



Homes
England

The Housing and Regeneration Agency

Homes England Strategic Plan 2023 – 2028

Presentation to the Future
Oxfordshire Partnership
Meeting - 25 July 2023





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Who we are

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

We believe 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 mission

We drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home.

Our strategic objectives

5 interconnected strategic objectives

3 focused on our overlapping categories of work: places, homes, the sector

2 objectives setting out our aspirations for the homes and places we will work with partners to create



We will support the creation of **vibrant and successful places** that people can be proud of

Outcomes:

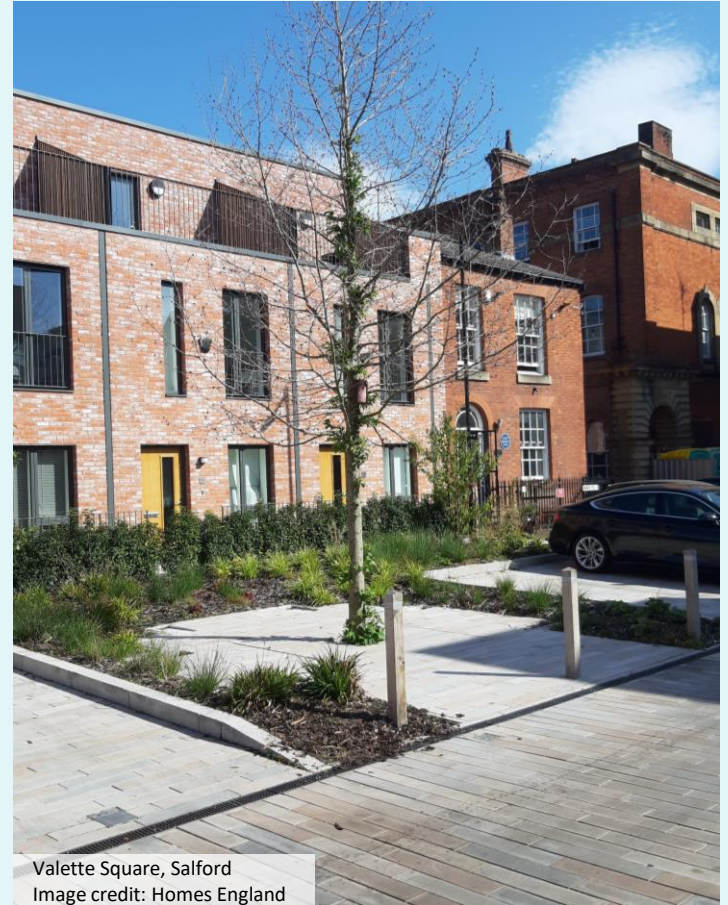
- more land reused and made available for regeneration
- key enabling infrastructure in place to unlock development
- local places effectively supported to deliver on their regeneration ambitions
- mixed-use places that create value and benefit local communities



We will facilitate the creation of the homes people need

Outcomes:

- more homes of the right type in the right places
- more land available for new homes and barriers to development removed
- more people enabled to own their own home



Valette Square, Salford
Image credit: Homes England

We will build a **housing and regeneration sector that works for everyone**

Outcomes:

- a more diverse sector with greater competition
- a more productive housebuilding sector
- more private sector investment in housing and regeneration
- more private sector investment in commercial property and mixed-use regeneration in urban centres



Autograph Homes, Norton Farm, Almondsbury
Image credit: Octopus Real Estate

We will promote the creation of **high-quality homes in well-designed places**

Outcomes:

Homes and places in line with Building for a Healthy Life, the National Design Guide and local design codes, including:

- integrated neighbourhoods with access to nature and amenities facilitated by walking, cycling and public transport
- distinctive places that reflect local character
- streets, public space and blue and green infrastructure that are designed for people to use, easy to navigate and have a well-considered relationship between public and private spaces

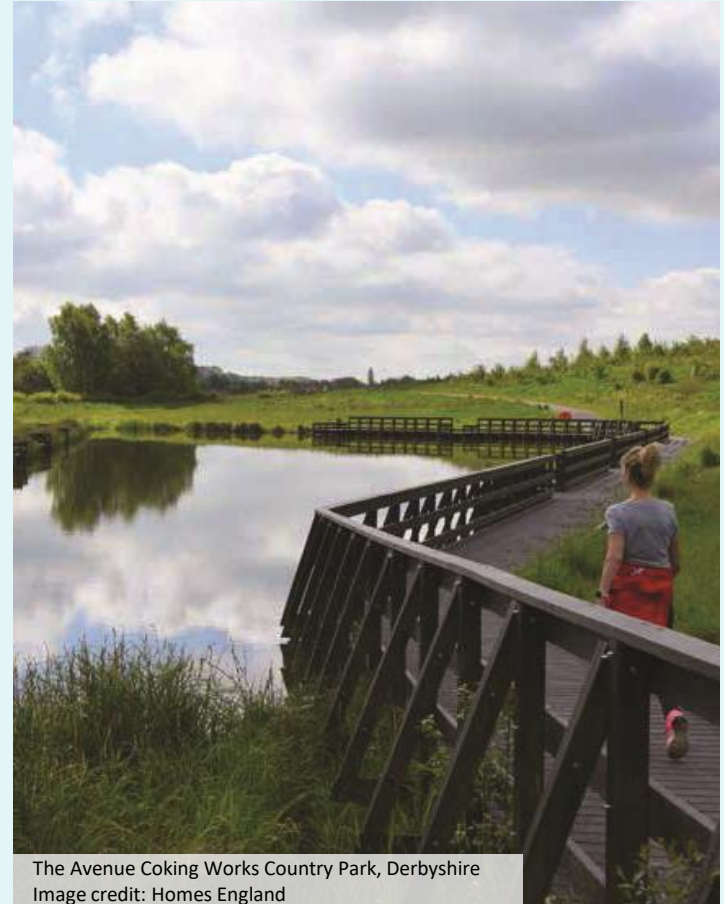


Houlton, Rugby
Image credit: Urban & Civic plc

We will enable sustainable homes and places

Outcomes:

- more homes that are energy efficient, carbon efficient and resource efficient both in-use and across their whole life
- more energy efficient, carbon efficient and resource efficient places
- places that enhance the natural environment, including air and water quality, biodiversity and habitats



The Avenue Coking Works Country Park, Derbyshire
Image credit: Homes England

Oxfordshire Strategic Vision → HE Strategic Plan

Our new mission is aligned to your Oxfordshire Strategic Vision for Long Term Sustainable Development – collaborative, inclusive thinking, equality, place making – not just about housing but improving environmental, social and economic well being.

HE Objectives:	Oxfordshire Strategic Vision Guiding Principles
support the creation of vibrant and successful places that people can be proud of	<ul style="list-style-type: none">• create the conditions to support a world-leading and innovation-rich economy which is clean, prosperous, diverse, inclusive, successful and sustainable• improve our overall health and wellbeing and reduce inequalities• reflect our distinctive and diverse communities and places• help people to help each other by supporting communities and individuals to achieve positive change for themselves
facilitate the creation of the homes people need	<ul style="list-style-type: none">• deliver homes that meet the needs of current and future generations
build a housing and regeneration sector that works for everyone	<ul style="list-style-type: none">• proactively and positively engage and collaborate beyond Oxfordshire• maximise the benefits of strong collaboration within Oxfordshire
promote the creation of high-quality homes in well-designed places	<ul style="list-style-type: none">• expect high-quality development
enable sustainable homes and places	<ul style="list-style-type: none">• reverse impact of climate change• enhance our natural environment• embrace technological changes





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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 (all sizes)
- master developers
- affordable housing providers
- lenders
- institutional investors
- commercial real estate
- consumers

We can support the market with:

- **unlocking land** for regeneration and housing, including by providing funding to get sites read for development and supporting the release of public sector land
- **loans** providing development finance, supporting the growth of new entrants, SMEs and innovators
- **grants** for affordable homes
- **building safety**, delivering funds for the remediation of unsafe cladding on buildings
- **guarantees** on investments for developers
- **our powers**, using our legal powers to enable the assembly of land to drive large-scale regeneration, where appropriate



What we ask of our partners

- Be **creative and ambitious in identifying opportunities** for housing and regeneration that meet the needs of local communities with whom they work, and to be assertive in championing these opportunities
- Support and accelerate the delivery of **housing-led, mixed-use regeneration projects** with a brownfield first approach, focused on areas of greatest need
- Support our efforts to **attract more investment into the sector** from a wider group of investors and to support new entrants to grow
- Collaborate, share good practice and identify **opportunities for partnership**
- Set **high aspirations for beauty, quality and sustainability**, exceeding existing standards and regulations where possible
- **Engage proactively with local communities** from the outset of any housing development or regeneration project, offering meaningful opportunities for a range of stakeholders to contribute to the design and planning process





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Next Steps....

- Work with us to generate a pipeline of regeneration/brownfield sites that may need support
- Continue talking to us and sharing information on sites and we will bring in our Investment Colleagues as needed
- Engage with us on sustainability and design – potential pilot for our new ‘sustainability outcomes’ work
- Continue to engage with us on affordable and specialist housing
- Continue collaborating with us as LPA’s on delivery of sites and projects
- Collaborate on wider place shaping narrative



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The Housing and Regeneration Agency

Whatever your role in the housebuilding process, we're your housing and regeneration partner and we're here to help.

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