



# Central-local agreement on housing and regeneration June 2009

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# Central-Local Agreement on Housing and Regeneration - June 2009

1. This agreement<sup>1</sup> explains how the principles in the Central - Local Concordat of December 2007<sup>2</sup> will be applied in housing delivery and regeneration. The concordat makes specific reference to thriving communities and affordable homes as a shared priority. National Government's Public Service Agreements and the new performance framework originally set out in the Local Government white paper (*Strong and Prosperous Communities*) provide the formal framework for setting national and local priorities.

2. The context is set by

- the housing market and economy. We face significant challenges in responding to rising household numbers at a time when economic uncertainty is impacting on housing delivery
- wider environmental, economic, and social drivers, including the challenge of reducing carbon emissions and ensuring development is not vulnerable to adverse weather, the need to promote growth across the economy and narrow the gap in prosperity between regions and localities, and meeting the needs of an ageing population

3. **Central government** will:

- set national policy and priorities
- fund infrastructure needs, affordable housing, and renewal where the market and local resources are insufficient, in accordance with priorities
- agree local area agreement (LAA) and multi area agreement (MAA) targets with councils

4. **Councils** will:

- have a strategy for local regeneration and housing
- shape sub-regional and regional strategies and reflect them in their local strategy
- build their strategy and its delivery into their sustainable community strategy (SCS), LAA and local development framework (LDF), making sure it fits in with strategies for the environment, the economy and social inclusion
- find sites for housing through allocation in the LDF, promoting effective use of local public sector land and through s106 policies
- create strong local partnerships with the community, social housing providers and the private sector to support development and regeneration alongside the management and renewal of the local housing stock

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<sup>1</sup> The LGA represents councils in England and Wales. Because responsibility for housing and regeneration are devolved matters, this agreement only applies in England.

<sup>2</sup> The text of the Concordat is at: <http://www.lga.gov.uk/lga/aio/40678>

5. The **HCA** will help councils by providing a bridge between national targets and local ambitions, reflecting its widely drawn statutory objects<sup>3</sup>. It will support councils by:

- developing a 'single conversation' with local places leading to a joint strategic investment agreement and a consistent view from government departments and agencies on infrastructure priorities and public sector land
- providing funding, advice and support
- tailoring national programmes to local contexts
- setting out its approach to decision-making clearly so councils and their partners can develop proposals against a stable understanding of how funding decisions will be taken
- promoting the best use of public sector assets
- leading the action required at national and regional level to make sure all involved in development have the skills, knowledge and capacity they need

6. As a 'named partner'<sup>4</sup>, the HCA must have regard to local targets. It will use LAAs as the formal framework for its relationship with councils and their partners. Where significant resources of the agency are involved, investment will be managed through a single local delivery plan reflecting the priorities in the LAA or MAA. But as with all successful delivery partnerships, the relationship between the HCA and local authorities must be based on a sense of shared endeavour and mutual support, an understanding and acceptance of each partner's roles and responsibilities, and continuous informal as well as formal 'set piece' engagement.

7. The HCA and councils will work closely with RDAs and Leaders Boards in developing integrated regional strategies. Councils will have a key role in shaping and agreeing the IRS. The HCA and RDA will ensure that the HCA's regional priorities are reflected in the IRS, and are aligned with those of the RDA and councils. The HCA and the RDA will then work together to deliver those regional ambitions, with the HCA taking a strong interest in the quality and supply of housing, and the RDA working to raise economic performance.

#### **8. The Local Government Association (the LGA) will:**

- promote discussion, understanding and the sharing of experience on housing issues in the sector
- publish analysis, research, and models of practice which will help councils develop their approaches to delivery
- promote sector-led support to help councils improve their ability to form and deliver their strategies

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<sup>3</sup> As set out in the Housing and Regeneration Act 2008:

- i. to improve the supply and quality of housing in England,
- ii. to secure the regeneration or development of land or infrastructure in England,
- iii. to support in other ways the creation, regeneration or development of communities in England or their continued well-being, and
- iv. to contribute to the achievement of sustainable development and good design in England, with a view to meeting the needs of people in England.

<sup>4</sup> Section 104 of the Local Government and Public Involvement in Health Act 2007 provides that the HCA is a partner authority for the purposes of LAAs.

- where member councils have significant disagreements with each other or the HCA, try to negotiate an agreed approach

9. The government and the LGA will put **national partnership mechanisms** in place to work with the HCA to support the commitments made in this agreement. It is beyond the scope of this agreement to provide for arrangements to resolve formally specific conflicts between the HCA and individual local authorities that go beyond pre-existing legal and other avenues e.g. in the planning system. Government, the HCA and the LGA will come together regularly to monitor the operation of this agreement and to revise it for the future as necessary.