



Homes &
Communities
Agency

Delivering Gypsy and Traveller Sites; A West Midlands Perspective

Presented by Rob Kilby

Date 2nd July 2010

The HCA

- Started 1 December 2008
- Made up of programmes from Housing Corporation, English Partnerships, the Academy for Sustainable Communities and CLG
- Our vision:

To create opportunities

For people to live in homes they can afford in places they want to live

For local authorities and communities to deliver the ambition they have for their own areas

What we do

- Growth
- Affordability
- Renewal
- Sustainability



How we do it

- Investment
- Land
- Research and best practice
- Expertise



Outcomes

- Creating homes & communities
- Achieving local ambitions
- Great design, great places



GTSG delivery within the HCA

- Part of the Affordable Housing Delivery team
 - GTSG
 - National Affordable Housing Programme
 - Places of Change
- Aims to mainstream delivery of pitches and sites as another form of affordable housing
- Delivered through our nine regional teams



Gypsy and Traveller Sites ; issues

- Needs assessments; All areas have a complete and recent assessment of the numbers of pitches required. Regionally this is 938
- Delivery; progressing to planning consent is key
- Sustainability; issues around location and design
- Project costs; have been very high

Gypsy and Traveller Sites

- 2009/10 bid round
- The last completed bid round was begun by CLG. HCA took over the process in April 2009.
- Two new projects received offers of grant; Bromsgrove and Sandwell
- These are now moving to delivery. They have planning and are ready to start

Gypsy and Traveller sites

- 2010/11 bid round
- Six bids were received; 2 from Telford, and one each from Walsall, Rugby, Stoke and Coventry
- Formal assessment was due during June 2010
- The national resource, £ 30 mil, has been removed and the programme terminated for this year

Gypsy and Traveller sites; Single Conversation

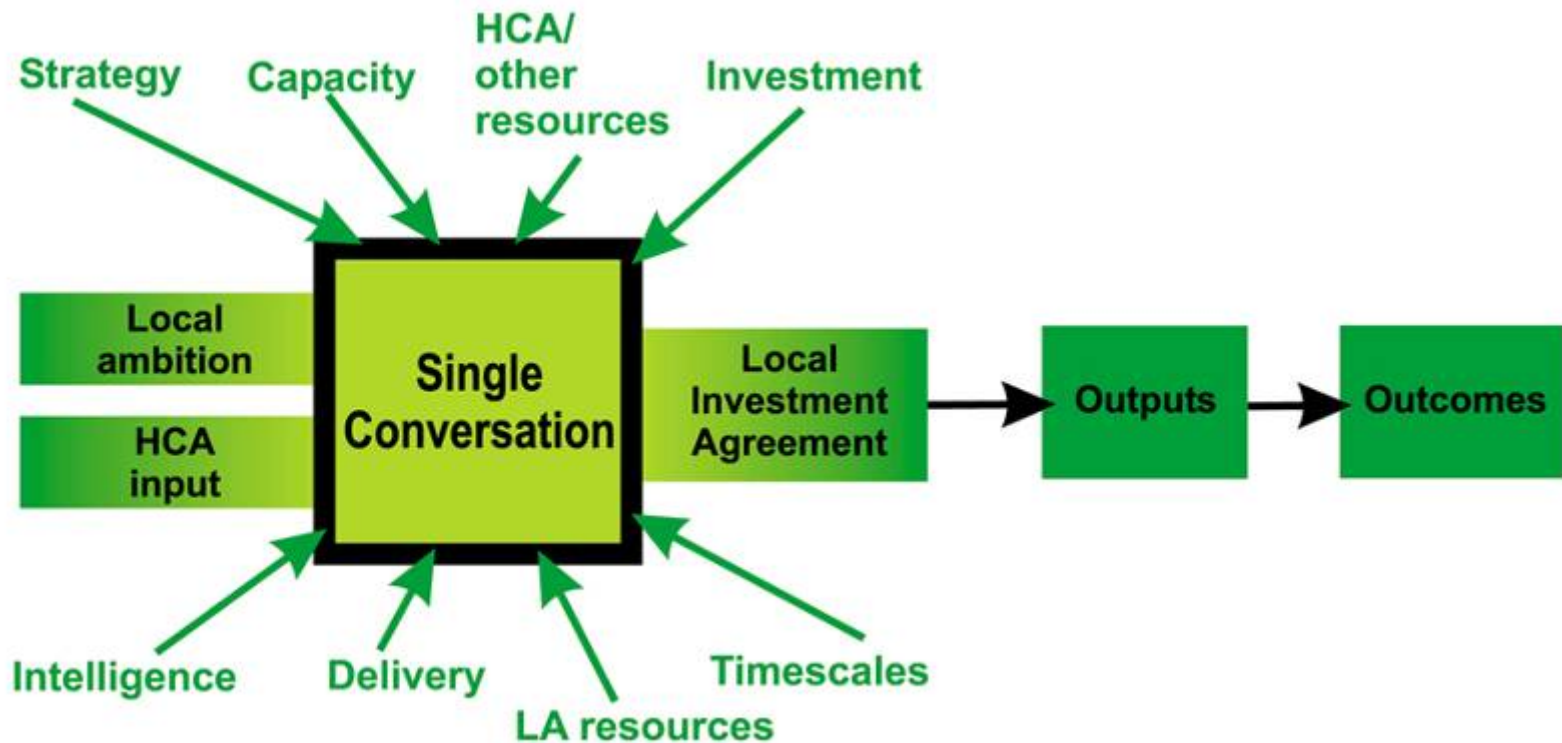
- Discussion on the extent of need, the priority to meet this and options for delivery will continue, with all Authorities
- This will be done within the umbrella of our Single Conversation work

Towards a Single Conversation

- Strategy
- Capacity
- Investment
- Delivery
 - Programmes
 - Standards and mechanisms
 - Investment tools
- Embracing both capital and revenue investment
- Area-wide and specific interventions



How the Single Conversation looks



Delivery

- Strong model of community engagement in devising schemes
- Plans for long term management as key criteria for investment
- Design and sustainability standards
- Local labour market schemes



Conclusion

- HCA is a new agency, with new approaches and new methods of working
- First objective is to deliver existing commitments
- Increasingly will offer increased flexibility
- The single conversation will be our most important business process
- The key goal is to make a difference on the ground
- We are responding to the downturn
- We are preparing for the new world



The future...

- Standards for Gypsy & Traveller sites to be included in new HCA design standards for specialist housing
- Continuing to encourage new procurement models
- Monitoring of delivery of GTSG allocations
 - Building evidence base of costs, successful delivery models etc
 - Able to ensure if grant is invested then site is delivered to the size and standard described in the bid

Gypsy and Traveller Sites; the future

- We have a solid body of evidence about needs at a local level
- We have a good level of interest in trying to meet this need, within the context of local priorities
- We have a good track record in delivery and an ability to share lessons learned in the region
- We will embed these within our Single Conversation work
- All funding issues must await the outcome of the Spending Review



Homes &
Communities
Agency