LAND DEVELOPMENT AND DISPOSAL PLAN
2016 - 2017

January 2016
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Foreword

The Homes and Communities Agency is the Government's land agency for England.

Our commercial expertise - combined with experience of managing land and programmes on a national scale – stands us in good stead to support the Government's housing ambitions. By releasing our own land for house building, and working with other public bodies to dispose of theirs, we will help meet Government’s ambition to release land with the capacity for 160,000 homes by 2020.

This Land and Development Plan provides an indicative timetable for the marketing of sites over the coming year. The Plan identifies 43 new sites scheduled for marketing in this period, and we expect more to be added in future updates. A mixture of residential and commercial, these sites will not only help to meet the housing need but also boost local economic growth across the country.

After a thorough review of our land disposal policy and practice, we have now committed to publishing this plan quarterly.

During this review we liaised with key stakeholders, including the house-builders and learnt a great deal about what we need to do to make our land attractive in the market. This plan is one part of our response – setting out a regular pipeline of disposals to help house builders and local partners plan ahead, and keep them aware of land coming to market. The timetable for marketing takes account of site preparation works and producing the technical information required by purchasers. In some cases it also reflects the timetable for obtaining planning consent.

This year we will increasingly work with other Government departments to dispose of their land more quickly and increase the amount of public land available for homes. And, by combining our land and investment programmes, we can make improvements to these sites, to speed up sale or development.

As the Home Builders Federation said when we conducted a review of our processes, “The HCA’s role in disposing of public land is critical… and the creation of a more commercial environment with greater clarity will encourage more companies to bid for sites. The new processes should not only help to accelerate the delivery of much-needed housing but also allow more small house builders to compete for sites and build more new homes.”

The listed sites in this plan have the capacity for over 5,000 homes, over 20% of which already have outline or detailed planning consent. We look forward to working with developers and local partners over the coming months and welcome their continued support and feedback.

A further update of the plan will be published in April 2016.

Andrew Rose
Chief Executive
Homes and Communities Agency
1 Overview

This plan provides an updated overview of the landholdings that the HCA expects to bring forward for development and/or disposal over the next fifteen months (that is up to the end of March 2017). It replaces the previous Land Development and Disposal Plan issued in July 2014 and will be updated on a quarterly basis.

1.1 The HCA’s land and property portfolio

The HCA is a significant public sector landowner with a varied and complex land and property portfolio that is spread across a wide geography over England (excluding London). The portfolio comprises former New Town land, coalfield sites, assets inherited from the Regional Development Agencies (RDAs) and sites previously acquired from other public landowners including from the MoD and the Department of Health. The Agency uses its local knowledge and works with local partners to help bring this land forward and create development opportunities for private developers.

Some of the Agency’s portfolio requires very little intervention prior to disposal, and this land is released into the market as quickly as possible, ensuring it supports local plans and provides value for the taxpayer. Other sites, however, require upfront investment to make them more attractive development opportunities, for example, dealing with physical constraints, putting in infrastructure, or taking them through the early stages of planning.

In disposing of its land, the HCA is committed to:

- being transparent about its landholdings and the way in which land will be brought to the market;
- not holding land longer than necessary – making sure it is disposed of to support local plans and ambitions;
- disposing of land on terms that promote early development, economic activity and growth (e.g. Build Now: Pay Later)

The HCA is also guided by value for money considerations – disposals are expected to realise ‘best consideration’ – and disposals are governed by central government policy and practice, by procurement legislation.

1.2 The HCA’s land disposal principles

The Agency has a diverse land and property portfolio with significant differences between sites in terms of their size, development potential and strategic importance. As such, each development and disposal opportunity that is brought forward by the HCA is unique. Nevertheless, as part of its commitment to ensuring a consistent approach to disposing of its land, the Agency has adopted a number of ‘Land Disposal Principles’:

- To ensure every disposal has clear objectives from the outset
- To be consistent in the way site specific disposal strategies are prepared
- To provide a ‘disposal principles framework’ for each type of site
To undertake early and meaningful market engagement
To establish the appropriate level of investment prior to disposal
To provide clarity around the key commercial terms of the deal
To be consistent in the application of ‘overage’ provisions
To provide a robust approach to price / non-price tender assessment
To reduce incidences of post tender price reductions
To effectively manage post award changes
To provide transparency around the HCA’s disposal pipeline

1.3 Working with partners
The HCA structure is based around the principles of a national agency working locally and, as such, the HCA delivers its functions through area-based teams outlined in Section 3 of this plan. The HCA works jointly with local partners (such as Local Authorities and Local Enterprise Partnerships) and with other public sector land owners. In these situations, the Agency’s approach to disposal will, where appropriate, take into account the policies and priorities of these partners. There may also be situations where the HCA is asked by local partners to use its land in ways to contribute to the delivery of wider regeneration objectives and/or local priorities such as City or Growth Deals. The efficient and effective co-ordination of public sector land and property at the local level is the key driver of the One Public Estate initiative and the HCA will play an important role, working with the Government’s Property Unit (GPU) and local partners to identify and dispose of surplus public land through this initiative.

1.4 Transparency
All HCA landholdings are listed on the Government Property Finder website: https://www.epims.ogc.gov.uk/government-property-finder/Home.aspx. The Agency is covered by the Community Right to Reclaim Land, which allows any citizens or organisation to ask the Secretary of State to direct that a specified parcel of vacant or underused land or property should be sold on the open market. Each request is considered on its own merit and focuses on whether the land is vacant or underused and whether there are plans for future use. The Agency is also covered under the Right to Contest, where citizens or organisations can challenge government to release land which is potentially surplus or redundant and can be put to a better economic use.
2 Development and disposal opportunities

This plan sets out the landholdings that the HCA expects to bring forward for development and/or disposal over the next fifteen months (up to the end of March 2017). It includes landholdings that have been identified as being of importance locally or nationally, and sites that have potential for development, predominantly for housing, but also for some commercial use. The landholdings listed for disposal in this section, are grouped according to the area in which they are located and cover sites that will be disposed of on a competitive basis (i.e. by advertising or auctioning them, by bringing them to the HCA’s Delivery Partner Panel (DPP2) or by disposing of them through an OJEU process). A plan of the areas covered by HCA can be found at the end of this document.

This indicative disposal pipeline will be subject to on-going review including partner discussions and additional options analysis / due diligence, and it is possible that there may be substitutions or alterations to individual opportunities. However, the purpose of publishing this information now is to provide a preliminary indication to interested parties of potential disposals.

The timing reflects the HCA’s current analysis of its sites and their local markets. However, the Agency is happy to discuss sites which are not included in this pipeline – the entire landholdings are set out on Government Property Finder. Potentially interested parties should note the presumption that our land will generally be disposed of competitively.

As individual sites come forward they will be formally advertised and set out on the Government Property Finder website: https://www.epims.ogc.gov.uk/government-property-finder/Home.aspx

For information, the ‘forecast marketing date’ establishes the financial quarter in which it is intended to bring a site forward, that is Q1 (April-June); Q2 (July-September); Q3 (October-December); and Q4 (January-March).

Alongside sites with housing or commercial development potential or investment opportunities, the HCA’s portfolio also includes residuary liabilities such as public open space, structural landscaping, woodland and infrastructure such as roads or watercourses. Some of these landholdings have very limited potential use, e.g. grass verges; but others, for example sites intended for use as open space following reclamation, may be subject to a range of potential options around end use including for sustainable energy generation.

The Agency is continuing to transfer many of these sites to local authorities, Trusts and other statutory bodies, including hard infrastructure such as roads and footpaths, small residual holdings in a number of the former new towns, and open space, including in the former coalfield communities. Due to the nature of these sites, they have not been included in the disposal programme in this document, but options for disengagement from these sites will continue to be explored, subject to resources.
### 2.1 East & South East

<table>
<thead>
<tr>
<th>Local Authority</th>
<th>Site Name</th>
<th>Site Ref</th>
<th>Area (ha)</th>
<th>Proposed Use</th>
<th>Planning Status</th>
<th>Disposal Method</th>
<th>Disposal Route</th>
<th>Disposal Date</th>
<th>Forecast Marketing Date</th>
</tr>
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<tbody>
<tr>
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<tr>
<td>Local Authority</td>
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## 2.2 Midlands

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<th>Site Name</th>
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<th>Area (ha)</th>
<th>Proposed Use</th>
<th>Planning Status</th>
<th>Disposal Method</th>
<th>Disposal Route</th>
<th>Forecast Marketing Date</th>
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<tbody>
<tr>
<td>Birmingham</td>
<td>LB19 - Aston RIS Adjacent LB19 - Aston RIS</td>
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<td>Local Authority</td>
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<td>Disposal Method</td>
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## 2.3 North East, Yorkshire and The Humber

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## 2.4 North West

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<td>Disposal Method</td>
<td>Disposal Route</td>
<td>Forecast Marketing Date</td>
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## 2.5 South & South West

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<th>Disposal Method</th>
<th>Disposal Route</th>
<th>Forecast Marketing Date</th>
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<tr>
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</tbody>
</table>
3 Map of HCA Areas

[Map showing different colored regions labeled as operating areas: East and South East, Midlands, North East, Yorkshire and The Humber, North West, South West]
The Homes and Communities Agency is committed to providing accessible information where possible and we will consider providing information in alternative formats such as large print, audio and Braille upon request.

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