



Homes  
England

# ADEPT Autumn Conference 2018

## Tom Walker, Deputy Chief Executive

#MakingHomesHappen

# A new agency

#MakingHomesHappen

# Who are we?

- We were launched in **January 2018** to play a major role in **fixing the housing market**
- Nearly **750 employees** – with the ambition to **double** over the next **18 months**
- Work in **collaboration** with **ambitious partners**



## Ambitious

We always strive for more and believe in better.



## Collaborative

We work together to get things done.



## Commercial

We're professionals who achieve value for money.



## Creative

We're always thinking up new ideas and disrupting the status quo.



## Diverse

We value everybody as an individual, and in their thoughts and ideas.



## Learning

We can always do better, share what we know, and admit our mistakes.

# Our Strategic Plan

- Strategic Plan **launched** at the recent Budget
- 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 and objectives

**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



We'll unlock public and private land where the market will not, to get more homes built where they are needed.



We'll ensure a range of investment products are available to support housebuilding and infrastructure, including more affordable housing and homes for rent, where the market is not acting.



We'll improve construction productivity.



We'll create a more resilient and competitive market by supporting smaller builders and new entrants, and promoting better design and higher quality homes.



We'll offer expert support for priority locations, helping to create and deliver more ambitious plans to get more homes built.



We'll effectively deliver home ownership products, providing an industry standard service to consumers.

# Unlocking land

Northern Arc in Burgess Hill will deliver more than **3,500** homes plus schools and leisure facilities

Site had been stalled for 10 years due to:

- Fragmented land ownership
- Remediation and servicing costs
- A lack of strategic infrastructure



# Unlocking investment

We will ensure a range of investment products are available to support housebuilding and infrastructure

- Smaller business, higher risk or less commercially viable
- Infrastructure
- £1 bn Barclays lending alliance
- JV with Kier's residential arm
- Strategic partnerships with housing associations



# Strategic Partnerships

- We've announced **15 Strategic Partnerships**
- with over **£1.2bn investment** delivering
- **27,755 additional affordable homes** by March 2022



# Supporting local areas

We'll offer expert support for priority locations, helping to create and deliver more ambitious plans to get more homes built.

- Housing affordability is a national crisis
- Particularly acute in certain areas such as the South East
- Opportunities for significant growth exist in other parts of England,
- Including the development of High Speed 2 and new settlements
- A new partnership with West Midlands Combined Authority



# Working with ambitious partners

# Our commitment, our expectations

We cannot deliver the homes England needs alone. We must work with partners across the sector.

In return **we ask** you to :

- Be more **ambitious** in how you use your own resources and capacity to significantly **build more homes**
- Commit to delivering supply at **pace**
- Build **high quality** homes and places
- **Innovate** and plan for the future

