon and Taylor Wimpey who are all developers and have an interest in building as many residential properties as they can for profit.

Hallem Land Management advertise on their website that Planning Permission has been obtained for the Cranbrook Development and Persimmon is a developer with such a poor reputation it should never be considered for development for Cobden which is in proximity to the Village of Whimble.

There is great concern within the Chartered Institute of Building that the local authority do not appear to have any control whatsoever with regard to the size or quality of building control. From the meetings held to evaluate the Cranbrook Plan, there is nothing to suggest that the procurement system to control housing quality is not "broken" due to developer input and lack of Local Authority Control.

There are other inconsistencies with reference to housing numbers. Within the East Devon Local Plan it states that the housing requirement is 17,911 dwellings between 2013 and 2031. This is a 20 year span of which 7 years have elapsed without any development commenced. It could be said on a numerical basis that as 7 years have elapsed without any visible defect on housing requirements only 13433 would be required over the period left which is 13 years.

The development of Cobden requires special attention as there is 1495 properties planned per hectare. This is a density of 13.59% which is higher than the 950 dwellings envisaged for Treasbeare (14.75%). Persimmon Contractors are allocated 90% of the Cobdens development and it is noted within the press that Persimmon became "scandal struck" in February 2020 with Persimmons pay, and poor building quality continuing to affect the whole of the residential industry.

The liaison of East Devon District Council with a contractor of such ill repute does not give precedence with 7.26 that development sites will not lead to settlement coalescence with Broadclyst, Whimble and Rockbeare.

Other factors

Quality

The Chartered Institute of Building has confirmed in recent publications that short comings is becoming clearly more evident with reference to quality and unwanted side effects which is a systematic problem which is short term in the industry.

The publication of "living with Beauty" which is a government publication was issued due to the short comings in construction and design. This document is to promote health, well being and sustainable growth and it is required to be adopted. These documents are being issued due to the failings to meet national space standards, lack of amenity space and suffering from low quality design and poor locations. The Cranbrook Plan suffers from all these failings.

Railway Service

It is quite obvious from the financial position of South Western Trains that they have difficulty in providing a suitable rail service and do not have the capital for any future projections or a second railway station at Cranbrook. Within the railway service which has been subject to a takeover by the state it has been confirmed by the South West Area that 76% of the normal timetable for late night and weekends will not operate. This means there is not a suitable transport structure to support the development at Cranbrook.

P. Boekman, MCIOB, FCPA

Exeter Housing Market Area

Demographic analysis & forecasts

January 2015

For the attention of:

Stuart Langer & George Marshall
Devon County Council

EDGE ANALYTICS -JOBS LEAD FORECASTS

1. Requirements

Context

The Local Planning Authorities (LPAs) within the Exeter Housing Market Area (HMA) have commissioned David Couttie Associates (DCA) to undertake a Strategic Housing Market Assessment (SHMA). The HMA consists of Exeter, East Devon, Mid Devon and Teignbridge (excluding Dartmoor National Park (NP)), plus the part of Teignbridge that lies within Dartmoor NP and belongs to the Dartmoor NP LPA.

The SHMA work to date is based on population and dwelling projections produced by Devon County Council (DCC) using the POPGROUP demographic projection model. DCC has also commissioned economic forecasts for each of the four districts from the Cambridge Econometrics model.

Requirements

DCC and the respective LPAs have commissioned Edge Analytics to use the DCC's own population and dwelling projections as the basis for the development of a suite of 'jobs-led' scenario forecasts for each of the HMA districts, underpinned by the following:

- Employment forecasts from Cambridge Econometrics;
- Employment forecasts from Experian.

The forecast horizon for the scenarios is aligned with the 20-year, 2013-2033 (2013/14-2032/33), plan period of the Exeter Housing Market SHMA.

This Report

This Report provides detail on the process of scenario development summarising the data inputs and assumptions that have been used to generate the jobs-led growth outcomes.

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This Report

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East Devon

- 3.14 The 'jobs-led' scenarios suggest a higher total population growth in East Devon over the forecast period than the DCC trend-based projection (Figure 6). The two 'jobs-led' scenarios assume higher average annual jobs growth than that estimated from the DCC trend-based projection. This translates into the need for higher average annual net migration and correspondingly higher population growth. The highest growth is implied under the 'Jobs-led (LEFM)' scenario (21.5%), followed by the 'Jobs-led (Experian)' (17.1%). The DCC trend-based projection suggests a lower population growth of 12.1% between 2013 and 2033.
- 3.15 In terms of the dwelling growth resulting from each of the scenarios, the application of the 2008-based headship rates suggests a higher dwelling growth than that associated with the application of the fixed 2011-based headship rates. Considering the average of the two approaches, results in a range of 584 - 850 dwellings per year from the three scenarios.

Table 4: East Devon – dwelling growth summary

Scenario	Average annual dwelling requirement, 2013 - 2033		
	2011-based	2008-based	Average
DCC trend-based projection	559	609	584
Jobs-led (Experian)	698	752	725
Jobs-led (LEFM)	820	879	850

Appendix C

Population & dwelling growth outcomes for core scenarios

C.1 Presented below are population and dwelling growth trajectories resulting from the two core 'jobs-led' scenarios, i.e. 'Jobs-led (LEFM)' and 'Jobs-led (Experian)':

Cumbria Popgroup Population Projections: 2018 Refresh

1. Aim

To report on the latest population projections for Cumbria based on a series of scenarios generated by the Cumbria Intelligence Observatory (CIO) using the Popgroup demographic forecasting software in September 2018.

2. What is Popgroup?

Popgroup is a tool designed to produce population projections based on varying assumptions about future demographic, housing and economic trends. Popgroup was developed by the Centre for Census & Survey Research at the University of Manchester, is maintained by Edge Analytics and is subscribed to by the CIO.

3. The Standard Cohort Component Methodology

Popgroup uses the 'standard cohort component methodology' for making projections. The equation below presents this method:

$$P_{y+1} = P_y (\text{Age}+1) + (B - D) + (\text{InUK} - \text{OutUK}) + (\text{InOV} - \text{OutOV})$$

P = Population; *Y* = Base Year; *B* = Births; *D* = Deaths;

InUK = UK Migration Inflow; *OutUK* = UK Migration Outflow;

InOV = Overseas Migration Inflow; *OutOV* = Overseas Migration Outflow

Following the above equation from left to right, firstly the known population (by age and sex) in a given base year is taken as a starting point (P_y).

The population in the year following the base year (P_{y+1}) can then be calculated by: Ageing the base population on one year (*Age*+1); Adding the expected number of births and subtracting the expected number of deaths (*B* - *D*); and, Adjusting for expected in and out migration from other parts of the UK (*InUK* - *OutUK*) and overseas (*InOV* - *OutOV*). This process can be repeated one year at a time to project future years.

Because the expected numbers of future births, deaths and migrants are not known, assumptions have to be made about what levels may be.

4. Office for National Statistics (ONS) Sub-National Population Projections (SNPPs)

The ONS produce SNPPs for Local Authorities (LAs) every two years using the standard cohort component methodology. The assumptions made by the ONS about what may happen in the future are based on past trends in the numbers of births, deaths and migrants. More specifically, the ONS assume that the average observed levels of fertility, mortality and migration in each LA over the five years prior to the projections will continue into the future. The ONS also make small adjustments to the SNPPs to fit with national population projections. This set of assumptions can be said to represent one potential future 'scenario'.

The most recent ONS SNPPs were published in May 2018. These projections took the mid-2016 population as the base and then projected this population forward based on assumed levels of fertility, mortality and migration observed over the five years to mid-2016 (2011/12 to 2015/16). These SNPPs are known as the 2016-Based SNPPs. For more information about ONS SNPPs, please see:

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/subnationalpopulationprojectionsforengland/2016based>

5. Cumbria's Popgroup Projections

Whilst the ONS SNPPs provide a useful baseline scenario, Popgroup enables users to replicate those assumptions and then adjust them and/or add further assumptions to create alternative local scenarios that may consider for example: the continuation of longer/shorter term trends in birth, death and migration rates; the implications of local planning restrictions/developments/targets; and the decline/growth of the local economy. These factors can make a real difference to the way populations might look over a long period of time and so it is important that they are considered alongside the standard ONS projections.

In September 2018 the CIO used Popgroup to replicate the ONS 2016-Based SNPPs before adjusting the ONS assumptions to create a series of additional projection scenarios. All scenarios were updated to include the most recently available population estimates (mid-2017) as a base for projections to be built on rather than the mid-2016 population estimates used as a base by the 2016-Based SNPPs.

Furthermore, the jobs led scenarios assume that economic activity rates will change in line with OBR estimates in the future (i.e. the proportion of the adult population which is either in work or actively looking for work). Despite projected increases in economic activity, the majority of any additional labour needed to support jobs growth will still need to be derived from population growth. There are many factors which may influence economic activity in the next decade, for example: changes to the benefit system; increases to the retirement age; and new employment opportunities. Should economic activity levels increase above OBR estimates as a result of these factors, the population and housing requirement associated with job increases would reduce as the resident population would satisfy more of the jobs demand.

Furthermore, it is vital to understand that the jobs led scenarios assume that the additional workforce will become available to fill any new jobs following employment growth. However, it is possible that the availability of labour may act as a constraint on employment growth and therefore the population and number of dwellings that may be required.

Finally, it is also important to note that jobs scenarios are workplace based and do not take account of where the workforce commutes from. Therefore the impact of employment change on the population and subsequent housing demand is attributed to the district where the employment is located.

As a result, ONS SNPP and Poparoup projections cannot be relied upon as fact, and actual results may end up being significantly different to what the scenarios suggest will happen. This should be kept in mind at all times when using the projections, and caution should be used when incorporating the projections into any decision-making processes. Instead figures should be viewed as a guide to indicate the potential parameters for population change and housing demand should various scenarios arise, and should be used alongside a range of other local intelligence: such as district based housing needs studies, to inform the levels of housing considered appropriate to each Local Planning and Housing Authority area.

10. Projected Total Population

This section reports on the projections made by the scenarios outlined above at a county level. Figure 5 plots Cumbria's projected population to 2036, while figure 6 provides the projected numerical and proportional population change between 2016 and 2036 for the county based on each of the projection scenarios described above.

SUMMARY OF KEY POINTS

The Government has committed to a target of delivering 300,000 new homes a year in England

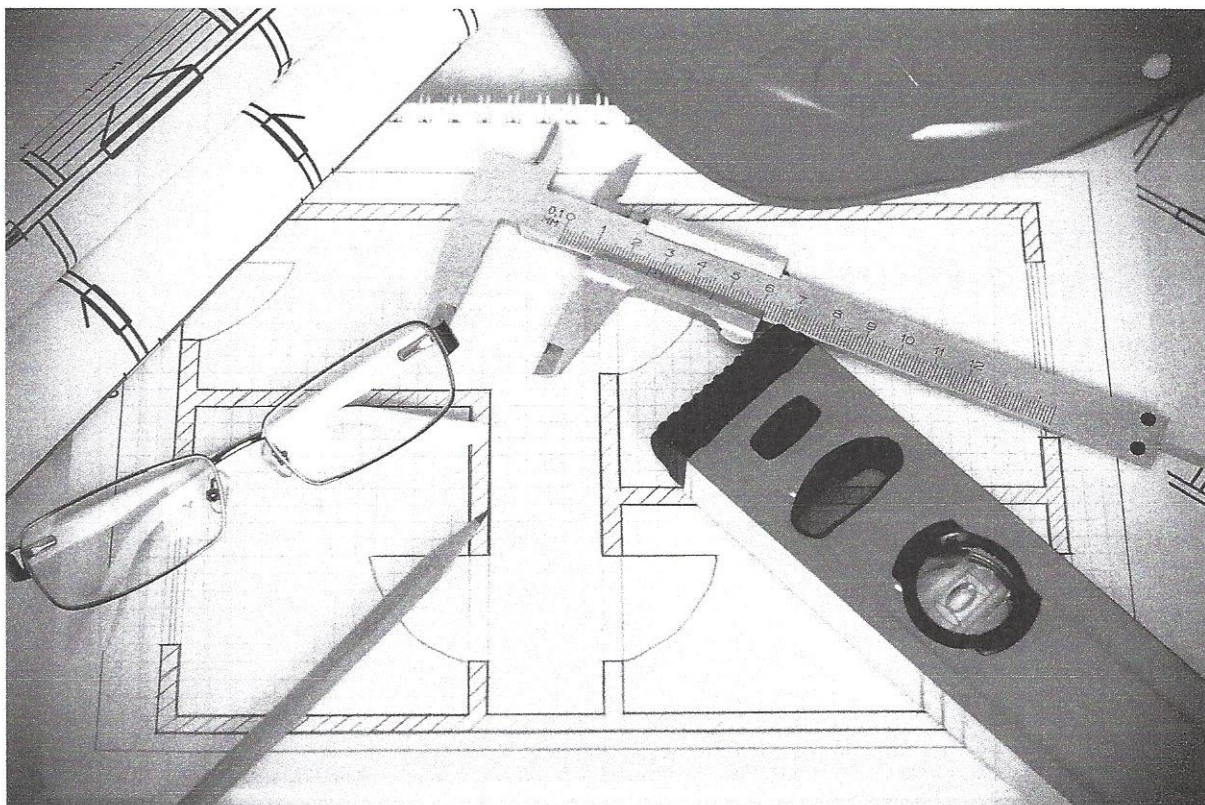
There is a lack of detailed rationale as to why the target was chosen

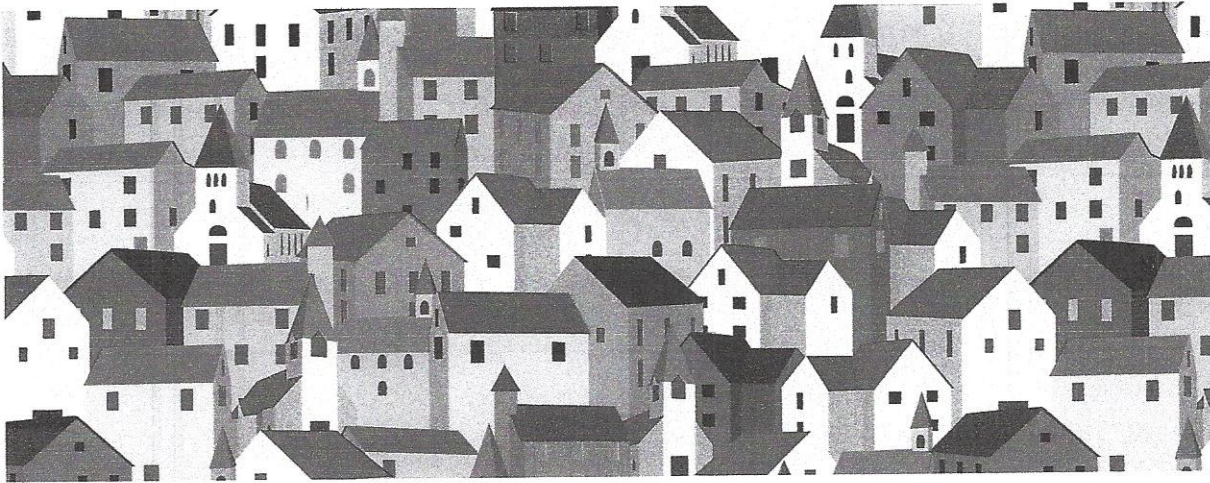
Witnesses to the Economic Affairs Select Committee variously estimated that between 200,000 and 300,000 homes were required, based on information available in 2016

The target does not align with the Government's new method for calculating housing need – this gives a figure of 265,000 new homes per annum

Updated household projections from ONS identify lower levels of household growth, which would reduce housing need to around 213,000 new homes a year using the Government's calculation

Meeting this target will need a significant step-up in the level of house building





SUMMARY OF KEY POINTS

The 2014-based population projection does not provide a reliable estimate of population growth – it assumed too many births and not enough deaths

The 2014-based household projection is not a reliable estimate of household growth for two reasons:

- i. it depends on the 2014-based population projections which are unreliable; and*
- ii. it starts from an inflated household figure (+0.5 million) due to problems with the household formation method*

The 2018-based population and household projections provide reasonable estimates of growth based on demographic trends

Despite uncertainty about how household formation will change in the future, assuming recent trends will continue for the five-year period 2016-2021 and then stay constant from 2021 provides an appropriate basis for a trend-based projection

The new ONS method for projecting household formation would appear to have most impact on the starting point and early years of the projection, with projected changes in the latter years comparable with the previous CLG method

Based on the 2018-based projections, 180 thousand new households will need homes annually from 2014-19, which is projected to reduce progressively to an average of 140 thousand per year later in the projection period

'Time to re-make the Local Plan'



GCSE result success

Pages
4-7

The leader of East Devon District Council (EDDC) has called on councillors to come together to 're-make' the region's local plan after pulling out of the Greater Exeter Strategic Plan (GESP).

At its full council meeting on Thursday, EDDC agreed to withdraw from GESP, after recommendations from the strategic planning committee.

The council approved recommendation to:

- Notify the district partners that EDDC is withdrawing from the GESP;
- In that letter, written by council leader Paul

DANIEL WILKINS
daniel.wilkins@archant.co.uk

Arnott, the district council offers assurance that it will fulfil its duty to co-operate in an ongoing and positive partnership;

• That the council immediately begins the process to renew its local plan and that the strategic planning committee meets as soon as possible to explore and define the process

A recorded vote was taken and 33 councillors voted in favour, with 10 against and one abstained.

Continued on page 2

Covering Honiton, Axminster, Seaton and surrounding areas

Opinion



Shelagh Grant
 The Housing Forum

Fix the broken procurement system to boost housing quality

IF WE WANT TO SEE THE QUALITY OF NEW AND REFURBISHED HOMES IMPROVE, THEN THE SYSTEMIC PROBLEMS WITH CONSTRUCTION INDUSTRY PROCUREMENT MUST BE TACKLED FIRST, ARGUES **SHELAGH GRANT**

Shortcomings in construction have rarely been more evident or under such scrutiny. But if we're really going to raise the bar in the homes we build and refurbish, it's time to take a hard look at the way they are procured.

Problems around quality are often the unwanted side effects of the systemic problem of short-termism in the industry – and particularly in housing – coupled with fragmentation of the supply chain, lack of clear lines of responsibility and a 'race to the bottom' in pricing.

In the affordable sector, selecting on price has become pretty much the norm. Opting for contracts based purely on the lowest price means corners are more likely to be cut in design and construction.

Clients and their advisers may say they've followed the balanced score card approach, but the reality is that even if the bidder scores highly in, say technical competence, it won't carry that much weight compared to scoring well on price.

Bids are often won on single-stage tender, before the design is fully worked up and with no input from the construction team. Then, when the contract is signed, there's a mad scramble by the design-and-build contractor to 'value engineer' to bring down costs and make a margin. As Dame Judith Hackitt has remarked, these processes do not represent 'value' nor 'engineering'.



HICKTON

Quality check: a clerk of works inspects a housing scheme in Edinburgh

“Procuring for value will pay dividends – not necessarily by selecting the lowest price but by a thorough assessment of what reduces costs over the life cycle and increases performance and quality”

Ideally, the project is designed and fully costed in an environment where risk is properly understood and managed with input from the contractor and specialists to ensure buildability – following which the project starts on site and is constructed as specified. Quality should also be assured by improved processes on site and finishing.

It shouldn't be so difficult. The contract forms are there – and there's been plenty of good practice in the past. You don't need a long memory to recall when partnering was in vogue.

Reviewing the selection model

So, is it time to summon up the spirit of Latham? Revisit Egan? Maybe. At the very least, clients need to spend more time, some of it with their advisers, developing a brief and understanding risk. It's essential to spend more time in the design phase to work properly to co-ordinate the design and consider buildability.

Selecting design teams using criteria more heavily weighted for quality than price will pay dividends, as will procuring for value – not necessarily by selecting the lowest price but by a thorough assessment of what reduces costs over the life cycle and increases performance and quality. And that means reviewing the entirety of the selection model, particularly the scoring rules and the methodology.

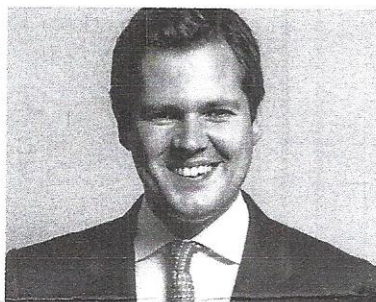
The overarching message from our dedicated conference, Quality Counts, at the end of last year, was a resounding call to fix the broken procurement system. In the wake of that, The Housing Forum has made procurement reform a central message for 2020 and a key feature of our National Conference on 6 May.

The principles we are most likely to set out – in a Housing Forum guide to procurement later this year – are more detailed proposals before work starts on site, tighter control mechanisms put in place to ensure accountability and that the work is delivered as designed. This should be a *modus operandi* for all in the housing sector to consider. In tackling poor quality – in all its manifestations – procurement can no longer be the weakest link. ●

Shelagh Grant is chief executive of The Housing Forum.

CIOB voices quality fears over planning white paper

CIOB ISSUES QUALITY WARNING AS GOVERNMENT UNVEILS WIDE-RANGING CHANGES TO PLANNING SYSTEM. BY NEIL GERRARD



Housing secretary Robert Jenrick launched the white paper

The CIOB has voiced fears that the government's 'landmark' planning reforms detailed in the white paper *Planning for the Future* could harm the quality of new housing developments.

The CIOB warned that there are "clear impacts" on the quality of residential conversions created through permitted development rights (PDRs), with many failing to meet national space standards, lacking amenity space and suffering from low quality design and poor locations.

It added that high volumes of PDRs have wide-ranging impacts on transport, community facilities, play space and green space, and without

Section 106 agreements or Community Infrastructure Levy contributions to offset the costs associated with provision of community infrastructure, local authorities are further financially burdened.

The CIOB also voiced fears that PDRs risked jeopardising the public's trust by creating poor-quality accommodation as standard, in spite of all the work the construction industry has done to reform post-Grenfell.

Eddie Tuttle, director of policy, research and public affairs at the CIOB, said: "The white paper published today highlights the need for reform of the planning system in order to build the homes we desperately need.

"But we are concerned the government's focus on extending permitted development rights, including the ability to demolish and rebuild commercial and residential buildings on existing sites without a full planning - if implemented without significant safeguards - will lock in more unacceptable standard development, the consequences of which we will live with for generations or must rectify later at greater expense." ●

Industry has moral obligation over safety, says Hackitt

The construction industry has a "moral obligation" to step up to a different approach on building safety in the wake of the Grenfell Tower disaster.

That's according to Dame Judith Hackitt, as she presented the Industry Safety Steering Group's (ISSG) second

report on the progress of culture change in the construction sector.

Hackitt, who chairs the ISSG, said she was pleased to "real progress" from some parts of the industry but that it was "equally frustrating" to see others waiting to see what the new regulatory regime will look like before taking action.

DIGITAL CONSTRUCTION SUMMIT 2020

#DCS2020

Digital Construction Summit 2020 to be virtual event

SEPTEMBER EVENT WILL FEATURE INDUSTRY-LEADING SPEAKERS AND TOPICAL WEBINAR SESSIONS

This year's Digital Construction Summit will be a virtual event across 29/30 September.

Originally scheduled for 3 June in the City of London, the event has been rearranged because of the restrictions of the covid-19 pandemic.

The virtual summit will comprise a series of webinar sessions, with topics including: the Building Safety Bill and its digital implications; the role of digital in the built environment's post-covid recovery; the power of data and its potential for construction; common data environments and interoperability; and digital tools to connect site teams.

Speakers include: Mark Enzer, head of the National Digital Twin Programme and chief technology officer at Mott MacDonald; David Philp,

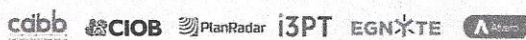
digital impact director at the Construction Innovation Hub and global BIM/MIC consultancy director at Aecom; Neil Thompson, digital construction director at Atkins; and Andrew Gamblen, digital manager at Willmott Dixon.

Event partners are the Centre for Digital Built Britain, the Chartered Institute of Building, Egnyte, i3PT, Atvero and PlanRadar. Construction Manager and BIMplus are media partners.

The summit will feature presentations from industry-leading digital professionals, panel discussions, Q&As and audience interaction.

Over 1,000 professionals from across the built environment with responsibility for driving BIM and digital innovation are expected to attend.

For further information contact: eva@atompublishing.co.uk. www.digitalconstructionsummit.uk



Persimmon boss in £40m pay row quits after barely a year in the job

HOUSEBUILDING

Jim Armitage

THE chief executive of scandal-struck housebuilder Persimmon, paid £40 million under the controversial bonus scheme that claimed the scalp of his predecessor, is quitting little over a year into the job.

Dave Jenkinson took over from Jeff Fairburn 15 months ago. Fairburn became the poster boy for corporate greed after a scheme paid him a £75 million bonus following a sales bonanza triggered by the taxpayer-funded Help to Buy programme. Jenkinson got £40 million in the same politically toxic deal devised in 2012 but still succeeded Fairburn after he was forced out by the row. He said today he would leave once a replacement is found.

Jenkinson is seen as having stabilised the business amid that scandal and a

deepening row over the poor quality of its buildings. Sources said his rapid departure was an attempt to draw a line under the pay scandal, saying he would be replaced by an outsider.

Jenkinson said: "I have done what I set out to achieve. It's time for someone new to come in now with fresh ideas."

Asked why he had taken the job if he was only going to quit so soon in, he said: "I thought it was my responsibility at the time. The business was in choppy waters and I took it through this period of change. I felt it was my duty."

Jenkinson had seemed to be getting a grip on Persimmon's reputational issues last year but then, in December, a damning independent review accused it of a "systematic nationwide failure" to install fire-stopping cavity barriers in houses it was building and slammed its general attitude to safety.

Jenkinson today defended Persim-

'SCANDAL LINGERS'

THE owner of Bovis Homes said the scandal over Persimmon's executive pay and poor building quality is continuing to affect the industry.

Vistry chief executive Greg Fitzgerald said: "I think that was unfortunate. It was approved by shareholders back in 2012 and I'm sure we'd all like to think it didn't happen and it could've probably been handled in a different way. It still lingers on a little bit. I don't think we are everyone's favourite industry."

He pointed out Bovis's customer ratings had improved as the group posted a 12% rise in profits £188.2 million for 2019, a year in which it completed a £1.1 billion deal for Galford Trys Linden Homes business.

mon's culture and admitted it had been "trying to chase a little bit too much volume".

He revealed his departure alongside a strong set of profit numbers as the group continued to benefit from Help to Buy thanks to its targeting of starter homes. It sold nearly 6300 new homes to first-time buyers, of which the "vast majority" were funded by Help to Buy.

There had been talk of Persimmon being frozen out of it by the previous housing minister, but Jenkinson said new rules yesterday suggested it would continue to qualify.

Underlying profits were down 5% to £1.04 billion but Jenkinson was upbeat about the outlook. He said there were fewer pressures driving up the costs of labour and materials and that sales rates in the early stages of the new year had been higher than last year.

@ArmitageJm

Construction

Persimmon chief steps down after complaints

JACK DENTON AND SARAH PROVAN

Housebuilder Persimmon announced the resignation of its chief executive after just over a year in the job following a report criticising the quality of the company's homes and a wave of customer complaints.

Dave Jenkinson will step down "in due course", signalling his intention early to give the board time to recruit a successor, the company said.

Mr Jenkinson took the top job on a permanent basis in February last year, after being appointed on an interim basis in the previous November.

It followed a pay scandal that ushered out his predecessor and revealed his own pay of £45.3m in cash and share options as group managing director dur-

ing the previous two years.

An independent review said in December that there was a need for "fundamental change in Persimmon's culture to ensure that quality of build and customer service are central to its approach to business and its corporate identity".

The UK's second-largest housebuilder was told to overhaul its culture, improve its homebuilding and rethink executive bonuses.

The report, by barrister Stephanie Barwise, laid bare a corporate culture driven by greed, buying as much land as possible and quick sales.

The review was commissioned by the group in April 2018 following complaints about quality of work and the pay scandal.

The company reiterated that a board review on Persimmon's purpose and culture is continuing with an update to come at its annual meeting in April.

Mr Jenkinson said his mandate was to stabilise the business and improve its reputation and hailed his efforts as a success.

"I've made the progress a little bit quicker than I thought I would," Mr Jenkinson said. "There are clear improvements in the customer care and quality of the business. We made the decision to put customer over volume and this has been the major cultural change across the business in the past 16 months."

Persimmon's shares fell 6 per cent yesterday.

See Lombard

Railway firms to cancel 10% of services

Nicholas Hellen Transport Editor

Britain's railways are to operate an autumn timetable of services that will be 10% below the pre-pandemic level, leaving passengers with longer waiting times and the loss of some routes.

Some trains that ran hourly will run only every two hours; some direct routes connecting the regions to London are being suspended and some high-speed services for airports and commuters will disappear.

Some lines will have cuts of up to 35%. Evening and weekend trains will be hit hardest as operators focus resources on commuter and school services.

The new timetables - which will be phased in from tomorrow - are the first big revamp since the government effectively nationalised the railways at the beginning of lockdown. They threaten Boris Johnson's aim to get Britain moving again.

Although services have recovered from the depths of the pandemic when they briefly fell to 50%, many operators are still running far below their normal level of service:

● CrossCountry Trains, whose routes include Aberdeen to Penzance, will still be running at only 65% of pre-Covid levels, Northern Trains will be at 80%, GTR, which operates the Gatwick, Great Northern, Southern and Thameslink services, will be at 87%.

● In one flashpoint, Northern Trains will suspend a busy route with 29 trains a day from Manchester Piccadilly to Rose Hill in the Stockport area from September 14 until just before Christmas, blaming the impact of Covid-19 on its workforce.

● GWR said it was focusing on providing trains for the return to work, at the expense of late-night services and weekends, with Sundays taking the brunt of the cuts when the service will be 76% of the normal timetable. Some fast services on weekdays between Bristol and London are not being reinstated for now.

● GTR is not restoring its Gatwick Express service between central

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Railway firms to cancel 10% of services

→ Continued from page 1

London and the airport and is restricting its trains from Brighton to London to six instead of eight. Its Great Northern Metro services into Moorgate, which used to be 12 an hour, will remain at eight.

● Northern Trains said that its Leeds to Chester route, which ran hourly via Manchester Victoria, will now run only every two hours. There will be similar cutbacks on its Lincoln to Leeds route via Sheffield.

● Eurostar services to Paris and Brussels will not be stopping in Kent until 2022, cutting 11 daily services from Ashford International and Ebbsfleet International.

Rail operators warned that few services were likely to be restored in the winter timetables, meaning that levels were unlikely to rise significantly above 90% until next May at the earliest.

With few trains operating, punctuality records have improved dramatically with about 95% of trains now

Personal Data

If you see this field, leave it blank:

Your Title: * Mr

Your First Name: *

Your Surname: *

Your Address: *

Your Tel. No.

Your Email Address: *

Comment Details

Commenter Type: * Neighbour

Stance: * Object Support Neutral

Reason for comment:

Noise Residential Amenity Traffic or Highways

Below is an edit to my previous comment.

The development does not comply with the East Devon District plan or the Greater Exeter Strategic Plan and is in contravention of the status with reference to coalescence included within the Rockbeare neighbourhood plan.

The London Road does not have the infrastructure to accommodate the increase in traffic density which would result in the construction of this development.

There is a lack of cycling provision within the proposed site and local amenities.

The increase in traffic will cause an unacceptable concentration of air pollution and waste within the local recycling and landfill sites.

Your Comment: 9999 characters left

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The increase in traffic will cause an unacceptable concentration of air pollution and waste within the local recycling and landfill sites. There is no indication within the planning application as to the current capacity of the sewage treatment facilities.

There is no accommodation within the planning application of any inspiration with the design of the development which complies with the existing character Rockbeare Village. The existing Cranbrook Development is not applicable.

There is no substantiation for the provision of affordable housing which can be robustly justified and can contribute to creating a mixed and balanced community. The development application is non-compliant with the needs assessment model as included within the Greater Exeter Strategic Plan which confirms that 46.6% of the proportion of households are unable to afford private rent.

The infrastructure is 100% development led under (106 agreements) it is qualified by the infrastructure that is put in place by the number of properties sold. This is not adequate to provide the infrastructure in time which would put additional pressure on local GP's and local schools which are as existing. There is no provision for additional healthcare within the main Exeter Hospital.

Due to the restrictions by the Government on Local Rail upgrading and the financial difficulties of South West Trains, there is no viable financial support in place for upgrading the railway service into Exeter or the construction of a second Cranbrook Railway Station.