

Roundtable on 3rd November 2022, with Peter Freeman and Mike Palin

Chair and Executive Director of Homes England

Introduction

Peter Freeman and Mike Palin joined the APPG for Regeneration & Development to discuss the role Homes England plays with regards to Regeneration, but also its activity more widely in the sector. With the current economic pressures, and a new government, the roundtable provided an opportunity to understand the scope of levelling up and how it currently manifests. Peter Freeman and Mike Palin were eager to gauge the thoughts of the attendees on a wide variety of topics.



Key takeaways

- We have to tackle bill cost inflation, scarcity of resources and rising debt costs to ensure we increase housing numbers of all tenures.
- Homes England has set up a multidisciplinary committee led by Sadie Morgan to raise people's quality of life and wellbeing through the improvement of the built environment. In order to achieve that, it will evaluate and make recommendations to government to make certain standards mandatory, depending on the impact they will have on cost or viability.
- Inflationary pressures will have a knock on effect on the ability to reduce energy use or retrofit, particularly with older stock in order to reach net zero. Homes England is acutely aware and is advocating within government for funds to be made available.
- There needs to be a better alignment between the public and private sectors for regeneration to work at its best. This would ensure that the industry is better equipped to weather market failure, and be able to invest in projects that are currently not financially viable despite there being high demand.
- The government is still pursuing the wider levelling up agenda, however, the proposed Investment Zones are currently under review as outlined by the Secretary of State.

Issues raised

- The planning system is going to be impacted by the current economic climate, which will cause further delays as local authorities make cuts. Can Homes England have a strategic role to support planning departments in local authorities?
- Longevity and policy is required to ensure a stable market that can deliver on housing priorities. The constant change in DLUHC ministers as well as policy is a hinderance to long term business planning.

We would like to thank the members of our Advisory Board for their contributions and continuing support.

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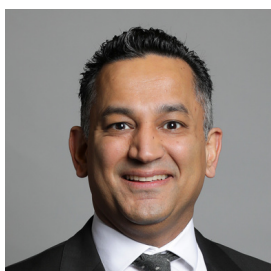
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Gagan Mohindra MP is chair of the All-Party Parliamentary Group for Regeneration & Development.

To get involved, please contact
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