



# Housing and Regeneration Bill (England and Wales)

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# Progress



- Published 15 November 2007
- Leaves Committee Stage 31 January
- House of Lords
- 3<sup>rd</sup> Reading House of Commons
- Royal Assent

# Government's Aim



- “To deliver more and greener homes, in mixed and sustainable communities.”



- Replaces: English partnerships, Urban Regeneration Agency, Commission for New Towns all abolished.
- Functions: improve supply, quality of housing, secure regeneration or development of land and support creation, regeneration or development of communities.

# Housing Finance



- Sets out arrangements for all or part of L.A. Stock to be excluded from HRA subsidy arrangements.
- S.o.S. Decision on subsidy
- Authority opt out on application if self financing.
- Apply to keep rental on new build.

# Regulation



- Part 2 disposes of Housing Corporation
- Means testing
- Office for tenants & social landlords
- L.A.s regulated as at present
- Sustainability certificates
- Changes on tenants ballots

# The Problem



- If 10 years ago 19b backlog of repairs dominant issue, then...
- Today lack of affordable housing
- 3m units by 2020
- Maintain current affordable stock



- Missed opportunity
- Green Paper L.A.s at heart of community
- Reinvigorating housing role
- Doesn't address financial issues
- Doesn't give role or finance for new build
- Doesn't restrict right to buy
- Will not create affordable homes for all

# APSE Lobbying



- Research and meetings
- A credible successor to DHS, new DNS
- Policy built in flexibility for regions
- Neutrality in funding options
- Allow L.A.s to build, 1.6m waiting lists
- Quality affordable option for all not safety net for some!

# Amendments



- Creation of headroom in HRA for L.A.s to build, refurbish, maintain and manage stock or
- Investment allowance in HRA for build and refurbishment or
- Allow L.A.s to build minimum 10% or
- Debt write off / new build ratio or
- Review RTB



# ***Firm Foundations***

## ***The Scottish green paper on housing***

***Pat Taggart, Principal Advisor, APSE***

# The future of housing in Scotland



- Key points in document
- Challenge ahead
- Increasing choice
- Conclusion

# Key points



- To supply all types of new housing
- Increase the number of homes built by 2015 to 35000
- More choices for lower income families
- Launch of a Scottish Sustainable Communities Initiative

# Challenge Ahead



- Lack of supply of decent housing
- Affordability
- Higher prices at the bottom end of market
- Support for first time buyers

# Increasing choice



- Expectations of the private rented sector
- Profile of housing stock
- Authorities already building new homes
- Ending the right to buy for new social housing
- What incentivisation exists to build

# Conclusion



- Engaging stakeholders
- Policy and funding decisions
- Better integration of housing strategies
- Aspirations of local authorities

*Principal Advisor*



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