



Homes &
Communities
Agency

The Single Conversation and LAs

Financing council newbuild

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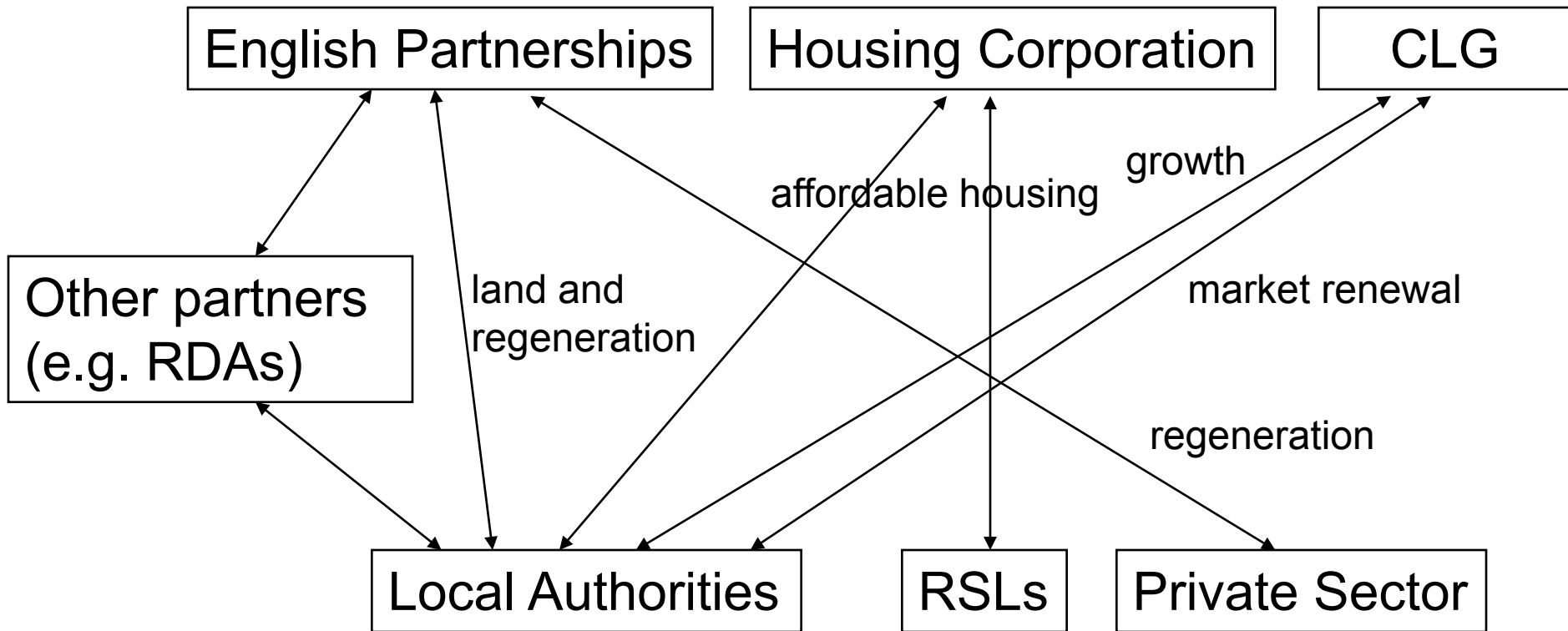
March 2009

Contents

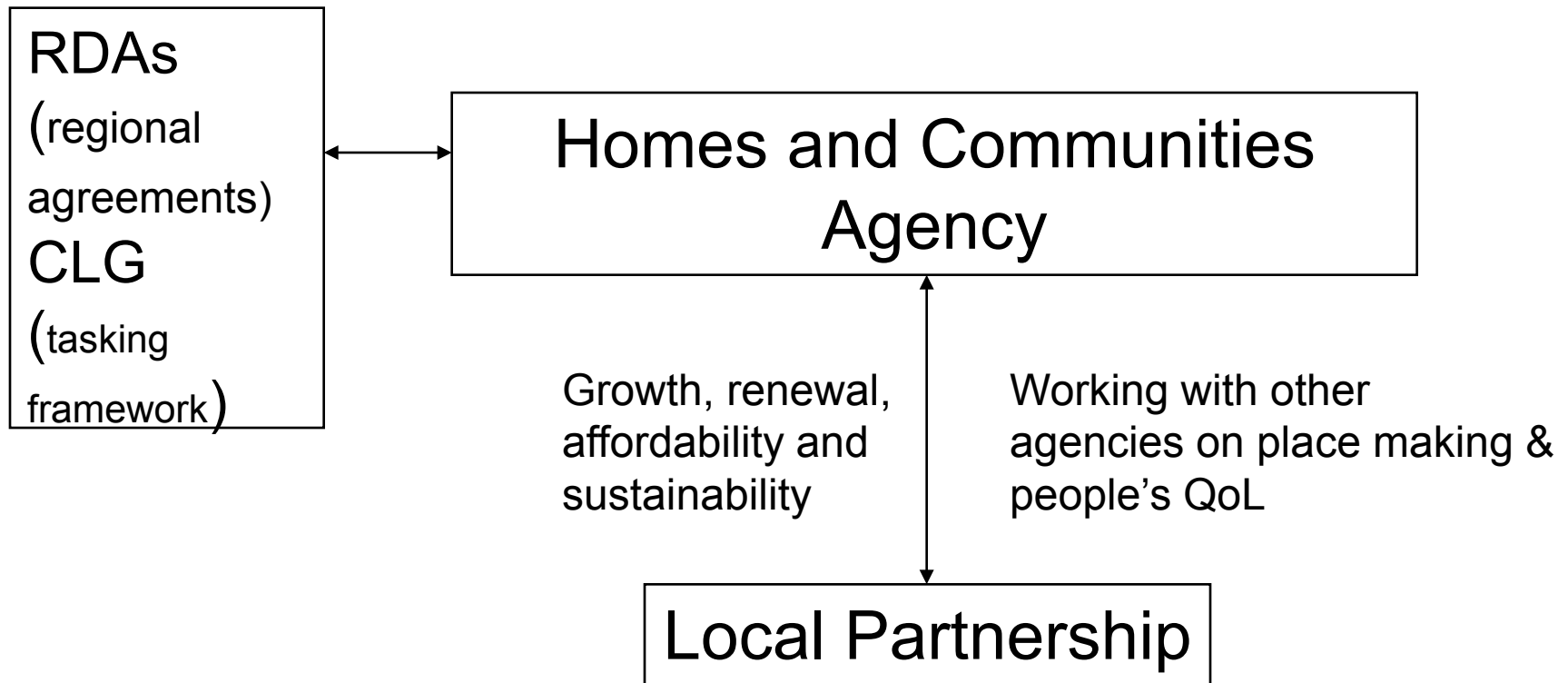


- ◆ The Single Conversation approach
- ◆ The market
- ◆ The role of local government

Multiple conversations with places



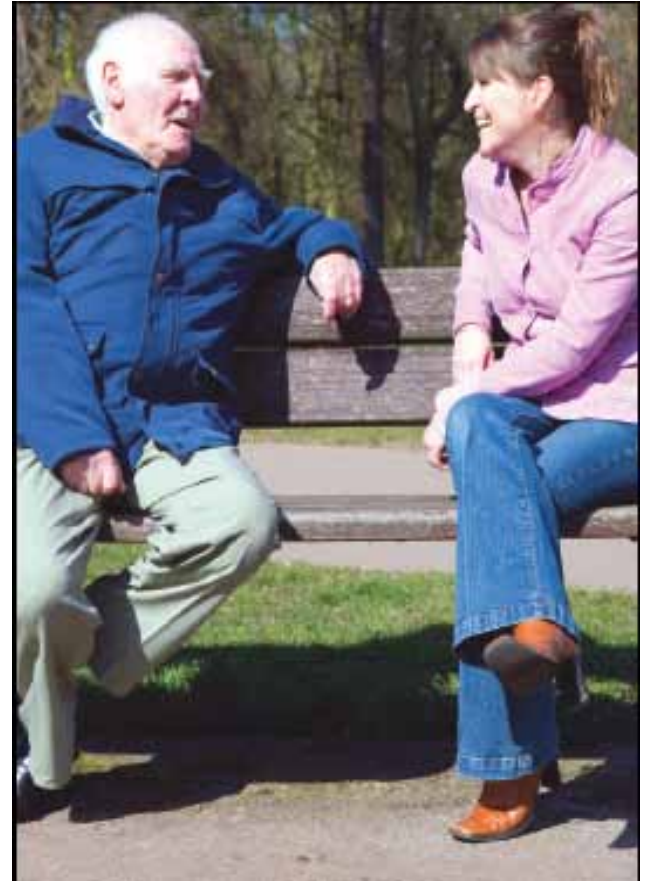
Single Conversation



Single Conversation



- ◆ Dynamic process
- ◆ Ongoing relationship
- ◆ Joint approach
- ◆ Focus on places
- ◆ Comprehensive coverage of housing and regeneration
- ◆ Main business process for the HCA



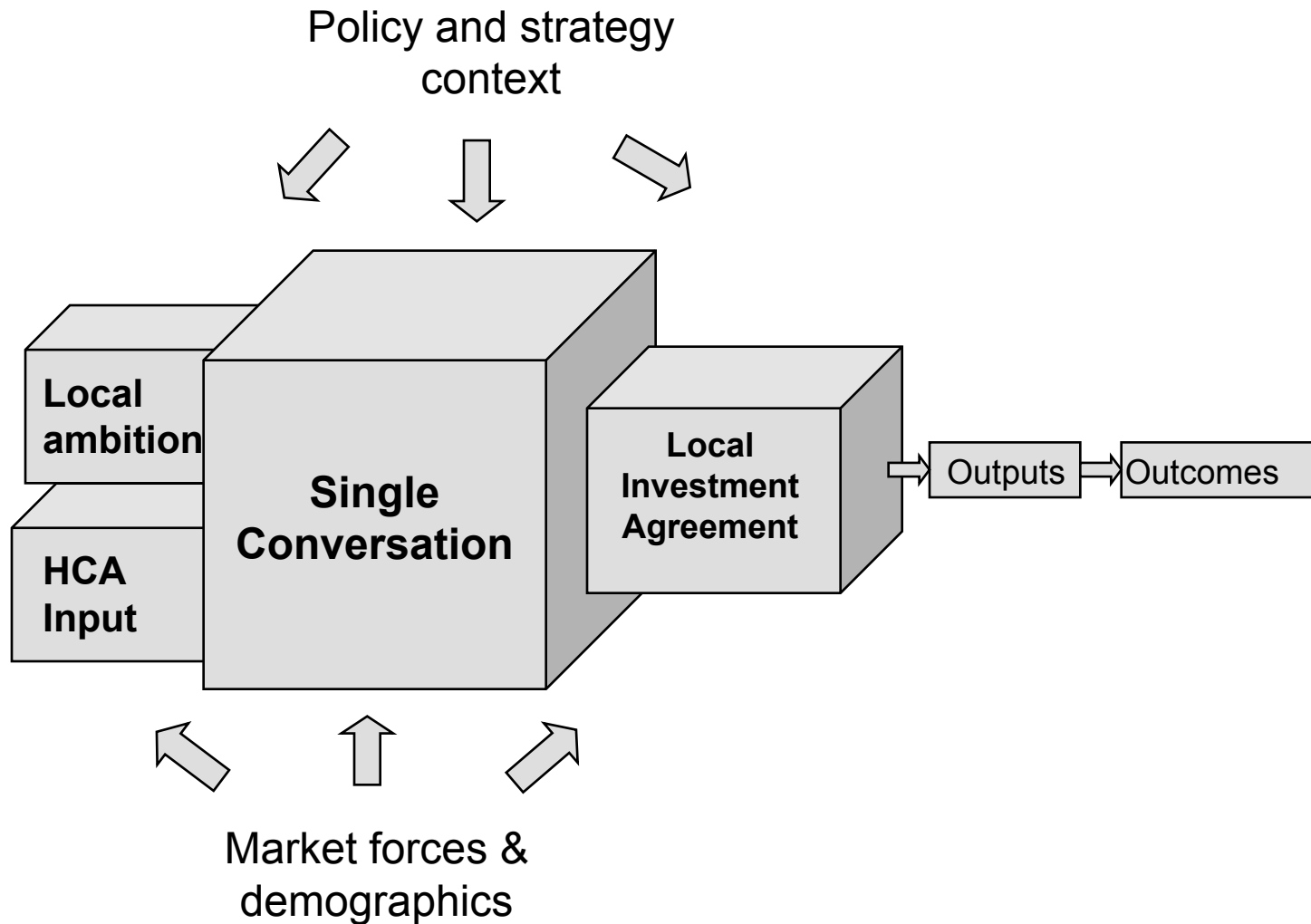
Single Conversation – who with?



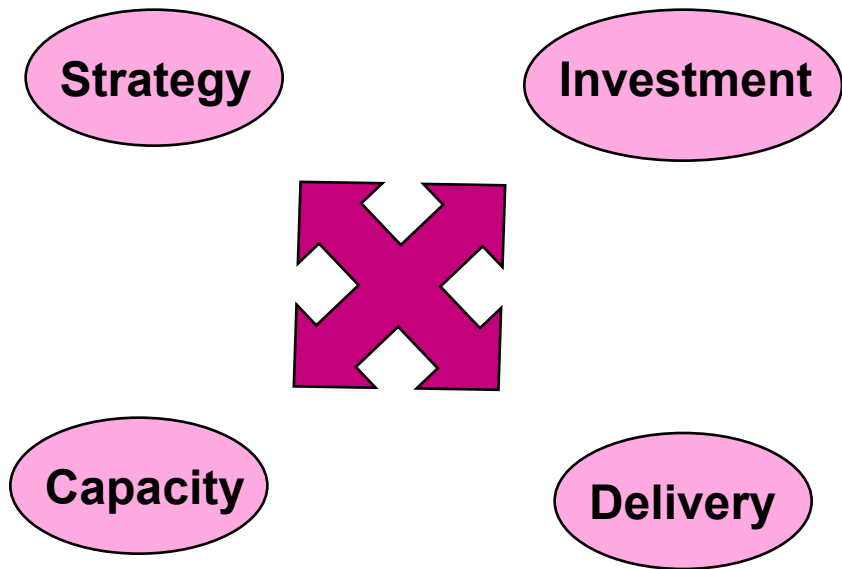
- ◆ LAs
- ◆ Two tier
- ◆ Multi- LAs/MAAs
- ◆ City Regions/Economic Prosperity Boards
- ◆ RDAs
- ◆ Other agencies
- ◆ Delivery partners

- ◆ Depends on circumstances and stage

Business process



What is the agenda for the Single Conversation?



Strategy

- ◆ Evidence-based
- ◆ Long term vision
- ◆ What is the future economic role of this place?
- ◆ Who is the housing for?
- ◆ Bridging local ambition and national targets
- ◆ Policy objectives embedded in strategy
- ◆ Not starting with blank sheet of paper



Investment

- ◆ Turning long term vision into medium term, negotiated investment plan
- ◆ Timed and costed delivery plan for housing and regeneration
- ◆ Range of funding sources and types, including LA resources
- ◆ Building on existing projects



Capacity

- ◆ What is the level of strategic commitment?
- ◆ How have communities been involved in shaping the vision?
- ◆ Have the right public, private and third sectors been involved?
- ◆ What is the delivery capability?
- ◆ Is there a role for a LHC etc?



Delivery



Driven by investment plan

- ◆ Spatial and area wide priorities
- ◆ HCA business tools
- ◆ Tailored to needs of place
- ◆ Clear delivery roles and responsibilities



Implementing the model

- ◆ Gradual implementation – evolution rather than big bang
- ◆ Developing the framework
- ◆ Building evidence base
- ◆ Building capacity
- ◆ Regions selecting first ones
- ◆ Working with stakeholders – nationally and regionally



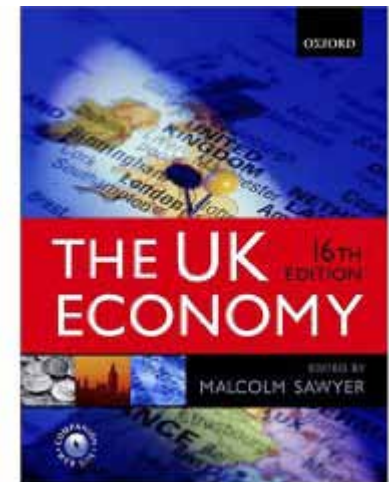
The market

Relevant actions already agreed

- ◆ £1.2bn brought forward to invest in housing and regeneration
- ◆ Introduction of Clearing House Scheme
- ◆ Homebuy Direct
- ◆ Mortgage rescue
- ◆ Tailored programmes for individual housing associations

Exploring

- ◆ Potential for LAs to bring development packages
- ◆ Funding infrastructure and upfront costs on an equity basis



The role of local government



- ◆ Democratic mandate
- ◆ Strategic responsibilities
- ◆ Vision & ambition
- ◆ Links with other partners
- ◆ Involvement of sectors
- ◆ Community involvement
- ◆ All sections
- ◆ Delivery



Aims

By March 2010

- ◆ At least two Local Investment Agreements in each region
- ◆ Formal processes begun in half areas
- ◆ Initial discussions in all areas





Homes & Communities Agency

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