



Homes &
Communities
Agency

PUSH Single Conversation Progress Report

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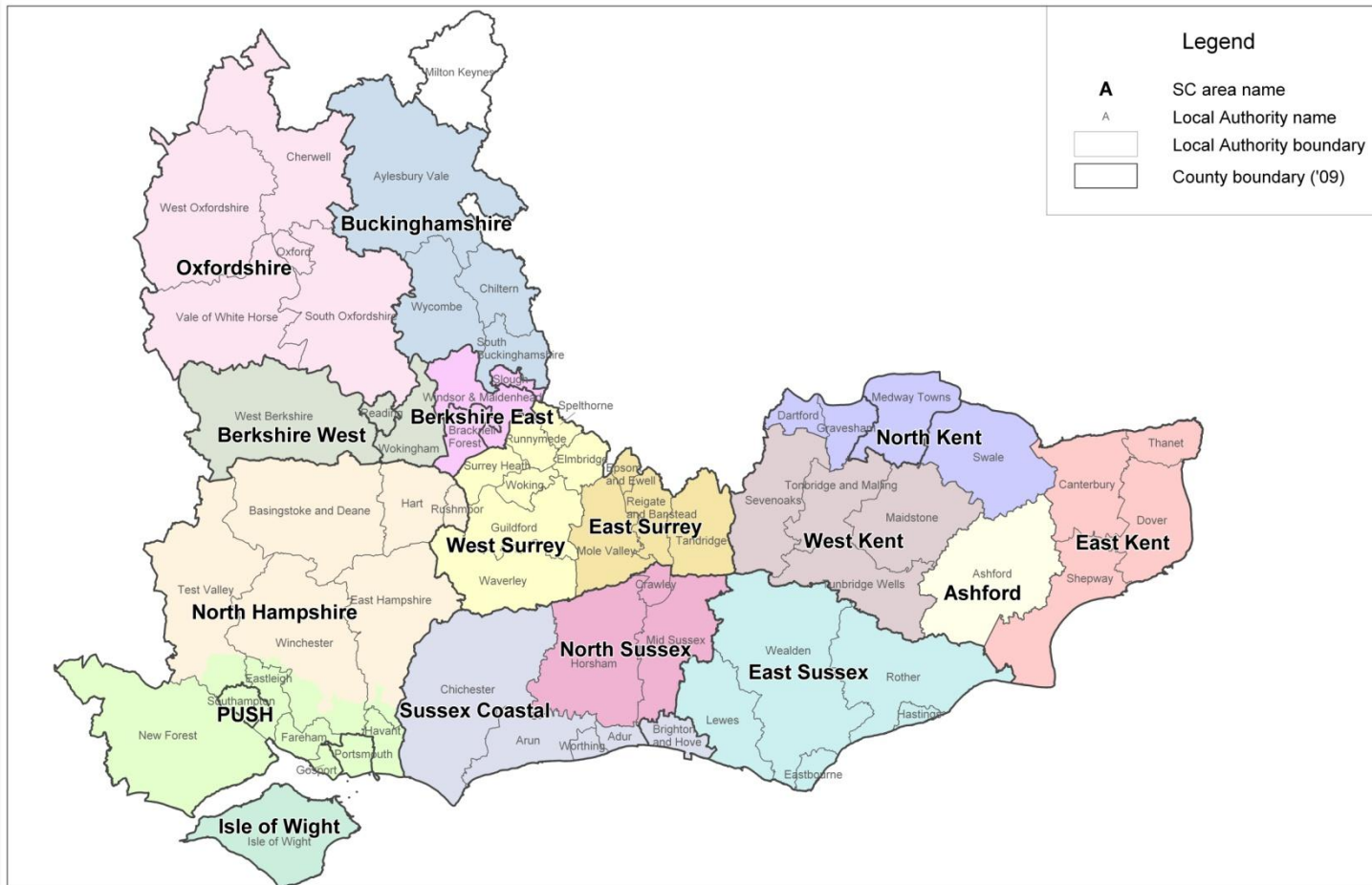
26th January 2010

Single Conversation Areas

3 Pilots: PUSH, Kent TG, Oxfordshire



Homes & Communities Agency



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Information shown is correct to the best of Spatial Intelligence Departments knowledge at date of issue.

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**South East Region
Single Conversation Areas**

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About the Single Conversation



- The Single Conversation gives LA's and PUSH an enhanced role in housing delivery, working with the HCA as the main funding agency
- It is the way in which the HCA works to:
 - Bridge local ambition and national targets
 - Achieve local vision through a shared investment agreement
 - Agree and secure local delivery
 - Achieve positive outcomes for people and places



About the Single Conversation

- **Strategy:** Existing local and regional ambition
- **Investment:** the period of transition in funding as we look forward to the next CSR
- **Capacity:** What support is required
- **Delivery:** Who is delivering what



Strategy



- Building on the established policy and programme framework
- PUSH Strategy and Business Plan
- Multi-Area Agreement
- Core Strategies and LDF's
- Other programmes and private sector investment

Why the Single Conversation

- Strengthening the strategic case for resources in next CSR
- Aligning HCA and partners programmes
- Focus on delivery priorities

Investment



- HCA programmes and expenditure across PUSH: £230 m 2008-11
 - National Affordable Housing Programme (NAHP)
 - Property & Regeneration
 - LA New Build 1 & 2
 - Low Carbon Infrastructure Fund
 - Growth Points
 - CIF (rapid transit)
 - Kickstart Phase 1 & 2
- Current programming a mix of strategic investment (Rowner and Woolston) and bidded projects (Affordable Homes and Kickstart)

Why the Single Conversation

- Moving the emphasis from bidding to commissioning
- Funding to move to priorities for delivery
- Co-investment and co-ordination

Capacity



- Constraints on economy and markets
- Limits on partners resources
- Need to share expertise
- New approaches required
 - Infrastructure
 - Range of affordable housing: rent, intermediate, shared equity
 - Public sector land and Local Authority development
- Local Delivery and Partnership Vehicles

Why the Single Conversation

- Expertise: ATLAS
- LA New Build programme
- Estate renewal
- New investment models for grant/lending/equity
- Public Land Initiative: developer panels, RDA portfolio
- Private Rented Sector

Delivery

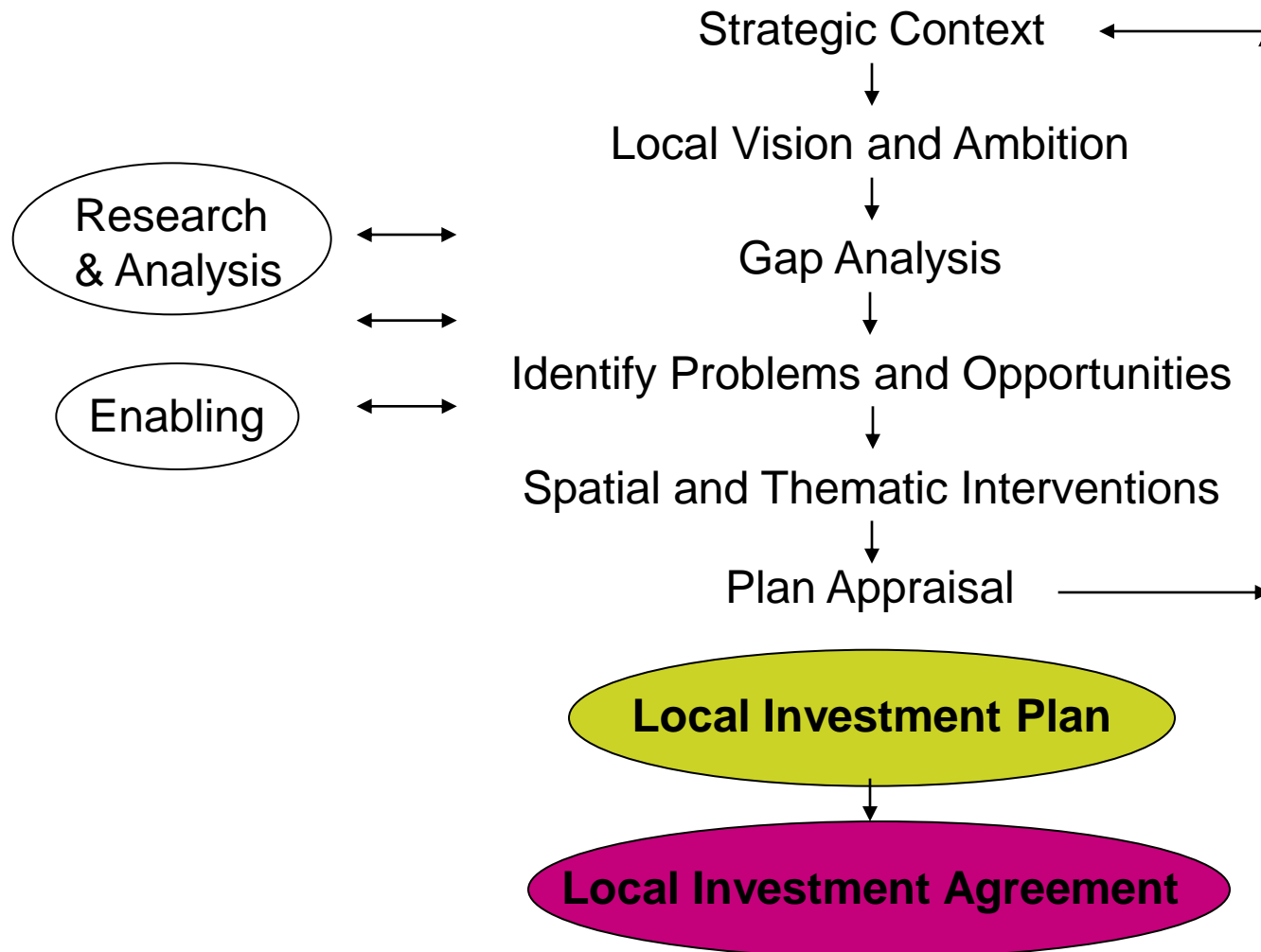


- Local Authority leadership
- Framework and commitment to increase focus and reduce risk
- Strengthening relationships with partners and private sector
- Existing programmes-but clear risks in a changing funding environment

Why the Single Conversation

- Clear strategic programme based on PUSH MAA/business plan
- Principles from existing plans and priorities
- Local Authority plans and trajectories for delivery to inform funding decisions
- Programme managed within the PUSH SC area, but with regional flexibility

Local Investment Plans and Local Investment Agreements



Draft Local Investment Plan Content



Chapter 1 PUSH aims and objectives

- Local vision, ambition and objectives
- Strategic context
- Consistent with the Business Plan and MAA; PUSH achievements ambition, delivery plan

Chapter 2 The sub-regional housing market

- Housing need, housing provision and gaps in provision
- Policies in respect of affordable housing, decent homes, estate renewal.

Chapter 3 Priorities

- PUSH priorities
- Sustainable and balanced communities
- Economy, employment, skills and education
- Quality Places
- Cities First
- MDA's
- Estates renewal
- Regeneration
- Infrastructure

Chapter 4 Opportunities and Delivery

- HCA programmes and funding
- Major PUSH development initiatives (possible short term to 2015 and trajectory of possible longer term delivery)
- LDF delivery timetables
- Potential costs of possible programmes and resources including partner resources
- Infrastructure needs, including transport and building rounded communities
- Potential land assets (eg local authority/SEEDA/HCA).
- Priority projects for funding.

Chapter 5 Conclusions

- Role of delivery partners (housing providers, private sector)
- Next steps - the Local Investment Agreement)

Programme and Next Steps



- Draft LIP to SC Group meeting in March
- Draft LIP to PUSH Joint Committee on 23.3.10



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