



Homes  
England

# Housing partnerships building growth

*Danielle Gillespie,*

*Director for Cities & Urban Conurbations*

#MakingHomesHappen

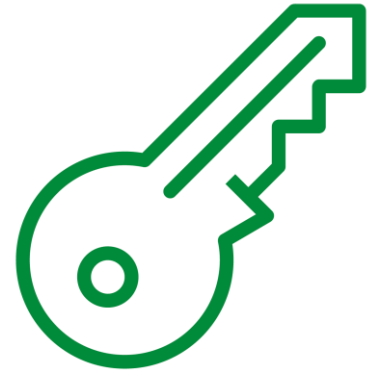
# I will cover:

- Introducing Cities & Major Conurbations Staff
- Our Mission and Objectives
- We're already working here
- The Challenges & Opportunities
- 2020 – what next?
- Q&A



# Homes England Staff here today:

- **Danielle Gillespie**, Director of Cities & Major Conurbations
  - Working with North West CA's and LA's for last 15 years
- **Dilys Jones**, Head of Cities & Major Conurbations
  - Working with or for Leeds City Region, North, West & South Yorkshire LA's for 20 years
- **Tom Hawley**, Senior Business Development & Partnership Manager
  - Working with or for South Yorkshire LA's & SCR for 11 years



# Our Strategic Plan

- Strategic Plan **launched** in October 2018 [\(link\)](#)
- Within the next few years, we will have invested **over £27bn** across our programmes
- Our **five-year plan** sets out the steps we'll take, in partnership with the sector, to achieve our commitments



**Our mission** is to intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability.

We will make this sustainable by creating a more resilient and diverse housing market.



# Our objectives



Unlock public  
and private land



Invest to support  
housebuilding and  
infrastructure



Improve  
construction  
productivity



Create a more resilient  
and competitive market



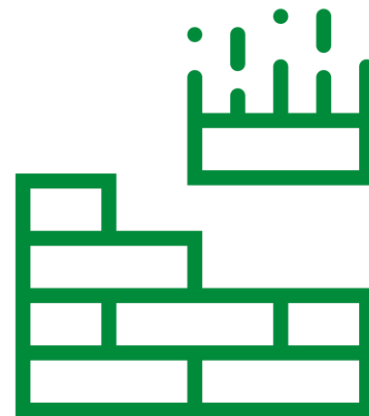
Offer expert support  
for priority locations



Deliver home  
ownership products

# We're already working here

- Homes England has invested
  - 2018/19 £25.4 M invested in 831 Affordable Homes
  - 2019-22 £32.1M forecast investment for 1,673 Affordable Homes
  - 18/19 £9.2M invested in Homes England land unlocking 196 homes and forecasting to invest further £4.9M
  - £5.2M in grants provided to LA's to unlock 672 Homes
  - £32M investment loans to SME's supporting 1,156 homes
- We regularly attend SCR Housing Directors Mtg
- Joint meetings with SCR and LA's to focus on your area's housing priorities



# The Challenges...you've told us:

- New Homes Completion **figures suggest that supply is meeting need** at the City Region level:
  - But not always the right types, tenures and locations
  - Greater emphasis needed on **Places**
- Large amount of **Brownfield Land** with development potential
  - Not always viable
  - Flood Defences and other strategic infrastructure required
- **You're under pressure**
  - Staff resources
  - Adult Social Care costs increases; role of housing solutions
  - Poor conditions in the private sector stock
  - Need to improve economic productivity & inclusive growth





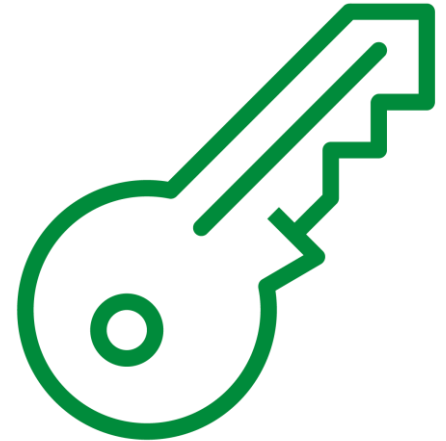
# The Opportunities

- **SCR Housing Review**
  - an opportunity to focus attention on major challenges and priorities
  - a means to develop solutions to achieve the right types and tenures of homes
- **City & Town centre residential growth - vibrant places**
  - Consistent message
- **Strategic Housing & Economic Growth Opportunities:**
  - M1 J37 Barnsley, Robin Hood Airport, Lower Don Valley Corridor, HS2
- **Places of distinction** : Kelham Island, Waverley, Doncaster Waterfront
- **Great lifestyle offer for residents:** Urban – Rural, retail regeneration
- **Modern Methods of Construction**
  - Supply Chain, Training, Jobs, Research & Homes, Pathfinder Factory?
- **Housing links with:** Transport, Flood Defences, Future High Streets Fund



# Cities & Urban Conurbations Team

- A single front door for SCR partners to access Homes England
- Working locally to better understand how the housing market could work better in the City Region
- Jointly developing a pipeline of opportunities
- Co-developing intervention strategies and aligning resources
- Creating multi-functional teams to address barriers/ support the delivery of major projects
- Simplifying the process for partners to get targeted support



# Working with you, we are currently focussing on

- **Understanding your ambitions and priorities;**
  - Supporting the SEP
  - Housing Review
  - Collaborating on the joint pipeline of **major** housing opportunities / Places
- We are currently working with LA partners:
  - **BAR:** Imminent discussions re: J37 investment
  - **BAS:** Evaluating grant investment to LA for housing site links to a MMC Factory
  - **BOL:** Continuing to bring forward Shirebrook, a large housing site
  - **DER D:** Co-investment with SCR into a Community Housing Scheme: Bradwell
  - **DON:** Good understanding of emerging priority locations
  - **ROTH:** Attending Bassingthorpe Farm Steering Group
  - **SHF:** Evaluating a number of possible acquisition sites in priority Places
- Looking at Modern Methods of Construction role for SCR / North of England
- Exploring a new working relationship with SCR



# A great start ... what's next?

- 17<sup>th</sup> January - Nick Walkley & Dan Jarvis meeting
- 21<sup>st</sup> January – Rotherham Housing Summit
- Spring 2020 – SCR Housing Review
- Homes England and SCR staff collaborating on the Joint Pipeline & Action Plan
- MIPIM Cannes



What should be our collective housing priorities for 2020?

How do we progress them together?

Agreed Next Steps.

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