



DELIVERY MECHANISMS



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Delivery Mechanisms

How the Levelling Up and Regeneration Bill can deliver on policy aspirations for intergenerational housing

Delivery

- *Levelling Up and Regeneration Bill 2022*
 - Introduces a raft of changes – some more significant than others
 - Amongst these:
 - S38(6) and the NPPF
 - Infrastructure Levy

S38(6) – National Policy Led System

- Nationally prescribed development management policies
- New form of S38(6) test, giving primacy to national development management policies to be included in national policy
- NPPF prospectus due imminently
 - Limited requirement for consultation on national policy (if any) so engagement at this stage very important
- Gives Government a key mechanism to promote and enable intergenerational living
 - Likely will be used as a key means to deliver First Homes, so could be used here too
 - However, will still potentially require engagement in ensuring allocations come forward

Infrastructure Levy

- A replacement for CIL and S106? Maybe not
- Much detail yet to be confirmed – operation and many details to be in the yet to be seen regulations
- Anticipated to be a ‘must’ rather than a ‘may’
- Affordable housing included as infrastructure that IL can fund, but will this remain in final Act?
 - Will influence how affordable housing is delivered and how it’s funded

A Post 106 World?

- It seems likely that 106 is here to stay for larger complex schemes, albeit in reduced capacity to secure on-site affordable (which may be treated as ‘in-kind’ provision for IL)
- Still therefore likely to be the key means by which to manage operational matters relating to:
 - marketing and letting procedures,
 - securing nomination rights etc

in relation to ‘targeted’ products where those are said to be a benefit that needs securing

- The interaction between IL mechanisms and S106 will need careful scrutiny to ensure intergenerational living is not ‘left behind’

THANK YOU

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