

Successful places  
with homes and jobs



Homes &  
Communities  
Agency

# A NATIONAL AGENCY

## WORKING LOCALLY



## Recent developments for equality practice

Event HDN North West  
Name David Carrigan  
Date 4 September 2013

# HCA vision

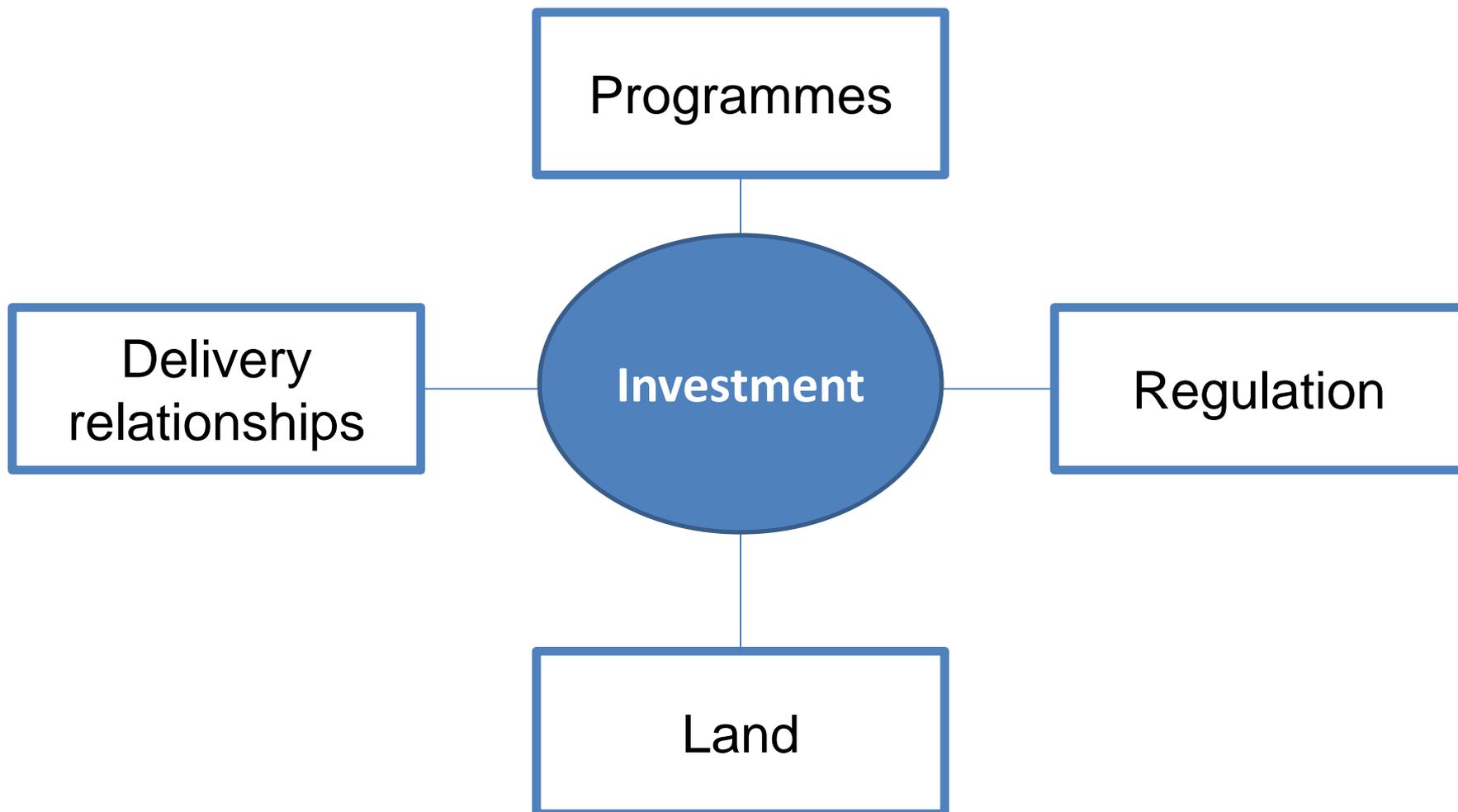


Homes &  
Communities  
Agency



**Our vision is for**  
**successful**  
**places**  
**with**  
**homes**  
**and jobs**

# Our Structure





# Strategic issues



# Stewardship of equality



Homes &  
Communities  
Agency



# On-going challenges



Homes &  
Communities  
Agency

## Change

- Legislation and the review of Equality Duties
- Role, remit and structures of the HCA

## Uncertainty

- Economy and financial climate
- welfare reform
- Spending Review priorities
- From grant to land?

## Delivery

- Maintaining HCA reputation as “the people that get things done.”
- New programmes, HCA expanding role



# Context for equality

- New government with different approach to equality
- Spending cuts
- Development of case law
- Review of legislation





# Current Equalities Review

- Led by Government Equalities Office
- Equalities Red Tape Challenge
- Announcement of review in May 2012, bringing forward a planned review of regulations
- Independent Chair, Roby Hayward OBE and steering group appointed to oversee the review in late 2012
- Aim to conclude review by Summer 2013





# Terms of reference

Examine whether the Duty is operating as intended:

- Effectiveness of both the General Duty and Specific Duties
- Impact of Duty, e.g. costs, burdens and benefits
- Comparative international models
- How the Duty supports delivery of the Government's Equality strategy
- Role of support and guidance given to public bodies
- How legal risk is managed
- What would improve operation of the Duty



# Evidence gathering

- Call for evidence – both targeted and open.
- Desk research, including analysis of case law, international comparisons and lit. review.
- New qualitative research with public bodies.
- Roundtables with experts and civic society representatives – and wide engagement with stakeholders.
- Site visits to public bodies to see how the duty is working on the ground.



# HCA Investment

- Localism drives our agenda
- Reduction in conditionality (directing equality) on funding
- BUT
- Meeting equality criteria remains a *non negotiable* condition of funding
- Enabling role remains valuable resource (ATLAS)
- Local partners recognise the value of E&D

# Our delivery role: Affordable Homes 2011-15

- £4.8bn for up to 170,000 new homes
- Up to £300m care and Support Specialised Housing Fund
- Bringing up to 10,600 empty homes back into productive use
- £2.1bn programme of investment in Decent Homes
- TPF, Homelessness Change, Mortgage Rescue
- Meeting locally identified needs



We are helping to deliver the Government's ambitions to build up to 170,000 new affordable homes, improve existing homes, and assist first time buyers

# Our delivery role: Market interventions

- Increasing private sector housing starts through equity loans and other market interventions
  - £1bn Build to Rent
  - £570m Get Britain Building
  - £225m unlocking large scale sites
  - S106 mediation
- £10bn Guarantees – linked to £500m AHP funding for new housing delivery
- Increasing HCA loan portfolio – c.£1bn
- £3.5bn Help to Buy to support aspiration



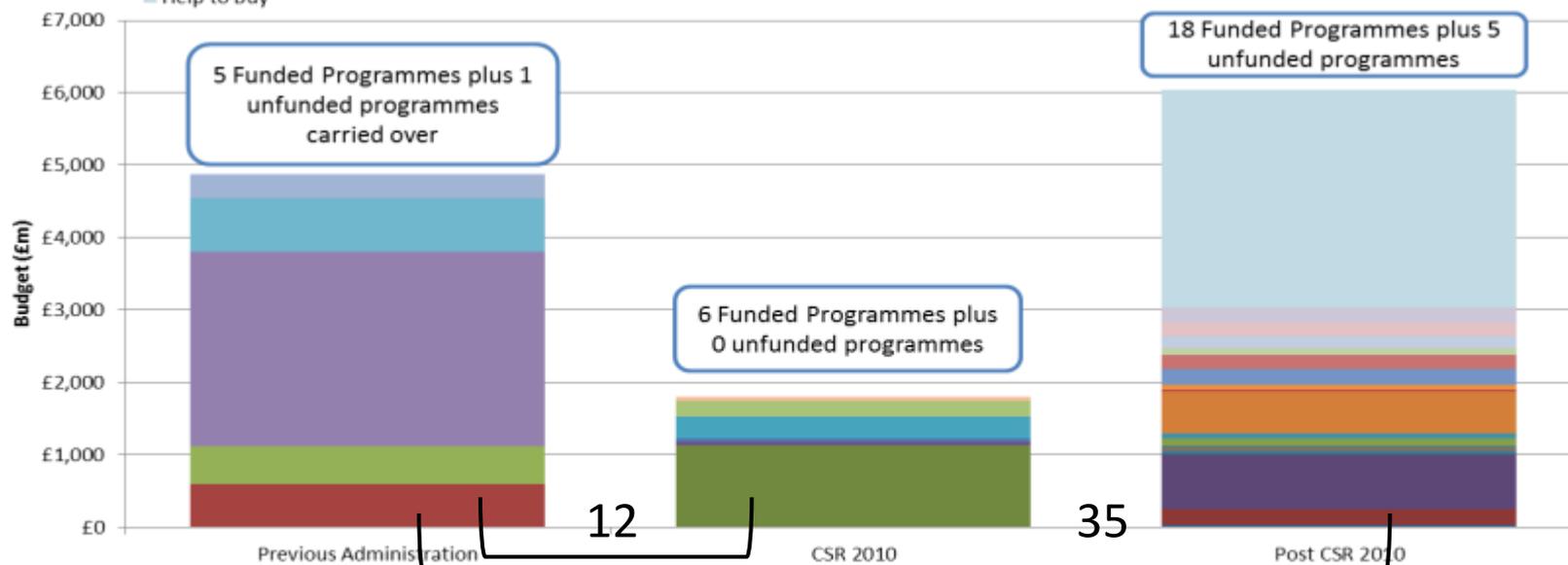
# ...what it means for number of distinct capital programmes



Homes & Communities Agency

- Accelerated Land Disposal
- Affordable Homes Programme
- Clusters of Empty Homes
- Custom Build
- Economic Assets Programme
- Empty Homes (II)
- Homelessness Change
- Kickstart
- Large Scale Voluntary Transfer Gap Funding
- Local Infrastructure Fund - Large scale sites
- Mortgage Rescue
- Private Finance Initiative
- Property and Regeneration
- Public Sector Land Acquisitions Fund
- Section 106 Renegotiation
- Care and Support Specialised Housing Fund - Phase 1
- FirstBuy (II)
- Help to Buy

- Affordable Homes Guarantees Programme
- Build to Rent
- Community Right to Build
- Decent Homes Backlog Funding
- Empty Homes (I)
- Get Britain Building
- Housing Market Renewal Transition
- Land auctions
- Local Infrastructure Fund - EZ
- Local Infrastructure Fund - Public Sector Land Investment Fund
- National Affordable Housing Programme
- Private Rented Sector Initiative
- Public Sector Land
- Right to Buy
- Traveller Pitch Funding
- FirstBuy (I)
- Affordable Homes Guarantees Programme (II)



Number of distinct programmes has almost trebled during the SR



# Our Regulation role

- Maintaining investor confidence through effective regulation of social housing providers in England
- Protecting social housing assets
- Responsibility discharged through independent Regulation Committee and Regulatory Framework
- Focus on governance, financial viability and value for money
- More complex and riskier environment for providers
- Risk based and proportionate approach

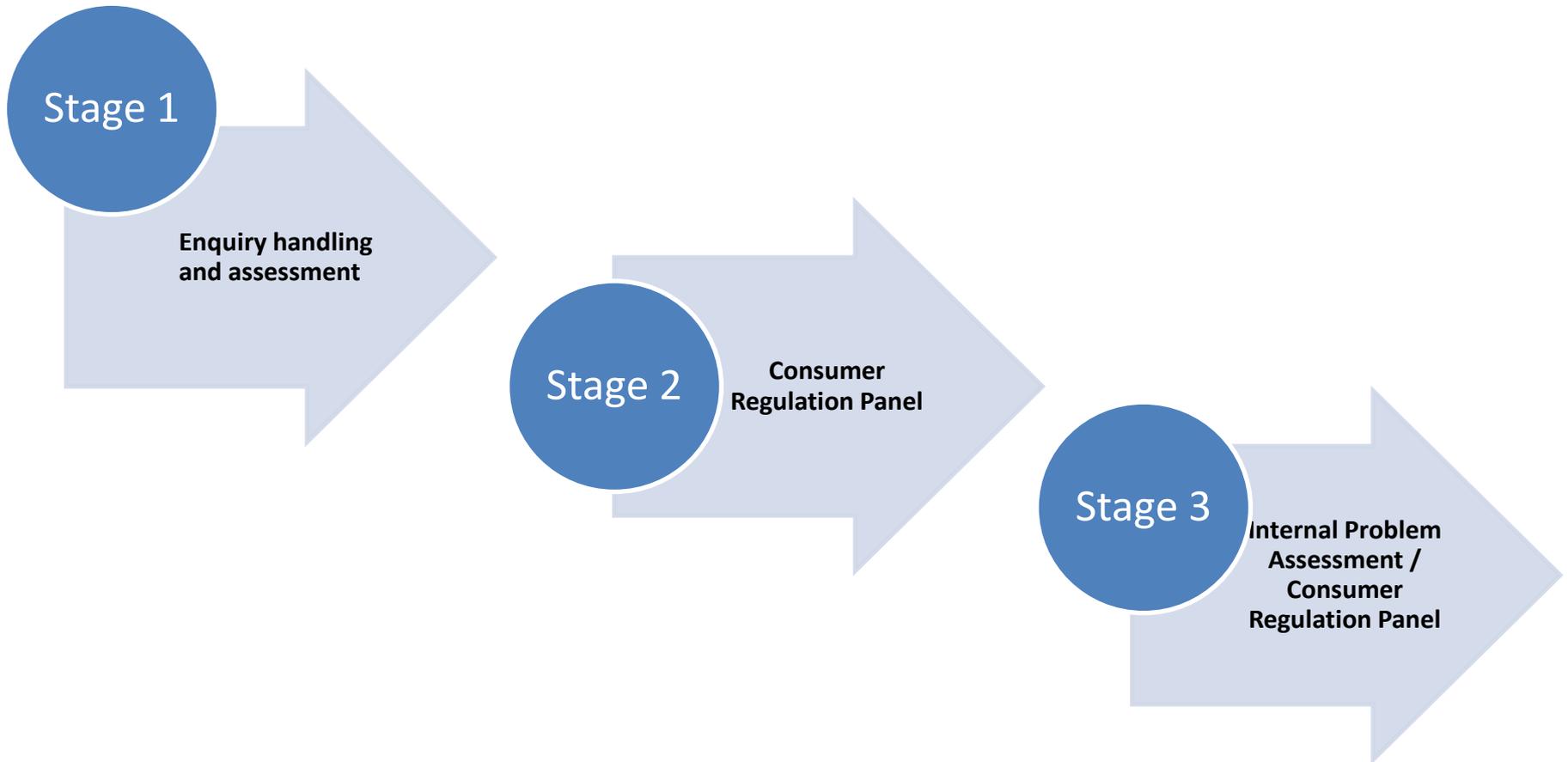


“We maintain investor confidence, protect social housing assets and seek to create the right conditions for new investment.”

# Process of regulating the standard (Serious Detriment)



Homes &  
Communities  
Agency



# Regulation: a challenging environment

- Sector is becoming more complex and challenging
  - Changing mix of funding sources
  - Welfare system changes
  - Diversification
  - For-profit providers
  - Bond finance
- Regulator needs to keep pace
- Boards need iron grip on risk
- Global Accounts – sector remains well placed to develop
- Regulatory Judgements – vast majority of providers meeting the standards

