



Homes &  
Communities  
Agency



# Homes & Communities Agency the story so far .....

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Women in Property Seminar

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# My Presentation



- HCA - the national story
- HCA in the East Midlands
- Where our investment goes
- What makes a site a place



## On 1 December 2008 HCA – brought together



- Regeneration - English Partnerships
- Affordable Housing - Housing Corporation
- Capacity building - Academy for Sustainable Communities
- Funding initiatives from CLG
  - Decent Homes, Growth, Low Demand, Hostels, Gypsies & Travellers, PFI

**A focus on place –  
delivering sustainable communities**

# Our Vision



To create 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



A national agency that works locally

## The East Midlands Region

- Third largest / fastest growing
- No metropolitan centre or capital –
- 3 Cities – regeneration to raise residential and economic offer
- Industrial regeneration – coalfield programme
- Growth – Northampton plus 4 growth points

### BUT

- 88% of land is rural
- 30% of population live in towns / villages < 10,000
- Peak District National Park



# Regional strategic priorities



- Housing Market interventions
- Maintaining momentum in Regeneration
- Delivering the Growth agenda
- Design and sustainability
- Straight talking on priorities and delivery plans
- Organisational capacity building

# Where our money goes.....

## Coal Fields

2009/10 £14m

- Avenue Coking Works
- Gedling Colliery
- Pleasley Colliery



Avenue Coking Works



## Regeneration

2009/10 £9m

- Nottingham
- Leicester
- Derby
- Meden Valley

# Where our investment goes.....



## **Northant's**

2009/10 £11m

Investment in owned land

Infrastructure / place making

Corby regeneration

Investment partner role



## **Affordable Housing**

2009/10 £112m (2,500 homes)

'Something for Something'

Infill / Rural / Supported

Growth / growth point expectations

# What is different about HCA?



- One organisation with focus on 'place'
- New culture – national objectives and local ambitions
- New regional partnerships with local authorities, the private sector, & RSLs
- New challenges – both short term and long term
- New relationship with Government
  - the voice of delivery



# What turns a 'site' into a 'place'?



*delivering 'the whole package'*

- Masterplanning
- Design
- Tenure mix
- Consultation
- Infrastructure
- Employment initiatives
- Better use of resources - human and money



# Working example: Abbey Meadows - Leicester



## Wolsey and Abbey Mills

- 63 extra care homes
- community hub for older people

## BUSM

- 1200 homes
- family houses
- waterside recreation
- central park

£ 13M NAHP  
£2.2M NGP

# Using the scheme to... Support Local Economy



## Working with local businesses to redevelop Wolsey Mill

- £2.5M to sub contractors in Loughborough, Leicester and Coalville
- £1.6M to directly employed local labour
- £1.5M on materials from Bardon Aggregates, Harlow Timber in Long Whatton and 3 Leicester based suppliers
- £400K to RGP architects, Leicester
- £400K local plant hire
- £700K local project administration
- Opportunities for local apprentices



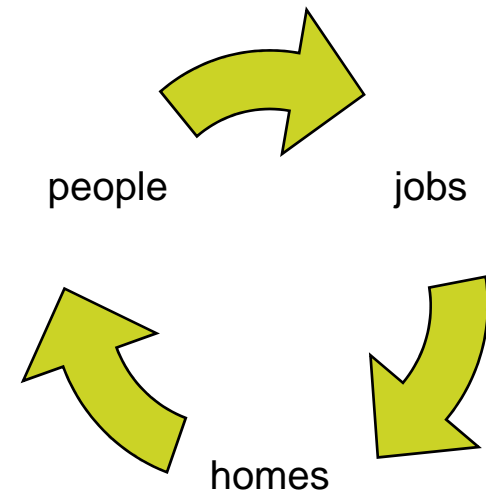
# Using the scheme to... Involve Local People



## ‘Making Places’ initiative for Abbey Meadows

- Initiative to build social capital
- Collection of photographs of site history
- Permanent display, corridors, dining areas, lounges
- Piece of art or amenity in central park
- Information booklet for to engage new residents
- Training for community representatives
- Local ownership of the public realm
- Wider involvement in area public realm decisions

# Working example: Huncote - Village sustainability



- 43 new homes for rent, HomeBuy and sale
- Regeneration of run down area
- Supports village school

**£ 1.7M NAHP**  
**£ 0.1M NGP**  
**LA Land**

# Design & Sustainability Code Level 6 – Upton (MHT)



# Responding to the Market Downturn: what we have done



- Increased investment into affordable housing to help unlock sites
- Homebuy Direct & Mortgage Rescue
- Ensured funding for committed regeneration & worked on strategic site planning
- Considered / agreed changing mix of tenures where appropriate
- Explored scope for land purchase and equity investment



# Responding to the Market Downturn – the Budget Package



# Future Challenges

- Employment
- Infrastructure
- Capacity building
- Sustainability
- Place making
- Developing new providers
- Retrofitting existing stock
- Raising standards on sustainability and good design
- New model of mixed use regeneration
- Establishing role of intermediate tenures

➤ Delivery, Delivery, Delivery

end result.....

