



Housing and Regeneration Act 2008

2008 CHAPTER 17

PART 1

THE HOMES AND COMMUNITIES AGENCY

CHAPTER 1

GENERAL

2 Objects

- (1) The objects of the HCA are—
- (a) to improve the supply and quality of housing in England,
 - (b) to secure the regeneration or development of land or infrastructure in England,
 - (c) to support in other ways the creation, regeneration or development of communities in England or their continued well-being, and
 - (d) to contribute to the achievement of sustainable development and good design in England,
- with a view to meeting the needs of people living in England.

^{F1}(1A)

- (2) In subsection (1)—
- ^{F2}“ England ” does not include Greater London;
 - “ good design ” includes design which has due regard to the needs of elderly persons and disabled persons,
 - “ needs ” includes future needs,
- and the reference to improving the supply of housing includes a reference to improving the supply of particular kinds of housing.

- (3) In this Part—

Changes to legislation: Housing and Regeneration Act 2008, Section 2 is up to date with all changes known to be in force on or before 07 August 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

“ building ” means a building or other structure (including a house-boat or caravan),

“ caravan ” has the meaning given by section 29(1) of the Caravan Sites and Control of Development Act 1960 (c. 2),

“ housing ” means a building, or part of a building, occupied or intended to be occupied as a dwelling or as more than one dwelling; and includes a hostel which provides temporary residential accommodation,

“ infrastructure ” includes—

- (a) water, electricity, gas, [^{F3}electronic communications], sewerage or other services,
- (b) roads or other transport facilities,
- (c) retail or other business facilities,
- (d) health, educational, employment or training facilities,
- (e) social, religious or recreational facilities,
- (f) cremation or burial facilities, and
- (g) community facilities not falling within paragraphs (a) to (f),

“ land ” includes housing or other buildings (and see also the definition in Schedule 1 to the Interpretation Act 1978 (c. 30)),

and references to housing include (where the context permits) any yard, garden, outhouses and appurtenances belonging to, or usually enjoyed with, the building or part of building concerned.

- (4) See also sections 19(5) (financial assistance), 44 (local government involvement) and 52 (role of the HCA in relation to certain former functions of the Commission for the New Towns).

Textual Amendments

- F1** S. 2(1A) omitted (1.10.2018) by virtue of [The Legislative Reform \(Regulator of Social Housing\) \(England\) Order 2018 \(S.I. 2018/1040\)](#), art. 1(2), **Sch. para. 2** (with Pt. 4)
- F2** Words in s. 2(2) inserted (1.4.2012) by [Localism Act 2011 \(c. 20\)](#), **ss. 189(2)**, 240(2); S.I. 2012/628, art. 6(f) (with arts. 911141517)
- F3** Words in s. 2(3) substituted (28.12.2017) by [Digital Economy Act 2017 \(c. 30\)](#), s. 118(6), **Sch. 3 para. 51**; S.I. 2017/1286, reg. 2(d)

Commencement Information

- I1** S. 2 in force at 8.9.2008 by [S.I. 2008/2358](#) , **art. 2(1)**

Changes to legislation:

Housing and Regeneration Act 2008, Section 2 is up to date with all changes known to be in force on or before 07 August 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

[View outstanding changes](#)

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. 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\(6\)](#)