Homes England | National Housing Bank

The Power of Place

Turning local ambition into housing, regeneration and growth



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Front page image: Middlewood Locks, Salford
Image credit: Middlewood Locks Residential LTD

Foreword



Amy Rees CB
Chief Executive of Homes England



Simon Century
Chief Executive of the National Housing Bank

England's long-term prosperity depends on the success of its places. Unlocking economic growth, increasing productivity, delivering new homes and regenerating communities requires sustained investment, strong local leadership and a relentless focus on delivery.

Every place has distinct opportunities, challenges and ambitions. Local leaders understand the drivers of growth in their communities better than anyone and are best placed to shape their future. As devolution accelerates across England, Strategic Authorities are taking on a greater role in shaping housing, regeneration, infrastructure and economic growth.

Together, Homes England and the National Housing Bank are the government's housing, regeneration and growth delivery partners, combining investment, land, expertise and delivery capability to help places realise their ambitions.

We are creating a more integrated approach to working with places. Through strengthened regional teams, Place Delivery Agreements and Joint Delivery Units, we are bringing investment, expertise and delivery capability closer to the communities we serve. This enables us to build deeper partnerships, develop investable propositions and accelerate delivery where it matters most.

As devolution evolves, we want to build stronger and more enduring partnerships with Strategic Authorities and local leaders. By aligning national capability with local ambition, we can help unlock the housing, regeneration and growth opportunities that will shape the future of places across England. Together, we offer places a broader range of tools than ever before. Alongside our established land, grant and regeneration capabilities, we can now offer greater scale and flexibility in the deployment of debt, equity and guarantee products that help unlock investment, crowd in private capital and accelerate delivery at scale.

The examples in this publication demonstrate what can be achieved when national capability and local leadership come together. They show how partnership, investment and delivery expertise can unlock new homes, regeneration and economic growth across England.

We look forward to working with places across the country to turn ambition into delivery.

Who we are



One integrated offer for places

Homes England is the government's housing and regeneration agency. We work with partners across England to create homes, unlock regeneration and support economic growth.

We do this by bringing together land, grant funding, investment, legal powers, technical expertise and delivery capability to help tackle barriers that the market cannot address alone. Our regional teams work alongside local authorities, Strategic Authorities, developers, investors and housing providers to turn local ambitions into deliverable programmes.

The National Housing Bank is a Homes England subsidiary and a government-backed public finance institution. It expands the tools available to support housing delivery and regeneration through debt, equity and guarantee products, helping unlock investment and accelerate delivery where additional finance can make a difference. The National Housing Bank works as part of the wider Homes England offer, providing partners with access to tailored and blended solutions that respond to the needs of individual places and projects.

Together, Homes England and the National Housing Bank provide a single route to the expertise, investment and support needed to unlock housing, regeneration and growth.



York Central, York
Image credit: York Central Ltd.

What we offer to places



We will continue to build partnerships with local leaders that accelerate delivery of new homes. By drawing on our expanded range of tools, products and expertise we will support the creation of thriving places, deliver new homes, and support economic growth and job creation.



Bringing together the tools for delivery

Every place faces different challenges and opportunities. Some need infrastructure investment to unlock housing growth. Some require complex regeneration expertise. Others need development finance, land assembly or help bringing partners together around a shared vision.

Our role is to bring together the right blend of tools, at the right time, to support delivery.



Land and regeneration

We unlock opportunities through strategic land assembly, masterplanning, regeneration expertise and long-term stewardship of complex sites.



Investment and funding

We provide access to grant funding, infrastructure investment and National Housing Bank finance solutions, helping partners accelerate delivery and attract additional private investment.



Expertise and delivery support

Our teams combine commercial, planning, infrastructure, development and regeneration expertise to help partners move projects from vision to delivery.

How we work with each region



A new model for partnership and delivery

Places are at the heart of economic growth. As devolution evolves and Strategic Authorities take on a greater role in shaping housing, regeneration, infrastructure and investment, the need for strong delivery partnerships has never been greater.

Homes England and the National Housing Bank work alongside local leaders to help turn ambition into delivery. We align investment, land, expertise and delivery capability behind locally led priorities, helping places unlock growth opportunities, overcome barriers and accelerate outcomes.

Our approach is built around long-term partnerships that recognise every place is different. Our regional teams provide a single front door into Homes England and the National Housing Bank, bringing together investment, land, expertise and delivery capability around locally led priorities. Working closely with local and Strategic Authorities, developers, housing providers, investors, infrastructure providers and other key partners, they help turn ambition into delivery by developing investable propositions, coordinating support across Homes England, the National Housing Bank and local partners, and unlocking opportunities for growth.

Place Delivery Agreements

Aligning ambition, investment and delivery

The most ambitious places often need more than individual funding programmes or transactional support. They need a partner that can bring together investment, expertise and delivery capability around a shared vision for growth. Place Delivery Agreements (PDAs) provide that framework.

Developed with Strategic Authorities, PDAs establish a shared understanding of priorities, opportunities and barriers. They help align local ambitions with national capability, creating a platform for long-term collaboration focused on housing, regeneration and economic growth. PDAs move partnerships beyond individual projects and funding decisions, creating a structured approach to identifying opportunities, developing investable propositions and coordinating delivery across an entire place.

Joint Delivery Units

Turning shared priorities into delivery

Joint Delivery Units (JDUs) are the delivery mechanism through which PDAs are put into practice. Bringing together dedicated teams from Strategic Authorities, Homes England and the National Housing Bank to deliver local priorities, JDUs create dedicated capacity and capability needed to accelerate projects and schemes from concept through to completion.

JDUs support places by:

- identifying growth opportunities and investment priorities
- developing investable propositions and delivery plans
- aligning public investment and interventions
- unlocking barriers to housing and regeneration delivery
- attracting private investment and institutional capital
- coordinating support across Homes England, the National Housing Bank, and local partners
- accelerating delivery across complex programmes and projects

This represents a step change in how national and local partners work together, bringing capability closer to places and creating stronger alignment between local priorities and delivery outcomes.

Alongside our work with Strategic Authorities through Place Delivery Agreements, we will continue to work closely with partners in non-mayoral areas, ensuring places across every region can access the investment, expertise and support they need to deliver their ambitions.

One integrated offer for place-led growth

Whether a place is seeking to unlock a major regeneration opportunity, accelerate housing delivery, attract private investment or support a broader growth strategy, we can draw on the full range of Homes England and National Housing Bank tools to create a tailored response.

Through our regional teams, PDAs and JDUs, places have a single route into the combined Homes England and National Housing Bank offer.

Together we bring:

- **Investment and finance**
  Grant funding, infrastructure investment, debt, equity and guarantee products.
- **Land and regeneration**
  Strategic land assembly, remediation, masterplanning and regeneration expertise.
- **Development and delivery**
  Commercial, planning, infrastructure and development expertise.
- **Partnership and market engagement**
  Support to develop investable opportunities, coordinate partners and attract private capital.

Our aim is simple: to help places unlock new homes, regeneration and economic growth through deeper partnerships, stronger delivery capability and a shared commitment to long-term success.

How the National Housing Bank can support delivery

The National Housing Bank delivers purpose-built finance for housing delivery, connecting capital with capability, enabling the homes, infrastructure and partnerships needed to transform the housing market across England. Over the next decade it will invest up to £16bn, stepping in where markets alone cannot deliver with the aim of unlocking more than £50bn of private investment.

Debt finance

Products include SME accelerator loans, senior and mezzanine debt, corporate balance sheet lending, infrastructure loans and low-interest loans for Registered Providers.

Equity

Investment includes cornerstone and early-stage investment into collective investment schemes, minority stakes in private joint ventures and partnerships with public and private sector organisations.

Guarantees

Credit guarantees on certain bonds or loans placed with institutional investors to crowd in private capital, lower financing costs and improved access to long-term funding for housing delivery.

How investment will be deployed

Investment will be deployed flexibly in response to market conditions, partner capability, investment sentiment, local and national need and innovative opportunities. Investment will need to meet value-for-money requirements, focus on areas of market failure and seek to crowd in and mobilise significant private capital. At portfolio level, we will also seek an appropriate financial return that covers the government's cost of capital.

Supporting the next generation of Strategic Authorities

Since the first Place Delivery Agreement was agreed with the Liverpool City Region in September 2026, Homes England and the National Housing Bank have been developing a growing network of place-based partnerships with Strategic Authorities across England. A further eight Place Delivery Agreements have now been established, creating a framework for long-term collaboration focused on housing, regeneration and economic growth. Building on this success, the government has committed to extending this place-based approach to a wider group of Strategic Authorities from 2027. This will ensure that more places can benefit from earlier engagement, stronger partnerships and tailored support to develop their ambitions for growth.

While not all authorities will require the same level of support from the outset, these partnerships will establish the foundations for deeper collaboration over time. Through dedicated regional relationships, targeted technical support and early strategic engagement, Homes England and the National Housing Bank will work with local leaders to identify priorities, understand barriers to delivery and develop opportunities for housing, regeneration and economic growth.

This phased approach recognises that places are at different stages of maturity and devolution. By providing tailored support aligned to local needs, we can help Strategic Authorities strengthen their delivery capacity, develop investable propositions and establish the conditions for more comprehensive partnership arrangements in the future.

Over time, this expanding network of partnerships will create a stronger platform for place-led growth across England. By combining local leadership with national investment, expertise and delivery capability, Homes England and the National Housing Bank will help more places unlock housing, regeneration and economic opportunities.



Godley Green Garden Village, Tameside
Image credit: MADE Partnership

How we unlock delivery



Local knowledge, national capability.

Our regional teams combine deep understanding of local markets and priorities with access to Homes England's national capability and the National Housing Bank's investment tools. The case studies that follow show how Homes England and the National Housing Bank are working with partners to unlock delivery and respond to local priorities. These examples showcase only a fraction of the projects we are supporting across the regions.

Each region is led by an Executive Regional Director and supported by specialists in housing, regeneration, infrastructure, planning, investment and partnerships. Together they provide a single route into the full Homes England and National Housing Bank offer. The Social and Affordable Homes Programme (SAHP) provides long-term funding to support a significant increase in the delivery of social and affordable housing. Homes England will invest more than £27 billion through the programme outside London over ten years, giving partners greater certainty to plan and deliver the homes their communities need.

The National Housing Bank can offer our local partners tailored and blended finance solutions alongside the full range of Homes England support. Our delegations and flexible approach mean we can respond with agility to shifting market conditions, ensuring investment reaches the areas of greatest need.

Our aim is for the National Housing Bank to help crowd in greater private market finance to the housing and regeneration sector. We are building stronger ties with financial institutions to identify investment opportunities, develop solutions that remove barriers, and enable housing and mixed-use schemes to progress from concept to delivery. At the same time, the National Housing Bank will work with places to identify priorities and develop investable opportunities that attract institutional investment.



Aerial view of Priors Hall Park, Corby, Northamptonshire
Image credit: Urban&Civic

North East, Yorkshire and Humber

About the region

The North East, Yorkshire and Humber has some of England's biggest opportunities for housing-led growth, combining strengths in advanced manufacturing, energy and transport with major city regions, industrial towns and coastal and rural communities, and it is now home to the National Housing Bank in Leeds. With local leaders we are focused on delivering more social and affordable homes, bringing stalled and complex brownfield land back into use, and connecting new homes to transport, jobs and investment.

Key Areas of Focus

- **Building new city and town centre neighbourhoods in West Yorkshire.** Leeds South Bank is a proposed new town location, and our £16 million investment at Leeds South Village is enabling the delivery of 1,925 homes on one of central Leeds' major brownfield sites. We are also supporting schemes such as Bradford City Village, Dewsbury Riverside, Wakefield Cathedral Quarter and Halifax Minster View.
- **Bringing South Yorkshire's brownfield land back into use.** With Sheffield City Council we have appointed developers that will deliver nearly 1,200 homes at Furnace Hill and Neepsend, 330 of them affordable, with further sites coming forward in Rotherham as part of the Lower Don Valley Mayoral Development Zone (MDZ), Barnsley and Doncaster.
- **Regenerating the North East's city centres and complex sites.** Riverside Sunderland is becoming a low-carbon city-centre neighbourhood of around 1,000 homes, and in Newcastle we are bringing forward Forth Yards, a large brownfield site next to Newcastle station. We are supporting housing delivery along the Northumberland Line and exploring future opportunities on the Leamside Line.
- **Delivering long-term growth in York and North Yorkshire.** York Central will bring around 2,500 homes and new workspace to railway land beside York station, and we are delivering and supporting regeneration, new settlements and urban extensions at Ripon, West of Harrogate, Selby, and Scarborough.
- **Backing infrastructure-led growth and brownfield regeneration in the Tees Valley and Hull and East Yorkshire.** We are supporting regeneration schemes that will boost economic growth in places such as Darlington and Hull linked to wider investments in clean energy, advanced manufacturing, and new office space.
- **Delivering more social and affordable homes with every Strategic Authority.** Through the Social and Affordable Homes Programme and our partnerships across the region, including our new Strategic Place Partnership with Hull and East Yorkshire, we will prioritise the delivery of social and affordable homes where need is greatest

Talk to us:
NorthEastYorkshire@homesengland.gov.uk



Riverside Sunderland

Transforming former industrial land into a vibrant city-centre neighbourhood

The ambition

Riverside Sunderland is one of the UK's most ambitious urban regeneration programmes. The long-term vision is to create a thriving, low-carbon neighbourhood that helps transform Sunderland city centre through new homes, employment space, public realm and community infrastructure.

How we work together

Working alongside Sunderland City Council, regional partners and investors, Homes England has supported the programme through infrastructure funding, regeneration expertise and long-term partnership working. Successive investments have helped unlock complex brownfield land, prepare sites for development and create confidence for further public and private sector investment.



Aerial view of Riverside Sunderland
Image credit: Sunderland City Council, Faulknerbrowns and Pillar Visuals

The impact

- More than **350** homes unlocked through the latest phase
- Wider ambitions for around **1,000** homes
- Significant infrastructure and public realm improvements
- Stronger investor confidence and increased private-sector participation
- Enhanced city-centre connectivity and regeneration momentum

Riverside Sunderland demonstrates how strategic investment and strong local partnerships can unlock complex sites and accelerate regeneration that supports housing delivery, economic growth and wider place transformation.



CGI of Sheepfolds, Riverside Sunderland
Image credit: Sunderland City Council, Faulknerbrowns and Pillar Visuals

South Village, South Bank Leeds

Transforming brownfield land into a new mixed-use neighbourhood

The ambition

Leeds South Village is a significant regeneration opportunity within the South Bank of Leeds City Centre. The £1 billion development will transform a 10-acre brownfield site into a mixed-use neighbourhood, with outline planning permission for 1,925 homes, including up to 20% of homes for affordable rent, alongside commercial space, green infrastructure and improved connectivity.

How we work together

Homes England has committed £16 million of infrastructure grant support, enabling the delivery of new roads, utilities and infrastructure, footpaths, cycleways and green space. The project is also a priority site within Homes England's Place Delivery Agreement with West Yorkshire Combined Authority. The site forms part of the wider work between Leeds City Council, Homes England and West Yorkshire Combined Authority who have come together to form the Leeds Growth Team.



CGI of South Village, Leeds
Image credit: Caddick Developments

The impact

- **£16 million** Homes England investment package supporting delivery
- **1,925** homes enabled, including 20% affordable housing
- Up to **450** hotel bedrooms planned
- Commercial space creating opportunities for investment and employment growth
- New roads, utilities, cycleways, walking routes and public green spaces

Regeneration of one of the last major brownfield sites in central Leeds. Leeds South Village demonstrates how infrastructure funding and strategic partnership can help unlock a major brownfield site, supporting new homes, investment and the wider regeneration of Leeds South Bank.



CGI of the first phase of South Village, Leeds.
Image credit: Caddick Developments

Dalton Park, Thirsk

Helping Yorkshire Homes unlock sustainable growth through the SME Accelerator Loan

The ambition

Yorkshire Homes is a family-run housebuilder with ambitions to grow its business and increase the number of homes it delivers across Yorkshire. Like many SME developers, the business was constrained by a common challenge: needing to complete and sell homes on one site before securing funding to start the next.

The ambition was to break this cycle, create a sustainable development pipeline and enable the company to bring forward new homes more quickly while maintaining its commitment to quality and place-making.

How we work together

We provided Yorkshire Homes with its first SME Accelerator Loan, worth £3.8 million. The funding, delivered through the National Housing Bank, is supporting the development of Dalton Park, a 21-home scheme in Thirsk, comprising a mix of affordable and open market homes.

What makes the SME Accelerator Loan unique is its ability to combine development finance with funding for future land acquisition. This enables Yorkshire Homes to secure its next site while construction is still underway on its current scheme, helping the business maintain momentum and plan for long-term growth.

Through this funding facility, we worked closely with Yorkshire Homes to provide the certainty and flexibility needed to expand its development pipeline and deliver more homes across the region.

The impact

- **£3.8 million** SME Accelerator Loan investment
- **21** new homes at Dalton Park, Thirsk, including affordable housing
- Funding secured to acquire future development land and strengthen the business's pipeline
- Enables multiple projects to progress simultaneously rather than sequentially
- Reduces delays between developments that can typically last 12 to 18 months
- Supports the long-term growth of a Yorkshire-based SME housebuilder and the delivery of more homes across the region



Dalton Park, Thirsk
Image credit: Yorkshire Homes

North West

About the region

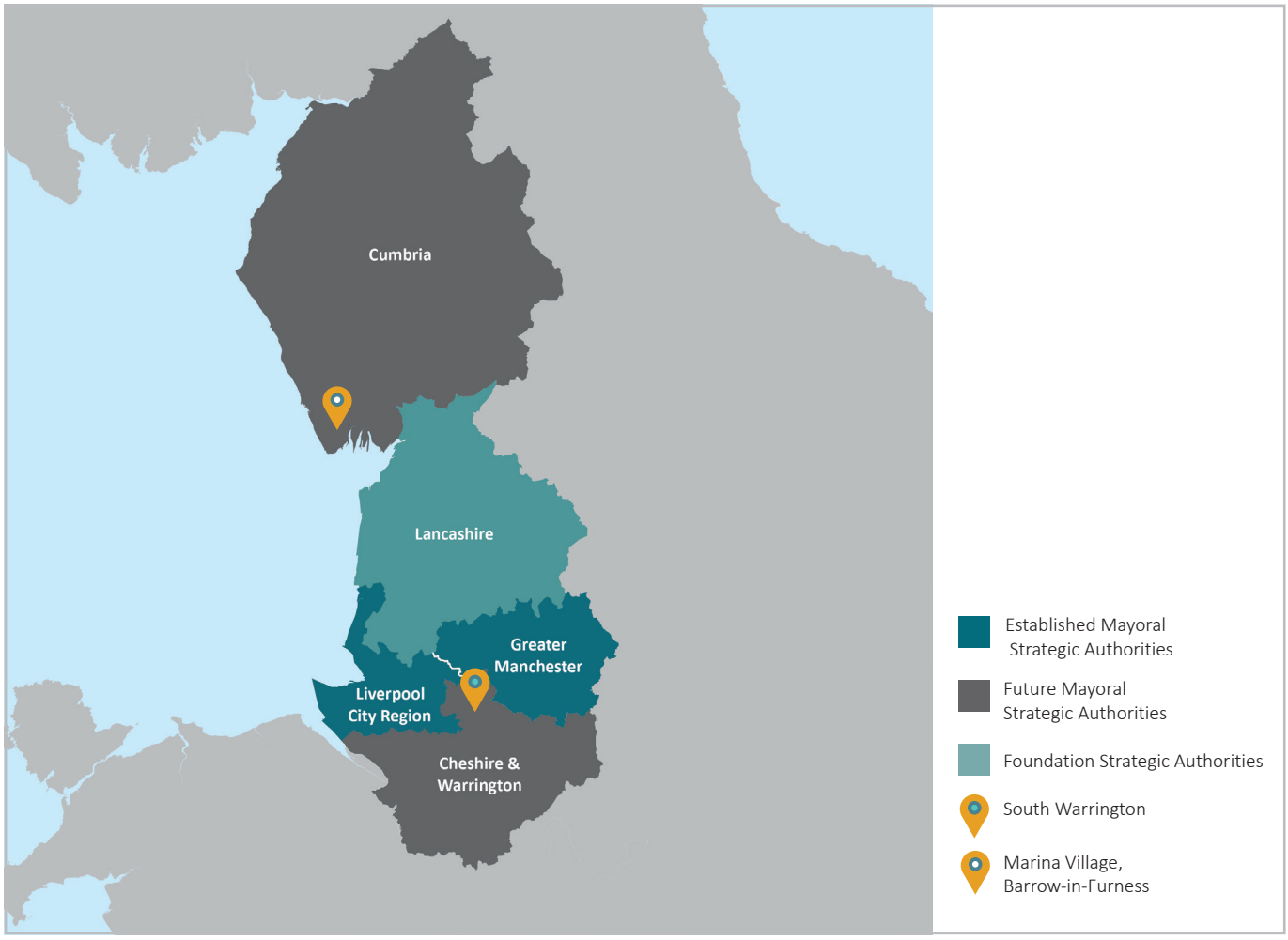
The North West is a diverse and dynamic region, combining the strengths of two global city regions with industrial heartlands, coastal communities and rural locations. The established nature and maturity of partnership working in the region is already helping to ensure an integrated approach across housing, economy and transport which is integral to unlocking the growth potential of the region's Life Sciences and Healthcare; Digital, Tech and Media; Financial and Professional Services; Clean Energy and Advanced Manufacturing sectors as well as supporting inclusive growth opportunities for residents. We are working closely with local leaders to deliver their ambition for places, aligning Homes England's expertise, land, investment and powers in support of this.

Key Areas of Focus

- **Delivering the country's first Place Delivery Agreement with Liverpool City Region.** Anchored by the ambitions of the Mayor and local leaders, this new co-delivery approach is focused on delivering transformative growth at the proposed Liverpool North Docks Mayoral Development Corporation (17,000 homes) and Central Station Gateway (4,300 homes), progressing a joint housing and regeneration pipeline into delivery. In addition, the PDA is concentrating sector-focused activity to increase council and social housing delivery and develop the local industrialised construction supply chain.
- **Continuing to back the growth ambitions of Greater Manchester.** Through the established Strategic Place Partnership, we are focused on delivering 10,000 council and truly affordable homes, advancing transformative projects in key growth locations including the proposed New Town at Manchester Victoria North (15,000 homes), Atom Valley Mayoral Development Zone (20,000 jobs, 7,000 homes) and Old Trafford Regeneration area (370 acres) while aligning capacity and resources to the broader pipeline of opportunities. This activity was boosted in November 2026 by an Agreement which will see up to £500 million of investment by the National Housing Bank aligned alongside Greater Manchester's Good Growth Fund.
- **Creating new neighbourhoods and vibrant communities at scale.** At South Warrington we have unified land ownerships for the delivery of 4,200 homes and worked closely with the Local Authority to establish the development framework (approved October 2026) which will create six new neighbourhoods. The focus now is to determine the best delivery route for infrastructure and appoint delivery partners. Similarly, at St Cuthbert's Garden Village (10,000 homes) we are working with local partners to accelerate delivery following investment in, and the successful completion of, the Carlisle Southern Link Road in June 2026.
- **Supporting the transformation of towns with potential.** We are investing £90 million into Blackpool's Central Housing Regeneration area to acquire and replace poor quality homes and improve neighbourhood quality to complement the broader economic development activity underway locally. We are also building upon our existing commitment of over £24 million at Marina Village (1,350 homes) to support the establishment and operation of Team Barrow, which will capitalise on the opportunities that significant defence investment will bring for the town centre and local communities.

- **Building new partnerships within the North West to unlock delivery.** Following the establishment of Homes England's new regional model in April, we are focused on deepening our participation within regional and sub-regional developer, investor and housing association forums and working even more closely with newly established Strategic Authorities. Both of these routes are important to build investable pipelines, overcome delivery barriers and increase our responsiveness to the market.

Talk to us:
NorthWest@homesengland.gov.uk



South Warrington

Using public land ownership to prepare the way for new homes

The ambition

South East Warrington Urban Extension is the largest residential allocation in Warrington and at 250 hectares it is also the largest Homes England-owned development site in the region. The vision here is to deliver 4,200 much needed local homes across six sustainable neighbourhoods complete with the schools, green spaces and infrastructure that residents and businesses need.

How we work together

Homes England is using its land ownership and development expertise to prepare the site for delivery working closely with Warrington Borough Council. A strategic acquisition in 2025 brought 98% of the Urban Extension into streamlined public ownership. This was bolstered further in October 2026 when parts 1-4 of the Development Framework were agreed by the Council's Cabinet. Work is now progressing on the proposed delivery strategy, including phasing and financial modelling of infrastructure provision, with ambitions to bring development and delivery partners on board in the near future.



South East Warrington Urban Extension
Image credit: Homes England

The impact

- Around **4,200** homes planned, alongside supporting infrastructure
- Residential allocation secured
- Development Framework agreed by Warrington Borough Council's Cabinet

South Warrington demonstrates how strategic land ownership and joint working with the council can help establish the conditions for new homes and a sustainable community.



South East Warrington Urban Extension
Image credit: Homes England

Marina Village, Barrow-in-Furness

Transforming a former industrial waterfront into a new neighbourhood supporting Barrow's future growth

The ambition

Marina Village is a flagship regeneration project in Barrow-in-Furness. The 26-hectare brownfield site beside Cavendish and Buccleuch Docks will deliver around 1,350 new homes, alongside public open space, environmental improvements and supporting infrastructure. The scheme forms part of the wider Team Barrow and Brilliant Barrow programmes and will help meet growing housing demand linked to investment in the Defence Nuclear Enterprise.

How we work together

Homes England has supported over £24 million of funding through the Brownfield Infrastructure and Land Fund for remediation, demolition, utility diversions, highway realignment and infrastructure works. Working with Westmorland and Furness Council, Team Barrow and delivery partners, major Phase 2 works are now underway. In 2026, Muse was appointed through the English Cities Fund partnership as strategic development partner for the scheme.



Marina Village BIL funded remediation works
Image credit: Homes England

The impact

- Around **1,350** homes planned
- **£24.8 million** Homes England investment
- **26-hectare** waterfront brownfield site unlocked
- Strategic development partner appointed
- Major remediation and infrastructure works underway
- New public spaces and environmental enhancements
- Supporting housing demand linked to Barrow's economic growth ambitions

Marina Village demonstrates how targeted public investment and partnership working can unlock complex brownfield land, supporting new homes and Barrow's wider growth and regeneration ambitions.



Marina Village BIL funded remediation works
Image credit: Homes England

Midlands

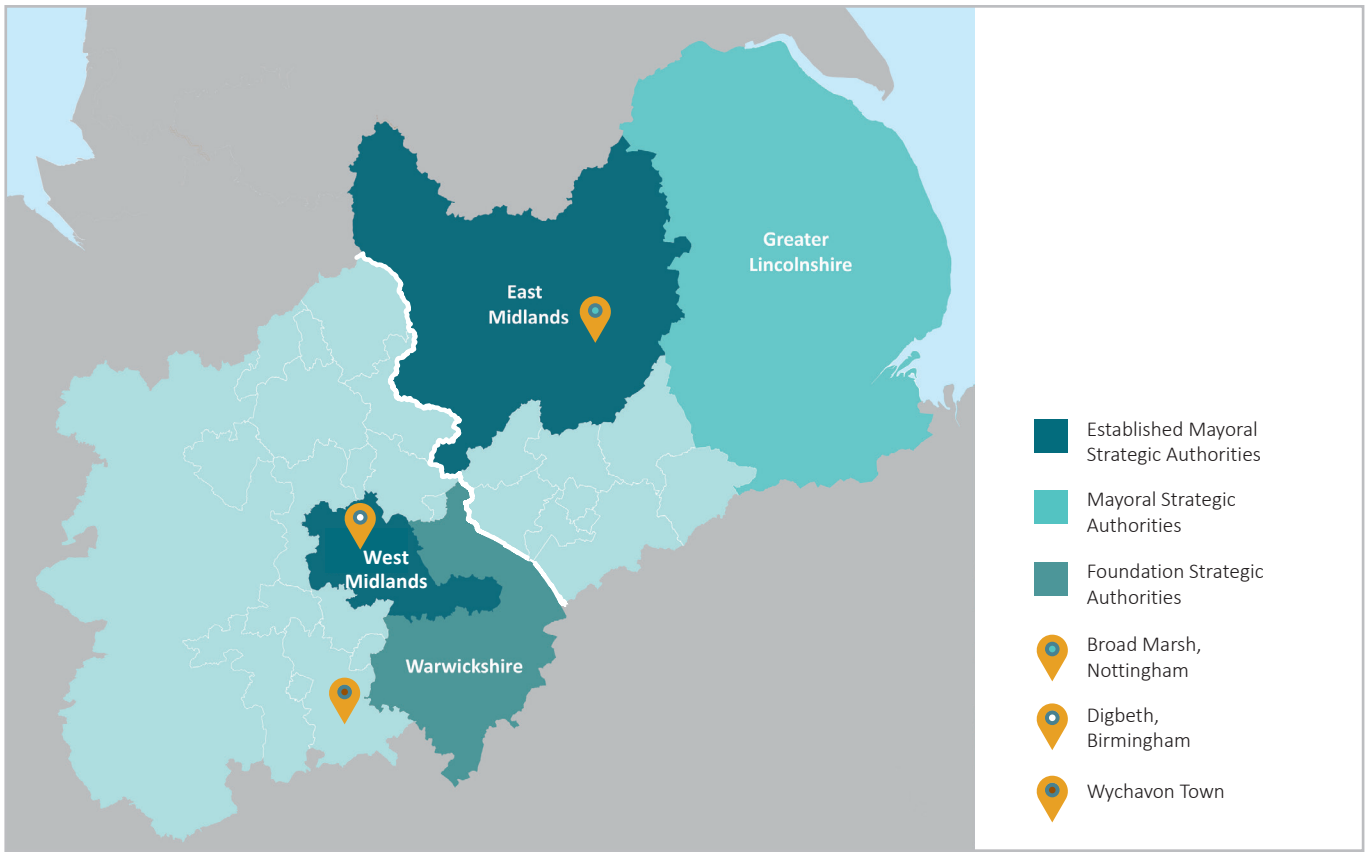
About the region

At the heart of England, the Midlands is a centre for advanced manufacturing, logistics, green technology innovation and transport. Alongside these sectoral strengths, significant new investment is being made into the region by High Speed Two (HS2), the Midlands Rail Hub and Great British Railways. The region's economic growth is reliant on a vibrant and diverse housing offer, supported by the delivery of infrastructure and affordable homes. With the Mayors of the West Midlands, East Midlands and Greater Lincolnshire, and other local leaders, we are focused on city-centre regeneration, new settlements at scale, and the infrastructure that makes both viable.

Key Areas of Focus

- **Realising the growth potential of the West Midlands.** We share the West Midlands Mayor's ambitions for economic growth across the region. In East Birmingham, our land in Digbeth and focused investment from the National Housing Bank are supporting new homes and the creative industries: Digbeth Loc Studios is our preferred partner for Phase 1 of our land at Warwick Bar and will oversee the transformation of the area for the film, TV and the wider creative sector. We are now seeking to procure a development partner for Phase 2. The National Housing Bank, West Midlands Combined Authority, Aviva Capital and Moda are jointly investing in Stone Yard, to support the delivery of up to 1,000 homes. In Wolverhampton and Coventry city centres investment from Homes England, the National Housing Bank and West Midlands Combined Authority is unlocking transformational development including over 2,000 new homes.
- **Delivery of new communities across the East Midlands.** Working with the East Midlands Mayor and other local leaders and the private sector, we are coordinating investment across the Trent Arc, including at Fairham (3,000 homes), Infinity Garden Village in Derbyshire (up to 4,500 homes in an advanced manufacturing cluster) and, through Team Derby, the homes Derby's defence and rail investment needs, contributing to the East Midlands Combined County Authority (EMCCA) ambition to deliver 30,000 new homes.
- We own **Nottingham Broad Marsh** and are leading its transformation to deliver 1,000 homes and new workspace with Nottingham City Council and the East Midlands Combined County Authority. We are now preparing to procure a development partner to help us realise our vision for this part of the city centre.
- **Build new settlements with infrastructure planned first.** With our land and partners, we are bringing forward Langley, Birmingham (over 5,000 homes), Wychavon Town (10,000 homes around Worcestershire Parkway station), South West Rugby (4,200 homes) and Gartree Road (interim).
- **Unlock Greater Lincolnshire's towns and growth corridors.** With the Greater Lincolnshire Mayor and local partners we are backing the regeneration of Grimsby town centre. In addition, we have provided over £37 million of funding to enable the delivery of new homes at Charterholme in Lincoln's Western Growth Corridor.

Talk to us:
Midlands@homesengland.gov.uk



Broad Marsh, Nottingham

Creating a new heart for Nottingham through major city centre regeneration

The ambition

Broad Marsh is a major regeneration opportunity at the heart of Nottingham. The 7.5-hectare site between Nottingham Station and Old Market Square will provide around 1,000 homes alongside new workplaces, retail and leisure uses, healthcare facilities, public spaces and improved connections across the city centre.

How we work together

Homes England acquired the site in March 2025 and is leading its transformation with Nottingham City Council and the East Midlands Combined County Authority. Around £25 million of investment through the Brownfield Land Infrastructure Fund is supporting demolition, infrastructure, planning and enabling works, including a £3.4 million contribution from East Midlands Combined County Authority. A procurement process for a Master Development Partner was launched in 2026, with appointment expected in 2027.



CGI aerial view of Broad Marsh, Nottingham
Image credit: BDP

The impact

- Around **1,000** new homes
- **11,500 sqm** of office and workspace
- **7,000 sqm** of retail, food and drink space
- New hotel accommodation
- New Community Diagnostic Centre
- New home for the City of Caves visitor attraction
- Significant public realm improvements and enhanced city centre connections
- Potential to support around **2,000 jobs**
- Long-term catalyst for wider regeneration and investment across Nottingham city centre

Broad Marsh demonstrates how public investment and partnership working can unlock a complex city centre site, creating the conditions for new homes, jobs, healthcare facilities and wider regeneration.



CGI of Broad Marsh, Nottingham
Image credit: BDP

Digbeth, Birmingham

Powering Birmingham's creative quarter

The ambition

Digbeth is a major regeneration area with potential to deliver new homes, employment space and economic growth on underused brownfield land. The area is emerging as a hub for film, TV, digital and creative industries, building on its heritage, established creative community and proximity to Birmingham city centre and the new HS2 Curzon Street Station.

How we work together

Homes England is using its nine-hectare landholding at Warwick Bar, alongside investment and partnership working, to support new homes, employment space and creative industries. Digbeth Loc Studios Ltd has been selected as the preferred development partner for Phase 1 at Warwick Bar. In 2025, Homes England also provided around £40 million of debt finance through the Home Building Fund as part of a circa £200 million funding package for the Stone Yard build-to-rent development.



Digbeth, Birmingham
Image credit: Digbeth Loc Studios Ltd

The impact

- Minimum of **1,700** homes reflected in the Warwick Bar Prospectus
- New film, television and creative industry facilities
- Around **1,000** homes planned at Stone Yard, with Phase 1 on site
- Strategic brownfield land brought back into productive use
- Supporting jobs, investment and economic growth

Digbeth demonstrates how land, investment and partnership working can unlock brownfield regeneration, supporting new homes, jobs and the growth of Birmingham's creative economy.



CGI Aerial view of Stone Yard, Digbeth
Image credit: Moda Group

Wychavon Town

Creating a new settlement around sustainable transport, with the town centre and infrastructure planned from the outset

The ambition

Wychavon Town is a proposed new settlement centred on Worcestershire Parkway railway station. The long-term vision is for around 10,000 homes, 50 hectares of employment land, a new town centre, schools, healthcare and community facilities, alongside extensive green infrastructure. Around 5,000 homes are planned by 2041, with further phases beyond the plan period.

How we work together

Homes England has partnered with Summix and controls key land across the Southern, Eastern and Town Centre neighbourhoods following strategic acquisitions in 2021 and 2025. Coordinated outline planning applications have been submitted for the town centre and southern neighbourhood, covering up to 5,500 homes alongside employment, mixed-use development, community facilities, green infrastructure and transport links. Homes England is also supporting strategic infrastructure solutions needed for long-term delivery.



Artist impression of Wychavon town centre
Image credit: Cowen+Partners

The impact

- Around **10,000** homes in the long term
- Up to **5,500** homes covered by current outline applications
- **50 hectares** of employment land
- New town centre and local centres
- Schools, healthcare and community facilities
- Strategic green infrastructure and community park
- Development centred on Worcestershire Parkway station

Wychavon Town demonstrates how land ownership, partnership working and infrastructure investment can support a coordinated, long-term approach to creating a new community with homes, jobs and services planned together.



Artist impression of the Southern Neighbourhood, Wychavon
Image credit: JTP / Tyler Thurston

London and the East

About the region

London and the East has the country's most productive economies and globally recognised innovation clusters, and its most acute housing affordability and delivery pressures. From London's global city economy to the Oxford-Cambridge Growth Corridor and the East's coastal and market towns, the homes, infrastructure and regeneration needed across the region call for coordinated action at a scale no single partner can deliver alone. We are working with the Greater London Authority, Strategic Authorities and government to help unlock that growth.

Key Areas of Focus

- **Accelerate growth across the Oxford-Cambridge Growth Corridor.** With Cambridgeshire and Peterborough Combined Authority our shared priorities are Greater Cambridge, Peterborough city centre, the North Huntingdon Opportunity Zone and the Fenland Growth Triangle, alongside Northstowe, where we are master developer for 10,000 homes.
- **Turn the proposed new towns into delivery.** Tempsford (up to 40,000 homes on East West Rail), Thamesmead (up to 15,000 homes) and Milton Keynes are proposed new town locations, and we are working with government, local partners and private sector on the land and infrastructure they need.
- **Unlock east London through transport-led growth.** The proposed DLR extension to Beckton and Thamesmead can unlock up to 25,000 homes and 10,000 jobs, and with the Greater London Authority and Transport for London we are supporting the case for the Bakerloo Line Extension.
- **Deepen our partnership with the Greater London Authority.** We want to build upon the relationship created via our Strategic Partnership Forum to see how together with our partners at the GLA we can align and support new places and delivery of desperately needed affordable homes in our capital.
- **Build the East's pipeline with new strategic partners.** Our acquisition of Carrow Works will help to regenerate East Norwich (up to 3,500 homes), and we are developing strategic partnerships with the future Strategic Authorities in Greater Essex and Norfolk and Suffolk.

Talk to us:
LondonandEast@homesengland.gov.uk



Northstowe, South Cambridgeshire

Delivering one of the country's most significant new communities through long-term public-sector master development

The ambition

Northstowe is a new town north-west of Cambridge, planned to deliver 10,000 homes for a population of around 30,000 people. The 540-hectare development already includes 1,800 homes, schools, parks, lakes, sports and community facilities, with further homes, facilities and a town centre to come. A third of the site will be public open space, with public transport, walking and cycling embedded in the masterplan.

How we work together

Homes England is the master developer for Phases Two and Three, assembling and preparing land, masterplanning, securing planning consents, delivering strategic infrastructure and working with development partners. Up to £150 million is being invested into the community through Section 106 agreements, alongside land and £16 million towards the future town hub. Proposals are in the development pipeline for 2,250 homes, including the future town centre, while planning and infrastructure work continues to support future phases and the strategic infrastructure needed for long-term delivery.



Aerial view of Northstowe town, Cambridge
Image credit: davidjohnsonphotographic.co.uk

The impact

- **10,000** homes planned, with **1,800** already delivered
- Future population of around **30,000**
- **540 hectares** of development
- One third of the site as public open space
- Schools, sports facilities, a town centre and community infrastructure
- Planning and infrastructure work supporting further phases

Northstowe demonstrates Homes England's long-term master developer role, bringing together land, infrastructure, development partners and placemaking to create a complete new community that supports wider regional growth.



Northstowe town, Cambridge
Image credit: Phil Mynott

Docklands Light Railway Extension to Beckton and Thamesmead, London

Unlocking major regeneration and housing growth through improved transport connectivity

The ambition

The proposed Docklands Light Railway Extension will unlock strategic housing sites at Beckton Riverside and Thamesmead Waterfront, spanning the London Boroughs of Greenwich and Newham. Together, the sites have the potential to deliver up to 25,000 new homes and 10,000 jobs.

How we work together

Homes England has worked with Transport for London, the Greater London Authority, local authorities, government departments and development partners to progress the proposed extension since 2020. Homes England has provided technical expertise, economic analysis, partnership leadership and funding. In 2025, Homes England awarded £23 million through the London Brownfield Infrastructure Land Fund to support a new bus transit system, improving connectivity to Abbey Wood and Woolwich.



CGI of Beckton Riverside
Image credit: Berkeley Group

The impact

- Up to **25,000** new homes
- Around **10,000** new jobs
- **£23 million** Homes England infrastructure investment
- Major regeneration opportunities at Thamesmead Waterfront and Beckton Riverside
- Potential new riverside settlement identified through the Government's New Towns programme

The DLR Extension demonstrates how infrastructure investment and long-term partnership working can help unlock new homes, jobs and regeneration at scale across major strategic sites in London.



CGI of Beckton Riverside
Image credit: Berkeley Group



CGI of Beckton Riverside
Image credit: Berkeley Group

High Bourn, Cambridgeshire

Unlocking a major garden community through long-term equity investment and partnership

The ambition

High Bourn is a major garden community in Cambridgeshire, targeting the delivery of 11,840 homes.

How we work together

The National Housing Bank is working with Oaktree Capital and Greycoat through a joint venture master developer vehicle focused on unlocking large-scale and complex sites across England. Contracted in December 2024, the partnership includes a £50 million National Housing Bank equity commitment, supporting a £300 million total equity commitment.

The impact

- **11,840** homes targeted at High Bourn
- **£50 million** National Housing Bank equity commitment
- **£300 million** total equity commitment
- Master developer approach focused on large-scale garden communities
- Partnership bringing together public and private investment

High Bourn demonstrates how equity investment and partnership with private capital can support a master developer approach to unlocking large-scale garden communities and housing delivery.

South

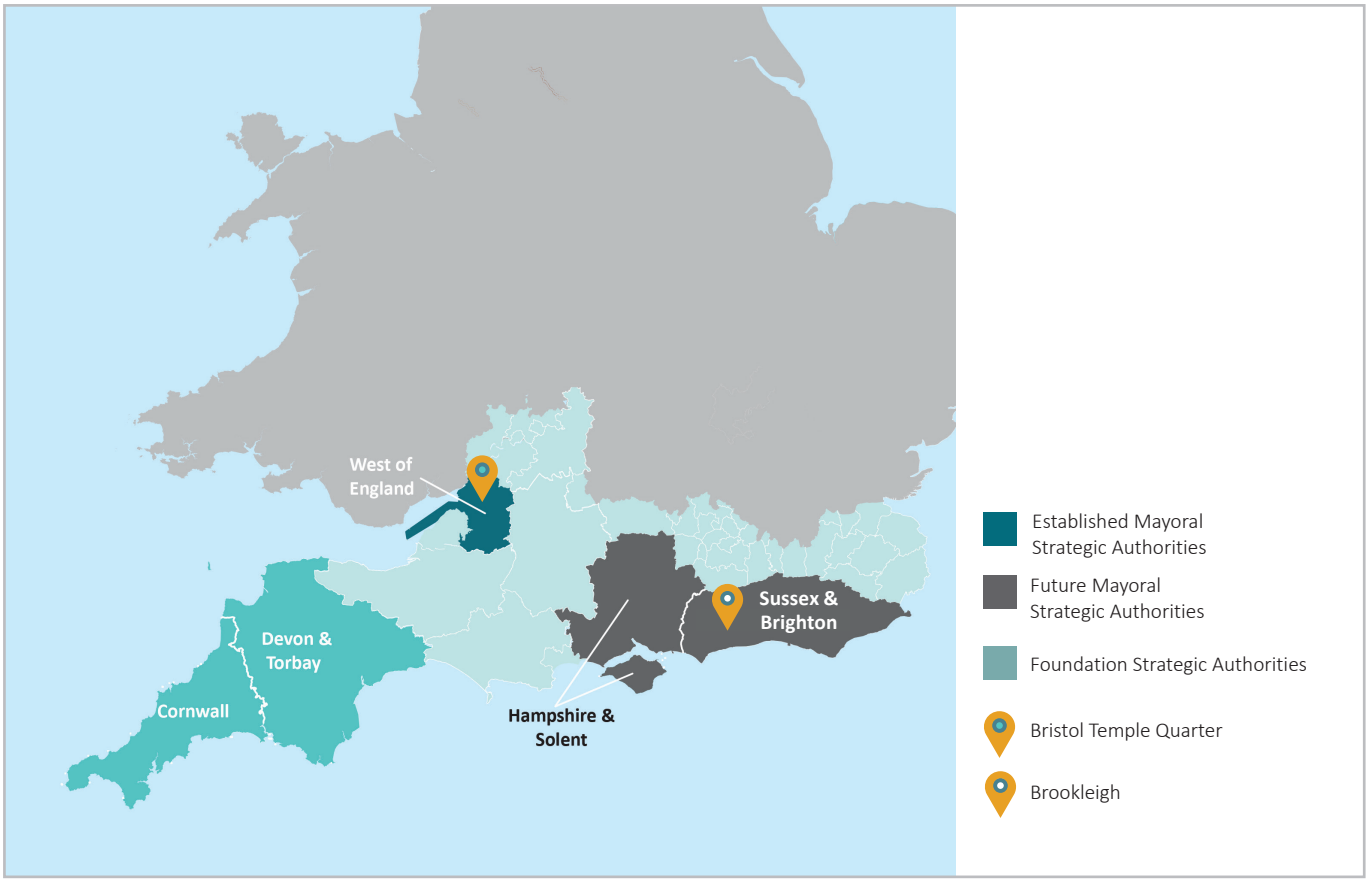
About the region

The South has some of England's most productive economies and research clusters, from the West of England and the Thames Valley to the Gatwick Diamond and the coastal cities and towns of the South West and South East. Together these areas make a major contribution to the UK's economic growth but they also face some of the country's most acute affordability pressures and infrastructure constraints. With Strategic Authorities and local leaders we are focused on accelerating housing delivery, backing major regeneration, enabling strategic infrastructure-led growth and increasing affordable homes where need is highest.

Key Areas of Focus

- **Deliver Temple Quarter and the West of England's growth zones.** With the West of England Mayor and local leaders, we are backing around 10,000 homes and 22,000 jobs at Bristol Temple Quarter, Brabazon and the West Innovation Arc and the region's other growth zones.
- **Build complete new communities as master developer.** At Brookleigh, Burgess Hill we are delivering 3,500 homes, at least 30% affordable, and the first school built by Homes England, West of Ifield (3,000 homes), Otterpool Park in Kent (up to 10,000 homes), Heathlands in Kent (5,000 homes) and the expansion of Cranbrook in Devon is also coming forward.
- **Regenerate Plymouth's city centre.** We are supporting delivery at the former Civic Centre site and the city's wider regeneration ambitions, alongside the homes needed as Team Plymouth supports the Defence Nuclear Enterprise.
- **Increase affordable homes where need is highest.** Through the Social and Affordable Homes Programme, the National Housing Bank and registered providers, we will prioritise social and affordable homes in the region's coastal communities and its high-cost towns and cities.
- **Build the next Place Delivery Agreements across the South.** We are developing partnerships with Hampshire and the Solent, Sussex and Brighton, Devon and Torbay and Cornwall to build long-term pipelines of investable opportunities and the foundation for future Place Delivery Agreements.

Talk to us:
South@homesengland.gov.uk



Bristol Temple Quarter

Building the public-sector platform for 10,000 homes, 22,000 jobs and transport-led city growth

The ambition

Bristol Temple Quarter is a major regeneration programme spanning 135 hectares around Bristol Temple Meads station. The programme will deliver around 10,000 homes and 22,000 jobs, alongside improvements to transport, public realm and connectivity, helping to reconnect neighbourhoods, unlock brownfield land and support economic growth.

How we work together

Homes England has worked with Bristol City Council, the West of England Combined Authority and Network Rail to bring together land, investment and delivery expertise. The agency provided over £94 million of infrastructure funding, which supported improvements to Bristol Temple Meads station and wider transport connectivity. This partnership also helped enable the appointment of Muse as the preferred development partner for Temple Meads West and St Philip's Marsh.



Artist's impression of the Bristol Temple Quarter Southern Gateway transport hub
Image credit: BTQ LLP/AHR

The impact

- Around **10,000** homes
- Around **22,000** jobs
- **Over £94 million** infrastructure funding secured
- New and improved access to Bristol Temple Meads station
- University of Bristol Enterprise Campus delivered
- New public realm and active travel connections
- Estimated **£1.6 billion** boost to the regional economy
- Catalyst for regeneration across the wider West of England

Bristol Temple Quarter demonstrates how public investment, land and partnership working can create the conditions for long-term housing growth, economic opportunity and regeneration at scale.

Brookleigh

Unlocking a major new community through infrastructure investment, partnership working and long-term housing delivery

The ambition

Brookleigh is a new sustainable community in Burgess Hill that will deliver 3,500 homes, with at least 30% affordable housing, alongside schools, community facilities, sports provision, employment space and extensive green infrastructure. The development is planned around an infrastructure-first approach, with homes, services and green spaces delivered together.

How we work together

As master developer, Homes England has assembled land, delivered critical infrastructure and brought together public and private sector partners. Major milestones include the Eastern and Western Bridge Link Roads and approval of further strategic infrastructure to unlock future neighbourhoods. Brookleigh will also be home to the first school directly delivered by Homes England, providing 420 primary school places, a 52-place nursery and a 16-place Special Support Centre.



Brookleigh, Burgess Hill
Image credit: Homes England

The impact

- **3,500** new homes, including at least 30% affordable housing
- First Homes England-delivered school
- **420** primary school places, **52** nursery places and **16** specialist support places
- Strategic infrastructure unlocking future phases of development
- **17 hectares** of habitat buffer zones protecting ancient woodland
- **46%** of the site retained as open space
- **23%** projected biodiversity net gain

Brookleigh demonstrates how Homes England's master developer role and early investment in infrastructure can support large-scale housing delivery alongside education, green space and nature recovery.



Brookleigh, Burgess Hill
Image credit: Homes England

Meet the team





Alison Crofton
Chief Regional Delivery Officer

Alison is Chief Regional Delivery Officer at Homes England, having joined the Agency in 2020. She leads the Regional Delivery Directorate, working with local authorities, developers, and investors to accelerate the delivery of high-quality homes and places across England. Prior to joining Homes England, Alison held senior roles with some of the UK's largest housebuilders, delivering major housing, regeneration, and mixed-use developments. She is a Member of the Chartered Institute of Building (CIOB), a Chartered Environmentalist with the Society for the Environment, and serves on the Board of the Future Homes Hub as well as an observer member of the New Homes Quality Board.



John Reid
Executive Director for Technical Capacity and Coordination

John leads Homes England's national technical capacity and co-ordination hub, providing specialist expertise that the five regional teams can draw on throughout the development process. He joined the Agency in 2026 from Herts Living, where he was Managing Director, having previously led the Estate Development Programme at The Grosvenor Estate. He is a Fellow of the Chartered Institute of Building.



Tom Bridges
Executive Regional Director, North East

Tom leads Homes England's work across the North East, Yorkshire and Humber. He brings extensive experience in placemaking and infrastructure, joining from Arup. He was previously an executive director at Leeds City Council, where he led major regeneration, infrastructure, and city-shaping programmes.

Contact: NorthEastYorkshire@homesengland.gov.uk



Danielle Gillespie
Executive Regional Director, North West

Danielle leads Homes England's work across the North West. She was previously Director of Regeneration, Partnerships and Major Projects, where she led major regeneration programmes and complex place-based partnerships, working closely with local authorities and industry to unlock growth and accelerate housing delivery across the region.

Contact: NorthWest@homesengland.gov.uk



Jo leads Homes England's Midlands region. She was previously Acting Executive Director of Markets, Partners and Places, with responsibility for market engagement, strategic partnerships, and place-based delivery. She brings a strong commercial focus and a collaborative approach to supporting growth across the Midlands.

Contact: Midlands@homesengland.gov.uk

Jo Nugent
Executive Regional Director, Midlands



Vicky is Homes England's Executive Regional Director for London and the East. She previously held executive development and regeneration roles at L&Q and Network Homes, now SNG, and has served on the boards of Barking Riverside Limited and housing associations. Vicky brings extensive experience in housing delivery, partnership working and estate regeneration.

Contact: LondonandEast@homesengland.gov.uk

Vicky Savage
Executive Regional Director, London and East



Kate leads Homes England's work across the South. She was previously Regional Development Director for the South, overseeing investment, partnerships, and delivery across a diverse geography. Her focus is on accelerating housing supply and supporting locally led growth through strong partnerships.

Contact: South@homesengland.gov.uk

Kate McBride
Executive Regional Director, South

National Housing Bank enquiries: FundingEnquiries@homesengland.gov.uk



Steve Willingham
Executive Director, Debt

Steve is Executive Director for Debt at the National Housing Bank. He leads the Bank's lending products and risk management activities to support investment in housing and infrastructure, through SME lending, structured finance and low-interest loans. Before joining the Bank, Steve held senior roles at Savills plc, HSBC Global Banking, BlackRock and Merrill Lynch across real estate finance, real estate private equity and private credit.



Nigel Barclay
Director, Loans

Nigel leads the NHB Loan Origination team. He is a banking and investment professional with 30 years of experience in debt structuring and origination, equity joint ventures and distressed loan restructuring in the UK and overseas. Nigel previously worked for Bank of Scotland and Lloyds Banking Group and has significant experience of working within government agencies whilst supporting private sector clients. Nigel is a subject matter expert on property-backed lending to the SME residential development sector.



Ryan Tefler
Director, Portfolio Management and Investments

Ryan is Director of Portfolio Management at the National Housing Bank and Head of the Investment Funding Profession. He brings more than 30 years' experience across financial services, including investment, portfolio management, risk and business support. His experience spans real estate, corporate, commercial, SME, equity and public-sector markets.



Barry Fowler
Executive Director, Guarantees

Barry is Executive Director for Guarantees at the National Housing Bank, leading the Bank's guarantee products and risk management activities to support investment in housing and infrastructure. Before joining the Bank, Barry spent more than 10 years at Aviva Investors in senior leadership roles across alternative income, real estate debt and insurance and investment solutions, overseeing portfolios of more than £20 billion. He previously spent over two decades at Bank of Scotland and Lloyds Banking Group across leveraged finance, commercial real estate and corporate banking. Barry is a member of the Chartered Institute of Bankers in Scotland and a trustee of Club Peloton.



Conan McKenzie
Chief Investment Officer

Conan is the Chief Investment Officer at the National Housing Bank.

He is responsible for overseeing the investment process and portfolio, ensuring that the Bank uses its capital resources to fulfil its dual objectives of accelerating homebuilding in England and delivering a financial return to the government.

Until joining the NHB in 2026, Conan was a Managing Director at BlackRock, where he spent fifteen years as a multi-asset fund manager.



Jennifer Murray
Executive Director, Equity

Jennifer is a real estate investment manager with over 25 years' experience across residential and commercial assets in both public and private sectors. At Homes England, as Executive Director, Equity, she shapes strategies to deploy public capital to attract large-scale private investment into housing and regeneration. Previously, she held senior fund management roles at Schroder Investment Management and Tesco Pension Investment. She is passionate about financial innovation and collaboration, and believes investment in housing can enable pension and insurance capital to generate stable returns while addressing housing need.

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