Thriving communities,
affordable homes

Homes &
Communities
Agency

INVESTING NATIONALLY

Steve Carr
Homes & Communities Agency

Historic Towns Forum 9 November 2012

The HCA role

people and places homes, economic growth

- Delivering programmes of **investment –** affordable homes £4.2bn (£2.3bn existing commitments to 2011-15). London now under Mayor.

- Others: Get Britain Building, economic assets programme.

- Existing Stock - £2.1 decent homes + PFI

- Making best use of our **land** and that of government/ other public bodies – economic development and 11,000 new homes on HCA land by 2015 – buy now pay later

- Also **regulation** of social housing providers

Housing announcements

- New Minister: Mark Prisk MP
- Government declaration of importance of housing to growth
- Ministerial statement includes ‘strengthened role for HCA’
- Important contribution from HCA to:

Affordable Housing - Firstbuy, funding and guarantee
Private Rented Sector - Funding and guarantee
Land and Economic Development
Planning support from HCA

Affordable Housing
announcements Autumn 2012

- Extension of Firstbuy scheme: £280m to help extra 16,500

- Government aims to deliver **up to an additional 15,000** affordable homes through the use of loan guarantees, asset management flexibilities and capital funding.

- Linked to £300m funding to support:
  - **up to additional** 15,000 homes (linked to guarantees)
  - extend the existing Empty Homes scheme to provide 5,000 extra units

- London split under discussion

Housing Guarantees announcement

- Two schemes: AHP and PRS include **up to £10bn** of guarantees
- AHP element guarantees are for **up to additional** 15,000 affordable homes (combined with £300m)
- Providers can register expressions of interest for the guarantee schemes
- RPs won't be able to go direct to the market – they will need to go through an aggregator
- RPs with access to finance should continue with their existing programme to maintain delivery

- Private rented sector fund £200m + task force – push to encourage private renting

Planning announcements

- Reiterates previously announced mediation role for HCA - HCA's ATLAS scheme very important to unlocking major sites
- Legislate to allow Planning Inspectorate to decide applications where LA has poor record of delivery
- Additional year before planning permission expires
- Review to rationalise local and national standards
- Role for Planning Inspectorate to assess viability of affordable housing element S106 agreements on stalled sites in early 2013
- Relaxation of planning laws on extensions
- Yet, consents already for 400,000 un-built homes – so problem with land

New Role for Towns & Cities

Growth and Infrastructure Bill

- Speed planning – straight to Sec. of State for poor performing Local Authorities
- Modifications in s106 affordable housing requirements 75,000 more homes and also to define what can and cannot be asked for under s106 - Clause 5
- Easier for L.As to dispose of land held for planning. SoS can consent to dispose - Clause 6
- Planning in 12 months for large scale projects/firms - Clause 21
- Restrict right ot register land as a town or village green – clause 13
- Penfold review ideas – remove consents required from govt bodies eg right of ways, stopping up orders and power station don't need SoS to use gas or petrol fuel

Land for growth

Land announcement

- *Centralising ownership:* Programme of targeted transfers from other public sector bodies to HCA

- HCA recently took on former Regional Development Agency land and property - £1bn portfolio

- HCA support to unblock large scale stalled sites: enabling role

- Investment to de-risk sites – not announced yet but due soon

2nd wave City Deals

Top 14 Cities by Population Size	
1	Wolverhampton
2	Leicester
3	Portsmouth & Southampton
4	Reading
5	Bournemouth
6	Middlesbrough
7	Stoke
8	Coventry
9	Hull
10	Sunderland
11	Brighton
12	Preston
13	Southend
14	Plymouth

Top 6 Cities by Population Growth	
1	Milton Keynes
2	Swindon
3	Oxford
4	Norwich
5	Cambridge
6	Ipswich

+ Core Cities announced 5 July

Bristol, Birmingham, Leeds, Liverpool, Newcastle, Sheffield

Town Centres – Policy Reality

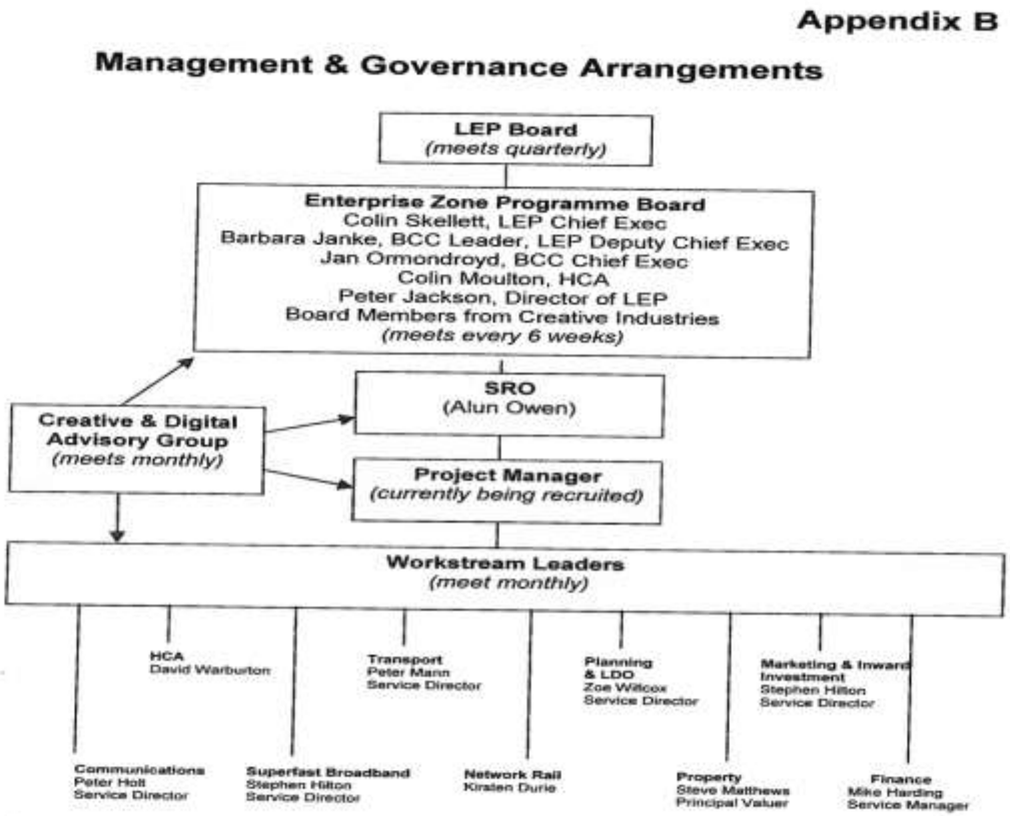
- Structural Change in Local Authorities – focus on core services

- Localism Act, financial devolution, deficit reduction, council tax veto, referendums, neighbourhood planning, community rights

- End of regeneration funding - even the use of the word: replaced by growth agenda - CIL, business rate retention etc – less focus on urban centres

New Role for Towns & Cities

Enterprise Zones: eg Bristol Temple Quarter 4,000 jobs by 2017



New Communities

new 'New Towns'?

- Peterborough, Preston and Milton Keynes in top 50 retail centres in UK, Hatfield Galleria in top 10 retail centres – some are listed 'historic buildings'!

- Most met their population targets

(not Corby, Hatfield, Skelmersdale, Washington)

- MK grew 1.42% employment 2000-2012

- Some need regeneration Corby, Hatfield (St Modwen), Telford, Skelmersdale (St Modwen)

New Role for Towns and Cities
example: Holbeck, Leeds

Round Foundry – creative/digital industries 14,000 people in Leeds
185 new companies since 2003

17 Listed Buildings, CTP St James