



Homes
England

Homes England

Making homes happen

Simon Dudley – Chair, Homes England

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

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

- We'll provide experience and expertise as a master developer on large strategic sites
- Our £1.03bn Land Assembly Fund will bring forward sites that the private sector cannot
- We'll work with other government departments to speed up the disposal of surplus public sector land
- Our Local Authority Accelerated Construction Programme will help to increase the pace of construction
- We'll help fund infrastructure and remediation costs through our small sites fund



Unlocking investment

We will 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 target our interventions on priority areas, including:

- Smaller businesses and other parts of the sector considered higher risk or less commercially viable
- Housing associations, which need funding stability to deliver more affordable homes and leverage private finance
- Infrastructure delivery, which can be held back by a lack of commercial coordination and appetite
- Modern methods of construction, which requires stimulus to increase uptake
- Partnerships and joint ventures, in order to increase the pace of delivery and generate value for public money



Improving productivity

We'll improve construction productivity.

- MMC has the potential to significantly increase the pace of delivery, improve the quality of construction, address labour and materials shortages and deliver a number of additional benefits such as improved energy efficiency.
- We're supporting its uptake through a range of interventions in our land and investment programmes, including pilot projects and our building leases
- We're also engaging with the government to develop modern construction skills by increasing the number of skilled apprenticeships



Driving market resilience

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

- Volume builders are important but cannot deliver the homes England needs alone
- Greater diversity of supply will improve consumer choice and design
- We're providing development finance for smaller builders through the Home Building Fund, and partnerships with Barclays and Lloyds
- Our Small Sites Fund also supports smaller builders to access land by providing upfront financial support
- We're also encouraging good design across the sector by utilising and promoting design quality assessment tools



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 problem throughout England but particularly acute in certain areas such as the South East, where the ratio of average house price to average income has reached 10.3
- Opportunities for significant growth exist in other parts of England, such as the development of High Speed 2 and new settlements
- We'll support local places through a tailored mix of land, money, people and powers



Delivering home ownership products

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

- Millions of households are priced out of the housing market, with an average home now costing almost eight times more than average earnings
- We'll continue to increase the delivery of low-cost home ownership options such as shared ownership
- Our Help to Buy equity loan will support up to 135,000 more new-build purchases to March 2021 and continue to support first-time buyers to March 2023



Our people



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 I their thoughts and ideas.



Learning

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

Thank you