



Department for  
Communities and  
Local Government

# **Estate Regeneration National Strategy**

## Executive Summary

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1. Estate regeneration can transform neighbourhoods by delivering well designed housing and public space, a better quality of life and new opportunities for residents. It provides an opportunity both to improve housing for existing residents and to provide much needed new homes, particularly in urban areas, where estates have been built at relatively low densities. We believe estate regeneration has the potential to deliver thousands of net additional homes over the next 10 to 15 years.
  2. We recognise that estate regeneration can often be challenging. This national strategy aims to support local partners to improve and accelerate local estate regeneration to deliver more and better quality housing, drive local growth and improve opportunities for residents.
  3. We have seen some excellent examples of regeneration schemes in all parts of the country. Whether finished, in delivery, just getting going or still an idea, it is clear that no two schemes are the same and different places face different challenges. A 'one size fits all' national approach is not appropriate. But we think there are three key principles that underpin successful estate regeneration:
    - a. Community engaged as partners
    - b. Support and leadership of the local authority
    - c. Willingness to work with the private sector to access commercial skills and lever in investment.
  4. We have seen many estates in need of regeneration, characterised by poor quality housing, unattractive buildings in physical decline, and large areas of underutilised and degraded open space. They are often inward looking and physically, socially and economically disconnected from their surroundings, leading to higher concentrations of social deprivation and lack of opportunities for communities living there.
  5. Through a combination of practical advice and guidance, the national strategy addresses the common elements and challenges that most schemes will need to consider. It is particularly aimed at the early stages of regeneration, as schemes move from aspiration and concept to developing tangible options and plans. We know from our discussions that getting this right is critical to the success of a scheme.
  6. We recognise that there is already a considerable body of good practice, published guides and reports. We have sought to draw on and signpost these whilst providing guidance where we have identified gaps. Our intention is to add to this resource as we continue to work with schemes.
  7. The national strategy has been developed with the Estate Regeneration Advisory Panel, co-chaired by Lord Heseltine and the Housing and Planning Minister. [A list of panel members is here](#). It has also been informed by our discussions with over 100 areas, from all parts of the country that came forward to work with us. We will continue to work with these areas to help them progress their plans.
  8. We are grateful to everyone who has given us their time, hosted visits and shared their experiences and expertise. Their input has been invaluable in ensuring the national strategy is grounded in what works in practice.
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9. The national strategy comprises:
    - a. **Resident engagement and protection:** sets out Government expectations for ensuring that residents are at the centre of re-shaping their estates, in partnership with authorities and developers, and are protected during the lifetime of an estate regeneration scheme.
    - b. **Role of the local authority:** sets out the importance of wider place making, strategic use of public sector land, design and effective use of the planning system.
    - c. **Financing and delivering estate regeneration:** provides options for building a sound financial base, including setting out the key challenges, advice on particular aspects and de-mystifying the processes and terminology.
    - d. **Good practice guide:** steers schemes through all the key stages, from developing the initial idea through to build out and delivery; includes checklists on process design and quality to ensure important issues or stages are not overlooked; provides a framework for overall sequencing.
    - e. **Better social outcomes:** reports on Government's work with four estates on mapping public spend in estates, in the broader context of looking at how estate regeneration schemes can be part of a place based approach to tackling poor life chances.
    - f. **Alternative approaches:** provides advice on community-led housing development as an effective means of putting the community at the heart of housing delivery.
    - g. **Case studies:** illustrate and highlight particularly positive elements from a range of schemes, including design and quality, community engagement and strategic and innovative financing.
  10. Government recognises that without some public investment early on, many schemes will not get off the ground. The estate regeneration funding prospectus enables areas to bid for a share of £140m of loan funding, £30m of enabling grant, and £2m of capacity building funding. This financial support from government is directly targeted at de-risking the early stages of regeneration schemes and providing support to areas for such activities as community engagement, feasibility studies, scoping of proposals and masterplanning. There is also support available for preconstruction activities such demolition and moving residents. More information is in the Funding Prospectus.
  11. Alongside this, where appropriate, estate regeneration schemes can make use of other government measures designed to boost delivery of new homes, particularly in areas of high need. These include the £7 billion that the government has made available to support delivery of new affordable homes, including Shared Ownership, Rent to Buy and Affordable Rent and the £2.3 billion of housing infrastructure funding. Schemes can also benefit from the government's commitment to release land from the government estate and to work with local authorities to release their land, offering the potential to cross-subsidise development at a local level. Local authorities will also be able to make use of changes to planning policy and benefit from the Housing Zones programme.
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