



Housing and Regeneration Act 2008

2008 CHAPTER 17

PART 1 **E+W**

THE HOMES AND COMMUNITIES AGENCY

CHAPTER 2 **E+W**

LAND AND INFRASTRUCTURE

Modifications etc. (not altering text)

- C1** Pt. 1 Chs. 1, 2 applied (with modifications) (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), 8(5)(6), **Sch. 2**
- C2** Pt. 1 Chs. 1, 2 applied (with modifications) (9.2.2017) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(3), 21(5), **Sch. 4**
- C3** Pt. 1 Ch. 2 applied (with modifications) (17.3.2017) by [The Liverpool City Region Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/430\)](#), arts. 1(2), 9(3), **Sch. 3 Pt. 1**
- C4** Pt. 1 Chs. 1, 2 applied (with modifications) (8.5.2017) by [The West Midlands Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/510\)](#), arts. 1(2), 11(2), **Sch. 3**
- C5** Pt. 1 Ch. 2 applied (with modifications) (2.11.2018) by [The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority \(Establishment and Functions\) Order 2018 \(S.I. 2018/1133\)](#), arts. 1, 14(5), **Sch. 3** (with art. 28)
- C6** Pt. 1 Chs. 1, 2 applied (with modifications) (28.7.2020) by [The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority \(Functions and Amendment\) Order 2020 \(S.I. 2020/806\)](#), arts. 1, 10(5), **Sch. 2 Pt. 1**
- C7** Pt. 1 Chs. 1, 2 applied (with modifications) (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **13(5)**, **Sch. 2 Pts. 1, 2**
- C8** Pt. 1 Ch. 2 applied (with modifications) (20.12.2023) by [The York and North Yorkshire Combined Authority Order 2023 \(S.I. 2023/1432\)](#), arts. 1(2), 9(5), **Sch. 2 Pt. 1**
- C9** Pt. 1 Ch. 1, 2 applied (with modifications) (28.2.2024) by [The East Midlands Combined County Authority Regulations 2024 \(S.I. 2024/232\)](#), regs. 1(2), 10(5), **Sch. 2 Pt. 1**

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

General

5 Powers to provide housing or other land **E+W**

- (1) The HCA may provide housing or other land.
- (2) The HCA may facilitate the provision of housing or other land.
- (3) In this section “provide” includes provide by way of acquisition, construction, conversion, improvement or repair (and “provision” is to be read in the same way).

Modifications etc. (not altering text)

- C10** S. 5 functions made exercisable concurrently (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), **5(1)(a)(2)(3)**
- C11** S. 5 functions made exercisable concurrently (9.2.2017) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(3), **18(1)(a)** (with art. 18(3)(b))
- C12** S. 5 functions made exercisable (17.3.2017) by [The Liverpool City Region Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/430\)](#), arts. 1(2), **6(1)-(4)**
- C13** S. 5 functions made exercisable concurrently (8.5.2017) by [The West Midlands Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/510\)](#), arts. 1(2), **10(1)(3)**
- C14** S. 5 functions made exercisable concurrently (2.11.2018) by [The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority \(Establishment and Functions\) Order 2018 \(S.I. 2018/1133\)](#), arts. 1, **14** (with art. 28)
- C15** S. 5 functions made exercisable concurrently (28.7.2020) by [The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority \(Functions and Amendment\) Order 2020 \(S.I. 2020/806\)](#), arts. 1, **10(1)(a)(2)-(4)**
- C16** S. 5 functions made exercisable concurrently (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **10(1)(a)(2)-(4)**
- C17** S. 5: functions made exercisable concurrently (20.12.2023) by [The York and North Yorkshire Combined Authority Order 2023 \(S.I. 2023/1432\)](#), arts. 1(2), **7**
- C18** S. 5: functions made exercisable concurrently (28.2.2024) by [The East Midlands Combined County Authority Regulations 2024 \(S.I. 2024/232\)](#), regs. 1(2), **7**

Commencement Information

- I1** S. 5 in force at 1.12.2008 by [S.I. 2008/3068](#), **art. 2(1)(b)** (with arts. 6-13)

6 Powers for regeneration, development or effective use of land **E+W**

- (1) The HCA may regenerate or develop land.
- (2) The HCA may bring about the more effective use of land.
- (3) The HCA may facilitate—
 - (a) the regeneration or development of land, or
 - (b) the more effective use of land.

Modifications etc. (not altering text)

- C19** S. 6 functions made exercisable concurrently (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), **5(1)(b)(2)(3)**

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- C20** S. 6 functions made exercisable concurrently (9.2.2017) by The West of England Combined Authority Order 2017 (S.I. 2017/126), arts. 1(3), **18(1)(b)** (with art. 18(3)(b))
- C21** S. 6 functions made exercisable (17.3.2017) by The Liverpool City Region Combined Authority (Functions and Amendment) Order 2017 (S.I. 2017/430), arts. 1(2), **6(1)-(4)**
- C22** S. 6 functions made exercisable concurrently (8.5.2017) by The West Midlands Combined Authority (Functions and Amendment) Order 2017 (S.I. 2017/510), arts. 1(2), **10(1)(3)**
- C23** S. 6 functions made exercisable concurrently (2.11.2018) by The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority (Establishment and Functions) Order 2018 (S.I. 2018/1133), arts. 1, **14** (with art. 28)
- C24** S. 6 functions made exercisable concurrently (28.7.2020) by The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority (Functions and Amendment) Order 2020 (S.I. 2020/806), arts. 1, **10(1)(b)(2)-(4)**
- C25** S. 6 functions made exercisable concurrently (30.1.2021) by The West Yorkshire Combined Authority (Election of Mayor and Functions) Order 2021 (S.I. 2021/112), arts. 1(2), **10(1)(b)(2)-(4)**
- C26** S. 6: functions made exercisable concurrently (20.12.2023) by The York and North Yorkshire Combined Authority Order 2023 (S.I. 2023/1432), arts. 1(2), **7**
- C27** S. 6: functions made exercisable concurrently (28.2.2024) by The East Midlands Combined County Authority Regulations 2024 (S.I. 2024/232), regs. 1(2), **7**

Commencement Information

- I2** S. 6 in force at 1.12.2008 by S.I. 2008/3068, **art. 2(1)(b)** (with arts. 6-13)

7 Powers in relation to infrastructure **E+W**

- (1) The HCA may provide infrastructure.
- (2) The HCA may facilitate the provision of infrastructure.
- (3) In this section “provide” includes provide by way of acquisition, construction, conversion, improvement or repair (and “provision” is to be read in the same way).

Modifications etc. (not altering text)

- C28** S. 7 functions made exercisable concurrently (23.12.2016) by The Greater Manchester Combined Authority (Functions and Amendment) Order 2016 (S.I. 2016/1267), arts. 1(2), **5(1)(c)(2)(3)**
- C29** S. 7 functions made exercisable concurrently (9.2.2017) by The West of England Combined Authority Order 2017 (S.I. 2017/126), arts. 1(3), **18(1)(c)** (with art. 18(3)(b))
- C30** S. 7 functions made exercisable (17.3.2017) by The Liverpool City Region Combined Authority (Functions and Amendment) Order 2017 (S.I. 2017/430), arts. 1(2), **6(1)-(4)**
- C31** S. 7 functions made exercisable concurrently (8.5.2017) by The West Midlands Combined Authority (Functions and Amendment) Order 2017 (S.I. 2017/510), arts. 1(2), **10(1)(3)**
- C32** S. 7 functions made exercisable concurrently (2.11.2018) by The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority (Establishment and Functions) Order 2018 (S.I. 2018/1133), arts. 1, **14** (with art. 28)
- C33** S. 7 functions made exercisable concurrently (28.7.2020) by The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority (Functions and Amendment) Order 2020 (S.I. 2020/806), arts. 1, **10(1)(c)(2)-(4)**
- C34** S. 7 functions made exercisable concurrently (30.1.2021) by The West Yorkshire Combined Authority (Election of Mayor and Functions) Order 2021 (S.I. 2021/112), arts. 1(2), **10(1)(c)(2)-(4)**
- C35** S. 7: functions made exercisable concurrently (20.12.2023) by The York and North Yorkshire Combined Authority Order 2023 (S.I. 2023/1432), arts. 1(2), **7**

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

C36 S. 7: functions made exercisable concurrently (28.2.2024) by [The East Midlands Combined County Authority Regulations 2024 \(S.I. 2024/232\)](#), regs. 1(2), 7

Commencement Information

I3 S. 7 in force at 1.12.2008 by [S.I. 2008/3068](#), **art. 2(1)(b)** (with arts. 6-13)

Powers to deal with land etc.

8 Powers to deal with land etc. E+W

The HCA may carry out, or facilitate the carrying out of, any of the following activities in relation to land—

- (a) acquiring, holding, improving, managing, reclaiming, repairing or disposing of housing,
- (b) acquiring, holding, improving, managing, reclaiming, repairing or disposing of other land, plant, machinery, equipment or other property, and
- (c) carrying out building and other operations (including converting or demolishing buildings).

Modifications etc. (not altering text)

- C37** S. 8 functions made exercisable concurrently (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), **5(1)(d)(2)(3)**
- C38** S. 8 functions made exercisable concurrently (9.2.2017) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(3), **18(1)(d)** (with art. 18(3)(b))
- C39** S. 8 functions made exercisable (17.3.2017) by [The Liverpool City Region Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/430\)](#), arts. 1(2), **6(1)-(4)**
- C40** S. 8 functions made exercisable concurrently (8.5.2017) by [The West Midlands Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/510\)](#), arts. 1(2), **10(1)(3)**
- C41** S. 8 functions made exercisable concurrently (2.11.2018) by [The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority \(Establishment and Functions\) Order 2018 \(S.I. 2018/1133\)](#), arts. 1, **14** (with art. 28)
- C42** S. 8 functions made exercisable concurrently (28.7.2020) by [The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority \(Functions and Amendment\) Order 2020 \(S.I. 2020/806\)](#), arts. 1, **10(1)(d)(2)-(4)**
- C43** S. 8 functions made exercisable concurrently (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **10(1)(d)(2)-(4)**
- C44** S. 8: functions made exercisable concurrently (20.12.2023) by [The York and North Yorkshire Combined Authority Order 2023 \(S.I. 2023/1432\)](#), arts. 1(2), 7
- C45** S. 8: functions made exercisable concurrently (28.2.2024) by [The East Midlands Combined County Authority Regulations 2024 \(S.I. 2024/232\)](#), regs. 1(2), 7

Commencement Information

I4 S. 8 in force at 1.12.2008 by [S.I. 2008/3068](#), **art. 2(1)(c)** (with arts. 6-13)

9 Acquisition of land E+W

- (1) The HCA may acquire land by agreement.
- (2) The HCA may acquire land compulsorily if the Secretary of State authorises it to do so.

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (3) The power of acquiring land compulsorily under subsection (2) includes power to acquire new rights over land.
- (4) Subsection (5) applies where—
 - (a) land or new rights over land are being acquired compulsorily under subsection (2), and
 - (b) the land which is being acquired, or over which new rights are being acquired, forms part of a common, open space or allotment.
- (5) The power under subsection (2) to acquire land compulsorily includes the power to acquire land compulsorily for giving in exchange for the land or (as the case may be) new rights mentioned in subsection (4)(a).
- (6) Schedule 2 (which makes further provision in relation to the acquisition of land by the HCA) has effect.
- (7) In this Part—
 - “allotment” means a fuel or field garden allotment,
 - “common” has the meaning given by section 19(4) of the Acquisition of Land Act 1981 (c. 67),
 - “open space” means any land which is—
 - (a) laid out as a public garden,
 - (b) used for the purposes of public recreation, or
 - (c) a disused burial ground.

Modifications etc. (not altering text)

- C46** S. 9 functions made exercisable concurrently (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), **5(1)(e)(2)(3)**, 15(1)(a)(iii) (with art. 7)
- C47** S. 9 functions made exercisable concurrently (9.2.2017) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(3), **18(1)(e)** (with art. 18(3)(b))
- C48** S. 9 functions made exercisable (17.3.2017) by [The Liverpool City Region Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/430\)](#), arts. 1(2), **6(1)-(4)**
- C49** S. 9 functions made exercisable concurrently (8.5.2017) by [The West Midlands Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/510\)](#), arts. 1(2), **10(1)(3)**
- C50** S. 9 functions made exercisable concurrently (2.11.2018) by [The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority \(Establishment and Functions\) Order 2018 \(S.I. 2018/1133\)](#), arts. 1, **14** (with art. 28)
- C51** S. 9 functions made exercisable concurrently (28.7.2020) by [The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority \(Functions and Amendment\) Order 2020 \(S.I. 2020/806\)](#), arts. 1, **10(1)(e)(2)-(4)**
- C52** S. 9 functions made exercisable concurrently (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **10(1)(e)(2)-(5)** (with art. 12)
- C53** S. 9: functions made exercisable concurrently (20.12.2023) by [The York and North Yorkshire Combined Authority Order 2023 \(S.I. 2023/1432\)](#), arts. 1(2), **7** (with Sch. 1 para. 4(14))
- C54** S. 9: functions made exercisable concurrently (28.2.2024) by [The East Midlands Combined County Authority Regulations 2024 \(S.I. 2024/232\)](#), regs. 1(2), **7** (with reg. 9)

Commencement Information

- I5** S. 9 in force at 1.12.2008 by [S.I. 2008/3068](#), **art. 2(1)(d)** (with arts. 6-13)

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

10 Restrictions on disposal of land **E+W**

- (1) The HCA may not dispose of land for less than the best consideration which can reasonably be obtained unless the Secretary of State consents.
- (2) Subsection (1) does not apply to a disposal by way of a short tenancy if the disposal consists of—
 - (a) the grant of a term of not more than 7 years, or
 - (b) the assignment of a term which, at the date of assignment, has not more than 7 years to run.
- (3) The HCA may not dispose of land which has been compulsorily acquired by it under this Part unless the Secretary of State consents.
- (4) Subject as above, the HCA may dispose of land held by it in any way it considers appropriate.

Modifications etc. (not altering text)

- C55** S. 10 functions made exercisable concurrently (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), **5(1)(f)(2)(3)**
- C56** S. 10 functions made exercisable concurrently (9.2.2017) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(3), **18(1)(f)** (with art. 18(3)(b))
- C57** S. 10 functions made exercisable (17.3.2017) by [The Liverpool City Region Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/430\)](#), arts. 1(2), **6(1)-(4)**
- C58** S. 10 functions made exercisable concurrently (8.5.2017) by [The West Midlands Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/510\)](#), arts. 1(2), **10(1)(3)**
- C59** S. 10 functions made exercisable concurrently (2.11.2018) by [The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority \(Establishment and Functions\) Order 2018 \(S.I. 2018/1133\)](#), arts. 1, **14** (with art. 28)
- C60** S. 10 functions made exercisable concurrently (28.7.2020) by [The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority \(Functions and Amendment\) Order 2020 \(S.I. 2020/806\)](#), arts. 1, **10(1)(f)(2)-(4)**
- C61** S. 10 functions made exercisable concurrently (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **10(1)(f)(2)-(4)**
- C62** S. 10: functions made exercisable concurrently (20.12.2023) by [The York and North Yorkshire Combined Authority Order 2023 \(S.I. 2023/1432\)](#), arts. 1(2), **7**
- C63** S. 10: functions made exercisable concurrently (28.2.2024) by [The East Midlands Combined County Authority Regulations 2024 \(S.I. 2024/232\)](#), regs. 1(2), **7**

Commencement Information

- I6** S. 10 in force at 1.12.2008 by [S.I. 2008/3068](#), **art. 2(1)(e)** (with arts. 6-13)

Powers in relation to acquired land

11 Main powers in relation to acquired land **E+W**

Schedule 3 (which makes provision about powers in relation to ^[F1]land acquired by the HCA) has effect.

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Textual Amendments

- F1** Words in s. 11 substituted (12.4.2015) by [Infrastructure Act 2015 \(c. 7\)](#), **ss. 32(2)**, 57(5)(e) (with s. 32(11)(12))

Modifications etc. (not altering text)

- C64** S. 11 functions made exercisable concurrently (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), **5(1)(g)(2)(3)**
- C65** S. 11 functions made exercisable concurrently (9.2.2017) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(3), **18(1)(g)** (with art. 18(3)(b))
- C66** S. 11 functions made exercisable (17.3.2017) by [The Liverpool City Region Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/430\)](#), arts. 1(2), **6(1)-(4)**
- C67** S. 11 functions made exercisable concurrently (8.5.2017) by [The West Midlands Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/510\)](#), arts. 1(2), **10(1)(3)**
- C68** S. 11 functions made exercisable concurrently (2.11.2018) by [The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority \(Establishment and Functions\) Order 2018 \(S.I. 2018/1133\)](#), arts. 1, **14** (with art. 28)
- C69** S. 11 functions made exercisable concurrently (28.7.2020) by [The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority \(Functions and Amendment\) Order 2020 \(S.I. 2020/806\)](#), arts. 1, **10(1)(g)(2)-(4)**
- C70** S. 11 functions made exercisable concurrently (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **10(1)(g)(2)-(4)**
- C71** S. 11: functions made exercisable concurrently (20.12.2023) by [The York and North Yorkshire Combined Authority Order 2023 \(S.I. 2023/1432\)](#), arts. 1(2), **7**
- C72** S. 11: functions made exercisable concurrently (28.2.2024) by [The East Midlands Combined County Authority Regulations 2024 \(S.I. 2024/232\)](#), regs. 1(2), **7**

Commencement Information

- I7** S. 11 in force at 1.12.2008 by [S.I. 2008/3068](#), **art. 2(1)(f)** (with arts. 6-13)

12 Powers in relation to, and for, statutory undertakers **E+W**

Schedule 4 (which provides for powers in relation to, and for, statutory undertakers) has effect.

Modifications etc. (not altering text)

- C73** S. 12 functions made exercisable concurrently (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), **5(1)(h)(2)(3)**
- C74** S. 12 functions made exercisable concurrently (9.2.2017) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(3), **18(1)(h)** (with art. 18(3)(b))
- C75** S. 12 functions made exercisable (17.3.2017) by [The Liverpool City Region Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/430\)](#), arts. 1(2), **6(1)-(4)**
- C76** S. 12 functions made exercisable concurrently (8.5.2017) by [The West Midlands Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/510\)](#), arts. 1(2), **10(1)(3)**
- C77** S. 12 functions made exercisable concurrently (2.11.2018) by [The Newcastle Upon Tyne, North Tyneside and Northumberland Combined Authority \(Establishment and Functions\) Order 2018 \(S.I. 2018/1133\)](#), arts. 1, **14** (with art. 28)
- C78** S. 12 functions made exercisable concurrently (28.7.2020) by [The Barnsley, Doncaster, Rotherham and Sheffield Combined Authority \(Functions and Amendment\) Order 2020 \(S.I. 2020/806\)](#), arts. 1, **10(1)(h)(2)-(4)**

Changes to legislation: *There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- C79** S. 12 functions made exercisable concurrently (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **10(1)(h)(2)-(4)**
- C80** S. 12: functions made exercisable concurrently (20.12.2023) by [The York and North Yorkshire Combined Authority Order 2023 \(S.I. 2023/1432\)](#), arts. 1(2), **7**
- C81** S. 12: functions made exercisable concurrently (28.2.2024) by [The East Midlands Combined County Authority Regulations 2024 \(S.I. 2024/232\)](#), regs. 1(2), **7**

Commencement Information

- 18** S. 12 in force at 1.12.2008 by [S.I. 2008/3068](#), **art. 2(1)(g)** (with arts. 6-13)

Planning

13 Power of Secretary of State to make designation orders **E+W**

- (1) The Secretary of State may by order designate an area in England [^{F2}outside Greater London] if the Secretary of State considers that—
- (a) the area is suitable for development, and
 - (b) it is appropriate for the HCA to be the local planning authority for the whole or any part of the area—
 - (i) for particular permitted purposes, and
 - (ii) in relation to particular kinds of development.
- (2) In deciding whether it is appropriate for the HCA to be the local planning authority as mentioned in subsection (1)(b), the Secretary of State must, in particular, be satisfied that making the designation order is likely to improve the effectiveness with which the functions of the local planning authority for the area or part are discharged.
- (3) The Secretary of State must, before making a designation order—
- (a) publish—
 - (i) a draft of the order, and
 - (ii) the Secretary of State's reasons for making the order, and
 - (b) consult the persons mentioned in subsection (4).
- (4) The persons are—
- (a) every local authority any part of whose area is intended to be included in the proposed designated area,
 - (b) any person, other than a local authority, who is the local planning authority for the proposed designated area or any part of it,
 - (c) such persons which appear to the Secretary of State to represent the interests of local authorities as the Secretary of State considers appropriate, and
 - (d) persons who reside or carry on business in the proposed designated area.
- (5) In this Part—
- “designated area” means an area designated by a designation order,
- “designation order” means an order under this section,
- “local planning authority”, in relation to a designation order or proposed designation order, means—
- (a) so far as the order relates to permitted purposes under Part 2 [^{F3}or 3] of the Planning and Compulsory Purchase Act 2004 (c. 5), the local planning authority within the meaning of that Part of that Act, and

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

- (b) in any other case, the local planning authority within the meaning of Part 1 of the Town and Country Planning Act 1990 (c. 8),
“permitted purposes” means any purposes of—
- (a) the Town and Country Planning Act 1990 (other than section 137A, Parts 9 and 13, and sections 325A, 329A and 330A, of that Act),
 - (b) the Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9) (other than section 32A, Chapter 5 of Part 1, and sections 82A to 82F and 88C, of that Act), and
 - (c) Part 2 [^{F4}or 3] of the Planning and Compulsory Purchase Act 2004 [^{F5}, and
 - (d) Part 8 of the Planning Act 2008,]

and references to a designated area, in the case of an area whose boundaries have been amended by an order made under this section by virtue of section 14 of the Interpretation Act 1978 (c. 30), are to be read as references to the designated area as so amended.

- (6) In this section “local authority” means a county council in England [^{F6}or], a district council ^{F7}

Textual Amendments

- F2** Words in s. 13(1) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 189(4)**, 240(2); S.I. 2012/628, art. 6(f) (with arts. 911141517)
- F3** Words in s. 13(5) inserted (15.11.2011 for specified purposes, 6.4.2012 for specified purposes, 3.8.2012 for specified purposes and 6.4.2013 in so far as not already in force) by [Localism Act 2011 \(c. 20\)](#), s.240(5)(j), **Sch. 12 para. 31(a)**; S.I. 2012/628, art. 8(a) (with arts. 912 13 1618-20 (as amended (3.8.2012) by S.I. 2012/2029, art. 4)); S.I. 2012/2029, arts. 2, 3(a); S.I. 2013/797, arts. 1(2), 2
- F4** Words in s. 13(5) inserted (15.11.2011 for specified purposes, 6.4.2012 for specified purposes, 3.8.2012 for specified purposes and 6.4.2013 in so far as not already in force) by [Localism Act 2011 \(c. 20\)](#), s.240(5)(j), **Sch. 12 para. 31(b)**; S.I. 2012/628, art. 8(a) (with arts. 912 13 1618-20 (as amended (3.8.2012) by S.I. 2012/2029, art. 4)); S.I. 2012/2029, arts. 2, 3(a); S.I. 2013/797, arts. 1(2), 2
- F5** Words in s. 13(5) inserted (1.3.2010) by [Planning Act 2008 \(c. 29\)](#), s. 241(8), **Sch. 2 para. 65** (with s. 226); S.I. 2010/101, art. 2 (with art. 6)
- F6** Word in s. 13(6) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 189(5)(a)**, 240(2); S.I. 2012/628, art. 6(f) (with arts. 911141517)
- F7** Words in s. 13(6) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 189(5)(b)**, 240(2), **Sch. 25 Pt. 31**; S.I. 2012/628, arts. 6(f)(j)(ii) (with arts. 911141517)

Commencement Information

- I9** S. 13 in force at 1.12.2008 by S.I. 2008/3068, **art. 2(1)(h)** (with arts. 6-13)

14 Contents of designation orders **E+W**

- (1) A designation order may contain provisions of the following kind.
- (2) The order may provide for the HCA to be the local planning authority for the whole or any part of the designated area—
- (a) for specified permitted purposes, and
 - (b) in relation to specified kinds of development.

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

- (3) The order may provide that where the HCA is the local planning authority for the whole or any part of the designated area it is to have—
- (a) in relation to the whole or any part of the designated area, and
 - (b) subject to any specified modifications,
- specified relevant functions conferred by or under specified planning-related provisions.
- (4) An order which makes provision of the kind mentioned in subsection (2) may make provision about the application of enactments relating to local planning authorities to the HCA in its capacity as the local planning authority by virtue of the order.
- (5) An order which makes provision of the kind mentioned in subsection (3)—
- (a) may provide for the HCA to have the functions concerned instead of, or concurrently with, other persons who have them,
 - (b) may make provision about the application to the HCA of enactments relating to the functions concerned.
- (6) Provision made by virtue of subsection (4) or (5), or section 320(1)(d) in its application to an order of a kind falling within this section, may, in particular, provide that any enactment—
- (a) is to apply to the HCA without modification,
 - (b) is to apply to it subject to specified modifications.
- (7) In this section—
- “planning-related provisions” means—
- (a) Chapter 1 of Part 6 (other than section 137A), and sections 188 and 330, of the Town and Country Planning Act 1990 (c. 8),
 - (b) sections 32 and 33 to 37, 54 and 55 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (c. 9), and
 - (c) the Planning (Hazardous Substances) Act 1990 (c. 10) (other than sections 30A to 31A and 36C of that Act),
- “relevant functions” means functions of—
- (a) a district council,^{F8} ... or any other body which is a local authority within the meaning of the Town and Country Planning Act 1990,
 - (b) a district planning authority (within the meaning of that Act), or
 - (c) a hazardous substances authority (within the meaning of the Planning (Hazardous Substances) Act 1990),
- “specified”, in relation to a designation order, means specified or described in the order.

Textual Amendments

F8 Words in s. 14(7) repealed (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), ss. 189(6), 240(2), [Sch. 25 Pt. 31](#); [S.I. 2012/628](#), [art. 6\(f\)\(j\)\(ii\)](#) (with [arts. 911141517](#))

Commencement Information

I10 S. 14 in force at 1.12.2008 by [S.I. 2008/3068](#), [art. 2\(1\)\(h\)](#) (with [arts. 6-13](#))

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

15 HCA as local planning authority: local involvement **E+W**

- (1) Subsections (2) to (6) apply where a designation order provides for the HCA to be the local planning authority for the whole or any part of the designated area.
- (2) The HCA must prepare and publish a statement of local involvement.
- (3) The statement of local involvement is a statement of the HCA's policy as to the extent to which it intends to involve persons mentioned in subsection (4) in relation to the exercise by the HCA of functions conferred on it by virtue of the designation order.
- (4) The persons are—
 - (a) every local authority for the designated area or any part of the area in relation to which a function is to be exercised, and
 - (b) persons appearing to the HCA to have special knowledge or experience of matters relevant to functions to be exercised in relation to the area or part.
- (5) The HCA must—
 - (a) keep the statement under review, and
 - (b) publish any revision of it.
- (6) In deciding its policy about the extent of involvement of persons mentioned in subsection (4), the HCA must, in particular, have regard to—
 - (a) the benefits that it might receive from their knowledge and experience, and
 - (b) the nature of the functions concerned.
- (7) Subsection (8) applies where—
 - (a) the HCA establishes a committee for the purpose of exercising functions conferred on the HCA by virtue of a designation order,
 - (b) such a committee establishes a sub-committee for such a purpose, or
 - (c) a new or replacement member is to be appointed to such a committee or sub-committee.
- (8) The HCA must—
 - (a) inform every local authority for the designated area or any part of the area in relation to which the functions are to be, or are being, exercised of—
 - (i) the establishment of the committee or sub-committee concerned, or
 - (ii) (as the case may be) the proposed appointment, and
 - (b) invite the authority to suggest one or more candidates for membership of the committee or (as the case may be) sub-committee.
- (9) In this section “local authority” has the same meaning as in section 13.

Commencement Information

III S. 15 in force at 1.12.2008 by [S.I. 2008/3068](#), [art. 2\(1\)\(h\)](#) (with [arts. 6-13](#))

^{F9}16 Regional planning **E+W**

.....

Changes to legislation: There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

Textual Amendments

F9 S. 16 repealed (1.4.2010) by [Local Democracy, Economic Development and Construction Act 2009](#) (c. 20), ss. 146(3), 148(5), 148(5), [Sch. 7 Pt. 4](#); S.I. 2009/3318, art. 4(ii)

Other powers etc. in relation to land

^{F10}17 Power to enter and survey land E+W

.....

Textual Amendments

F10 Ss. 17, 18 omitted (13.7.2016) by virtue of [Housing and Planning Act 2016](#) (c. 22), s. 216(3), [Sch. 14 para. 27](#); S.I. 2016/733, reg. 3(h) (with reg. 6)

^{F10}18 Section 17: supplementary E+W

.....

Textual Amendments

F10 Ss. 17, 18 omitted (13.7.2016) by virtue of [Housing and Planning Act 2016](#) (c. 22), s. 216(3), [Sch. 14 para. 27](#); S.I. 2016/733, reg. 3(h) (with reg. 6)

Changes to legislation:

There are outstanding changes not yet made by the legislation.gov.uk editorial team to Housing and Regeneration Act 2008. Any changes that have already been made by the team appear in the content and are referenced with annotations.

[View outstanding changes](#)

Changes and effects yet to be applied to :

- [Pt. 1 Ch. 12 applied \(with modifications\) by S.I. 2024/402 art. 36\(4\)Sch. 4](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- [s. 14\(6A\) inserted by 2023 c. 55 s. 138](#)
- [s. 107\(2A\) inserted by 2023 c. 36 s. 3\(2\)\(c\)](#)
- [s. 107\(4A\)\(4B\) inserted by 2023 c. 36 s. 3\(2\)\(f\)](#)
- [s. 107\(6A\) inserted by 2023 c. 36 s. 3\(2\)\(i\)](#)
- [s. 115\(6A\) inserted by 2023 c. 36 s. 8\(d\)](#)
- [s. 117\(1A\) inserted by 2023 c. 36 s. 4\(3\)](#)
- [s. 117\(4A\) inserted by 2023 c. 36 s. 4\(5\)](#)
- [s. 126A-126D inserted by 2023 c. 36 s. 10\(2\)](#)
- [s. 146\(2B\) inserted by 2023 c. 36 s. 12\(3\)\(e\)](#)
- [s. 153\(1\)\(ba\) inserted by 2023 c. 36 s. 12\(6\)\(a\)](#)
- [s. 153\(1A\) inserted by 2023 c. 36 s. 12\(6\)\(b\)](#)
- [s. 154\(2\)\(ab\) inserted by 2023 c. 36 Sch. 1 para. 18](#)
- [s. 161A inserted by 2023 c. 36 s. 18\(2\)](#)
- [s. 163A applied \(with modifications by S.I. 2023/1311 reg. 9](#)
- [s. 163A inserted by 2023 c. 36 s. 17\(3\)](#)
- [s. 163B inserted by 2023 c. 36 s. 18\(3\)](#)
- [s. 169CA inserted by 2023 c. 36 s. 19\(4\)](#)
- [s. 169CB-169CD and cross-heading inserted by 2023 c. 36 s. 20\(2\)](#)
- [s. 169ZA inserted by 2023 c. 36 Sch. 5 para. 14](#)
- [s. 199\(9\) inserted by 2023 c. 36 s. 28\(2\)\(c\)](#)
- [s. 199A-199B inserted by 2023 c. 36 s. 28\(3\)](#)
- [s. 200\(4A\) inserted by 2023 c. 36 s. 28\(4\)\(d\)](#)
- [s. 201A inserted by 2023 c. 36 s. 29\(2\)](#)
- [s. 203A inserted by 2023 c. 36 s. 30\(4\)](#)
- [s. 215\(1A\) inserted by 2023 c. 36 s. 29\(3\)](#)
- [s. 218\(2\)\(e\) inserted by 2023 c. 36 Sch. 5 para. 26\(b\)](#)
- [s. 218A-218D and cross-heading inserted by 2023 c. 36 s. 31\(2\)](#)
- [s. 220\(11B\) inserted by 2023 c. 36 s. 10\(3\)](#)
- [s. 220\(11D\)\(11E\) inserted by 2023 c. 36 s. 31\(3\)](#)
- [s. 225A-225H and cross-heading inserted by 2023 c. 36 s. 32](#)
- [s. 227\(7B\) inserted by 2023 c. 36 s. 10\(4\)](#)
- [s. 227\(7D\)\(7E\) inserted by 2023 c. 36 s. 31\(4\)](#)
- [s. 237\(5\)\(6\) inserted by 2023 c. 36 s. 31\(5\)](#)
- [s. 247\(1\)\(c\) and word inserted by 2023 c. 36 s. 31\(6\)](#)
- [s. 247\(1\)\(ab\)\(ac\) inserted by 2023 c. 36 s. 10\(5\)](#)
- [s. 249\(1\)\(c\) and word inserted by 2023 c. 36 Sch. 3 para. 7\(b\)](#)
- [s. 251\(1\)\(c\) and word inserted by 2023 c. 36 s. 31\(7\)](#)
- [s. 251\(1\)\(ab\)\(ac\) inserted by 2023 c. 36 s. 10\(6\)](#)
- [s. 252\(2A\) inserted by 2023 c. 36 Sch. 3 para. 9\(b\)](#)
- [s. 252A\(2\)\(c\)\(d\) inserted by 2023 c. 36 s. 10\(7\)\(b\)](#)
- [s. 252A\(2\)\(e\) inserted by 2023 c. 36 Sch. 3 para. 10\(b\)](#)
- [s. 252A\(2\)\(f\) and word inserted by 2023 c. 36 s. 31\(8\)](#)
- [s. 253\(1\)\(c\) and word inserted by 2023 c. 36 Sch. 3 para. 11\(b\)](#)

- s. 255(1)(c) and word inserted by 2023 c. 36 Sch. 3 para. 12(b)
- s. 259(3A) inserted by 2023 c. 36 Sch. 3 para. 15(d)
- s. 266(9) inserted by 2023 c. 36 Sch. 3 para. 17(b)
- s. 269(1)(ba)(bb) inserted by 2023 c. 36 Sch. 3 para. 18(c)
- s. 269(1A) inserted by 2023 c. 36 Sch. 3 para. 18(d)