



Homes
England

Edward Jezeph

Homes England update

The Housing and Regeneration Agency





Homes
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The Housing and Regeneration Agency

Who we are

We're the UK government's housing and regeneration agency.

We believe that affordable, quality homes in well-designed places are key to improving people's lives.

We make this happen by using our powers, expertise, land, capital and influence to bring both investment to communities and get more quality homes built.





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Our people

We have a hugely experienced and skilled workforce of over 1,500 people. We are architects, civil engineers, economists, finance experts, housebuilders, infrastructure specialists, lawyers, regeneration experts, risk management experts, town planners, and surveyors.



We use our powers, expertise, land, capital and influence to:

- accelerate the pace of house building
- bridge local places with the private sector to meet local needs and aspirations
- bring investment to communities
- build long-term relationships with places and partners
- champion the creation of sustainable homes and communities
- confront housing challenges head on
- help build a more resilient, diverse and innovative housing sector, encouraging Modern Methods of Construction (MMC)
- promote building safety





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Who we help

We help the whole housing and regeneration sector, from infrastructure providers and local authorities to master developers. We can support:

- Local Government
- Private Housebuilders (of all sizes)
- Master Developers
- Affordable Housing Providers
- Lenders
- Institutional Investors
- Commercial Real Estate
- Consumers



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Strategic Place Partnerships



Sept 2025
York and North Yorkshire

Strategic Place Partnerships

The aims of a strategic place partnership are to:

- Clearly agree and articulate a **shared ambition** and set of **shared strategic outcomes**.
- **Create a coordinated approach to unlocking the 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.

Partnerships are formalised through a memorandum of understanding and underpinned by a business plan, which establishes the delivery strategy and governance structure.

The initial business plan is intended to set out:

- The value of the partnership
- Joint strategic outcomes and their anticipated impact on housing, regeneration, and economic growth
- Ways of working and governance



Homes England's Toolset



Land

9,000 hectares of land
Search for Homes England's Land Hub



Grant Funding

Affordable Housing Programme - **£11.5bn + c.£3bn top-ups**
Homes England: £7.4bn which will deliver at least 89,000 affordable homes
Greater London Authority: £4bn for London



Finance

Home Building Fund
£1.5bn development finance for c.50,000 homes
Brownfield, Infrastructure and Land fund
£1bn unlocking c.40,000 homes



Homes England's New Toolset in 2026



Land

9,000 hectares of land
Search for Homes England's Land Hub



Grant Funding

Affordable Housing Programme - **£39bn**
Shared with GLA



Finance

Housing Bank - **£16bn**
National Housing Delivery Fund
Equity, Debt and Guarantees





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Affordable Homes Programme 2021-2026 25% mandate







Fire Point

PEDESTRIANS CROSS HERE



PEDESTRIANS
CROSS
HERE

CAUTION
!
Keep off the ground
and away from the
edge



Homes
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**We fund it.
You build it.**



News story July 2025

Homes England supports Greencore Homes to build new affordable sustainable homes in Oxfordshire

£8 million development finance loan will help SME housebuilder as it seeks to reach its ambitious target to build 10,000 better than net zero homes by 2035.

Key Facts

- £8 million loan
- 42-home scheme
- Milton Heights, Oxfordshire
- 27 open market and 15 affordable homes
- Built to Passivhaus standards
- Ultra-low embodied carbon



New Towns Taskforce



- 12 locations - Tempsford in Bedfordshire, Leeds South Bank, and Crews Hill, North London.
- New Towns help provide “**sustained and predictable demand**” which benefits MMC delivery.
- New towns can **promote innovation** by creating the scale needed to drive adoption of MMC technologies while also boosting **skills** development.
- Large-scale new towns may also provide an opportunity for creating **new on-site MMC production facilities**, fostering innovation at the same time as creating local employment opportunities and **skills**.
- Case study: Citu in Leeds



Timber in Construction Roadmap 2025



Department
for Environment
Food & Rural Affairs

1. Improving **data** on timber and whole life carbon
2. **Promoting** the safe, sustainable use of timber as a construction material
3. Increasing **skills**, capacity and competency across the supply chain
4. Increasing the **supply** of sustainable timber products
5. Addressing fire **safety** and **durability** concerns to safely expand the use of mass timber
6. Increasing **collaboration** with insurers, lenders, and warranty providers
7. Promoting **innovation** and high performing timber construction systems



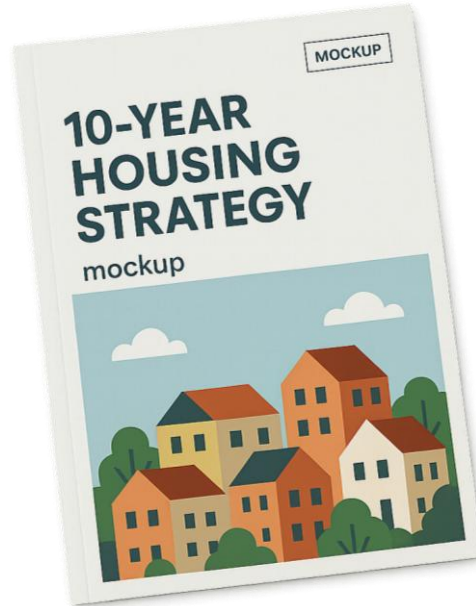
Ministry of Housing,
Communities &
Local Government

Future Homes Standard



- New performance requirements
- Thermal efficiency through insulation
- Shift to net zero ready heating systems

10 Year Housing Strategy



Homes England's Strategic Plan



Homes England

Autumn Budget

26th November 2025





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