



**Homes and
Communities
Agency
Set-up Team**

The role of the HCA in securing housing, infrastructure and quality in the Gateway

LSE Thames Gateway Seminar

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Sir Bob Kerlake



Homes and Communities Agency

Our vision is about creating opportunity...

- for people to live in homes they can afford, in places they want to live
- for local authorities and communities to deliver the ambition they have for their own areas



Homes and Communities Agency

We will achieve this by.....

- acting as the bridge between national targets and local ambitions, with a strong regional presence
- through a process of 'single conversations' with local authorities, RDAs and sub regional partnerships



.....and by

- working effectively with the market, housebuilders, investors and other stakeholders
- understanding the needs and aspirations of people and communities



Objects of the HCA

1. To improve the supply and quality of housing
2. To secure the regeneration of land or infrastructure
3. To support the creation, regeneration and development of communities or their continued well being
4. To contribute to the achievement of sustainable development



HCA tasks

- Contribute to the delivery of 2 million homes by 2016 & 3 million by 2020 – build rate of 240,000 pa
- Secure the delivery of 180,000 new affordable homes in 2008/11 - build rate of 70,000 by 2010/11
- Support & accelerate regeneration of under-performing towns and cities
- Ensure delivery is economically, socially and environmentally sustainable with good design



Our functions come from EP, HC, CLG and ASC

- National affordable housing programme
- Housing growth (incl. growth areas, growth points and eco-towns)
- Thames Gateway
- Housing investment (Decent Homes, HMR, Housing PFI)
- Homelessness, hostels and specialist supported housing programmes
- Mixed-use urban regeneration and brownfield development
- Academy for Sustainable Communities



Meeting the challenge: A significant investment

The HCA will be directly involved in the delivery of 33% of all housing completions, and will influence up to 50% of all completions

Housing Corporation	£8.4bn
English Partnerships	£0.9bn
CLG	£6.9bn
TOTAL	£16.2bn (Period 2008/09 – 2010/11)



But future programmes will not look exactly as they do at present as the HCA takes advantage of its ability to strengthen delivery by integrating budgets and pursuing interventions tailored to the circumstances of the case.



The Approach of the HCA

A focus on outcomes:

- Growth
- Renewal
- Affordability
- Sustainability



Meeting the challenge: Establishing the HCA

- Ensuring a smooth transition to the new organisation.
- Harnessing the flexibility from combining the organisations, but building a new organisation with its own distinctive culture.
- Positioning the Agency as the expert source of knowledge on housing and regeneration



Meeting the challenge: Establishing the HCA

- Maintaining and developing further excellent working relationships with Communities and Local Government and Ministers.
- Establishing close ties with delivery partners, including Regional Development Agencies, Local Government and the private sector.



Achieving success – five tests

1. HCA will have made a tangible and positive impact on the delivery of more housing and more affordable housing.
2. It will have done so without losing sight of economic, social and environmental sustainability.
3. It will be recognised as an exemplar regeneration agency.
4. It will have a close understanding of both markets and the needs of citizens.
5. It will have built on the success of the existing organisations, but created something unique and better in its own right.



The HCA in London

- HCA London Board – chaired by Mayor of London, with the HCA Chief Exec as vice-chair
- Local sub-committee of HCA Board
- London Boroughs also represented on the Board
- Money from the HCA investment programme and land from the LDA will be used to deliver the HCA's housing and regeneration programme for London
- Will support delivery of the Mayor's housing strategy



Thames Gateway – Facts and Figures

- Stretches 40 miles from London to Sittingbourne in Kent
- Covers 3 regions and 16 local authorities
- Population of 1.5million
- Chances of going to university are 1 in 5, compared to 1 in 3 across the South East
- Around 50% of children in the London part of the Gateway live in workless households
- Estimated productivity gap of £12bn
- Projected employment growth of 225,000 new jobs (TG Development Plan, 2007)
- Projected housing growth of 160,000 new homes (TGDP, 2007)



Thames Gateway

- HCA will take over the running of the Thames Gateway from CLG
- Thames Gateway Delivery Plan will provide framework
- Challenging targets for 160,000 new homes and 225,000 new jobs by 2016
- HCA role will be to secure the critical public sector interventions that will unlock private sector investment in the Gateway



Housing, infrastructure and quality in the Gateway

- The scale of the challenge is greater but the principles remain the same
- Single conversation with local authorities
- Supporting delivery partners to deliver housing and infrastructure across the Gateway
- Close working with the Mayor of London, RDAs, and the UDCs on the interventions critical to the success of the Gateway



Thames Gateway – emerging thoughts

- Vision and delivery
- Focus and priorities
- Governance
- Regional Delivery arrangements





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