

Successful places
with homes and jobs

**A NATIONAL
AGENCY**

**WORKING
LOCALLY**



**HCA update
and Land
Programme**

**Greater Brighton
Economic Board**

**Ken Glendinning
Head of Area – Surrey and Sussex**

HCA role and responsibilities

§ The HCA, as landowner and enabling partner, works to unlock and increase the supply of publicly-owned land for commercial, housing and community-led development. Locally-backed development boosts economic activity and provides new homes and new jobs.

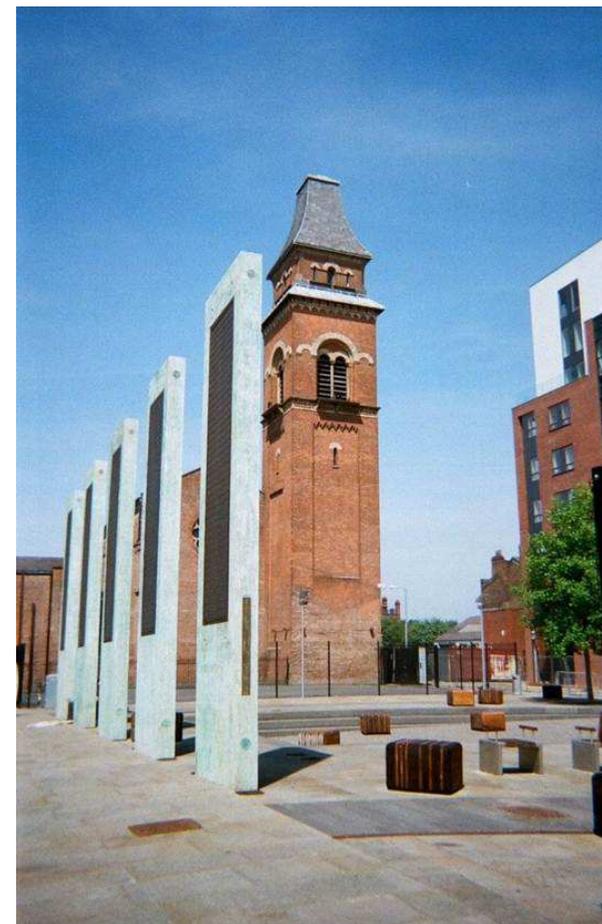
- increasing the supply of public land and speeding up the rate that it can be built on
- helping to stimulate local economic growth by using our land and investment, and attracting private sector investment in local areas





Land interests

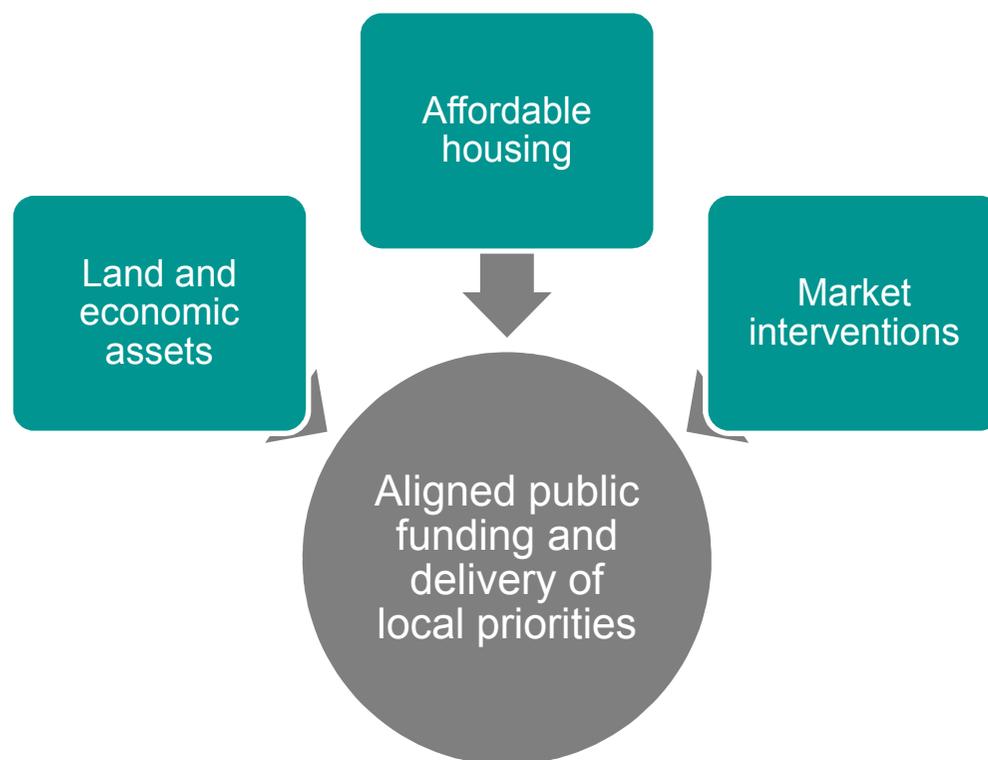
- § A national Agency working locally
 - Aligning investment and support with local priorities, need and aspiration
 - Working with partners to deliver
- § Major land owner – second largest contributor to land supply in government - the HCA owns over 9,000 ha of land, including:
 - Regional Development Agencies (RDAs) in September 2011
 - The coalfields sites transferred in July 2011
 - The remaining Commission for New Towns portfolio
 - A collection of former hospital sites and land transferred from other public sector landowners
 - Other elements of the former English Partnerships portfolio – mostly urban and brownfield sites
 - Liabilities transferred from other bodies that have been wound-up





HCA : working with partners

We are locally driven. We work with councils, LEPs, Core Cities, emerging devolution areas and other local and national partners, effectively targeting our investment and support at their identified priorities.





Continued support for housing delivery

- § Retaining a core focus on housing supply
 - Mix of grant and recoverable investment
 - Housing positioned alongside infrastructure as driver of economic growth
- § New programmes and extra funding with **increased focus on public land**
- § Reflects government confidence in the sector and in the HCA
- § **2014/15** another successful year
 - Hit all targets (again)
 - Includes supporting 78,946 new homes (of all homes built in the year)
- § In **2015/16** we will continue to support Government priorities
 - Support delivery of c11,178 new market and 29,124 affordable homes





Piloted new HCA land disposal role 2013/14

§ Acquisitions / transfers

- Working with government departments to develop the transfer model and the principles of our approach

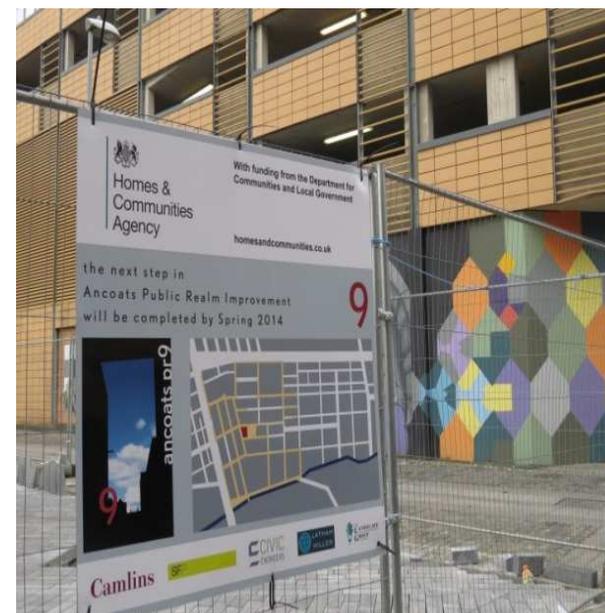
§ Commenced acquisitions to pilot the transfer model

- 20 surplus sites from Central Government Departments in 2013/14
- 6 sites from NHS Trusts
- 6 further sites from NHS Property Services
 - Graylingwell, Chichester (7 ha)
 - Lea Castle, Kidderminster (9 ha)
 - Seacroft, Leeds (7.4 ha)
 - Deerbolt, County Durham (6.95 ha)



Supporting local economic growth

- ⌘ Importance of housing in driving economic growth is well recognised
- ⌘ Delivering economic growth on our land
 - Investing where appropriate to stimulate jobs, commercial development, private investment
 - Supporting delivery of Enterprise Zones
- ⌘ Continuing to work with local partners to align interests, investment and objectives
 - Supporting LEPs and Core Cities that identify housing, land and regeneration as priorities
 - Working with national and local partners on implementation of City and Local Growth (and devolution) Deals
- ⌘ Supporting Government Construction Strategy



Bringing public land to market (1)

- § Bringing HCA land to market to drive housing and economic growth
 - Disposed of land for 18k+ new homes by 2015 as part of 100k target across Government

- § Govt confirmed in March 2015 that Other Depts contributed:

- Ministry of Defence : 38,661 homes
- Department of Health and NHS : 13,039 homes
- DEFRA: 11,675 homes
- London Legacy Development Corp: 6,321 homes
- Department for Transport : 4,653 homes
- Public Corporations, e.g. Crown Estates: 4,113 homes
- Greater London Authority: 2,652 homes
- Ministry of Justice : 1,804 homes
- other smaller departments : 1,967 homes



Bringing public land to market (2)

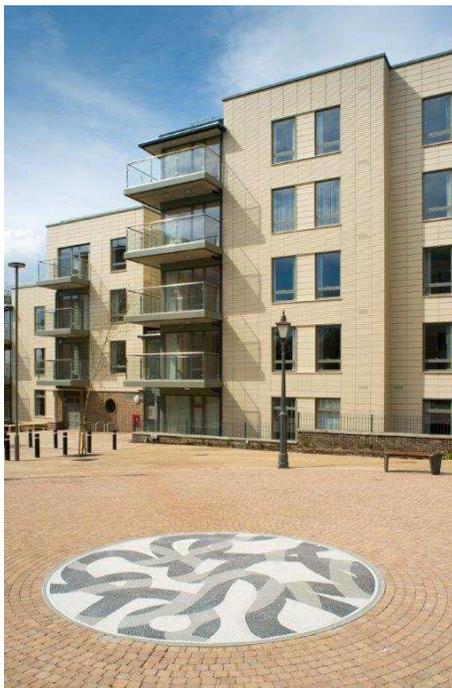
- § Expanded role in public land through a new Single Land Programme from 2015/16
 - Support government plans for £5bn of gross asset receipts (deficit reduction) working with the Government Property Unit to identify more surplus land
 - Support government plans for disposing of public sector land with capacity for 150,000 homes by 2020 including HCA land
- § Applying in house commercial expertise, skills and experience on core business
 - Land disposed on commercial basis
 - Investment where appropriate to bring forward developable sites and maximise value
 - ‘Build Now, Pay Later’ approach (deferred payment)
 - Using Delivery Panel to speed up process

Single Land Programme

- § We can fund :
- Taking forward sites transferred from OGDs under our public land role
 - Acquisitions contiguous to an existing HCA land holding that would deliver more new homes;
 - Important for delivery of existing programmes (many from old Economic Assets and Property and Regeneration programmes) including support for Enterprise Zones, commitments on ex-coalfield and other HCA sites including large residential sites

How we do things

- § Developing land and investment role for example on:
- Housing Zones;
 - Starter Homes; and
 - supporting new Enterprise Zones



Ways of working (1)

- § HCA is committed to:
 - being transparent about its landholdings and its disposal principles and will sell land in a way that creates a level playing field for potential end users to access sites when they are brought to market;
 - not holding land longer than necessary – making sure it is disposed of to support local plans and ambitions and that it is transferred to end users as quickly as possible;
 - carrying out disposals on terms that promote development, economic activity and growth (e.g. Build Now: Pay Later)
- § The Agency is also guided by statutory value for money considerations - disposals are expected to realise market value, given the agreed mix of uses

Ways of working (2)

- § Reviewing our Disposal Guidance :
 - § To ensure the Agency adopts a consistent approach to the disposal of its landholdings: from the initial disposal strategy, through to site marketing, and the appraisal and evaluation of bid submissions, through to the contract structures used.
 - § To ensure that HCA activity supports wider government objectives, which at the date of publication, include the ambition to release land with the capacity to deliver 150,000 new homes; to generate receipts for HM Treasury; and to support and pilot new government initiatives such as Starter Homes and Custom Build
- § Publish Land Development and Disposal Plan – quarterly ambition
- § Advertise sites on Government Property Finder

Conclusion

- § Remains a complex and challenging policy, financial and operating environment
- § Housing, land and construction are recognised as key drivers of growth - there is continued political support
- § New risks, opportunities and approaches HCA will continue to deliver and build on its success and grow its expertise
- § Core HCA business continues but new tools support housing supply across the market
- § Still a national Agency working locally - relationships with partners remain key including in devolution settlements



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