



BBP Regeneration is a specialist property and regeneration consultancy.

Based in London and Manchester, we provide advice at all stages of the development process from core research and forecasting, through to options analysis, strategy formulation, financial and economic appraisal, and delivery.

We act for major developers and landowners, as well as Government departments, the Regional Development Agencies, the HCA and Local Authorities.

New Ways of Working

Changes in regeneration governance have significant implications for the way public sector bodies work. One of the recent key themes is the Government's drive towards local devolution.

The **Sub-National Review** proposes that local authorities are given more autonomy to bring forward economic regeneration and the **Homes and Communities Agency** will work with partners in new ways. Rather than focusing on 'project-based' agendas, the HCA is moving towards a 'place-based' approach, where all the issues pertaining to a particular area are accommodated and local authorities are encouraged to take a lead role in regeneration.

Multi Area Agreements are a new mechanism for cross boundary working, where local authorities can benefit from joint powers delegated from central government. Potentially, MAAs will provide greater flexibility to shape sub-regional interventions.

These changes create a wealth of opportunities for local authorities, Regional Development Agencies, and the private and third sectors, from improved

access to investment funding to enhanced support for plans at a regional/national level. We can help make sense of the shifting focus and ensure your organisation is best placed position to capture and maximise the benefits.

JOINED UP REGIONAL PLANNING

To bring more coherence to regional regeneration, a new **Integrated Regional Strategy** will replace current regional policy where economic and spatial planning are considered separately. This joined-up approach means local authorities can bring their economic development and housing agendas together, ensuring the cost-effective use of public sector funding.

The IRS impact is far-reaching and will influence how public sector bodies allocate their resources. In preparing an IRS, local authorities will be expected to work jointly with the relevant RDAs. Furthermore, as IRSs will set the framework for planning and investment decisions, clear, justifiable priorities must be identified. Potentially therefore, the IRS process can be quite complex.

The Single Conversation

For local authorities, the HCA's new way of working, known as the **Single Conversation**, will be the primary link between local ambitions and national growth priorities. Over time, these 'conversations' will lead to a series of single investment plans, providing a more coherent and consistent approach to public sector funding.

HOW WILL THE SINGLE CONVERSATION WORK?

The Single Conversation will connect housing, regeneration and economic development activities, offering the following benefits:

- A new way of working which reflects the local context. Previously, local authorities and partners had to liaise with a host of different agencies and government departments, but now a range of issues can be covered through a Single Conversation with the HCA
- Greater targeting of public sector investment to meet local needs and priorities, whilst meeting the national growth agenda

Local authorities are required to ensure that the views and ambitions of local stakeholders are represented in the Single Conversation process. Despite their name, Single Conversations can involve not just one, but several local authorities according to the extent of the housing market or other factors such as their functional economic area. economic development and regeneration powers over given sub-regions.

How can BBP help?

Our team is already supporting local authorities, their partners and the HCA as they prepare for the Single Conversation.

- In Dover and Shoreham Harbour, we're helping the key public sector partners articulate their local growth ambitions and justify a priority investment programme
- In Yorkshire and Humberside, we're helping the HCA plan its regional

WHAT ARE THE BENEFITS OF ENGAGING IN THE SINGLE CONVERSATION?

The Single Conversation offers local authorities a number of benefits:

- The potential to build a strong relationship with the HCA where any investment is focused on local priorities
- The opportunity to work with the HCA to address challenging housing and property market conditions
- The ability to share and draw down on the skills, expertise, and in some instances, leverage with other public sector partners

BY ENGAGING LOCAL AUTHORITIES IN A SINGLE CONVERSATION ON ALL ASPECTS OF HOUSING AND REGENERATION WE AIM TO CONNECT LOCAL AMBITION WITH NATIONAL TARGETS' HCA, 2009

The HCA is expected to take a lead role in responding to the economic downturn and facilitating the continued delivery of both market and social housing. Having committed to the Single Conversation, the HCA will be under pressure to deliver results.

We believe that the Single Conversation is important for shaping future funding priorities. By working with the HCA, local authorities can maximise housing and regeneration funding, and tap into resources to match-fund and supplement investment.

investment, whilst in the North East we're advising on the Agency's approach towards the Tees Valley MAA and its bid for City Region pilot status.

If you would like further information, or to have an exploratory discussion with BBP about how we can help your requirements, please contact Stephen Pritchard at info@bbpregeneration.co.uk

We look forward to working with you.