



Homes
England

The Housing and Regeneration Agency

People, Place and Pride – Delivering Successful Projects



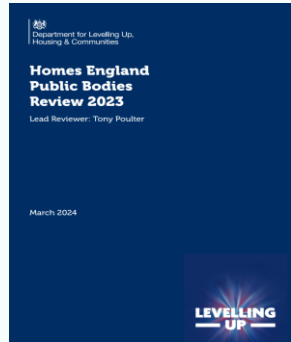
Our vision

To be a world-leading housing and regeneration institution, powering a step change in the delivery of homes, sustainable place-making and local economic growth.



Place-based working

Homes England has increasingly focused its most intensive efforts on unlocking the housing and regeneration ambitions of specific places using a targeted, cross-Agency approach.



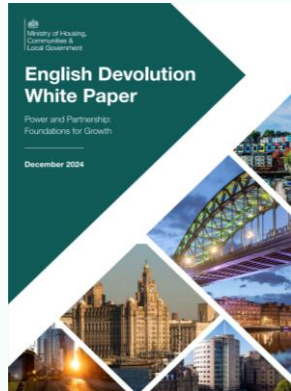
Public Bodies Review (March 2024)

“[Homes England should] develop its operating model to focus its work as much on places as on national funding programmes”.



Chair's letter (September 2024)

“[Your priorities] should include the rapid implementation of a ... sustainable, regional and place-based operating model to reflect the shifting focus to delivering successful placemaking and align with our wider devolution agenda”.



Devolution White Paper (December 2024)

“Homes England will move to a more regional and place-based operating model to align its structures and ways of working to the government's devolution agenda”.



2025-30 Strategic Plan (December 2025)

“We are changing how we operate to ensure that we are best-placed to support all of our partners as effectively as possible. This means that, alongside our commitment to national expertise and the creation of a specialist National Housing Bank, we are significantly strengthening our regional teams”

Our role in the growth mission

Homes England has established deep relationships with places and evolved how it operates alongside local government partners. Our role in enabling this growth mission builds on this foundation and sits across the following strands of activity.



Accelerating housing growth, regeneration and placemaking

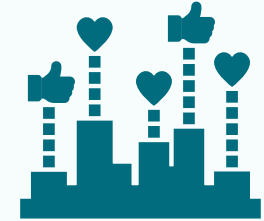
Increasing our master developer role, improving how we leverage our funding programmes and greater utilisation of our existing powers.

Support for the **New Homes Accelerator** which has been established to unblock large scale housing developments; and establishing an **Advisory Team for Large Applications (ATLAS)** – a capability and capacity team of advisors, is supporting this agenda.



Enabling Devolution

The agency's existing activity, particularly our **Strategic Place Partnership model** is the foundation for this work, with the White Paper committing to extending and strengthening this model



Large-scale projects and new settlements

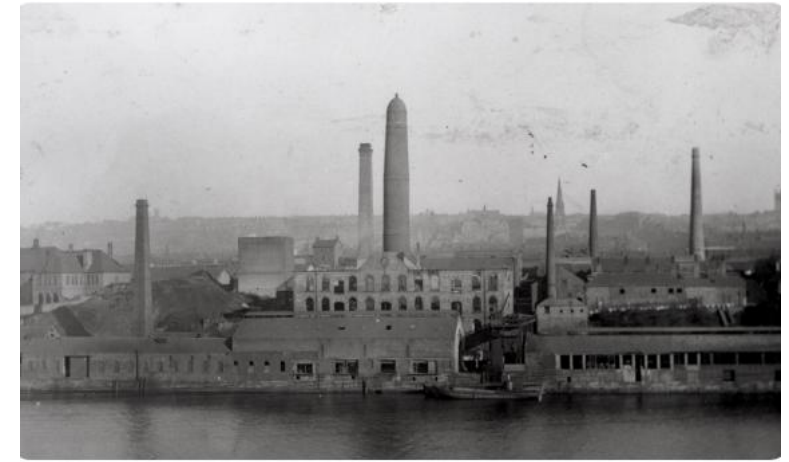
Unlocking the delivery of new settlements, urban extensions and regeneration to deliver new homes at scale

The agency is already supporting the delivery of a number of major projects, including through our support for the **Garden Communities Programme** and through our support for the government's **New Towns Taskforce**.

Q Case study

Forth Yards, Newcastle

- Forth Yards, stalled for 20 years, has the potential to deliver **2,500 new homes and a sustainable new neighbourhood**
- MHCLG approved a business case for a £121.8m, developed collaboratively by Homes England, with NECA, Newcastle City Council and Network Rail for the **Quayside West** site. Now procuring a delivery partner to unlock remediation, groundworks, infrastructure and deliver **c. 1,100 homes, starting this parliament.**
- **ATLAS is providing multi-disciplinary support** (and revenue grant) to the LPA, **to ensure delivery is embedded in the planning process:**
 - Ensuring a **robust planning framework** to guide developers and against which to assess future planning applications. Providing multi-disciplinary support to ensure delivery is embedded in the planning process.
 - **Testing the SPD* for viability and commercial robustness** with HE's potential delivery partners at 'touch points' in the procurement process, as well as other landowners.



Elswick Lead Works and Shot Tower, 1900



The site now

Q Case study

Plymouth

The Plymouth Plan 2014 to 2034 sets out the council's priorities, centred on the **transformation of the oversized retail core into a vibrant, mixed-use city centre.**

There is established groundwork to enable this plan, with funding secured, including a £120m investment from the English Cities Fund (ECF) – the strategic joint venture between Homes England, Legal & General, and Muse at Millbay Docks.

Working with the city council to progress key projects such as the **refurbishment of the iconic Civic Centre** which is expected to act as a catalyst project for the city centre plans.

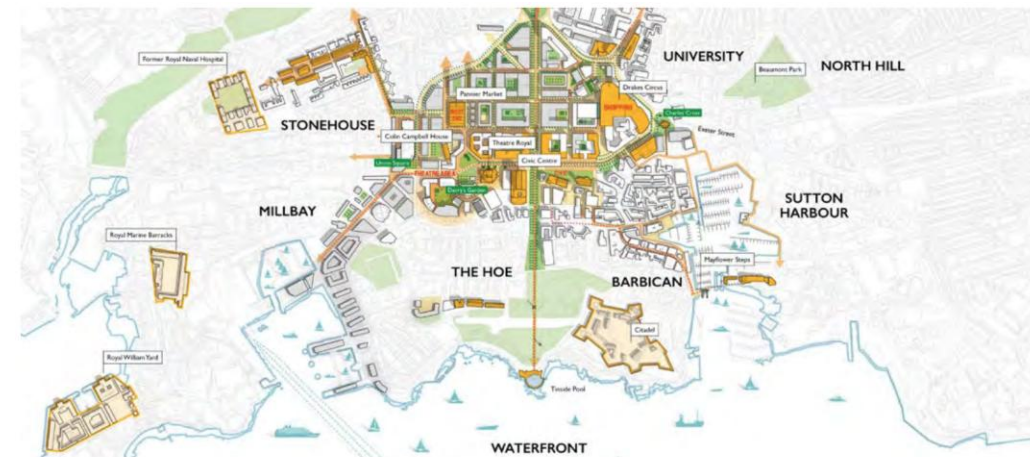
In May, Homes England agreed an £18m grant to support these works and enable the building to be transformed into a mixed-use residential development with **144 apartments and a new skills hub for City College Plymouth.**

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Tudor Evans, Leader of Plymouth City Council, said:

“We have been working with Homes England on our vision for the city centre and this [partnership] is another important step along the road to making a vision a reality.

“With change of this scale in the pipeline, we need to set out and confirm common goals, get clarity of what we are working towards, and be clear about how we are going to bring others along on the journey.”¹³



Credit: Plymouth City Council



Key takeaways for regeneration...

PEOPLE

- Multi-agency and cross-sector approach. Planning is usually just one element in the wider regeneration 'toolkit' that is needed to deliver successful places.
- Recognising the important roles of the public sector and private sector working in partnership
- Making sure planners are at heart – not just estate teams.

PLACE

- Delivery Strategy - Consider as early as possible, at plan making stage
- Adopting a progressive vision led approach to planning

PRIDE

- Continuous engagement – some LPAs doing this very well – open for business, helps encourage investment.
- Legacy, long term stewardship

For Homes England:

- Dual accountability/co-commissioning
- Enhanced Strategic Place Partnerships
- Further devolution....

