

***Liberating Regeneration &
Housing Delivery
- Options for Future Delivery***
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The Liberator



Housing for Whom?



The 'Age of Responsibility' – what does it mean for you?

Housing – Evolution or Revolution

- Little sisters of the poor
- Philanthropists
- 1919
- Cathy come home
- Homelessness Legislation
- Security of Tenure

Raison D'Etire

- What are the objectives for Housing Providers?
 - Local Authorities?
 - Housing Associations?
- Who do we seek to house?
- What are the benefit rules?
- Why 80% of market rent?
- Homelessness – where do they go?

How 'Bullish' is your Business?

- Will HAs take risks?
- How do HAs use their Assets
- Gearing
- Re-Lets
- Will LAs take risks?
 - TIFs
 - New Homes Bonus

Subsidy – Y/N?

- Is it for Welfare Housing only?
- Mixed Tenure is it dead?
- 'In Perpetuity' Affordable
- Benefits v Nomination
- Length of Tenure
- Commitment to Work

Hand up or Hand out

Year	Moved in' to social housing	Moved out' into 'market' housing	Total moved out
Rolling Total 2007 - 2010	951	153	798

Proven Record

We Can

City Road Basin



PD infrastructure work

JV but not JVing

No of units
200

Total Scheme Costs
£120m

New Festival Quarter



Joint Venture

No of units

490

Total Scheme Costs

£98 m

Heathside & Lethbridge



Open book
Investment for

No of units
1192

Total Scheme Costs
£230m

Parmiter Street



Larger family units

No of units

106

Total Scheme Costs

£38,319,296

Laindon



No of units

55

Total Scheme Costs

£6,258,370

The Answer is Yes

Now what's the question

**Maybe the Answer is not
'Maybe'**

What are the risks?

Some Thoughts for You

- Partnership
- Risk
- Training
- Land Banking
- Planning

Liberating Regeneration

- Economic Regeneration is not all about Housing Development.
- Politicians/Government Agencies need to accept investments go down as well as up.
- In the drive for numbers don't abandon our final purpose – a generation will not forgive.
- Work on Hand Up not Hand Out.

Thames Gateway South Essex

