



Homes
England

The Housing and Regeneration Agency

Place based working: one year on

May 2024



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1

Strategic context



In May 2023, we published our 2023-28 strategic plan setting out how we would go beyond our housing focus to fully support the government’s levelling up agenda – and, in so doing, return to our roots as the housing and regeneration agency. One year on, this document sets out the progress we have made in adopting the place-based delivery approach required for this to be a success, outlining the ways in which we have, can and will work with local leaders to enable delivery of their priorities.

This document is supplementary to our Annual Report and Financial Statements which provides a full account of our performance in the 2023/24 financial year and is expected to be laid before Parliament in summer 2024.

Our role in levelling up

The government’s Levelling Up White Paper (February 2022)¹ provides the overarching policy framework for Homes England’s work with and in places. It contains two key objectives that underpin our work:

- restoring a sense of community, local pride and belonging, especially in those places where they have been lost
- empowering local leaders and communities, especially in those places lacking local agency

The first of these objectives is about supporting places across the country to thrive. This means that government will work with local leaders to revitalise towns and cities across the country so that they become vibrant and successful places where people want to live and work. As the white paper sets out, achieving this requires an integrated and sustainable approach to developing the housing, jobs, transport, amenities and green space that these places need.

The second objective reflects the government’s commitment to the devolution of power to local leaders. This is based on a key principle in the white paper: that the best outcomes for places are achieved when local leaders are empowered to deliver local solutions to local problems. The white paper is clear that this empowerment requires co-ordinated support and oversight at the national level to ensure that places have access to the expertise, skills and resources they need to succeed.

In support of these objectives, government has mandated Homes England to act as an enabler of local leaders’ housing and regeneration priorities. This is in recognition of the broad blend of skills and expertise across our workforce, which includes surveyors, civil engineers, regeneration experts, planners, development professionals and investment specialists, alongside the deep networks we have throughout the housing and regeneration sector. Combined with our ability to drive efficiencies and economies of scale as a national organisation, the government recognises that this makes us uniquely well-placed to support local leaders to plan for and deliver well-designed places with access to the amenities and decent, affordable housing that local communities need.

1 Levelling Up the United Kingdom – <https://www.gov.uk/government/publications/levelling-up-the-united-kingdom>

Areas of focus

In addition to the overarching objectives outlined in the white paper, the government has set out specific place priorities, which shape Homes England's areas of focus.

By 2030, providing every part of England that wants one with a devolution deal at or approaching the highest level of devolution – with partnership working with Homes England forming a key part of the deals.

To date, the government has announced level four devolution deals – deals with the highest levels of devolution – with Greater Manchester, Liverpool City Region, North East, South Yorkshire, West Midlands and West Yorkshire, all of which include a commitment to forming a Strategic Place Partnership with Homes England. Greater detail on these partnerships is set out in section 5 of this document. In addition, government has agreed other levels of devolution with several places including Buckinghamshire, Cornwall, East Midlands, Greater Lincolnshire, Hull and East Yorkshire, Lancashire, Surrey, Warwickshire, and York and North Yorkshire with a commitment to offer a range of enabling support from Homes England.

Supporting the transformational regeneration and change of 20 towns and cities by helping local leaders to undertake long-term planning, assemble and remediate brownfield land, and work with the private sector to bring about transformational developments.

To date, government has announced a commitment to Blackpool, Cambridge, central Leeds, Liverpool, Central London, Sheffield and Wolverhampton. In addition, government has announced its support for Barrow to become a new powerhouse of the North.

Homes England is already working closely with these and other places to provide a range of expertise, technical support, relationship brokerage and funding to unlock the first catalytic regeneration opportunities, and to develop long-term visions for regeneration, densification and housing growth. You can read more about how we are working with these and further places in section 6.

Alongside our focus on supporting devolution and transformational regeneration, Homes England continues to play a key role in enabling new housing supply at scale. We occupy a unique place in the sector as one of the few organisations with the skills, expertise and resources to take on the role of master developer – meaning we are able, through consensus building, visioning, land acquisitions, master planning and remediation, to unlock sites ranging from 1,000 homes to more than 10,000. These are usually highly complex brownfield or greenfield sites, often with significant upfront remediation and infrastructure requirements. In response to the recommendations in our recent Public Bodies Review, we are actively exploring opportunities to expand our master development activity. You can read more about this work in section 8.

How we work

Delivering our objectives requires us to work in a different way, which we call ‘place-based working’. As we set out in our strategic plan, this means that while we continue to offer broad support from our programmes across England, we focus our most intensive effort on tackling the housing and regeneration ambitions of specific places, addressing the unique challenges and opportunities their communities face. This approach also means that alongside delivering specific funding programme objectives, we focus on providing single, joined-up packages

of support to local leaders that bring together all of the assets we have at our disposal – including our relationships, our unique blend of skills and expertise, our statutory powers, our land and our wide range of financial support (equity, grant, debt and guarantees).

Over the past year, we have made several changes to how we operate to support this way of working. The rest of this document sets out our approach, priorities and the work we have done to date.

Responding to the recommendations in our Public Bodies Review

All arm’s length bodies undergo regular reviews which consider their effectiveness in meeting their objectives and supporting the government’s policy priorities. Our most recent review was published in April 2024 and reaffirmed the crucial role we play as a national public body of scale in place-making across the country – supporting local leaders, affordable housing providers and the private sector to turn housing and regeneration plans from a vision into reality for the benefit of communities.

The review also makes several recommendations for how, working with government, we can continue to improve and develop our mandate and structure. These include recommendations for further developing and strengthening our place-based delivery approach as well as increasing our master development activity.

Many of these recommendations are already being delivered and are front and centre to the activities set out in this report, while others will require changes in partnership with the Department for Levelling Up, Housing and Communities (DLUHC) and HM Treasury. We remain steadfast in our commitment to continuous improvement to ensure that we are effective and efficient in driving forward housing and regeneration priorities across the country.



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Our approach to place-based working



Our approach to place-based working requires us to focus our most intensive efforts on tackling the housing and regeneration challenges of specific places. For this to be successful, we need to identify where the greatest opportunities for positive impact are and where there is readiness from local leaders and their teams to commit to long-term delivery. We also need a robust partnership approach.

This section outlines what we look for when determining where to focus our efforts and sets out our partnership models.

We use a continuous market engagement approach: through established relationships, we continuously work to understand the needs of our partners and the opportunities in their areas. When we establish an opportunity we can help deliver, we work in partnership to make it happen.

Our approach avoids the need for resource intensive bidding rounds and means projects can be supported when they are ready rather than to the false timeline of bid submission dates.

The five tests

We have developed a set of five tests which help us to determine a place's potential for long-term regeneration and partnership. These consider whether places have:

1. A **vision** for the future. We look for a demonstrable, long-term commitment and focus to deliver transformation, clearly set out within an approved plan or strategy.
2. A **partnership approach** combining local support, private sector investment opportunities and government commitment to local delivery. We seek evidence that this is already in place and robust.

3. An ability to **align other investment behind the vision** at the local level, such as education, health and transport funding, and other area-based investment such as the Towns Fund or Levelling Up Fund. We consider what investment is already in place, or has been identified, and how aligned investment priorities are.
4. A **flexible approach** to the interventions deployed for a specific scheme, recognising that different elements will be required over the length of the development cycle. We seek evidence of an understanding of the long-term delivery cycle.
5. The ability to bring together **technical competence** for the delivery lifecycle. We seek evidence that the relevant skills are in place or that there is a clear route for accessing them.

We use these tests on an ongoing basis through a continuous market engagement process. This means that we review opportunities to work with local leaders as and when they arise rather than determining our support at fixed times. This enables us to be flexible and opportunity led, ensuring we maximise the impact of our support as and when it's needed most.

Partnership models

Once a place has been identified, we seek to enter into a formal partnership that provides the structure and governance to ensure delivery over the long term. For the most ambitious subregions we have a standard partnership model known as a Strategic Place Partnership. For other places, including local authorities, we take a bespoke partnering approach.

Strategic Place Partnerships (SPPs)

The purpose of an SPP is to facilitate a collective commitment to a place's housing and regeneration ambitions by promoting alignment of priorities and outcomes, and bringing together the strengths and resources of each partner. These partnerships function at a subregional or functional market-area level and are most commonly formed with Mayoral Combined Authorities.

The aims of an SPP are to:

- clearly agree and articulate a shared ambition and set of shared strategic outcomes
- create a co-ordinated approach to unlocking these ambitions – including working across different government departments
- explore and share intelligence and jointly prepare and prioritise a pipeline of opportunities
- use the leverage of the partnership to better target and align public and private sector resources, skills and expertise
- learn and share knowledge to strengthen delivery capacity

SPPs are formalised through a Memorandum of Understanding and underpinned by a business plan which establishes the delivery strategy and governance structure. While the duration of the partnerships is flexible, we expect SPPs to be agreed for a minimum of five years. You can read more about our SPPs in section 5.

Other partnership approaches

For other places we provide focused support to, or for more project-specific activity within a place, we seek to form bespoke partnerships that provide the same overarching structure, outcomes focus and governance requirements as an SPP but that are appropriate to the scale of activity. Examples include:

Bristol Temple Quarter Joint Delivery Vehicle (JDV):

A four-way partnership between Bristol City Council, Homes England, Network Rail and West of England Combined Authority focused on the delivery of Bristol Temple Quarter, one of the largest regeneration projects in the UK. The JDV manages the project on a day-to-day basis and is responsible for the delivery of infrastructure projects, with governance and reporting structures in place. You can read more about our work in Bristol on page 26.

Sheffield Together: A five-way partnership between Homes England, Sheffield City Council, Sheffield Property Association, South Yorkshire Housing Partnership and South Yorkshire Mayoral Combined Authority with a shared mission to build the correct type, quantum and quality of new homes in the city. The partnership is based on an agreed programme of activities which is overseen by a housing growth board. You can read more about our work in Sheffield on page 27.

Universal support offer

Alongside the focused support we provide specific places, we have a universal offer that can be accessed by all partners. This includes access to our significant national funds and support programmes – including the Affordable Housing Programme; Affordable Homes Guarantee Scheme; Brownfield, Infrastructure and Land Fund; and Levelling Up Home Building Fund – as well as guidance, tools and learning sessions to support homebuilding, placemaking and regeneration.

You can find out about our full range of support and funds through the online Housing Information Hub, which has been designed in collaboration with local authorities and other partners and is our one-stop shop for advice and guidance for local authorities, developers and other professionals and individuals wanting to deliver quality places.

The hub also includes links to our:

- capacity analysis tool: a tool designed for local authorities and other organisations to help identify skills and capacity in relation to housing delivery and regeneration, and to identify steps to help improve this capacity
- new homes fact sheets: a series of key facts and figures on new homes and regeneration, created to support conversations with local communities
- biannual learning programme: a free two-week, CPD accredited programme that runs twice a year providing a range of virtual learning sessions covering all aspects of the housing and regeneration delivery process and designed in collaboration with the sector – the next programme will run from 1 to 12 July 2024

You will also find a link to our previous learning sessions, with a wide range of recordings available to access.



3 Our priorities



Our place priorities are grouped into four types of activity. The map on the opposite page shows our current priorities within each of these for the 2024/25 financial year. Our continuous market engagement model means that we keep our priorities under review and respond to new opportunities as and when they arise, ensuring we maximise the impact of our support as and when it's needed most.

Over the last year, we have supported significant activity in urban centres, but our approach equally applies to new settlements. During 2024/25, our existing activity will become more visible alongside supporting other areas that meet our five tests.

Developing and embedding SPPs to support delivery in devolved areas

We are supporting the government's ambition to deepen devolution across England through extending the geography of our SPPs, particularly where devolution deals reference a commitment to increased partnership working with Homes England. In total, by 2025 we expect to have entered into six SPPs with combined authorities – serving a combined population of more than 13 million people

You can read more about our existing and emerging SPPs in section 5.

Establishing Regeneration Partnerships to enable transformative regeneration

Closely aligned to our SPP activity, we are providing focussed partnership support for places with significant transformative, urban regeneration opportunities.

Further information on how we are working in partnership with places to unlock transformative regeneration can be found in section 6.

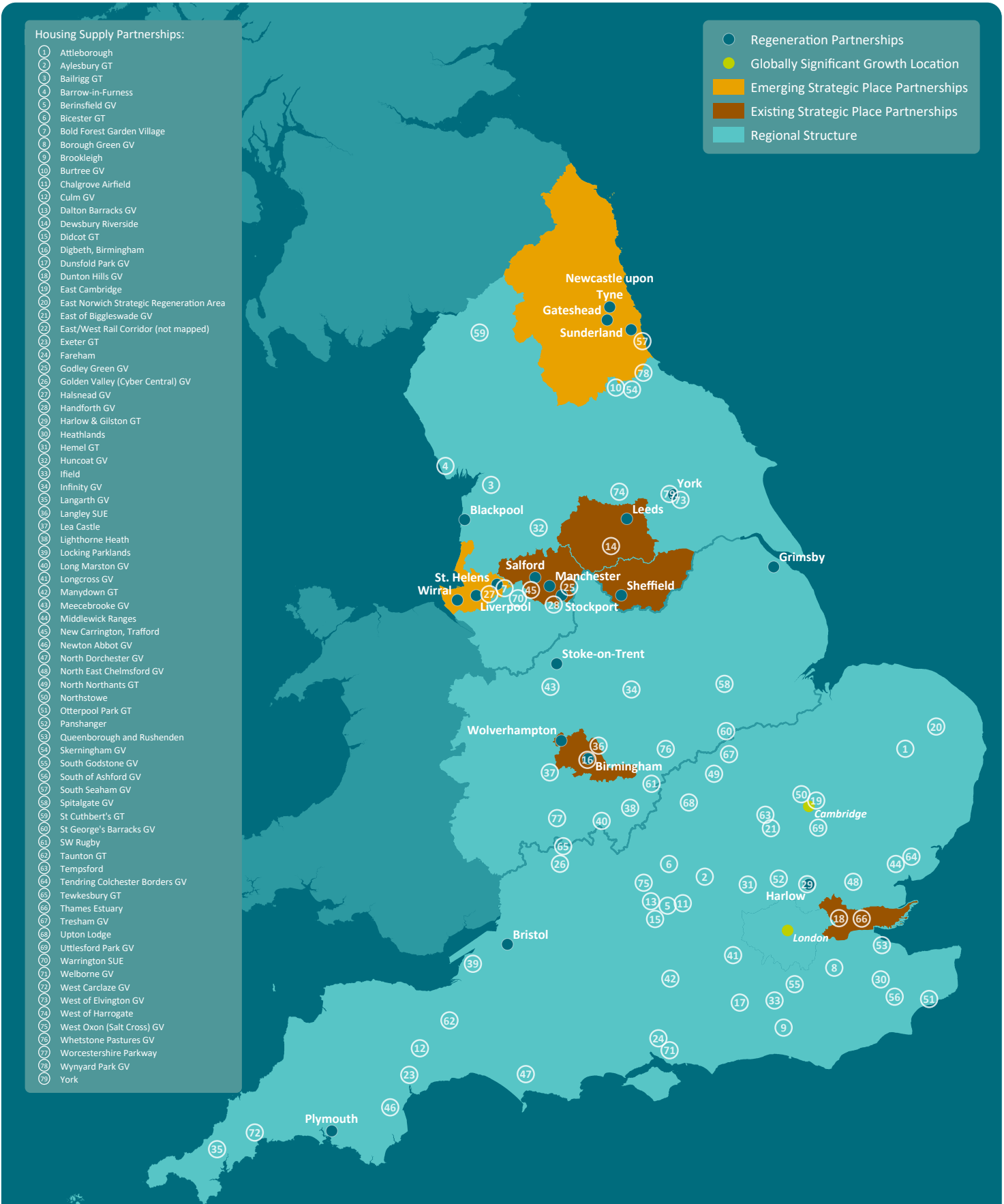
Strengthening the potential of Globally Significant Growth Locations

We are supporting opportunities for international innovation by working closely with central and local government to shape plans for high-quality sustainable growth and place-making.

An example of this work is in Cambridge, where there is joint ambition to harness the potential of existing international businesses in the area and enhance Cambridge's position as the European capital for science. You can read more about the potential for regeneration and growth in Cambridge in section 10.

Establishing Housing Supply Partnerships and supporting the delivery of other large-scale projects

In addition to supporting the delivery of large-scale projects within our SPPs, Regeneration Partnerships and Globally Significant Growth Locations, we work closely alongside partners to mobilise the delivery of other large-scale settlements and housing growth opportunities across the country, most notably our substantial new settlements activity.



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4 How we deliver



We were established through the Housing and Regeneration Act 2008. The act provides us with a range of statutory objects and powers which – alongside the deep expertise, networks and experience we have built up through our work and that of our predecessor organisations – gives us a unique set of skills, tools and resources to support local leaders. This section sets out how we can support delivery. It also outlines our approach to identifying the right delivery mechanisms.

Delivery toolkit

Brokerage, planning and enabling support

We work with over 5,000 organisations including local government, housebuilders, housing associations, infrastructure providers, landowners and institutional investors. Through our extensive networks, relationships and partnerships across the housing and regeneration sector we can help to create and broker opportunities for strategic partnering and leveraging of private sector investment – matching commercial skills, financial capacity and delivery knowledge. We can also help to problem solve and unblock challenges.

Bringing together the skills of our unique workforce, we help local leaders to develop and implement robust visions, master plans and technical delivery plans for their priorities. We can also put these skills to use to help address local government capacity and capability challenges. With DLUHC, we also deliver the Planning Super Squad initiative, announced in July 2023, which provides specialist capacity and capability support to local planning authorities to unlock major developments.

Capital funding

We manage a range of government funds which have been delegated to a portfolio of programmes to facilitate housebuilding and placemaking – with a strong emphasis on increasing the supply of affordable homes; delivering infrastructure that can unlock land for future development; fostering the growth of SMEs; encouraging the adoption of modern methods of construction; and supporting consumers to purchase their own homes.

In total, we currently have £16 billion of capital funding to deploy by 2028. This includes:

- **Affordable housing grant:** We provide grant funding to support the capital costs of building affordable homes.
- **Viability grant:** We provide grant funding to address viability challenges on schemes including upfront remediation and infrastructure requirements.

- **Lending:** We have a range of lending options to support housebuilding and infrastructure delivery where other financing options aren't available or where our support can accelerate delivery. Our key lending objectives include supporting SME housebuilders and galvanising the delivery of large-scale sites.
- **Equity and investment partnerships:** We co-invest equity into funds, partnerships and joint ventures, alongside a range of public and private-sector partners and institutional investors, in order to create confidence, encourage investment, create delivery platforms and support lending to stimulate the market and increase delivery.
- **Guarantees:** We can use our balance sheet to support partners to access private finance. For example, our Affordable Housing Guarantees Scheme 2020 helps affordable housing providers to access long-term, low cost, fixed rate loans to fund their development programmes and to decarbonise and improve the quality of their existing housing stock.

You can find out more about our funding tools, and wider funding available for housing and regeneration, through our Housing Information Hub.²

Acquiring, enabling and disposing of land

We have the ability to make strategic land acquisitions where locally important sites are stalled or unable to progress without public sector intervention. These can be surplus public-sector sites or sites on the open market. Our powers also give us the ability to make compulsory purchase orders to acquire land where appropriate.

Once sites are acquired, we invest in enabling and de-risking works, generating a financial return through securing planning consents and delivering infrastructure works. We then dispose our partner sites to a wide range of organisations. Each exit opportunity that is brought forward is unique; however, we ensure each has clear objectives from the outset and provide clarity over the terms of the deal.

We often undertake this role as a master developer unlocking large regeneration sites involving more than 10,000 homes where complex or significant upfront works are required and where financial returns may not be achieved for over a decade.

We currently own over 22,000 acres of land. You can find out more about the sites we have available through our Land Hub.³

To support local leaders most effectively, we work to identify the right delivery mechanisms for our support. You can read more about the type of options available from page 18.

2 Housing Information Hub – <https://www.gov.uk/government/collections/housing-information-hub>

3 Using the Homes England Land Hub – <https://www.gov.uk/guidance/using-the-homes-england-land-hub>

What we've achieved already

Between 2018 and 2023, we:

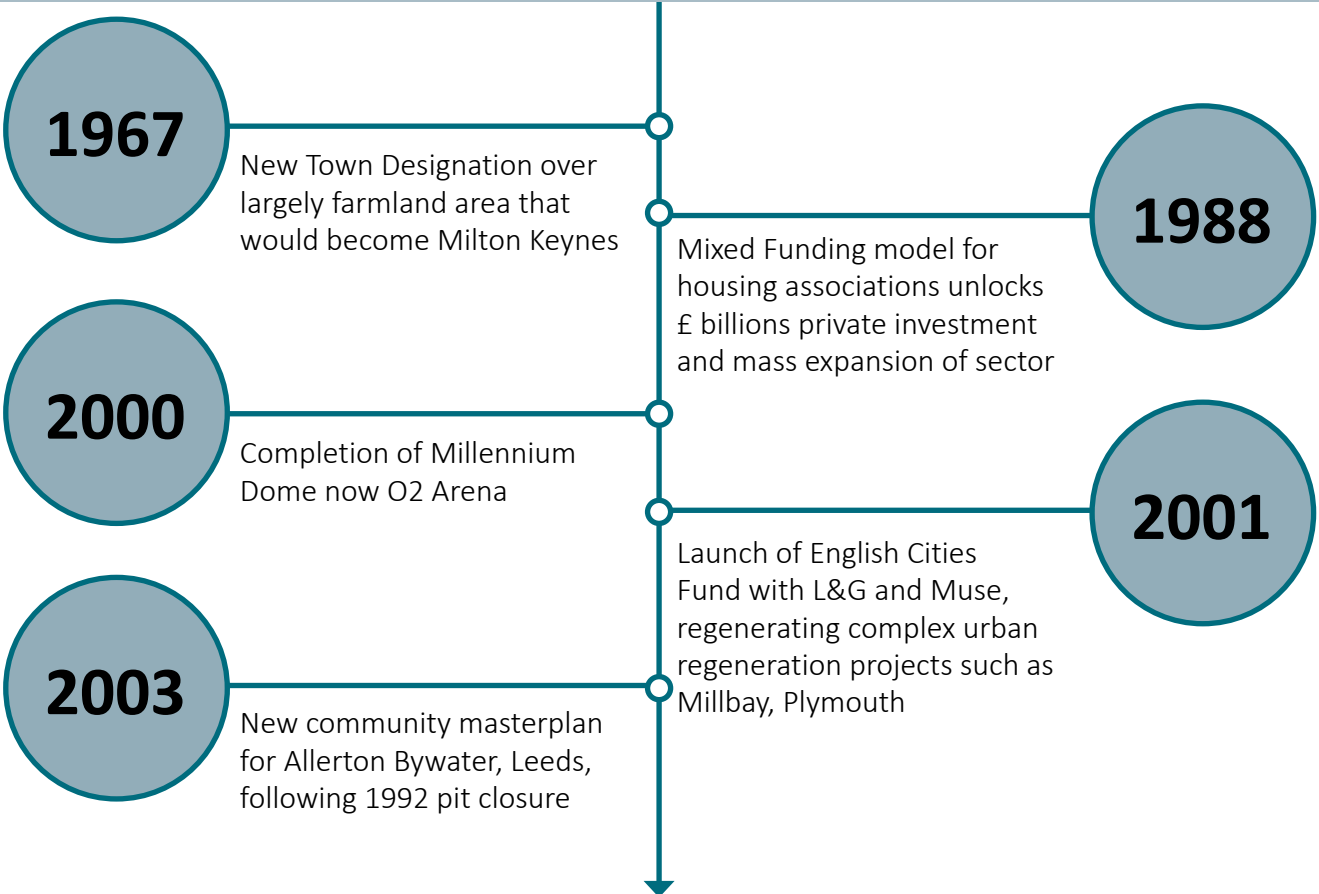
- supported the development of 186,413 new homes
- unlocked land capable of delivering over 392,000 homes
- helped over 252,543 households into home ownership
- managed the delivery of three building remediation funds that will make over 500 high-rise buildings safe for people
- helped countless families to secure the homes they need and live in the communities they deserve



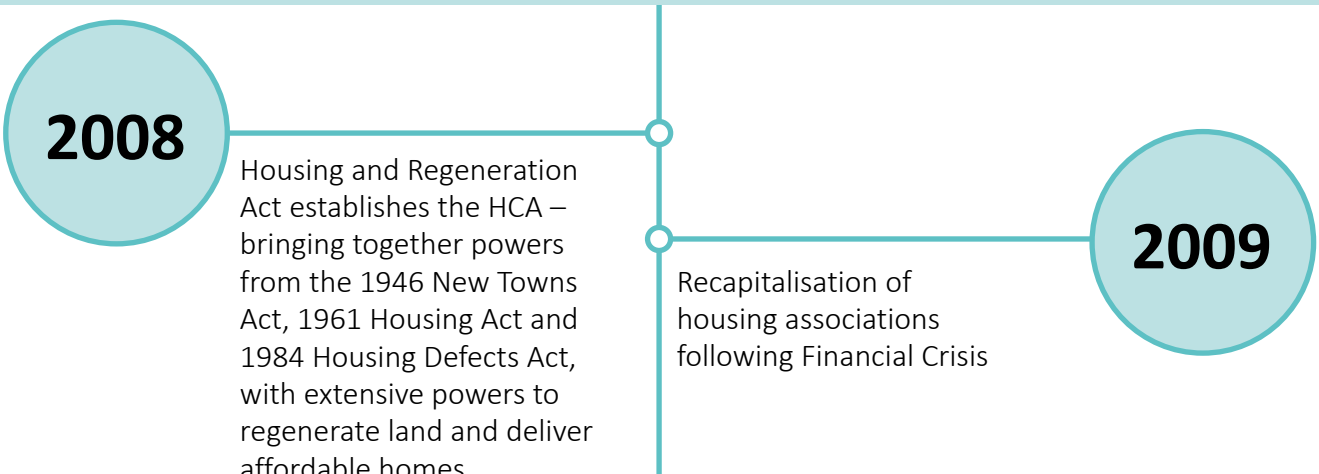
Our background

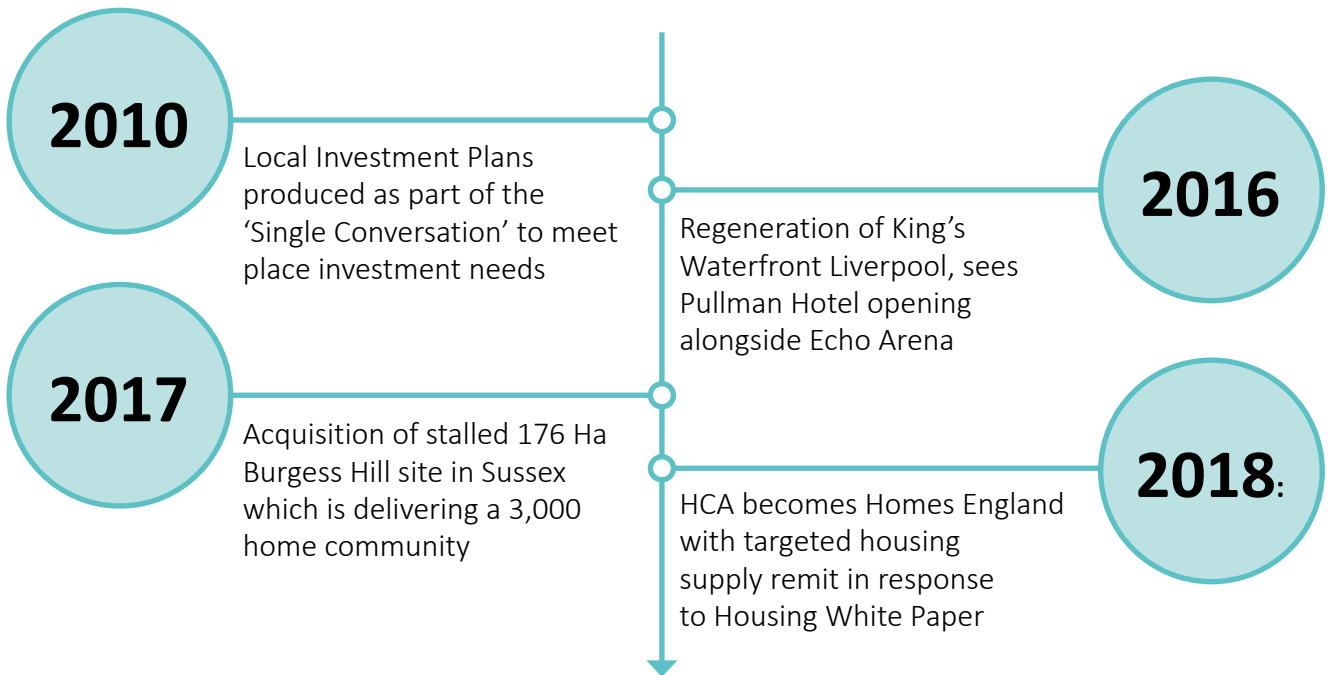
We have a proud track record of delivering housing and regeneration, including through our predecessor agencies. Our role and our name may have evolved over the years but our skills, expertise, powers and commitment to helping places realise their ambition has remained throughout.

1960s-2008: English Partnerships | The Housing Corporation

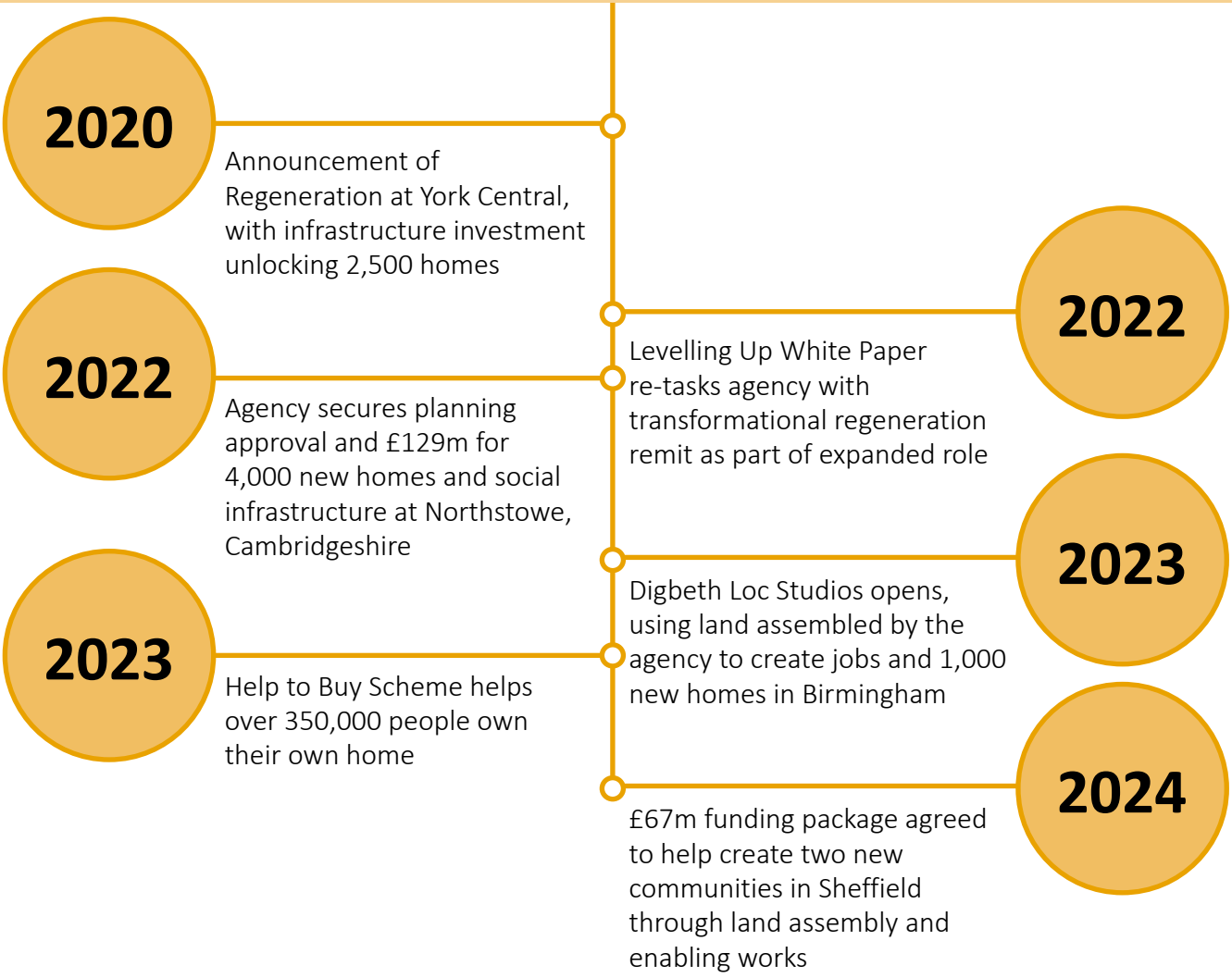


2008-2018: Homes and Communities Agency





2018 onward: Homes England



Identifying the right delivery mechanisms

Over the last 80 years, Homes England and its predecessor organisations have led the way in identifying and delivering the most complex housing and regeneration schemes in England. This includes establishing the first new towns in the 1940s through to the 1960s, and the work of Urban Development Corporations in the 1980s and of Urban Regeneration Companies in the 1990s and 2000s. Through a host of strategic projects, such as the establishment of the Milton Keynes Development Corporation in 1967 and our role in Liverpool Vision (the Economic Development Company for Liverpool in the 1990s and 2000s), we have provided our powers, capabilities, and funds, to make delivery happen.

To identify the best delivery mechanism for a given project, we start by considering its core features, including:

- the **overarching problem** or **opportunity** that is being addressed
- the **scale** of delivery
- **land ownership** – and, in particular, any land assembly requirements
- **funding requirements** – e.g. whether infrastructure or development finance is required
- the level of **risk** the opportunity carries – and the risk appetite of the different organisations involved

We apply a simple principle – you should contract the simple, and commission the complex. The more difficult a challenge, the more likely the need for a long term, strategically commissioned commitment to supporting delivery. Types of commitment might be:

- **contractual** – e.g. led often by the private sector but sometimes a local authority, contractual commitment of public funding and expertise

- **corporate** – e.g. involvement of a public sector equity stake or management such as a joint venture
- **statutory** – e.g. legislation led options, such as development corporations

These mechanisms have different strengths and powers which help determine the correct approach for each opportunity. The overriding principle is to use the right vehicle for the right problem – and the right vehicle for the level of complexity so that delivery is not delayed.

For example, development corporations can have the power to grant planning consent but can take a longer period of time to establish as a result of the robust evidence-led process required, which includes the need for submission to the Secretary of State. This mechanism is usually only suitable for the most complex of delivery challenges.

Alternatively, a joint venture between the Agency and another partner can give the delivery mechanism access to our statutory powers, including compulsory purchase, as well as access to our expertise on a far quicker timetable.

As another option, a contractual arrangement could see funding made available for infrastructure or affordable housing and has the benefit of a quicker process to set up and use.

All of these options are considered against the local context and in consultation with local leaders, ensuring that the mechanism selected is appropriate for the needs of a place and provides sustainable, long-term solutions for each individual opportunity. We continue to review the approach at each stage of the project to ensure the mechanism remains the most appropriate for what is being delivered.

5 Supporting devolution



In support of its commitment to providing every part of England that wants one with a devolution deal at or approaching the highest levels of devolution by 2030, the government has developed a standard four-level framework that details the types of powers and functions that will be considered as part of a devolution deal, reflecting the requirements and needs of different places. Homes England's support for devolution is also structured by this framework, ensuring we provide the right type of support to each place.

Devolution framework

Level 4 – Deeper devolution for an established single institution or county council with a directly elected leader (DEL) in post who can meet specific eligibility and accountability criteria.

Level 3 – A single institution or county council with a DEL, across a FEA or whole county area.

Level 2 – A single institution or county council without a DEL, across a FEA or whole county area.

Level 1 – Local authorities working together across a FEA or whole county area e.g. through a joint committee.

Details on what is included within each of these levels can be found in the government's technical paper on Level 4 devolution, which can be found on [GOV.UK](https://www.gov.uk).



How we structure our support for devolution

Level 1 deals

Level 1 devolution deals are focused on improved collaboration at the local level. To date, no level 1 deals have been agreed – our support for any future deals is expected to be light touch.

Level 2 deals

For places with level 2 deals, our offer is to work collaboratively to reduce barriers to affordable housing delivery, regeneration and wider housing growth through the development of a shared development pipeline. We also commit to exploring potential investment in this pipeline through our funds.

Level 3 deals

For places with level 3 deals, we provide the same level 2 offer but with collaborative working underpinned by a joint action plan setting out

workstreams and milestones, as well as respective roles and responsibilities.

Level 4 deals

For places with level 4 deals, we offer the closest joint working through a SPP. The SPP framework enables greater local influence over the Agency's funding, such as the affordable homes programme, by having a shared plan, joint prioritisation of capacity and capability as well as an agreed prioritisation of projects. This provides the most effective way for us to work with places of scale, facilitating deeper and decisive discussions with local partners to transform crucial early-stage conversations into tangible actions and outcomes.

The ability to access our compulsory purchase powers is a feature of level 2, 3 and 4 deals.

How we support devolution – case studies

Our SPP with Greater Manchester Combined Authority

We agreed an SPP with Greater Manchester Combined Authority in June 2022, ahead of the announcement of its level 4 trailblazing devolution deal in March 2023. The partnership is focused on delivering a step change in housing growth in Greater Manchester, underpinned by a shared business plan to accelerate delivery in six key growth locations, and exemplifies many of the benefits that can be achieved by working with places in this way.

Our SPP has so far enabled the deployment of skills and capacity support to **over 30 projects across the six growth locations, spanning 10 local authorities.**

Examples of this work include:

Stockport8: Where the Agency is supporting partners to identify funding opportunities at one of the largest town centre regeneration projects in the UK, including a vision for a new digitally capable, walkable neighbourhood comprising over 1,000 new homes.

Victoria North in Manchester: Where the Local Authority has secured £51.6 million Housing Infrastructure Fund investment to deliver a transformation of the Red Bank neighbourhood and facilitate up to 5,500 new homes.

Salford: Home to the largest Passivhaus affordable housing scheme in the North West, with 96 highly-sustainable, affordable homes delivered by ECF – the joint venture between Homes England, Legal & General, and Muse – alongside Salford housing association, Salix Homes, and Salford City Council

Agreeing effective ways of working to support Greater Manchester’s strategic voice in the **affordable homes programme** as a result of its trailblazing devolution deal.

Salford City Mayor, Paul Dennett hailed the development as “the benchmark” for new-build, affordable, and sustainable homes and commented:



We continue to be immensely proud of the innovation and drive to deliver forward thinking, sustainable developments in Salford.

Our SPP with West Yorkshire Combined Authority

The West Yorkshire Combined Authority (WYCA) SPP was signed in May 2023, ahead of the announcement of its level 4 devolution deal in March 2024. Over the last year, the partnership has enabled significant progress against delivery priorities in the region, through a shared commitment to making the pipeline in West Yorkshire more investible.

Examples of projects include:

Bradford City Village: Through close working with Bradford Council and WYCA we are helping to repurpose the former retail and trading heart of the city centre to create a new sustainable neighbourhood. Alongside the revenue funding we are providing, the joint commitment to the project through the SPP is helping to leverage private sector investment through the English Cities Fund.

Dewsbury Riverside: A sustainable urban extension of around 4,000 homes which will address local and regional shortages of housing, while also contributing to the regeneration of the wider area. We are providing viability funding, capacity and expertise to support the development of a master plan and delivery strategy for the project with the potential for a future joint venture vehicles. The project is prioritising community engagement to ensure local views, ideas and opinions inform the development.

Leeds: We are supporting the Secretary of State’s ambition to “bring comprehensive regeneration to the city centre” and deliver 20,000 new homes through a number of key workstreams and projects. This includes the **British Library North** project, a strategic priority for the city which aims to deliver a new British Library presence at the Temple Works Grade I listed building in Leeds. We are supporting the council to deliver this project and recently entered into a Memorandum of Understanding with the current owners of the building with a view to acquiring it.



Through our partnership with Homes England, we have made significant progress in building more quality houses, ensuring more people have a safe place to call home. And working together, alongside regional partners, we have been able to build affordable homes in the places they’re needed most. Everyone should have somewhere secure to live, and that’s why I’ve renewed my ambition of delivering 5,000 new affordable homes by 2028, to build a greener, more secure West Yorkshire for all.

Tracy Brabin
Mayor of West Yorkshire



Signing ceremony for the West Yorkshire SPP

Our plan for future SPPs

A key focus for us over the coming year is extending the SPP model to further subregions. We are already actively working with several combined authorities who share our ambition and have significant opportunities for place-based growth and regeneration.

In February 2024, we signed our fourth SPP with the **South Yorkshire Mayoral Combined Authority**, ahead of the announcement of its level 4 devolution deal in March. The partnership is focused on three core objectives:

- developing a robust pipeline of investment-ready proposals
- supporting growth and regeneration solutions around places
- increasing the affordable housing provision in the area

This SPP builds on our excellent working relationships with places across the subregion, such as in Sheffield. The SPP will help to harness this momentum and extend the ambition, strong working relationships, interest from the private sector and partners to the wider area.

Most recently, we signed an SPP with the **West Midlands Combined Authority (WMCA)** following the announcement of its level 4 trailblazing devolution deal in March 2023. Building on our successful track record of working together across several key projects, the SPP will take our collaboration to the next level by focusing our joint work around a set of strategic objectives. These will allow us to work together with the combined authority to transform communities and the quality of life of citizens in the area by improving the built environment, infrastructure and access to good quality homes and jobs. A key focus will be on increasing affordable housing, across all tenures, to meet local needs. We are jointly working to align the delivery of the national affordable

homes programme with the WMCA's strategic priorities – in line with devolution commitments – and maximising opportunities for co-investment alongside the WMCA's brownfield funds.

We will look to mirror these benefits elsewhere, such as with the **North East Mayoral Combined Authority**, with which we will establish an SPP later this year – a key commitment within its level four trailblazing devolution deal announced at Spring Budget 2024. We will also look to establish an SPP with **Liverpool City Region Combined Authority**, where we are committed to supporting its vision for a “Fairer, Stronger, Cleaner Liverpool City Region”.



Devolution in the East Midlands

The government agreed a level 3 devolution deal with East Midlands Combined County Authority (EMCCA) in November 2022, with Claire Ward being elected as the first ever mayor of the East Midlands on 2 May 2024.

The deal provides EMCCA with a funding stream of £1.14 billion from government, spread over a 30-year period, alongside devolved powers around transport, housing, skills and adult education, economic development and net zero. It also includes a commitment to joint working with Homes England to identify and develop a housing and regeneration delivery pipeline across the region.

We are working closely with EMCCA, providing technical expertise and revenue funding to support pipeline development and the identification of investment opportunities across the region. This includes a call for sites, through which we are jointly engaging with the sector to populate a pipeline for nearer term housing projects that can be unlocked through EMCCA's £16.6 million Brownfield Housing Fund, while giving visibility to longer term projects that may benefit from co-investment.

An example of our work with the constituent councils in EMCCA is Nottingham, where we are undertaking project feasibility with the city council to support the redevelopment of the Broadmarsh area. The project will bring about a significant improvement to the city centre. Our current involvement includes supporting the development of an intervention strategy and associated business cases to secure funding.

We are also looking at other significant pipeline opportunities in the region, including:

- **Chesterfield:** Supporting the delivery of the Staveley Link Road, which will unlock a former brownfield site north of Chesterfield, with capacity for 1,500 homes. We are providing support for technical due diligence and delivery planning, as well as identifying funding requirements and exploring potential for our investment.
- **Derby:** Supporting the creation of Derby Riverside and Derby rail station – both prospective residential areas of the city centre, by providing technical expertise and funding to develop the design framework and a land assembly strategy.

6 Enabling transformative regeneration



Aligned to our support for devolution, we have bespoke partnerships at a more local or project-specific level to enable the delivery of significant transformational regeneration opportunities. This section provides examples of some of our key regeneration partnerships with Birmingham, Blackpool, Bristol, Liverpool, Plymouth, Sheffield, Stoke, Sunderland, Newcastle and Wolverhampton.

Bristol

Bristol is the largest city in South West England. It faces some significant challenges, with some of the most deprived areas bordering the most affluent; brownfield sites requiring significant infrastructure improvements; and high land prices which act as a barrier to regeneration and housing growth.

The Agency is supporting the council to deliver against its vision and aim that “by 2050, everyone in Bristol will live in a home that meets their needs within a thriving and safe community” through a number of projects and workstreams, including Bristol Temple Quarter.

The transformation of Bristol Temple Quarter is one of the UK’s largest regeneration projects. It creates the opportunity to make Bristol better connected, providing affordable homes, accessible jobs and training that local people want and need as the city attempts to tackle the climate and ecological challenges it faces. The project will transform over 320 acres of brownfield land over the next 25 years, with the regeneration of the area set to deliver 10,000 new homes in a mix of tenures, including much-needed affordable housing, as well as creating 22,000 new jobs, bringing inclusive growth to the city.

Working in partnership with the council, Network Rail and the West of England Combined Authority through a Joint Delivery Team, we have invested £95 million of grant funding and

pooled substantial assets to bring forward land for development. This will kickstart the first phase of the scheme, focusing on the areas immediately surrounding the train station, enabling the transformation of the area and unlocking the delivery of 2,500 new homes by 2032. As part of the wider redevelopment of the area, the University of Bristol is also investing £500 million on a new ‘Enterprise Campus’, which will focus on digital, business and social innovation.

Alongside our work to enable the delivery of Bristol Temple Quarter, we are supporting the council’s affordable housing plan, ‘Project 1000’, through expertise and resource funding. We are also helping to develop regeneration proposals and scoping intervention opportunities for other key sites across the city, including Western Harbour and Frome Gateway.



University of Bristol Temple Quarter Enterprise Campus. Credit: FCBStudios and Secchi Smith

Sheffield

Sheffield City Council has set out an ambitious economic growth plan that seeks to support innovation and enterprise and meet the needs of its growing population – with an estimated 2,000 additional homes needed each year. The transformative regeneration of the city centre and Attercliffe are key elements of delivering this ambition, alongside increased delivery of high-quality housing of all types across the city, with a particular need for greater levels of affordable housing.

Sheffield was one of the first places the government committed to supporting through the Levelling Up White Paper and the Sheffield Together partnership, which includes representation from Homes England, formed in 2022 to deliver this ambition. Over the past two years, strong progress has been made across several workstreams, including:

Developing a robust pipeline of deliverable sites:

A prioritised housing pipeline has been developed with delivery plans produced for 48 sites with capacity for approximately 5,700 homes.

Regeneration of the city centre: A strategic plan has been agreed for the creation of three new neighbourhoods: Furnace Hill and Neepsend; Moorfoot; and Sheffield Station Campus. Priority Neighbourhood Frameworks have been developed for each of these which will be underpinned by individual master plans. The first stage master plan for Furnace Hill and Neepsend – two catalyst sites which are expected to have the greatest impact on the acceleration of regeneration – was produced in 2023.

In March 2024, this was backed up by £67 million of investment from Homes England to support land assembly and enabling works across 12 acres of brownfield and underutilised land, kickstarting the transformation of these sites.



Tom Hunt, Leader of Sheffield City Council, (middle right), and Housing Minister, Lee Rowley (right), on a visit to Furnace Hill and Neepsend in November 2023.

“

Through our Sheffield Together partnership we are working hard to drive up housebuilding and regenerate parts of our city. The major investment for Furnace Hill and Neepsend is a significant, early outcome of our work together. Sheffield is a city on the up and we have big plans for more new homes and more new neighbourhoods.

Clr Tom Hunt
Leader of Sheffield City Council

The transformation of Attercliffe: Attercliffe is an important centre for local businesses and a key gateway to Sheffield, providing significant employment in the area. However, it faces several challenges which present a poor image to visitors and passersby, including high volumes of HGV through-traffic, poor public space, untidy open spaces and run-down vacant buildings and development plots. A new master plan framework is being developed which will support the transformation of the area.

Increasing affordable housing delivery:

Low levels of high-quality affordable housing is a significant challenge in Sheffield. Alongside the development of a pipeline of deliverable housing sites, an action plan has been developed with local affordable housing providers to increase partner-led affordable homes delivery from 100 homes per year towards an agreed target of around 880 homes per year. An infill programme, supported by Homes England, is also being advanced to maximise the use of currently underutilised council land.



Sheffield City Council has been working very closely in partnership with Homes England over the past two years, since the establishment of the Sheffield Housing Growth Board in December 2021.

This partnership has resulted in a much more collaborative approach towards the delivery of new homes in the city. Joint working has seen Homes England tailor its powers, funding, expertise and technical skills, towards assisting the council to bring forward three new neighbourhoods in Sheffield City Centre, capable of delivering 5,000 new homes.

Great support has also been received with building a wider land pipeline for future housing sites, as well as an integrated affordable homes programme. Our partnership working is very strong and is greatly welcomed by all local stakeholders.

Kate Josephs CB

Chief Executive, Sheffield City Council

Blackpool

Blackpool is England's most deprived local authority, with significant socio-economic challenges arising from the decline of its tourism industry in the late 20th century.⁴ This includes serious challenges around child poverty, with the highest rate of children in care in the country, and the lowest male life expectancy in England. These challenges continue to be exacerbated by Blackpool's high proportion of very poor-quality housing, with the conversion of unviable guest house accommodation into homes in multiple occupation a key contributor to this.

Blackpool Council is strongly committed to addressing these challenges and is working alongside government to crack down on rogue landlords and deliver a root and branch transformation of the town.

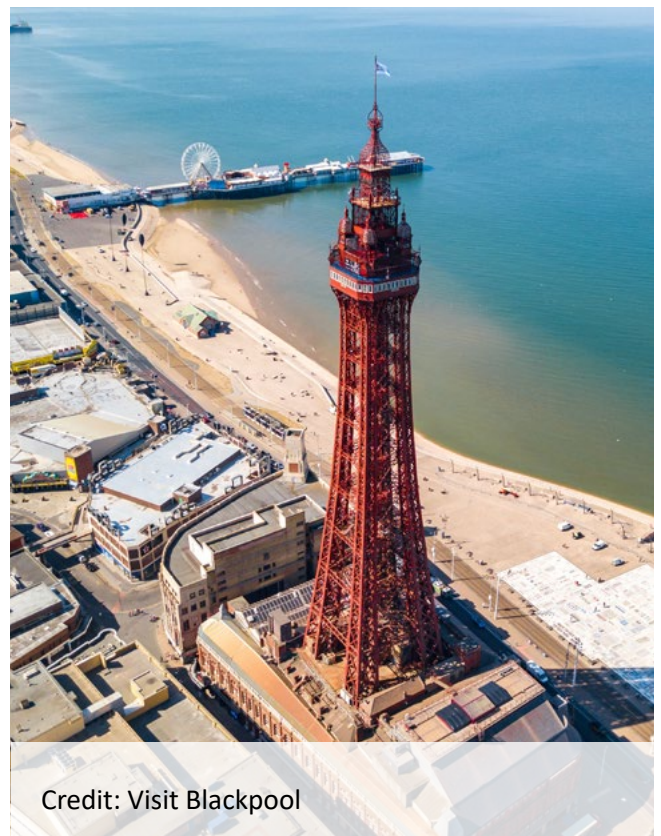
As part of the Blackpool regeneration partnership launched by the government in March 2022, Homes England was tasked to work with the council to bring forward detailed proposals for interventions that will address poor quality housing in the town's inner wards.

In March 2024, following extensive collaborative work, government approved £90 million of investment from Homes England's Brownfield, Infrastructure and Land (BIL) Fund which will accelerate the regeneration of housing in inner Blackpool. The funding will be used to acquire property, facilitate master planning of key areas and support the development of new housing – catalysing vital positive change in some of the town's most deprived areas.

“

We're ... investing more in Blackpool – a great town which has had to adjust to the changing nature of the visitor economy and has been held back by historically terribly poor housing – so we're devoting another £90 million to transform some of the most deprived parts of the town centre to power Blackpool's revival.

Rt Hon Michael Gove MP



Credit: Visit Blackpool

⁴ English Indices of Multiple Deprivation, 2019

Liverpool

Liverpool is a historic port city renowned for its diversity, culture and architectural merit. With a population of 500,000, it is part of the fourth largest combined authority area in England and serves as the primary economic, commercial and retail centre for the wider city region. However, it is also one of the most deprived areas of England, with indices showing significant and persistent deprivation in terms of income, employment, crime, health and education.

In February 2024, the government announced that Liverpool would be one of the 20 levelling up places it would support – with a focus on enabling the vision set out in the Liverpool Strategic Futures Advisory Panel report, including the establishment of a new development vehicle. The panel proposed that the new body would be supported by a significantly expanded city development team supplemented by expertise from Homes England.

We are a key delivery partner in Liverpool and have been working closely with the city council for over 10 years, supporting the delivery of several major projects such as Festival Gardens, Kings Dock, Pall Mall and the Littlewoods Building on Edge Lane. We are now working with the council to help enable the regeneration of Liverpool Waters – an ambitious 30-year vision to completely transform the city’s northern docks, creating a sustainable, world-class, high-quality, mixed-use waterfront while reviving the historic docklands. Our current focus is supporting public and private sector partners to address the viability challenges around Central Docks, the next phase of Liverpool Waters. On this project, there is potential to deliver up to 2,350 new homes together with commercial, retail and leisure facilities. In addition, we are working closely with local partners to develop a robust investment and development pipeline across the city.

Barrow Marina Village

In the ‘Long-term plan for housing’ (July 2023)⁵, the government set out its ambition to make Barrow “a new powerhouse for the North – extending beyond its current boundaries with thousands of new homes”.

This reflects the need to deliver new homes that will help to retain a growing skilled workforce and to enable the ambition of BAE systems, the largest employer in the area, to create 7,000 new jobs and 2,000 new apprenticeships over the next 10 years.

Homes England is supporting this ambition for Barrow through a number of workstreams and projects. One of these is Barrow Waterfront, a residential-led, mixed-use regeneration project that will transform a currently contaminated and derelict brownfield site adjacent to the docks and close to Barrow town centre.

The site has been vacant for over 40 years as a result of viability challenges which have required public-sector intervention to address. Working closely with Westmorland and Furness Council, we are now providing infrastructure funding to address this. Our intervention will unlock the new waterfront neighbourhood over a 10-year period, supporting delivery of over 800 new energy efficient homes within walking distance of the town centre. These homes will be set within a network of natural and vibrant spaces which will support wellbeing, active travel, quality of life and the creation of a sense of ‘place’.

5 Long-term plan for housing – <https://www.gov.uk/government/news/long-term-plan-for-housing>

Newcastle

Newcastle is the biggest city in North East England and is one of the fastest growing in the UK. However, it has significant challenges around housing quality and scheme viability – exacerbated by a high percentage of brownfield sites being in private ownership with associated funding and co-ordination challenges.

A key opportunity in the city is the creation of a vibrant and sustainable new neighbourhood at Forth Yards – one of the most significant brownfield regeneration sites in the city. The site is situated next to Newcastle Central Station and Quayside and has potential to deliver 2,500 new homes.

The regeneration of Forth Yards has been stalled for more than 20 years, with infrastructure requirements stopping the private sector from bringing the site forward. Working closely with Newcastle City Council, North of Tyne Combined Authority and Network Rail, in January 2024 Homes England acquired Quayside West – the largest land parcel at Forth Yards, with capacity for 1,100 new homes. This acquisition will act as a catalyst for the regeneration of the wider area and support the creation of high-quality homes, alongside commercial properties and green spaces.

“

Now that Homes England have acquired the site, we can get on with our partners and create a neighbourhood that is truly world class – sustainable environmentally friendly housing, green open space, walkways, cycleways, and good connectivity to the city centre and with existing communities in the west.

CLlr Nick Kemp

Leader of Newcastle City Council



Credit: Hi-Track Aerial Photography

Sunderland

Sunderland is a port city in Tyne and Wear famous for its industrial heritage. It faces significant socio-economic challenges and is the 33rd most deprived local authority in the country. The city saw considerable job losses through the decline of shipbuilding and other industries in the 1980s, alongside a continued migration of businesses to out-of-town business parks and population decline – leaving behind a fragile city centre economy.

Sunderland’s City Plan sets out a bold and ambitious vision to create a connected, international city with opportunities for all by 2035. Bringing residents back to the city centre is a key part of this plan – with several key interventions identified to achieve this, such as the development of West Park.

Over the last year, we have been working closely with the council to bring forward delivery opportunities. This includes agreeing a business case for £4.8 million BIL investment – the first of a series of anticipated investments into the city centre. The funding will unlock the demolition and enabling works required on the West Park site and accelerate delivery of 265 new homes. It is expected that the development will turbocharge the local economy, representing a key milestone in the delivery of the City Plan.



Homes England Chief Executive and Chair alongside Peter McIntyre, Executive Director of City Development at Sunderland City Council.
Credit: North News and Pictures

Plymouth

Plymouth is the second largest city in the southwest region with a population of 267,000. Like many core cities, it grapples with social and economic challenges stemming from its historical reliance on maritime industries.

Plymouth city centre's geographical makeup distinguishes it from other cities in the UK, with a significantly lower population density, housing just 1,000 residents. This scarcity of homes poses a significant challenge to creating a vibrant city centre, increasing footfall, and attracting and retaining skilled professionals. Additionally, pockets of deprivation can be found in the city centre and the St Peter and the Waterfront ward.

The city council has a comprehensive plan setting out its priorities and aspirations for the future, centred around the transformation of the oversized retail core into a vibrant, mixed-use city centre. A residential-led approach forms the core of this transformation, leveraging the potential of recently announced investment into Devonport

naval base, the Freeport, the continuing success of the University and growth of marine sciences, and offshore wind opportunities. Priority projects running through the spine of the city, from the station to the iconic former Civic Centre will facilitate a step change in the city centre.

We are partnering with the council to help deliver this plan. This includes working to establish a strategic vision and delivery strategy for the city centre that will help to attract new investment and development interest. We are also working to unlock Millbay, a significant transformational regeneration scheme on the waterfront which is being delivered by ECF – the strategic joint venture between Homes England, Legal & General and Muse – in partnership with Plymouth City Council. With more than £120 million invested in the area already, the place-changing coastal quarter of Plymouth is delivering an innovative mix of homes and supporting amenities, complete with high-quality public spaces and direct access to the waterfront.



Homes England Chief Executive alongside Tracy Lee, Chief Executive of Plymouth City Council, on a visit to Plymouth

Stoke-on-Trent

Stoke-on-Trent is a city with a rich heritage. Traditionally a key exporter of pottery, its location between Birmingham and Manchester offers great potential for growth. However, the city faces numerous challenges that are tied to its industrial past, with over half the city's population living in locations classified as being within the top 20% of areas of deprivation in England.

In 2021, government recognised the need for levelling up activity in Stoke by awarding £56 million Levelling Up Funding, the largest settlement at the time. This funding is critical for the delivery of major capital schemes at The Goods Yard and Etruscan Square, and for a range of schemes to bring heritage assets back into use. Further to this, government's decision to locate the newly established Office for Place in Stoke adds confidence and drive to the emerging regeneration agenda.

In summer 2022, Homes England entered into an informal partnership with Stoke-on-Trent city council to address key delivery challenges and help deliver the ambition set out in its Powering Up Stoke-on-Trent prospectus. Following initial planning work, in July 2023 the government and the city council tasked us with supporting the delivery of four key outcomes:

- The delivery of 15 brownfield sites across the city over the next 10 years, yielding a potential 3,500 new homes.
- The development of a vision and master plan to underpin the coherent and successful regeneration of Hanley and Stoke (two of six towns that that comprise Stoke-on-Trent), as well as the University Quarter.
- To work in partnership with Historic England to secure the conservation and regeneration of a heritage site selected by the city (Spode Works).
- To support the council by providing the skills and resources needed to continue driving these aspirations.



The city council's partnership with Homes England continues to go from strength to strength. This year we have benefitted from their support on key projects such as Spode Works and Etruscan Square, as well as unlocking a range of brownfield housing opportunities. They are becoming, once again, an agency genuinely committed to place-making and long-term commitment, and that is very welcome in cities like Stoke-on-Trent.

Councillor Jane Ashworth OBE
Leader of Stoke-on-Trent City Council



Credit: Stoke-on-Trent City Council

Wolverhampton

Wolverhampton was announced as one of the first levelling up places to receive government support. The council has a clear vision for the regeneration of the city centre, outlined in its Council Plan and Investment Prospectus 2024. A key project within this is the City Centre West site – the largest regeneration opportunity in the city centre.

In October 2023, a partnership between the English Cities Fund (ECF) – the joint venture between Homes England, Legal & General and Muse – and the City of Wolverhampton Council was approved for the site. Leveraging the Agency’s tools and capabilities through the ECF joint venture, the City Centre West scheme will see the delivery of around 1,000 new homes and an improved leisure, food and beverage, and retail offer, connected by high-quality public spaces. The newly formed partnership is coming together to shape this opportunity and to work collaboratively to develop proposals that meet the needs of the city.

Close partnership working with the city council, and through our SPP with WMCA, is also supporting the development of three further transformational city centre regeneration projects. The former Royal Hospital Site, acquired by Homes England and sold to a local registered provider, is nearing overall completion. Working closely with WMCA,

the Agency has been able to deploy grant funding into the later phases of the site to bring forward a supported housing offer for the city – a key achievement in meeting the combined authority’s ambitions for high quality affordable housing.

“

Agreeing a partnership with English Cities Fund has the potential to attract significant investment and create new jobs across Wolverhampton – and it is important that we capitalise on the city’s pathfinder status referenced in the government’s February 2022 Levelling Up White Paper, with the opportunities for investment that presents.

CLr Stephen Simkins

Leader of City of Wolverhampton Council



Credit: ECF and Muse

Birmingham

Birmingham’s population is projected to grow by an additional 150,000 people by 2031. To meet the needs of this growing population, there is a need for sustainable housing and economic growth – ensuring that the development of new homes is matched by the provision of opportunities for new employment, accessible local services and a high-quality environment. The council’s adopted Birmingham Development Plan and Future City Plan sets out a spatial vision and strategy for achieving this, supported by transformative investment through HS2. This includes the identification of Digbeth as a new urban village centred on creative industries, leisure and residential-led mixed use development.

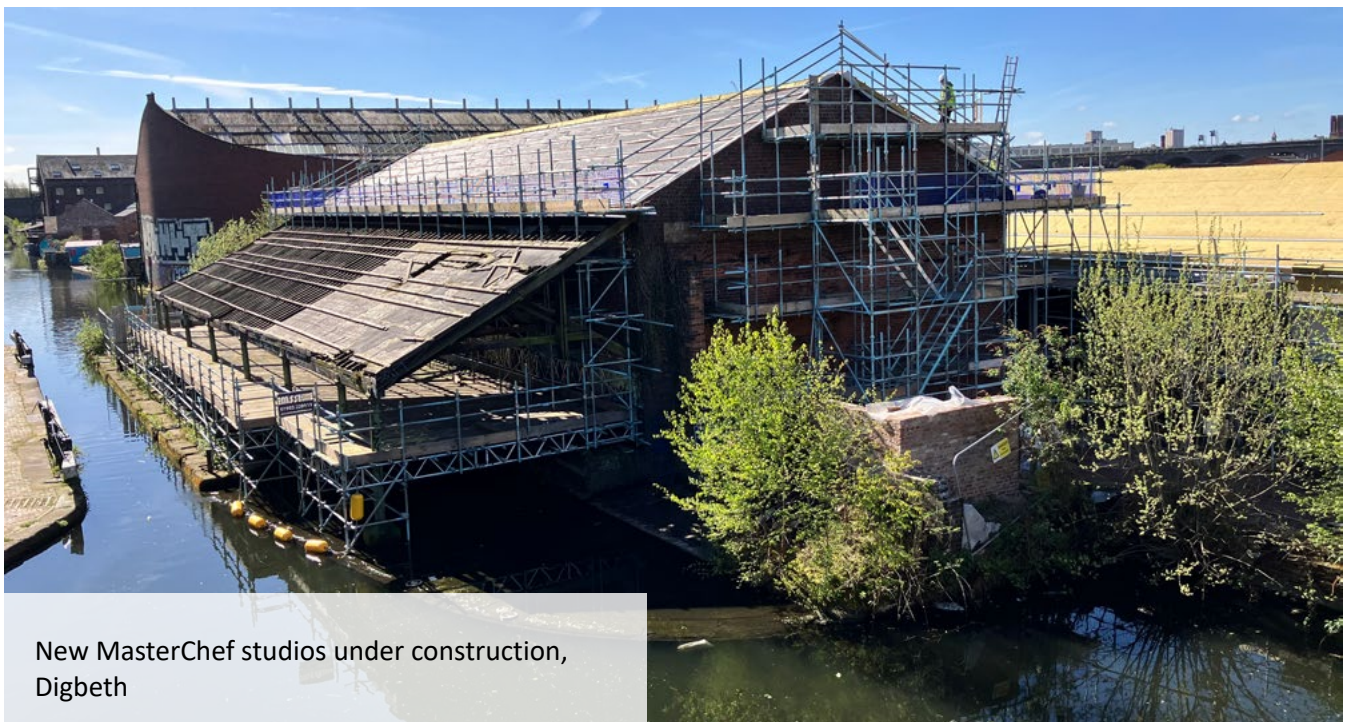
Homes England is supporting the council to deliver this priority and has intervened to assemble the Warwick Bar site – a collection of derelict and brownfield sites around Digbeth. This intervention will help catalyse the wider regeneration of the area, with scope to deliver 1,000 new homes and 270,000 square foot of employment or educational floor space.

In 2022, we signed a Memorandum of Understanding with Digbeth Loc Ltd to help bring the MasterChef studios to the site, with construction commencing in December last year.

The development of the new studios will bring major TV production out of London to the heart of the West Midlands and Birmingham, creating unparalleled new opportunities, jobs and investment, and kickstarting a new creative heart for the city, setting the stage for others in the industry to follow suit.

This is already starting to be seen, most notably at The Tea Factory in Digbeth, a 100-year-old industrial building which will soon become the home of the BBC in the Midlands, with construction already having started.

We are now exploring how the Agency’s land capabilities and investment tools, including possible loans and equity funding, can support the wider regeneration of the Digbeth area.



New MasterChef studios under construction, Digbeth

York Central

York Central is one of the largest city centre brownfield regeneration sites in England, with some parts of the 45-hectare site being restricted to rail use for more than 150 years. Located adjacent to the York mainline railway station, the mixed-use development site has the potential to bring a valuable piece of York city to life, with scope to deliver 2,500 new homes.

It is a project with enormous ambition to transform underused land into vibrant and distinctive residential neighbourhoods, cultural spaces, and a high-quality commercial quarter to the heart of one of the UK's most historic cities. It will also power York's economy into the future, helping to provide the homes the city needs and grow its economy by 20%.

As majority landowners, the Agency and Network Rail have been working in partnership with the City of York Council and the National Railway Museum to deliver this transformational opportunity, with the Agency providing funding to contribute towards the delivery of critical infrastructure required to unlock the site, including over 3km of new roads, footpaths, cycleways and two new bridges. In December 2023, the Agency and Network Rail selected McLaren Property and Arlington Real Estate as the preferred developer for the scheme, a significant milestone in delivering York Central, which has potential to significantly boost the local economy by creating up to 6,500 new jobs and delivering over £1.1 billion of gross value added to the economy of York per year.



York Central. Credit: Allies and Morrison

7 Delivering in London



Homes England's activity in London is different to the rest of the country. Under the Localism Act 2011, our powers to operate in the capital ended in April 2012, with the Greater London Authority (GLA) now undertaking this role. However, we maintain a strong working relationship with the GLA and, subject to agreement with the Mayor of London, support it on a range of projects of regional and national importance where our expertise and resources can help to improve outcomes.

Unlocking Docklands 2.0

In July 2023, the government announced its ambition to deliver Docklands 2.0 – an eastward extension of the London Docklands along the Thames, which will include the regeneration of Charlton Riverside and Thamesmead in the south, and the area around Beckton and Silvertown to the north. The project will create up to 65,000 new homes and over 4 million square feet of commercial real estate – expanding the area's potential as a vibrant centre of both industry and family life.

Delivering this ambition is a huge undertaking requiring extensive partnership working with public and private partners – with early work required to establish design principles and comprehensive master plans over many square miles, deliver large-scale land assembly and provide extensive infrastructure.

Through strategic relationships and direct delivery partnerships with DLUHC, GLA, local authorities, private developers and other key stakeholders, we are helping to unlock the potential of this area.

In collaboration with DLUHC and the GLA, we have already helped to identify and agree a series of priority projects where early government investment will catalyse delivery, using grant

funding alongside Homes England's loan funding and GLA's affordable housing programme. Homes England will support the delivery of this grant funding.

Partnership working to deliver transformational regeneration in Newham and Southwark

In February 2024, Homes England entered into a partnership with the GLA and Berkeley to accelerate the delivery of thousands of homes across three major brownfield regeneration sites in the London boroughs of Newham and Southwark. The partnership enables us to pool expertise and resources to address the barriers that prevent highly complex projects like these from being delivered, including the significant upfront capital investment they require. It also ensures that we deliver the best outcomes for the projects with all partners committed to creating high-quality, sustainable schemes with high levels of affordable housing – 40% of the new homes on the two sites which already have planning permission will be affordable homes.

Our role in the partnership includes the provision of a £125 million loan to Berkeley to undertake infrastructure works across the sites, with additional funding provided by the GLA. This funding will support the creation and

connection of utilities, green landscaping, on-site highways, bridges and other transport links. The first homes are due to complete in 2027 alongside retail and leisure facilities.

The three projects are:

- **Twelvetrees Park, Newham:** The 26-acre site is being transformed into a mixed-use neighbourhood including close to 4,000 homes, a secondary school, park, playground and 177,000 square feet of commercial space. Our funding will support the second of four phases to regenerate the former depot and coach park.
- **Bermondsey Place, Southwark:** Nearly 1,400 homes, created across a 5.4-acre former light industrial site, alongside a network of public parks, playgrounds, commercial spaces, footpaths and a one-acre civic square. Our funding will bring together several parcels of owned land to catalyse delivery.
- **Beckton Riverside, Newham:** Up to 2,800 private and affordable homes, subject to planning consents, will be created under the first phase of delivery across a larger site of 28 acres. Following planning consent, our funding will expedite vital infrastructure works on the former gasworks.



This partnership between the GLA, Berkeley and Homes England marks another important step forward in our mission to utilise Brownfield land to deliver more high-quality, affordable new homes in the capital. The new public green spaces and fantastic transport links will have huge benefits for future residents and the wider community – helping to build a better, fairer, more prosperous London for all.

Tom Copley

Deputy Mayor of London for Housing and Residential Development





Initial Docklands 2.0 Investments at Barking Riverside

In addition to our partnership in Newham and Southwark, further investments have been agreed at Barking Riverside with further projects in the pipeline.

- Site of 442 acres, formerly occupied by Barking Power Station, within a Priority 1 Levelling Up Area and the Thames Estuary Growth Corridor. Barking Riverside Ltd (a Joint Venture between L&Q and the GLA) aims to deliver around 20,000 homes across the site with 50% of these affordable homes.
- Currently 3,500 homes, three primary schools, an Ofsted Excellent 10FE secondary school, community centres are under construction or complete. Additionally, Barking Riverside Overground station and the Thames Clipper pier have recently opened much improving the connectivity of the place.
- An initial £56 million recoverable grant was made by the Agency in 2020 to support delivery of an initial 10,000 homes through funding infrastructure works, remediation of the brownfield land and undergrounding of power lines.
- In 2024, a £124 million funding package, comprising loan and grant funding, was agreed to fund further infrastructure delivery at Barking Riverside, unlocking an additional 7,200 homes and further accelerating the delivery of 16,500 homes.

Supporting the transformative regeneration of Old Oak West and the Thamesmead and Beckton Riverside

Thamesmead Waterfront and Beckton Riverside:

Located within the Thames Estuary Growth Corridor and the London Borough of Newham, the development sites at Beckton Riverside and Thamesmead Waterfront have the potential to create up to 25,000 to 30,000 new homes. They are critical to meeting London’s housing needs and supporting economic growth, though suffer from poor transport connectivity.

We are working alongside a wide group of public and private stakeholders to bring the scheme forward, including the Royal Borough of Greenwich, London Borough of Newham, and landowners Peabody, Lendlease, Aberdeen Standard and St William along with TFL, GLA, DLUHC. Collectively, we are reviewing the public transport connections to support the delivery of new homes, enhanced town centres and, for the existing communities, improved access to jobs.

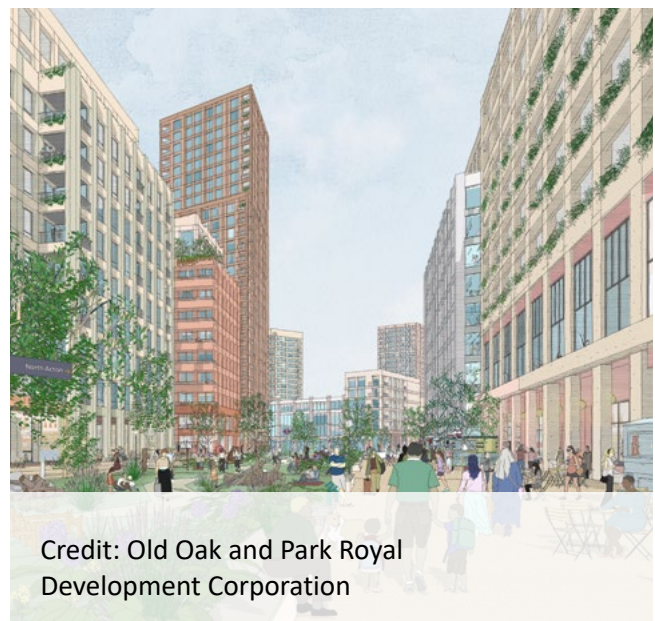
As part of an early phase of this project, the Chancellor’s 2023 Autumn Statement announced £23 million of funding (subject to business case

approval) for a bus transit network to unlock housing in the Thamesmead area.

Old Oak West: A major regeneration project located across multiple sites in west London. The development area is adjacent to the under-construction Old Oak Common station which, when it opens between 2029 and 2033, will be the interchange between HS2 and the Elizabeth Line. The 79-acre brownfield area includes 57 acres of public sector-owned land, much of which has been recently used as HS2 and Crossrail worksites, and over 22 acres of adjacent private sites. Redevelopment of the area is currently inhibited by severance, functional land uses (including rail and industrial operations), and fragmented land ownership.

We are working in partnership with the Old Oak and Park Royal Development Corporation (OOPDC, a mayoral development corporation), DLUHC, DfT, the Infrastructure and Projects Authority (IPA), HS2 Ltd and Network Rail to support the comprehensive regeneration of the area, which could deliver up to 9,000 homes and 2.8m square foot of commercial space.

Our support on this project includes a range of technical expertise and co-ordination support, alongside potential for capital funding in future.



8

New settlements



We work closely alongside partners to mobilise the delivery of large-scale settlements and housing growth opportunities across the country and are one of the few organisations in the sector able to act as a master developer for sites ranging from 1,000 homes to more than 10,000.

Our new settlement delivery is not just from substantial investment in land. We use all our funding channels including equity, lending, grant funding and guarantees, in addition to convening partnerships between private and public sources of capital.

To bring these often highly complex schemes forward we provide a range of support for visioning and master planning, land assembly, remediation, infrastructure delivery and project management – bringing developers in at the right stage. We also provide direct delivery support and capacity funding under the government’s Garden Communities Programme.

Our recent Public Bodies Review,⁶ recommended that we should be encouraged to play the role of master developer on more large regeneration schemes, in partnership with the private sector or directly where appropriate. We are actively exploring opportunities to expand our activity in this space. This section provides examples of some of the major projects we are already supporting.

6 Homes England Public Bodies Review 2023 – <https://www.gov.uk/government/publications/homes-england-public-bodies-review-2023/homes-england-public-bodies-review-2023>

Otterpool Park

Otterpool Park is a proposed new garden town in Kent situated around the historic Westenhanger Castle and close to the coastal towns of Folkestone and Hythe. It is one of the largest new settlements in England with plans for up to 10,000 new homes and 9,000 jobs. Over half of the garden town will be green space, with a wide variety of natural spaces supporting wildlife and nature. It also has excellent connectivity to London and Europe by road and rail, with potential to access the Channel Tunnel Rail link.

The site is wholly public-sector owned, with the council controlling 90% of the land and the remaining 10% owned by Homes England. Outline planning permission is in place, subject to completion of the S106 agreement, and we are working closely with the council and local partners to support delivery of the project: providing critical friend support for the development of a revised business plan in response to increased project costs, and to identify funding routes and a sustainable delivery strategy.



The Otterpool Park site prior to development

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Our vision for Otterpool Park is to deliver a next generation garden town that will support sustainable living and a healthy economy; provide the best quality of life for existing and future residents and respond to local landscape and character.

We are grateful Homes England continues to be an active and imaginative partner and their creative approach to the development of this mixed community has been invaluable. Their investment and advice continue to be essential to the project and we look forward to building on our existing partnership, as we deliver this joint vision together.

Dr Susan Priest

Chief Executive Folkestone & Hythe DC

Brookleigh

In July 2018, we acquired 494 acres of land at Brookleigh (formerly Northern Arc) in Burgess Hill to unlock a large strategic housing site which will support 3,500 new homes (minimum 30% affordable) alongside three new schools, community, social and leisure facilities. The site, which had been identified as a location for major

housing delivery for over 10 years, had been stalled due to the complexities of land ownership and the need for co-ordinated, upfront strategic infrastructure delivery.

After being approached by Mid Sussex District Council for support, we worked closely with them and the site promoter to acquire the site, negotiating with 11 separate landowners, and taking on the role of master developer role following acquisition. Alongside investment in the upfront infrastructure required to unlock the scheme, we are responsible for the long-term stewardship of the area and are working carefully to minimise the environmental impact and ensure there is a long-term positive impact on local biodiversity and wildlife.

The first 141 homes have been completed and occupied with another phase on site delivering 247 homes. There are around 900 homes in contract with future phases expected to start delivery from 2024 onwards.

Burtree Garden Village

Burtree Garden Village is a new 2,200-home settlement on the northwestern edge of Darlington. The site covers approximately 500 acres and will support the growth ambitions of the town by providing a new mixed-use community with well-designed homes alongside extensive public open space, local facilities and amenities, and employment opportunities – while also enhancing the quality and diversity of natural habitats.

Homes England is working closely with Hellens Group to deliver the project through a joint venture structure. Through the partnership we have jointly developed a comprehensive master plan to establish a high-quality vision for the site, which has informed a planning application for the first phase of development, which is due to be determined in early 2024. Homes England has

also acquired just under 200 acres of the site and plans to invest £43 million in green infrastructure and travel links. These are catalytic interventions that will unlock delivery of the project.



Credit: IDPartnership

Northstowe

Northstowe is a new town located in Cambridgeshire on the site of the Former RAF Oakington barracks. Once complete, the town will provide 10,000 new homes, 40-50% of which will be affordable, and be the UK's biggest new town since Milton Keynes.

Homes England is acting as master developer for 85% of the development, leading on phases 2, 3a and 3b (8,500 homes), with the first phase being led by L&Q (1,500 homes). As master developer, we are investing in the essential infrastructure required to unlock the site, including roads, public transport routes, cycleways, green spaces and schools. We are also working closely with Northstowe Town Council and South Cambridgeshire District Council, among others, to bring forward key community facilities and a new town centre – as part of our commitment to place making.

The scheme, which will reuse over 800 acres of brownfield land, is being delivered with a strong focus on quality and environmental sustainability. We use design codes and Building for a Healthy

Life to assess bids from the housebuilders we partner with, requiring them to incorporate a number of requirements to deliver carbon reductions, and are designing the scheme with a focus on green transport and active travel, as well as protecting habitats (later phases are targeting 15% biodiversity net gain) and delivering high quality green infrastructure – around a third of Northstowe is earmarked as open space. We are also focused on ensuring we deliver the homes that people need, with over 40% of the homes we are delivering being affordable.

The development is well underway with the new town welcoming its first residents in 2017 and over 1,400 homes are already occupied. We now have outline planning permission in place for all the remaining phases of our activity and are working at pace to bring the rest of the scheme forward.

St Cuthbert's Garden Village

St Cuthbert's Garden Village, located in Carlisle, is the largest new settlement proposed for the North of England with plans to deliver 10,000 homes and around 4,000 jobs – giving it the potential to transform the city.

This ambitious project is led by Cumberland Council with Homes England providing support to identify and develop the right delivery mechanisms and strategies – responding to multiple land ownerships across the area – including the potential establishment of a locally-led development corporation. We are also providing around £212 million of infrastructure funding for critical transport infrastructure to unlock the project to come forward.

The master plan for the garden village was completed in 2020 following extensive consultation and has informed the draft St Cuthbert's local plan.

Worcestershire Parkway

Worcestershire Parkway is a proposed 10,000-home new settlement, centred around the recently opened rail station, to the south east of Worcester in the Midlands. The new settlement is being progressed jointly by the South Worcestershire councils, Malvern Hills District Council, Worcester City Council and Wychavon District Council, adopting garden community principles, and will be delivered by a coalition of landowners and developers.

In January 2021, we acquired a key site adjacent to the station which is proposed to be home to the new town centre along with approximately 500 homes. This acquisition is central to unlocking the councils' 'town-centre' first approach for the settlement. In addition, we have entered into a collaboration agreement with one of the adjacent land holders, and are working closely with other land holders, to undertake the necessary due diligence and infrastructure planning to enable the different sites to be brought forward in an integrated, coherent way. We are also providing technical support to the councils to assist with the development of a vision, masterplan and delivery strategy for the settlement.

Harlow and Gilston Garden Town

Harlow and Gilston Garden Town is a growth and regeneration project that will support the delivery of 23,000 high-quality, new homes, 15,000 new jobs and 250,000 square metres of employment floorspace across Harlow Town Centre and new strategic development sites to the north, east, south and west of Harlow – all connected by Sustainable Transport Corridors, and public transport, walking and cycling networks. The project is being delivered by East Hertfordshire, Epping Forest and Harlow District Councils, working together with Hertfordshire and Essex County Councils. In 2018, a comprehensive vision document was produced setting out the key principles that will govern the project's



Harlow and Gilston – Plan for transport strategy

delivery, with a key focus on high-quality design, sustainable transport and enhancing the natural environment. We are supporting the councils to deliver this vision, providing technical expertise to address key barriers to delivery as well as funding to support delivery of critical infrastructure. We are also exploring funding partnerships with delivery partners to support and accelerate delivery of strategic sites in the town centre.

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The five council partners of Harlow and Gilston Garden Town have the vision and ambition to transcend their boundaries and harness the growth potential in and around Harlow. This can rejuvenate an existing ‘New Town’ and deliver four high quality new neighbourhoods growing the local area with 23,000 new homes.

Naisha Polaine
Director of Harlow and
Gilston Garden Town

West of Ifield

West of Ifield is a 170 hectare site on the edge of Crawley, Sussex. On completion, the site will provide 3,000 market and affordable homes; up to 2,700 jobs, skills and training opportunities; a new neighbourhood centre, with community space, indoor leisure, retail and opportunities for health provisions; as well as new and improved publicly accessible open space, outdoor recreation and leisure facilities.

Agency intervention at the site has been required due to land co-ordination failure, market failure and acute housing need with significant affordability challenges in Horsham and Crawley.

We are acting as master developer at the site. As part of this role, we will accelerate the delivery of key infrastructure, facilitate housing delivery, and achieve high sustainability standards across the site, as well as delivering significant social, economic and environmental benefits to the existing communities. We are now at an advanced stage of preparing a hybrid planning application for the site with an intention to submit this later in 2024, for determination in parallel with Horsham District Council’s Local Plan. As part of this planning application, we have undertaken extensive engagement with the local community, infrastructure providers and delivery partners to ensure the potential impacts of the proposals are understood and identify suitable delivery options.

9 Other strategic projects



Alongside our work to support the ambitions of the combined authorities and local authorities set out in this document, we are also providing support for the planning and delivery of a number of sub-national, regional priorities, including projects such as East-West Rail and the Thames Estuary.

The Thames Estuary

The Thames Estuary, home to approximately 3.6 million people and spanning 19 local authorities, is the UK's biggest transformational growth opportunity. In 2016, the 'Thames Estuary 2050 Growth Commission' was established to develop a delivery plan and vision for the area, which set out the potential for at least 1 million new homes in the region.

We are working with the Thames Estuary Growth Board, which was established by government to capitalise on this unique opportunity for growth and includes representation from across the public and private sectors. We jointly commissioned an 'Economic, Housing and Infrastructure Study' in 2020 to test the recommendations from the Thames Estuary 2050 Growth Commission and the infrastructure required to deliver the ambition.

As part of that work, we have developed six principles of Good Growth which provide an overarching framework to guide growth across the Estuary, including: promoting the conservation of the natural environment; shared economic growth; and prioritising proximity to public transport. The value of these principles in guiding best practice has meant that these have since been adopted in other parts of the country, expanding the delivery of Good Growth beyond the Estuary.

Looking ahead, we are working closely with the Thames Estuary Growth Board to secure resource funding which will enable the identification of strategic employment sites, update the planning status of strategic housing sites and understand the barriers to delivery – ensuring all activity is considered through a singular place-making lens. In addition, further work is needed to provide an assessment of the transport and utility infrastructure requirements for the estuary and develop a prioritisation framework for delivery.

The scale of ambition to deliver transformational growth at the Thames Estuary is extensive and a key focus for us over the coming year will be to establish an accelerator hub to support additional capacity in the estuary's local authority planning departments. Maintaining strong working relationships with the Thames Estuary Growth Board and local authorities will be critical to the success of this project and is a key priority for the agency.

10 Cambridge



In July 2023, the Secretary of State for Levelling Up, Housing and Communities, Rt Hon Michael Gove MP, set out the government's long-term plan for housing. As part of this speech, he outlined plans to develop a vision for Cambridge, focused on growing beautiful integrated neighbourhoods and healthy communities while supercharging innovation and protecting green spaces. As the vision for Cambridge takes shape, the Agency will play a key role in supporting the delivery of this ambitious growth opportunity.

Challenges to growth in Cambridge

The Case for Cambridge,⁷ published in March 2024, sets out a compelling vision of the unique opportunities that Cambridge has to offer by leveraging its existing science and tech industries to drive forward growth and investment. However, there are significant challenges that currently prevent the city from reaching its full economic potential.

Housing affordability: Cambridge is one of the most expensive cities in the UK to purchase a home, second only to London relative to local pay. Rents are also high, often making it difficult to live close to work.

Water supply: The Environment Agency had advised that some water bodies in the area are at risk of deterioration, and that any new development must not increase abstraction and risk deterioration to water bodies in the area.

Transport and mobility: Pressured public transport and poor connectivity is constraining the local economy and severe road congestion is a feature of daily life, with poor air quality and related health consequences.

Laboratory space: There is a significant shortage of laboratory space in Cambridge. Large occupiers expanding in Greater Cambridge could take years to acquire the right facilities, with the risk that they choose to locate outside of the UK entirely.

Tackling these challenges head on is vital, as without intervention, residents may more often experience the downsides of living in an economically constrained city, including unaffordable housing.



The constraints on new housing... have priced new graduates out of the market and have also made attracting and retaining talent harder.

Rt Hon Michael Gove MP

⁷ The Case for Cambridge – https://assets.publishing.service.gov.uk/media/65e865a05b6524001af21a7c/The_Case_for_Cambridge.pdf

The opportunity

Greater Cambridge is one of the UK's foremost innovation centres – as of 2023 a total of 23 businesses born in Cambridge have reached the \$1 billion 'unicorn' status and the city is Europe's largest technology cluster, home to over 5,000 high tech firms.⁸

Cambridge has the potential to foster an even broader cluster of knowledge intensive industries than Silicon Valley, given its existing strong links to the broader UK innovation ecosystem and being a city with higher-than-average rates of productivity. Furthermore, Cambridge has the highest share of graduates of all cities in the UK, with the share of its working-age population who are graduates being 65%, compared to London's 56%.

Cambridge's business environment is a key strength – the University of Cambridge is consistently among the leaders in the country for patent applications and there are a number of internationally significant research institutes based in and around Cambridge. In total the life sciences and healthcare industry in Cambridge employs nearly 23,000 people.⁹

In addition, Greater Cambridge is a place of exceptional natural beauty, and Cambridge has the potential to be an exemplar of urban expansion that enhances the natural environment.

However, at present not everyone in the city shares in its prosperity and there are marked inequalities between different places and groups of people in the city. For example, while the Cambridge population is more qualified than the national average, social mobility is an issue, with Cambridge having the fifth lowest score of any local authority for youth social mobility. Rates of homelessness are also higher than the national average and there are significant health

inequalities between different parts of the city, with average life expectancy around 12 years lower for those living in the most deprived areas of the city, compared to the least deprived.

Importantly, local authorities in Greater Cambridge share the ambition for high-quality sustainable growth, as demonstrated by the current plans and the emerging Greater Cambridge Local Plan.

Together, these convening factors present a unique opportunity to deliver transformational change.

The Cambridge Delivery Group

In 2023 the government established the Cambridge Delivery Group (CDG), with Homes England's Chair, Peter Freeman, being asked to chair the CDG, separate to his role at the Agency. Since the announcement, the Agency and DLUHC have brought together colleagues and expertise across both organisations to drive the formation of the CDG.

The group has been tasked with driving forward the vision for Cambridge in collaboration with local partners to ensure plans for growth are aligned to local priorities. It has already extensively engaged with local leaders, businesses, landowners, academic institutions to understand local priorities, concerns, and to draw on their knowledge of the area.

Homes England has been a key enabler of the CDG's work so far and has supported the delivery group to:

- establish effective relationships with local leaders and developers
- secure initial funding, including £7.2 million to unlock improvements in local transport connections between Cambridge Biomedical Campus and the city

8 Wired. How the Cambridge phenomenon continues to drive innovation (2023)

9 Cambridge Ahead. Cambridge Cluster Insights. Cambridge City Region Data 2021-22 (2022)

- identify early actions and mitigations to unblock key development opportunities
- identify key workstreams for establishing the vision
- develop proposals to take this work forward

Over the year ahead, we will continue to support the work of the CDG through the new Growth Company announced by Rt Hon Michael Gove MP on 26 March 2024. Working with the Growth Company, Homes England will recruit additional staff and procure consultant expertise to prepare the evidence base for a potential development corporation, alongside continuing to work with DLUHC to address a number of the challenges set out earlier in this section – such as taking action on water scarcity, securing additional funding to support delivery, as well as providing funding for Cambridge University Hospital acute care facility. Through the Growth Company, the Agency will also provide further support to the vision for Cambridge and, utilising the Agency’s experience of partnership working across the country, establish and embed effective ways of working to advance delivery.

Leveraging the Agency’s expertise in establishing delivery mechanisms, we will provide support for the Growth Company, which will focus on establishing a strong Cambridge presence and brand, developing the evidence base and case for investment to support the long-term strategy, and enabling and accelerating existing developments in and around the city. A future development corporation for Cambridge will have a key role to play in working with local communities to shape the design of the new development, ensuring design outcomes are popular and reflect local preferences. As set out in the Case for Cambridge, this development corporation will receive long-term funding at the next Spending Review, which will allow the corporation to start delivering on the government’s plan to unleash the economic potential of the city.

Over the coming years, we will employ the full range of tools and statutory powers available to the Agency to support the work of the CDG, making the vision for Cambridge a lasting and sustainable reality for those who live, visit and work in the city, for generations to come.



The Housing and Regeneration Act 2008

The Housing and Regeneration Act that created Homes England combined the responsibilities and powers of the Commission for New Towns, the Urban Regeneration Agency and the Housing Corporation to create a single delivery agency capable of meeting the housing regeneration needs of the country by working in partnership with local places.

The Act gives us a range of statutory objects and powers that we can use to deliver against our objectives. Our statutory objects are to:

- improve the supply and quality of housing in England
- secure the regeneration or development of land or infrastructure in England
- support in other ways the creation, regeneration or development of communities in England or their continued wellbeing
- contribute to the achievement of sustainable development and good design in England

We operate in all parts of England except for London. Under the Localism Act 2011, our powers to operate in the capital ended in April 2012, with the GLA now undertaking this role. However, we maintain a strong working relationship with the GLA and, subject to agreement with the Mayor of London and government, collaborate on a range of projects of regional and national importance where our expertise and resources can help to improve outcomes.



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